



WEST HAVEN CITY PLANNING COMMISSION AGENDA

March 27, 2019 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **March 27, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM:** WORK SESSION TO DISCUSS AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING

1. INVOCATION
2. ACTION ON MINUTES-MARCH 13, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. PUBLIC HEARING-TO AMEND THE MASTER DEVELOPMENT AGREEMENT-APPROX. 2950 W. 4000 S.-SALT POINT
5. ACTION ON PUBLIC HEARING-TO AMEND THE MASTER DEVELOPMENT AGREEMENT-APPROX. 2950 W. 4000 S.-SALT POINT
6. FINAL SITE PLAN APPROVAL-SALT POINT SELF STORAGE-APPROX. 3150 W. 4000 S.-DOUG RICH
7. PUBLIC HEARING-REZONE A-1 AND A-2 TO MIXED USE-APPROX. 2140 W. 1800 S.-LOWELL FARR
8. ACTION ON PUBLIC HEARING-REZONE A-1 AND A-2 TO MIXED USE-APPROX. 2140 W. 1800 S.-LOWELL FARR
9. PUBLIC HEARING-REZONE C-2 TO MIXED USE-APPROX. 3710 S. 2700 W.-CODY RHEES
10. ACTION ON PUBLIC HEARING- REZONE C-2 TO MIXED USE-APPROX. 3710 S. 2700 W.-CODY RHEES
11. PUBLIC HEARING-CONDITIONAL USE FOR A HOME OCCUPATION-3020 W. 3600 S.-JARED JOHNSON
12. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR A HOME OCCUPATION-3020 W. 3600 S.-JARED JOHNSON
13. PUBLIC HEARING-REZONE A-2 TO MIXED USE-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD
14. ACTION ON PUBLIC HEARING-REZONE A-2 TO MIXED USE-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD
15. PRELIMINARY SUBDIVISION APPROVAL-WAJ MANAGEMENT SUBDIVISION-2355 S. 2700 W.-WENDY JENSEN-NICHOLLS
16. OTHER BUSINESS
17. ADJOURNMENT

Emily Green

Emily Green, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: shandar@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to each West Haven Planning Commission Member who has email capacity



Planning Commission Meeting Minutes

March 13, 2019 6:00 p.m.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Ken Banta Chairman
Darin Deem Vice Chair
Becky Roundy Commission Member
Natalie Wilson Commission Member
Kirt Nalder Commission Member

Staff Present: Shanda Reney City Recorder
Steve Anderson City Planner

Excused Elaine Archuleta Commission Member

5:30 P.M. WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes- February 27, 2019
3. Report- Action taken by City Council on Planning Commission recommendations- Steve Anderson
4. Final Subdivision Approval- Yulisa Estates Subdivision-2390 W 3300 S- Woodmere Homes
5. Final Subdivision Approval- Glenwood Acres Subdivision- 3540 S 2700 W- Danny Wall
6. Preliminary Subdivision Approval- Haven Parkway Subdivision- 2200 W 1800 S- Chase Freebairn
7. Public Hearing- Conditional Use for an Assisted Living- 3400 S 3500 W- Justin Nielsen
8. Action on Public Hearing- Conditional Use for an Assisted Living- 3400 S 3500 W- Justin Nielsen
9. Preliminary Site Plan- Assisted Living- 3400 S 3500 W- Justin Nielsen
10. Other Business
11. Adjournment

The Planning Commission met at their regularly scheduled meeting at the City Office, Chairman Banta called the meeting to order at 6:00 P.M.

1. **INVOCATION** was offered by Commission Member Deem.

2. **ACTION ON MINUTES- FEBRUARY 27, 2019**

Commission member Roundy moved to approve the minutes. Commission member Epperson seconded the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

3. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON**
Steve reported on the March 6, 2019 council meeting

4. **FINAL SUBDIVISION APPROVAL- YULISA ESTATES SUBDIVISION- 2390 W 3300 S- WOODMERE HOMES**
Josh Lynch was present for this item.

Josh expressed that the twin homes will be sold as individual lots with their, the homes will share a common wall with the garage. From the front of the home they will look as individual homes, Parcel A is a retention pond which will be included with the sale of the lot attached to it.

Commission member Wilson moved to give Final Subdivision approval for Yulisa Estates. Commission member Roundy seconded the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

5. **FINAL SUBDIVISION APPROVAL- GLENWOOD ACRES SUBDIVISION – 3540 S 2700 W- DANNY WALL**

There was no one present for this item.

Steve expressed that he had no concerns, Commission members recommend a light at 2700 W

Commission member Wilson moved to give Final Subdivision approval for Glenwood Acres Subdivision with a Street Light at 2700 W. **Commission member Deem seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

6. **PRELIMINARY SUBDIVISION APPROVAL- HAVEN PARKWAY SUBDIVISION- 2200 W 1800 S- CHASE FREEBAIRN**

Chase with Ivory Development was present.

This is a 205-lot subdivision on 64 acres, there will be 32 acres of open space that connects to the trail, and the city property by the river.

Commission members appreciate the larger lots as a buffer with the existing homes, and the willingness to listen to the community.

Commission members asked that they look at adding more lights throughout the development for final.

Steve expressed that no detention is needed for this development.

Commission member Roundy moved to give Preliminary Subdivision approval for Haven Parkway subdivision. **Commission member Nalder seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

7. **PUBLIC HEARING- CONDITIONAL USE FOR AN ASSISTED LIVING- 3400 S 3500 W- JUSTIN NIELSEN**

Justin Nielsen was present, asking for a Conditional Use to allow for an Assisted Living

Commission member Nalder moved to leave the Public Meeting and enter into a Public Hearing. **Commission member Wilson seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

Chairman Banta invited those from the public up for comment if they would like

Steve Prevedel; 3402 S 3500 W: Likes the idea better than houses, would like the ditch on the east piped along with fence on the North and South sides.

Dave Prevedel 4602 W 4950 S, Hooper; Owns the property to the South. They are not against the project. Want to make sure that they are aware of the existing ditch easement on the East side of the property, they will be driving that and maintaining the irrigation ditch. The area will be periodically flooded for irrigation which may increase the water table level. The new owners should seal the head gates on their portion of the right of way so that water does not leak into the facility. If they want to pipe the ditch it needs to be done with 24 in pipe. Our property will be developed into a horse facility with associated smells, noise, and agriculture concerns as well as 1 or 2 homes. We request a strong fence between the properties. Letter submitted and to be kept on file.

Commission member Nalder moved to leave the Public Hearing and enter back into the Public Meeting. **Commission member Wilson seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

8. **ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR AN ASSITED LIVING- 3400 S 3500 W- JUSTIN NIELSEN**

Justin expressed that he is aware of the easement there is no issue with that, he is willing to meet with an engineer to determine what the necessary pipe size is to pipe the ditch.

The property will be completely fenced with a privacy fence, buildings are slab on grade.
He is aware of the drain field and will address that when the time comes.

Commission member Roundy what will you do with the ground where the 4 future building are to be built.
Justin expressed that they will only grub what they need to the rest will stay in Alfalfa.

Commission member Deem asked what will be along the frontage of 3500 W

Justin stated that there will be grass and landscaping along the frontage, there will be a street lighting and a monument sign at the entrance. There will also be lighting around the fire pit area.

Steve expressed that he will need to get with Justin to make sure the correct amount of road is dedicated for curb, gutter, and sidewalk.

Commission member Nalder moved to grant the Conditional Use permit for 3400 S 3500 W. **Commission member Epperson seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

9. PRELIMINARY SITE PLAN APPROVAL- ASSISTED LIVING- 3400 S 3500 W- JUSTIN NIELSEN

Please see item #8 for discussion

Commission member Nalder moved to Preliminary Site Plan Approval for 3400 S 3500 W subject to lights at 3500 W and throughout the property, and the correct right of way is dedicated to the city. **Commission member Roundy seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

10. OTHER BUSINESS

11. ADJOURNMENT

Commission member Wilson moved to adjourn at 7:00 p.m. **Commission member Roundy seconded** the motion. Commission member Banta, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Epperson, aye; **Vote was unanimous**

Shanda Rency

City Recorder

Date Approved:

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF WEST
HAVEN AND CW LAND CO., LLC, FOR THE
SALT POINT DEVELOPMENT**

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT ("***Amendment***") is made and entered into effective as of the ____ day of March, 2019 (the "***Effective Date***"), by and between the City of WEST HAVEN, a Utah municipal corporation, hereinafter the "***City***", and CW LAND CO., LLC, a limited liability company organized under the laws of the State of Utah, hereinafter the "***Developer***". All capitalized terms not otherwise defined in this Amendment shall have the same meaning given to such terms in the Development Agreement (as defined below).

RECITALS:

A. The City and Developer are parties to that certain Development Agreement by and between the City of West Haven and CW Land Co., LLC, for the Salt Point Development dated August 10, 2018 (as amended, the "***Development Agreement***").

B. The City and Developer subsequently entered into that certain First Amendment to Development Agreement by and Between The City of West Haven and CW Land Co., LLC, for the Salt Point Development (the "***First Amendment***").

C. The City and Developer desire by this Amendment to make mutually acceptable modifications to the Concept Plan to (a) accommodate certain limitations primarily imposed on the Property by power and utility easements and (b) implement a modified, efficient use of the Property, and accordingly, the City and Developer intend by this Amendment to replace the Original Concept Plan (as defined below) with the Revised Concept Plan (as defined below).

AMENDMENT:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Concept Plan. The City and Developer hereby agree to replace, in its entirety, that certain Concept Plan attached to the Development Agreement as EXHIBIT B (the "***Original Concept Plan***") with the revised Concept Plan attached to this Amendment as EXHIBIT A (the "***Revised Concept Plan***"). Accordingly, as of the Effective Date, the Original Concept Plan will no longer be applicable and enforceable, and the Revised Concept Plan will be applicable and enforceable going forward. The Revised Concept Plan will replace any and all references to the "Concept Plan" in the Development Agreement. All terms of the Development Agreement shall be modified to be consistent with the terms of this Section 1, including, without limitation, the terms, conditions, and rights set forth in Section 3(a) of the Development Agreement. The Revised Concept Plan generally contemplates changes (a) to Area 10 and Area 11 and (b) to Area 12 to conform with the recorded First Amendment. The remaining Areas remain unchanged.

2. Counterpart Signatures. This Amendment may be executed in counterparts, which, when complied together shall constitute one and the same document. The exchange of electronic or facsimile copies of signatures to this Amendment shall for all purposes constitute original signatures.

3. Full Force and Effect. Except as expressly amended herein, the Development Agreement and First Amendment remain in full force and effect.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the day and year first written above.

CITY:

CITY OF WEST HAVEN

ATTEST:

By: _____
City Recorder

By: _____
Mayor Sharon A. Bolos

DEVELOPER:

CW LAND CO., LLC, a Utah limited liability company

By: _____
Name: _____
Title: _____

On the ____ day of _____, 2019, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

STATE OF UTAH)
 :SS
COUNTY OF _____)

On the ____ day of _____, 2018, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of West Haven City, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of said municipal corporation with proper authority and duly acknowledged to me that he executed the same.

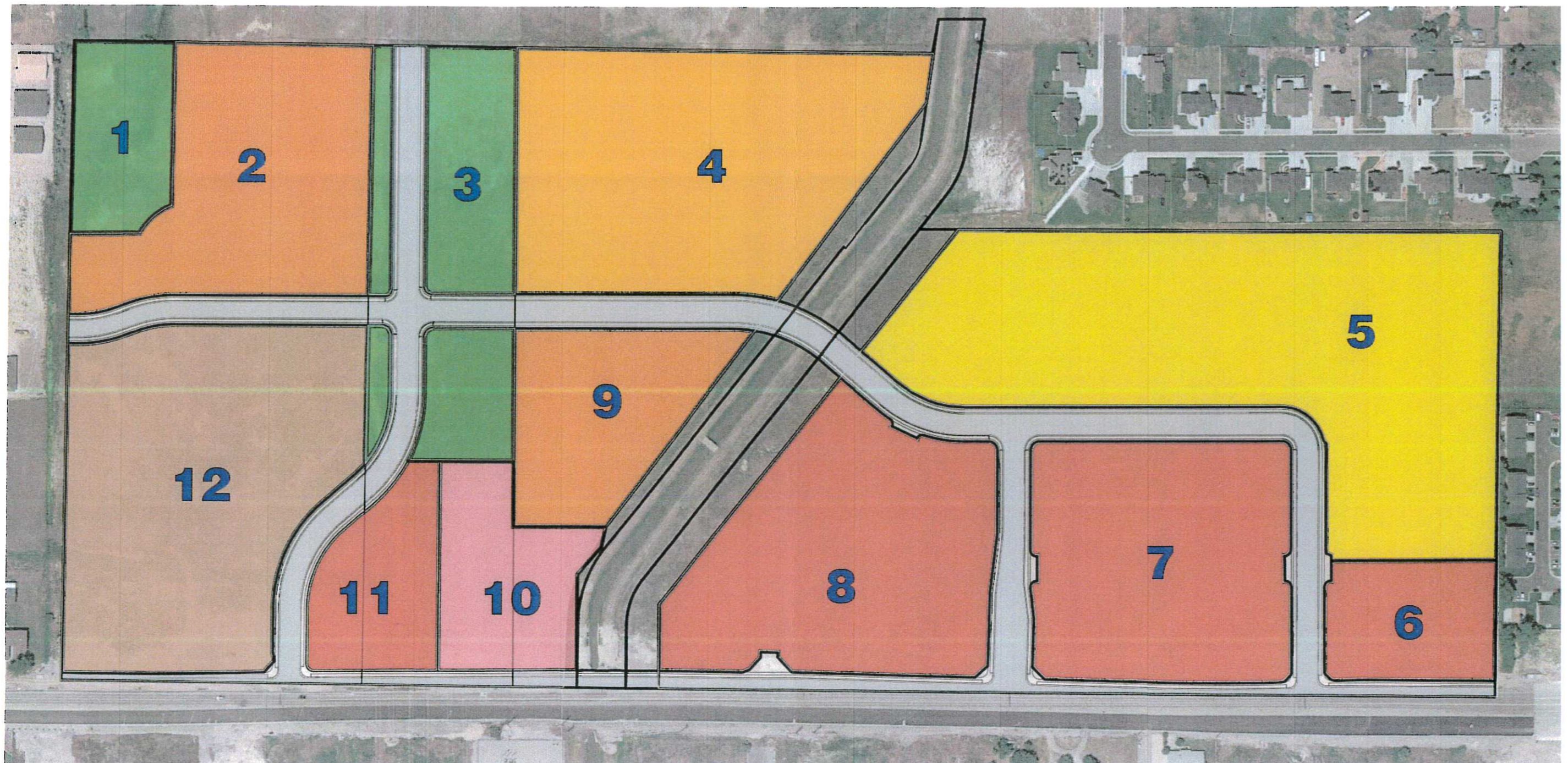
STATE OF UTAH)
 :SS
COUNTY OF _____)

On the ____ day of _____, 2019, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

4

Exhibit “A”

[Refer to Enclosed Revised Concept Plan]



March 20, 2019

Mixed-Use Development Land Use Plan

C.W.
LAND
CO.

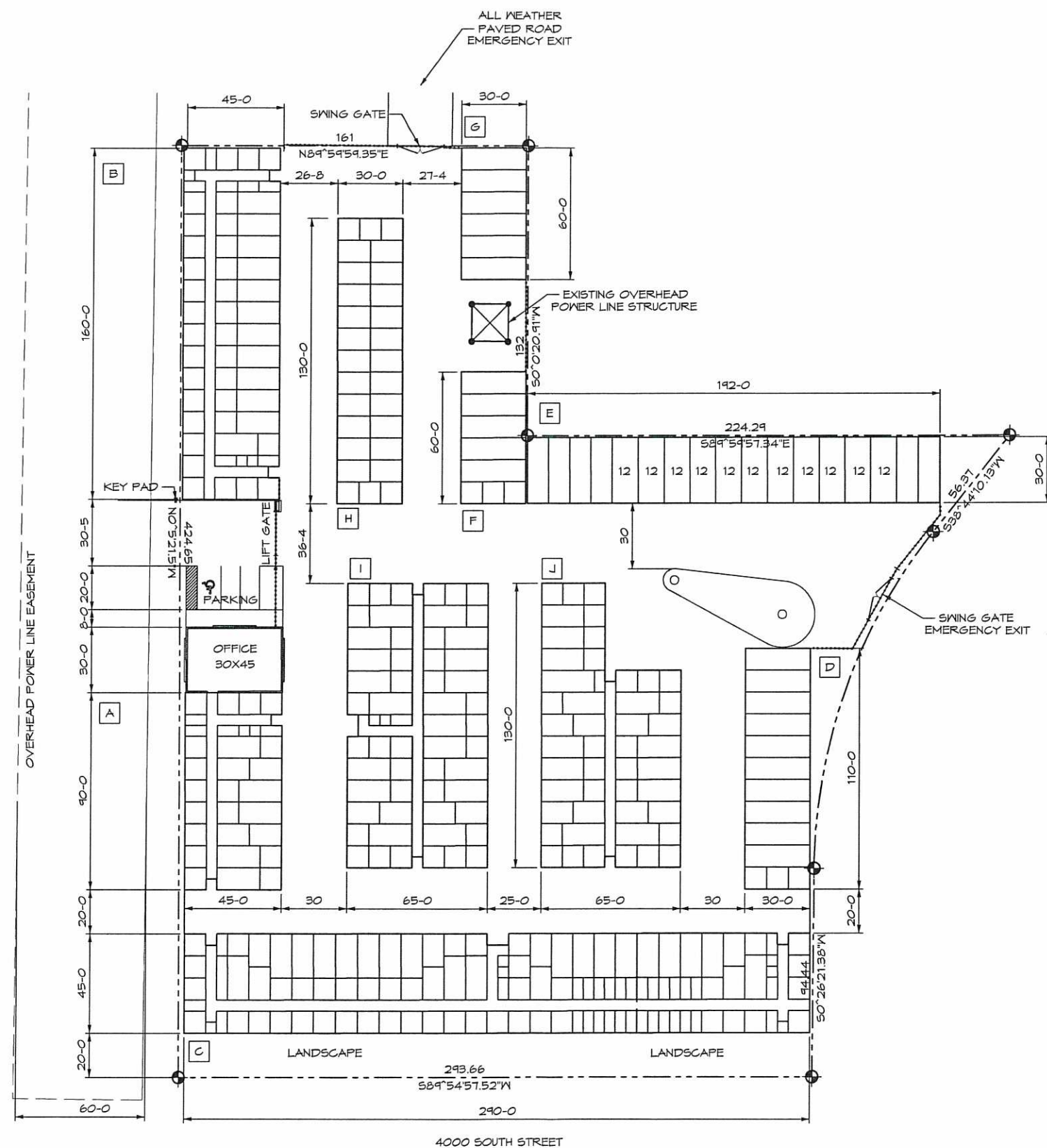
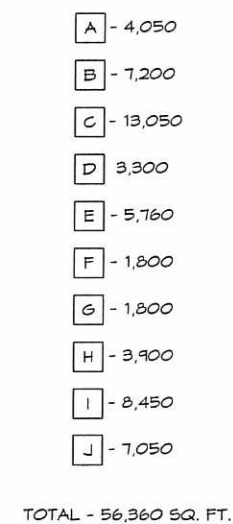
Area	Acres	Land Use	Open Space	Commercial GFA	Units
1	1.8	Open Space	1.8		
2	5.6	Townhomes			109
3	4.1	Open Space	4.1		
4	8.4	Townhomes			111
5	12.7	Single Family Detached			112
6	2.0	Retail Commercial		15,000	
7	6.0	Retail Commercial		67,000	
8	6.8	Retail Commercial		72,600	
9	3.2	Townhomes			68
10	2.5	Self Storage Units		59,500	
11	2.1	Retail Commercial		32,000	
12	8.5	Multi-Family Residential			268*
	5.8	Open Space	5.8		
	69.4	Subtotal	11.7	246,100	668
	9.7	Collector Streets			
	79.1	Total	11.7	246,100	668

*Consistent with the recorded First Amendment (as defined in Recital B of this Second Amendment), this unit count is increased from 250 residential units to 268 residential units.



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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
1	STORAGE LAYOUT PROPOSAL	12/13/18	BARNETT	TMN
2	STORAGE LAYOUT UPDATE	12/14/18	BARNETT	TMN
3	STORAGE LAYOUT UPDATE	1/24/19	BARNETT	TMN
4	STORAGE LAYOUT UPDATE	2/1/19	BARNETT	TMN
5	NEW LEGAL DESCRIPTION	3/4/19	BARNETT	TROY
6	10 TO 20 FT SET BACK	3/19/19	BARNETT	TROY
7	REDUCED TO 3 PARKING STALLS	3/20/19	BARNETT	TROY
8	BUILDING-B UPDATE	3/20/19	BARNETT	TROY



STORAGE LAYOUT

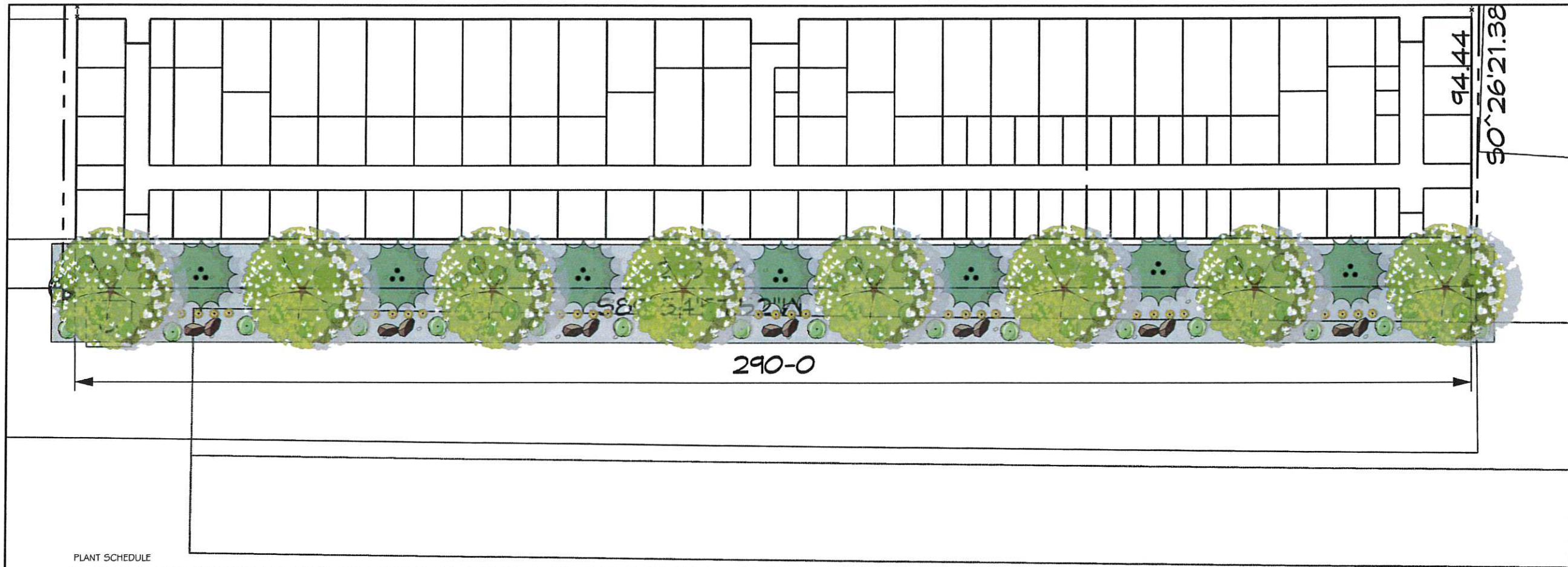


DRAWN BY	TATE NIELSEN	
DRAWN BY		
CHECKED		
ENGINEER	LYNN BARNETT	
ADDRESS: P.O. BOX 1248 118E S. MAIN CENTERVILLE, UT 84014		
PHONE: (801) 294-2950		
FAX: (801) 294-2939		
DO NOT SCALE DRAWING		

SALT POINT STORAGE CENTER
WEST HAVEN, UTAH

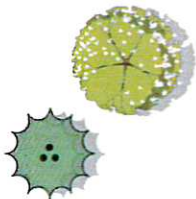
STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" = 30'	D	1 OF 1	1824	SL	8



PLANT SCHEDULE

TREES



BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
Acer truncatum `Pacific Sunset` TM / Pacific Sunset Maple	B & B	2"Cal		8
Picea glauca `Densata` / Black Hills Spruce	25 gal		8' H x 10' W	7

STORAGE LAYOUT

PLANT SCHEDULE

SHRUBS



BOTANICAL NAME / COMMON NAME	SIZE	QTY
Physocarpus opulifolius / Ninebark	2 gal	12
Rosa Meidiland series `Red` / Red Meidiland Rose	2 gal	20
Spiraea x bumalda `Goldflame` / Goldflame Spirea	2 gal	40

GRASSES



BOTANICAL NAME / COMMON NAME	SIZE	QTY
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	28

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	3' boulders LAFX-BOULDER-303	14	
	Landscape Rock	6,000 sf	



CONSULTANTS

REVISIONS

PROJECT
SALT POINT SELF STORAGE
LANDSCAPE PLANS
WEST HAVEN, UT

PROJECT STATUS
OWNER ISSUE 00/00/00 BID ISSUE 00/00/00
AGENCY ISSUE 00/00/00 CONST. ISSUE 00/00/00

DRAWN BY
CHECKED BY
DATE

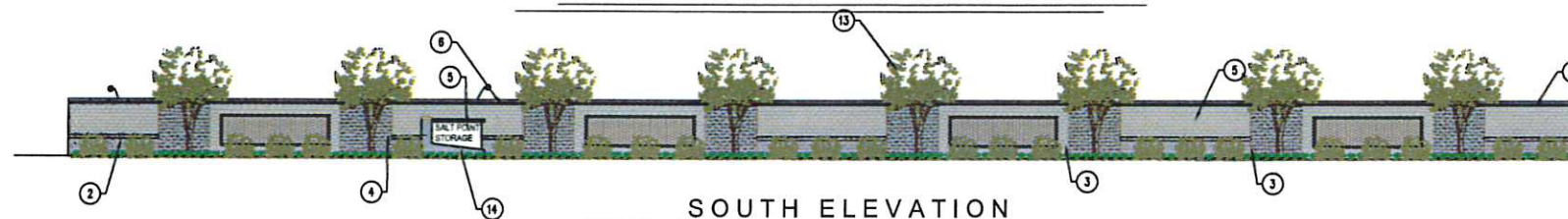
JOB NO. 0
SHEET
1 OF 1



WEST ELEVATION



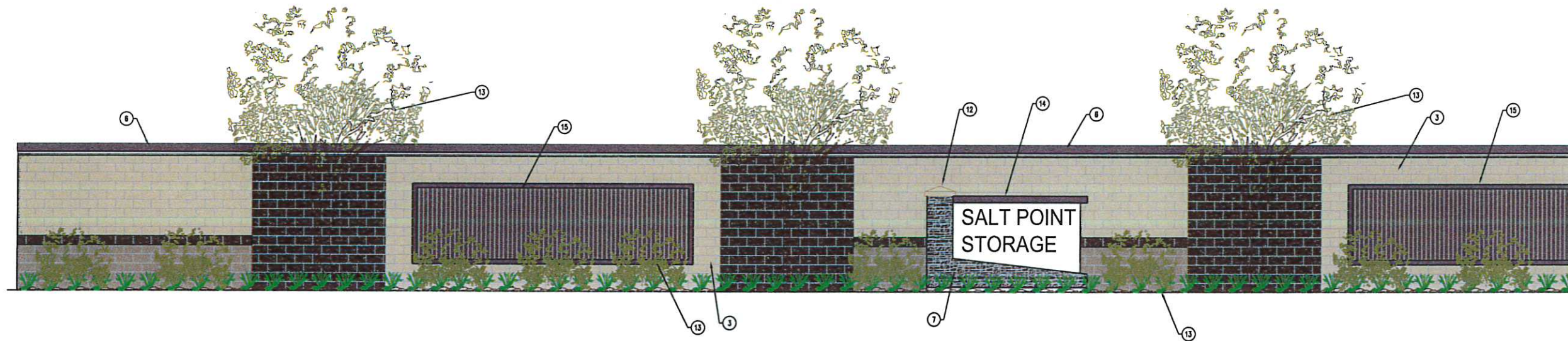
EAST ELEVATION



SOUTH ELEVATION

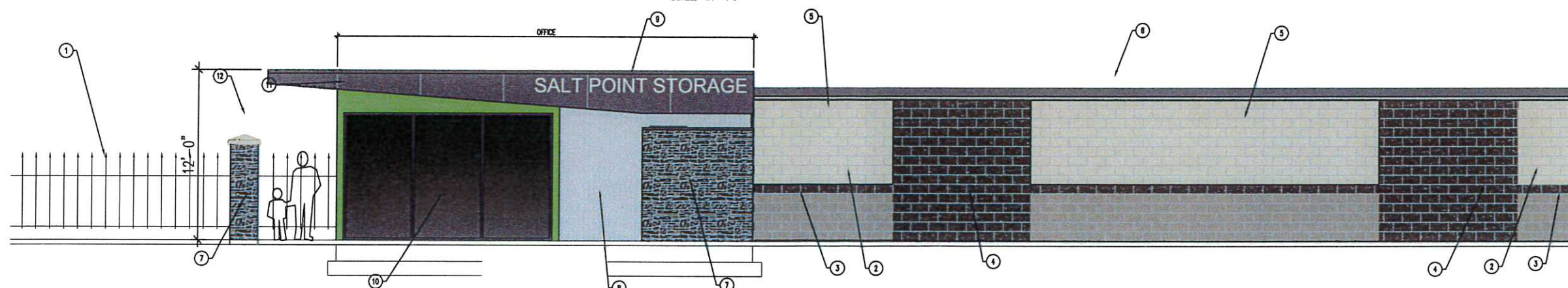


NORTH ELEVATION



ENLARGED PARTIAL SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED PARTIAL WEST ELEVATION

SCALE: 1/4" = 1'-0"

- KEYED NOTES:
1. RUSTIC IRON FENCING AND GATE
 2. 8" SPLIT FACED BRICK - CHARCOAL
 3. 8" SPLIT FACED BRICK - SAGE
 4. 10" SPLIT FACED COLUMNS - CHARCOAL
 5. 8" SMOOTH FACE CMU - LIGHT GRAY
 6. STEEL ROOF
 7. CHARCOAL SYNTHETIC STONE STACKED LEDGESTONE
 8. GALVALUME CORRUGATED METAL SIDING
 9. INSULATED METAL PANELS FASCIA SMOOTH FINISH
 10. ALUMINUM STOREFRONT MATERIAL
 11. COLORED EPS PANELS AROUND WINDOWS
 12. CONCRETE CAP PIECES
 13. LANDSCAPING
 14. MONUMENT SIGN TO MEET CITY ORDINANCES
 15. DECORATIVE METAL PANELS

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED BY AND FOR THE EXCLUSIVE USE OF VINCENT DESIGN GROUP, INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. IS A VIOLATION OF U.S. PATENT, TRADE SECRET, AND COPYRIGHT LAWS.

NEW STORAGE FACILITY:
SALT POINT STORAGE

WEST HAVEN UTAH

PROPOSED ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 3/5/19
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

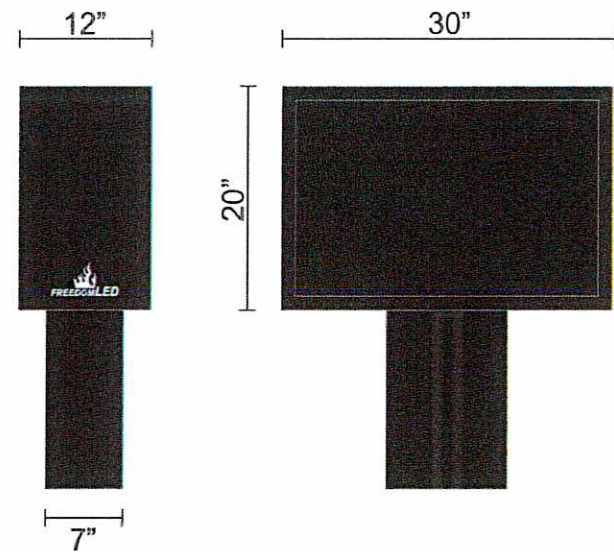
SHEET TITLE
A-1.00
ARCHITECTURAL 1 of 1

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)

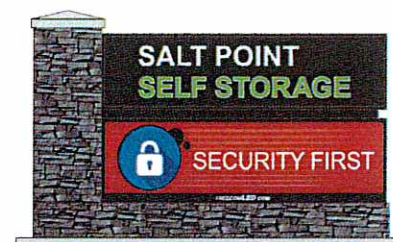
• Scope of Work •

Directionals & Site map
2 directional signs
Double sided cabinet
Internally lit with LED's

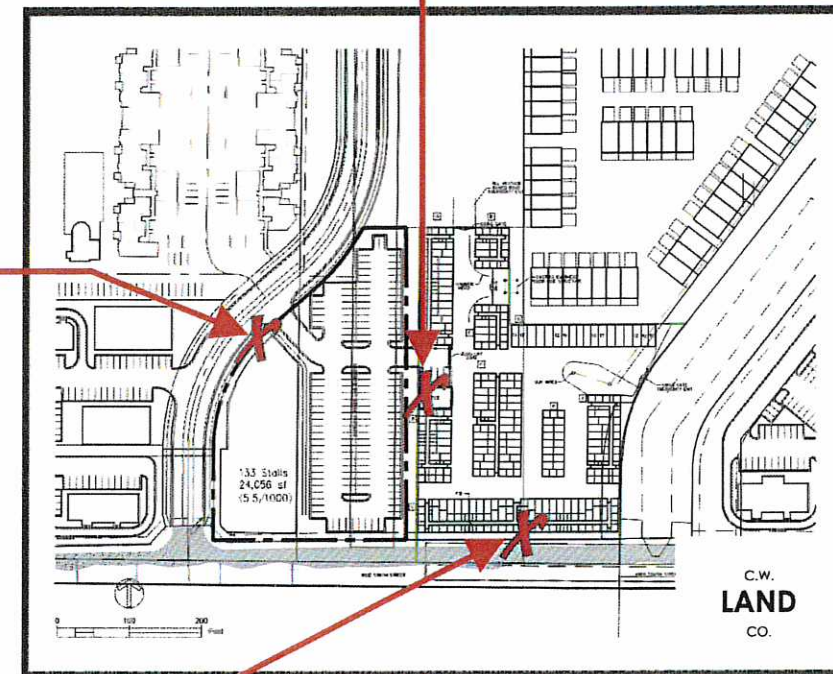


**STORAGE
ENTRANCE**

**STORAGE
ENTRANCE**



12" 177.5" **SALT POINT STORAGE**



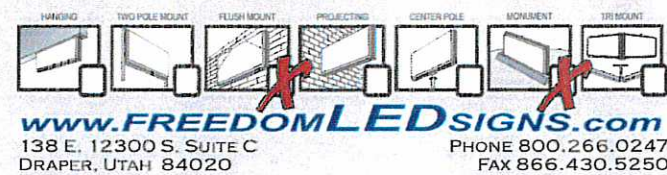
General Commercial Zone

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FREEDOM LED SIGNS INC. IN WRITING.

CLIENT **Salt Point Self Storage / Josh Hughes**
 JOB NAME **SPSS Signage**
 PHONE **801-940-6057**
 ADDRESS **3200 W 4000 S (approximately)**
 CITY, STATE, ZIP **West Haven, UT**
 SALESPERSON **Braxton Schenk**
 EMAIL **joshuahughes@gmail.com**
 ARTIST **Jared Waite**

License # 8138324-9501



www.FREEDOMLEDsigns.com
 138 E. 12300 S. SUITE C
 DRAPER, UTAH 84020
 PHONE 800.266.0247
 FAX 866.430.5250

X
CUSTOMER APPROVAL

Date:

Due to limitations on the printing process, color may vary on product.



· Scope of Work ·

-Monument sign-

2' x 8' Freedom LED EMC Sign

Plex faces with vinyl graphics

1" Retainers for bottom cabinet.

Stone to match building

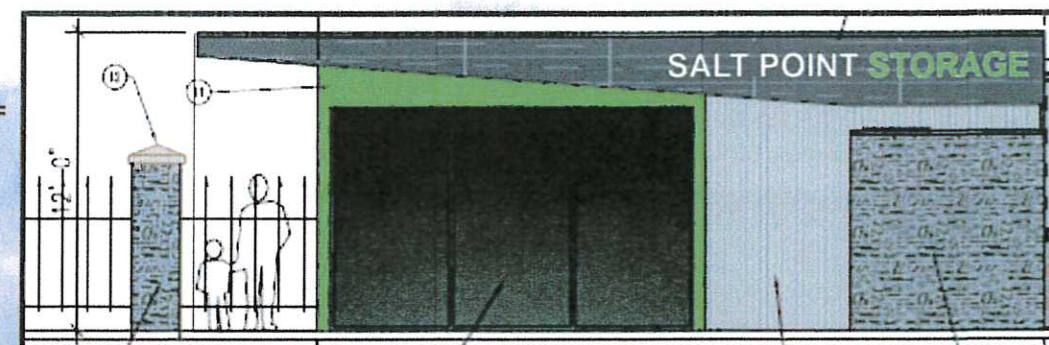
-Channel Letters-

White to be White plex

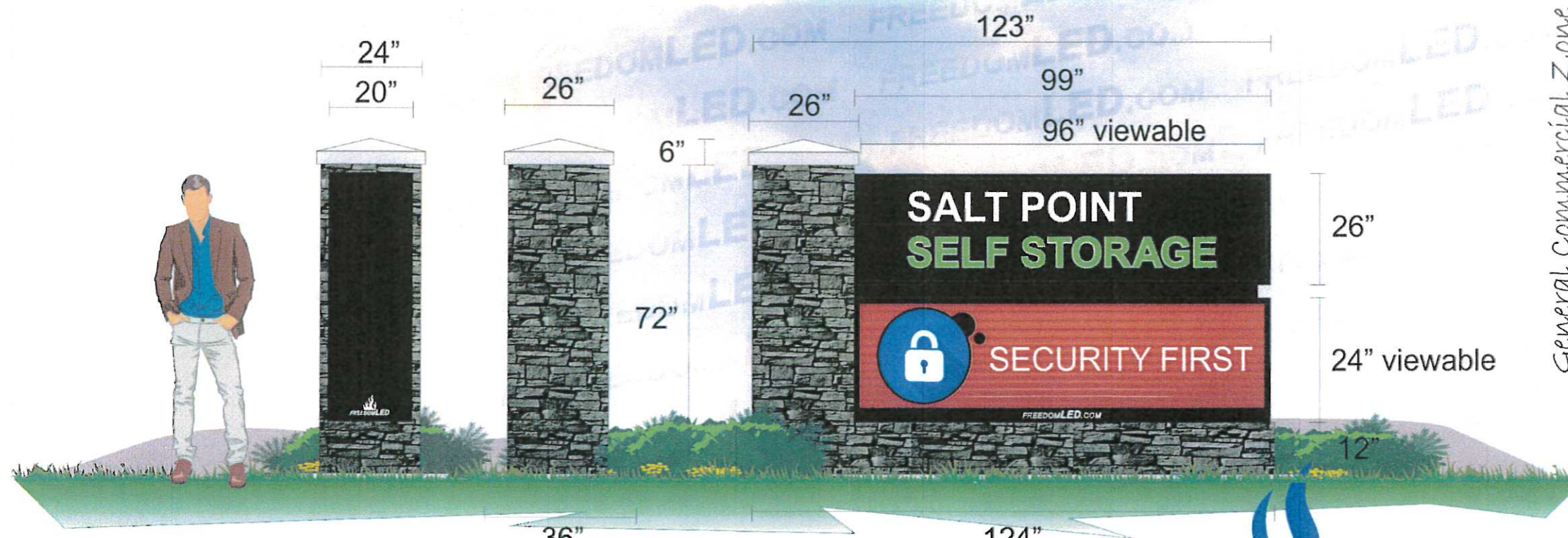
with Black trim and returns.

White plex with Green to be Brilliant Green vinyl

with White trim and returns.



12' 177.5" SALT POINT STORAGE



General Commercial Zone

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CLIENT Salt Point Self Storage / Josh Hughes

JOB NAME SPSS Signage

PHONE 801-940-6057

ADDRESS 3200 W 4000 S (approximately)

CITY, STATE, ZIP West Haven, UT

SALESPERSON Braxton Schenk

EMAIL joshuahughes@gmail.com

ARTIST Jared Waite

License #8138224-5501



www.FREEDOMLEDsigns.com

138 E. 12300 S. SUITE C
DRAPER, UTAH 84020

PHONE 800.266.0247
FAX 866.430.5250

X
CUSTOMER APPROVAL

Date:

Due to limitations on the printing process, color may vary on product.

FREEDOMLED



ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Owners Name: Kevin & Heidi Mosher Phone: 801-710-4227 Fax: _____

Address: _____ City: West Haven State UT Zip 84401
TAX ID 18-061-0075 & 15-061-0074

Agents Name: Lawell Farr Phone: 801 721 1330 Fax: 801-731-1509

Address: 3605 N 900 S City: Ogden State: UT Zip: 84404

Property Address: ANOTHER PARCEL TAX ID 15-061-0028
& 150-610-030

Existing Zone _____ Proposed Zone _____ No. of Acres/Sq. Ft. _____

What Use is requested? _____

OFFICE USE

Scheduled for Planning Commission Agenda March 27, 2019

Request for Recommendation sent to the following agencies:

Fire District -Date _____ Water District; Name _____ Date _____
Questar Gas -Date _____ UDOT - Date _____
Rocky Mtn. Power -Date _____ Century Link - Date _____

PLANNING COMMISSION ACTION:

APPROVED _____ DATE _____ DENIED _____ DATE _____

CITY COUNCIL:

APPROVED _____ DATE _____ DENIED _____ DATE _____

Fee: 540.00 Date Paid: 3/12/19

Comments:



Scale ~ 1" = 80'

 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveying.com		4646 South 1500 West - #A.3 West Haven, UT 84401 801-721-4075	
CLIENT: Address:		1 of	
xx 1/4 of Section xx, Township x North, Range x Xxst. Salt Lake Base and Meridian.		Record of Survey	
Revisions	DRAWN BY:		
	CHECKED BY:		
	DATE:		
	PROJ. NUMBER		
This plan and associated documents are "PRELIMINARY NOT FINAL" and subject to change without notice. This plan, map, or other document may be used for informational purposes only and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a final product. This plan is the intellectual property of Landmark Surveying, Inc., all legal rights are reserved.			



ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Owners Name: STUART Phone: _____ Fax: _____

Address: WHEELWRIGHT
2400 E BONNE City: Ogden State UT Zip 844035

Agents Name: CODY REES Phone: (801) 584 868 Fax: _____

Address: ABOUT 3710 S 2700 W City: WEST HAVEN State: UT Zip: _____
080220042, 080220017

Property Address: _____

Existing Zone C2 Proposed Zone MIXED No. of Acres/Sq. Ft. _____

What Use is requested? _____

OFFICE USE

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PLANNING COMMISSION ACTION:

APPROVED _____ DATE _____ DENIED _____ DATE _____

CITY COUNCIL:

APPROVED _____ DATE _____ DENIED _____ DATE _____

Fee: 500.00 Date Paid: 3/6/19

Comments:



CONDITIONAL USE PERMIT APPLICATION
West Haven City Planning Commission
4150 S 3900 W
West Haven, UT
801-731-4519

Owners Name: JARED JOHNSON Phone: 801-430-3553

Address: 3020 W. 3600 S. City: W. HAVEN State: UT Zip: 84401

Agents Name – All Information will be sent to the Agent. (Note when agent is same as above)

Procut Concrete Cutting Phone: 801-430-3553 Email Address: Procutconcretecutting@gmail.com

Address: 3020 W. 3600 S. City: W. HAVEN State: UT Zip: 84401

Property Address: 3020 W. 3600 S. Tax ID # 20-5181262

Existing Zone: _____ No. of Acres or Sq. Ft.: 5 ACRES #Res. Units: _____

Bldg. Sq. Ft.: 4,800 Building Height (stories & ft.): 2.4 ft.

What Use is requested? storage of Equipment

OFFICE USE

Scheduled for Planning Commission Agenda: MARCH 27, 2019

PLANNING COMMISSION ACTION:

Approve: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 225.00

Date Paid:

3/13/19
225.00

Fee – Conditional Use Application

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof and \$100.00 for the City review.

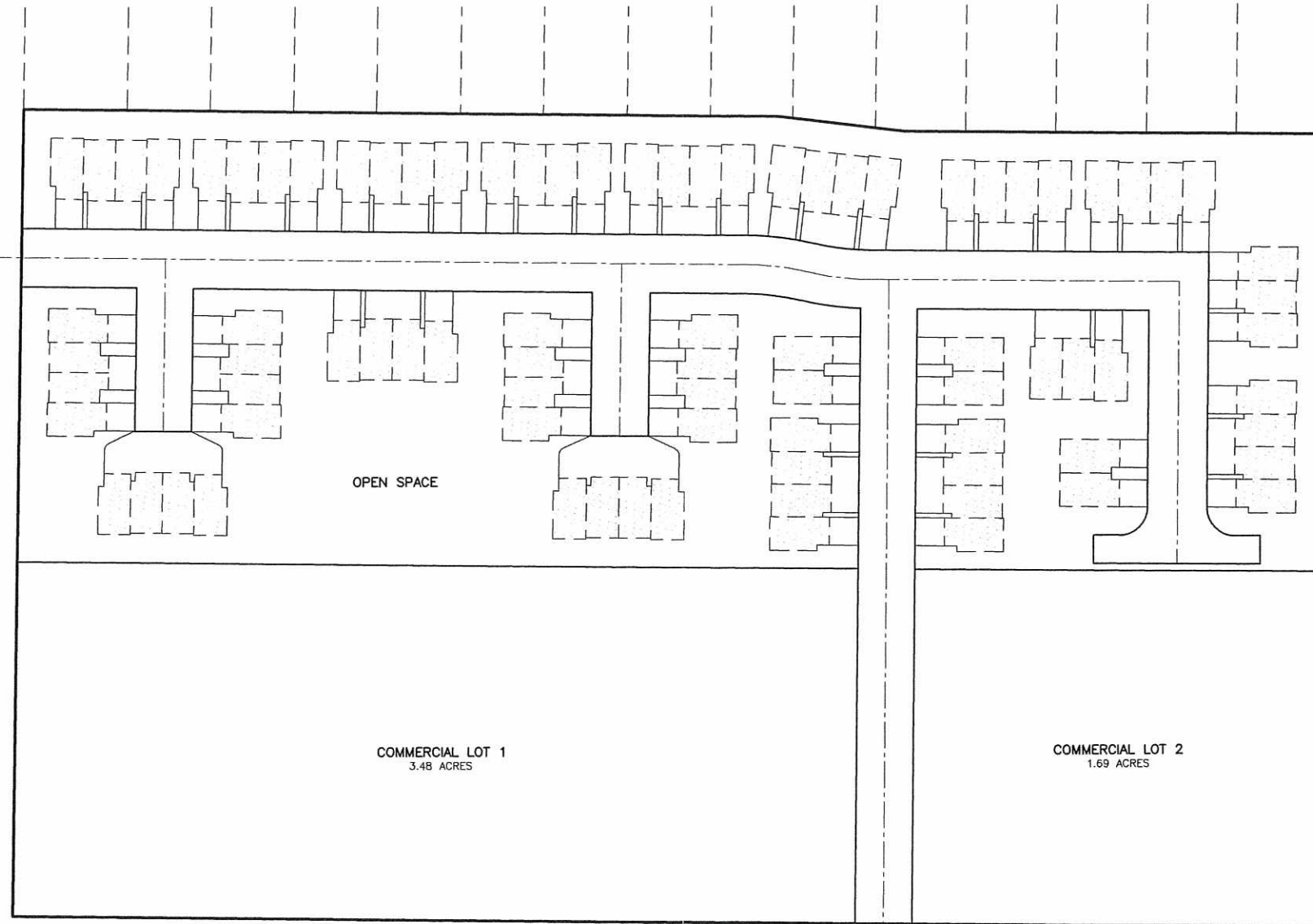
A list of the names and addresses (mailing) of all neighbors in a 500 foot radius must be provided with the application.

SCALE:
1"=50'

DESIGN SPECS.

74 2-CAR UNITS
9 1-CAR UNITS
83 TOTAL UNITS (12.22 UNITS/ACRE)
224,964 S.F. COMMERCIAL

3500 West Street



4000 South Street

West Haven City, Weber County, Utah

Revised: 2/11/19

Project Info.
Engineer: N. Reeve
Planner: C. Cove
Designer: C. Cove
Begin Date: October 11, 2018
Name:
Number: 3784-77

Sheet
1
1
Sheets

West Haven Property

Sketch Plan

REVISIONS	DATE	DESCRIPTION

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3568 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME WAT Management Subdivisions
LOCATION 2355 S. 2700 W. PARCEL # 15-076-0009
NO. OF LOTS 1 ZONE R2
Applicants Name Wendy Jensen-Nicholls Phone 801-458-7557 Fax _____
Address 97 S. Main St. #202 City Brigham State Ut. Zip 84302
Surveyor/Engineer Hansen & Assoc Phone (435) 723-3491 Fax _____
Address 538 N. Main St City Brigham City State Ut Zip 84302

OFFICE USE

Scheduled for Planning Commission Agenda March 27, 2019

PLANNING COMMISSION ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

Conditions: _____

CITY COUNCIL ACTION:

Preliminary - Approved ___ Date _____ Denied ___ Date _____

Final - Approved ___ Date _____ Denied ___ Date _____

Preliminary

Final

Amount 450.00 Paid Date 3/19/19

Amount _____ Paid Date _____

Address 2355 S. 2700 W.
West Haven, UT. 84302
Parcel # 15-076-0009
Wendy Jensen-Nicholls
801-458-7557

Site Plan

← Frontage 166 feet →

Lot # 1

Lot # 2

← Frontage is 166 feet →

Zoned R2

Frontage is 166

* Need approval
for 83 feet of frontage for each lot.