



WEST HAVEN CITY PLANNING COMMISSION AGENDA

July 10, 2019 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **July 10, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM:** WORK SESSION TO DISCUSS AMENDING THE ANIMAL ORDINANCE AND AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING.

1. INVOCATION
2. ACTION ON MINUTES-JUNE 26, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. ACTION ON PUBLIC HEARING-MASTER DEVELOPMENT AGREEMENT- WILSON COVE TOWN HOMES SUBDIVISION-2140 W. 1800 S.-
LOWELL FARR
5. FINAL SITE PLAN APPROVAL-STORAGE MASTERS-1770 W. 1950 S.-QUINN TUCKER
6. PRELIMINARY SUBDIVISION APPROVAL-WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W. 3300 S.-WEST GARDEN PARTNERS
7. FINAL SITE PLAN APPROVAL-ALPINE EXCAVATION-2377 S. 1900 W.-DOUG WHEELER
8. OTHER BUSINESS
9. 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

June 26, 2019 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

Present:	Darin Deem Natalie Wilson Elaine Archuleta Andrew Reyna Becky Roundy Scott Epperson	Chairman Commission Member Commission Member Commission Member Commission Member Commission Member
Staff Present:	Emily Green Steve Anderson	Deputy Recorder City Planner
Absent:	Kirt Nalder	Vice Chair

5:30 WORK SESSION

Planning discussed agenda items.

AGENDA

1. Invocation
2. Action on Minutes –June 12, 2019
3. Report- Action taken by City Council on Planning Commission recommendations-Steve Anderson
4. Public Hearing-Master Development Agreement-Wilson Cove Townhomes Subdivision-2140 W. 1800 S.-Lowell Farr
5. Action on Public Hearing-Master Development Agreement-Wilson Cove Townhomes Subdivision-2140 W. 1800 S.-Lowell Farr
6. Final Subdivision Approval-Wilson Cove Townhomes Subdivision Phase 1-2140 W. 1800 S.-Lowell Farr
7. Public Hearing-Master Development Agreement-approx. 3500 W. 4000 S.-Bryce Thurgood
8. Action on Public Hearing-Master Development Agreement-approx. 3500 W. 4000 S.-Bryce Thurgood
9. Final Subdivision Approval-Townhouse Subdivision-approx. 3500 W. 4000 S.-Bryce Thurgood
10. Public Hearing-Amend Master Development Agreement-Fields at Green Farms-approx. 4500 W. 3700 S.-Mark Staples
11. Action on Public Hearing- Amend Master Development Agreement-Fields at Green Farms-approx. 4500 W. 3700 S.-Mark Staples
12. Final Subdivision Approval-BBR Industrial Center Subdivision-approx. 2030 W. 2100 S.-Rock Toone
13. Preliminary Site Plan Approval-Storage Masters-1770 W. 1950 S.-Quinn Tucker
14. Preliminary Site Plan Approval-Alpine Excavation-2377 S. 1900 W.-Doug Wheeler
15. Other Business
16. Adjournment

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

1. INVOCATION was offered by Commission Member Archuleta.

2. ACTION ON MINUTES- JUNE 12, 2019

Commission member Roundy made a motion to approve the minutes. Commission member Epperson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON

Steve Anderson reported on the Council meeting held June 19, 2019.

4. PUBLIC HEARING-MASTER DEVELOPMENT AGREEMENT-WILSON COVE TOWNHOMES SUBDIVISION-2140 W. 1800 S.-LOWELL FARR

Commission member Wilson made a motion to enter into public hearing. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Deem invited the public up for comment.

David Smith asked if this development would complement the development to the west.

Commission member Epperson made a motion to leave public hearing. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

5. ACTION ON PUBLIC HEARING-MASTER DEVELOPMENT AGREEMENT-WILSON COVE TOWNHOMES SUBDIVISION-2140 W. 1800 S.-LOWELL FARR

Lowell Farr said he is not sure what the development to the west of his looks like so he isn't sure if it will complement it.

Chairman Deem suggested more specifics on the park, lights, and trees to the Master Development Agreement.

Commission member Epperson made a motion to table. Commission member Wilson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

6. FINAL SUBDIVISION APPROVAL-WILSON COVE SUBDIVISION PHASE 1-2140 W. 1800 S.-LOWELL FARR

Chairman Deem asked the width of the road.

Steve Anderson said it will be 60 feet of asphalt, but he would like them to add two feet.

Chairman Deem asked about the length of the driveways and if the HOA would have requirements about parking in the garage first before being allowed to park in the driveways.

Lowell Farr explained that the driveways are 20 feet long and he confirmed they will have HOA requirements for parking.

Commission member Archuleta asked if there is parking by the park and suggested bringing in examples for the equipment used in the playground.

Mr. Farr confirmed it is and said he would bring in options next meeting.

Commission member Roundy commented that the back of the buildings are kind of bland. She said that for most of the buildings that isn't an issue since their back faces the back of another building. However on 1800 S. there is one building that can be seen on the road and would look nicer with a little more.

Mr. Farr stated that there is an existing shed that will stay on another parcel next to that specific building and that he trimmed out the windows to add something to the design on the back of the building.

Chairman Deem asked if the HOA maintains the grass and if there is a lighting plan.

Mr. Farr said that the HOA will maintain that and that there isn't a lighting plan yet.

Commission member Archuleta suggested carrying the wainscoting around to the back of the building to better the design and asked if there are lights on the garage.

Mr. Farr said they planned on lighting on the garages in the front.

Chairman Deem suggested dusk to dawn lights and lights on the entrance to the park as well as on 1800 S.

Commission member Epperson asked where the location of the mailbox is.

Mr. Farr said that they have not gotten the approval from the post office yet, however the plan is to put it further into the subdivision to make it safer.

Commission member Epperson suggested adding a light over the mailboxes for safety as well.

Chairman Deem suggested adding lights for the parking at the park and at the end of each building on the west side.

Commission member Wilson made a motion to give final subdivision approval to Wilson Cove Townhomes Subdivision Phase 1 at 2140 W. 1800 S with an additional two feet added to the width of the road, lights added to the front of the garages, on the end of the buildings on the west side, through the park and its parking lot, over the mailboxes, and at the entry to the subdivision. Commission member Reyna seconded that motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

7. PUBLIC HEARING-MASTER DEVELOPMENT AGREEMENT-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD

Commission member Roundy made a motion to enter into public hearing. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Deem invited the public up for comment.

No one came up at this time.

Commission member Archuleta made motion to leave public hearing. Commission member Wilson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

8. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-APPROX. 3500 W. 4000 S. BRYCE THURGOOD

Chairman Deem noted a typo where hardie board is referenced and that Knudsen Corner needed to be changed to Cleverly Townhomes.

Commission member Reyna made a motion to the Master Development Agreement for property at approx. 3500 W. 4000 S. with the name of Knudsen Corner corrected to Cleverly Townhomes and to correct the spelling of hardie board. Commission member Wilson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

9. FINAL SUBDIVISION APPROVAL-TOWNHOMES SUBDIVISION-APPROX. 3500 W. 4000 S.-BRYCE THURGOOD

Chairman Deem asked if there is lighting on the ends of the building and over parking.

Commission member Epperson asked if they are putting at the entrance on 3500 W.

Bryce Thurgood confirmed they will do lighting in all of those areas.

Commission member Archuleta asked if they are doing a monument sign by the entrance.

Mr. Thurgood confirmed that they are.

Commission member Epperson asked if they are putting lighting over the mailboxes.

Mr. Thurgood said they can add lighting to the mailboxes.

Chairman Deem asked if they are doing green space by the slough.

Mr. Thurgood confirmed that.

Commission member Roundy made motion to give final subdivision approval to a townhome subdivision located at approx. 3500 W. 4000 S. Commission member Epperson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

10. PUBLIC HEARING-AMEND MASTER DEVELOPMENT AGREEMENT-FIELDS AT GREEN FARMS-APPROX. 4500 W. 3700 S.-MARK STAPLES

Stephanie Carlson explained that the city has identified a part of the Fields at Green Farms Development as a higher risk of flooding. Because of this they worked with the developer to change the Master Development Agreement. The new agreement will mark out areas that allow for more detention to compensate for possible flooding. The city has gotten a grant to help complete this project and has done all the necessary testing required by FEMA.

Mark Staples said that the change in the agreements requires them to get 69 acres of this project they had not intended on looking at for quite some time. With the change they would lose 16 acres of developable land and must have the utilities in before planned. Because of this they added 2.60 to the townhome density.

Commission member Archuleta made a motion to enter into public hearing. Commission member Epperson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

Chairman Deem invited the public up for comment.

David Smith asked if they planned on stocking the pond and if they had thought of how to combat issues with mosquitoes.

Commission member Wilson made a motion to leave public hearing. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

11. ACTION ON PUBLIC HEARING- AMEND MASTER DEVELOPMENT AGREEMENT-FIELDS AT GREEN FARMS-APPROX. 4500 W. 3700 S.-MARK STAPLES

Mark Staples said that they will address the specifics of the pond at a later date.

Commission member Wilson made a motion to amend the Master Development Agreement for the Fields at Green Farms at approx. 4500 W. 3700 S. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; Commission member Epperson, aye; the vote was unanimous.

Commission member Epperson left at 7:01 P.M.

12. FINAL SUBDIVISION APPROVAL-BBR INDUSTRIAL CENTER SUBDIVISION-APPROX. 2030 W. 2100 S.-ROCK TOONE
No one was present for this item.

Commission member Archuleta made a motion to table. Commission member Wilson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; the vote was unanimous.

13. PRELIMINARY SITE PLAN APPROVAL-STORAGE MASTERS-1770 W. 1950 S.-QUINN TUCKER

Quinn Tucker explained that they want to add an addition to the existing building.

Commission member Archuleta made a motion to give preliminary site plan approval to Storage Masters located at 1770 W. 1950 S. without the 10% landscaping and with the stipulation that they take care of their business license issue before final approval. Commission member Reyna seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; the vote was unanimous.

14. PRELIMINARY SITE PLAN APPROVAL-ALPINE EXCAVATION-2377 S. 1900 W.-DOUG WHEELER

Quinn Tucker and Doug Wheeler explained that these parcels will have a few businesses on them and the first one will be Alpine Excavating.

Mr. Tucker explained that this will be for a construction business in the back corner.

Commission member Archuleta made a motion to give preliminary site plan approval to Alpine Excavation at 2377 S. 1900 W. Commission member Wilson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Roundy, aye; the vote was unanimous.

15. OTHER BUSINESS

Planning discussed meeting at 5:00 P.M. for the next work session to discuss the animal ordinance and temporary storage container ordinance.

16. ADJOURNMENT

Commission member Reyna made a motion to adjourn at 7:30 P.M. Commission member Archuleta seconded the motion. Commission member Wilson aye, Commission member Roundy, aye; Commission member Archuleta, aye; Commission member Deem, aye; Commission member Reyna, aye; the vote was unanimous

Emily Green

Emily Green
Deputy Recorder

Date Approved: _____

DEVELOPMENT AGREEMENT Wilson Cove

This Development Agreement (this "**Agreement**") is made and entered into and made effective as the date entered below (the "**Effective Date**"), by and among West Haven City, a municipality and political subdivision of the State of Utah (the "**City**") and Farr Built Homes, Inc., a Utah corporation (the "**Developer**"). The City and Developer may from time to time be collectively referred to as the "**Parties**", and each may be referred to individually as "**Party**".

RECITALS

- A. Developer has prepared and presented to the City a development application for the Wilson Cove townhome development (hereinafter referred to as the "**Project**"). The application package has been submitted and is being reviewed by the City pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved site plan, preliminary and final approved subdivision plat, approved engineering drawings, conveyance documents, title reports and other documents submitted during the City's review and approval process will be referred to herein as the "**Wilson Cove Development Documents**" or the "**Development Documents**".
- B. Pursuant to the authority of Utah Code Ann. *10-9a-102(2) and the specific provisions of the City Code, the City has determined to enter into this Agreement with Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer have agreed.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I LEGAL AUTHORITY AND PURPOSE

- 1.1 **City Laws and Purpose.** The City represents that it has the legal authority to enter into and perform its obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits.
- 1.2 **Conditions Precedent.** Each of the Parties is entering into this Agreement in anticipation of the satisfaction of certain Conditions Precedent (described below), which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the

Conditions Precedent are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions Precedent may be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions Precedent have been identified herein for the purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the “**Conditions Precedent**”:

- 1.2.1 the final non-appealable approval and acceptance of this Agreement by the City Council;
- 1.2.2 the final conditional administrative approval of the subdivision plat for Wilson Cove; and
- 1.2.3 recording of the Wilson Cove plat.

2.1 DEVELOPER OBLIGATIONS

2.1.1 Development. The Project will consist of the improvements as shown in Exhibit A (**Phase 1**) and Exhibit B (**Phase 2**). Project will consist of 89 new construction townhomes as shown in Exhibit A (Phase 1), and up to 113 new construction townhomes in Exhibit B (Phase 2). The Project shall consist of two phases as depicted for Phase 1 on Exhibit A and proposed Phase 2 on Exhibit B.

2.1.2 Conveyances and Dedications.

- A. Easements. Developer shall convey or dedicate to the City or other applicable utility provider at no cost such required utility easements on or across the Project as are necessary to facilitate the extension of required utility services to and throughout the Project.
- B. Roads. Developer shall pay for the costs of developing and constructing the road called 2100 West (the “Road”). Thereafter, Developer shall dedicate the Road to the City. Smaller roads in front of the units will be private and maintained by the HOA. On Phase 2 we will work with the city on placement of the road that are still being discussed. We agree to pay for and improve the road on Phase 2 that will connect the Wilson Cove Development and Ivory Homes Subdivision to the West.
- C. Parking. 2100 West Parking pop outs to be maintained/plowed by HOA. Parallel parking will be on the east side.
- D. Deeded Ground. On Phase 2 we have agreed to deed and give approximately 2 acres to West Haven City on the North end of Phase 2 that adjoins to the City’s property.

- E. Landscaping. Both Phase 1 and Phase 2 will be landscaped and maintained by the HOA according to the Landscaping Plan (Exhibit C). The Landscaping Plan will consist of grass between the mow strips and sidewalks, front yards, and the common area between the units. There will be an assortment of trees, along the main road of 2100 West and in front of the Units.
- F. Lighting. Will provide public lighting at the entrance of 2100 West and at every intersection that feeds into 2100 West. There also will be lighting on the front of each unit. There will be lighting at the mailbox junction and also along the parking along 2100 West and at the private park parking areas.
- G. Park. The Phase 1 private park will be private and maintained by the HOA. It will consist of grass, trees, a playground (Exhibit D), swing set, and picnic tables.
- H. Trails. Developer shall ensure access to the trail system adjacent to the Weber River from or through the project.
- I. Building Details: (See Exhibit E)

2.2 **City Obligations.** As consideration for Developer's agreement with the City as to Exhibit A and Exhibit B, the City has agreed to work with us on Phase 2 for the placement of the road, cost of sewer. Road will be placed partially on city property.

2.3 **Development to be Consistent with the Development Documents.** Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

ARTICLE III DEFAULT AND COSTS

3.1 **Default.** In the event of a failure by any party to comply with the commitments set forth herein within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:

3.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

3.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

3.2 **Court Costs and Attorneys Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorney's fees.

ARTICLE IV GENERAL MATTERS

4.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.

4.2 **Laws and Forum.** This Agreement shall be binding upon and shall insure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Weber County, Utah.

4.3 **Legal Representation.** Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so.

4.4 **No Third-Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

4.5 **Notices.** All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United State mail, by registered or certified mail, addressed as follows:

The City: West Haven City
 4150 South 3900 West
 West Haven, Utah 84401
 Attention: Steve Anderson

Developer: Farr Built Homes, Inc.
 3605 West 900 South
 Ogden, Utah 84404
 Attention: Lowell Farr

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

4.6 **Entire Agreement.** This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement.

4.7 **Effective Date.** This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as the Effective Date.

4.8 **Termination.** This Agreement shall terminate upon mutual written agreement of the parties hereto, failure of the Conditions Precedent to occur on or before one year after the Effective Date.

4.9 **Further Action.** The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement.

WEST HAVEN CITY, a municipality and
political subdivision of the State of Utah

By: _____
Name: _____
Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this ____ day of _____, 2019, personally appeared _____
known or identified to me to be the _____ of West Haven City and
the person who executed the foregoing instrument on behalf of said City and
acknowledged to me that said City executed the same.

Notary Public for Utah

FARR BUILT HOMES, INC., a Utah
corporation

By: _____
Name: _____
Its: _____

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this ____ day of _____, 2019, personally appeared _____
known or identified to me to be the _____ of West Haven City and
the person who executed the foregoing instrument on behalf of said City and
acknowledged to me that said City executed the same.

Notary Public for Utah

EXHIBIT "A"

Development Improvements

See attached Phase 1.

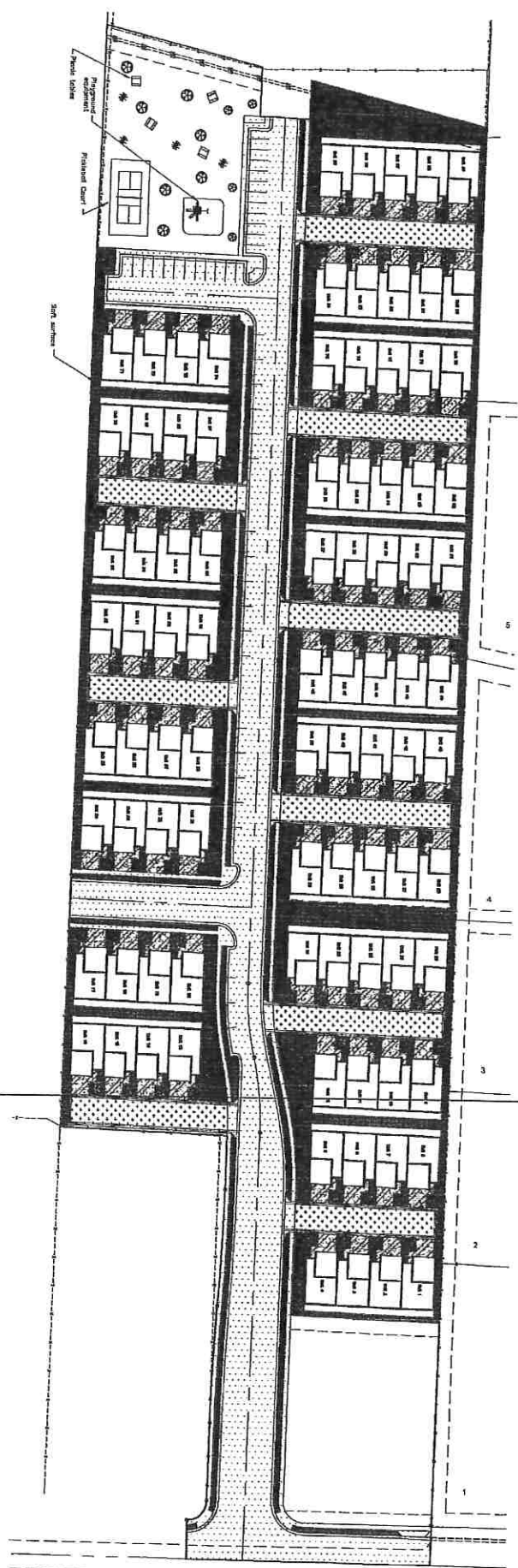
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EXHIBIT "B"

Development Improvements

See attached proposed Phase 2.



Landmark Surveying, Inc. 4000 West 100th Street, Suite 400 West Des Moines, IA 50325 (515) 281-4072	
CLIENT: Farr Construction, Inc.	DATE: 1/1/11
PROJECT: WILSON COVE SE 1/4 of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	PRELIMINARY PLAN: Wilson Estates PHASE 2
REVISIONS:	DATE: 01/17/2011
BY:	CHKD BY:
DATE:	DATE:

This plan and associated documents are "PRELIMINARY" and subject to change without notice. The user of this plan and associated documents is advised that the user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also responsible for obtaining all necessary easements and rights of way. The user is further advised that the user is not to be held liable for any errors or omissions in this plan or associated documents.

This plan is the property of Landmark Surveying, Inc. All rights are reserved.

EXHIBIT "B"
PHASE 2

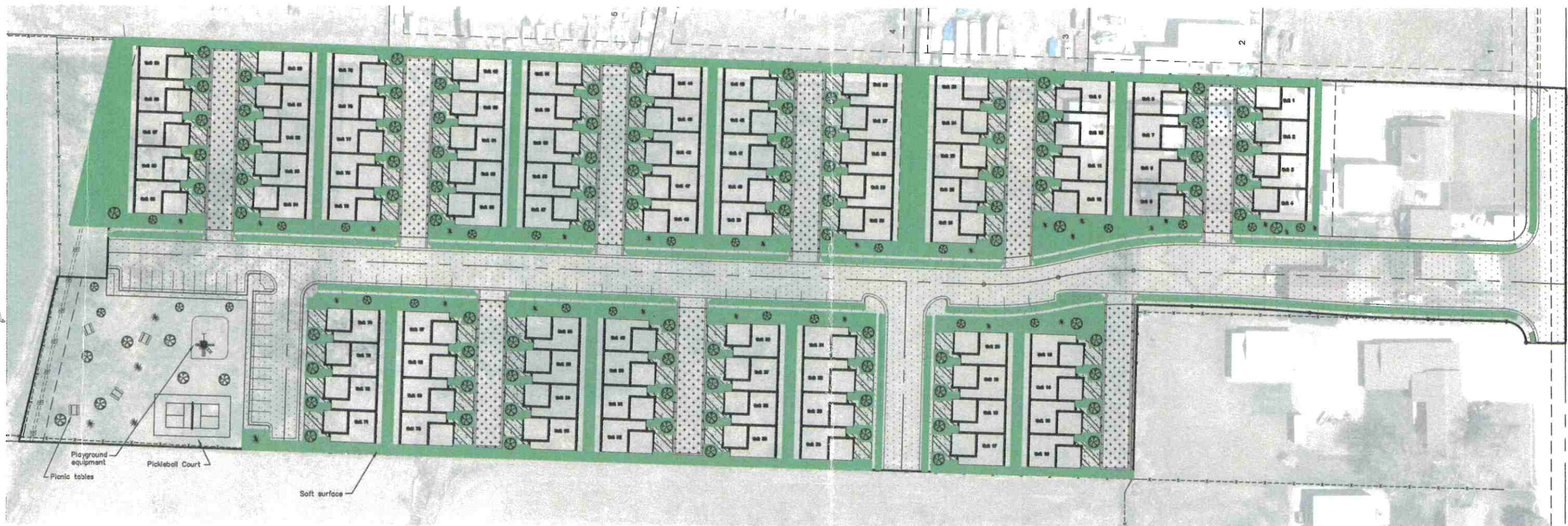
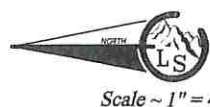


EXHIBIT "C"
LANDSCAPING PLAN

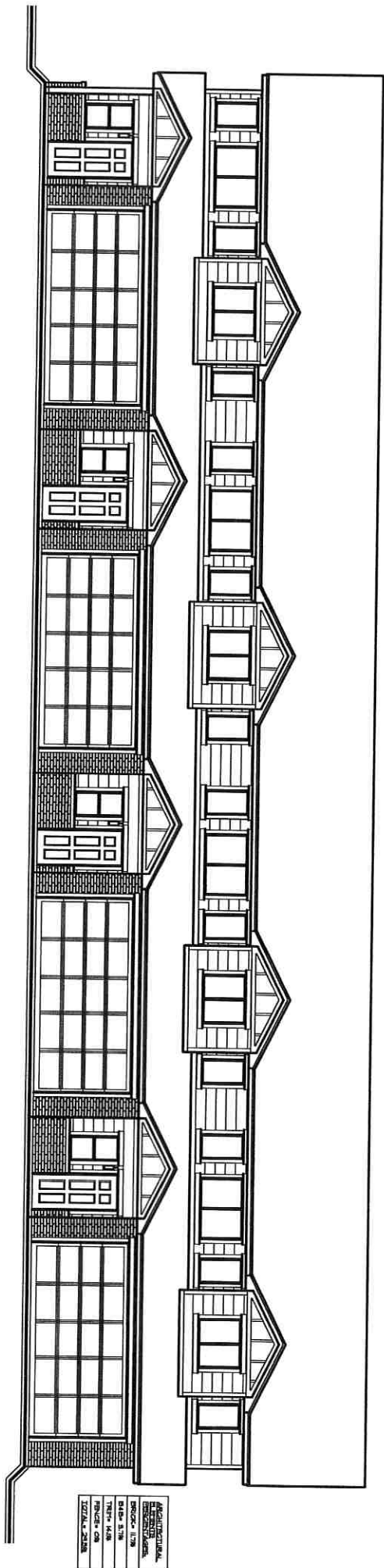
 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
CLIENT: Farr Construction, Inc Address:		1 of 9	
WILSON COVE SE 1/4 of Section 23, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Phase 1 Landscaping	
Revisions	DRAWN BY: EDR	CHECKED BY: ...	
	DATE: May 16, 2019	PROJ: 3923	
This plot and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor be Recorded or Filed, nor implemented or used as a Final Product.			

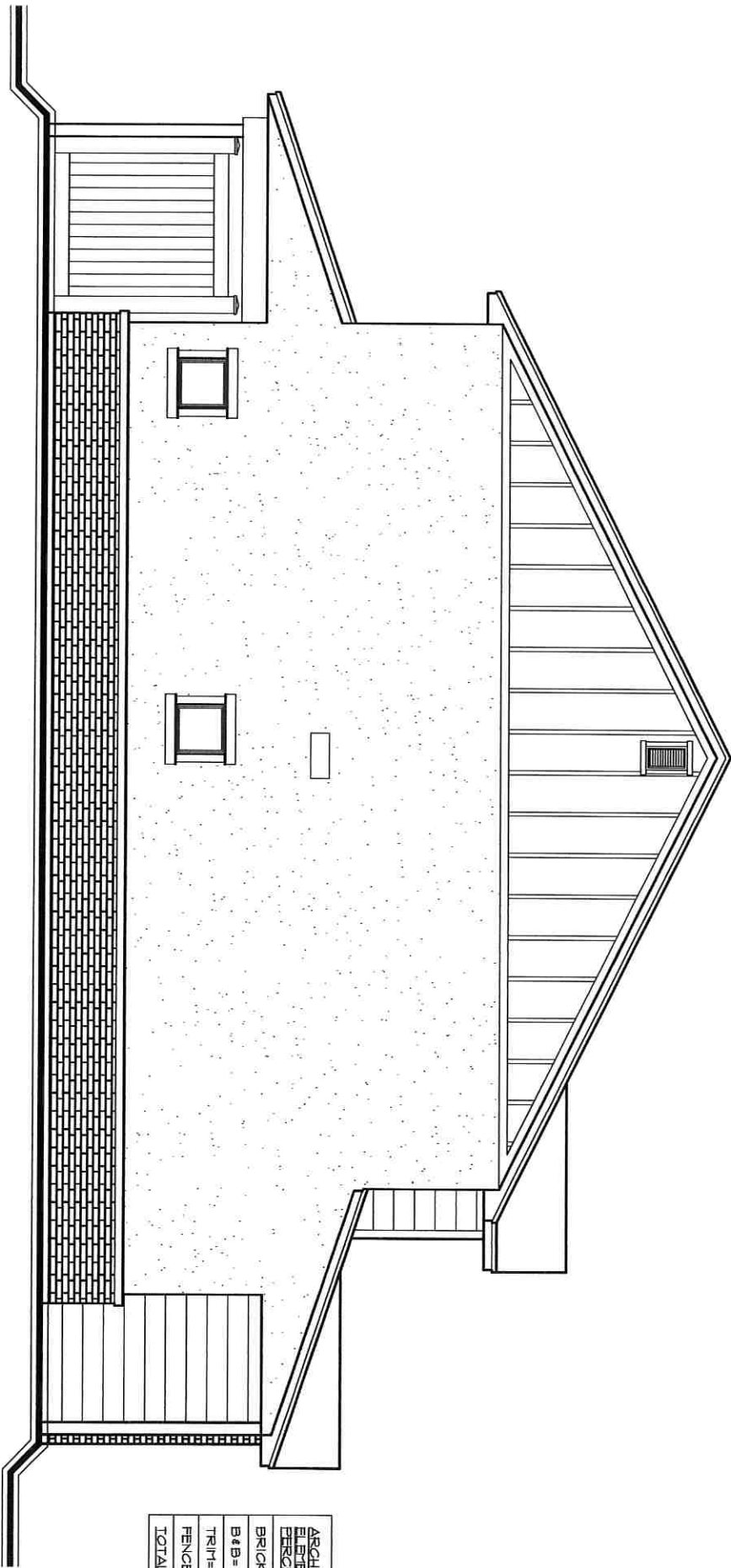
EXHIBIT "B" D

Playground Equipment

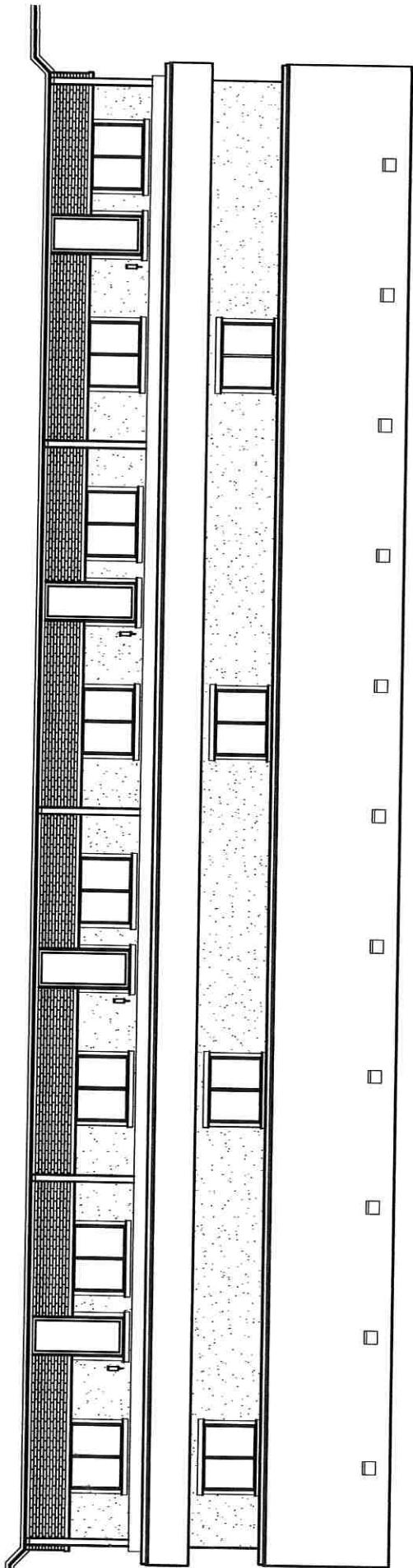


EXHIBIT "E"

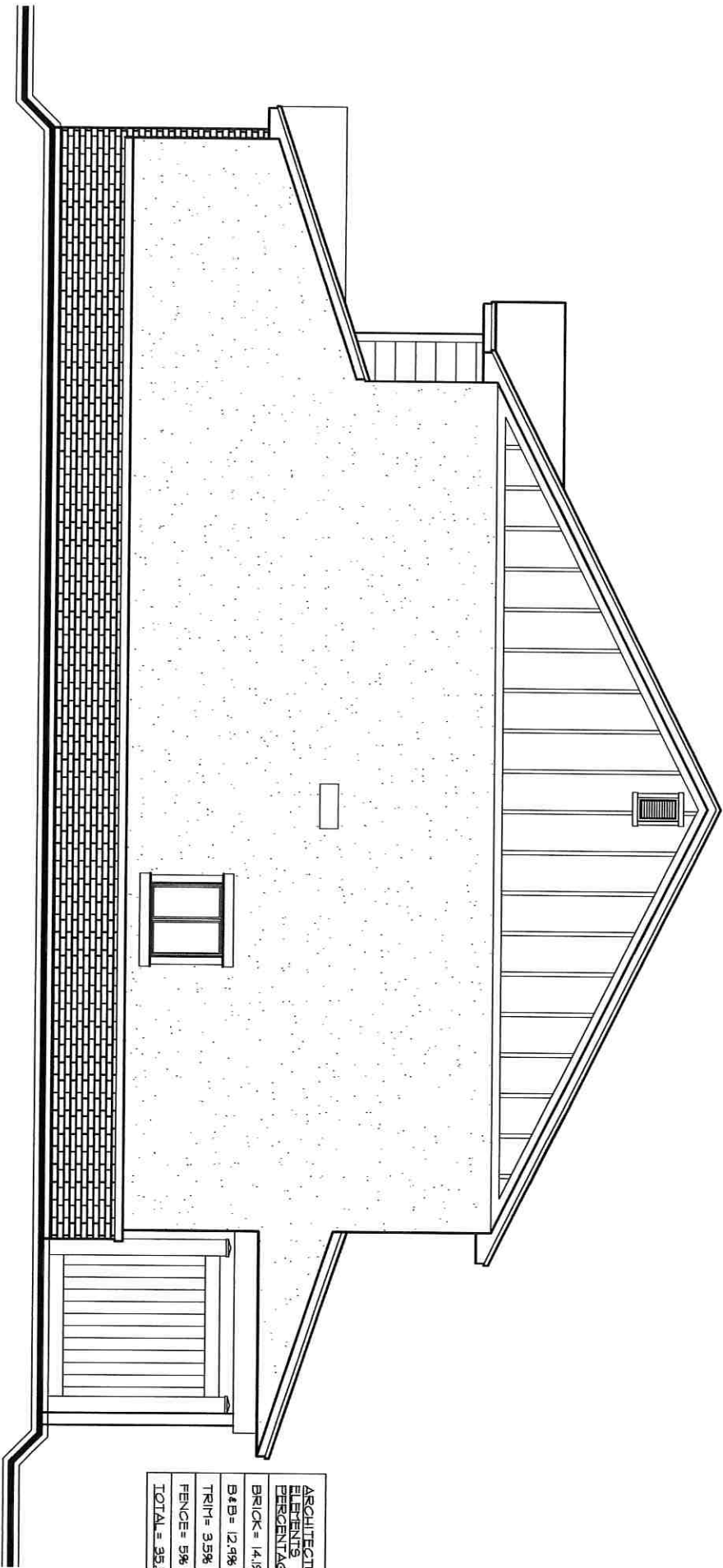




ARCHITECTURAL
ELEMENTS
PERCENTAGES:
BRICK = 12.4%
B & B = 12.4%
TRIM = 3.5%
FENCE = 5%
TOTAL = 33.8%



ARCHITECTURAL ELEVATION BRICKWORK
BRICKWORK
BRICKWORK
TRIM
PATIO
TOTAL



ARCHITECTURAL ELEMENTS PERCENTAGES
BRICK = 14.1%
B & B = 12.9%
TRIM = 3.5%
FENCE = 5%
TOTAL = 35.5%



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME West Garden Townhomes at 33rd South
LOCATION 2379 W. 3300 So. PARCEL # 080280028 + 080280019
NO. OF LOTS 12 ZONE Mixed-Use
Applicants Name West Garden Partners (Will move Partners) Phone 801-618-7893 Fax _____
Address 1160 Kings Court City Kaysville State UT Zip 84037
Surveyor/Engineer Civil Solutions Group Phone 801-874-1432 Fax _____
Address 669 N. 1890 W, Ste 47B City Provo State UT Zip 84601

OFFICE USE

Scheduled for Planning Commission Agenda July 10, 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 _____

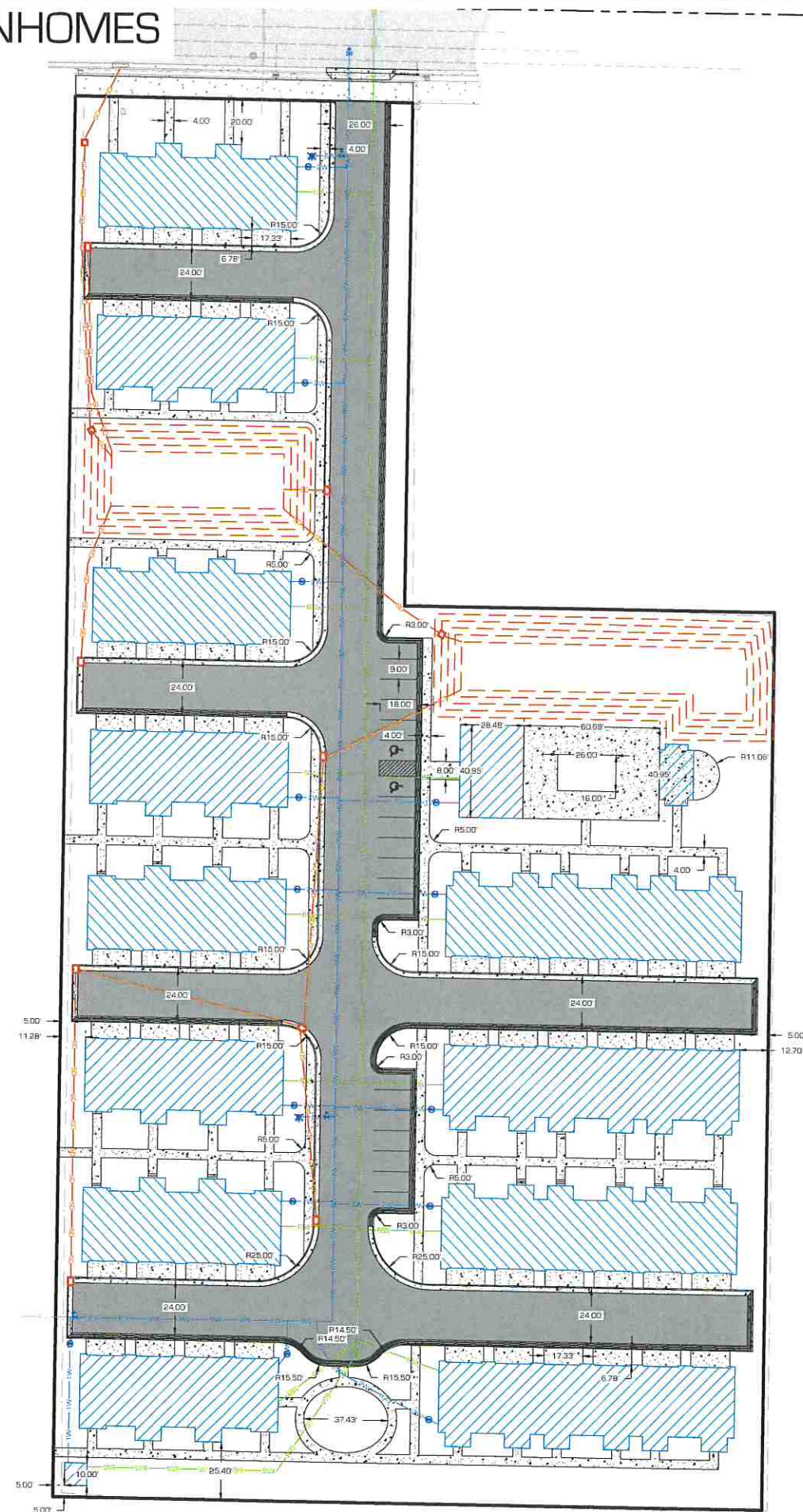
Preliminary

Final

Amount 2,550.00 Paid Date 7/3/19

Amount _____ Paid Date _____

SCALE: 1"=30'



GENERAL NOTES:

1. ALL PAVES ARE MEASURED TO TBC UNLESS NOTED OTHERWISE.
2. ALL DRIVE ISLE WIDTHS ARE MEASURED FACE OF CURB TO FACE OF CURB.



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WEST GARDEN TOWNHOMES
CONSTRUCTION DOCUMENTS
2379 WEST 3300 SOUTH
WEST HAVEN, UT 84401

[illegible]

PROJECT #:	19-071
DRAWN BY:	B. ELWOOD
PROJECT MANAGER:	M. TAYLOR
ISSUED:	07.02.19



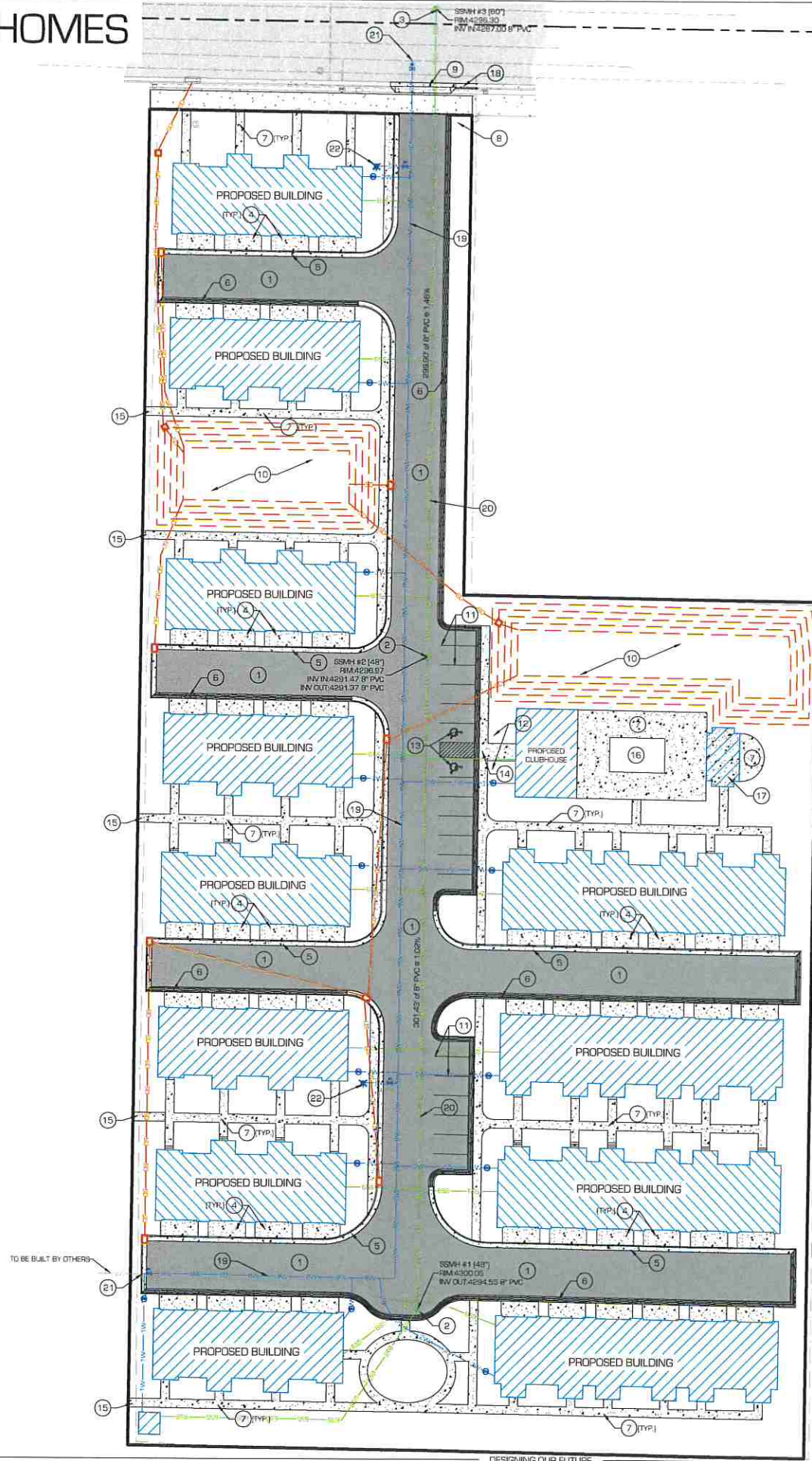
DIMENSION
PLAN

C-102

WEST GARDEN TOWNHOMES

SITE PLAN

SCALE: 1"=30'



- # 1 SHEET NOTES:
- PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND, OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 STANDARD DUTY ASPHALT (4/501)
 - 2 48" SANITARY SEWER MANHOLE (11/501)
 - 3 60" SANITARY SEWER MANHOLE (11/501)
 - 4 STANDARD DUTY CONCRETE (8/501)
 - 5 30" CURB AND GUTTER (2/501)
 - 6 30" REVERSE PAN CURB AND GUTTER (3/501)
 - 7 CONCRETE FLATWORK (3/501)
 - 8 STOP SIGN
 - 9 DRIVE APPROACH (1/501)
 - 10 PROPOSED STORM DRAIN POND (SEE SHEETS C201 & C202)
 - 11 4" WHITE PAINT STRIPES (TYPICAL ALL PARKING PAINT)
 - 12 ADA PARKING SIGN (4/502)
 - 13 ADA PARKING SYMBOL
 - 14 ADA RAMP (4/502)
 - 15 CONNECT WALKWAY TO CITY TRAIL BUILT BY OTHERS
 - 16 HOT TUB (SEE ARCHITECTURAL PLANS)
 - 17 PAULINA (SEE ARCHITECTURAL PLANS)
 - 18 MATCH EXISTING CURBING
 - 19 8" WATER MAIN PER FRENCHING DETAIL (10/501)
 - 20 8" PVC SEWER PER FRENCHING DETAIL (8/501)
 - 21 CONNECT WATER TO EXISTING MAIN
 - 22 FIVE HYDRANT ASSEMBLY & 6" GATE VALVE WITH BXNBX TEE (12/501)

GENERAL NOTES:

- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
- 2 MINIMUM OF "16" FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE REQUIRED BETWEEN CULINARY WATER AND ALL OTHER UTILITIES.
- 3 MINIMUM OF "16" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
- 4 ALL CULINARY WATER LINES SHALL BE CLASS C900, ALL WATER MAINS SHALL BE 8" I.D. & INSTALLED WITH A MINIMUM OF 4' COVER.
- 5 ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SCH35 MATERIAL WITH A MINIMUM OF 4' OF COVER.
- 6 SEWER CONNECTIONS TO SEWER MANHOLES SHALL BE GROUDED USING NON-SHINK GRID.
- 7 CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ENDS, ETC. ON ALL WATER LINES (8'/50').
- 8 ALL SEWER SERVICE SHALL BE INSTALLED TO THE CITY UTILITY STANDARDS AND SPECIFICATIONS AS SHOWN ON PLANS AND SHALL BE 2" (11', 50') WITH EXTENSION OF THE CURBHOUSE AND PUBLIC RESTROOMS WHICH SHALL BE 7" (7', 50').
- 9 SEWER SERVICES SHOWN ON PLANS SHALL BE 6" (6', 50').
- 10 ALL MANHOLE GRADINGS SHALL BE INSTALLED SUCH THAT THEY MATCH THE SLOPE OF THE ASPHALT.
- 11 ALL DISTURBED AREAS SHALL BE SEEDDED AND STABILIZED BEFORE FINAL ACCEPTANCE.
- 12 CONTRACTOR SHALL PLACE 6" OF SCREENED TOP SOIL FREE FROM ROCKS AND DEBRIS WITHIN THE LANDSCAPE AREAS.
- 13 CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL STREET LIGHTING CONDUTS.
- 14 CONTRACTOR TO GRAD AND DRAIN AWAY FROM ALL STRUCTURES FOR 10 FEET AT LEAST UNLESS OTHERWISE NOTED.
- 15 POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH EXISTING CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO BEAR FOR ALL FILL IN THE POWER TRENCH AND PROVIDE THE REQUIRED PVC SCHEDULE 40 CONDUIT.
- 16 TELEPHONE AND CABLE - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR LOCATION OF CONDUIT CROSSINGS AND SHALL INSTALL ALL CONDUITS.
- 17 GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.



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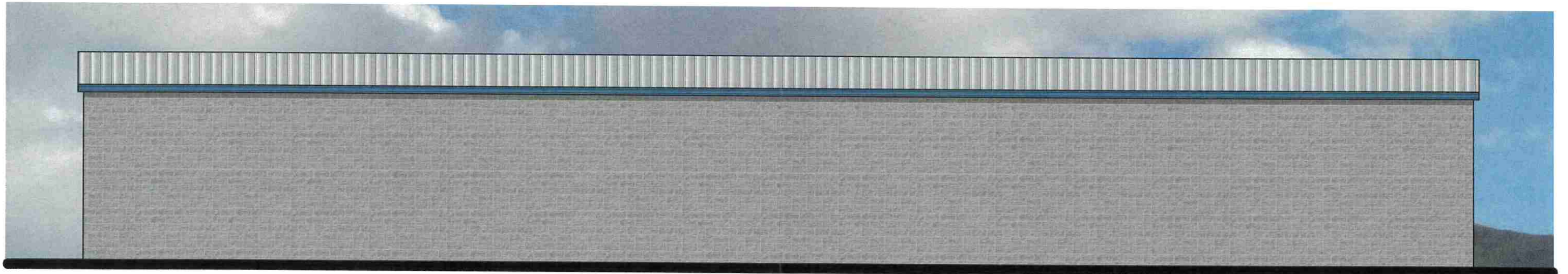
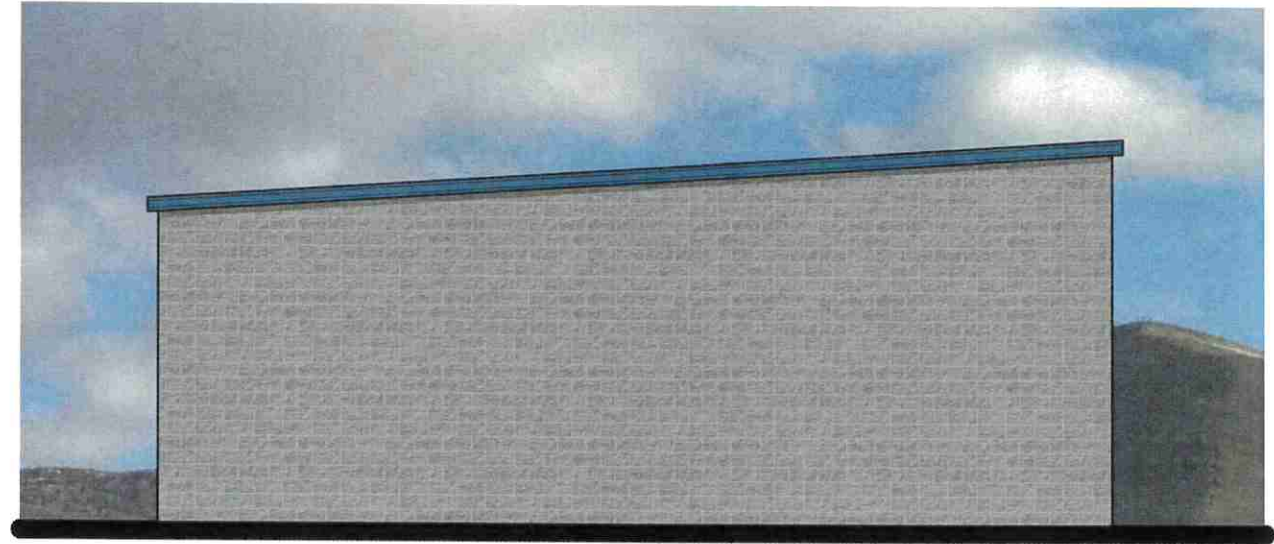
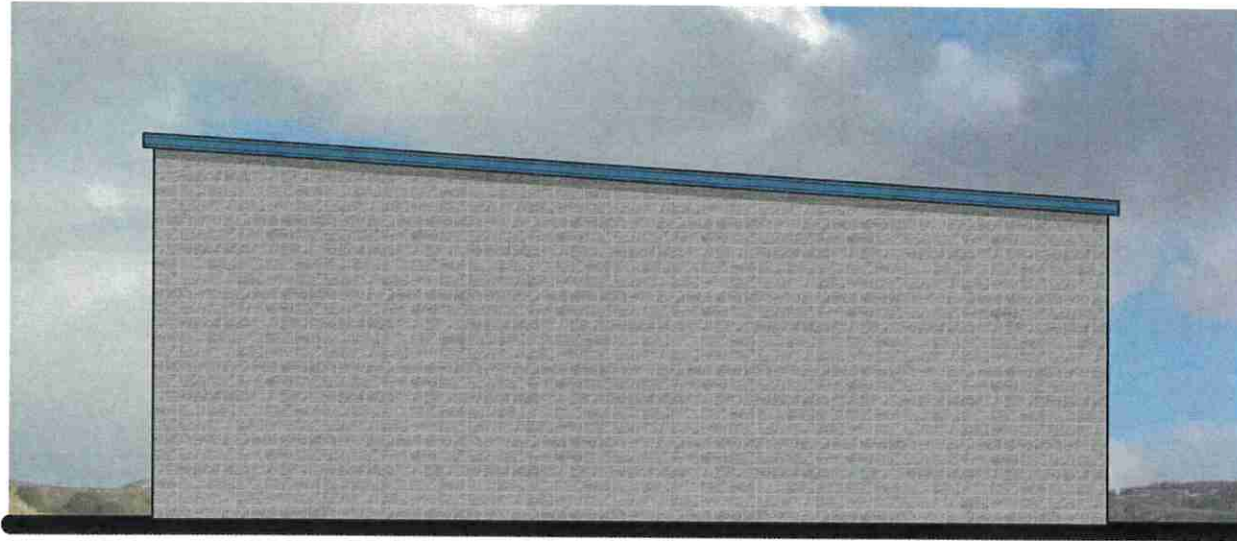
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PROJECT #:	19-071
DRAWN BY:	B. ELWOOD
PROJECT MANAGER:	M. TAYLOR
ISSUED:	07.02.19



SITE PLAN

C-101



STORAGE MASTERS
BUILDING 1 WEST HAVEN, UT