



WEST HAVEN CITY PLANNING COMMISSION AGENDA

September 25, 2019 6:00 P.M.

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **September 25, 2019** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM:** WORK SESSION TO DISCUSS THE ANIMAL ORDINANCE, STORAGE CONTAINER ORDINANCE, MIXED USE ORDINANCE AND AGENDA ITEMS **6:00 PM:** REGULAR PLANNING COMMISSION MEETING.

1. INVOCATION
2. ACTION ON MINUTES-SEPTEMBER 11, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL- GUZMAN SUBDIVISION-4215 W 4000 S- GERARDO GUZMAN
5. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE-1688 S 1900 W-LARRY HILL
6. FINAL SITE PLAN APPROVAL- KENWORTH SALES-1750 S. 1350 W.-GEOFF NIELSON
7. FINAL SUBDIVISION APPROVAL- TUSCAN MEADOWS PH.3- AT APPROX. 2275 W 3300 S-CASTLE CREEK HOMES-SHELLY ROVIRA
8. PUBLIC HEARING- CONDITIONAL USE FOR MECHANIC SHOP- 3496 S 4700 W-JACK MONSON
9. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR A MECHANIC SHOP- 3496 S 4700 W-JACK MONSON
10. ACTION ON PUBLIC HEARING-CONDITIONAL USE FOR A TRAILER RENTAL BUSINESS-1713 W 2100 S-GREGORY CALKINS
11. ACTION ON PUBLIC HEARING- STORAGE CONTAINER ORDINANCE
12. OTHER BUSINESS
13. PUBLIC PRESENTATION: STATE OFFICE OF THE PROPERTY RIGHTS OBUDESMAN-BRENT BATEMAN
14. ADJOURNMENT

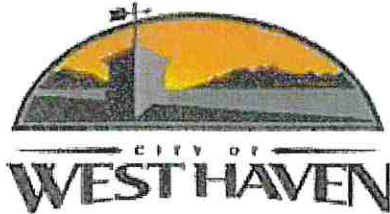
Charis Sully

Charis Sully, 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: emilyg@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 September 11, 2019 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

Present:	Darin Deem Kirt Nalder Becky Roundy Natalie Wilson Elaine Archuleta Andrew Reyna Scott Epperson	Chairman Vice Chair Commission Member Commission Member Commission Member Commission Member Commission Member
Staff Present:	Charis Sully Steve Anderson Amy Hugie	Deputy Recorder City Planner Attorney

5:00 WORK SESSION

Planning discussed agenda items and meeting at 5:00 for the next few work sessions.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-AUGUST 28, 2019
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PHASE 1-APPROXIMATELY 2700 S 3500 W-BRYCE THURGOOD
5. PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S-WEST GARDEN PARTNERS
6. ACTION ON PUBLIC HEARING-MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S- WEST GARDEN PARTNERS
7. FINAL SUBDIVISION APPROVAL-MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S- WEST GARDEN PARTNERS
8. PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE-1688 S 1900 W-LARRY HILL
9. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE-1688 S 1900 W-LARRY HILL
10. PUBLIC HEARING- CONDITIONAL USE FOR CAR DEALERSHIP-1965 S 1100 W #1-JOHN P. RILEY
11. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR CAR DEALERSHIP-1965 S 1100 W #1-JOHN P. RILEY
12. PUBLIC HEARING- CONDITIONAL USE FOR A TRAILER RENTAL BUSINESS-1713 W 2100 S-GREGORY CALKINS
13. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR A TRAILER RENTAL BUSINESS-1713 W 2100 S-GREGORY CALKINS
14. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR MECHANIC SHOP AND AUTO SALES-4475 S 4500 W-KYLE NYLAND
15. PUBLIC HEARING- STORAGE CONTAINER ORDINANCE
16. ACTION ON PUBLIC HEARING- STORAGE CONTAINER ORDINANCE
17. OTHER BUSINESS
18. ADJOURNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:01 P.M.

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

2. **ACTION ON MINUTES- August 28, 2019**

Commission member Archuleta 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, 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 September 4, 2019.

4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PHASE 1-APPROXIMATELY 2700 S 3500 W-BRYCE THURGOOD

Chairman Deem asked if anything has changed

Mr. Thurgood said they added lights to the entrances and every other intersection.

Chairman Deem asked what the lights will look like.

Mr. Thurgood said he would work with Steve to get lights picked out.

Chairman Deem said to make sure they are downward facing.

Commission member Nalder made a motion to approve the Final subdivision STAKER FARMS PHASE 1-APPROXIMATELY 2700 S 3500 W. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

5. PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S-WEST GARDEN PARTNERS

Ernie Willmore was present for this item.

Commission member Archuleta 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

Terry Tippetts asked if the dumpster could be moved off his fence line. He wanted to know if his fence would stay up during construction and if there would be a fence around the construction site. He also wanted to know how tall and what type of fence there will be after construction.

George Lamar stated his concern about any time there is a playground, restroom, pickleball court etc. included in the design as a consideration by the city, what is the process of the enforcement by the city of the upkeep and maintenance. He suggested adding something to the agreement that gives the city the ability to enforce maintenance of these facilities.

Commission member Nalder 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

6. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S-WEST GARDEN PARTNERS

Steve Anderson stated that in the Master Development Agreement it states that they provide a restroom for use for the trail users, however the HOA is responsible for upkeep and maintenance.

Commission member Archuleta asked if they have someone that will routinely check on the restrooms.

Mr. Willmore stated that they have a property management company that will do that. They will maintain and service it.

Mr. Willmore stated that they can add in the Master Development Agreement that the ownership will maintain the restrooms.

Chairman Deem asked if it would be possible to move the dumpster by Mr. Tippetts fence line to a different spot.

Mr. Willmore stated that on the correct site plan it shows the dumpster in the center-Eastern border of the detention pond.

Mr. Willmore stated that the fence will be a 6' privacy vinyl fence.

Mr. Willmore stated that Mr. Tippetts fence will stay.

Commission member Wilson made a motion to approve the MASTER DEVELOPMENT AGREEMENT- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S. With the addition of an explanation in the Master Development Agreement about the public restroom being kept clean, sanitary and functioning by the HOA and the buildings will not exceed 35 feet in height. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

7. FINAL SUBDIVISION APPROVAL- WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W 3300 S- WEST GARDEN PARTNERS

Chairman Deem asked if there were any changes.

Mr. Willmore stated that they added more parking, making it a 2.6 ratio and added more dumpsters.

Chairman Deem asked how many square feet the units are.

Mr. Willmore stated that they were 1,600 Square feet.

Chairman Deem asked if that included the garage.

Mr. Willmore said no that the 1,600 is just the living space.

Chairman Deem asked if there is an enclosure for the dumpsters.

Mr. Willmore said yes.

Chairman Deem asked if they are going to add in the HOA about not filling garages with garbage.

Mr. Willmore stated that they will.

Chairman Deem asked if the Fire Marshall has passed it.

Mr. Willmore said he has reviewed it and let him know the fire hydrant distances.

Commission member Roundy made a motion to give final approval to WEST GARDEN TOWNHOMES AT 33RD SOUTH. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

8. PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE-1688 S 1900 W-LARRY HILL

Mr. Hill was present for this item. West Haven Storage will be dedicating road property to West Haven City if the Storage units are approved.

Commission member Archuleta 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

No one came up to speak on this item.

Commission member Nalder 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

9. ACTION ON PUBLIC HEARING- MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE-1688 S 1900 W-LARRY HILL

Commission member Nalder made a motion table the MASTER DEVELOPMENT AGREEMENT-WEST HAVEN STORAGE Commission member Epperson seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

10. PUBLIC HEARING- CONDITIONAL USE FOR CAR DEALERSHIP-1965 S 1100 W #1-JOHN P. RILEY

Mr. Riley was present for this item. He stated that he will be mostly using the office space that he is sub-leasing from M&M Auto for paperwork and also have a small yard.

Commission member Reyna 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

No one came up at this time.

Commission member Nalder made a motion to leave 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

11. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR CAR DEALERSHIP-1965 S 1100 W #1-JOHN P. RILEY

Commission member Roundy made a motion to approve the conditional use for a car dealership at 1965 S 1100 W #1 With the conditions that the cars are labeled with the company name, 3-5 cars allowed at one time with that number being taken off of the number of cars allowed for unit ones primary renter. the Commission member Reyna seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

12. PUBLIC HEARING- CONDITIONAL USE FOR A TRAILER RENTAL BUSINESS-1713 W 2100 S-GREGORY CALKINS

Mr. Calkins stated that he rents out travel trailers to the public.

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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

No one came up at this time

Commission member Archuleta made a 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 Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous.

13. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR A TRAILER RENTAL BUSINESS-1713 W 2100 S-GREGORY CALKINS

Commission member Nalder asked if the trailers will be displayed out front.

Mr. Calkins said no they will be in the back until the customer comes to pick it up.

Commission member Epperson asked where they are dumped at.

Mr. Calkins said he uses Flying J to dump.

Chairman Deem asked how many trailers Mr. Calkins has.

Mr. Calkins stated that he has 4.

Chairman Deem asked if the people come and pick up the trailers or if Mr. Calkins delivers them.

Mr. Calkins stated that they come and pick them up.

Commission member Epperson asked how big the trailers are.

Mr. Calkins said the biggest one is 27' and the smallest is 8'.

Chairman Deem asked if the yard was fenced.

Mr. Calkins stated that it was.

Commission member Wilson made a motion to table the conditional use for a trailer rental business at 1713 W 2100 S. Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

14. ACTION ON PUBLIC HEARING- CONDITIONAL USE FOR MECHANIC AND AUTO SALES-4475 S 4500 W-KYLE NYLAND

Chairman Deem asked how many cars a year Mr. Nyland sells a year.

Mr. Nyland stated that he sold about 100 last year, and in 8 months this year he has sold about 20.

Commission member Epperson asked about how many cars come and go vs. cars that are worked on.

Mr. Nyland stated that probably 90% of the cars are sold.

Commission member Roundy asked if it was loud outside of his shop, with the door closed.

Mr. Nyland said no.

Commission member Epperson asked when the cars are typically delivered.

Mr. Nyland said they aren't delivered; he goes and picks them up and usually does that on Fridays during the day.

Commission member Reyna asked what hours he typically works on cars.

Mr. Nyland said he usually works on them Friday and Saturday during the day and maybe a couple hours in the evening.

Commission member Wilson asked what the sign looks like.

Mr. Nyland said it is 2x6.

Commission member Epperson asked if the compressor cycles by itself at night.

Mr. Nyland said no, he shuts it off.

Commission member Reyna asked if he stores cars for an extended period of time.

Mr. Nyland stated that worst case scenario they will be there a month. If he can't sell it he will send it back to auction.

Chairman Deem asked if the cars are test drove.

Mr. Nyland stated that they usually are not.

Steve Anderson asked how his sales tax works

Mr. Nyland stated that he collects it and pays it quarterly.

Commission member Reyna made a motion to approve the conditional use for mechanic and auto sales at 4475 S 4500 W. With the conditions that he works with the Fire Marshall and Building Official to get the building up to code. Allowed to sell 60 cars a year, allowed to have 3 cars stored outside at one time and no car is to remain more than a month, work with shop doors closed and hours of operation are no later than 9:00 PM Commission member Roundy seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, nay; Commission member Nalder, aye; Commission member Roundy, aye; 6:1 the motion carries.

15. PUBLIC HEARING-STORAGE CONTAINER ORDINANCE

To regulate temporary storage on private property

Commission member Archuleta 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; Commission member Nalder, aye; the vote was unanimous.

Dustin Howes expressed his concern about storage containers in residential neighborhoods.

George Lamar expressed concern about the section in the agricultural zone where it talks about having to put similar building material on the container.

Commission member Nalder 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; Commission member Nalder, aye; the vote was unanimous

20. ACTION ON PUBLIC HEARING- STORAGE CONTAINER ORDINANCE

1C should say 90 days instead of 30.

2A should differentiate between agricultural and residential.

Commission member Nalder made a motion to table the Storage container ordinance. Commission member Archuleta seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, nay; Commission member Nalder, aye; Commission member Roundy, aye; 6:1 the motion carries.

20. OTHER BUSINESS

Planning commission will meet at 5:00 PM for the work session on September 25th to discuss agenda items and various ordinances.

21. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 7:50P.M. Commission member Nalder seconded the motion. Commission member Archuleta, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; the vote was unanimous

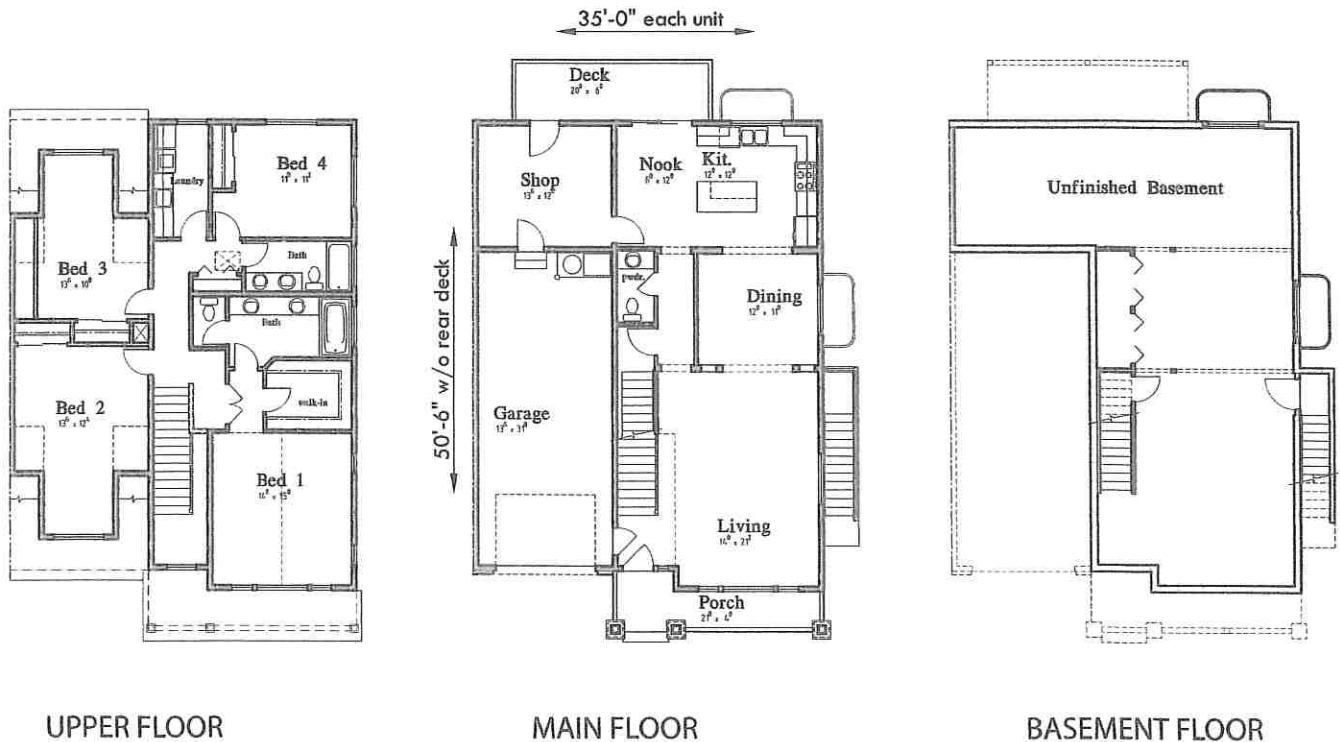
Charis Sully

Charis Sully
Deputy Recorder

Date Approved: _____

PLAN #D-609

MAIN FLR. 965 SQ. FT.
UPPER FLR. 1334 SQ. FT.
TOTAL 2299 SQ. FT.
GARAGE 441 SQ. FT.
SHOP 182 SQ. FT.
BASEMENT 1050 SQ. FT.



Search

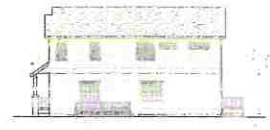
GO

Multi-Family (/plans/type/2)	
House Plans (/plans/type/1)	
Garage Plans (/plans/type/5)	
Remodel Design (/remodel design)	
About Us (/company)	
Builders (/builders)	

Craftsman luxury, duplex house plans, with basement, and shop, D-609

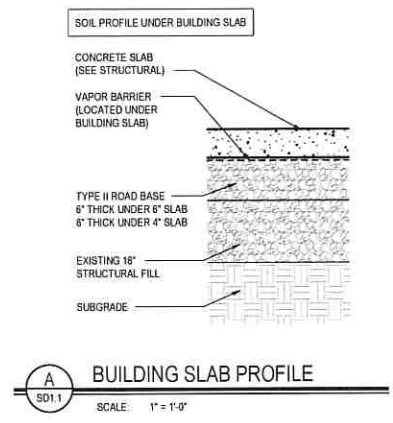
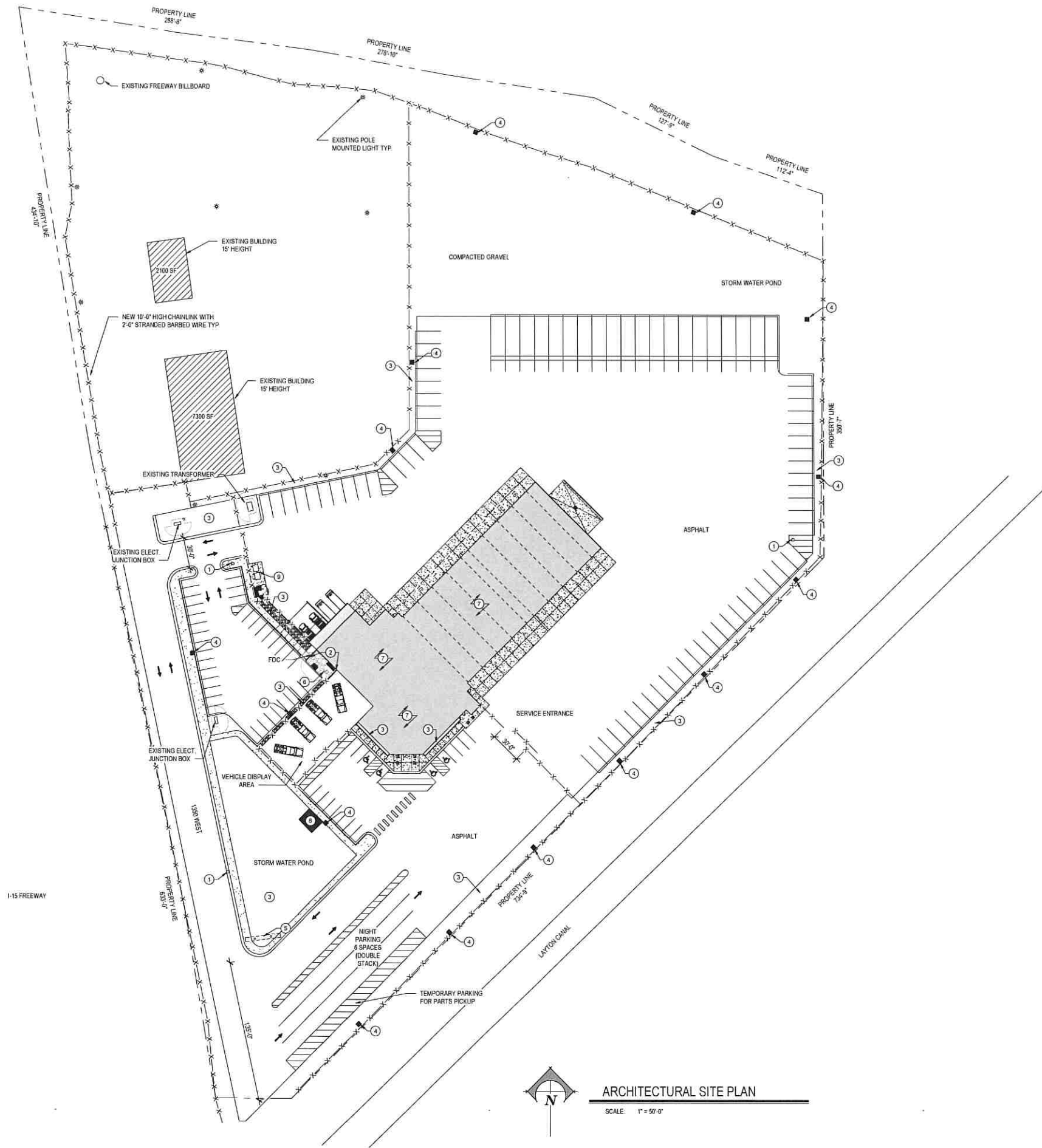


REAR ELEVATION



SIDE ELEVATION

Main Floor Plan

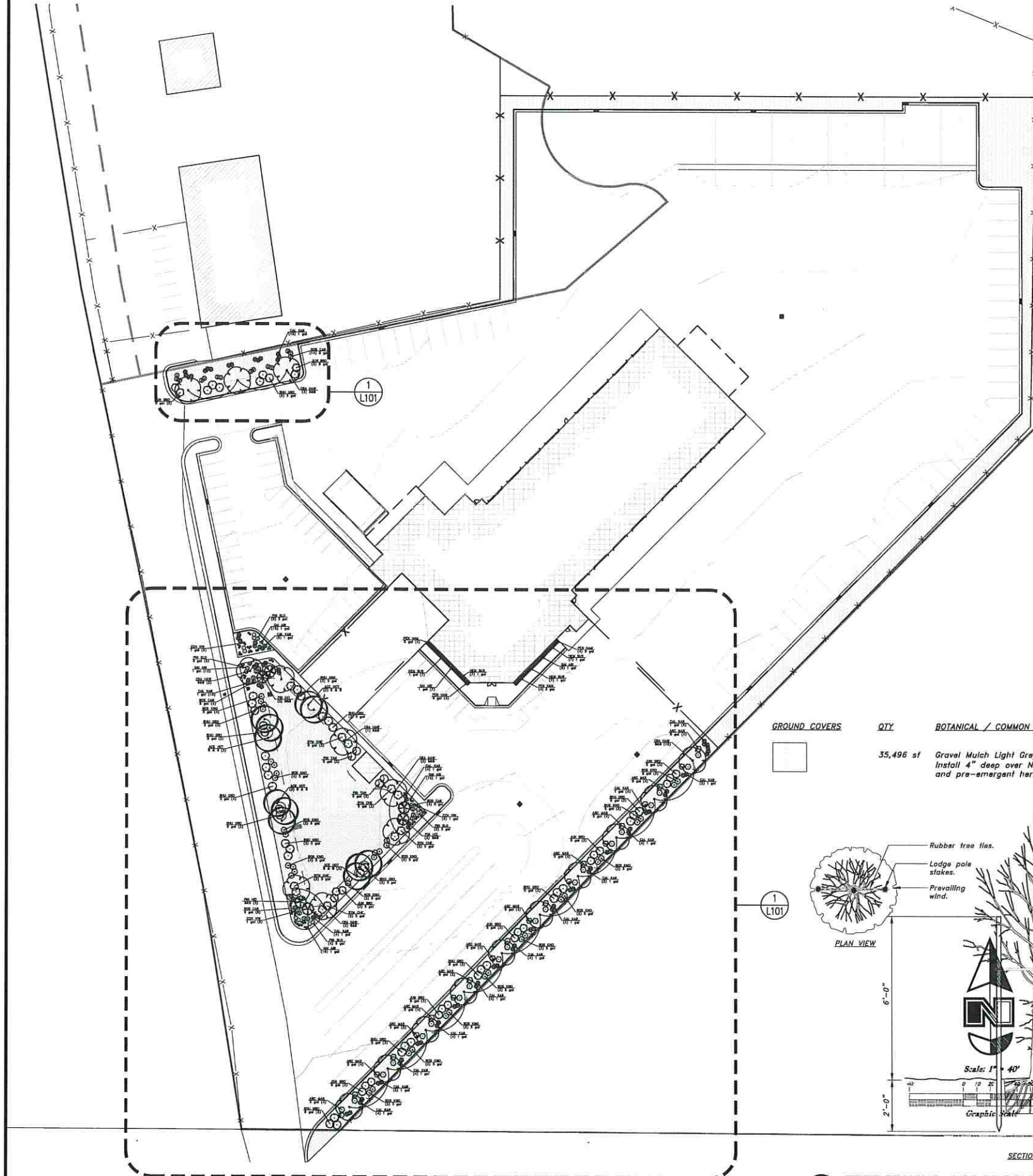


SYMBOL KEY	
--- X ---	CHAINLINK FENCE - SEE F / SD1.2
=====	SCREEN BLOCK WALL - SEE
=====	PAINT STRIPING
KEYNOTES	
①	FIRE HYDRANT LOCATION
②	SCREEN WALL
③	LANDSCAPE AREA - SEE LANDSCAPE PLANS
④	LIGHT POLE, TYP. SYMBOL - SEE ELECTRICAL
⑤	POLE MOUNTED FREEWAY SIGN - N.I.C. - BY OWNER
⑥	TRANSFORMER PAD - SEE ARCHITECTURAL FLOOR PLAN
⑦	BUILDING CONCRETE SLAB AND SOIL PROFILE - A / SD1.1
⑧	SMOKE SHELTER
⑨	TRASH BINS W/ BOLLARDS - SEE ARCHITECTURAL FLOOR PLAN
GENERAL NOTES	
1.	REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND HARDSCAPE DETAILS
2.	CONTRACTOR SHALL PROVIDE KNOX BOXES AND KNOX BOX LOCKS FOR ANY AND ALL DOOR AND/OR GATE ENTRIES AS REQUIRED FOR FIRE AND UTILITY ACCESS. WALL MOUNTED KNOX BOXES SHALL BE COORDINATED WITH ARCHITECT AND FIRE DEPARTMENT PRIOR TO PLACING.

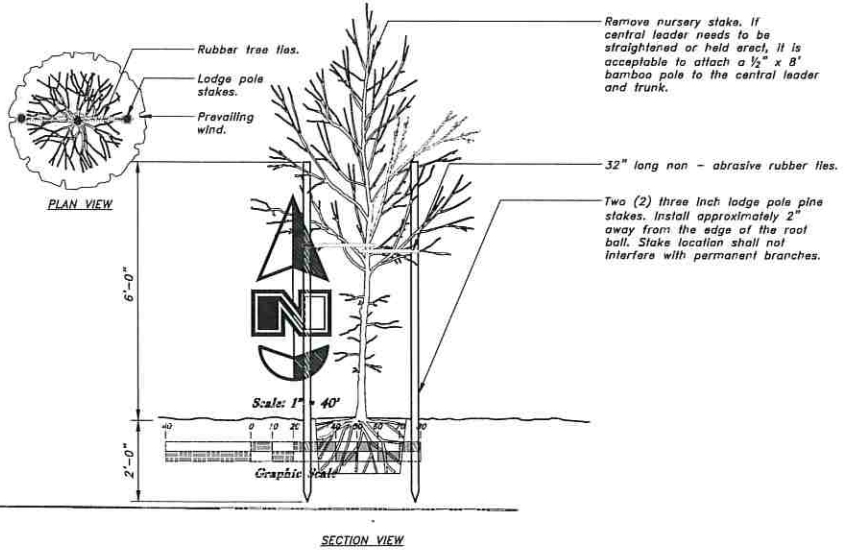
A NEW BUILDING FOR:
KENWORTH SALES COMPANY INC.
1750 SOUTH 1350 WEST
WEST HAVEN, UTAH

PROJECT:	
REVISIONS	
PROJECT NO.	16066
DATE:	SEPTEMBER 2019
DRAWN BY:	NRH
CHECKED BY:	GLN
DRAWING NO.:	

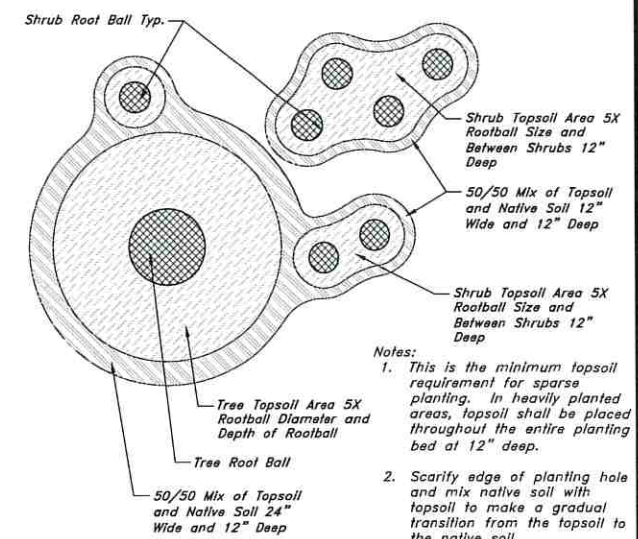
SD1.1



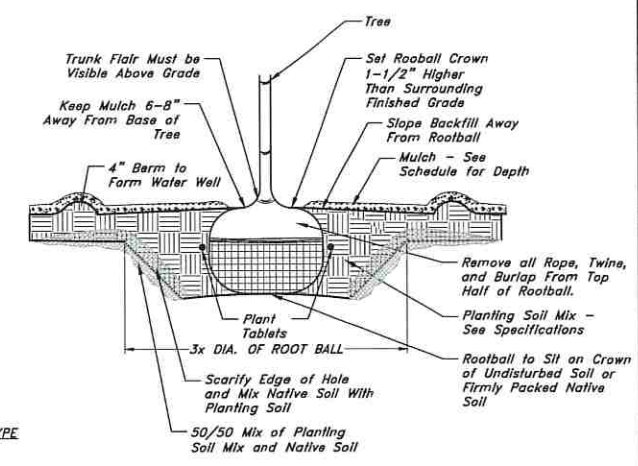
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	35,496 sf	Gravel Mulch Light Grey / 1-1.5" Staker Parson 'Crushed Gravel' Install 4" deep over Native Soil, DeWitt Pro 5 weed barrier fabric, and pre-emergent herbicide. Place topsoil at each plant per detail.	Stone Mulch	Stone



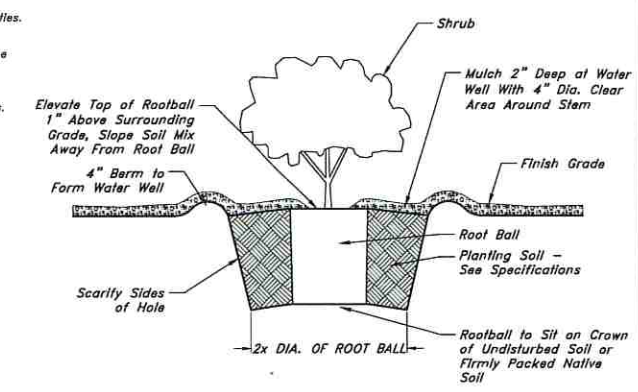
2 TREE STAKING - LODGE POLES (2)
1/2" = 1'-0"



4 TOPSOIL PLACEMENT AT SHRUBS AND TREES
NTS 32 9406-01



3 TREE PLANTING
NTS 32 9343.01-01



1 SHRUB PLANTING
NTS 32 9333.01-01

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.L.C. (801) 392-7844
WWW.GREATBASINENGINEERING.COM

Overall Landscape Plan
Kenworth - West Haven
1750 South 1350 West
West Haven City, Weber County, Utah
A part of Section 24, T8N, R2W, SLB&M, U.S. Survey

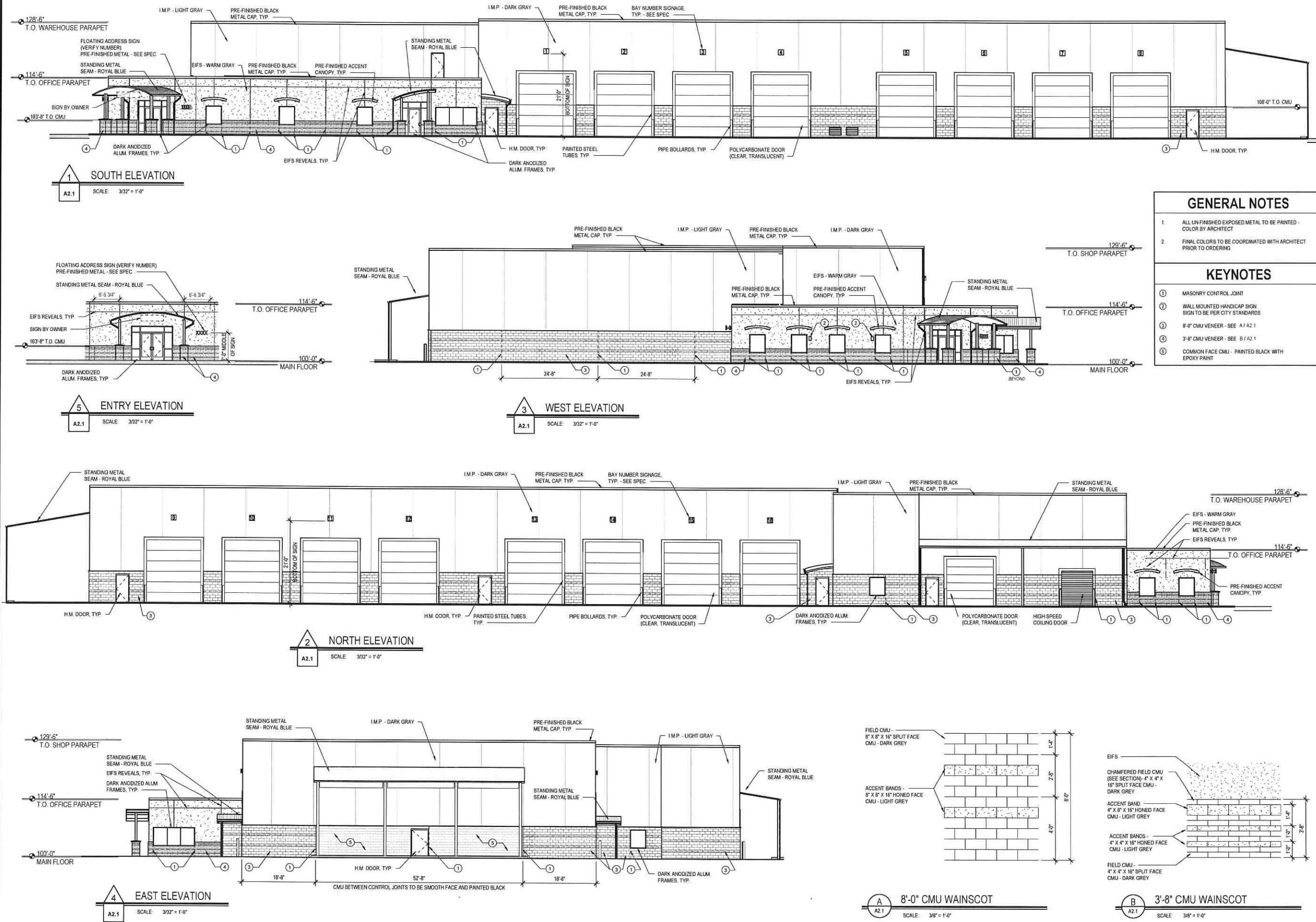
6 Sep, 2019
SHEET NO.
L100
19N212



<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>
ACE HOT	11	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal
CRA HAW	20	Craefagus crus-galli 'Inermis' / Crusader Hawthorn	B&B	2"Cal
PIN HEI	6	Pinus leucodermis 'Heldreichii' / Bosnian Pine	B&B	5-6" HT
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	
ARC MAS	40	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Manzanilla Drought Tolerant	5 gal	
JUN BRO	22	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal	
PIN SLO	13	Pinus mugo 'Slowmound' / Mugo Pine Drought Tolerant	5 gal	
PIN TAN	4	Pinus mugo 'Tannenbaum' / Mugo Pine	5 gal	
RHU GRO	43	Rhus aromatica 'Gra-Low' / Gro-Low Fragrant Sumac	5 gal	
ROS CAR	27	Rosa x 'Carefree Wonder' / Rose	5 gal	
ROS KNO	39	Rosa x 'Knockout' TM / Rose Drought Tolerant	5 gal	
SYM CHE	10	Symphoricarpos x chenaultii 'Hancock' / Hancock Coralberry Drought Tolerant	5 gal	
<u>ANNUALS/PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	
ECH VIN	21	Echinacea purpurea Vintage Wins / Purple Coneflower	1 gal	
GAI ARI	72	Gallardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal	
HEM BUS	28	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal	
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	
CAL KAR	85	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
PEN HAM	16	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	5 gal	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>TYPE</u>
	35,496 sf	Gravel Mulch Light Gray / 1-1.5" Staker Parson 'Crushed Gravel' Install 4" deep over Native Soil, DeWitt Pro 5 weed barrier fabric, and pre-emergent herbicide. Place topsoil at each plant per detail.	Stone Mulch	Stone



1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET "ACCEPTABLE" STANDARDS FOR TOPSOIL AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (KOEING, ISAMAN, UTAH STATE UNIVERSITY)
<http://extension.usu.edu/files/publications/publication/AG-50-02.pdf>
 CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND APPLYING TOPSOIL AROUND SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ESTABLISHMENT. ALLOW FOR A MINIMUM OF 4" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS



A NEW BUILDING FOR:
KENWORTH SALES COMPANY INC.
1750 SOUTH 1350 WEST
WEST HAVEN, UTAH

PROJECT:

REVISIONS

PROJECT NO.
16066
DATE:
SEPTEMBER 2019
DRAWN BY:
GLN
CHECKED BY:
SLN

DRAWING NO.:

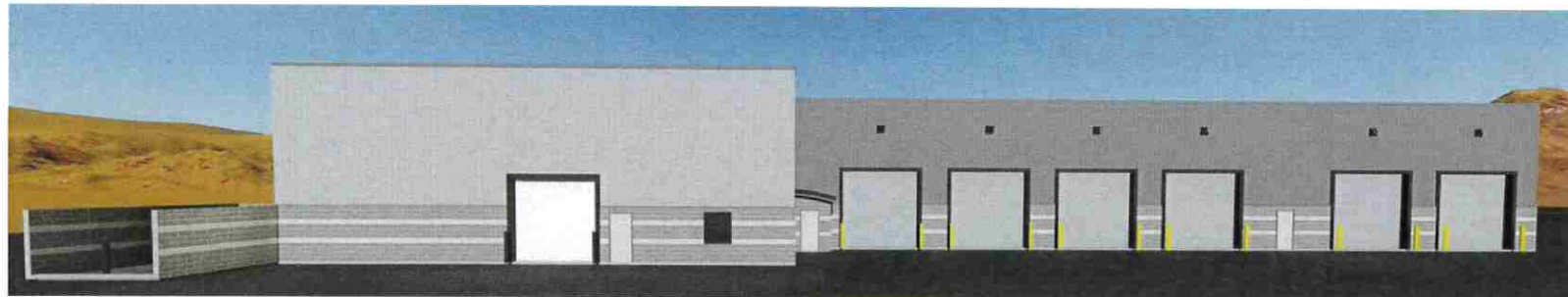
A2.1

NOT FOR CONSTRUCTION PURPOSES

nbw architects p.a.
ARCHITECTURE / PLANNING / INTERIORS
SCOTT L. NIELSEN, AIA, KEVIN R. BODILY, AIA, JAMES H. WYATT, AIA
1901 JOHN WOODS PARKWAY, P.O. BOX 2212, UHARU FALLS, UTAH 84402-2212
(P) 208-522-8778 (F) 208-522-8785 (W) nbwarchitects.com

BUILDING ELEVATIONS

SHEET TITLE:



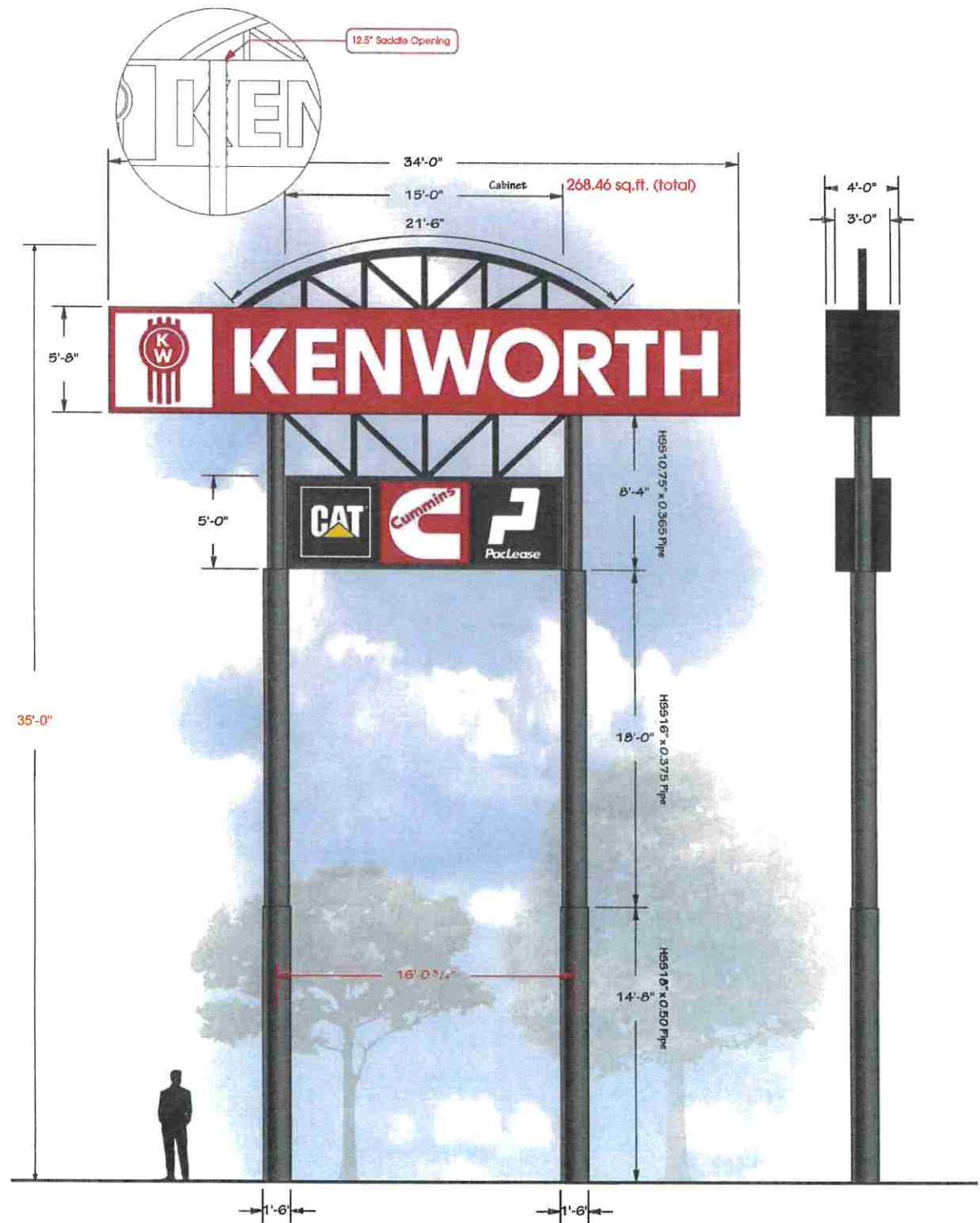
INTERNALLY ILLUMINATED D/S PYLON SIGN

Qty 1 Internally Illuminated D/S Pylon Sign
3m Translucent Printed Flex Faces
Gerber High Performance Translucent Red, Black & Yellow Vinyl
.063 Aluminum Retainers and Returns Painted Black
Square Tube Aluminum Accents Painted Black

*Customer to Supply Kenworth Cabinet for IG Installation



POLE/PYLON SIGN			
1. Steel Pole	8. Frame Steel Angle		
2. L.E.D. Lighting	9. Fuse		
3. Aluminum Panel	10. Ballast		
4. Wireway Cover	11. Aluminum Retainers		
5. Sockets	12. Flex Face		
6. Drain Holes	13. Aluminum Sides		
7. Junction Box	14. Frame Steel Angle		



INTERNALLY ILLUMINATED D/S PYLON SIGN

Scale: 3/16" = 1'-0" (11" x 17" Page Size)

FILE PATH: NEW JOBS / KENWORTH TRUCKING / ELKO / DESIGN / KW E PS 004



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUBDIVISION NAME Tuscan Meadows Ph. 3

LOCATION approx. 2275 W 3300 S PARCEL # _____

NO. OF LOTS 49 ZONE _____

Applicants Name Castle Creek / Chelly Ravina Phone 801-791-4915 Fax _____

Address 2852 W. 3825 S. City West Haven State UT Zip 84401

Surveyor/Engineer Reeves Phone _____ Fax _____

Address _____ City _____ State _____ Zip _____

OFFICE USE

Scheduled for Planning Commission Agenda September 25, 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

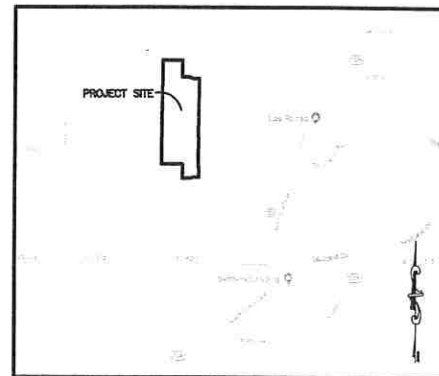
Final

Amount _____ Paid Date _____

Amount 9,800 Paid Date 9/9/19

TUSCAN MEADOWS SUBDIVISION PHASE 3

PART OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST, 2019



VICINITY MAP
NOT TO SCALE

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SHOWN HEREIN AS: S89°07'24"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR WITH PLASTIC CAP MARKED "REEVE & ASSOC."
- SET CENTERLINE STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- 10' PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED
- SECTION LINE
- ROAD CENTERLINE

Scale: 1" = 80'

BOUNDARY DESCRIPTION

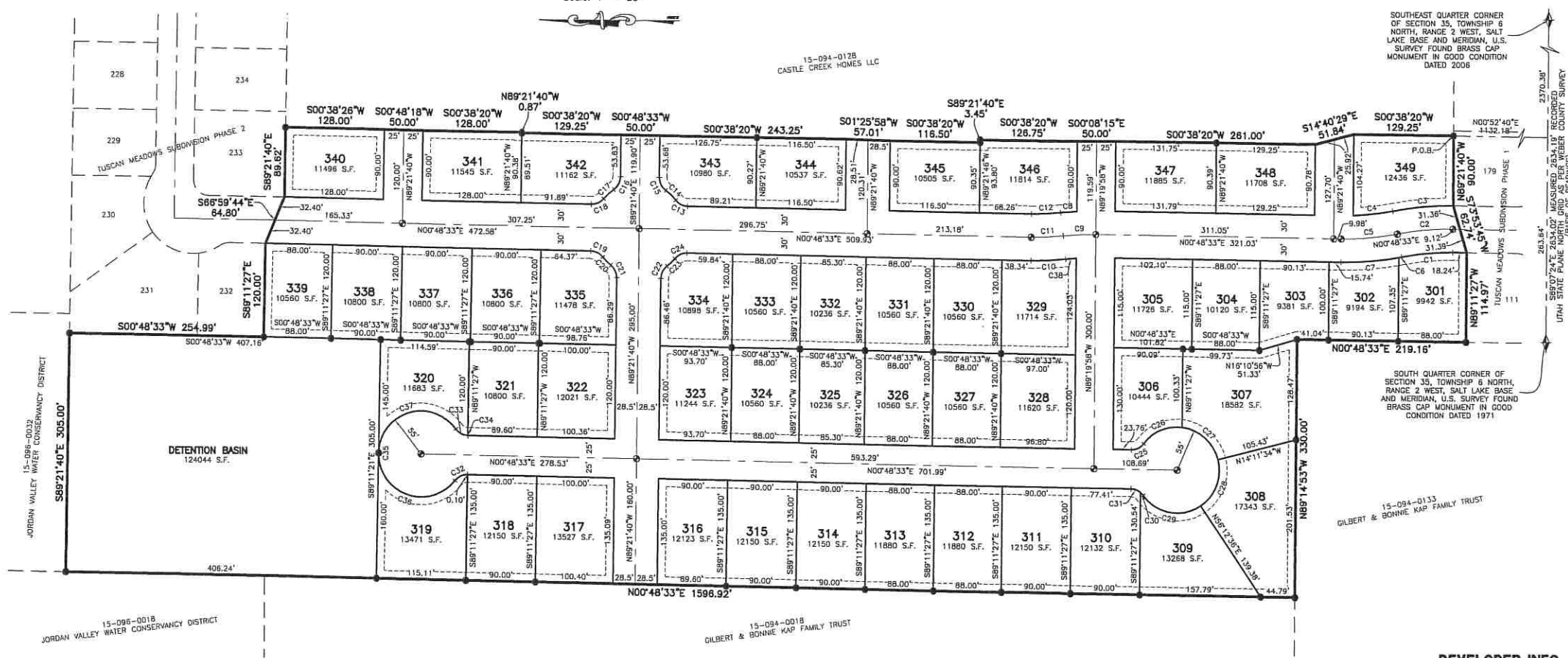
PART OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 179 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, SAID POINT BEING S89°07'24"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 283.84 FEET AND N00°52'40"E 1132.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N89°21'40"W ALONG THE NORTH LINE OF SAID LOT 179, 90.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S73°53'45"W 62.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE N89°11'27"W ALONG THE NORTH LINE OF LOT 111 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, 114.37 FEET; THENCE N00°48'33"E 219.16 FEET; THENCE N89°14'53"W 330.00 FEET; THENCE N00°48'33"E 1596.92 FEET; THENCE S89°21'40"E 305.00 FEET TO THE NORTHWEST CORNER OF LOT 231 OF TUSCAN MEADOWS SUBDIVISION PHASE 3; THENCE S00°48'33"W 231.00 FEET ALONG THE WEST LINE OF SAID LOT 231 AND LOT 232, 254.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 232 OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE S89°11'27"E ALONG THE SOUTH LINE OF SAID LOT 232, 120.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S68°59'44"E 64.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S89°21'40"E ALONG THE SOUTH LINE OF LOT 233 OF TUSCAN MEADOWS SUBDIVISION PHASE 2, 89.62 FEET; THENCE S00°38'26"W 128.00 FEET; THENCE S00°48'18"W 50.00 FEET; THENCE S00°38'20"W 128.00 FEET; THENCE N89°21'40"W 0.87 FEET; THENCE S00°38'20"W 128.25 FEET; THENCE S00°48'33"W 50.00 FEET; THENCE S00°38'20"W 243.25 FEET; THENCE S01°25'58"W 57.01 FEET; THENCE S89°21'40"E 3.45 FEET; THENCE S00°38'20"W 118.50 FEET; THENCE S00°08'15"E 50.00 FEET; THENCE S00°38'20"W 281.00 FEET; THENCE S14°40'29"E 51.84 FEET; THENCE S00°38'20"W 129.25 FEET; THENCE N00°52'40"E 1132.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35, 283.84 FEET AND N00°52'40"E 1132.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N89°21'40"W ALONG THE NORTH LINE OF SAID LOT 179, 90.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S73°53'45"W 62.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE N89°11'27"W ALONG THE NORTH LINE OF LOT 111 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, 114.37 FEET; THENCE N00°48'33"E 219.16 FEET; THENCE N89°14'53"W 330.00 FEET; THENCE N00°48'33"E 1596.92 FEET; THENCE S89°21'40"E 305.00 FEET TO THE NORTHWEST CORNER OF LOT 231 OF TUSCAN MEADOWS SUBDIVISION PHASE 3; THENCE S00°48'33"W 231.00 FEET ALONG THE WEST LINE OF SAID LOT 231 AND LOT 232, 254.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 232 OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE S89°11'27"E ALONG THE SOUTH LINE OF SAID LOT 232, 120.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S68°59'44"E 64.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2275 WEST STREET; THENCE S89°21'40"E ALONG THE SOUTH LINE OF LOT 233 OF TUSCAN MEADOWS SUBDIVISION PHASE 2, 89.62 FEET; THENCE S00°38'26"W 128.00 FEET; THENCE S00°48'18"W 50.00 FEET; THENCE S00°38'20"W 128.00 FEET; THENCE N89°21'40"W 0.87 FEET; THENCE S00°38'20"W 128.25 FEET; THENCE S00°48'33"W 50.00 FEET; THENCE S00°38'20"W 243.25 FEET; THENCE S01°25'58"W 57.01 FEET; THENCE S89°21'40"E 3.45 FEET; THENCE S00°38'20"W 118.50 FEET; THENCE S00°08'15"E 50.00 FEET; THENCE S00°38'20"W 281.00 FEET; THENCE S14°40'29"E 51.84 FEET; THENCE S00°38'20"W 129.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 903,961 SQUARE FEET OR 20.752 ACRES MORE OR LESS

CURVE TABLE

#	RADIUS	ARC LTH	CHD LTH	TANG	CHD BEARING	DELTA
C1	1320.00	68.37	68.25	33.30	N00°07'56"W	11°52'57"
C2	1350.00	72.59	72.46	36.42	N00°07'56"W	11°52'57"
C3	1380.00	76.81	76.67	39.54	N00°07'56"W	11°52'57"
C4	1410.00	81.03	80.88	42.66	N00°07'56"W	11°52'57"
C5	1440.00	85.25	85.10	45.78	N00°07'56"W	11°52'57"
C6	1470.00	89.47	89.31	48.90	N00°07'56"W	11°52'57"
C7	1500.00	93.69	93.52	52.02	N00°07'56"W	11°52'57"
C8	1530.00	97.91	97.73	55.14	N00°07'56"W	11°52'57"
C9	1560.00	102.13	101.94	58.26	N00°07'56"W	11°52'57"
C10	1590.00	106.35	106.15	61.38	N00°07'56"W	11°52'57"
C11	1620.00	110.57	110.36	64.50	N00°07'56"W	11°52'57"
C12	1650.00	114.79	114.57	67.62	N00°07'56"W	11°52'57"
C13	1680.00	119.01	118.78	70.74	N00°07'56"W	11°52'57"
C14	1710.00	123.23	122.99	73.86	N00°07'56"W	11°52'57"
C15	1740.00	127.45	127.20	76.98	N00°07'56"W	11°52'57"
C16	1770.00	131.67	131.41	80.10	N00°07'56"W	11°52'57"
C17	1800.00	135.89	135.62	83.22	N00°07'56"W	11°52'57"
C18	1830.00	140.11	139.83	86.34	N00°07'56"W	11°52'57"
C19	1860.00	144.33	144.04	89.46	N00°07'56"W	11°52'57"
C20	1890.00	148.55	148.25	92.58	N00°07'56"W	11°52'57"
C21	1920.00	152.77	152.46	95.70	N00°07'56"W	11°52'57"
C22	1950.00	156.99	156.67	98.82	N00°07'56"W	11°52'57"
C23	1980.00	161.21	160.88	101.94	N00°07'56"W	11°52'57"
C24	2010.00	165.43	165.09	105.06	N00°07'56"W	11°52'57"
C25	2040.00	169.65	169.30	108.18	N00°07'56"W	11°52'57"
C26	2070.00	173.87	173.51	111.30	N00°07'56"W	11°52'57"
C27	2100.00	178.09	177.72	114.42	N00°07'56"W	11°52'57"
C28	2130.00	182.31	181.93	117.54	N00°07'56"W	11°52'57"
C29	2160.00	186.53	186.14	120.66	N00°07'56"W	11°52'57"
C30	2190.00	190.75	190.35	123.78	N00°07'56"W	11°52'57"
C31	2220.00	194.97	194.56	126.90	N00°07'56"W	11°52'57"
C32	2250.00	199.19	198.77	130.02	N00°07'56"W	11°52'57"
C33	2280.00	203.41	202.98	133.14	N00°07'56"W	11°52'57"
C34	2310.00	207.63	207.19	136.26	N00°07'56"W	11°52'57"
C35	2340.00	211.85	211.40	139.38	N00°07'56"W	11°52'57"
C36	2370.00	216.07	215.61	142.50	N00°07'56"W	11°52'57"
C37	2400.00	220.29	219.82	145.62	N00°07'56"W	11°52'57"
C38	2430.00	224.51	224.03	148.74	N00°07'56"W	11°52'57"



SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF TUSCAN MEADOWS SUBDIVISION PHASE 3 IN WEST HAVEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT TUSCAN MEADOWS SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND DEDICATE TO ROCKY MOUNTAIN POWER A 10' POWER EASEMENT TO OPERATE AND MAINTAIN AN EXISTING OVERHEAD POWER LINE AND POWER POLES AND ALSO TO GRANT AND DEDICATE TO WEST HAVEN CITY ALL AREA LABELED AS DETENTION BASIN FOR DRAINAGE TO BE OWNED AND MAINTAINED BY WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-19-19
Name: TUSCAN MEADOWS PHASE 3
Number: 3784-65
Revision:
Scale: 1"=80'
Checked:



DEVELOPER INFO.

MIKE SCHULTZ CONSTRUCTION
MIKE SCHULTZ
1798 W. 5150 S. #103
ROY, UT. 84067

ROCKY MOUNTAIN POWER

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.,

APPROVED BY ROCKY MOUNTAIN POWER ON THIS _____ DAY OF _____, 20____

BY _____ TITLE _____

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS _____ DAY OF _____, 20____

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS _____ DAY OF _____, 20____

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS _____ DAY OF _____, 20____

WEST HAVEN CITY ATTORNEY

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded: _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.



CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Owners Name: JACK A monson Phone: 385-770-9421

Address: 3496 S 4700 W City: West Haven State: UT Zip: 84401

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

Phone: _____ Email Address: Jackmonson71agmail

Address: _____ City: _____ State: _____ Zip: _____

Property Address: 3496 S. 4700 W Parcel # _____

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

Bldg. Sq. Ft.: 30x30' Building Height (stories & ft.): 1 story

What Use is requested? Home occupation mechanic Shop

OFFICE USE

Scheduled for Planning Commission Agenda: September 25, 2019

PLANNING COMMISSION ACTION:

Approved: _____ Denied: _____ Date: _____

Conditions: Comply with nuisance ordinance 15-15

Fee: 200.00

Date Paid:

9.5.19

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.

A site plan must be provided with the application.

4700 west

1.57 Acres.

Open Field

Driveway

Personal parking

House

Shop

60 to 70'

Car Parking for Business

14'