



WEST HAVEN CITY COUNCIL AGENDA

AMENDED

November 20, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **November 20, 2019** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORKSHOP 6:00: REGULAR WEDNESDAY CITY COUNCIL MEETING.** COUNCILMEMBER CARLSON WILL ATTEND THE MEETING ELECTRONICALLY.

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Musselman
 - B. PRAYER/MOMENT OF SILENCE Councilmember Vanderwood
3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a Question about any issue that **IS NOT ON THE AGENDA** No action can or will be taken on any issue(s) presented.

*** AGENDA ACTION ITEMS ***

4. PRESENTATION-WINDSOR AND PREVEDEL PARK PLAN-G. BROWN
5. ACTION ON RESOLUTION 17-2019-HB163-PERSONAL USE OF PUBLIC PROPERTY
6. ACTION ON RESOLUTION 18-2019-VIPS
7. AWARD CONTRACT-ECONOMIC DEVELOPMENT
8. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. PRELIMINARY SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S. 2050 W.-JASON ANDERSON
 - B. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK-APPROX. 1750 S. 1900 W.
 - C. FINAL SITE PLAN APPROVAL-GRAND HAVEN ASSISTED LIVING-3400 S. 3500 W.-JUSTIN NIELSEN
 - D. ACTION ON ORDINANCE 29-2019-3710 S. 2700 W.-CODY RHEES
 - E. ACTION ON ORDINANCE-38-2019-R-3 ZONE
 - F. ACTION ON ORDINANCE 33-2019-TEMPORARY SIGNS
 - G. ACTION ON ORDINANCE 39-2019-ANIMAL ORDINANCE
 - H. ACTION ON ORDINANCE 37-2019-AMEND THE GENERAL PLAN-GENERAL PLAN MAP APPENDIX "A"
 - F. PRELIMINARY SUBDIVISION APPROVAL-SHUPE SUBDIVISION-3222 S. 3500 W.-CAPITAL REEF MANAGEMENT
9. ACTION ON ORDINANCE 40-2019-EMERGENCY OPERATIONS PLAN
10. ACTION ON RESOLUTION 17-2019-PERSONNEL POLICY-COMPENSATORY TIME AND VACATION TIME
11. RATIFY RESOLUTION 14-2019-MODERATE INCOME HOUSING
12. ACTION ON CONSENT AGENDA

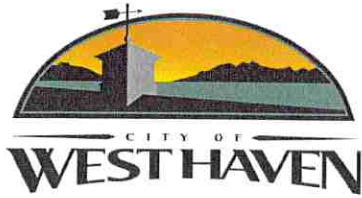
A. CITY COUNCIL MINUTES	MEETING HELD	November 6, 2019
B. AMERICAN PAVEMENT MARKING, LLC	\$25,839.04	Inv.#124916
13. ADJOURNMENT

Emily Green
Emily Green, City 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 the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY NOVEMBER 20, 2019**

@

5:00 PM – In City Council Chambers

*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Staff Report- Mayor Bolos
2. Presentation-Road impact fee level of service-Fred Philpot, Ryan Christensen, Joe Perrin
3. Planning Commission & City Council Agenda Items- Steve Anderson



WEST HAVEN CITY COUNCIL MEETING MINUTES

November 6, 2019 6:00 p.m.

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

Present: Sharon A. Bolos Mayor
Stephanie Carlson Councilmember
Lacy Richards Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember
Dawnell Musselman Councilmember

Staff Present: Emily Green City Recorder
Steve Anderson City Planner

5:30 Council Workshop

Mayor Bolos brought the meeting to order and updated the council on staff reports.

Sargent Laveley presented the proposal for the Sheriff's Department to use one of our vehicles for the VIP's program.

Agenda items were discussed.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the City Council Chambers.

Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Troop 191

B. Lead by Councilmember Richards

3. PUBLIC PRESENTATION

Emma Calbert stated that her softball team would like to attend a tournament that must be funded by donations from private business owners for lodging, transportation, food, and tournament entry fees.

Commission member Hunter made a motion to table items 4D-4G. Councilmember Vanderwood seconded the motion. Councilmember Carlson, nay; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, nay; Councilmember Musselman, nay; **Motion fails 2:3.**

Councilmember Vanderwood was excused at 6:10 P.M.

4. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 35-2019-MASTER DEVELOPMENT AGREEMENT-RIVERWALK TOWNHOMES-APPROX. 1550 W. 2000 S.

Rick Scadden stated that they want to amend the Master Development Agreement to extend road and add property to it.

Councilmember Richards asked if the road is supposed to be on the Lodder property.

Mr. Scadden confirmed that he has an agreement with the Lodder's to put the road on their property.

Councilmember Richards suggested changing 60 to 64 on the original Master Development Agreement on page 2 item 3 to keep the proportions the same as previously agreed upon.

Councilmember Carlson asked how many units per acre this would be.

Mr. Scadden answered that it will be 16 units per acre for the townhomes and 25 units on the one-acre parcel. He said that he would like it to be 17 units per acre to allow for the extra.

Councilmember Richards made a motion to adopt ordinance 35-2019 with the following changes: 1A Parcel No. 10 The addition of acreage to the existing 15 acres specified in RECITAL B2, up to a total of 17 acres while still not to exceed 16 units per acre, 1B Parcel No. 11 the addition of acreage to the existing 16 acres specified in RECITAL B1 up to a total of 17 acres while still not to exceed 25 units per acre, and changing item B 3 to say approximately 64 acres of remaining property, to be developed as allowed under the Mixed-Use Zone/Commercial overlay Zone (50% of remaining property not in Items described in B1 and B2, to be held in the commercial overlay zone) described in Exhibit B, subject to agreement. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

B. PRELIMINARY SUBDIVISION APPROVAL-PARKER ESTATES-APPROX. 2264 S. 3500 W.-DOUG HAMBLIN

Councilmember Hunter asked the purpose of widening the road.

Doug Hamblin explained that Planning Commission would like it widened to allow for parking.

Councilmember Richards asked if they are allowing the neighbors access to the private road on the east and if they considered changing that temporary turn around to a hammerhead. She also stated that after discussing maintenance with the Recreation Director that he would like a box culvert and a 50 foot corridor instead of a 70 feet.

Mr. Hamblin confirmed they are allowing access and that they have considered changing it.

Steve Anderson said they were given a bonus density of two units.

Councilmember Richards asked if lots 11, 12, 13 are larger and would allow animal keeping.

Mr. Hamblin said they will not be larger and not extend out.

Councilmember Carlson asked if the trail goes through the open space section.

Steve Anderson confirmed it does.

Councilmember Richards made a motion to give preliminary subdivision approval with the requirement that at the time of final they will add a culvert with a 50 foot width on the corridor for maintenance and access for the Kingston family. **Councilmember Carlson seconded** the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

C. FINAL SUBDIVISION APPROVAL-HAVEN PARKWAY PHASE 2-APPROX. 2264 S. 1800 S.-CHASE FREEBAIRN

Commission member Richards stated that when this came through planning the only change was that the lot lines were straightened up a little to allow a fence and acreage was made up on the park area. She asked him where he proposed adding street lights for this phase.

Chase Freebairn stated that they will add them on every intersection and any long blocks in the middle.

Commission member Richards asked if the trail will stay the same. She also asked if they are fencing off any areas.

Mr. Freebairn stated that they will have to shift the trail to the west. He stated that they will fence off the estate lots and install gates.

Commission member Richards asked if they are still working with the Prevedel family to name the streets after them.

Mr. Freebairn confirmed they are still working with the family on that. He also stated that there are still some outstanding water shares with Hooper Irrigation because their policy will not allow them to take those shares anymore and they are wondering if the City would accept 12 Wilson Irrigation shares.

Commission member Carlson made a motion to give final subdivision approval. **Commission member Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

D. ACTION ON ORDINANCE 37-2019-AMEND THE GENERAL PLAN-GENERAL PLAN MAP APPENDIX "A"

Councilmember Richards suggested a few areas that had been left out in planning. They are as follows: at approximately 3300 W. 4000 S. the parcel with the detention basin should be changed to gray on the west side and the east side should be C-2, the property at approx. 4150 S. 3500 W. changes to R-1, property at approx. 3500 S. 2600 W. change to a number 6, property at approx. 2600 W. 3500 S. extending the R-3 out to the property lines and doing C-2 behind it. The property at approx. 2425 W. 1800 S. changes to R-2, the park on 3300 S. needs to be changed to the gray, and property at approx. 2200 W. 1800 S. changes to R-4.

Councilmember Musselman suggested changing property at approx. 3700 S. 3500 W. to R-4.

Councilmember Hunter suggested adding C-2 all along the proposed road that connects 2100 S. to 1800 S.

Councilmember Carlson moved to table. **Councilmember Hunter** seconded the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, nay; Councilmember Musselman, nay; Mayor Bolos, aye; **Motion Carries 3:2.**

E. ACTION ON ORDINANCE 36-2019-RESIDENTIAL ZONES R-2, R-2.5, R-3, AND R-4

Councilmember Richards suggested changing on R-2 and R-2.5 second 1.5 detached accessory buildings and garages to have two bullet points under side and rear setbacks to say

- Accessory building forward or in front of the plane of the rear of the main building shall have an 8 foot minimum on the side setback and 22 on the rear.*
- Accessory building behind the rear building and the main building shall have 5 feet as long as its at least 20 feet from the adjacent building.*

Councilmember Hunter suggested changing the minimum 1.4 B to 10,000 square feet.

Councilmember Richards suggested changing on R-2 1.4 B to add to the end When a variety of lot sizes are used the larger will be placed against the existing lots whenever possible. She also suggested changing the name on the document to say only residential and not multifamily because not all of these zones apply to multifamily.

Commission member Carlson made a motion to adopt ordinance 36-2019 with the changes addressed and not to include the R-3 zone. **Commission member Richards seconded** the motion. **Roll Call:** Councilmember Hunter, nay; Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; **Motion passes 3:1.**

F. ACTION ON ORDINANCE 33-2019-TEMPORARY SIGNS

Councilmember Hunter suggested removing section 6 where it says signs will not be posted on public property.

Councilmember Hunter moved to table. **Councilmember Musselman** seconded the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, nay; Councilmember Musselman, aye; **Motion Carries 3:1.**

Councilmember Hunter was excused at 8:17 P.M.

5. PRESENTATION-VETERAN APPRECIATION-LEWIS GONELL

Lewis Gonell suggested passing a resolution to honor those that serve and have served in the military.

6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON RESOLUTION 14-2019-MODERATE INCOME HOUSING IN THE GENERAL PLAN

Councilmember Carlson moved to adopt resolution 14-2019. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; **Vote was unanimous.**

7. **ACTION ON RESOLUTION 15-2019-PERSONNEL POLICY-COMPENSATORY TIME AND VACATION TIME**

Councilmember Richards moved to table. Councilmember Carlson seconded the motion. Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; **Vote was unanimous.**

8. **ADVICE & CONSENT OF: ONE (1) WHSSD BOARD MEMBER APPOINTMENT Submitted by Mayor Bolos** To fill one, 2 year term position available due to the expiring term of Rob Higginson. The new term will be from November 1, 2019 thru December 31, 2021.

Mayor Bolos presented Karen Barnes for a mid-term appointment.

Councilmember Richards made a motion to appoint Karen Barnes. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

9. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES	MEETING HELD	October 16, 2019
B. ADVANCED PAVING	\$52,621.00	Inv.#1974
C. SAFETY SUPPLY & SIGN INC.	\$12,244.00	Inv.#170598
D. ROPER BUILDINGS	\$42,073.63	Inv.#6478-6479
E. WEBER COUNTY SHERIFF	\$277,961.25	Inv.#21413

Councilmember Carlson moved to approve the Consent Agenda with a change on the minutes to show the vote was 3:2 on item 7 and that item 9 shows councilmember Richards asking to round the impact fee down to an even dollar amount.

Councilmember Richards seconded the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; **Vote was unanimous.**

10. **ADJOURNMENT**

Councilmember Musselman moved to adjourn at 8:22 P.M. **Councilmember Richards seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Richards, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____

AGREEMENT BETWEEN WEST HAVEN CITY AND WEBER COUNTY FOR USE OF CITY VEHICLES FOR LAW ENFORCEMENT VOLUNTEERS (VIPS PROGRAM)

This Agreement is made and entered into pursuant to Utah Code Annotated 11-13-101, 1953 as amended, commonly referred to as the Interlocal Cooperation Act, by and between Weber County, a body corporate and politic of the State of Utah, hereinafter referred to as "County", and West Haven City, a municipal corporation of the State of Utah, hereinafter referred to as "City".

WITNESSETH

WHEREAS, County, through the Weber County Sheriff's office "Sheriff", provides law enforcement services to City; and

WHEREAS, Sheriff has developed a Volunteers In Police Service program "VIPS" to be utilized in City; and

WHEREAS, the VIPS program, provides opportunities for volunteers to be trained, and under authority of the Sheriff, provide certain crime protection and prevention services; and

WHEREAS, the City would like to provide use of one of its vehicles for use in the VIPS volunteer program; and

WHEREAS, the vehicle may also be used for other City purposes, as well as the VIPS program; and

WHEREAS, the parties hereto wish to establish policies and procedures relating to the use of the vehicle and the costs and expenses associated therewith.

NOW WHEREFORE, pursuant to the Utah Interlocal Cooperation Act, the parties hereby agree as follows:

1. The City will provide one vehicle for the use of the Sheriff's VIPS program at times when the City Offices are closed;
2. That vehicle will be equipped by County at County expense with the various items to make it an appropriate law enforcement vehicle as outlined in the attached Exhibit A. These items will remain the property of Weber County and will be removed from the vehicle once it is no longer being used in the VIPS program.
3. The operating costs including gas, oil, maintenance and needed repairs, will be provided by the City;
4. Insurance for the vehicle will be provided by the City. However, if any out of pocket expenses are incurred, beyond insurance coverage, for injuries or damages created by VIPS volunteers operating the vehicle, those expenses will be assumed by Sheriff.
5. The City will use the vehicle for City purposes during City Office Operating hours;

6. VIPS volunteers will be volunteering for the County and the Sheriff. The County, as provided for in state law, will provide liability and Workman's Compensation coverage for the volunteers;
7. VIPS Volunteers will not be considered City employees and the City has no responsibility for any costs or expenses incurred by VIPS volunteers.
8. Any liability or expenses incurred through the use of the vehicle by the City and its employees will be the sole responsibility of the City and City will indemnify the County from any expenses that might be incurred therefrom.
9. This agreement supersedes any other oral or written agreement between the parties related to the use of the vehicle provided for VIPS operations and can only be amended or altered through written agreement between the two parties.

IN WITNESS THEREOF, the City caused this Agreement to be signed by its Mayor and attested by its City Recorder, and the County has caused this Agreement to be signed by its Chairman of the Board of County Commissioners and attested by its Clerk, all on the day and year appearing below their respective signatures.

_____ CITY

By: _____ Date _____
Mayor

ATTEST:

state law.

Approved as to form and for compliance with

City Recorder

City Attorney

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY:

By: _____ Date _____
Chair

ATTEST:

with state law.

Approved as to form and for compliance

Weber County Clerk

Weber County Attorney's Office



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL OR
MANUFACTURING

Date 11/1/19

Address of Site: 2506 So. 2050 W. Property Parcel # 151310008

Applicant's Name: JASON ANDERSON

Address: 2506 S. 2050 W. WEST HAVEN, UT 84401 Phone: 801-732-1533

Application is hereby made to West Haven City requesting the following permitted use(s),
ADDITION FOR STORAGE BUILDING and

Site plan design, be approved on .44 of
(acreage)

Property in the M2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: [Signature] Date: 11/1/2019
(Owner/Petitioner)

I authorize _____ to act as my representative in all matters relating
to this application.

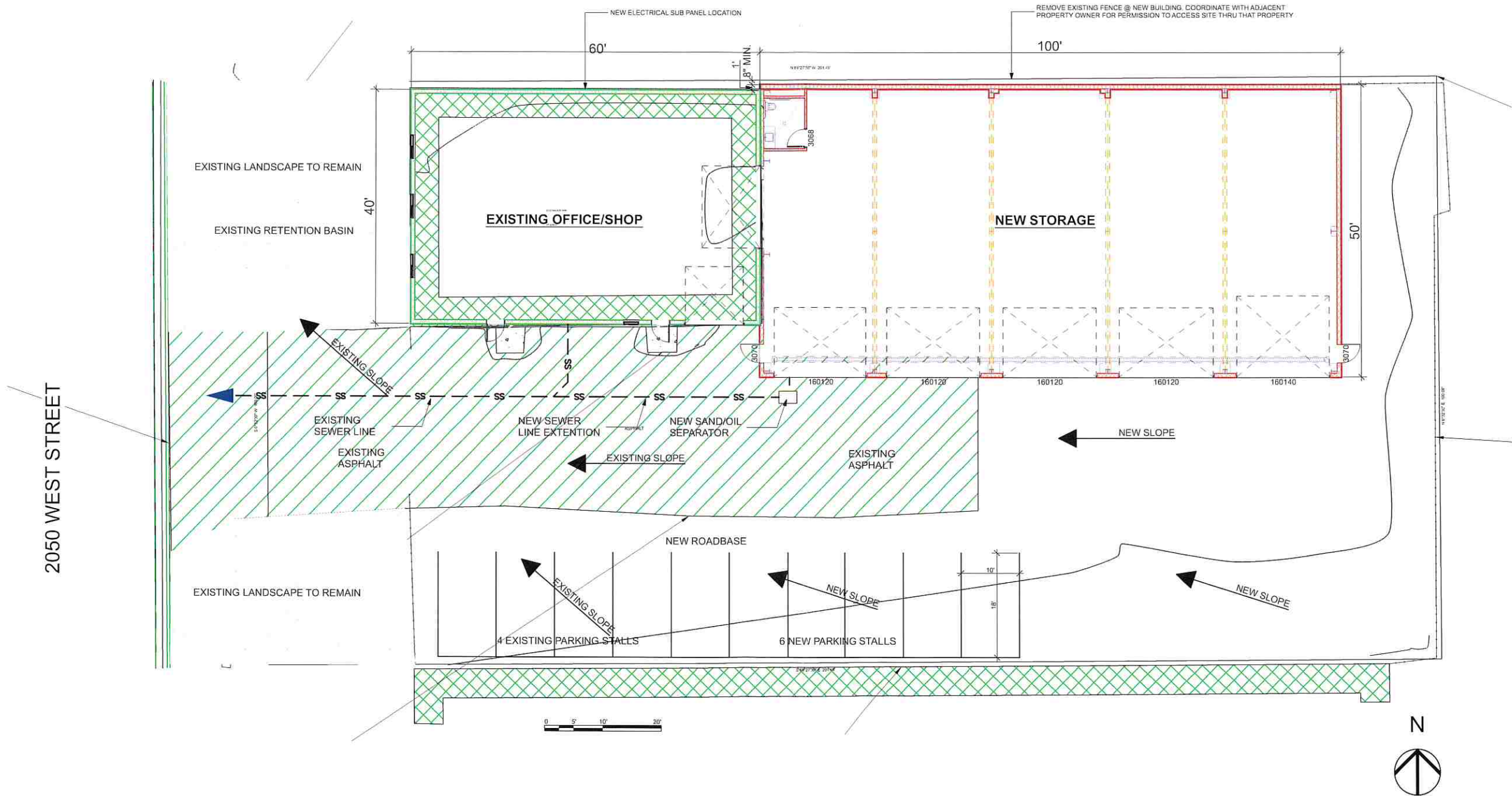
(Owner)

(Agent as Authorized by Owner)

KN Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28

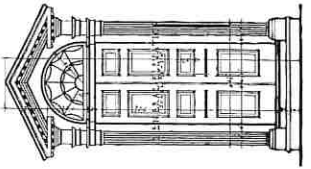
Elevation				Please show the percentage of each elevation for each category.	
N	E	S	W		
<u>92</u>	<u>93</u>	<u>54</u>	<u>85</u>	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.	
<u>8</u>	<u>6</u>	<u>1</u>	<u>8</u>	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.	
<u>0</u>	<u>1</u>	<u>45</u>	<u>7</u>	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.	
Number of parking spaces for your business				<u>10</u>	
Percentage of landscaping				<u>8.3%</u>	
Fees					
Preliminary	<u>11/4</u>	\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre			
City Review		\$100.00	Amount _____ Date Paid _____		
Final		\$100.00			
For Office Use Only					
Scheduled date for Agenda <u>November 13, 2019</u>					
Planning Commission Preliminary Approval _____ Conditions _____					
Council Preliminary Approval _____ Conditions _____					
Planning Commission Final Approval _____ Conditions _____					
Council Final Approval _____ Conditions _____					

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln



1 SITE PLAN
C-1 SCALE: 1" = 10'

**N i e l s o n
Architecture
Planning, Inc.**
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp

Not valid with out
Original Signature

**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**

OWNER: JASON ANDERSON

2506 South 2050 West, West Haven, Utah

CMC CONSTRUCTION
COREY MALAN, G.C.
801-394-3904

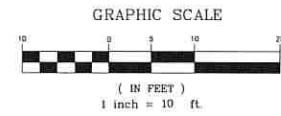
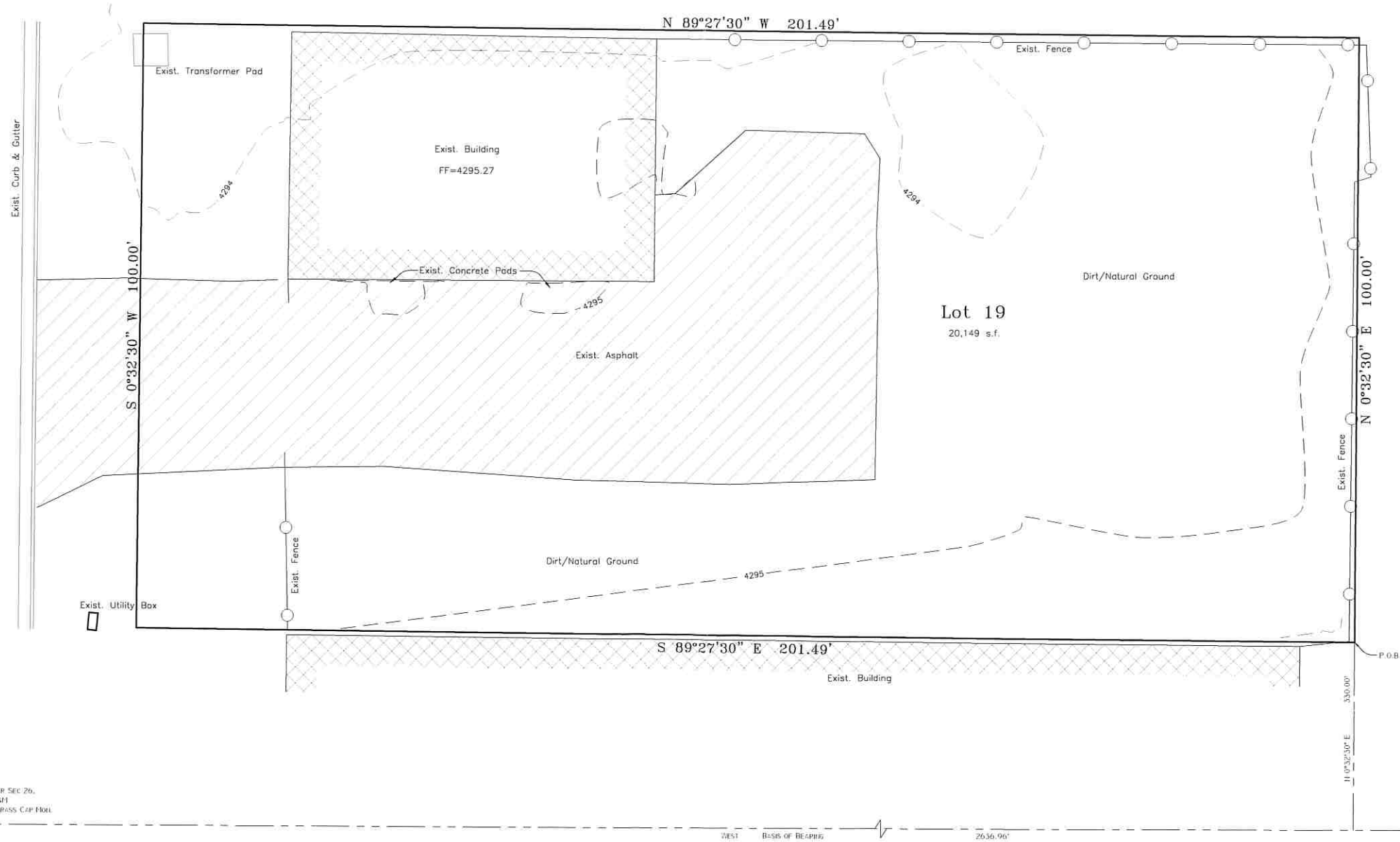
PROJECT NO: 1937
DATE: 1 November 2019
DRAWN BY: KMN
CHK'D BY:
COPYRIGHT: Nielson Architecture/Planning, Inc.
SITE PLAN SUBMITTAL

SHEET TITLE
ARCHITECTURAL SITE PLAN

C-1
SHEET 2 OF

2050 West Street

SOUTH 1/4 CORNER SEC. 26,
T6N, R2W, S1B6M
WEBER COUNTY BRASS CAP MON.



LEGEND:

- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR

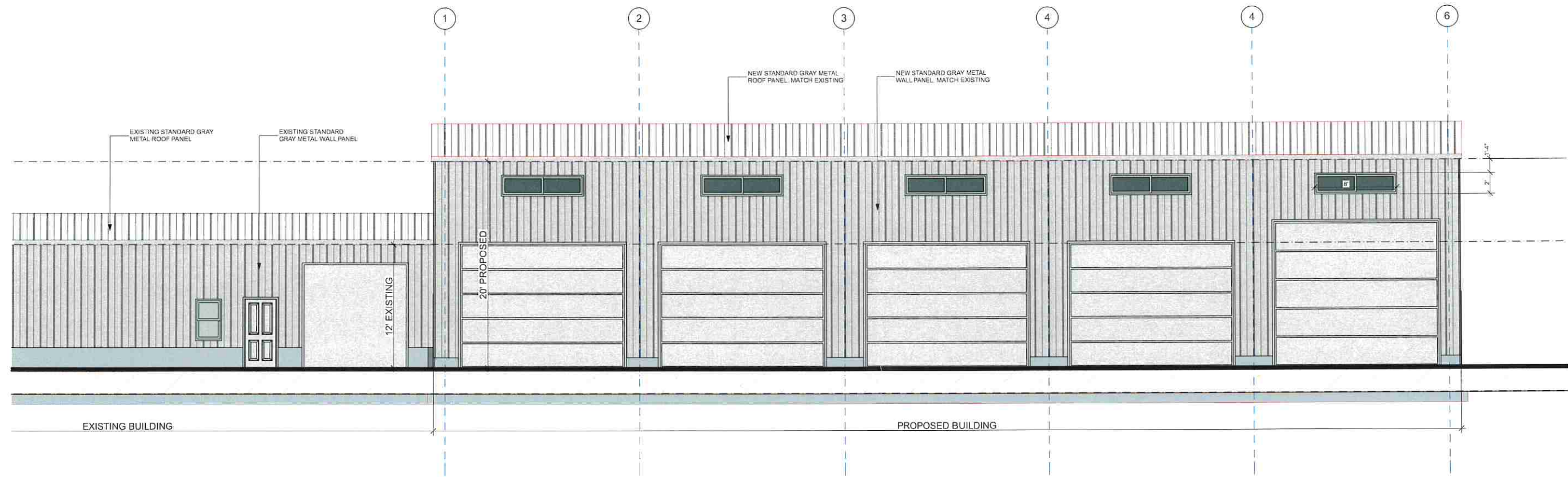
CLIENT
XXXX
ADDRESS
XXX Utah

NO.	DATE	REVISION	BY

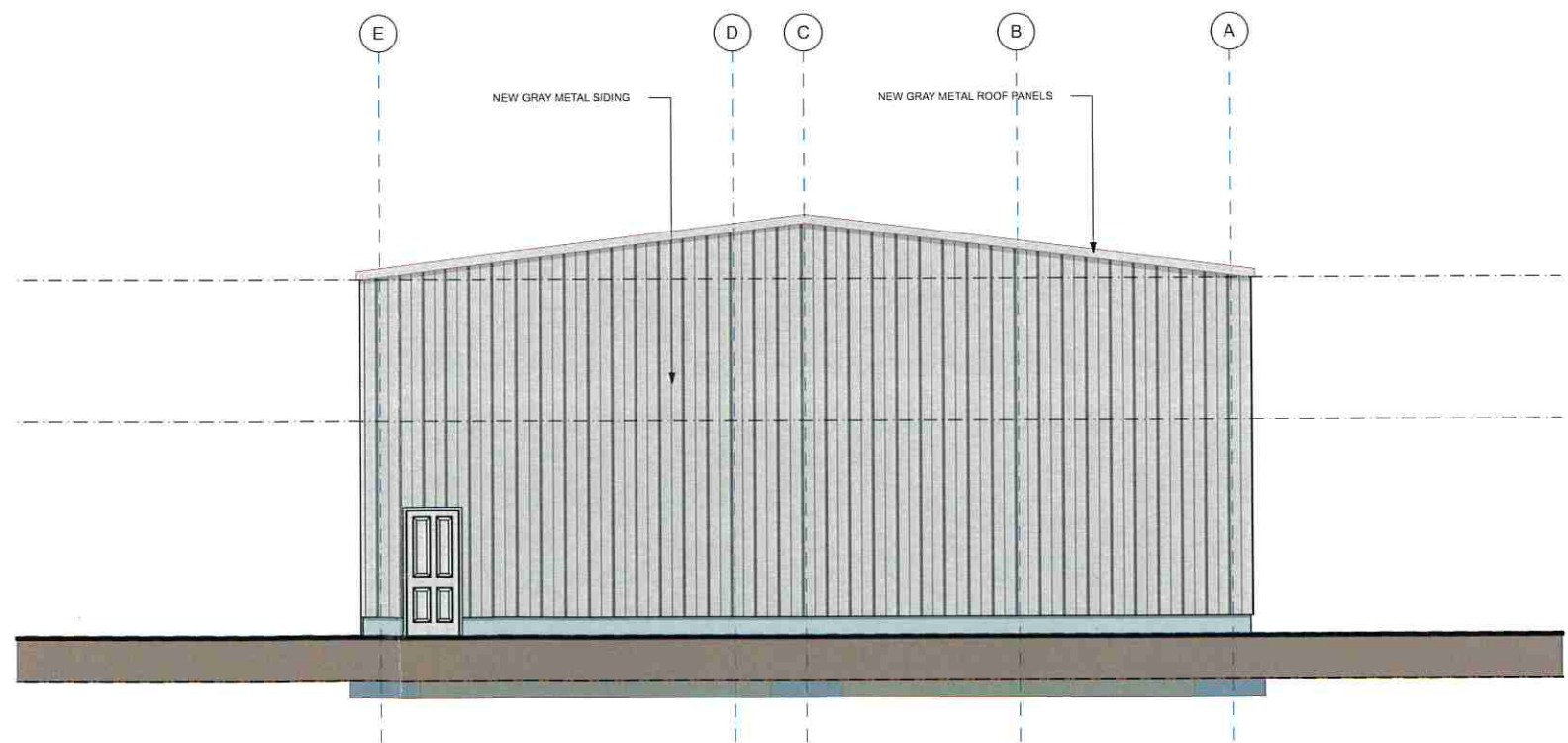
TOPOGRAPHY SURVEY
Lot 19, Circle "R" Industrial Park Subdivision

Date 8/15/19
Scale 1"=10'
Sheet No 1
File No PROJECT

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln

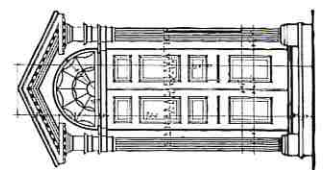


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

**N i e l s o n
Architecture
Planning, Inc.**
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m



Professional Stamp

Not valid with out
Original Signature

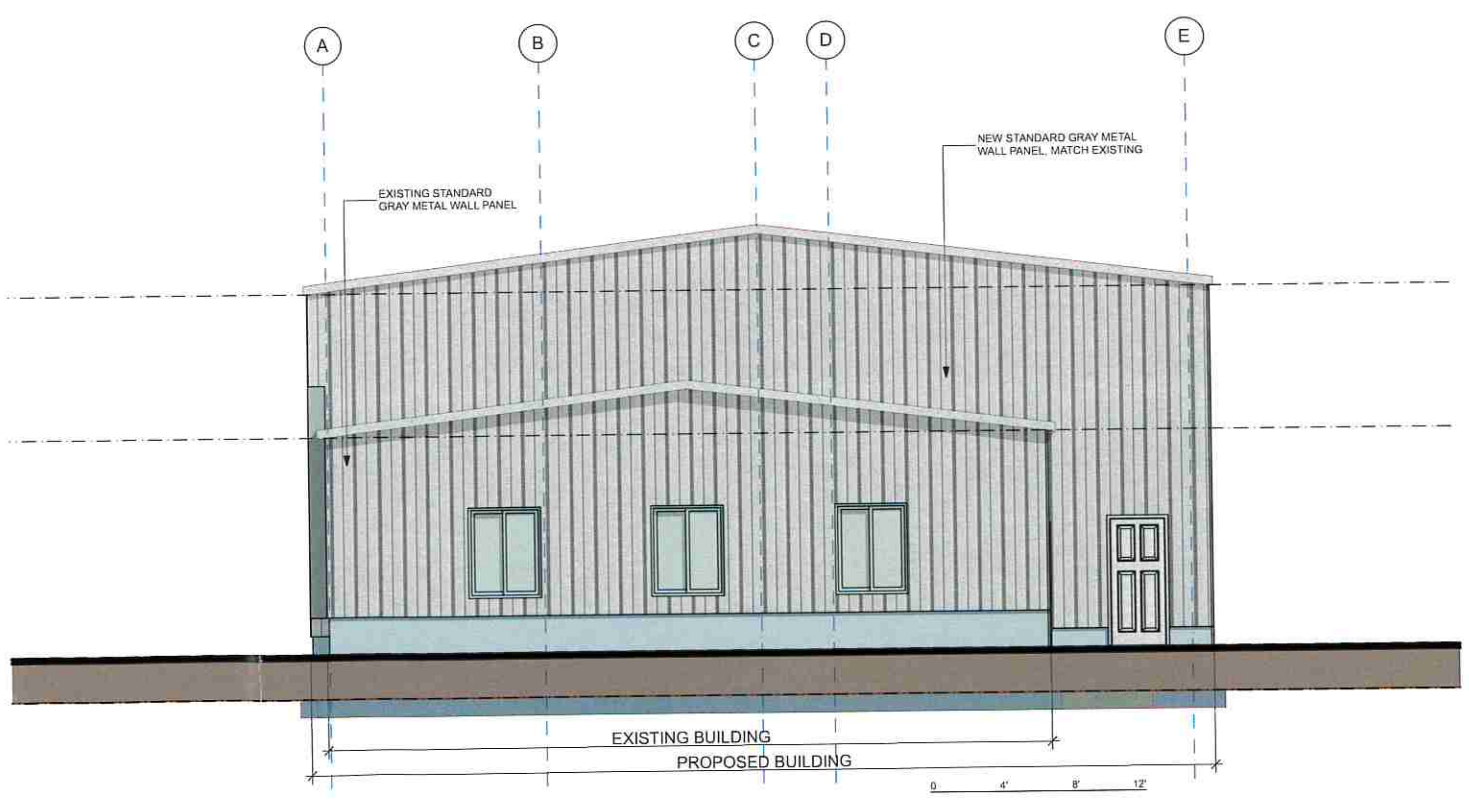
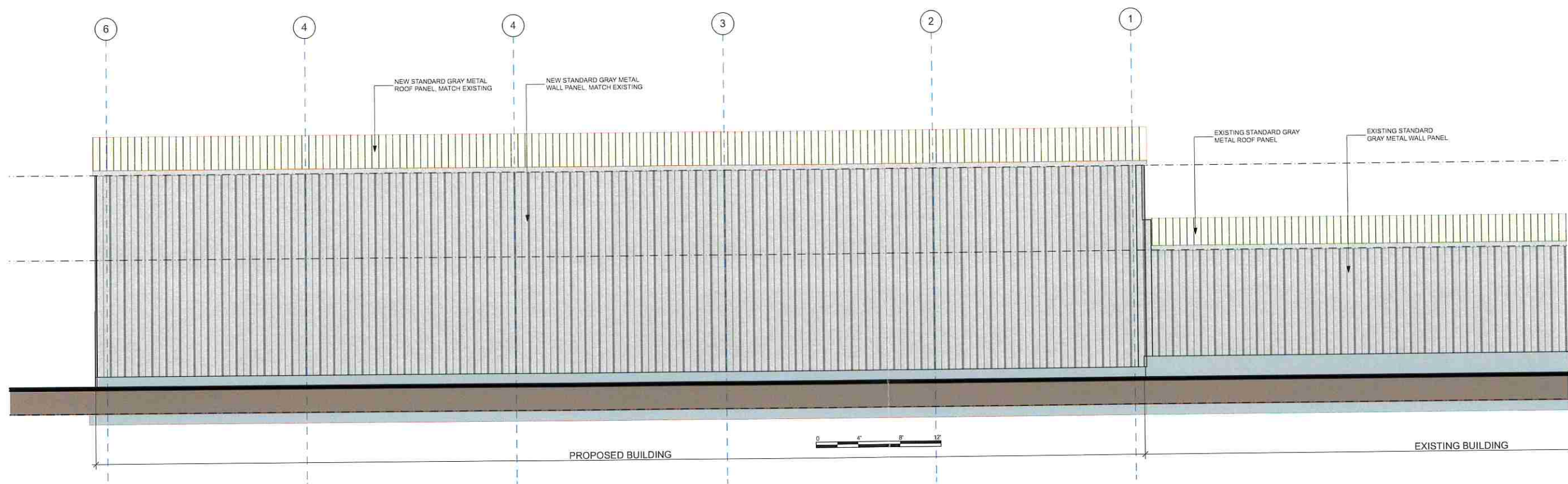
**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**
OWNER: JASON ANDERSON
2506 South 2050 West, West Haven, Utah
C M C CONSTRUCTION
COREY MALAN, G.C.
801-394-3904

PROJECT NO: 1937
DATE: 1 November 2019
DRAWN BY: KMN
CHK'D BY:
COPYRIGHT: Nielson Architecture/Planning, Inc
SITE PLAN SUBMITTAL

SHEET TITLE
**EAST & SOUTH EXTERIOR
ELEVATIONS**

A-4
SHEET 7 OF

/Users/Kelly/Desktop/KELS WORK/CURRENT PROJECTS/1937 Live Wire/Live Wire 2.pln



N i e l s o n
Architecture
Planning, Inc.
Kelly Nielson, Architect
1333 South 2375 West
Syracuse, Utah 84075
nielarch@gmail.com
801-564-7200 m

Professional Stamp

Not valid with out
Original Signature

**NEW STORGE BUILDING FOR
LIVE WIRE ELECTRIC**

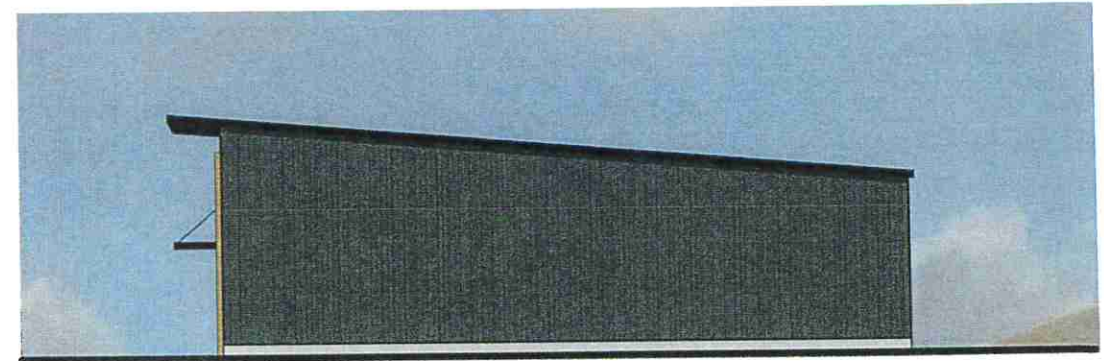
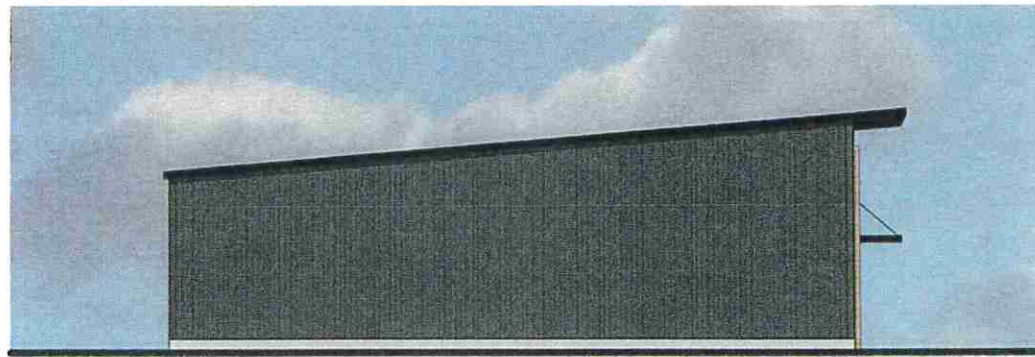
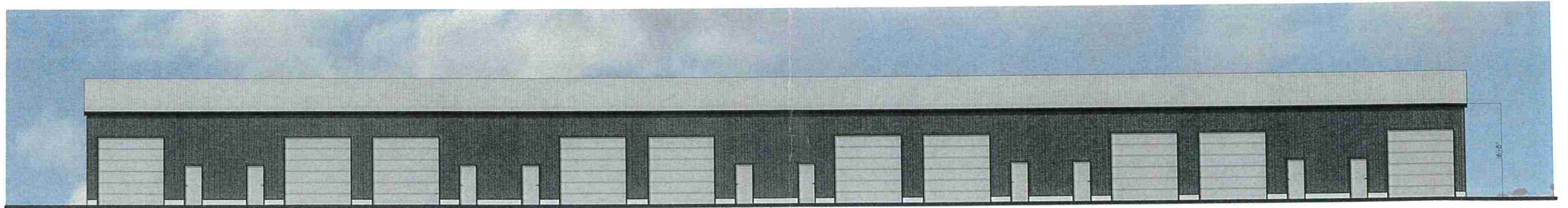
OWNER: JASON ANDERSON
2506 South 2050 West, West Haven, Utah

CMC CONSTRUCTION
COREY MALAN, G.C.
801-394-3904

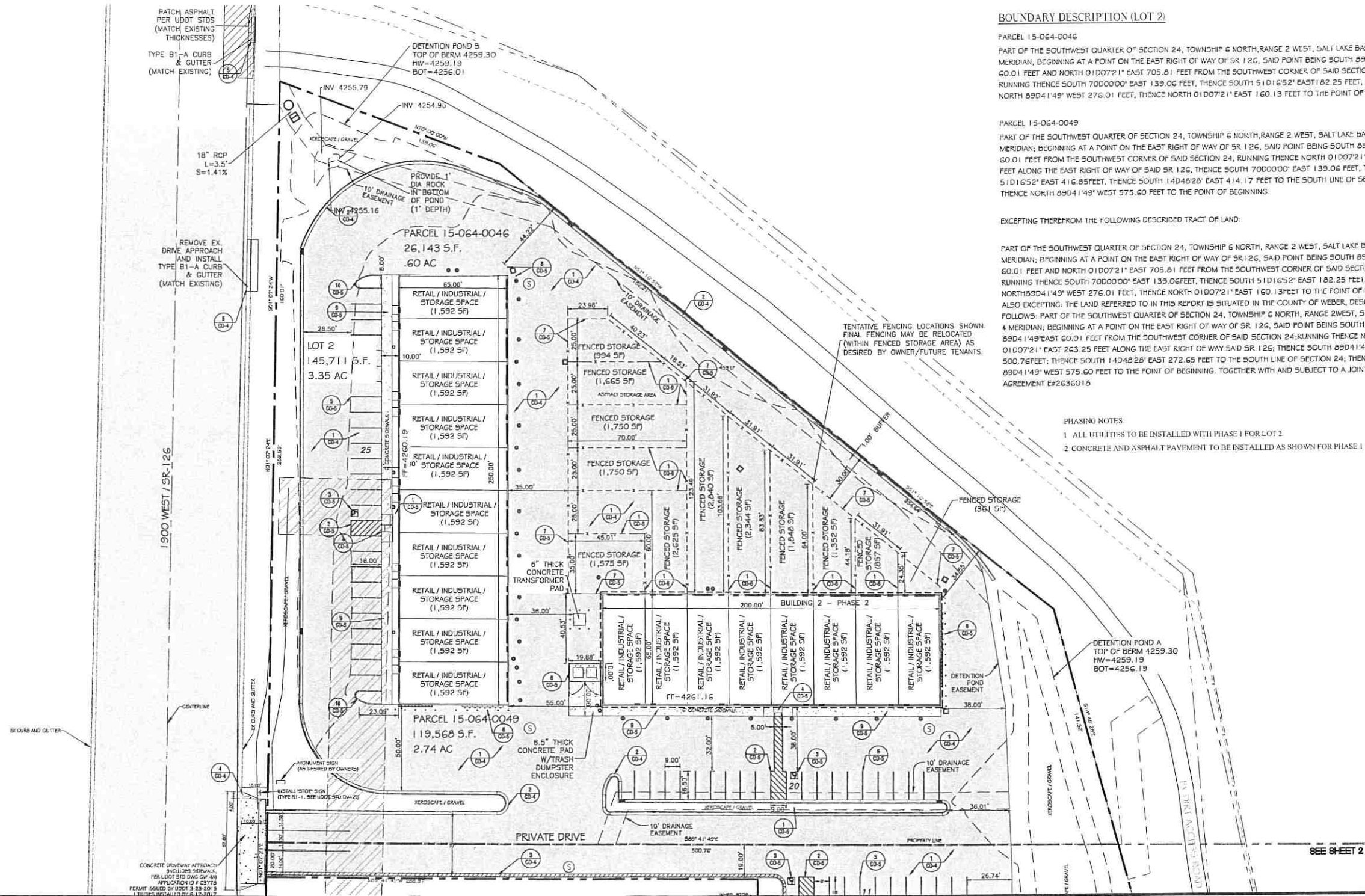
PROJECT NO:	1937
DATE:	1 November 2019
DRAWN BY:	KMN
CHK'D BY:	
COPYRIGHT: Nielson Architecture/Planning, Inc. SITE PLAN SUBMITTAL	

SHEET TITLE
WEST & NORTH EXTERIOR
ELEVATIONS

A-5
SHEET 8 OF



David Phipps Building
West Haven, Utah



BOUNDARY DESCRIPTION (LOT 2)

PARCEL 15-064-0046

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89D41'49" EAST 60.01 FEET AND NORTH 01D07'21" EAST 705.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 70D00'00" EAST 139.06 FEET, THENCE SOUTH 51D16'52" EAST 182.25 FEET, THENCE NORTH 89D41'49" WEST 276.01 FEET, THENCE NORTH 01D07'21" EAST 160.13 FEET TO THE POINT OF BEGINNING.

PARCEL 15-064-0049

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89D41'49" EAST 60.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE NORTH 01D07'21" EAST 705.81 FEET ALONG THE EAST RIGHT OF WAY OF SAID SR 126, THENCE SOUTH 70D00'00" EAST 139.06 FEET, THENCE SOUTH 51D16'52" EAST 416.85 FEET, THENCE SOUTH 14D48'28" EAST 414.17 FEET TO THE SOUTH LINE OF SECTION 24, THENCE NORTH 89D41'49" WEST 575.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89D41'49" EAST 60.01 FEET AND NORTH 01D07'21" EAST 705.81 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE SOUTH 70D00'00" EAST 139.06 FEET, THENCE SOUTH 51D16'52" EAST 182.25 FEET, THENCE NORTH 89D41'49" WEST 276.01 FEET, THENCE NORTH 01D07'21" EAST 160.13 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING: THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF WEBER, DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF SR 126, SAID POINT BEING SOUTH 89D41'49" EAST 60.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24, RUNNING THENCE NORTH 01D07'21" EAST 263.25 FEET ALONG THE EAST RIGHT OF WAY SAID SR 126, THENCE SOUTH 89D41'49" EAST 500.76 FEET, THENCE SOUTH 14D48'28" EAST 272.65 FEET TO THE SOUTH LINE OF SECTION 24; THENCE NORTH 89D41'49" WEST 575.60 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A JOINT ACCESS AGREEMENT E#2636018

PHASING NOTES

1. ALL UTILITIES TO BE INSTALLED WITH PHASE 1 FOR LOT 2
2. CONCRETE AND ASPHALT PAVEMENT TO BE INSTALLED AS SHOWN FOR PHASE 1 AND PHASE 2.

SITE PLAN (LOT 2)

WEST HAVEN BUSINESS PARK

WEST HAVEN CITY, UTAH

A PART OF THE SOUTHWEST 1/4 OF SECTION 24
T6N, R2W, SLB&M, U.S. SURVEY
OCTOBER 2019

DEVELOPER

DAVID PHIPPS
MOUNTAIN CLASSIC REAL ESTATE INC.
461 E. 200 S.
SALT LAKE CITY, UT 84111
(801) 310-9267

LOT 2 SITE INFORMATION TABLE

BUILDING	28,656 SF	19.67%
FENCED AREA (ASPHALT)	19,961 SF	13.70%
PAVEMENT/WALKS	75,802 SF	52.02%
LANDSCAPING	21,292 SF	14.61%
TOTAL SITE AREA:	145,711 SF	100.0%

PARKING STALLS PROVIDED: 45 SPACES
(INCLUDES 2 ADA STALL)

PROPERTY DESCRIPTION

EXISTING ZONING - C-3
LAND USE - COMMERCIAL
TAX I.D. #15-064-0048

SITE CONSTRUCTION NOTES

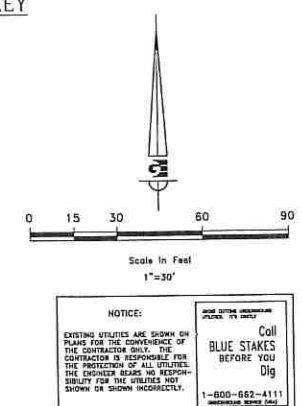
1. EDGE OF "STOP" SIGN WILL BE LOCATED 2 FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AND SHALL BE AS NEAR AS POSSIBLE TO THE APPROACH POINT OF CURVATURE.
2. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD DRAWINGS AND SPECIFICATIONS, FOUND AT udot.utah.gov/gd/2012standards. CONTRACTOR SHALL OBTAIN PERMIT FROM UDOT PRIOR TO BEGINNING WORK.
3. XERISCAPING WILL BE PLACED AT THE LOCATIONS AS SPECIFIED ON THE PLANS.

ELEVATIONS KEY

EL. 00.00' = EL. 4200.00'
EXAMPLE: 58.50' = 4258.50'
(FOR CIVIL PLANS ONLY)

LEGEND

NEW ASPHALT
CONCRETE
STANDARD CURB & GUTTER
OPEN FACE CURB & GUTTER



SITE PLAN

WEST HAVEN BUSINESS PARK

(LOT 2)

WEST HAVEN CITY, WEBER COUNTY, UTAH

5150 South 375 East
Ogden, Utah 84405
(801) 478-0002
Gardner Engineering

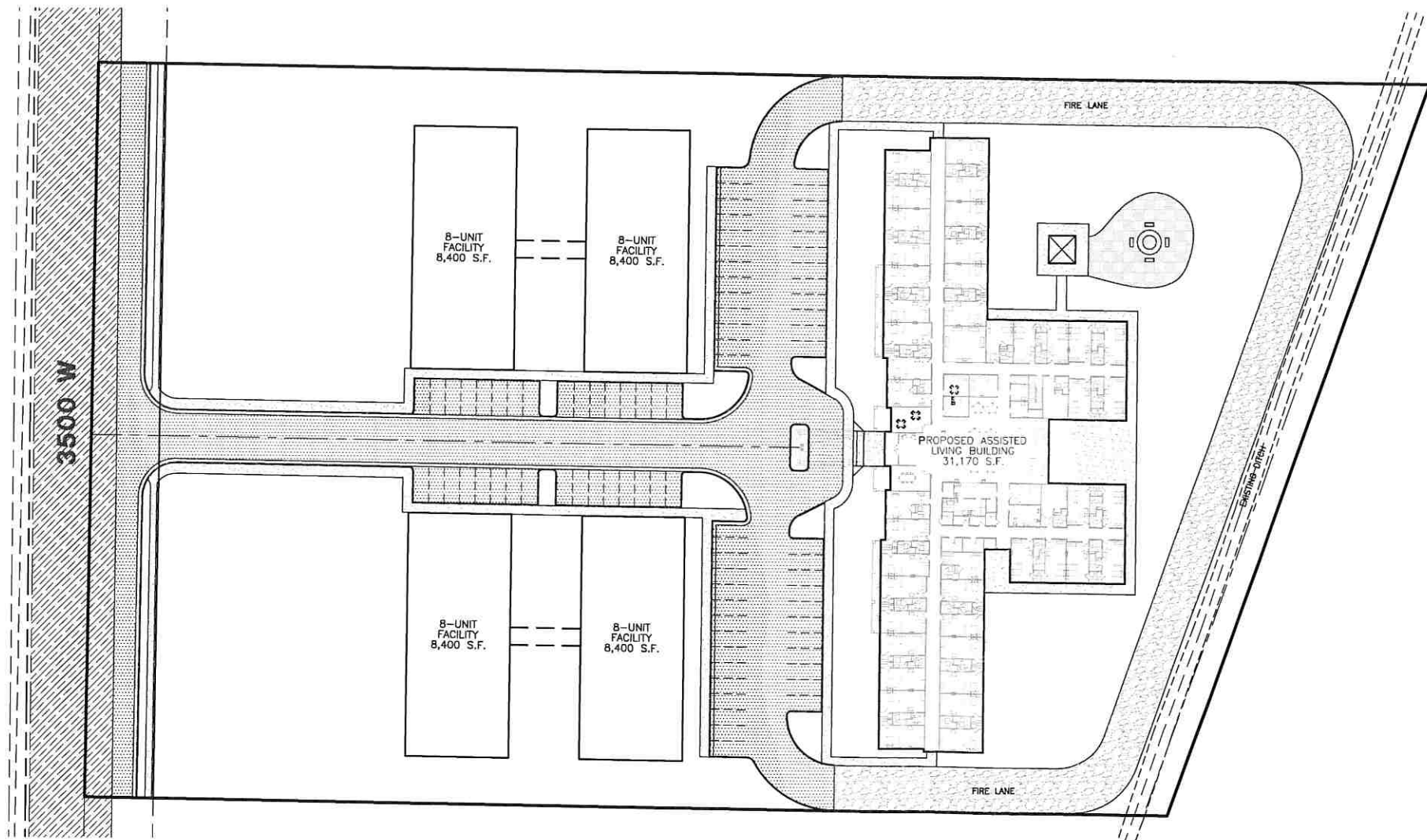
C3

Project Narrative/Notes/Revisions

1. 11/06/19 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

Grand Haven 3500 W Improvement Plans

WEST HAVEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2019



SITE DATA

PARKING:	83 STALLS PROVIDED (4 A.D.A. REQ)
PARCEL AREA:	296,589 S.F. (6.81 ACRES)
BUILDING AREA:	64,770 S.F.
ASPHALT AREA:	63,409 S.F. (1.46 ACRES)
LANDSCAPE AREA:	168,409 S.F. (3.87 ACRES)
LS RATIO:	56.8%

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing & Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading & Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet L1 - Landscape Plan



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Justin Nielsen
Stillwater Construction
PO Box 638
Roy, UT, 84067

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Ken Hunter



REVISIONS

DATE

DESCRIPTION

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
J. DRAPER
Drafter:
J. MEYERS
Begin Date:
NOVEMBER 2019
Name:
GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet
1
8
Sheets

General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDALE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ACTION AND INFORMATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTARY DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

—	= PROPOSED SECONDARY WATER LATERAL	□	= PROPOSED WATER METER	PP	= POWER/UTILITY POLE
—	= PROPOSED LAND DRAIN LATERAL	□	= EXISTING WATER METER	P.U.E.	= PUBLIC UTILITY EASEMENT
—	= PROPOSED WATER LATERAL	■	= PROPOSED CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
—	= PROPOSED SEWER LATERAL	□	= EXISTING CATCH BASIN	RIM	= RIM OF MANHOLE
—	= PROPOSED CULINARY WATER LINE	—	= DRAINAGE SWALE	R.O.W.	= RIGHT-OF-WAY
—	= EXISTING CULINARY WATER LINE	⊠	= PLUG W/ 2" BLOW-OFF	SD	= STORM DRAIN
—	= PROPOSED SECONDARY WATER LINE	—	= PLUG & BLOCK	SS	= SANITARY SEWER
—	= EXISTING SECONDARY WATER LINE	○	= STREET LIGHT	TBC	= TOP BACK OF CURB
—	= PROPOSED SANITARY SEWER LINE	—	= SIGN	TOA	= TOP OF ASPHALT
—	= EXISTING SANITARY SEWER LINE	BLDG	= BUILDING	TOC	= TOP OF CONCRETE
—	= PROPOSED STORM DRAIN LINE	C&G	= CURB & GUTTER	TOFF	= TOP OF FINISHED FLOOR
—	= EXISTING STORM DRAIN LINE	CB	= CATCH BASIN	TOI	= TOP OF PUMP ISLAND
—	= PROPOSED LAND DRAIN LINE	C.F.	= CUBIC FEET	TSW	= TOP OF SIDEWALK
—	= EXISTING LAND DRAIN LINE	C.F.S.	= CUBIC FEET PER SECOND	W	= CULINARY WATER
—	= PROPOSED IRRIGATION LINE	FC	= FENCE CORNER	WM	= WATER METER
—	= EXISTING IRRIGATION LINE	FF	= FINISH FLOOR	▨	= EXISTING ROADWAY
—	= FENCE LINE	FFE	= FINISH FLOOR ELEVATION	▨	= PROPOSED ASPHALT PAVEMENT
●	= PROPOSED FIRE HYDRANT	FG	= FINISHED GRADE	△	= PROPOSED CONCRETE
○	= EXISTING FIRE HYDRANT	FH	= FIRE HYDRANT		
●	= PROPOSED MANHOLE	FL	= FLOW LINE		
○	= EXISTING MANHOLE	GB	= GRADE BREAK		
●	= PROPOSED SEWER CLEAN-OUT	INV	= INVERT		
X	= PROPOSED GATE VALVE	L.F.	= LINEAR FBET		
X	= EXISTING GATE VALVE	NG	= NATURAL GRADE		



REVISIONS	DESCRIPTION
DATE	

Reeve & Associates, Inc. - 5160 South 1500 West, Riverdale, Utah 84405

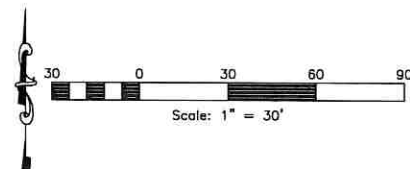
Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Notes/Legend



Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Sheet	8
2	Sheets

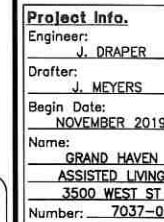


—Morris & Vosecatt, Inc. Solutions/You Can Build It



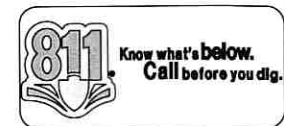
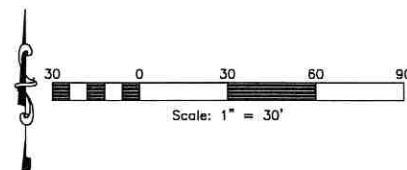
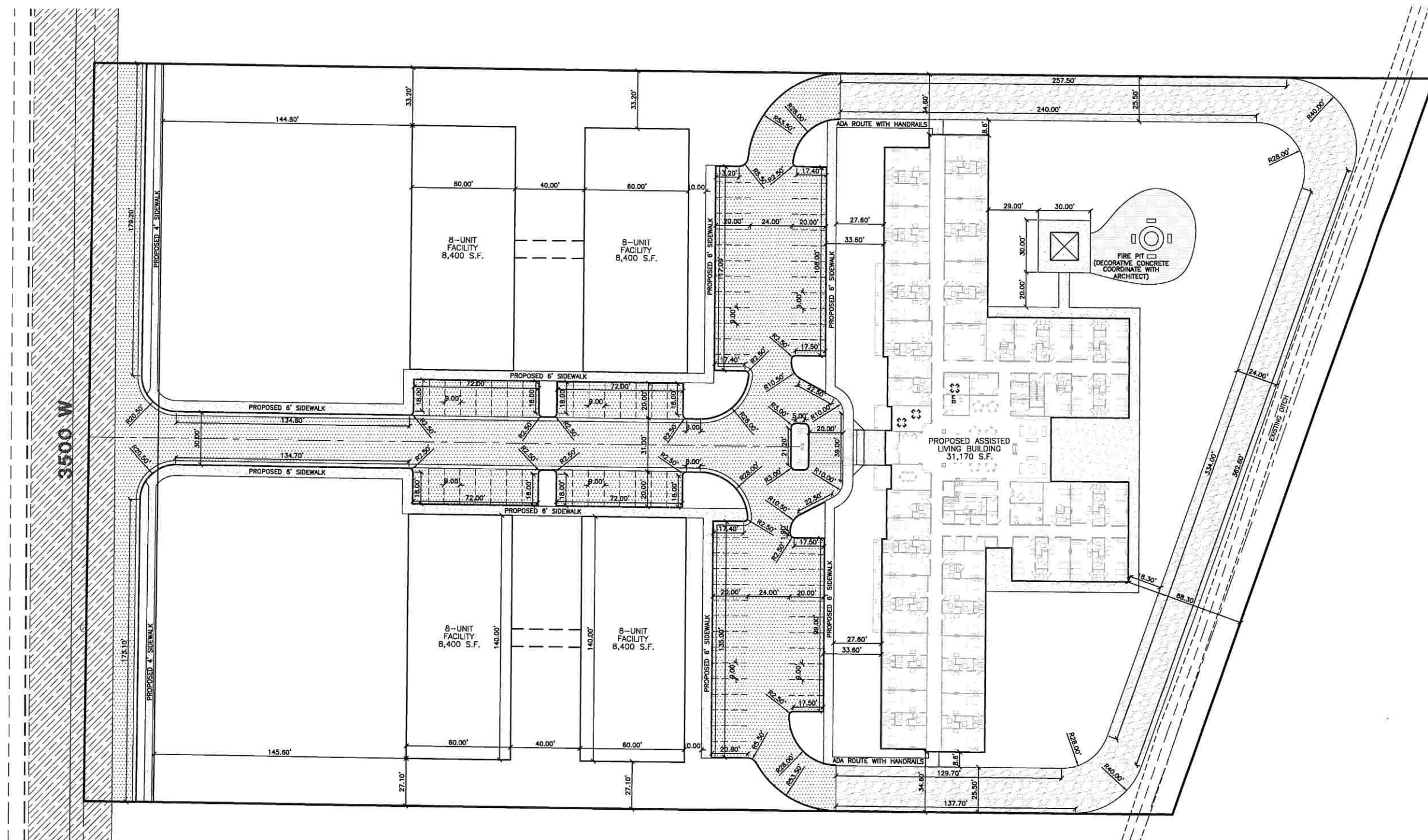
Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Existing Site Plan



Sheet	8
3	Sheet

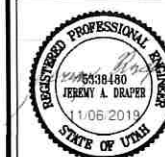




REVISIONS	DESCRIPTION
DATE	

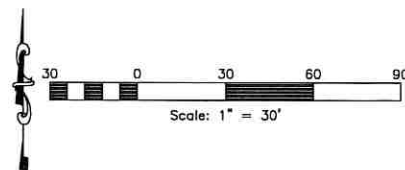
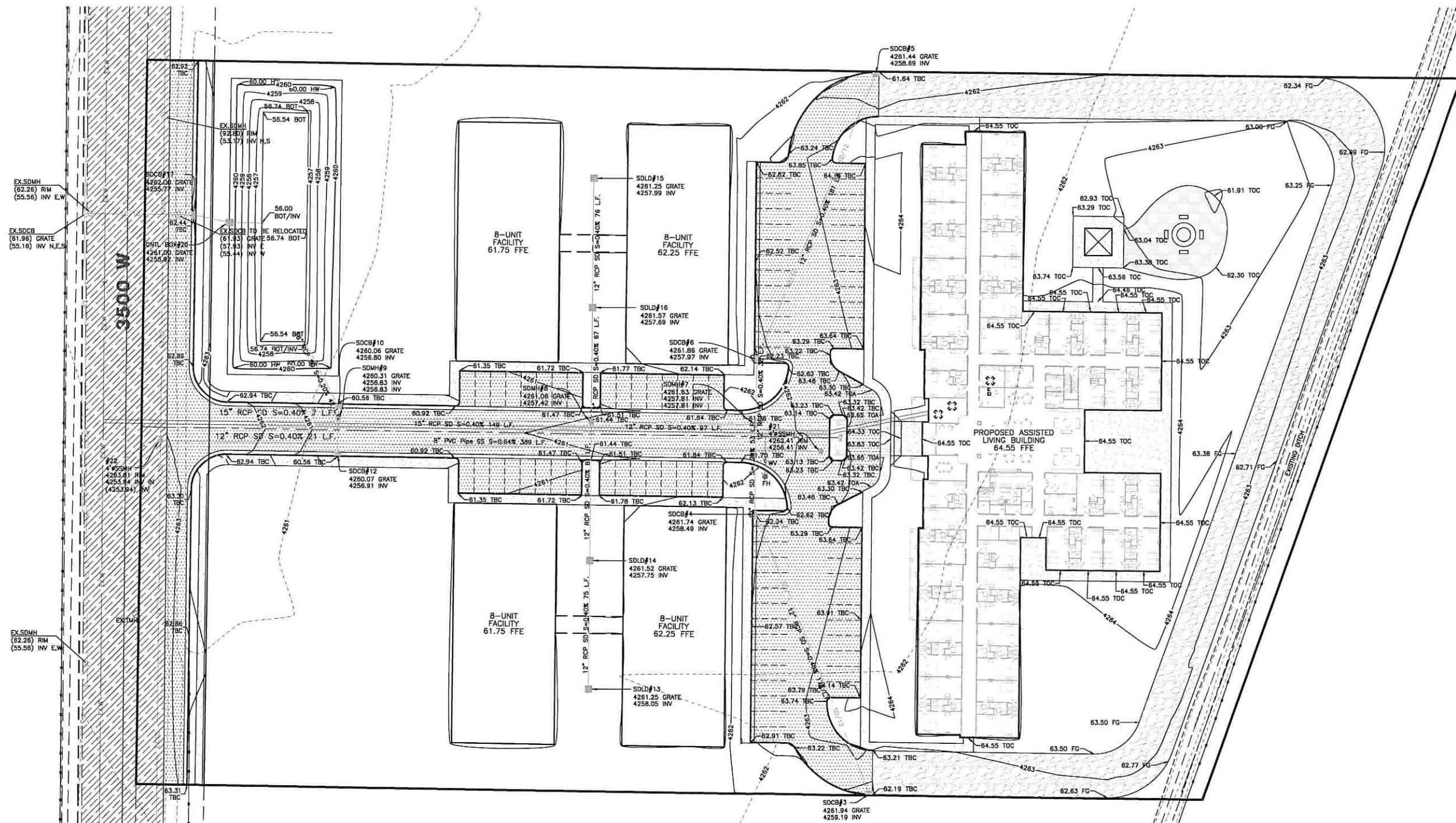
Grand Haven Assisted Living
3500 West Street
 WEST HAVEN CITY, WEBER COUNTY, UTAH

Proposed Site Plan



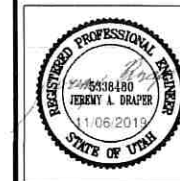
Project Info.
 Engineer: J. DRAPER
 Drafter: J. MEYERS
 Begin Date: NOVEMBER 2019
 Name: GRAND HAVEN ASSISTED LIVING
 3500 WEST ST
 Number: 7037-01

Sheet **4** of **8**
 Sheets



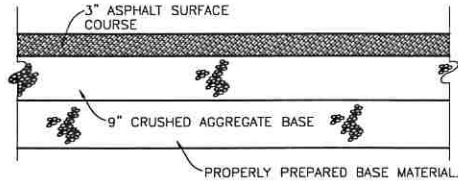
DATE	REVISIONS	DESCRIPTION

Grand Haven Assisted Living
3500 West Street
 WEST HAVEN CITY, WEBER COUNTY, UTAH
Grading & Utility Plan



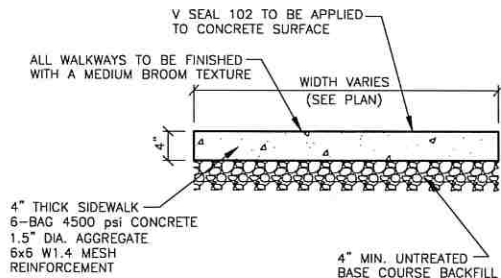
Project Info.
 Engineer: J. DRAPER
 Drafter: J. MEYERS
 Begin Date: NOVEMBER 2019
 Name: GRAND HAVEN ASSISTED LIVING 3500 WEST ST
 Number: 7037-01





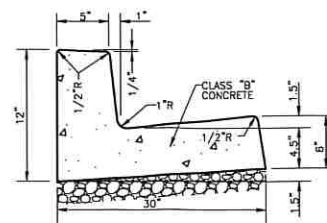
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving
SCALE: NONE



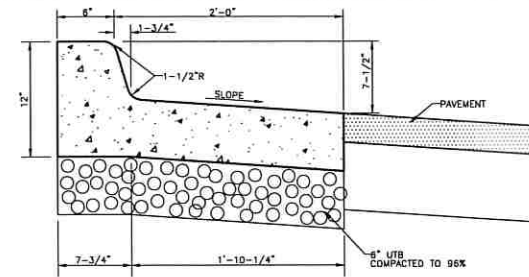
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway
SCALE: NONE



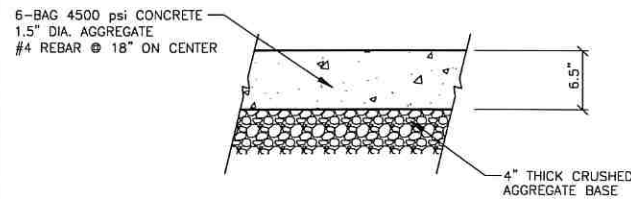
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site 'L' Type Curb & Gutter
SCALE: NONE



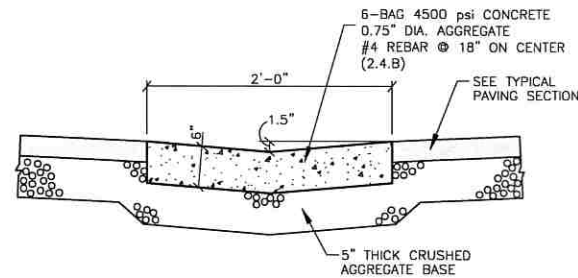
FOR USE ON PERIMETER AREA WHERE
WATER DRAINS AWAY FROM CURB
SEE GRADING PLAN FOR DIRECTION
OF DRAINAGE

On-Site Outfall 'L' Curb & Gutter
SCALE: NONE



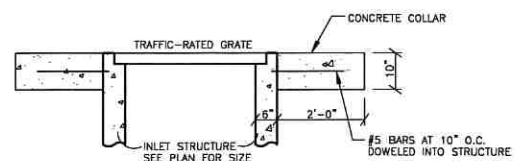
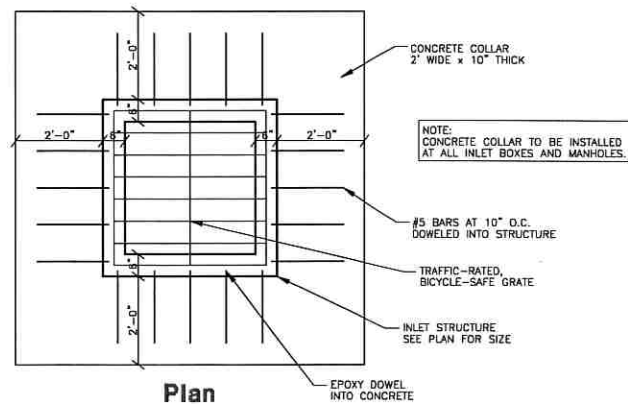
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Trash Enclosure Concrete Pad
SCALE: NONE

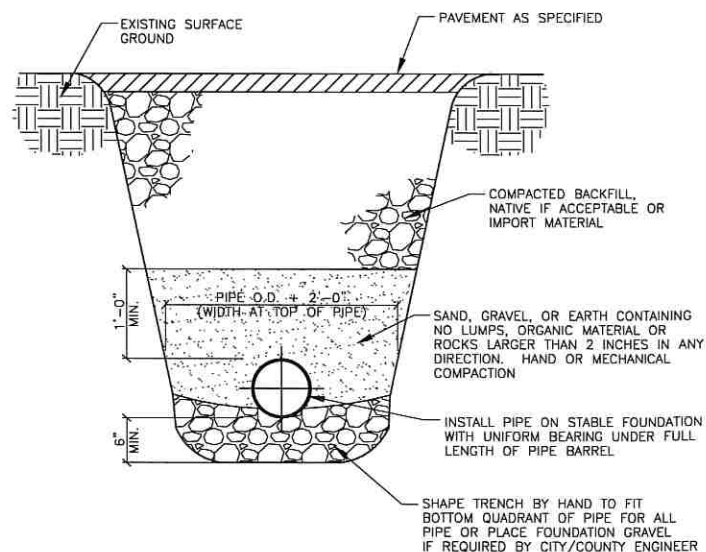


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

2' Concrete Waterway
SCALE: NONE

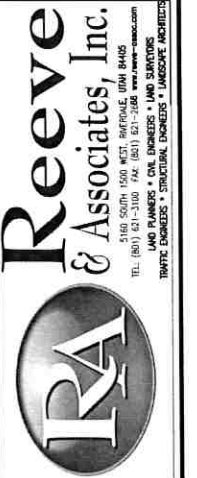


Concrete Collar Detail
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Pipe Bed Section
SCALE: NONE



REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Civil Details



Project Info.
Engineer: J. DRAPER
Drafter: J. MEYERS
Begin Date: NOVEMBER 2019
Name: GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

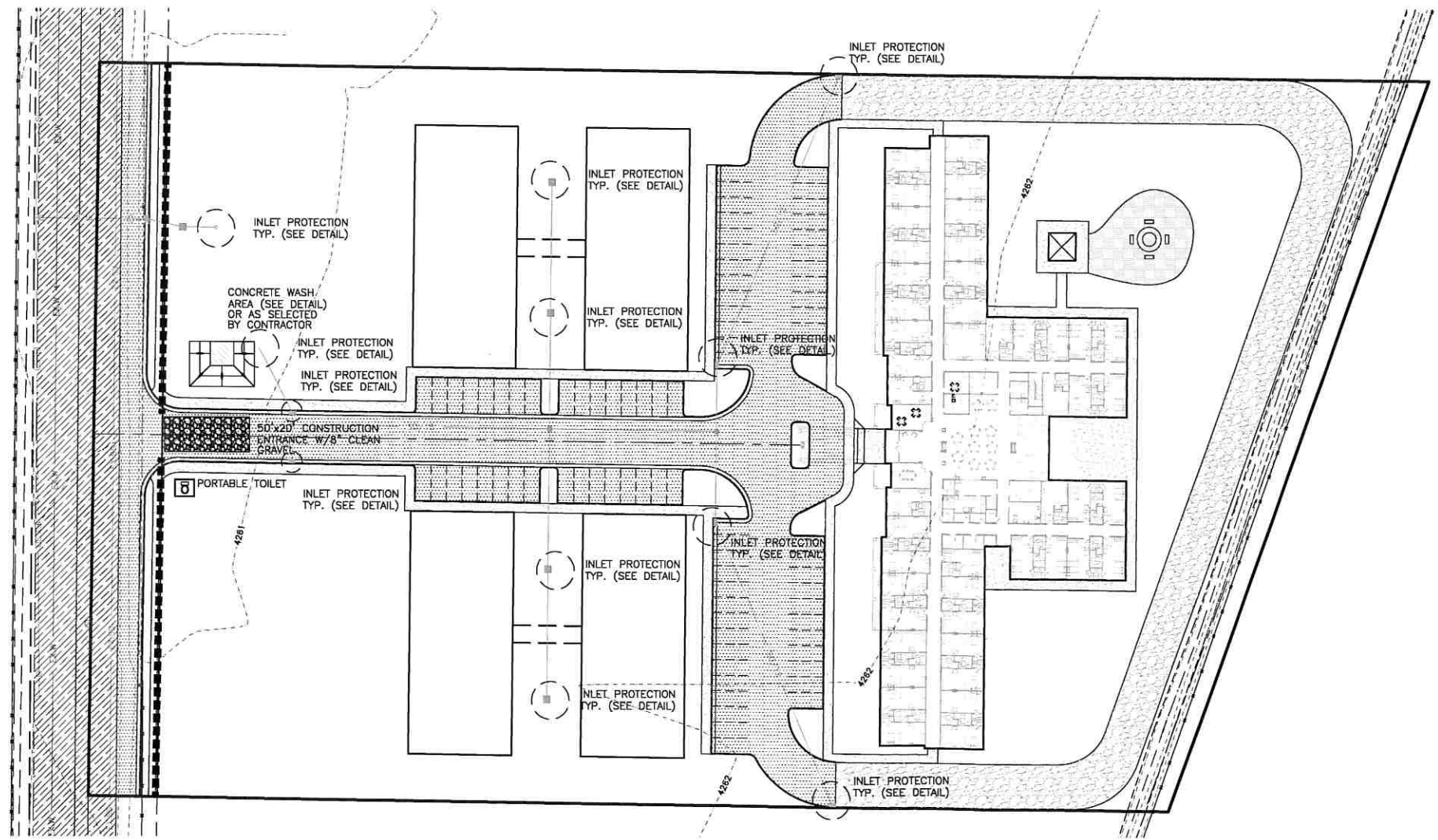
Sheet	8
6	Sheets

Reeve & Associates, Inc. - Solutions You Can Build™

Grand Haven 3500 W

Storm Water Pollution Prevention Plan Exhibit

WEST HAVEN CITY, WEBER COUNTY, UTAH
NOVEMBER 2019



STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

Construction Activity Schedule	
- PROJECT LOCATION.....	WEST HAVEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....	MARCH 2020
- BMP'S DEPLOYMENT DATE.....	MARCH 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 551-1100 FAX: (801) 551-1101
WWW.REEVE-ASSOCIATES.COM

IRA
INTEGRATED RAINFALL ANALYSIS
TEMPERATURE ENGINEERS • CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DESCRIPTION
DATE	

**Grand Haven Assisted Living
3500 West Street**
WEST HAVEN CITY, WEBER COUNTY, UTAH

**Storm Water Pollution
Prevention Plan Exhibit**

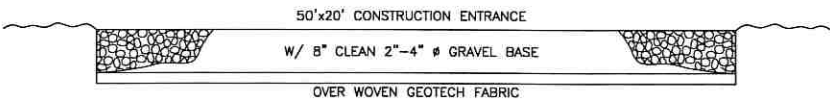


Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

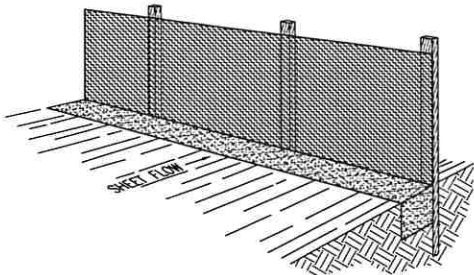
Sheet	8
7	Sheets

Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:
a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
d. Fueling area:
To be performed in designated areas only and surrounded with silt fence.
e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4. Construction Vehicles and Equipment:
a. Maintenance
- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles on-site.
- Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
b. Fueling
- If fueling must occur on-site, use designated areas away from drainage.
- Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
- Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
- Use drip pans for any oil or fluid changes.
c. Washing
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
- If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
- Use phosphate-free, biodegradable soaps.
- Do not permit steam cleaning on-site.
5. Spill Prevention and Control
a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
- Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff.
- Record all steps taken to report and contain spill.
b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction
a. Maintain good housekeeping practices.
b. Enclose or cover building material storage areas.
c. Properly store materials such as paints and solvents.
d. Store dry and wet materials under cover, away from drainage areas.
e. Avoid mixing excess amounts of fresh concrete or cement on-site.
f. Perform washout of concrete trucks offsite or in designated areas only.
g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes
a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
b. Part II.D.4.C identifies the minimum inspection report requirements.
c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

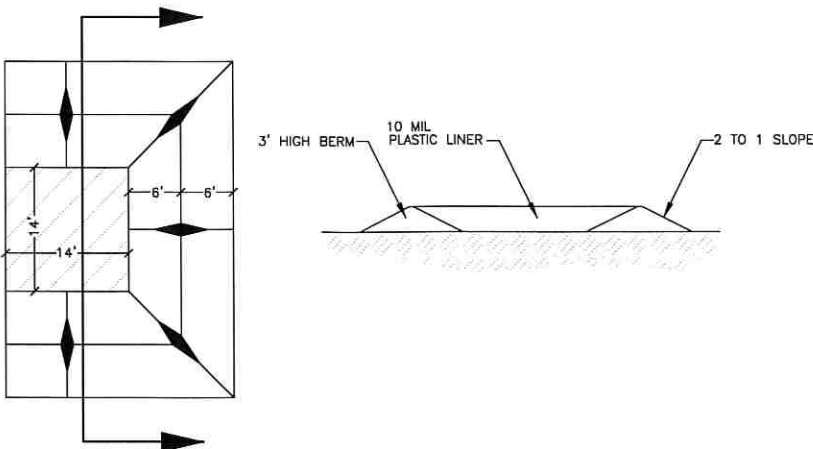
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

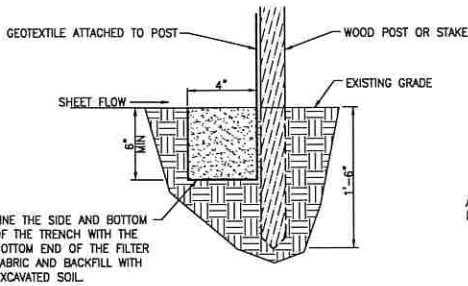
Silt Fence Detail

SCALE: NONE

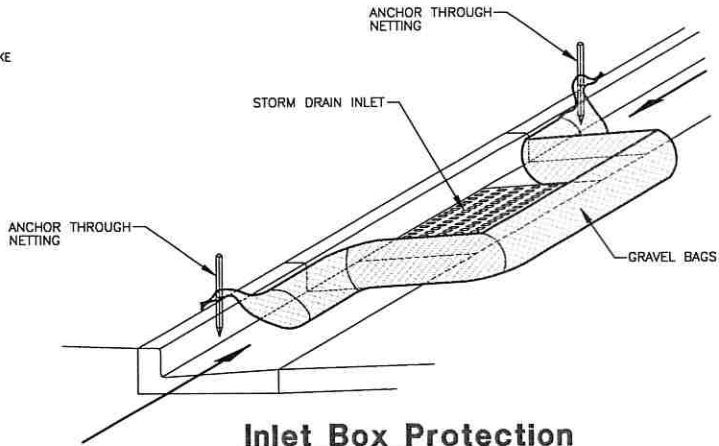


Concrete Washout Area
w/ 10 mil Plastic Liner

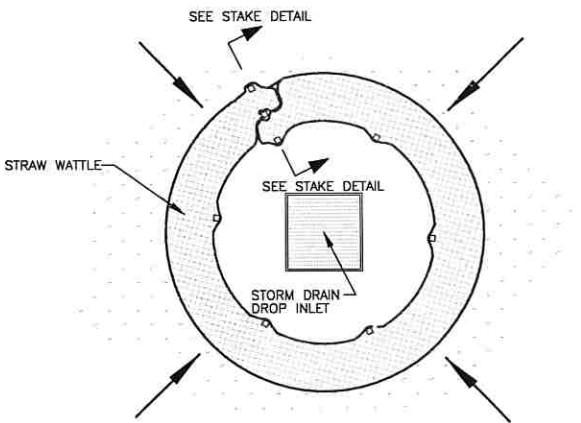
SCALE: NONE



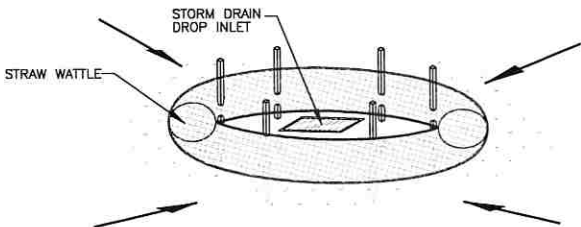
Section



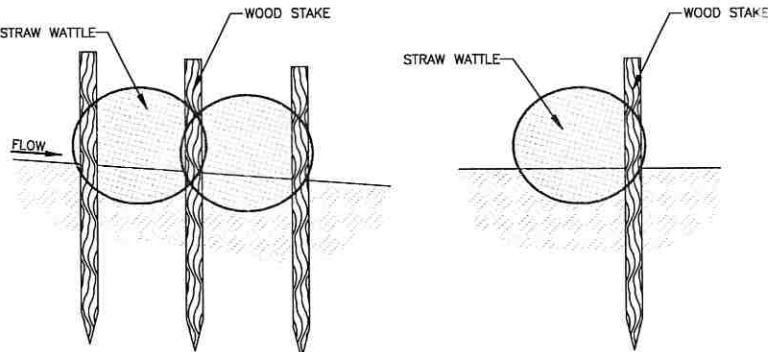
Inlet Box Protection



Plan View



Drop Inlet Protection

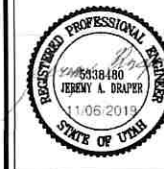


Stake Detail



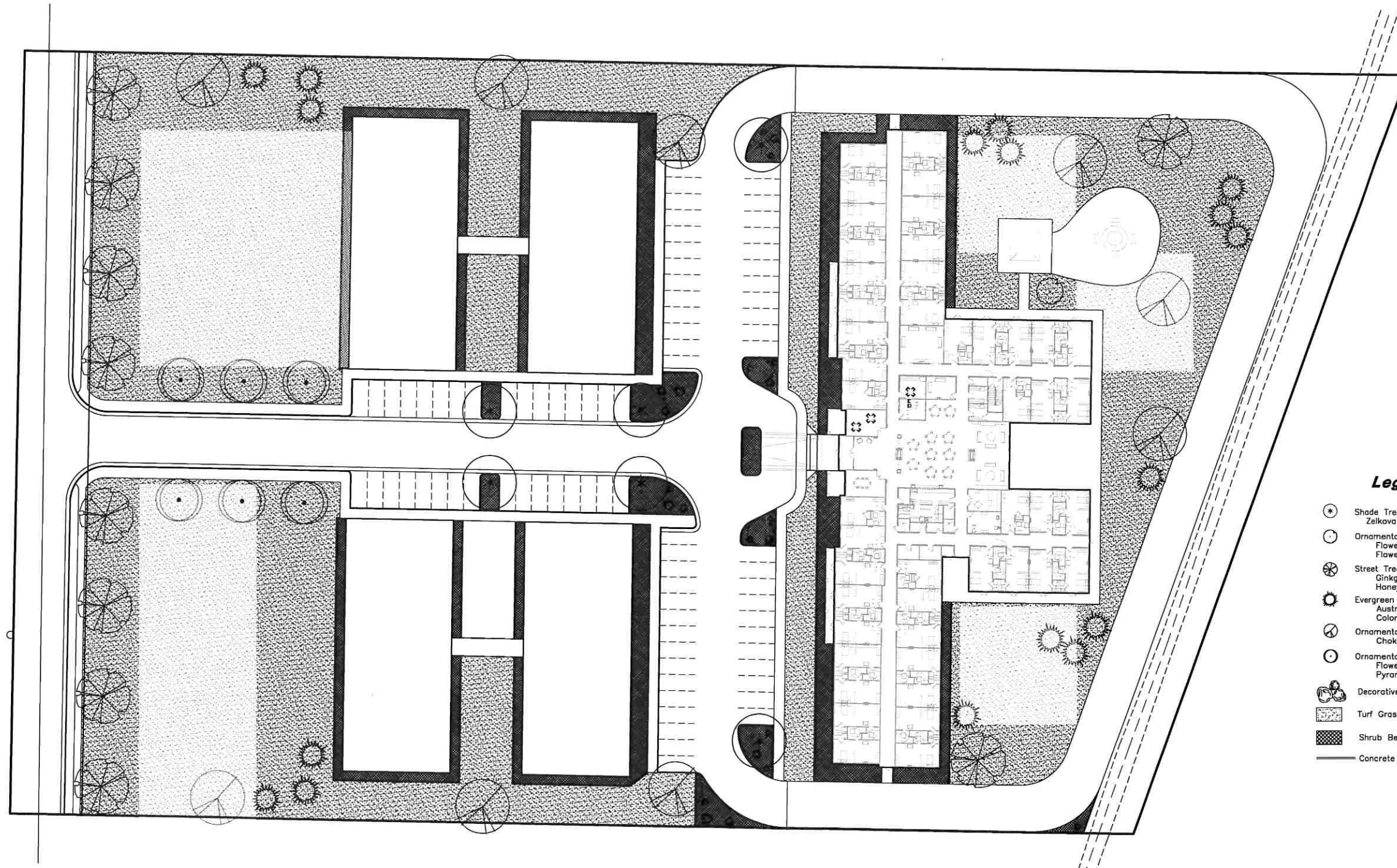
REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Details



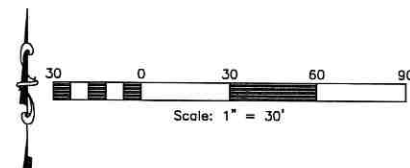
Project Info.	
Engineer:	J. DRAPER
Drafter:	J. MEYERS
Begin Date:	NOVEMBER 2019
Name:	GRAND HAVEN ASSISTED LIVING 3500 WEST ST
Number:	7037-01

Sheet	8
8	Sheets



Legend

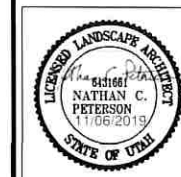
- Shade Tree
Zelkova
- Ornamental Tree
Flowering Crabapple
Flowering Cherry
- Street Tree
Ginkgo
Honeylocust
- Evergreen Tree
Austrian Pine
Colorado Spruce
- Ornamental Tree
Chokecherry
- Ornamental Tree
Flowering Pear
Pyramidal Hornbeam
- Decorative Boulders
- Turf Grass - Sod
- Shrub Bed - Shrubs Flowers with Mulch
- Concrete Mowstrip



REVISIONS	DESCRIPTION
DATE	

Grand Haven Assisted Living
3500 West Street
WEST HAVEN CITY, WEBER COUNTY, UTAH

Conceptual Landscape Plan



Project Info.
Landscape Architect:
N. Peterson
Drafter:
N. Peterson
Begin Date:
NOVEMBER 2019
Name:
GRAND HAVEN
ASSISTED LIVING
3500 WEST ST
Number: 7037-01

Sheet	-
1	Sheets



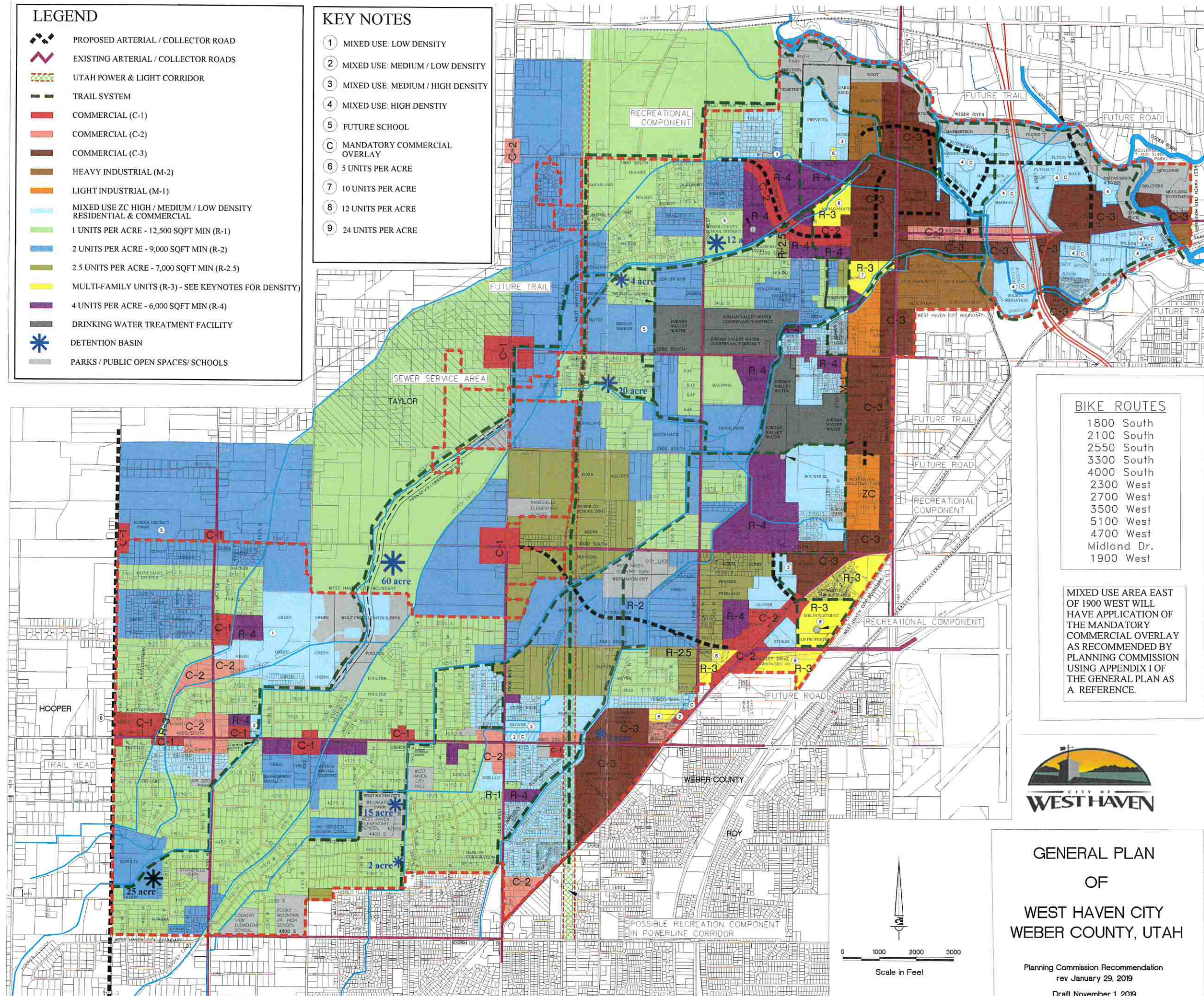


LEGEND

-  PROPOSED ARTERIAL / COLLECTOR ROAD
-  EXISTING ARTERIAL / COLLECTOR ROADS
-  UTAH POWER & LIGHT CORRIDOR
-  TRAIL SYSTEM
-  COMMERCIAL (C-1)
-  COMMERCIAL (C-2)
-  COMMERCIAL (C-3)
-  HEAVY INDUSTRIAL (M-2)
-  LIGHT INDUSTRIAL (M-1)
-  MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & COMMERCIAL
-  1 UNITS PER ACRE - 12,500 SQFT MIN (R-1)
-  2 UNITS PER ACRE - 9,000 SQFT MIN (R-2)
-  2.5 UNITS PER ACRE - 7,000 SQFT MIN (R-2.5)
-  MULTI-FAMILY UNITS (R-3) - SEE KEYNOTES FOR DENSITY
-  4 UNITS PER ACRE - 6,000 SQFT MIN (R-4)
-  DRINKING WATER TREATMENT FACILITY
-  DETENTION BASIN
-  PARKS / PUBLIC OPEN SPACES/ SCHOOLS

KEY NOTES

- 1 MIXED USE: LOW DENSITY
- 2 MIXED USE: MEDIUM / LOW DENSITY
- 3 MIXED USE: MEDIUM / HIGH DENSITY
- 4 MIXED USE: HIGH DENSITY
- 5 FUTURE SCHOOL
- C MANDATORY COMMERCIAL OVERLAY
- 6 5 UNITS PER ACRE
- 7 10 UNITS PER ACRE
- 8 12 UNITS PER ACRE
- 9 24 UNITS PER ACRE



BIKE ROUTES

1800 South
2100 South
2550 South
3300 South
4000 South
2300 West
2700 West
3500 West
5100 West
4700 West
Midland Dr.
1900 West

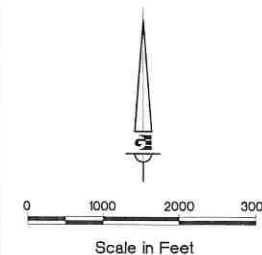
MIXED USE AREA EAST OF 1900 WEST WILL HAVE APPLICATION OF THE MANDATORY COMMERCIAL OVERLAY AS RECOMMENDED BY PLANNING COMMISSION USING APPENDIX I OF THE GENERAL PLAN AS A REFERENCE.



GENERAL PLAN OF WEST HAVEN CITY WEBER COUNTY, UTAH

Planning Commission Recommendation
rev January 29, 2019

Draft November 1, 2019



CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ZONES

R-3 ZONE

ZONE-R-3 Was Added to Zoning Ordinance with Ordinance 04-1997

SECTION 1 PURPOSE AND INTENT

The purpose of the R-3 Zone ~~classification~~ is to provide residential areas that will accommodate the development of ~~a variety of~~ dwelling types from single-family through multiple-family units with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses.

SECTION 2 PERMITTED USES

1. Accessory buildings and uses customarily incidental to any permitted use.
2. Agriculture
3. Church, Synagogue or similar permanent building used for regular religious worship
4. Educational Institution
5. ~~Golf course, except miniature golf course~~
6. ~~Greenhouse for private use only~~
7. Group dwelling with 24 or less dwelling units in accordance with Chapter 15-22 of this Zoning Ordinance
8. Home occupation - with no visiting clientele
9. Household pets, ~~the keeping of~~
10. library or museum, public or non-profit
11. Multiple family dwelling ~~with 24 or less dwelling units development~~
12. Parking lot accessory to uses permitted in this zone
13. Public building, public park, recreation grounds and associated buildings
14. Residential Facility for Handicapped Persons meeting the requirements of Chapter 15-26 of this Ordinance
15. Residential Facility for Elderly Persons meeting the requirements of Chapter 15-28 of this Ordinance
16. Single-family dwelling
17. Temporary building for use incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work
18. ~~Two family dwelling~~ Twin home

SECTION 3 CONDITIONAL USES

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 11 of this Zoning Ordinance.

- ~~1. Cemetery with customary incidental uses including, but not limited to, mortuary, mausoleum, staff housing, service shops and Chapel~~
- ~~2. Day Care Center~~
- ~~3. Educational/Institutional Identification Signs~~
4. Group dwellings with 25 or more dwelling units in accordance with Chapter 15-22 of this Zoning Ordinance
5. Home Occupations-with visiting clientele
- ~~6. Multiple family dwelling with 25 or more dwelling units~~
7. Assisted living-Minimum ½ acre lot, Maximum ~~32~~16 rooms
8. Nursing Home
9. Private Park, Playground, or recreation area, but not including privately owned commercial amusement business
10. Public utility substations
- ~~11. Water storage reservoir developed by a public agency and meeting requirements 18 of this zoning ordinance~~

SECTION 4 SITE DEVELOPMENT STANDARDS

1. ~~Minimum Lot Area~~
 - a. ~~One building dwelling~~
 - i. ~~Single Family~~ 5,600 square feet
 - ii. ~~Two family~~ 8,000 square feet
 - iii. ~~Multiple family~~ 8,000 square feet plus 2,000 sq. ft. for ea. unit in excess of two See General Plan Map for densities.
 - iv. ~~One Bedroom Unit~~ Same as above plus 1,000 sq ft for ea dwelling unit
 - b. ~~Group dwelling~~ 8,000 sq.ft. for each
 - c. ~~Other main building~~ 8,000 sq.ft. for nursing home four
2. ~~Minimum Lot Width~~ 60 ft.
3. ~~Minimum Yard Setbacks~~
 - a. ~~Front~~ 20-25 feet to the garage except average of existing dwellings where 50% frontage is developed, but not less than 20 feet
 - b. ~~Side~~
 - i. ~~Main Building~~ Eight feet with total width
 - (1) ~~One building~~ of two required yards of not less than 18 ft. dwelling and plus 1 ft. each side for each 1 ft. main group dwelling bldg. is over 35 feet high
 - (2) ~~Other main building~~ 20 feet each side plus 1 ft for each 1 ft. bldg. is over 35 ft. high
 - ii. ~~Accessory Building~~ Eight ft. except 1 foot if located at least six ft. from rear of main bldg. but not closer than eight ft. to dwelling on adjacent lot

~~c. Side facing street on corner lot~~	~~20 feet, except average where 50% frontage is developed, but not less than 15 feet~~
~~d. Rear~~	
~~i. Main Building~~	~~30 feet~~
~~ii. Accessory Building~~	~~One foot, except eight feet where accessory bldg. rears on side yard of adjacent corner lot~~
~~4. Building Height~~	
~~a. Minimum~~	~~One story~~
~~b. Maximum~~	~~Nursing home 2 2 stories or 35 feet for single family, and townhomes, Apartment buildings to be determined by Planning Commission according to the location.~~
~~5. Lot Coverage~~	~~No bldg. or group of bldgs with their accessory bldgs shall cover more than 70% of the lot area~~
~~6. Open Green Space~~	~~At least 40%~~
~~7. Special Regulations~~	~~In no case shall the ratio of total floor area in the bldg. to the total lot area exceed one to one (1:1)~~

~~SECTION 5 SIGN REGULATIONS~~

~~The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 24 of this Zoning Ordinance: of the sign ordinance.~~

- ~~1. Business Sign for legal noneconforming commercial and industrial uses~~
- ~~2. Identification and information~~
- ~~3. Name Plate~~

~~4. Property~~

~~5. Service~~

Chapter3

SECTION 6 DEFINITIONS

For the purpose of application of the requirements of the R-3 zone, one acre is 43,560 square feet.

Section 4 Site Development Standards

Building Type	Minimum Lot Size	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Additional Setback Requirements	Maximum height
Single Family and Twin Home	5,000 sq. feet (Single Family) 8,000 sq feet (Twin Home)	60 feet SF 70 feet TH	20 feet to garage 15 feet to house	5 feet	15 feet		35 feet
Multi-Family (over 2 units) less than 35.1 feet in height			20 feet to garage 15 feet to dwelling	5 feet	15 feet	No multifamily (over 2 units) dwelling in this category may be built with a setback less than 30 feet off of the property line to an existing A-1, A-2, R-1 or R-2 lot; or less than 20 feet to an existing R-2.5, or R-4 lot or to any existing mixed use lot with a single family home.	35 feet
Multi-Family (over 2 units) more than 35 feet in height			20 feet to garage 15 feet to dwelling	10 feet	20 feet	No multifamily (over 2 units) dwelling in this category may be built with a setback less than 50 feet off of the property line to an existing A-1, A-2, R-1 or R-2 lot; or less	60 feet

Section 4 Site Development Standards

								than 30 feet to an existing R-2.5, or R-4 lot or to any existing mixed use lot with a single family home.	
Non-Residential Main Building	8,000	60 feet	20 feet	8 feet	30 feet			No non-residential main building over 35 feet in height may be built with setbacks less than 40 feet off of the property line to an existing A-1, A-2, R-1 or R-2 lot; or less than 25 feet to an existing R-2.5, or R-4 lot or to any existing mixed use lot with a single family home.	45 feet
Accessory Buildings			Must be behind the plane of the rear of the main building	5 feet	5 feet			May not be located closer than 10 feet to an existing dwelling on an adjacent lot.	

Residential density for R-3 zones shall comply with the density designations on the General Plan Map (appendix A)

DRAFT

ORDINANCE NO. 33-2019

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING
AND AMENDING THE CITY CODE; MAKING CERTAIN
CHANGES TO SECTION 56.14 IN THE ZONING CODE REGARDING
CAMPAIGN SIGNS AND MAKING NECESSARY LANGUAGE CHANGES TO
THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN
EFFECTIVE DATE FOR THOSE CHANGES.**

Section 1. Recitals:

WHEREAS, West Haven City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the city may revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, in conformance with Title 10, Section 9a – the Municipal Land Use, Development and Management Act, the governing body of the city may pass ordinances defining zoning and what are acceptable uses within each zone and within the city; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and,

WHEREAS, the City Council finds that certain changes to the West Haven City Zoning Code in regards to campaign signs, should be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that Section 56.14(1)(m) of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

The following language shall replace the existing language in Section 56.14(1)(m) of the Zoning Code:

- m. Political or Campaign Signs. Besides signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:
 - i. Said signs for all candidates may not be erected earlier than 45 (forty-five) days prior to an election and shall be removed by the Monday following

the election. Signs relating to elections on special issues may be installed and must be removed on the same basis.

- ii. Any one sign shall not exceed 32 (thirty-two) square feet in aggregate area and, if freestanding, shall not exceed 6 (six) feet in height. Such sign shall not be erected in a manner as to constitute a roof sign.
- iii. Signs may not be placed in any place that would impede traffic visibility or safety. Signs along roadways may not be placed closer than 6 (six) feet to the edge of the paved surface, unless they are placed behind a sidewalk. Signs may not be placed between the roadway and the sidewalk.
- iv. Campaign signs may not be placed within 150 (one hundred and fifty) feet of any official voting ballot box or a building used as an official voting location.
- v. Campaign signs may not be placed on pedestrian islands or roundabouts within any intersection.
- vi. Signs may not be posted on public property. For the purpose of this section, property that is considered public are those properties listed in WHZC 56.12(2)(a), WHC 13.14.020, and any other real property or other property owned by West Haven City. ~~the State of Utah within the City limits, or the federal government within the City limits.~~
- vii. Any sign which is posted upon public property, causes a safety concern, or is posted in a manner that violates this ordinance, may be removed by the City. Notwithstanding the foregoing, signs removed by the City will not be destroyed until a period of at least 30 (thirty) days from the date of removal. Failure of the City to remove said signs does not constitute approval by the City of the illegal placement of the sign.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with the provisions of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this

Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect:

BE IT FURTHER ORDAINED this Ordinance will become effective on the 2nd day of October, 2019 and after publication or posting as required by law.

DATED this 20nd day of November, 2019

WEST HAVEN, a municipal corporation

by: _____
Mayor Sharon Bolos

Attested and Recorded

Emily Green

DRAFT

ORDINANCE NO. 39-2019

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING
AND AMENDING THE CITY CODE; MAKING CERTAIN
CHANGES TO SECTIONS OF THE ZONING CODE TO
REGULATE ANIMAL KEEPING ON RESIDENTIAL LOTS AS AN
ACCESSORY USE; MAKING NECESSARY LANGUAGE
CHANGES TO THE CITY CODE TO EFFECT THOSE
CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR
THOSE CHANGES.**

Section 1. Recitals:

WHEREAS, West Haven City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the city may revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, in conformance with Title 10, Section 9a – the Municipal Land Use, Development and Management Act, the governing body of the city may pass ordinances defining zoning and what are acceptable uses within each zone and within the city; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and,

WHEREAS, the City Council finds that certain changes to the West Haven City Zoning Code as regards to allowing for and protecting the right to keep animals in accordance with the purposes of various residential zones in those zones in which it is an appropriate land use, should be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

The following definitions are hereby added in alphabetical order to the already existing definitions in Section 2.08 of the Zoning Code:

“Animal” means any and all types of livestock including all those animals for family food production, dogs and cats, and all other subhuman creatures, both domestic and wild, male and female, singular and plural.

“Animal keeping” means the keeping of and caring for animals.

“Animals for family food production” means any domesticated animal commonly kept for utility or food production rather than pleasure and includes, but is not limited to: cattle, sheep, goats, mules, burros, horses, chickens, geese, ducks, turkeys, llamas, swine, or similar animal.

“Corral” means a fenced enclosure used for the close confinement of large animals with hay or grain feeding in contrast to pasture feeding. (This is the current definition in the West Haven Zoning Code)

“Exotic pet” means a rare or unusual non-protected animal species that is classified by the U.S. Department of Agriculture and under state law as approved for keeping as a pet, unless otherwise restricted by this title. Permitted exotic pets only include those species commercially available at typical retail pet shops in the area and may include, but not limited to: non-venomous snakes, non-poisonous small reptiles, non-poisonous amphibians, tortoises, ferrets, exotic birds, sugar gliders, degus, hedgehogs, domesticated silver fox, and non-poisonous insects. Exotic pets do not include any type of pigs including potbelly pigs or miniature pigs.

“Owner” means any person who is either the legal owner, keeper, possessor, or the actual custodian of animal. Ownership is established by a person registering as owner on a license or other legal document or being a person claiming ownership and taking or having possession of an animal.

“Pasture” means fenced area enclosure for animals in which the grass product available on the site is the primary source of feed and in which livestock are kept in a loosely controlled environment as opposed to being kept in a pen, corral, or stable.

“Pen” means an enclosed area typically having less than five hundred (500) square feet and intended for occupancy by one to two (2) animals.

“Pet” means a domesticated animal kept for pleasure rather than utility, including but not limited to; birds, cats, dogs, tropical-type fish, rabbits, hamsters, mice, and similar animals.

“Service animal” means an animal that is legitimately certified, trained, or being trained to assist physically challenged persons such as hearing-

impaired guide dogs, mobility-limited assisting animals, or seeing-eye dogs. Service animal also includes a therapeutic pet (“**therapy pet**”) subject to a reasonable accommodation under federal or state law relating to persons with a disability as part of mental or physical health care under the direction of a legitimate mental or physical health care provider or as otherwise accommodated by, or being trained for use in, a care facility, hospital, hospice or like facility.

“**Stable**” means a detached accessory building for the keeping of animals belonging to or used by the property owner or lessee and not for rent or for the stabling of the same for profit.

“**Wild animal**” means any animal which is not commonly domesticated, listed as protected by federal or state law, or which may be perceived as wild or predatory in nature, or any animal which, because of its size, growth propensity, vicious nature or other characteristics, would constitute an unreasonable danger to human life, or property if not kept, maintained, or confined in safe and secure manner. Such animals include, but are not limited to:

- (1) Alligators, crocodiles, caiman.
- (2) Bears (Ursidae).
- (3) Cat family (Felidae). Except commonly accepted domesticated cats, includes cheetah, cougar, leopard, lion, lynx, panther, mountain lion, tiger, wild cat, and similar animals.
- (4) Dog family (Canidae). Except all domesticated dogs, includes wolf, part wolf, fox, part fox, coyote, part coyote, dingo, and similar animals.
- (5) Porcupine (Erethizontidae).
- (6) Primate (Non-human). Includes all subhuman primates.
- (7) Raccoon (Procyonidae). All raccoons, including eastern raccoon, desert raccoon ring-tailed cat, and similar animals.
- (8) Skunks.
- (9) Venomous fish and piranha.
- (10) Venomous snakes and lizards.
- (11) Weasels (Mustelidae). All including weasels, martens, wolverines, badgers, otters ermine, mink, mongoose, and similar animals. This category does not include ferrets commercially available at typical retail pet shops in the area.

BE IT FURTHER ORDAINED by the West Haven City Council that the following shall be added to the West Haven Zoning Code as a Section titled, “Animal Keeping”:

A. No structure that is designated for animal housing and/or shelter shall be constructed closer than the minimum setback standards for the zone in which the structure is located. The structure shall be built no closer than seventy-five (75) feet to any existing dwelling on an adjacent lot. Any pre-existing conforming structure

shall not be deemed non-conforming if a dwelling is built by a third party closer than allowed in this ordinance.

B. No corral or pen shall be located and built closer than twenty-five (25) feet to any street right-of-way line and seventy-five (75) feet to any existing dwelling on an adjacent lot. Any pre-existing conforming structure shall not be deemed non-conforming if a dwelling is built by a third party closer than allowed in this ordinance.

1. A pasture does not have to meet these set-back requirements, but is required to be constructed and maintained to prevent any damage to adjacent properties and/or fencing.
2. A chicken coop or rabbit hutch must be ten (10) feet from a side lot line and ten (10) feet from a rear lot line. There shall be no chicken coops or rabbit hutches in a front yard.

C. Corral, pen and/or fencing shall be constructed and maintained so as to prevent damage to adjacent properties and/or fencing.

D. Animals for Animal keeping are categorized as follows:

1. Animal Category A
 - a. Donkeys; Standard Pigs; Yak; Horses; Cattle; Ostrich; Elk; Bison, Deer
 - b. Ostrich; Elk; Bison; and Deer – all must be kept on lots of one acre or larger only.
 - c. Each animal in this category shall equal six (6) animal units per animal.
2. Animal Category B
 - a. Goats; Sheep (all sizes); Llama; Alpaca; Emu; Roosters, Crowing Hens; Miniature Cattle; Miniature Horses; Ponies less than 38 inches in height; Miniature Pigs.
 - b. Roosters, Crowing Hens - all must be kept on lots of one acre or larger only.
 - c. Each animal in this category shall equal three (3) animal units per animal.
3. Animal Category C
 - a. Turkeys; Geese; Ducks; Miniature Goats
 - b. Each animal in this category shall equal two (2) animal units per animal.
4. Animal Category D
 - a. Pheasant
 - b. Each animal in this category shall equal one (1) animal units per animal.
5. Animal Category E
 - a. Pigeons; Rabbits; Hens
 - b. Each animal in this category shall equal one-half (.5) animal units per animal.
6. Wild Animals – Not permitted in any zone in any number.
7. Animals not permitted in any zone in any number: Peafowl, guinea fowl.

E. Animal keeping as an accessory use shall be allowed on residential lots in all zones, subject to the following requirements and restrictions:

1. Animal keeping Limitations

a. A-2 Zone

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from Animal Category A are allowed on any lot under one-half acre.

b. A-1 Zone (including Open Space Residential overlay areas)

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from the Animal Category A are allowed on any lot under one-half acre.

c. All Residential Zones (R-1, R-2, R-2.5, R-3, R-4)

- (1) Twenty-four (24) animal units per acre is allowed.
- (2) No Animals from the Animal Category A or B are allowed on any lot under one acre.

d. Mixed Use

- (1) Twenty-four (24) animal units per acres is allowed.
- (2) No Animals from the Animal Category A or B are allowed on any lot under one acre.

E. Special Educational Youth Animal Project Permit

This section allows for the alteration of the number of animals allowed on a property when designated for a Special Educational Youth Animal Project.

1. Special Educational Youth Animal Project Permit Process

- a. The property owner must submit a Temporary Limited Use Application for a Special Educational Youth Animal Project to the Code Enforcement Officer.
- b. Application shall include a plot plan of where animals will be kept on the property in relation to neighboring homes and property owners; the number and type of animals requested; the length of time requested for the animals to be on the property; and specific plans to mitigate smell, noise, confinement, and pollution.
- c. A permit shall not be issued, even under a conditional use permit, in zones where animal keeping is not allowed.
- d. A permit allows a temporary increase to the cap on animal units in a particular zone.
- e. Application must be approved and signed by the Code Enforcement Officer or his/her designee and signed by the Planning Commission Chairman.
- f. Conditions

- (1) Permit shall not be granted for more than a nine (9) month period in one calendar year and must be obtained prior to starting the project.
 - (2) Permit can only be granted for an approved youth organization, i.e. 4H, FFA, or Scouting with the purpose of the project stated on the application.
 - (3) The Code Enforcement Officer shall set conditions based on those outlined in the applicant's permit application to mitigate smell, noise, confinement, and pollution.
- g. Written and signed complaints received by the Code Enforcement Officer will be evaluated within fifteen (15) days. After receiving a complaint, the Code Enforcement Officer will investigate. If the Code Enforcement Officer finds merit in the complaint, the Code Enforcement Officer may impose conditions on the permit holder to mitigate the issues which are the subject of a valid complaint. A severe complaint or repeated complaints could result in a revocation of the permit at the discretion of the Planning Commission.
- h. All animals covered by the permit must be removed from the property when the permit expires.

F. Additional requirements

1. All animals located on a lot or parcel of land shall be contained by the owner of the animal upon said lot or parcel.
2. Juvenile animals (under the age at which they are saleable by industry standards) do not count for total animal units. Examples (not all inclusive but as way of illustration): Lambs and kids, with their mothers, up to twelve (12) weeks of age will not count. One litter of pigs, with their mother, up to eight (8) weeks of age will not count. Chicks, with their mother, up to twelve (12) weeks of age will not count.
3. If a written and signed complaint is received by the City regarding issues with an animal (which is not a pet as defined in this ordinance), the Code Enforcement Officer will, within forty-five (45) days, determine if the complaint is significant or not. If the Code Enforcement Officer deems the complaint to be significant, the Code Enforcement Officer will then direct the animal owner to apply to the Planning Commission for a conditional use permit for conditions that may be required for said animals.
4. Pets, including exotic pets, are allowed in each of the zones as currently allowed, unless otherwise restricted by this ordinance.
5. Service animals are allowed in any zone where state and federal law would allow them.
6. For purposes of this ordinance, an acre is defined as 40,000 square feet, three-quarters (.75) of an acre is defined as 30,000 square feet, and a half acre is defined as 20,000 square feet. A quarter acre is defined as 10,000 square feet.

7. If a property owner wishes to conduct animal keeping in excess of allotted units per acre on a lot where it is otherwise allowed, the owner shall apply for an exemption from the Code Enforcement Officer. The Code Enforcement Officer shall determine whether the applicant meets the basis outlined in the City Code to issue an exemption.
8. City ordinances regarding animal keeping always apply. However, HOA's, CCR's, and any covenants that run with a property can be more restrictive.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5. Date of Effect

This Ordinance shall be effective on the ____ day of _____, 2019, and after publication or posting as required by law.

DATED this ____ day of _____, 2019.

WEST HAVEN, a municipal corporation

by: _____
Mayor

Attested and recorded

Recorder



SUBDIVISION APPLICATION

WEST HAVEN CITY PLANNING COMMISSION
PHONE 801-731-4519

SUDIVISION NAME SHUPE PROPERTY

LOCATION +3222 South 3500 West PARCEL # 15-092-0086 (not incl. home/lot),
15-092-0074, and 15-092-0075

NO. OF LOTS/NO. OF BUILDINGS Alt. 1: 116 lots/units
Alt. 2: 77 lots ZONE R-2.5 PRUD

Applicants Name CAPITAL REEF MANAGEMENT LLC
Land Development Entity for Phone 801-444-3639 Fax
Ovation Homes and Aspire Homes

Address 498 N. Kays Drive, Suite 230 City Kaysville State UT Zip 84037

Surveyor/Engineer Ensign Engineering Phone 801-547-1100 Fax

Address 1485 West Hill Field Road City Layton State UT Zip 84041

OFFICE USE

Scheduled for Planning Commission Agenda

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 Paid Date



CAPITAL REEF
MANAGEMENT LLC

October 7, 2019

West Haven City
4150 So. 3900 W.
West Haven, UT 84401

**Re: Shupe Property
3222 So. 3500 W.
West Haven, UT**

Dear City Officials:

We are the purchaser of the above-referenced property, which is a little over 25 acres. We truly are excited to have the opportunity to develop and build another community in West Haven. Our two previous active adult communities, The Villas at Country Haven and The Cottages at Spring Meadow are wonderful new neighborhoods of which we are very proud. There truly is not a city with whom we would rather work than West Haven. Steve Anderson and the other many city staff members are exemplary in their professionalism and desire to serve the city.

We continue to see a great need for active adult communities, the 55 and older, one level living neighborhoods which have been our primary focus for more than 17 years. The absorption that we experienced in both of the active adult communities we developed in West Haven tells us that there remains a critical need for this type of housing. We also continue to see a critical shortage of attainable housing for younger families. We understand that the tremendous influx of townhomes has resulted in a backlash by some citizens in various cities, but this is not what we are desiring to create for this wonderful piece of property.

We desire to develop a community with some active adult homes, and the remainder being single family homes, at a pricing that finds the balance between attainability for younger families and creating a community that will be attractive for the long term. We have met with Steve Anderson and other city staff to discuss various concepts and ideas. They have provided us valuable input, which resulted in a unique approach that we are taking with this project, which is to offer the city two alternative proposals as part of our application.

The first proposal would yield approximately 116 lots, which would include an active adult component and single family homes. It also would include some unique, creative open space. Finally, the somewhat greater density than what is available as of right with the current zoning makes it possible for us to make a significant cash donation to the city, which would be paid upon final plat approval. Our thought is that these funds could then be used by the city for improvements to another park or city recreational development, although the city obviously would have discretion as to where the funds would be utilized. This proposal is our much preferred approach to development of this property.

If the city is not amenable to our first proposal, the second proposal would be a request to approve a traditional development that conforms with the current R-2.5 zoning, something that is available as a matter of right within the zoning. This second alternative proposal would yield 77 lots of single family housing, based upon the R-2.5 zoning coupled with a PRUD overlay.

We look forward to discussing this exciting new project and express again our desire to create a community that the citizens of West Haven can be proud to call part of this wonderful city.

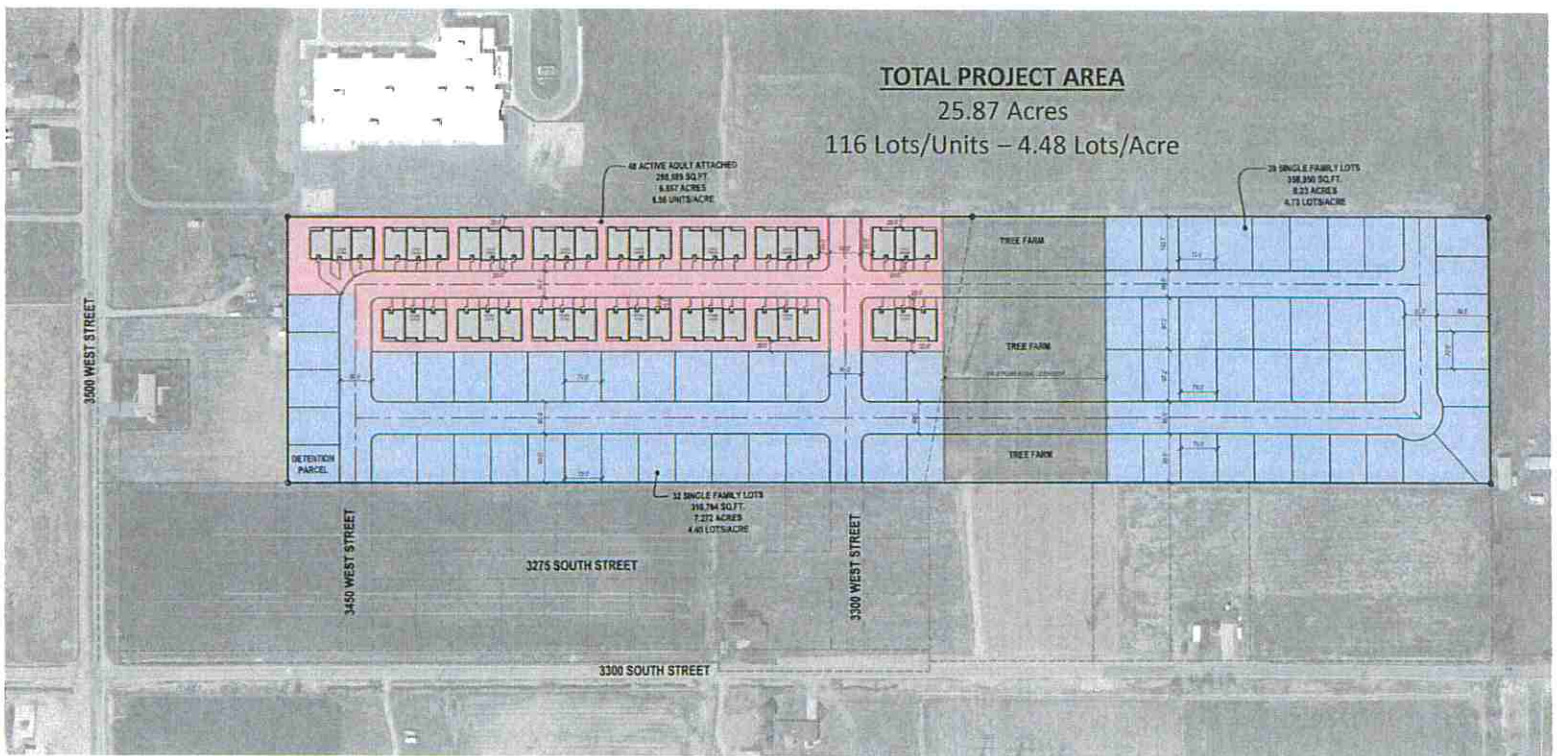
Best regards,


Brad Frost
President

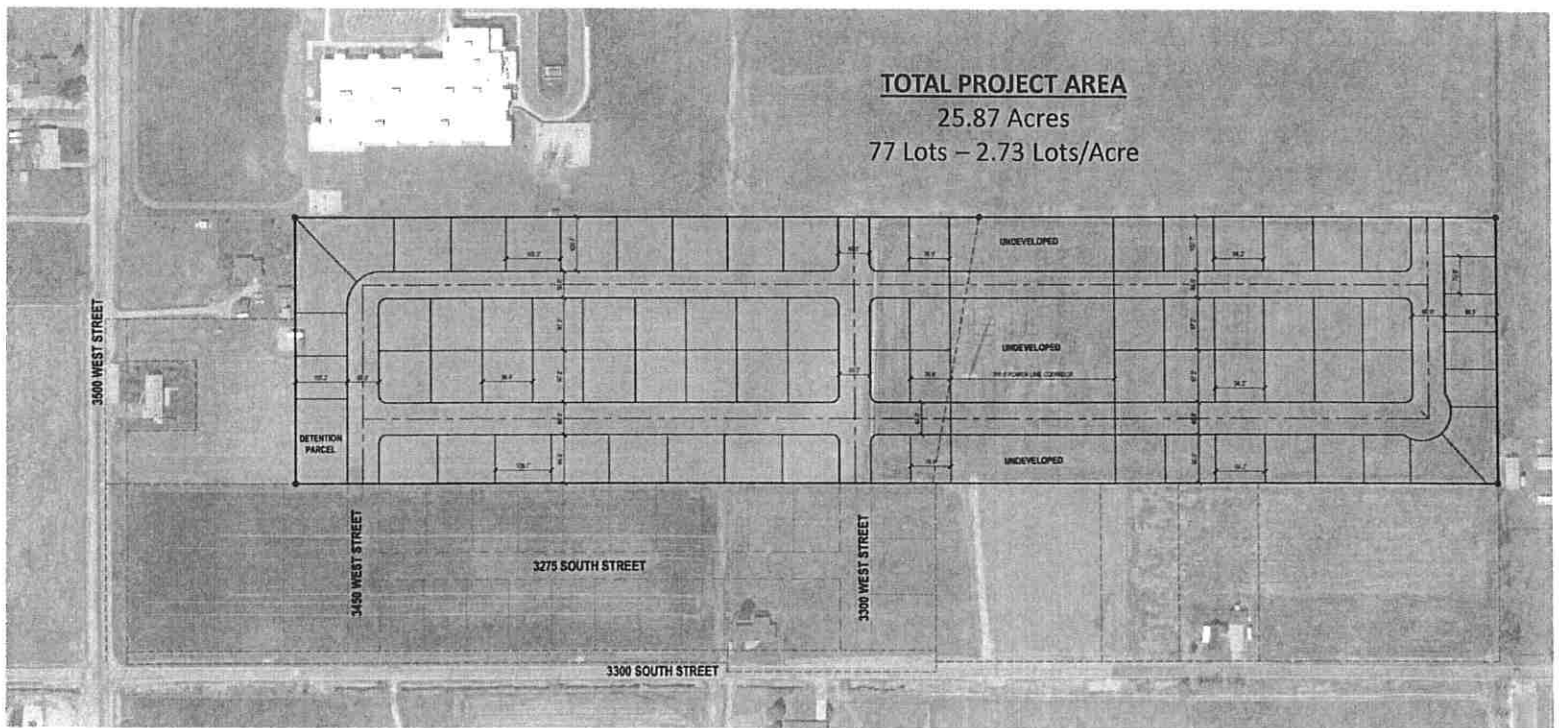
SHUPE PROPERTY – Location



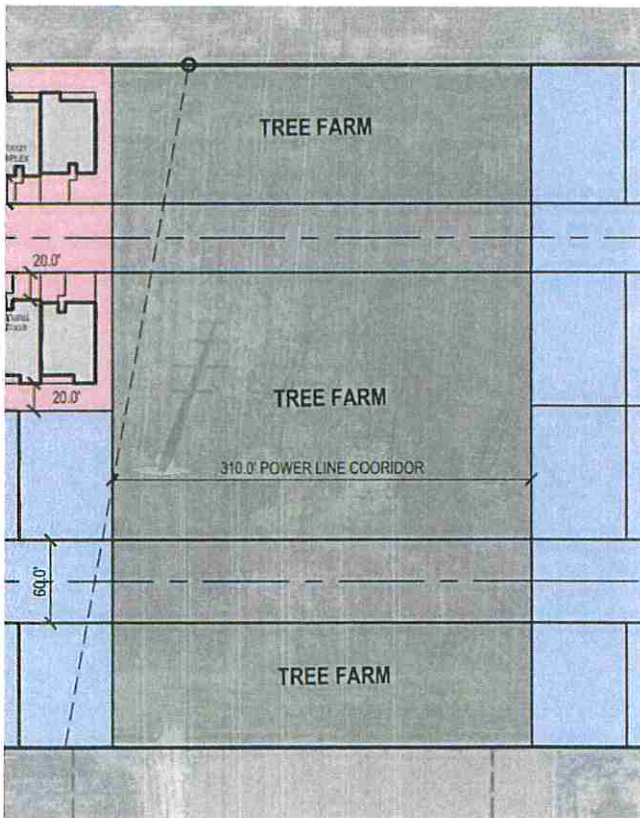
SHUPE PROPERTY - Concept Plan Alternative Proposal 1



SHUPE PROPERTY - Concept Plan Alternative Proposal 2



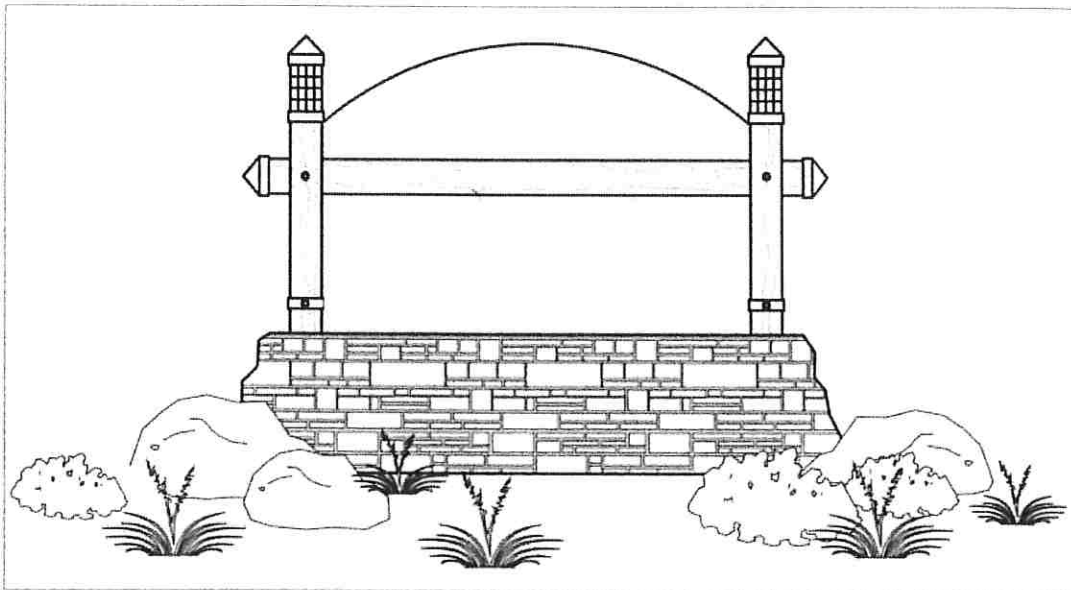
Power Corridor Open Space Proposed Tree Farm



Front Yard Landscaping Example



LANDSCAPED ENTRY SIGNAGE EXAMPLE



Aspire Homes

Single Family - Architectural Design



Aspire Homes

Single Family - Architectural Design



Ovation Homes

Active-Adult Detached - Architectural Design



Havenwood w/ Loft



Evergreen Plan



Evergreen 2 Plan



Havenwood Plan

Ovation Homes

Active-Adult Detached - Architectural Design



Hamilton Plan



Avery Plan



Kingston Plan



Bridgeport Plan

Ovation Homes
Active-Adult Attached - Architectural Design



Ovation Homes

Active-Adult Attached - Architectural Design and Open Space



West Haven City Emergency Operations Plan

4150 South 3900 West, West Haven, Utah 84401

Phone: 801-731-4519 Fax: 801-731-1002

www.westhavencity.com

Introduction

This manual is designed to assist City officials and staff prior to and during times of emergencies and disasters. Each section contains major activities and procedures that may need to be organized and/or accomplished depending upon the size and type of emergency or disaster. The activation of this plan and the numbers of responders needed to assist in the Emergency Operations Center ("EOC") and/or in the field will depend on the type and size of the emergency or disaster. Additionally, this plan is designed to be modular so that it can be activated in full or in part depending on the situation. Each elected official, employee, and designated volunteer should familiarize themselves with the requirements and complexities of their respective role, with specific focus on what will be required of them before, during, and after an emergency or disaster. Other assignments of an Ad Hoc nature, which are not outlined in this manual, may be assigned as circumstances require.

References

In the event of an emergency or disaster, West Haven City will coordinate its relief and emergency assistance efforts with the following protocols:

- Weber County Emergency Operations Plan
- Weber County Hazmat Plan
- Weber County Joint Information Center/Joint Information System Plan
- Weber County Animal Response Team Plan
- Weber County Disaster Medical Incident Response Plan
- Weber County Sherriff ARES Communication Team Plan
- Weber County School Emergency Plan
- Northern Utah Mutual Aid Agreement
- State of Utah Emergency Operations Plan

Administration and Logistics

During a disaster response, some administrative policies and procedures may need to be suspended, relaxed, or made optional. The City Council and/or Mayor will determine alteration of policies and procedures. Carefully consider the consequences. Suspensions of administrative policies and procedures should be limited and of the shortest duration practical under the circumstances.

City Response

West Haven City responds to emergencies in accordance with the National Incident Management System (NIMS), which includes principles of the Incident Command System (ICS) and Unified Command System (UCS).

Emergency Operation Center (EOC)

The Emergency Operation Center (EOC) is the designated location where the Mayor, Emergency Manager, City Council, Department Heads, and others meet to provide overall direction and support to emergency responders in the field, coordinate and manage resources and activities, disseminate information, and provide support to the community during an emergency.

West Haven City's EOC locations:

- 1) Primary location:
West Haven City Hall, 4150 South 3900 West, West Haven, Utah
- 2) Secondary location:
West Haven Maintenance Building, 2825 West 3300 South, West Haven, Utah

Activation of EOC

The EOC is activated by the Mayor. If the Mayor is unavailable, the EOC is activated by any City official or Department Head following the "Continuity of Government" line of succession (see below). EOC activation should be strongly considered when requested by the Emergency Manager, Incident Commander, Public Safety, or Fire Department.

Continuity of Government

The line of succession for West Haven City's continuity of government is as follows:

1. Mayor
2. Mayor Pro-Tem
3. Any person, employee or elected official, designated by mayor

Emergency Purchasing

In the event of an emergency, where immediate procurement is essential to protect life, stabilize an incident, or protect property:

- Department heads may purchase emergency resources up to \$15,000 (Emergency Manager, Public Works Director, Parks & Recreation Director, Recorder, and Inspector)
- The Mayor may purchase emergency resources up to \$100,000
- The Mayor may approve purchases above \$100,000 with the approval of the council - If the council is not available, the Mayor has the power to act unilaterally

Purchasing Guidelines

Unless otherwise required by State or Federal law, the bid process requirements do not apply in the event of an emergency. Although, all purchases must be reasonable, and where possible, follow the City purchasing guidelines.

Purchasing Documentation

The department, for whom the emergency purchases are made, shall file a written report with the Mayor and/or Emergency Manager, which shall contain the following information:

- 1) The conditions that created the emergency and a description of the threat
- 2) The basis for the selection of the contractor or supplier and a description of what efforts were used to identify and contact alternative suppliers or contractors
- 3) The contractor or supplier's name and address, with a list of the resources (personnel, equipment, supplies, materials, and facilities) procured
- 4) Completed and signed debit memos with attached invoices requesting payment for the emergency purchases

Operational Concept

West Haven City will use a simple Emergency Level Response System to:

- Help clarify the impact of the emergency on the city
- Alert city officials of the need to make a Disaster Declaration
- Alert city officials of the need for EOC activation

When an unexpected incident occurs that requires a response to protect life or property, the on-scene commander will notify the Mayor to discuss:

- Impact of the Event on the City and its resources
- Situation Status (what has happened, what is happening, what may happen)
- Resource Status (resources on-scene, resources en-route, resources needed)
- Need for declaration of Emergency Level

The Mayor makes the Disaster Declaration and determines the emergency level as appropriate.

Incident Management

All incidents are to be managed by objective (MBO). Set priorities and objectives that will accomplish goals that will attain the best possible results from available resources.

Incident Priorities

- Life Safety
- Incident Stabilization
- Protection of Property

Incident Objectives

Provide clear instructions by writing SMART objectives that are:

- **S**pecific
- **M**easurable
- **A**ction Oriented
- **R**ealistic
- **T**ime Sensitive

Documentation

All responders (employees, contractors, volunteers, etc.) must keep good records! Documentation is required for all activities, decisions, communications, significant events, money spent, resources used, information received, hours spent responding, and any other important information associated with the emergency response.

Level 1 Emergency

- A. **Definition of a Level 1 Emergency** - Any unexpected occurrence that can be met with available city resources.
- B. **Responsibility** - The primary decision making responsibility rests with the department that would normally respond to the situation in collaboration with the Mayor. The responsible department is in charge of making decisions and coordinating response and recovery activities.
- C. **Actions** - The responsible department shall set up an on-site command post as appropriate. No Disaster Declaration is made. The EOC is not activated.
- D. **Notifications** - Mayor and others as appropriate, to include: City Council, Emergency Manager, Department Heads, Weber County Sheriff's Office, Community Resource Officer, Weber County Fire, Weber County Emergency Manager, etc.
- E. **Press Relations** - Press relations will be handled by the Mayor, Emergency Manager, or assigned Public Information Officer ("PIO").
- F. **Location** - Personnel will contact West Haven City for information.

Level 2 Emergency

- A. **Definition of a Level 2 Emergency** - Any unexpected occurrence that **cannot** be met with available city resources.
- B. **Responsibility** - The primary decision making responsibility rests with the Mayor in collaboration with the Emergency Manager. The nature of the emergency will require a cooperative effort between the Mayor, Emergency Manager, City Council, Department Heads, and outside agencies that respond to and on behalf of the City.
- C. **Actions** - A Disaster Declaration is made by the Mayor. Set-up of an on-site command post is optional. EOC activation is optional.
- D. **Notifications** – Mayor, Emergency Manager, and others as appropriate, to include: City Council, Emergency Manager, Department Heads, Weber County Sheriff's Office, Community Resource Officer, Weber County Fire, Weber County Emergency Manager, etc.
- E. **Press Relations** - Press relations will be handled by the Mayor, Emergency Manager, or assigned Public Information Officer ("PIO").
- F. **Location** - Personnel will contact West Haven City for information.

NOTE: If a largescale evacuation (15 + homes) is required for an extended period of time, the emergency level is automatically changed from a Level 2 to Level 3 and the City EOC must be activated.

Level 3 Emergency

- A. **Definition of a Level 3 Emergency** - Any unexpected occurrence that **overwhelms** the City's response capabilities and resources. A Level 3 Emergency requires additional resources far beyond a "normal" response pattern. Such emergencies require a cooperative effort and a commitment of personnel, equipment, and/or resources from other agencies. The event is of such magnitude or duration that trying to deal with the emergency unilaterally will overwhelm or upset the normal working routine of the City's responding departments or agencies.
- B. **Responsibility** - The primary decision making responsibility rests with the Mayor acting through the EOC. The nature of the emergency will require a cooperative effort between the Mayor, City Council, Emergency Manager, Department Heads, and outside agencies that respond to and on behalf of the City.
- C. **Actions** - the Mayor (or Mayor's designee) will make a Disaster Declaration and activate the EOC. Members of the EOC, under the direction of the Mayor, will organize and coordinate the City's response. Those departments responsible for on-scene management will establish an on-site command post in accordance with the Incident Command System protocols and will notify the EOC and all responding agencies of the location of the Incident On-Site Command Post. The on-site command post will coordinate directly with the EOC.
- D. **Notification** - Mayor, City Council, Emergency Manager, Department Heads, and other agencies as appropriate, to include: Weber County Sheriff's Office, Community Resource Officer, Weber County Fire, Weber County Emergency Manager, etc.
- E. **Press Relations** - Press relations will be handled by the Mayor, Emergency Manager, or assigned Public Information Officer (PIO).
- F. **Location** - Personnel will report to the EOC.

NOTE: The County EOC may also be activated to support the City EOC. If the County EOC is not activated, the County Emergency Manager may report to the City EOC for coordination and support.

The County Joint Information Center may be activated (with or without the County EOC being activated) to support the City's information needs.

Definitions

Emergency Operations Center (EOC): The physical location at which the coordination of information and resources to support incident management (on-scene operations) activities normally takes place.

Incident Commander (IC): The individual responsible for all incident activities, including the development of strategies and tactics and the ordering and release of resources. The incident commander has overall authority and responsibility for conducting incident operations and is responsible for the management of all incident operations at the incident site.

- Incident Command System (ICS): A standardized, on-scene, all-hazards incident management approach that: Allows for the integration of facilities, equipment, personnel, procedures, and communications operating within a common organizational structure
- Enables a coordinated response among various jurisdictions and functional agencies, both public and private
- Establishes common processes for planning and managing resources

Incident Objective: A brief, clear statement of guidance and direction needed to select appropriate strategy(s) and the tactical direction of resources. Incident objectives are based on realistic expectations of what can be accomplished when all allocated resources have been effectively deployed.

Management by Objectives (MBO): A systematic and organized approach that allows management to focus on achievable goals and to attain the best possible results from available resources.

National Incident Management System (NIMS): A uniform set of processes and procedures that emergency responders at all levels of government will use to conduct response operations. NIMS enables responders to work together more effectively and efficiently to manage an incident no matter what the cause, size or complexity.

Strategies: Establish the general plan or direction for accomplishing the incident objectives.

Unified Command (UC): A structure that brings together the "Incident Commanders" of all major organizations involved in the incident in order to coordinate an effective response while at the same time carry out their own jurisdictional responsibilities.