

**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

AMENDED

September 9, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **SEPTEMBER 9, 2020** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM** WORK SESSION TO DISCUSS AGENDA ITEMS AND THE HOME OCCUPATION ORDINANCE **6:00 PM** REGULAR PLANNING COMMISSION MEETING. DUE TO EMERGENCY PROTOCOLS RECENTLY ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-57 ISSUED BY THE LT. GOVERNOR, ATTENDANCE AND PUBLIC COMMENT WILL BE HELD IN PERSON AND BY ELECTRONIC MEANS, WITH A MAXIMUM OF 50 PEOPLE ALLOWED AT CITY HALL. JOIN US FOR THE WORK SESSION <https://us02web.zoom.us/j/83415211318> AND PLANNING COMMISSION MEETING <https://us02web.zoom.us/j/83686214092>

1. INVOCATION
2. ACTION ON MINUTES-AUGUST 26, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 6 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
5. PRELIMINARY SUBDIVISION APPROVAL- CUCEREAVII SUBDIVISION AT APPROX. 3332 W 4075 S
6. DISCUSSION/POSSIBLE ACTION-PATIO HOME ORDINANCE
7. OTHER BUSINESS
8. ADJOURNMENT

Charis Sully

Charis Sully, Deputy Recorder

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

CERTIFICATE OF POSTING

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



Planning Commission Meeting Minutes August 26, 2020 6:00 P.M.

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

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

5:00 WORK SESSION

Planning Commission discussed the patio home ordinance and agenda items.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-AUGUST 12, 2020
3. REPORT-ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS-STEVE ANDERSON
4. PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR A PROTECTIVE COATING BUSINESS AT APPROX. 2108 S 1100 W #4-HEIDI MCCOLLOCH
5. ACTION PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR A PROTECTIVE COATING BUSINESS AT APPROX. 2108 S 1100 W #4-HEIDI MCCOLLOCH
6. PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR USED OIL TRANSFERRING BUSINESS AT 2400 S 1900 W-TRI STATE OIL RECLAIMERS INC
7. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR USED OIL TRANSFERRING BUSINESS AT 2400 S 1900 W-TRI STATE OIL RECLAIMERS INC
8. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AT APPROX. 1697 W 2100 S-CHRIS POULSON
9. DISCUSSION-PATIO HOME ORDINANCE
10. OTHER BUSINESS
11. ADJOURNMENT

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

1. INVOCATION was offered by Commission Member Nalder

2. ACTION ON MINUTES-AUGUST 12, 2020

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

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

4. PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR A PROTECTIVE COATING BUSINESS AT APPROX. 2108 S 1100 W #4-HEIDI MCCOLLOCH

Heidi and Brett McColloch were present for this item.

Mr. McColloch explained that they do a protective coating for concrete, decks, vehicles etc.

Mr. McColloch said that Scorpion coating has been in business since 1997 and are based out of Indiana. He explained that their franchise is the only one in Utah. He said that they have been in business for a year and a half and it is time for them to expand.

Chairman Deem asked what will be done in the shop.

Mr. McColloch said that they will be doing mostly just vehicles there, but they do on occasion have someone bring their wood into them.

Commission member Archuleta asked how many vehicles will be parked on the premises.

Mr. McColloch said they have 4-5 spots of their own and most of the time it will be one customer at a time.

Commission member Archuleta asked what the hours of operation will be.

Mr. McColloch said they will be Monday- Friday 8:00 to 5:00.

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

No one spoke on this matter.

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

5. ACTION PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR A PROTECTIVE COATING BUSINESS AT APPROX. 2108 S 1100 W #4-HEIDI MCCOLLOCH

Commission member Archuleta asked if they have waste of product that needs to be dumped.

Mr. McColloch stated they do not. But if they do, they leave it in the bucket and it hardens within an hour.

Commission member Archuleta made a motion to approve the conditional use permit for a protective coating business at approx. 2108 S 1100 W #4. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Nalder, aye. the vote was unanimous.

6. PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR USED OIL TRANSFERRING BUSINESS AT 2400 S 1900 W-TRI STATE OIL RECLAIMERS INC

Gary Cox was present for this item

Mr. Cox said he is the sales manager for Tri State Oil in Utah.

Mr. Cox said they set up tank farms that consist of portable frac tanks. They have 10 tanks on site that will be filled throughout the Winter and emptied in the Summer.

Commission member Epperson asked how big the tanks are.

Mr. Cox said they are 21,000-gallon tanks.

Commission member Nalder asked if they had all the inspections that they will need done.

Mr. Cox said that they do.

There was a discussion about where the property is located.

Chairman Deem stated that the West Haven Code Enforcement Officer said everything looks good.

Mr. Cox said their trucks are 20% faster at picking up oil and cleaner than other trucks.

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

No one spoke on this matter.

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

7. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR USED OIL TRANSFERRING BUSINESS AT 2400 S 1900 W-TRI STATE OIL RECLAIMERS INC

Chairman Deem asked if they need to abide by State and Environmental Quality laws.

Mr. Cox said they do, and they regularly test the oil in the tanks. They currently test the oil for things that have not been present in oil for 60 years.

Commission member Epperson asked what the process would be if they were to have PCB's in their oil.

Mr. Cox said they would isolate that tank and take the oil out and have it cleaned/burned off.

Mr. Cox also said that their trucks test the oil for PCB's as they are picking it up.

Commission member Wilson made a motion to approve the conditional use permit for used oil transferring business at 2400 S 1900 W. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Nalder, aye. the vote was unanimous.

8. ACTION ON PUBLIC HEARING- TO CONSIDER A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AT APPROX. 1697 W 2100 S-CHRIS POULSON

Chris Poulson was present for this item.

Mr. Poulson stated that they currently have a lease option for the property. He said he also runs his garage door shop out of there.

Mr. Poulson stated that he has been working with the Division of Motor Vehicles to get the previous owns old vehicles moved out of there and are currently in the process of getting the last one removed.

Mr. Poulson explained that he has been cleaning the property up. And they will be getting the front gate replaced since someone ran through it and broke it down.

Mr. Poulson said that one of their requirements for motorhomes is that they must be able to drive in and drive out. They are trying to focus on only storing RV's and boats. He is working on getting the inherited leases figured out.

Chairman Deem stated that the property looks better than he has seen in for a while.

Mr. Poulson said that he thinks they will be able to store around 25 RV's or boats.

Commission member Epperson asked if moving the garage door business in will limit the amount of storage spaces that they will be able to offer.

Mr. Poulson said that it does not.

Commission member Epperson asked what the hours for clientele to come in and drop off or pick up items.

Mr. Poulson said right now they have temporary business hours, from dusk until dawn. He said they are trying to get a gate operator for the future so they can limit accessible hours.

There was a discussion about fence/gate requirements. Mr. Poulson was advised to call the City and speak to the Building Official.

Commission member Nalder made a motion to approve the conditional use permit for outdoor storage at approx. 1697 W 2100 S. With the condition that all the storage to be behind the fence. Commission member Wilson Seconded the motion.
Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Nalder, aye. the vote was unanimous.

9. DISCUSSION-PATIO HOME ORDINANCE

Planning commission discussed lot size, house size, landscaping, driveway size, sidewalks, accessory buildings etc.

10. OTHER BUSINESS

No other business

11. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:00 P.M. Commission member Archuleta seconded the motion.
Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Archuleta, aye; Commission member Nalder, aye. the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____

SUBDIVISION APPLICATION



SUDIVISION NAME Staker Farms Phase 6

LOCATION Approx 2700 S 3500 W. PARCEL # _____

NO. OF LOTS 2 ZONING CODE _____

Applicants Name Byrle Thurgood Phone 801-628-0229 Fax _____

Address 1798 W. 5150 S. #103 City West Haven State UT Zip 84067

Surveyor/Engineer Reeves Chris Cave Phone _____ Fax _____

Address _____ City _____ State _____ Zip _____

OFFICE USE

Scheduled for Planning Commission Agenda 9/9/2020

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 _____		
Letters of acknowledgment/approval/conditions from		
Received	N/A	Received
☐ 18-11"x17" copies of final subdivision plat	☐	☐ Secondary Water Company
☐ 2-11"x17" copies of subdivision plan and profile drawings	☐	☐ Culinary Water Company
☐ Digital copies	☐	☐ Canal Company (if a canal runs across property)
	☐	☐ Fire District
	☐	☐ Affidavit of Understanding and Acceptance of Fees
	☐	☐ Gas Company
	☐	☐ Power Company
	☐	☐ UDOT
	☐	☐ U.S. Army Corps of Engineers
	☐	☐ All other items required by City Planner

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.

Staker Farms - Phase 6

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
SEPTEMBER, 2020

WAYNE PROPERTIES LLC
15-088-0035

MIKE SCHULTZ, INC
15-088-0048

REMAINDER PARCEL
FUTURE STAKER FARMS - PHASE 6
291,207 S.F.
6.69 ACRES

DIRK BISHOP
15-088-0003

1
38,758 S.F.
0.89 ACRES

10' PUBLIC UTILITY
EASEMENT (TYP)

P.O.B. #1
N89°04'52"W
40.00'

2
22,921 S.F.
0.53 ACRES

P.O.B. #2
N89°04'52"W
40.00'

EAST QUARTER CORNER OF
SECTION 33, TOWNSHIP 6
NORTH, 2 WEST, S.L.B.&M.
FOUND WEBER COUNTY SURVEY
BRASS CAP MONUMENT

NORTHEAST CORNER OF SECTION
33, TOWNSHIP 6 NORTH, 2
WEST, S.L.B.&M. FOUND WEBER
COUNTY SURVEY BRASS CAP
MONUMENT

Vicinity Map

(NOT TO SCALE)



Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°55'08"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO.1

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, SAID POINT BEING N00°55'08"E 1480.85 FEET AND N89°04'52"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE N89°04'52"W 311.01 FEET; THENCE N00°55'08"E 121.12 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING (2) TWO COURSES: (1) N00°59'30"E 3.04 FEET AND (2) S89°15'16"E 311.01 FEET TO THE WESTERLY RIGHT OF WAY OF 3500 WEST STREET; THENCE S00°55'08"W 125.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,758 SQUARE FEET OR 0.89 ACRES.

LOT NO.2

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET AND THE NORTHEAST CORNER OF LOT 34 OF STAKER FARMS PHASE 1, SAID POINT BEING N00°55'08"E 1146.06 FEET AND N89°04'52"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE NORTHERLY LINE OF SAID STAKER FARMS PHASE 1 THE FOLLOWING (2) TWO COURSES: (1) N89°24'54"W 128.06 FEET AND S89°59'01"W 21.95 FEET; N00°55'08"E 153.46 FEET; THENCE S89°04'52"E 150.00 FEET TO THE WESTERLY RIGHT OF WAY OF 3500 WEST STREET; THENCE S00°55'08"W 152.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,921 SQUARE FEET OR 0.53 ACRES.

Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO 2 LOTS AS SHOWN HEREON. THE NORTH LINE OF THE NORTHERLY LOT WAS PLACED ALONG A LONGSTANDING FENCE, USING THE PRINCIPAL OF BOUNDARY BY ACQUIESCENCE. THE EAST LINE WAS PLACED ALLOWING FOR THE FULL WIDTH OF 3500 WEST STREET. ALL OTHER LINES WERE PLACED BY THE DEVELOPER.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF STAKER FARMS - PHASE 6 IN WEST HAVEN, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, UTAH, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AS SHOWN HEREON AND NAME SAID TRACT, STAKER FARMS - PHASE 6, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, UTAH, OR ITS DESIGNEE, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS A PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

PROJECT INFO.

Surveyor: T. HATCH
Planner: C. CAVE
Begin Date: 9-02-2020
Name: STAKER FARMS
- PHASE 1
Number: 3784-83
Revision:
Scale: 1"=50'
Checked:



Reeve & Associates, Inc.
5100 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2656 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Legend

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = 10' PUBLIC UTILITY EASEMENT
- = ADJOINING PROPERTY
- = EXISTING FENCE
- = RIGHT-OF-WAY CENTERLINE
- = SECTION TIE LINE

50 0 50 100 150
Scale: 1" = 50'

DEVELOPER:
CASTLE CREEK HOMES, LLC
BRYCE THURGOOD
1798 WEST 5150 SOUTH, STE. 103
ROY, UT 84067
(801) 937-4836

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

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

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

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

THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

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

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid
Recorded, _____ At
In Book _____ Of The
Official Records, Page _____
Recorded For:

Weber County Recorder

Deputy.



SUBDIVISION APPLICATION

SUDIVISION NAME CUCEREAVII SUBDIVISION

LOCATION 4075 SOUTH 3325 WEST PARCEL # 08-489-0003
08-489-0005

NO. OF LOTS 6 ZONING CODE MIXED USE

Applicants Name SVETIANA CUCEREAVII Phone _____ Fax _____

Address 3332 W. 4075 S. City WEST HAVEN CITY State UT Zip 84401

Surveyor/Engineer REEVE & ASSOCIATES, INC Phone 801-621-3100 Fax _____

Address 5160 S. 1500 W. City RIVERDALE State UT Zip 84405

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

Amount 900.00 Paid Date _____

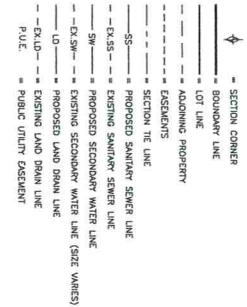
Final

Amount 1,700.00 Paid Date _____

Received	N/A	Received	Letters of acknowledgment/approval/conditions from
☐ 18-11"x17" copies of final subdivision plat	☐	☐	Secondary Water Company
☐ 2-11"x17" copies of subdivision plan and profile drawings	☐	☐	Culinary Water Company
☐ Digital copies	☒	☐	Canal Company (if a canal runs across property)
	☐	☐	Fire District
	☐	☐	Affidavit of Understanding and Acceptance of Fees
	☐	☐	Gas Company
	☐	☐	Power Company
	☒	☐	UDOT
	☒	☐	U.S. Army Corps of Engineers
	☐	☐	All other items required by City Planner

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.

VICINITY MAP
SCALE: NONE



PRIMARY WATER LINE (SIZE VARIES)



DEPENDENT UPON CURB ELEVATION

NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

[illegible][illegible]

Cucereavii Subdivision

West Haven City, Weber County, Utah

NOTES:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HETEC & ASSOCIATES, INC., 5105 S. 1500 N., HERRSHALL, IOWA 44409, AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY PRODUCT OTHER THAN THE PRODUCT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE DIMENSIONS AND DIMENSIONS OF HETEC & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Developer:
Vlad Gvozdicov
12628 NE Hassalo Street
Portland, OR 97230
(503) 464-6650

Cucoreavii Subdivision
PART OF THE NW 1/4 OF SECTION 10, T.5N., R.2W., S.1B & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH

Preliminary Plan

REVISIONS	
DATE	DESCRIPTION



Reeve
& Associates, Inc.
 5150 SOUTH 1300 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.FIRM-REEVE.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
JOINT ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PH ZONE : A RESIDENTIAL PATIO HOME ZONE

Section 1:

- 1.1 Purpose
- 1.2 Permitted Uses
- 1.3 Conditional Uses
- 1.4 Building Lot Requirements
- 1.5 Location of Structures
- 1.6 Maximum Structure Height
- 1.7 Off Street Parking
- 1.8 Permitted Signs

1.1 Purpose:

The purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within West Haven City. To provide for areas in appropriate locations where quiet residential neighborhoods may be established and protected.

1.2 Permitted Uses:

- 1.2.1 Accessory Uses and buildings. (Only behind homes) Less than 200 sq. ft.
- 1.2.2 Dwellings, single family
- 1.2.3 Animal Keeping. See Animal Keeping Ordinance.
- 1.2.4 Home occupations with no visiting clientele
- 1.2.5 Pets, the keeping of household pets.

1.3 Conditional Uses:

Conditions for approval shall be determined as provided in the conditional use ordinance.

- 1.3.1 Church (temporary churches held in open areas, tents or in temporary structures excluded.)
- 1.3.2 Home occupations with visiting clientele in accordance with the Home Occupation ordinance
- 1.3.3 Planned unit developments (PUDs)

1.4 Building Lot Requirements:

- 1.4.1 **Lot Area:** *There shall be a minimum of six thousand (6,000) sq. feet for single family. 6,400 sq ft for corner lots.*
- 1.4.2 **Lot Width:** Minimum lot width. –50 feet, Corner lots 60 feet. Planning Commission may grant variances for odd shaped lots.

1.5 Location of Structures:

1.5.1 Dwellings:

- A. **Front Setback** – 20 feet from Property Line to garage, 18 feet for the home.
- A. **Side Setback-** 5 feet minimum on each side, except 15 feet minimum for side fronting on a street. Variance can be given for odd shaped lots by the Planning

Commission. Planning commission can approve zero lot line setbacks with a 15' side setback on the opposite side.

- B. **Rear Setback** - The rear lot line has to average 18 feet.
- C. **Permanent Patio Awning Unenclosed**- shall not extend into more than ½ of required setback
- D. **Permanent Patio Awning Enclosed** - shall only extend into the required setback 5 feet.
- E. **Exteriors** - All building exteriors to be a mix Brick, stone, or fiber cement board.
- F. **Minimum Dwelling size** - Minimum Dwelling Unit Sq. footage – 1200 sq ft, Minimum Living 1200 sq. ft.
- G. **Minimum Garage** – 22 feet wide and 20 feet deep

1.5.1 **Detached accessory buildings and garages:** Accessory Buildings larger than 200 sq. feet shall be as follows: The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise none allowed over 200 sq. ft. Accessory Dwelling Units are not permitted.

1.5.2 **Detached accessory buildings and garages** - 200 sq. feet and smaller

- B. **Front Setback** – All accessory building must be behind the home or behind the plane of the rear wall of the home.
- C. **Side Setback**- 5 feet
- D. **Rear Setback** - 5 feet

1.6 Maximum Structure Height:

1.6.1 Dwelling or other main building, twenty five (25) feet. Habitable attic space permitted over garage area.

1.6.2 Accessory building fifteen (15) feet.

1.7 Landscaping - ?? see below

1.8 Off Street Parking

As provided in West Haven's parking ordinance

1.9 Permitted Signs:

See West Haven City Sign Ordinance

Landscaping ????

2	Exterior	Front	Mix of Brick, stone or fiber cement board
		Sides	Mix of Brick, stone or fiber cement board
		Rear	Mix of Brick, stone or fiber cement board
	Landscaping and Automatic Sprinkler System		Installed with construction contract*
	Park strip trees		1 per frontage, 1.5 average per frontage*
	Fencing		Standardized within development
	Architecture		Consistent theme among all structures

*Developer shall pay a Landscape Cash Bond of \$8,500, specifically for the landscape installation, at the time of issuance of the Building Permit. The normal landscape installation will be required within 30 days of the C/O issuance. However, when that 30 day period cannot be achieved due to the short secondary water season, the landscape shall be installed by or prior to the next May 15th. The entire Landscape Cash Bond amount shall be held by the City until final completion of the required landscaping.