

WEST HAVEN CITY COUNCIL AGENDA

December 16, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **December 16, 2020** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORKSHOP** **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. DUE TO EMERGENCY PROTOCOLS RECENTLY ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-75 ISSUED BY THE LT. GOVERNOR PUBLIC ATTENDANCE AND PUBLIC COMMENT WILL BE BY ELECTRONIC MEANS ONLY. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US02WEB.ZOOM.US/J/83270073810](https://us02web.zoom.us/j/83270073810) AND COUNCIL MEETING [HTTPS://US02WEB.ZOOM.US/J/82365135732](https://us02web.zoom.us/j/82365135732).

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Hunter
 - B. PRAYER/MOMENT OF SILENCE Councilmember Call
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. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	December 2, 2020
B. GARDNER ENGINEERING	\$22,121.25	Inv. #1120043-1120049
5. ACTION ON RESOLUTION 30-2020-KEN BRADSHAW'S RETIREMENT
6. DISCUSSION-WORK SESSION GENERAL PLAN MAP SPECIFICALLY THE COMMERCIAL ZONES
7. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. PRELIMINARY SUBDIVISION APPROVAL-FAIRHAVEN SUBDIVISION-2531 W 1800 S-IVORY HOMES
 - B. PRELIMINARY SUBDIVISION APPROVAL-BRACUS ESTATES SUBDIVISION-APPROX. 3350 W 2700 S-WOODMERE HOMES
 - C. ACTION ON ORDINANCE 48-2020-REZONE FROM A-1 TO PATIO HOMES-4228 S 3500 W-COTTLE CAPITAL GROUP
 - D. ACTION ON ORDINANCE 49-2020-REZONE FROM C-2 TO C-2 AND C-3-1679 W 2100 S-TANNER NEELEY
 - E. ACTION ON ORDINANCE 50-2020-BUSINESS LICENSE FEE SCHEDULE
8. PUBLIC HEARING-For the purpose of receiving public input with regard to the Planning Commission Ordinance
9. ACTION ON PUBLIC HEARING-Adoption of Ordinance 47-2020-Planning Commission Ordinance
10. ACTION ON RESOLUTION 29-2020-CITY OWNED PROPERTY LEASE POLICY
11. COUNCIL UPDATES
12. ADJOURNMENT

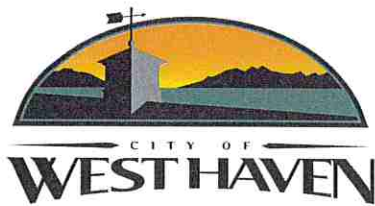
Emily Green

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: emilvg@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 DECEMBER 16, 2020**

@

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. Discussion-Private and Public Road Standards
2. Discussion-Policies and Procedures for Council

Road Standard	Right of Way Width (A)	Drivable Surface Width (B)	Asphalt Width (C)	Park Strip Width	Sidewalk Width		Notes
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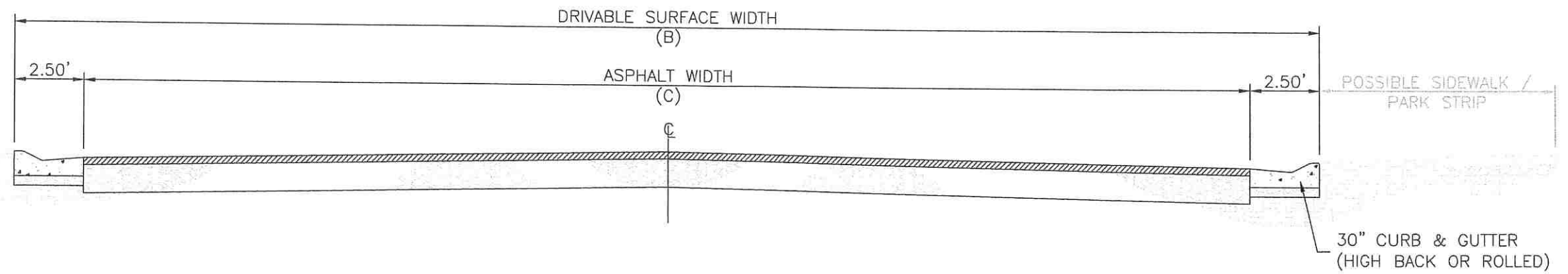
CURRENT STANDARDS

P R I V A T E	IFC - FIRE ROAD (Less than 150' in Length)	-	20 (26 if there is a fire hydrant)		-	-	No parking signs required on both sides of road.
	IFC - FIRE ROAD (In Excess of 150' in Length)	-	20 (26 if there is a fire hydrant)		-	-	Turnaround Required on dead end No parking signs required on both sides of road.
	IFC - FIRE ROAD (In Excess of 150' in Length)	-	26		-	-	Turnaround Required on dead end No parking signs required on one side of road. (parking allowed on one side)
	IFC - FIRE ROAD (In Excess of 150' in Length)	-	32		-	-	Turnaround Required on dead end Parking allowed on both sides of road.
P U B L I C	Minor Residential	50	36	3.2	3	4	Parking Allowed on both sides of road
	Standard Residential	60	40	3.5	5	4	Parking Allowed on both sides of road
	Minor Collector	66	47	4.3	4.5	4	
	Major Collector	80	61	5.7	4.5	4	
	Arterial	100	81	7.7	4.5	4	

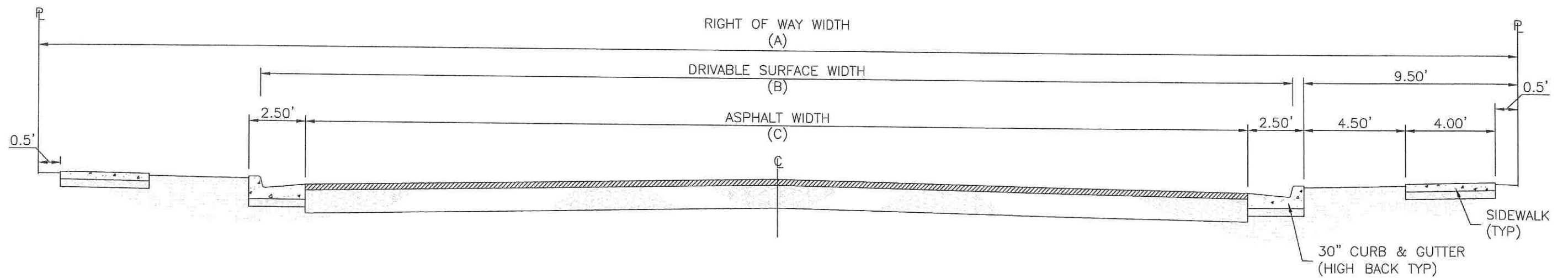
Road Standard	Right of Way Width (A)	Drivable Surface Width (B)	Asphalt Width (C)	Park Strip Width	Sidewalk Width		Notes
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PROPOSED STANDARDS

P R I V A T E	PRIVATE DRIVE - FLAG LOT (Single Dwelling)	-	12		-	-	If in excess of 150 ft in length: a) turn around required b) turnouts required every 200 ft per IFC.
	PRIVATE ROAD (Dead End Roads Only) (Less than 150' in Length)	-	20	16 (min depending on type of curb)	-	-	26 ft min width if fire hydrant is located on road. 26 ft min width if building height exceeds 30 ft. No Parking Allowed (signs required on both sides of road)
	PRIVATE ROAD (In Excess of 150' in Length)	-	26	22 (min depending on type of curb)	-	-	No Parking Allowed (signs required on both sides of road)
	PRIVATE ROAD (In Excess of 150' in Length)	-	32	28 (min depending on type of curb)	-	-	Parking Allowed on one sides of road only (No Parking signs required on one side)
P U B L I C	Minor Residential	52	33	2.9	4.5	4	Parking Allowed on both sides of road **
	Standard Residential	56	37	3.3	4.5	4	Parking Allowed on both sides of road **
	Minor Collector	66	47	4.3	4.5	4	Parking / Bike Lane on 2 lane or No Parking on 3 lane
	Major Collector	84	65	6.1	4.5	4	Parking / Bike Lane on 3 lane or No Parking on 5 lane
	Arterial	100	81	7.7	4.5	4	Bike Lane on 5 Lane / Several configuration possible
							** Other traffic calming measures shall be considered in coordination with Planning Commission and City Engineer.



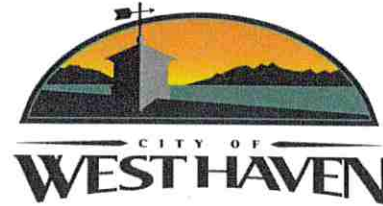
PRIVATE - ROAD SECTION



PUBLIC - ROAD SECTION

STAFF REPORT

TO: City Council
FROM: Matt Jensen, City Manager
DATE: December 10, 2020
SUBJECT: Consideration for Rules of Procedure for City Meetings



The following report provides a sample of Rules of Procedures for the City Meetings for Council consideration and direction.

Background

Utah Code 10-3-606 requires municipalities to “adopt rules or order and procedure to govern a public meeting of the legislative body...” West Haven City has not had a set policy and procedure for public meetings.

Consideration

The attached Draft Rules of Procedure for City Meetings provides a relatively straightforward approach and provides foundational direction for running public meetings. Council is invited to review the draft document and provide input for final policy consideration.

Attachments:

- Draft Rules of Procedures for City Meetings

Draft Policy:

Rules of Procedure for City Meetings

The "Body" (City Council, Planning Commission, etc.) may adopt any rules it deems necessary to the efficient conduct of its meetings.

Basic Policies for West Haven City Meetings

1. For City Council matters, the Mayor, any Council Member, or the City Manager can place an item on the City Council agenda.
2. For other bodies, any member of that Body may place an item on the agenda.
3. An item scheduled for the agenda can be rescheduled for a different date by a majority of the members of the Body.
4. The Chair must recognize Members wishing to make a motion or enter a debate in the order in which they request recognition.
5. The Chair must ask for a motion and a second to the motion on each item on the agenda. Any motion receiving a second will be discussed by the Body.
6. Any Member may call for the question at any time. A vote will then be held on the motion.
7. Any document adopted and passed that requires signatures will be signed at the meeting, prior to adjournment. If the Chair refuses to sign the document(s), any three Members may execute the document on behalf of the Body.
8. Member packets will be distributed before a scheduled meeting.
9. All meetings are open and public meetings unless specifically closed under the provisions of the Utah Open Meetings Act.
10. A public meeting is defined as a meeting at which public business is discussed, decided or policy formulated. Citizens are allowed to attend and observe but not necessarily participate.
11. A public hearing is defined as a meeting which provides citizens the opportunity to express their position on the issue under consideration, both pro and con after due notice. Citizens may observe and comment as provided by the Body's rules but this is not a forum for a debate with the Body.
12. Citizens' comments will be taken at the beginning of the meeting. Any citizen, who wants to make comments will have the opportunity to do so in an orderly manner. This opportunity to make a comment is not to be mistaken for a public hearing nor is it an opportunity to debate with the governing body. Responses to public comments by elected officials and/or staff may be permitted by the Chair, recognizing no decisions or policies may be adopted during public comment time. The Body will not tolerate any interruptions or disruption of meetings. Each citizen may speak once for a period not to exceed three (3) minutes.
13. Any citizen desiring an item be placed on an agenda should submit, in writing, a description of the proposed agenda item, a rationale for placing the item on the agenda, and all background information needed for the Body to make a decision. The City Manager, or his/her designee, will inquire whether any member of the appropriate Body is willing to sponsor the item for the agenda. Sponsored items will be placed on the agenda for the next meeting of that Body. Non-sponsored items will not be placed on the agenda. Items to be placed on the agenda are due by noon at least three working days before regularly scheduled Meeting.

Rules for Conducting Public Hearings

1. All members of the public will be allowed to speak once for a period not to exceed five minutes.
2. If a comment or question from a member of the Body interrupts a member of the public speaking during a hearing, the time taken by the comment or question and the response will not be counted as part of that citizen's five minutes.
3. If a member of the Body raises a question about a comment from a member of the public after the person has made his/her comments, the member of the public will be allowed two minutes to respond to each question raised.
4. Members of the public cannot give their five minutes away to another person to speak on their behalf.
5. A member of the public, during the time allotted for that person's comments, may request of the Body that the record be held open for written comment. Any member of that Body may then move to hold the record open for written comments for a specified period. If the motion receives a second and passes by majority vote, the record will be held open for the specified time, otherwise the item will not be received into the record.
6. Participants in public hearings will be expected to conduct themselves with civility. Speakers must be courteous. Applause is not allowed. Outbursts from those attending a public hearing will not be tolerated. When a member of the public has been recognized and is speaking, he/she has the floor. Other members of the public may not speak either to the speaker or members of the Body until they have been given the floor. Spontaneous comments or other outbursts from the public will not be allowed.

Disturbing Meetings

The City Council may fine or expel, and other Bodies meeting on behalf of the city may expel, any of its members for disorderly conduct upon an affirmative "majority plus one" vote of those members present. The Body may also, upon an affirmative majority "majority plus one" vote of those members present, expel any person who is disorderly during any regular, work or special meeting of the Body.

The Chair may expel any person, other than a member of the Body, who is disorderly during any regular, work, or special meeting of the body.

Conflict of Interest

Members are required to disclose actual or potential conflicts of interest between their public duties and their personal interests. Under most conflict of interest situations, Council Members should recuse themselves from participating in discussion on and abstain from voting on a matter if they have a substantial interest in the item before the Council, and to avoid participating in the discussion as well. "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity. See Utah Code Section 10-3-1301 et seq. for additional direction on conflicts of interest.

Notes on Decorum in Discussion/Debate Generally:

A loose paraphrasing of Robert's Rules of Order (Ninth Edition) suggests the following guidelines in helping to maintain civility and fairness during discussion and debate. These guidelines are pertinent when controversial issues arise in discussion.

A. Treat one subject at a time

Do not speak adversely on a prior action that is no longer pending: In debate, a member cannot reflect adversely on any prior act of the body not then pending, unless a motion to reconsider, rescind, or amend it is pending, or unless s/he intends to conclude his/her remarks by making or giving notice of one of these motions.

B. Alternate between opposite points of view in discussion unless it is clearly apparent there is unanimous support for the question under discussion.

Fairness, and the appearance of fairness is vitally important to success and effectiveness in the deliberative process.

C. Maintain decorum in discussion and avoid allowing personalities to enter into the debate

Do not attack a member's motives: When a question is pending, a member can condemn the nature or likely consequences of the proposed measure in strong terms, but should always avoid discussions of personalities, and under no circumstances should s/he attack or question the motives of another member. The measure, not the member, is the subject of debate.

Avoid personalizing issues. The phrase "attack issues, not people" summarizes the goals of discussing and debating matters brought before a deliberative body. Any personal remark or attack must be ruled out of order by the chair: "Bob is a whiny anarchist and for that reason I cannot support his motion" is a comment that must be stricken and called up short immediately. Remarks must be kept free of personal reference.

The motion being considered is the subject of debate, not the member who proposed it. Offensive language is by definition offensive and all remarks must avoid personal invective.

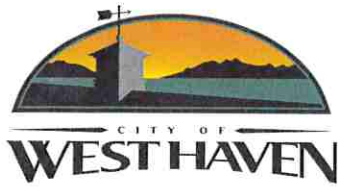
Address all remarks through the chair: it is best practice if members of a deliberative body do not address one another directly, but address all remarks through the chair. This is an effective tool in keeping away from the likelihood of sliding into personalizing an issue. If, while a member is speaking in discussion or debate, another member wishes to address a question to him/her. . . the member desiring to ask the question should address the chair, proceeding as... [a] Point of Information ...

D. Confine debate to the merits of the question under discussion.

Confine remarks to the merits of the pending question. In a discussion and debate a member's remarks must be germane to the question then before the body.

Members should refrain from speaking adversely on or about a prior action that is not pending. In debate, a member cannot reflect adversely on any prior act of the society that is not then pending, unless a motion to reconsider, rescind, or amend it is pending, or unless he intends to conclude his remarks by making or giving notice of one of these motions.

E. Division of a question—members may be for one part of a question and not for another.



WEST HAVEN CITY COUNCIL MEETING MINUTES

December 2, 2020 6:00 P.M.

Community Room
4150 South 3900 West, West Haven, UT 84401

Present:	Sharon A. Bolos	Mayor
	Rob Vanderwood	Councilmember
	Randy Hunter	Councilmember
	Carrie Call	Councilmember
	Kim Dixon	Councilmember
	Nina Morse	Councilmember

Staff Present:	Emily Green	City Recorder
	Steve Anderson	City Planner
	Matthew Jensen	City Manager

Excused:	Ken Bradshaw	City Attorney
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5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Council discussed the general plan.

1. MEETING BROUGHT TO ORDER:

The Council met electronically at their regularly scheduled meeting held in the Community Room. Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

- A. Lead by Councilmember Dixon
- B. Lead by Councilmember Hunter

3. PUBLIC PRESENTATION

No one came up at this time.

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES

MEETING HELD

November 18, 2020

Councilmember Morse made a motion to approve the consent agenda. Councilmember Hunter seconded the motion. Roll Call: Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Hunter, aye; Councilmember Morse, aye; **Vote was unanimous.**

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 41-2020-REZONE FROM A-1 TO R-2-2812 W 2900 S-PHIL HOLLAND

Councilmember Hunter asked if there is an easement that cannot be built on.

Phil Holland confirmed.

Councilmember Morse asked if the access to the trail would be in resident's backyard.

Steve Anderson confirmed it will be and that could be worked out with the subdivision approval.

Councilmember Dixon made a motion to adopt ordinance 41-2020 with the condition that they will work with the city regarding the issues brought up. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

6. **DISCUSSION-WEBER RIVER BANK RESTORATION PROJECT UPDATE**

Council discussed the Weber River Bank Restoration Project.

7. **ACTION ON RESOLUTIONS 28-2020-SOCIAL MEDIA POLICY**

Councilmember Morse suggested removing any reference to Myspace. She also suggested that Posting information on behalf of West Haven City-only as directed should be its own header and online comments should be underneath that.

Councilmember Vanderwood noted a grammatical error on page one fourth line from the bottom stating indirectly that you are authorized to speak, needed the word are in it, a large space between public information and officer on page 3, and on page 2 separate to conduct on the second paragraph from the top.

Councilmember Morse made a motion to adopt resolution 28-2020 with the grammatical changes and removal of Myspace. **Councilmember Vanderwood seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

8. **DISCUSSION-CITY OWNED PROPERTY LEASE POLICY**

Council discussed the city owned property lease policy.

9. **DISCUSSION-UTOPIA**

Council discussed UTOPIA.

10. **COUNCIL UPDATES**

Councilmember Vanderwood asked that the lighting ordinance be revisited soon.

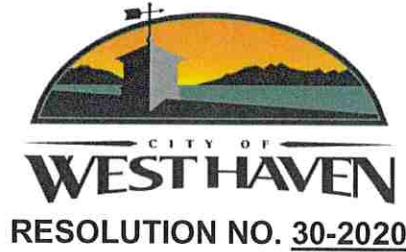
11. **ADJOURNMENT**

Councilmember Dixon moved to adjourn at 7:38 P.M. **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____

DRAFT



A PROCLAMATION RECOGNIZING

Kenneth D. Bradshaw

FOR OVER TWENTY-SIX YEARS OF PUBLIC SERVICE TO THE CITIZENS OF
WEST HAVEN, UTAH

Whereas, Kenneth D. Bradshaw was born in Alameda, California, on a naval base where his parents were stationed; and

Whereas, Ken started his public service by joining the U.S. Navy in 1965, serving in Vietnam, and continuing to serve in the Navy until 1996 when he retired; and

Whereas, Ken met his sweetheart and love of his life, Penn, while he was playing his guitar on a beach in Florida, and eloped with her six weeks later in Georgia on November 18, 1967; and

Whereas, Ken and Penn have been together fifty-three amazing and adventurous years, have had three children, eleven grandchildren, and one great-grandson; and

Whereas, Ken completed his undergraduate degrees of political science, history, and education with a teaching certification in 1971 and his Master's Degree in City Management in 1973 both from East Tennessee State University; and

Whereas, Ken's public service has been vast and varied over the years, before and after law school; and

Whereas, Ken's "previous life" public service before law school includes: serving as a hospital administrator with special training from Harvard, a city manager in Clifton Forge, Virginia and Erwin, Tennessee; and working for the Weber County Department of Aging and Volunteers; and

Whereas, later in life, Ken decided that he wanted to choose a different avenue of public service and attended the University of Utah Law School, completing his degree in two years instead of the normal three years and graduating in 1991, and then being sworn in as an attorney in October 1991; and

Whereas, in 1990, Ken and other residents of Kaneshville and Wilson organized to join their geographical locations and then incorporate into a city, which became West Haven City on July 1, 1991; and

Whereas, in 1994, Ken became West Haven City's city attorney and has served the citizens of West Haven in that capacity for over twenty-six years providing countless hours of civil and

criminal legal services, supplying timely legal advice, and sound counsel on a multitude of municipal issues; and

Whereas, over the years, Ken has provided additional hours of public service to Weber State University as an Adjunct Professor and to a number of other northern Utah cities and special service districts, including South Ogden City, Marriott-Slaterville, Farr West, and Weber Fire District, just to name a few, at the same time as West Haven; and

Whereas, recently, Ken has decided to retire to continue to more fully pursue his hobbies and passions, which include: spending time with Penn, playing the guitar and banjo, singing, watching old movies, reading (especially anything historical), perfecting his popcorn popping recipe, woodworking, building things, cooking the perfect steak, serving others, collecting lost law students and minions and animals, and raising German Shephard dogs; and

Whereas, West Haven City will miss Ken providing his legal expertise, his words of wisdom, his witty stories to illustrate a point, and his milling about smartly; and

Whereas, West Haven City recognizes that Ken is, as Teddy Roosevelt once described, "...the man who is actually in the arena; whose face is marred by dust and sweat and blood; who... spends himself in a worthy cause..."; and

Now, therefore, be it resolved that the Mayor and West Haven City Council does hereby recognize the retirement of Kenneth D. Bradshaw and honors his twenty-six years of dedication and service to West Haven City. The City thanks him for his tireless efforts to make the City a better place and celebrates his commitment to making West Haven an all-around better place for those who live and visit here. The City also wishes Ken future success, a long and happy retirement, and as Lord Tennyson states in Ulysses, "...to seek a newer world...beyond the sunset, and the paths beyond all the western stars."

APPROVED AND ADOPTED this 16th day of December 2020.
WEST HAVEN CITY MAYOR and CITY COUNCIL

West Haven City

Mayor Sharon Bolos

Kim Dixon, Mayor Pro Tem

Carrie Call

Randy Hunter

Nina Morse

Rob Vanderwood

ATTEST:

Emily Green, City Recorder

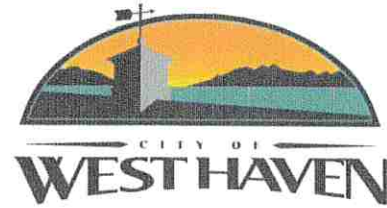
STAFF REPORT

TO: City Council Members

FROM: Steve Anderson, City Planner

DATE: December 10, 2020

SUBJECT: Preliminary Subdivision approval FairHaven Sub 2531 W 1800 S, Ivory Homes



The following staff report reviews the preliminary subdivision petition by Ivory Homes.

Background

Ivory petitioned the City to rezone the Bingham property last spring. A R2.5 zone was approved. They presented a concept at that time. This preliminary follows that concept.

Analysis

Attached is a preliminary plan and a phasing plan. The property consists of 42.43 Acres, which would allow for 115 lots, 115 lots are shown on the plan. In considering "*the general welfare, safety, health, convenience, and economic prosperity of the residents of the City*" *the City Council can approve or disapprove this rezone. The plan meets the current R2.5 zone.*

The following points should be taken into consideration:

1. **Master Plan compatibility** – This meets the current General Plan.
2. **Roads** – Roads meet or exceed our standards. Ivory has agreed to make the road between the school and the future Boulevard a wider road.
3. **Staff concerns from Public Works, Parks & Rec and the City Planner** – The Master Plan shows a trail along the Hooper Canal, Ivory will accommodate this trail. The drainage is a concern. Ivory will design a retention pond to retain a 100-year storm. This will meet the new EPA and state standards. The detention pond ground will be owned by one lot owner. They will maintain the ground.

Council Options

Based on the review of the merits of the request, the Council has several options available. These include:

- **Grant approval or deny rezoning outright in whole or in part.**
- **Grant approval and require a development agreement.** This would allow development of conditions for the property based on agreement between the City and Ivory Homes.
- **Grant conditional zoning approval** – This provides a zoning commitment by the City based on fulfillment based on a more complete proposal for development.

SUBDIVISION APPLICATION



SUDIVISION NAME Fairhaven

LOCATION 1800 S 2531 W

PARCEL # _____

NO. OF LOTS 115

ZONE R-2.5

APPLICANTS NAME Skylar Tolbert-Ivory Development

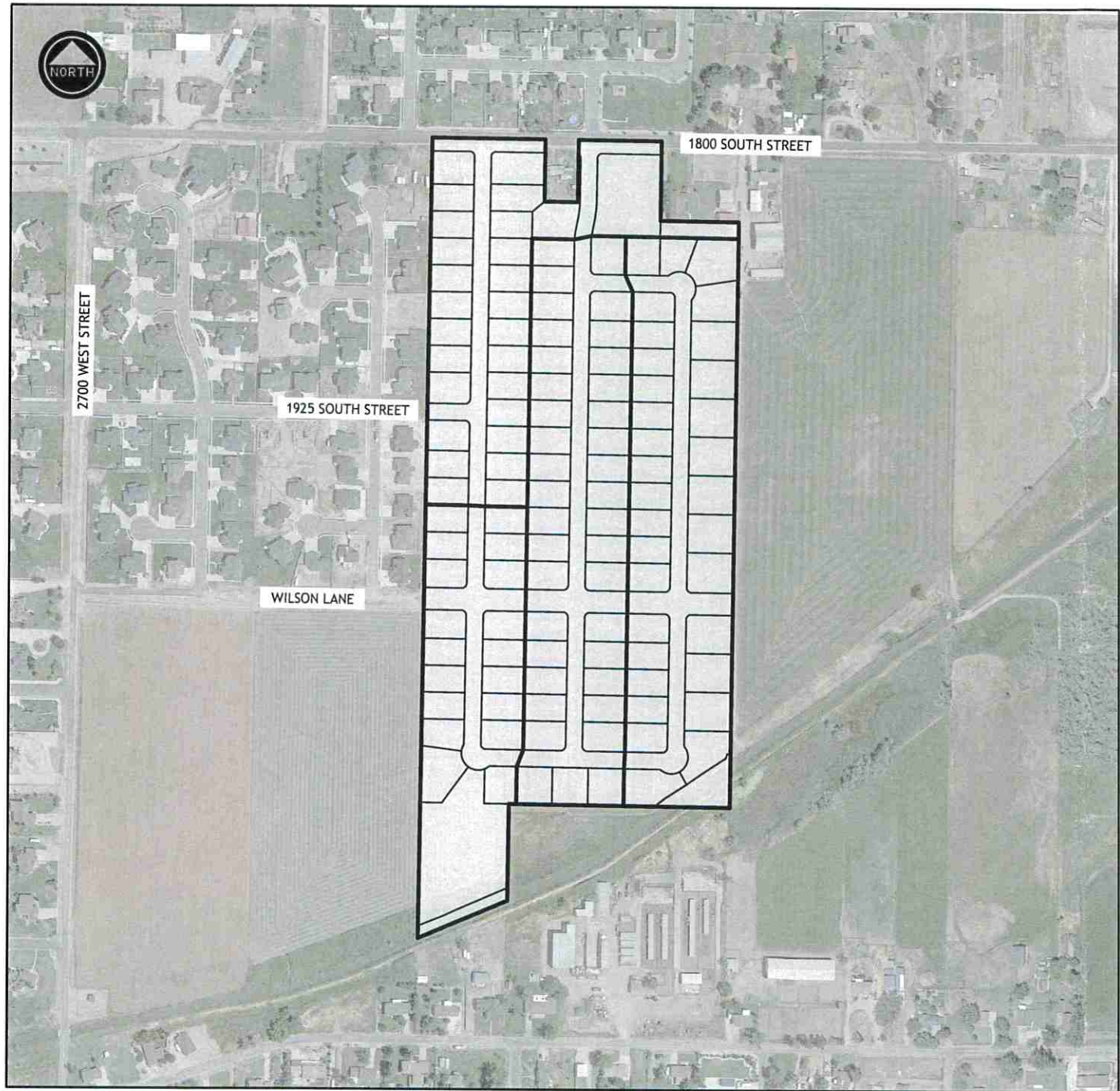
PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS _____
PHASE 5	NO. OF LOTS _____

N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<u>PRELIMINARY</u>		<u>FINAL</u>		
☐	Affidavit of Understanding and Acceptance of Fees	☐	☐	Secondary Water Company
		☐	☒	Culinary Water Company
		☐	☐	Fire District
		☐	☐	All other items required by City Planner

<u>Planning Commission preliminary action</u> ☒ Approved ☐ Denied Date <u>12/9/20</u>	<u>Scheduled for Planning Commission Agenda</u> <u>December 9, 2020</u> <u>Conditions:</u> _____ _____ _____ _____ _____
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

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

C:\Users\jacob\Documents\Projects\Fairhaven\Drawings\1 Title Sheet.dwg



VICINITY MAP
1" = 200'

FAIRHAVEN

WEST HAVEN CITY

PRELIMINARY PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED AUGUST 19, 2020, AND WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-128. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 TITLE SHEET
- PRELIMINARY PLAT PHASE 1
- PRELIMINARY PLAT PHASE 2
- PRELIMINARY PLAT PHASE 3
- PRELIMINARY PLAT PHASE 4
- O-2 PRELIMINARY SITE PLAN
- O-3 PRELIMINARY UTILITY PLAN
- O-4 PRELIMINARY GRADING & DRAINAGE PLAN
- O-5 OFFSITE UTILITY PLAN

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING IRRIGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL. III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A 3" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BENCHMARK IS LOCATED IN 1800 SOUTH STREET APPROXIMATELY 650 FEET EAST OF THE EASTERLY PROJECT BOUNDARY. ELEVATION = 4266.86



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:

Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of West Haven Special Service District.
- All culinary water improvements shall conform with the standards and specifications of Bona Vista Water Improvement District.
- All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
- All improvements in the public right of way shall conform with the standards and specifications of West Haven City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



Fairhaven

Title Sheet

PROJECT: _____
DRAWN BY: _____ NMM
REVIEWED BY: _____ PMD
REVISIONS: _____
No. DATE REMARKS

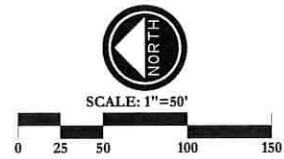
DATE: November 4, 2020

SHEET NUMBER:

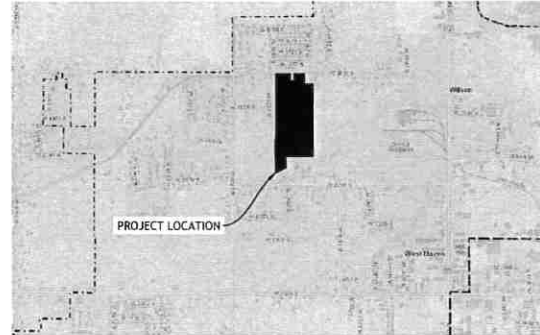
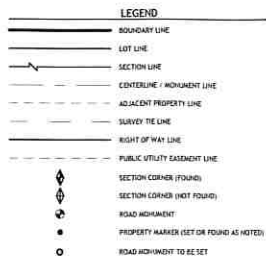
O-1

FAIRHAVEN PHASE 1

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.60	15.00	S44°12'48"E	21.24
C2	23.56	15.00	S45°51'13"W	21.21
C3	23.56	15.00	S44°08'47"E	21.21
C4	23.53	15.00	N45°47'12"E	21.19
C5	34.03	202.00	S5°40'48"W	33.99
C6	27.46	252.00	S7°23'07"W	27.44
C7	7.97	202.00	N9°22'35"E	7.97
C8	42.46	252.00	N5°40'48"E	42.41
C9	15.02	15.00	S27°49'25"E	14.40
C10	23.53	15.00	N45°47'12"E	21.19
C11	17.76	227.00	N8°15'57"E	17.75
C12	38.24	227.00	N5°40'48"E	38.20



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING:

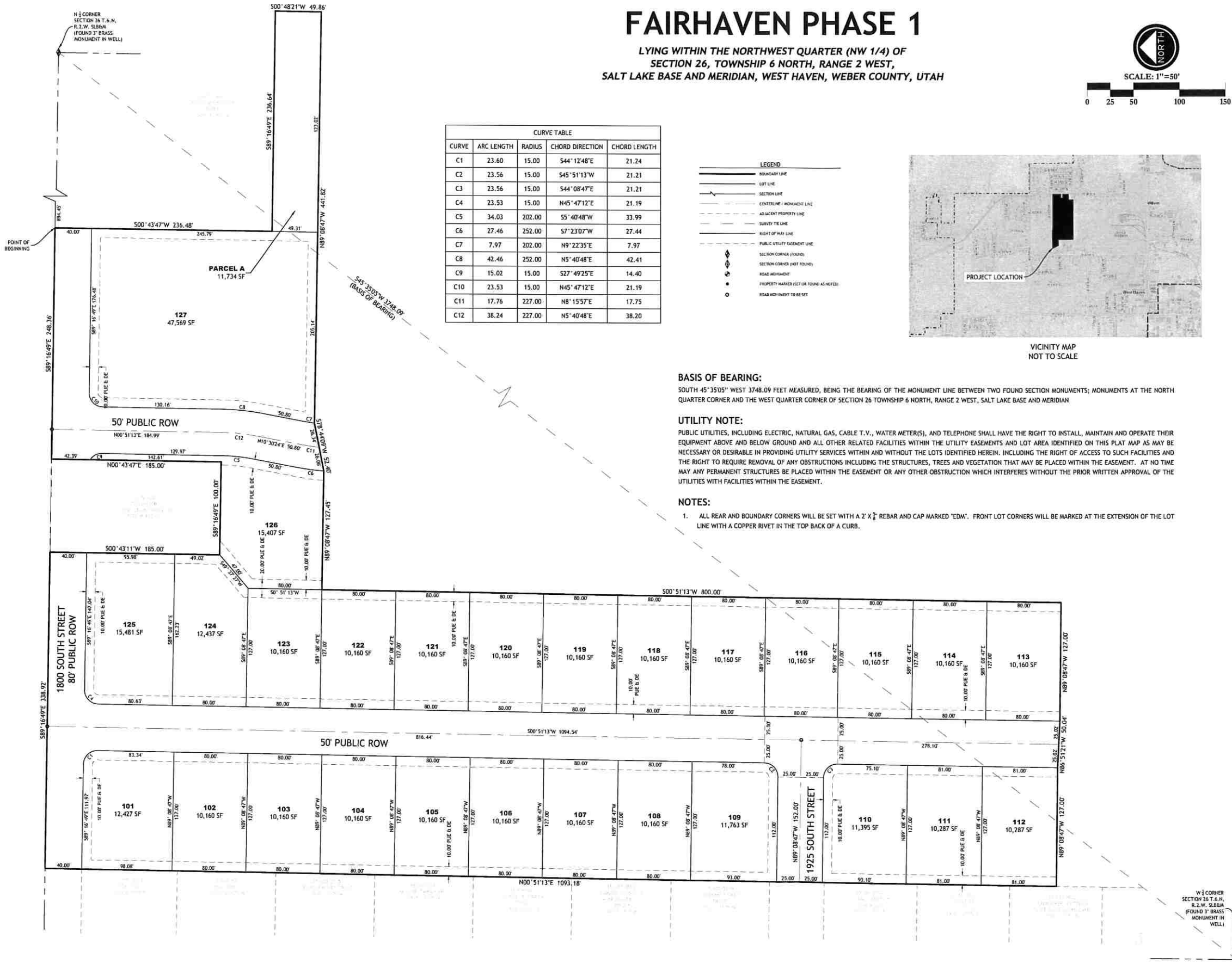
SOUTH 45°35'05" WEST 3748.09 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT.

NOTES:

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 1/2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FAIRHAVEN PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, N89°16'49"W 894.45 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°43'47"W 236.48 FEET; THENCE S89°16'49"E 236.64 FEET; THENCE S00°48'21"W 49.86 FEET; THENCE N89°08'47"W 441.82 FEET; THENCE S78°44'09"W 52.40 FEET; THENCE N89°08'47"W 127.45 FEET; THENCE S00°51'13"W 800.00 FEET; THENCE N89°08'47"W 127.00 FEET; THENCE N86°51'21"W 50.04 FEET; THENCE N89°08'47"W 127.00 FEET TO THE EAST LINE OF COLBY CREEK ESTATES SUBDIVISION PHASE 3; THENCE ALONG SAID EAST LINE N00°51'13"E 1093.18 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE S89°16'49"E 338.92 FEET; THENCE S00°43'11"W 185.00 FEET; THENCE S89°16'49"E 100.00 FEET; THENCE N00°43'47"E 185.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE S89°16'49"E 248.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.03 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FAIRHAVEN PHASE 1

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

IVORY DEVELOPMENT LLC

NAME: CHRISTOPHER P. GAWVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAWVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

FAIRHAVEN PHASE 1

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN,
WEBER COUNTY, UTAH

SHEET 1 OF 1

WEBER COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE _____
WEBER COUNTY RECORDER

WEST HAVEN CITY PLANNING COMMISSION
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER
APPROVED BY THE WEST HAVEN CITY ENGINEER ON
THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY ENGINEER

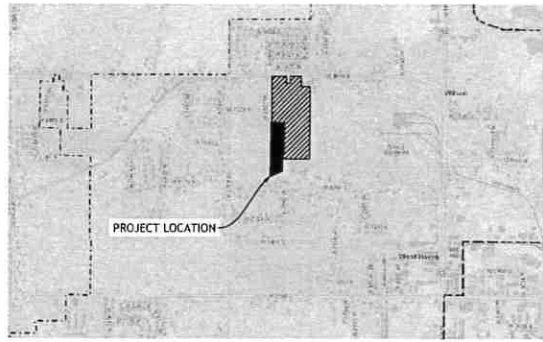
WEST HAVEN CITY ACCEPTANCE
"THE APPROVAL OF THIS PLAT BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY OF WEBER COUNTY, UTAH.
THIS _____ DAY OF _____, 2019
ATTEST: _____ MAYOR
ATTEST: _____

WEST HAVEN CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2019

WEST HAVEN CITY ATTORNEY

OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

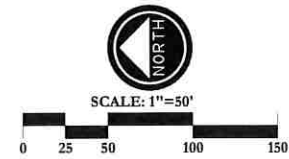
EDM
Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



VICINITY MAP
NOT TO SCALE

FAIRHAVEN PHASE 2

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.56	15.00	S45°51'13"W	21.21
C2	23.56	15.00	S44°08'47"E	21.21
C3	53.28	50.00	S23°04'35"E	50.80
C4	50.67	50.00	S82°38'15"E	48.53
C5	12.13	50.00	N61°22'45"E	12.10
C6	9.54	15.00	N72°38'29"E	9.38
C7	23.56	15.00	N44°08'47"W	21.21
C8	23.56	15.00	N45°51'13"E	21.21
C9	23.56	15.00	N44°08'47"W	21.21
C10	6.87	15.00	S13°58'26"W	6.81
C11	17.14	50.00	S17°16'22"W	17.06

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE - MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	PUBLIC UTILITY EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)
	ROAD MONUMENT TO BE SET

BASIS OF BEARING:

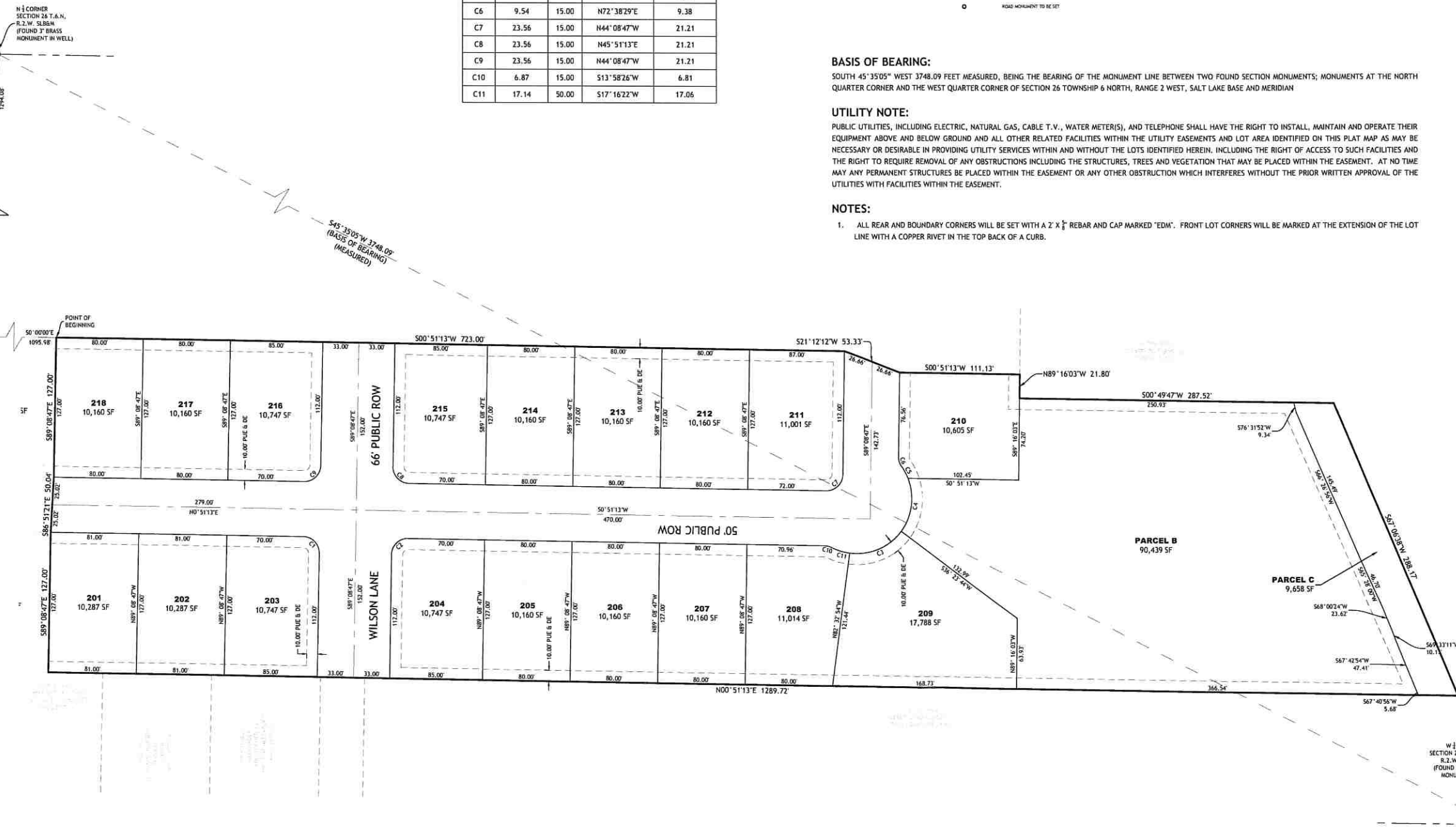
SOUTH 45°35'05" WEST 3748.09 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT.

NOTES:

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 8" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FAIRHAVEN PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°16'49"W 1294.08 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND S00°00'00"E 1095.98 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°51'13"W 723.00 FEET; THENCE S21°12'12"W 53.33 FEET; THENCE S00°51'13"W 111.13 FEET; THENCE N89°16'03"W 21.80 FEET; THENCE S00°49'47"W 287.52 FEET; THENCE S67°06'38"W 288.17 FEET; THENCE N00°51'13"E 1289.72 FEET; THENCE S89°08'47"E 127.00 FEET; THENCE S86°51'21"E 50.04 FEET; THENCE S89°08'47"E 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.21 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FAIRHAVEN PHASE 2

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

IVORY DEVELOPMENT LLC

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

FAIRHAVEN PHASE 2

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN,
WEBER COUNTY, UTAH

SHEET 1 OF 1

WEBER COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF WEBER,

RECORDED AND FILED AT THE REQUEST

OF: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE: _____

WEBER COUNTY RECORDER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

APPROVED BY THE WEST HAVEN CITY ENGINEER ON
THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

"THE APPROVAL OF THIS PLAT BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY OF WEBER COUNTY, UTAH,
THIS _____ DAY OF _____, 2019

ATTEST: _____ MAYOR
ATTEST: _____

WEST HAVEN CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2019

WEST HAVEN CITY ATTORNEY

OWNER / DEVELOPER

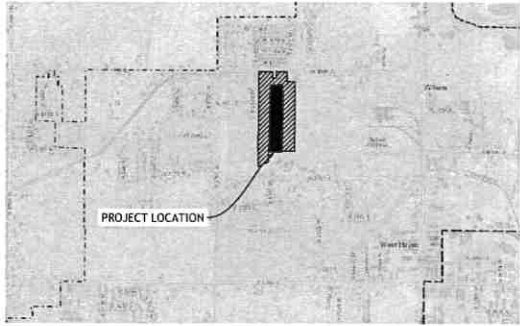
IVORY DEVELOPMENT, LLC
978 EAST WOODDAK LANE
SALT LAKE CITY, UTAH 84117



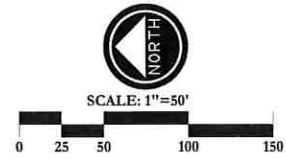
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

FAIRHAVEN PHASE 3

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17. I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FAIRHAVEN PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°16'49"E 1001.19 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND 500°00'00"E 285.57 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°51'13"W 114.00 FEET; THENCE S24°01'19"E 55.11 FEET; THENCE S00°51'13"W 1370.00 FEET; THENCE S02°37'24"W 50.02 FEET; THENCE S00°51'13"W 110.45 FEET; THENCE N89°16'03"W 321.00 FEET; THENCE N00°51'13"E 111.13 FEET; THENCE N21°12'12"E 53.33 FEET; THENCE N00°51'13"E 1523.00 FEET; THENCE S89°08'47"E 127.45 FEET; THENCE N78°44'09"E 52.40 FEET; THENCE S89°08'47"E 102.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.77 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FAIRHAVEN PHASE 3

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

IVORY DEVELOPMENT LLC

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

FAIRHAVEN PHASE 3

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN,
WEBER COUNTY, UTAH

SHEET 1 OF 1

WEBER COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE REQUEST
OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____
WEBER COUNTY RECORDER

BASIS OF BEARING:

SOUTH 45°35'05" WEST 3748.09 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

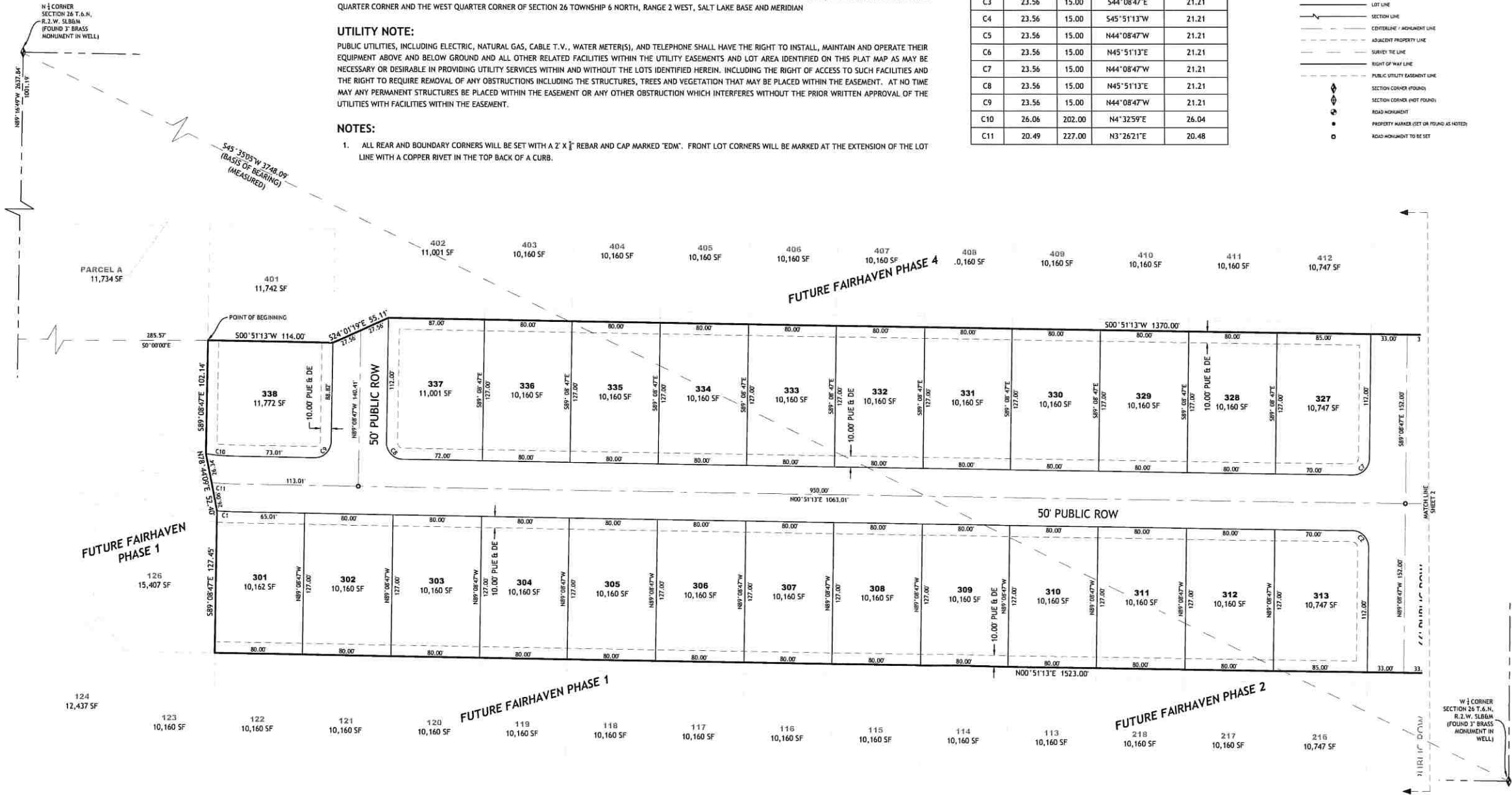
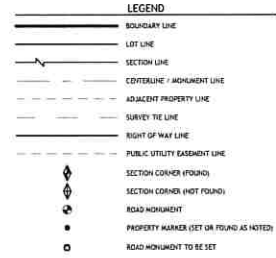
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NOTES:

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 1/2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.00	252.00	S2°33'31"W	15.00
C2	23.56	15.00	S45°51'13"W	21.21
C3	23.56	15.00	S44°08'47"E	21.21
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C6	23.56	15.00	N45°51'13"E	21.21
C7	23.56	15.00	N44°08'47"W	21.21
C8	23.56	15.00	N45°51'13"E	21.21
C9	23.56	15.00	N44°08'47"W	21.21
C10	26.06	202.00	N4°32'59"E	26.04
C11	20.49	227.00	N3°26'21"E	20.48



WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

APPROVED BY THE WEST HAVEN CITY ENGINEER ON
THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

"THE APPROVAL OF THIS PLAT BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY OF WEBER COUNTY, UTAH,
THIS _____ DAY OF _____, 2019.

ATTEST: _____ MAYOR
ATTEST: _____

WEST HAVEN CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2019

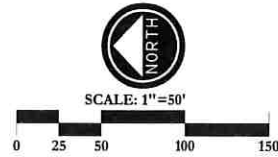
WEST HAVEN CITY ATTORNEY

OWNER / DEVELOPER

IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117



2815 East 3300, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

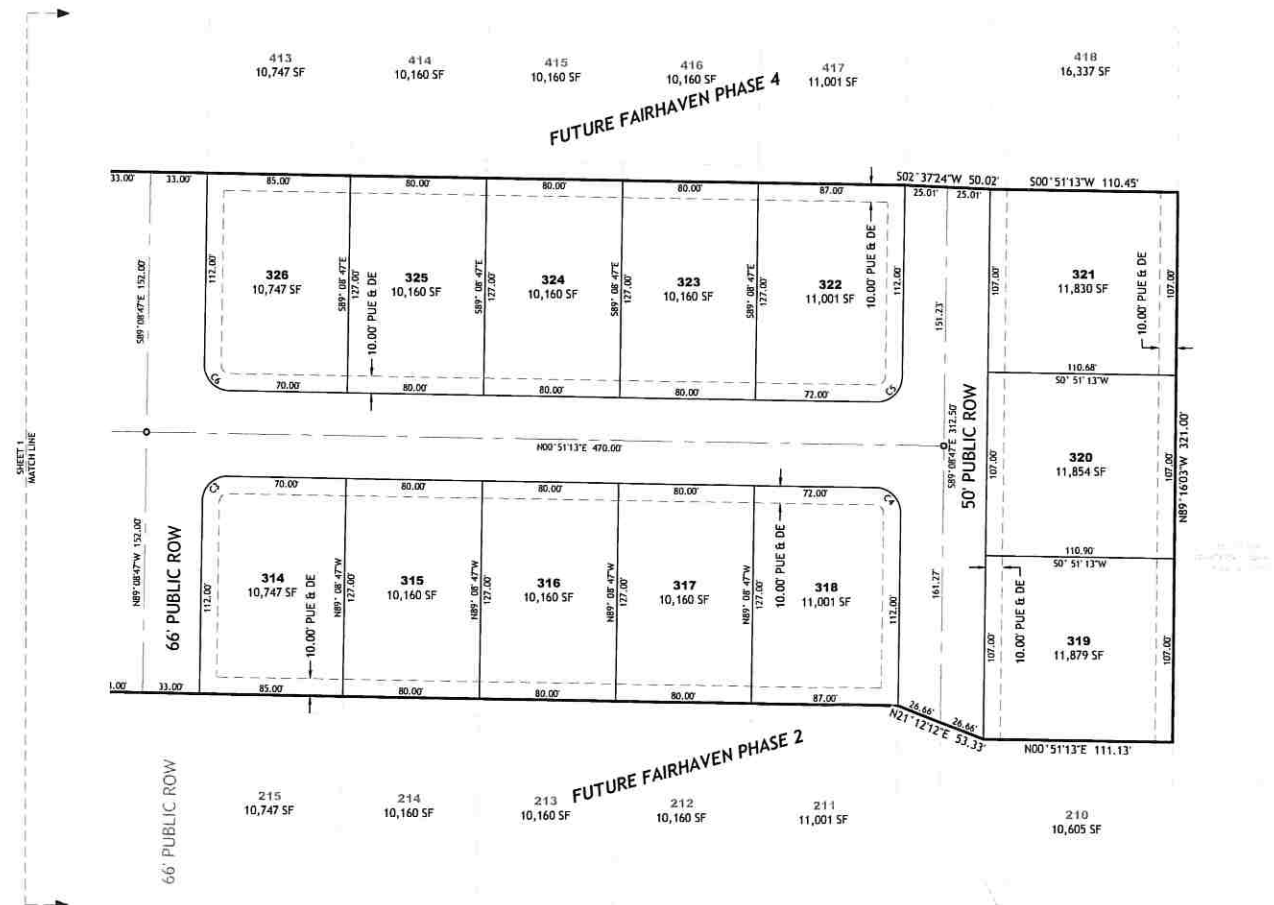


FAIRHAVEN PHASE 3

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH

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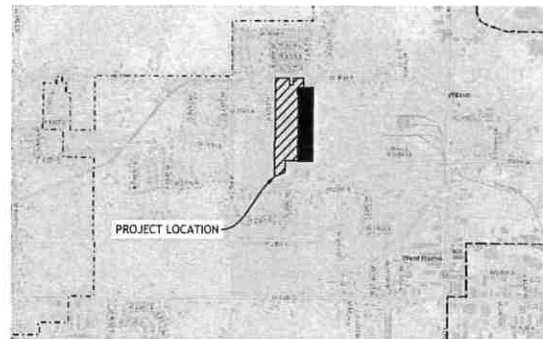
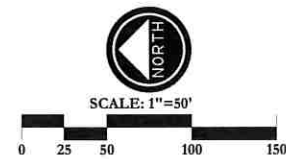
LEGEND	
	BOUNDARY LINE
	LIST LINE
	SECTION LINE
	CENTERLINE / HIGHWAY LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	PUBLIC UTILITY EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD ADJACENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)
	ROAD MONUMENT TO BE SET



FAIRHAVEN PHASE 3 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH																				
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SHEET 2 OF 2																				
		WEBER COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ WEBER COUNTY RECORDER																		
2815 East 3300 South Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com																				

FAIRHAVEN PHASE 4

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	PUBLIC UTILITY EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
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C6	57.96	50.00	S85°55'51"E	54.77
C7	84.15	50.00	N12°38'40"E	74.57
C8	9.54	15.00	N17°21'31"W	9.38
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C12	39.92	50.00	N14°24'26"E	38.87
C13	53.33	50.00	N39°01'18"W	50.84
C14	48.86	50.00	S82°25'29"W	46.94
C15	9.54	15.00	S72°38'29"W	9.38
C16	142.11	50.00	N44°08'47"W	98.88
C17	142.11	50.00	N45°51'13"E	98.88

BASIS OF BEARING:

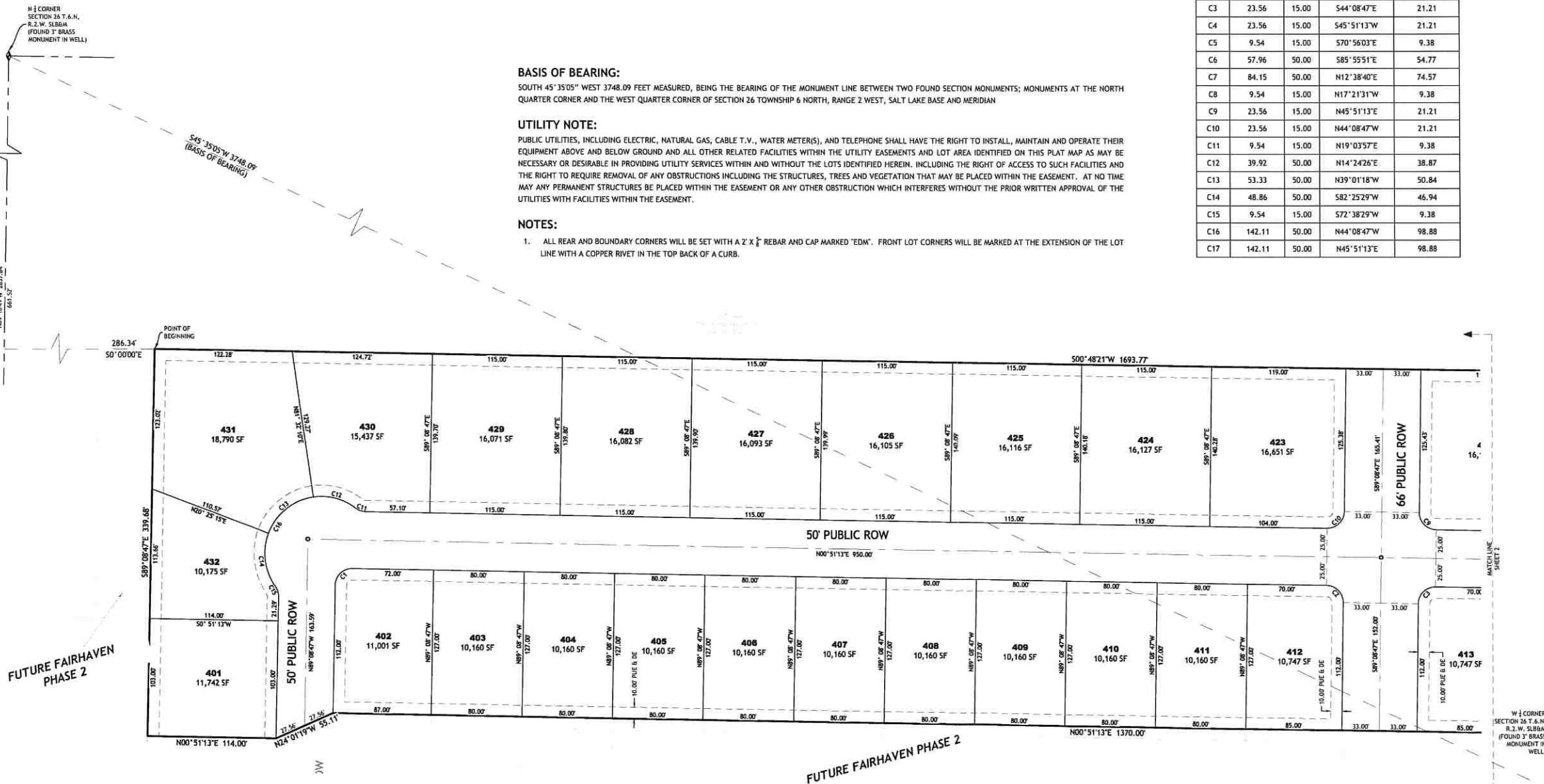
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UTILITY NOTE:

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NOTES:

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 1/2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FAIRHAVEN PHASE 4

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°16'49"W 661.52 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND S00°00'00"E 286.34 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°48'21"W 1693.77 FEET; THENCE N89°16'03"W 319.46 FEET; THENCE N00°51'13"E 110.45 FEET; THENCE N02°37'24"E 50.02 FEET; THENCE N00°51'13"E 1370.00 FEET; THENCE N24°01'19"W 55.11 FEET; THENCE N00°51'13"E 114.00 FEET; THENCE S89°08'47"E 339.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.42 ACRES IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FAIRHAVEN PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

IVORY DEVELOPMENT LLC

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

FAIRHAVEN PHASE 4

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, WEST HAVEN,
WEBER COUNTY, UTAH

SHEET 1 OF 1

WEBER COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF WEBER,

RECORDED AND FILED AT THE REQUEST

OF: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE _____

WEBER COUNTY RECORDER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
ON THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

APPROVED BY THE WEST HAVEN CITY ENGINEER ON
THIS _____ DAY OF _____, 2019.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

"THE APPROVAL OF THIS PLAT BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY OF WEBER COUNTY, UTAH,
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ATTEST: _____ MAYOR

ATTEST: _____

WEST HAVEN CITY ATTORNEY

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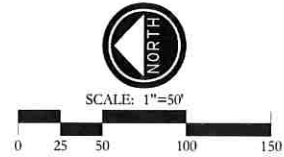
WEST HAVEN CITY ATTORNEY

OWNER / DEVELOPER

IVORY DEVELOPMENT, LLC
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SALT LAKE CITY, UTAH 84117



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

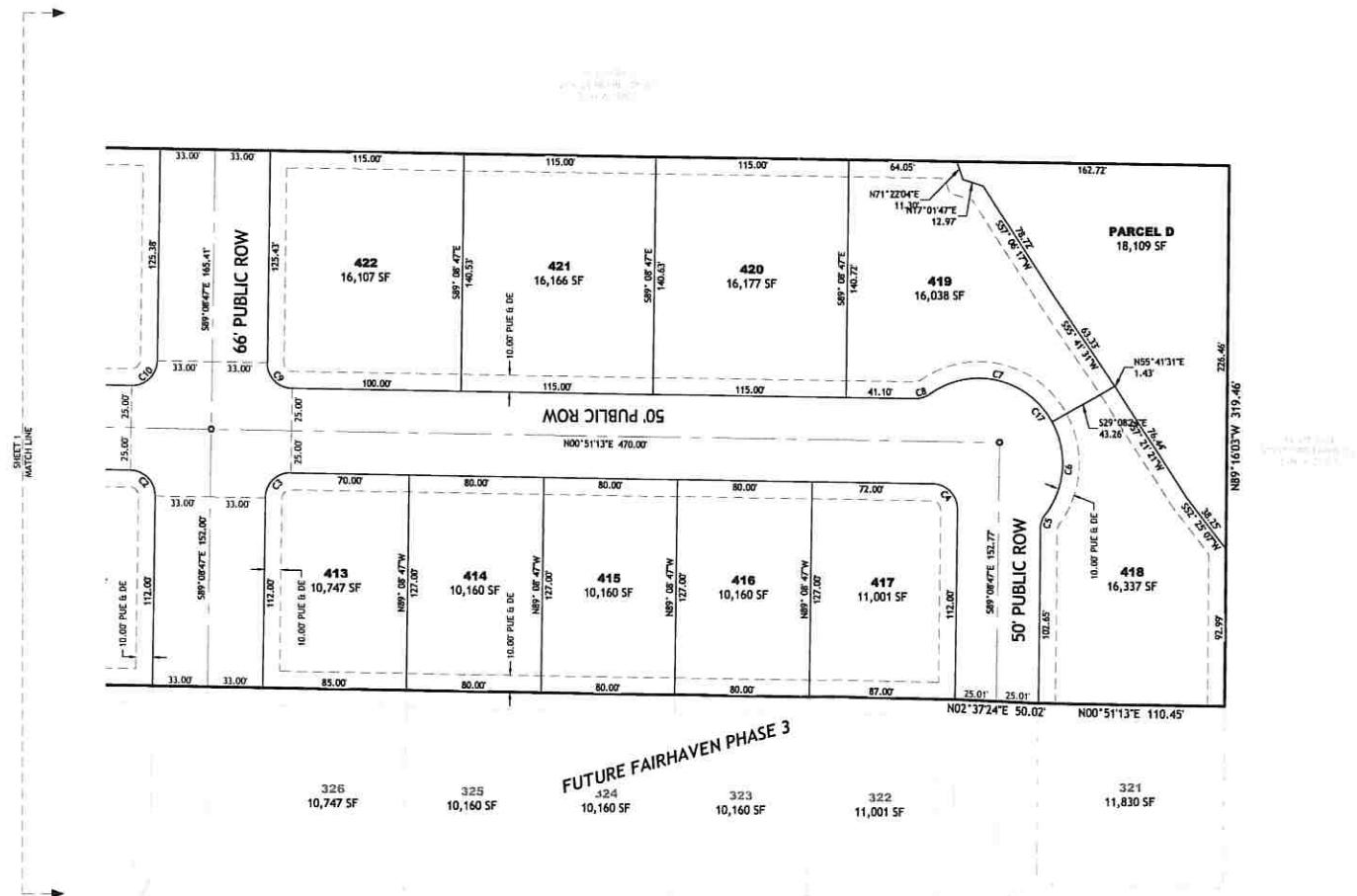


FAIRHAVEN PHASE 4

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF
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FAIRHAVEN PHASE 4 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH																	
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SHEET 2 OF 2		WEBER COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ WEBER COUNTY RECORDER															
 2815 East 3300 South Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com																	

STAFF REPORT

TO: City Council Members

FROM: Steve Anderson, City Planner

DATE: December 10, 2020

SUBJECT: Preliminary Subdivision approval Bracus Estates 3350 W. 2700 S., Josh Lynch, Woodmere Homes



The following staff report reviews the preliminary subdivision petition by Josh Lynch.

Background

Mr. Lynch petitioned the City to rezone this property recently and was granted a R2 zone.

Analysis

Attached is a preliminary plan. The plan shows a private road for these lots, but preserves the public ROW for the future extension to the south. The Public road would be required when any lots are added. This will meet the current needs for the property owner and preserve the future so we have better connectivity in the area. *The plan meets the current R2 zone.*

The following points should be taken into consideration:

1. **Master Plan compatibility** – This plan meets the current General Plan, but also will help with future connectivity that we need for the area.
2. **Roads** – Having the road starting as a private road will be beneficial because the City will not have to provide maintenance. As further development happens then we can take the road over. The private portion will be built to City standards and standards of the Fire Dept.
3. **Staff concerns from Public Works, Parks & Rec and the City Planner** – The concerns is the road. As explained above this will work for both parties.

Council Options

Based on the review of the merits of the request, the Council has several options available. These include:

- **Grant approval or deny the proposal.**
- **Grant approval, but require a complete road section.**

SUBDIVISION APPLICATION



SUDIVISION NAME Brauns Est.

LOCATION 3350 W. 2900 S. Aprop. PARCEL # 150920092

NO. OF LOTS 4 ZONE R-2

APPLICANTS NAME Woodmore Homes - Josh Lynch

PHASES	
PHASE 1	NO. OF LOTS <u>4</u>
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS _____
PHASE 5	NO. OF LOTS _____

N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
<u>PRELIMINARY</u>		<u>FINAL</u>		
☒	Affidavit of Understanding and Acceptance of Fees	☐	☐	Secondary Water Company
		☐	☐	Culinary Water Company
		☐	☐	Fire District
		☐	☐	All other items required by City Planner

Planning Commission preliminary action ☐ Approved ☐ Denied Date <u>12/11/20</u>	Scheduled for Planning Commission Agenda <u>December 9, 2020</u> Conditions:
City Council preliminary action ☐ Approved ☐ Denied Date _____	
Planning Commission final action ☐ Approved ☐ Denied Date _____	
City Council final action ☐ Approved ☐ Denied Date _____	

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

WOODMERE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
DECEMBER 2020

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HOOPER IRRIGATION CANAL BEING LOCATED SOUTH 00°55'10" WEST 1345.37 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" EAST 765.09 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 28°09'29" EAST 746.68 FEET; THENCE SOUTH 89°01'36" EAST 91.21 FEET TO THE BOUNDARY LINE OF THE SAFE HAVEN ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°54'31" WEST 208.43 FEET; (2) SOUTH 04°28'57" WEST 70.08 FEET; (3) SOUTH 12°23'05" EAST 189.73 FEET; (4) SOUTH 89°11'13" EAST 80.74 FEET; THENCE SOUTH 00°54'23" WEST 199.65 FEET; THENCE NORTH 89°13'27" WEST 552.90 FEET TO THE POINT OF BEGINNING. CONTAINING 4.609 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS WOODMERE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WOODMERE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC UTILITY EASEMENTS FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY, UTAH, AND ALSO DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2020.

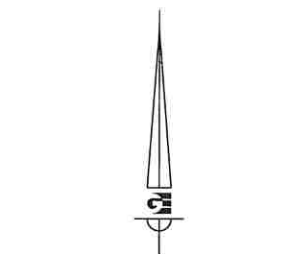
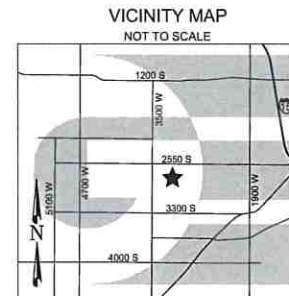
BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared JOSHUA LYNCH, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC



Scale in Feet
1" = 50'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- PRIVATE ROAD RIGHT-OF-WAY
- TEMPORARY TURN AROUND EASEMENT
- EXISTING FENCE LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	299.61	275.00	62°25'20"	N32° 26' 45"E	285.01
C2	22.49	279.37	4°36'46"	N3° 32' 28"E	22.49
C3	277.29	275.00	57°46'23"	N34° 46' 14"E	265.69
C4	63.47	283.94	12°48'27"	N57° 09' 58"E	63.34

NOTES

- ZONE R-2 CURRENT YARD SETBACKS: FRONT 25 FEET FROM PROPERTY LINE TO GARAGE, 20 FEET FOR THE HOME, SIDE 8 FEET MINIMUM 20 FEET SIDE FRONTING ON A STREET, REAR LOT LINE MUST AVERAGE 22 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0406E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WOODMERE HOMES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°55'10" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 2700 STREET WAS ESTABLISHED BY HONORING THE RIGHT-OF-WAY DEDICATION OF THE SAFE HAVEN SUBDIVISION.

WEST HAVEN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEST HAVEN PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN, WEST HAVEN PLANNING COMMISSION

WEST HAVEN APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF WEST HAVEN, UTAH.

SIGNED THIS _____ DAY OF _____, 2020.

MAYOR, WEST HAVEN

ATTEST: CITY RECORDER

WEST HAVEN ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2020.

CITY ENGINEER

WEST HAVEN ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF WOODMERE SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2020.

CITY ATTORNEY

NORTHWEST CORNER SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.M. (FOUND WEBER COUNTY BRASS CAP MONUMENT)

MCLENNAN FAMILY REVOCABLE TRUST
150920091

CINDI HANKINSON
150920076

JOHN FARAGASSO
156300001

CHRIS KISSE
156300002

VERLA MCFARLAND FAMILY TRUST
150920003

STAFF REPORT

TO: City Council Members
FROM: Steve Anderson, City Planner
DATE: December 10, 2020
SUBJECT: Rezone request for 4228 S 3500 W. Cottle Homes



The following staff report reviews the zoning petition by Cottle Homes to change an A-2 parcel located at 4228 S 3500 WS to the Patio Home (PH) Zone.

Background

Mr Cottle Phil Holland is asking the City to rezone this parcel in accordance with the City's General Plan. Planning Commission recommended approval.

Analysis

Attached is a concept of a subdivision that Mr. Cottle could propose to meet the PH requirements. The concept meets the requirements in the new PH zone. In considering "*the general welfare, safety, health, convenience, and economic prosperity of the residents of the City*" the City Council can approve or disapprove this rezone.

The following points should be taken into consideration:

1. **Master Plan compatibility** – Asking for a PH Zone is compatible with the General Plan. The intended use of building single family homes is appropriate for the zone.
2. **Staff concerns from Public Works, Parks & Rec and the City Planner** – The concerns will be in subdivision. The concern of how it works with the property to the north. The concept takes those concerns into consideration.

Council Options

Based on the review of the merits of the request, the Council has several options available. These include:

- **Grant approval or deny rezoning outright in whole or in part.**
- **Grant conditional zoning approval** – This provides a zoning commitment by the City based on fulfillment based on a more complete proposal for development.



ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 4228 So. 3500 West Parcel # 08-188-0001

Comments: _____

Existing Zone A-2 Proposed Zone PH No. of acres/Sq. Ft. 3.04 Acres

What use is requested To change existing zoning to Residential Patio Home zone to be applied at plat recording.

Fee – Zoning Map Amendment

Residential

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$5.00 for each additional acre or part thereof, and \$100.00 for the city review.

Commercial

\$100.00 plus \$50.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof, and \$100.00 for the city review.

OFFICE USE

Scheduled for Planning Commission Agenda December 9, 2020

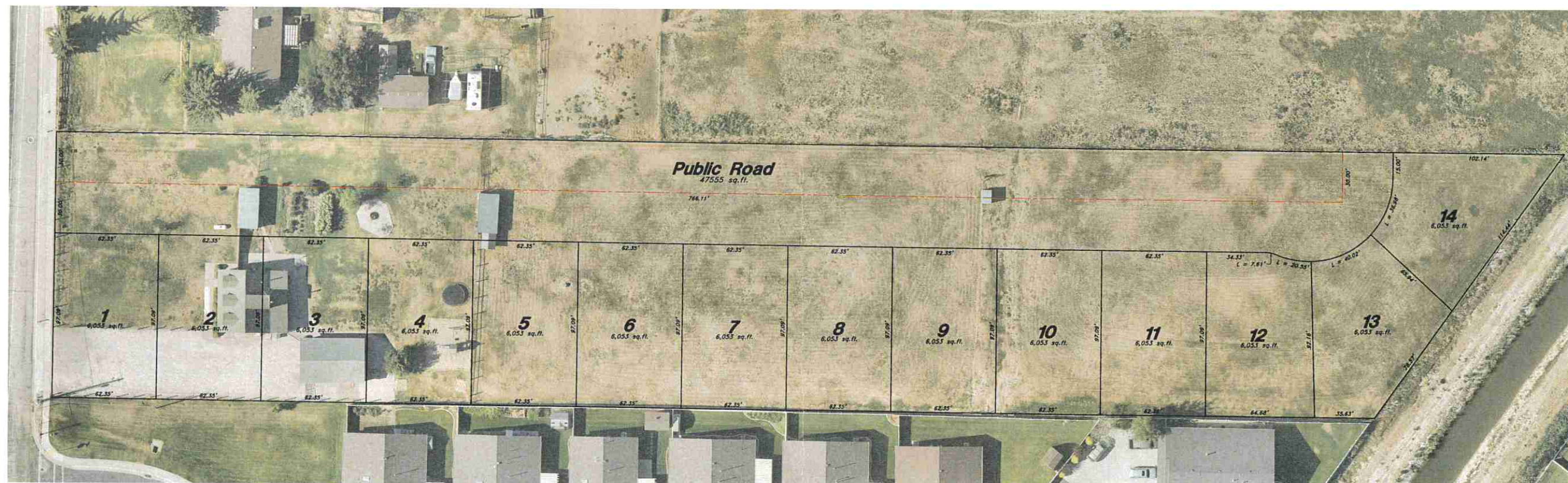
Planning commission action:

Approved ☒ Date 12/9/20 Denied _____ Date _____

City Council:

Approved _____ Date _____ Denied _____ Date _____

Date Received: November 19



Cottle West Haven

4228 South 3500 West
West Haven City, Weber County, Utah
A part of Section 10, T5N. R2W, SLB&M, U.S. Survey



GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINEENGINEERING.COM

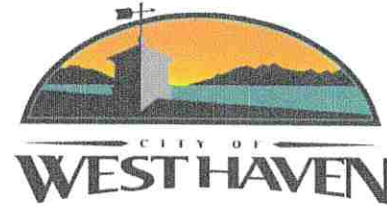
SHEET NO.

C1

20N790

STAFF REPORT

TO: City Council Members
FROM: Steve Anderson, City Planner
DATE: December 10, 2020
SUBJECT: Rezone request for 1679 W 2100 South



The following staff report reviews the zoning petition by Tanner Neeley to change a C-2 parcel located at 1679 W 2100 S to C-3.

Background

Tanner Neeley is asking the City to rezone this parcel to C-3, the City's General Plan shows the front of the parcel to be C-2 and the back to be C-3. Planning Commission recommended approval to only change the back of the property to C-3 as shown in the General Plan.

Analysis

Attached is a concept that Mr. Neeley proposal. By only Changing the back of the property, the owner would be able to have businesses in a C-3 nature, but the building in front would have to conform to C-2 businesses. In considering *"the general welfare, safety, health, convenience, and economic prosperity of the residents of the City"* the City Council can approve or disapprove this rezone.

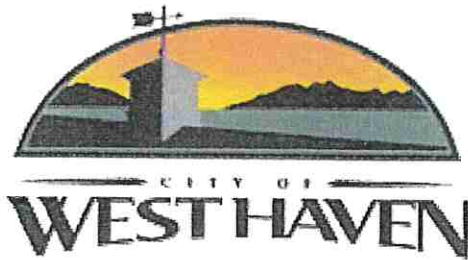
The following points should be taken into consideration:

1. **Master Plan compatibility** – Asking for the entire piece to be C-3 is not compatible with the General Plan. Planning Commission's recommendation of leaving the front as C-2 with the back being C-3 is compatible with the General Plan.
2. **Staff concerns from Public Works, Parks & Rec and the City Planner** – Concerns will be with the site plans, such as preserving irrigation, working with UDOT etc.

Council Options

Based on the review of the merits of the request, the Council has several options available. These include:

- **Grant approval for C-3 or deny rezoning outright in whole or in part.**
- **Grant Approval based on PC recommendation. C-2 in front C-3 in back.**
- **Grant conditional zoning approval** – This provides a zoning commitment by the City based on fulfillment based on a more complete proposal for development.



ZONING MAP AMENDMENT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 1679 W 2100 S Parcel # 15-069-0074
15-069-0027

Comments: C-3 yard/ storage for construction
company with office space

Existing Zone C-2 Proposed Zone C-3 No. of acres/Sq. Ft. 1.40

What use is requested yard/ storage for construction
with office space

Fee – Zoning Map Amendment

Residential

\$100.00 plus \$25.00 for each acre over one (1) to five (5) acres, then \$5.00 for each additional acre or part thereof, and \$100.00 for the city review.

Commercial

\$100.00 plus \$50.00 for each acre over one (1) to five (5) acres, then \$10.00 for each additional acre or part thereof, and \$100.00 for the city review.

OFFICE USE

Scheduled for Planning Commission Agenda December 9, 2020

Planning commission action:

Approved X Date 12/15/20 Denied _____ Date _____

City Council:

Approved _____ Date _____ Denied _____ Date _____

Date Received: November 24, 20

Wilson Ln



1679 W 2100 S
Ogden Utah 84401

DRAFT

5.04.060 Business License Fees

CATEGORY		FEE
Residential		
	Includes Home Office; Home Occupation; Professional Services; Home Beauty Salons; With Clarifications of definitions as follows: See Chapter 26 Section 3 Required Conditions	\$50.00
Preschool/Daycare		
	Home Daycare/Preschool Level 1 (Eight (8) Children or Fewer)	\$50.00
	Home Daycare Level 2 (Nine (9) - Sixteen (16) Children)	\$100.00
	Preschool (Twelve (12) Students Or Fewer)	\$100.00
	Day Care/Preschool Non-residential	\$200.00
Regular/Minor		
	Includes The Majority Of Businesses Within The City-To Include Auto Body Shops; Vehicle Repair Shops; Vehicle Sales; Recreational Activities; Health Occupations; Industrial, Trucking; Refuse Collection; Storage Units; Street Vendors; Towing; And Construction; Restaurants.	\$200.00
Major		
	Includes: Fuel Alcohol Convenience Stores; Mobile Home Parks; Motel; Hotel; Manufacturing; And Taverns	\$1,000.00
Big Box/Plaza/Market		
	Includes: Flying J; Walmart Type Stores	\$2,000.00
Temporary		
	1-30 Days	\$50.00

ORDINANCE NO. _____

AN ORDINANCE OF WEST HAVEN CITY, UTAH, AMENDING THE WEST HAVEN ZONING CODE, BY AMENDING AND READOPTING CHAPTER 5 - PLANNING COMMISSION, BY MAKING NECESSARY LANGUAGE CHANGES INCLUDING THOSE SECTIONS OF THE UTAH STATE CODE THAT ARE CITED; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

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

WHEREAS, the City Council finds that in conformance with Utah State Code ("UCA") §10-3-717, and UCA §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with UCA §10-3-717, and UCA §10-3-701, the governing body of the city previously amended and readopted "Chapter 5 Planning Commission" for the City with Ordinance No. 26-2020 in July 2020 and caused them to be promulgated via the city's website as the West Haven City Zoning Code, Chapter 5 thereof; and,

WHEREAS, the City Council finds that it is in the public interest to again amend the "Chapter 5 Planning Commission" for the City because of issues with the previously cited Utah State Code Sections, which are no longer accurate; and,

WHEREAS, the City Council finds that the powers and procedures of the Planning Commission outlined in Chapter 5 of the City Zoning Code and this Ordinance are governed by the Municipal Land Use, Development, and Management Act, §10-9a et. al.; and

WHEREAS, the City Council finds that the it is in the public interest to promulgate these revised "Chapter 5 Planning Commission" Sections and that the adoption of this Ordinance, and the subsequent amendment to the online version of the West Haven City Code, will serve those ends; and,

WHEREAS, the City Council finds that the requirements herein should be effective upon passage of this Ordinance; and,

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that upon the adoption of this Ordinance, Chapter 5 of the City Zoning Code will be amended and read as follows:

Chapter 5 Planning Commission

5.02 Terms Of Office; Rotation Of Terms

1. The Members of the Planning Commission of the City shall each be appointed for a four-year term of office. ~~To be appointed by the Mayor subject to advice and consent by the City Council. The Mayor has the power to appoint Members, with advice and consent of the City Council, under Utah Code §10-3b-302 and §10-3b-104. The It is the Mayor's has discretion as to how that process will proceed and that process may change however the Mayor sees fit under the Utah State Code,~~

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2. In order to insure that the current membership of the Commission continues in office and that the rotation of members becomes effective, the following members and their successors shall serve the following terms and then their successors shall each be appointed for a four-year term.

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- a. Term Ends Dec 2001
- b. Term Ends Dec 2000
- c. Term Ends Dec 2001
- d. Term Ends Dec 2001
- e. Term Ends Dec 2000
- f. Term Ends Dec 2002
- g. Term Ends Dec 2003

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3. No Planning Commission Member shall serve more than two consecutive terms on the Planning Commission until and unless there shall have elapsed an intervening term of four years.

4. That any member of the Planning Commission who shall fail to attend three (3) meetings in any twelve (12) month period shall be deemed to have resigned his/her position on the Planning Commission and shall be replaced by a person to be appointed by the Mayor subject to advice and consent by the City Council.

5. The Mayor is authorized, in his/her sole discretion, to grant an exception to this attendance policy for good cause shown. Provided, further, that in no case shall an exception under this part be granted which would permit any member of the Planning Commission to absent him/herself from Planning Commission attendance more than five (5) times in any twelve (12) month period.

6. If a Planning Commission Member vacates their seat for any reason, that Member shall be replaced by a person to be appointed by the Mayor, subject to advice and consent by of the City Council, for the remainderduration of the departing Member's four year term.

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The new member shall complete~~fulfill~~ the term of the departing Member and can be appointed for one additional ~~another consecutive~~ four-year term only.

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5.7. A Planning Commission Member may ~~can~~ be removed by the Mayor for cause for acting in their position with malfeasance or misfeasance, as defined by the Utah State Code in their position, after a hearing has been held by the City Council regarding the allegations at issues-at-stake.

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5.04 Duties And Responsibilities

1. There is hereby established a Planning Commission for West Haven City.
2. All prior acts of the West Haven Planning Commission, where such acts have been performed absent this Ordinance are ratified and confirmed as if those acts had been performed under the authority of this Ordinance.
3. The Planning Commission shall elect a chairperson from its members to serve for a one-year term, beginning January of each year.
4. The Planning Commission may adopt such policies and procedures for the conduct of its meetings, the processing of applications, and for any other purposes as the commission may, from time to time, consider to be necessary for the functioning of the Planning Commission.
5. The policies and procedures adopted by the Commission must be approved by the City Council before taking effect.
6. Among its other duties, and in accordance with the Municipal Land Use, Development, and Management Act, §10-9a et al., the Planning Commission shall:
 - a. prepare and recommend a general plan and amendments to the general plan to the City Council as provided in this chapter;
 - b. recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the City Council as provided in this chapter;
 - c. administer provisions of the zoning ordinance, where specifically provided for in the zoning ordinance adopted by the City Council;
 - d. recommend subdivision regulations and amendments to those regulations to the City Council as provided in this chapter;
 - e. recommend approval or denial of subdivision applications as provided in this chapter;
 - f. advise the City Council on matters as the City Council directs;
 - g. hear or decide any matters that the City Council designates, including the approval or denial of, or recommendations to approve or deny, conditional use permits;
 - h. exercise any other powers:
 - I. that are necessary to enable it to perform its function; or

II. delegated to it by the City Council.

7. In accordance with UCA § 10-9a-403:

- a. The Planning Commission shall,
 - I. complete a proposed general plan or amendments to the general plan for all or part of the area within the city and then shall schedule and hold a public hearing on the proposed plan or amendments to the plan;
 - II. shall provide reasonable notice of the public hearing as specified in UCA §10-9a-204 at least ten (10) calendar days before the date of the hearing; and
 - III. after the public hearing, may change the proposed general plan.
- b. The Planning Commission shall then forward the proposed general plan to the City Council.
- c.
 - I. The City Council may hold a public hearing on the proposed general plan recommended to it by the Planning Commission.
 - II. If the City Council decides to hold a public hearing, the City Council shall provide reasonable notice of the public hearing at least ten (10) calendar days before the date of the hearing.
- d. After the public hearing, the City Council may modify the proposed general plan as it considers appropriate.
- e. The City Council may under UCA §10-9a-404:
 - I. adopt the proposed general plan without amendment;
 - II. reject the proposed general plan; or
 - III. amend the proposed general plan and adopt or reject it as amended.
- f.
 - I. The general plan is an advisory guide for land use decisions.
 - II. The City Council may adopt an ordinance mandating compliance with the general plan.

8. The City Council may amend the general plan by following the procedures outlined in UCA §10-9a-403 and §10-9a-404.

9. In accordance with UCA §10-9a-502 and §10-9a-503, the Planning Commission shall:

- a. prepare a proposed zoning ordinance, including both the full text of the zoning ordinance and maps, that represents the planning commission's recommendations for zoning all or any part of the area within the municipality and then shall schedule and hold a public hearing on the proposed zoning or amendments to the zoning ordinance;
- b. shall provide reasonable notice of the public hearing as specified in UCA §10-9a-205 at least ten (10) calendar days before the date of the hearing; and
- c. after the public hearing, may change the proposed zoning ordinance.
- d. The Planning Commission shall then forward the proposed zoning ordinance to the City Council.

- e.
 - I. The City Council may hold a public hearing on the proposed zoning ordinance recommended to it by the Planning Commission, and,
 - II. If held, the City Council shall provide reasonable notice of the public hearing at least ten (10) calendar days before the date of the hearing.
- 10. If the City mails notice of a proposed zoning change to property owners within the City within a specified distance of the property on which the zoning change is being proposed, it shall also mail equivalent notice to property owners of an adjacent municipality within the same distance of the property on which the zoning change is being proposed.
- 11. In accordance with UCA §10-9a-502, after the public hearing, the City Council may:
 - a. adopt the zoning ordinance as proposed;
 - b. reject the zoning ordinance as proposed; or
 - c. amend the zoning ordinance and adopt or reject the zoning ordinance as amended.
- 12. In accordance with UCA §10-9a-505, the City Council may:
 - a.
 - I. divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area it considers appropriate to carry out the purposes of this chapter; and
 - II. within those zoning districts, regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings and structures, and the use of land.
 - b. The City Council shall ensure that the regulations are uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.
- 13. In accordance with UCA § 10-9a-507, Conditional Uses, a zoning ordinance:
 - a. may contain provisions for conditional uses that may be allowed, allowed with conditions, or denied in designated zoning districts, based on compliance with standards and criteria set forth in the zoning ordinance for those uses.
 - b. The hearing officer has jurisdiction to decide appeals of the approval or denial of conditional use permits.
- 14. In accordance with UCA § 10-9a-511, except as provided in this section,
 - a.
 - I. A nonconforming use or structure may be continued.
 - II. A nonconforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension.
 - III. For purposes of this subsection, adding a solar energy device to a building is not a structural alteration.
 - b. The City Council may provide in any zoning ordinance or amendment for:

- I. the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses upon the terms set forth in the zoning ordinance;
- II. the termination of all nonconforming uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize his investment in the nonconforming use, if any; and,
- III. the termination of a billboard that is a nonconforming use by acquiring the billboard and associated property rights through gift, purchase, agreement, exchange, or eminent domain.
- c. If a municipality prevents a billboard company from maintaining, repairing, or restoring a billboard structure damaged by casualty, act of God, or vandalism, the municipality's actions may constitute initiation of acquisition by eminent domain under UCA §10-9a-513;
- d. Under §10-9a-513, the City Council may remove a billboard without providing compensation if, after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the City Council finds that:
 - I. the applicant for a permit intentionally made a false or misleading statement in his application;
 - II. the billboard is unsafe;
 - III. the billboard is in an unreasonable state of repair; or
 - IV. the billboard has been abandoned for at least 12 months.
- e. A municipality may terminate the nonconforming status of school district property when the property ceases to be used for school district purposes.

5.06 Public Hearings For Zoning Related Matters

- 1. Any references in the City's Zoning Ordinance to the contrary notwithstanding upon the effective date of this Ordinance, the City's Planning Commission rather than the City's Governing Body will hold all zoning-related public hearings.
- 2. All references contained in the Zoning Ordinance requiring the City Governing Body to hold such public hearings shall now be amended to read that such hearings shall be held exclusively by the Planning Commission.

The foregoing Recitals are incorporated fully herein.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with 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 all prior Ordinances and Resolutions, with their 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, and the requirements listed, shall become effective on the ____ day of _____, 2020, and after publication or posting as required by law.

DATED this ____ day of _____, 2020

WEST HAVEN CITY, a municipal corporation

by: _____
Sharon Bolos, Mayor

Attested and recorded

Emily Green, City Recorder

Policy: Leasing Policy and Procedure

1. Purpose

This policy outlines delegations of authority and guidelines regarding the leasing of real property by or from West Haven City ("City").

2. Policy

No lease or long-term rental of real property, including any interest in land, buildings, office space, storage space, water, natural resources or mineral rights, may be entered into or will be binding upon the City unless the provisions of this Policy and Procedure are satisfied. Any agreement which does not comply with the terms of this Policy and Procedure shall not be binding upon West Haven City unless ratified by the Mayor or the City Council, depending on the total annual rent as described in this Policy.

Any request for leasing, or for the extension or renewal of a lease, of real property for City purposes must be submitted to the City Manager. Real property leases may be entered into which support activities of the City when no land or facility owned by the City or an affiliated organization is available. Deviations from the stated lease provisions require review and approval by City Attorney as to legal form.

The City Manager is responsible for securing all leased real property for the City and City affiliated organizations. The City Manager is also responsible for the renting out and leasing of City real property. The City will follow applicable State of Utah laws, rules, and regulations in all leasing activity and the City's procedures are structured to ensure compliance with these applicable laws, rules and regulations.

3. Procedures for Real Property Lease Agreements

A. Notice on Leasable Properties

All City-owned properties available for renting and leasing will be posted on the City's website.

B. Required Approvals

All leases must be approved by the City Council.

C. Time for Approval

To ensure adequate time for all necessary reviews and approvals, lease requests should be submitted to the City Manager two months in advance of the date the property is needed. Requests submitted less than two months in advance will be processed as expeditiously as possible.

D. Lease of City Property Requirements

Unless otherwise approved by the City Council, all leases of City-owned property shall contain the following terms:

- 1) Leases will be for a one-year term with an option of up to three, one-year term extensions.

- 2) Lease rates will be based on a fair market value with consideration of improvements and maintenance performed by the lessee.
- 3) A 30-day termination clause at the City's option.

E. Lease Process

- 1) All lease requests shall be forwarded to the City Manager using the approved forms located on the Office website.
- 2) After review by the City Manager and formal approval from the City Attorney, the request will be sent to the City Council for consideration.
- 3) The City Council may schedule a public hearing to consider the merits of the lease action.
- 4) Upon the approval of the City Council, the lease request will be sent to the City Manager for processing.
- 5) The City Manager will submit the final lease to the prospective lessor or lessee for review. The City Attorney will review and approve any proposed modifications to the standard City lease.
- 6) The City Manager will then submit the lease to the Mayor for signature.