



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

February 10, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **FEBRUARY 10, 2021** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM** WORK SESSION **6:00 PM** REGULAR PLANNING COMMISSION MEETING. DUE TO EMERGENCY PROTOCOLS ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-75 ISSUED BY THE LT. GOVERNOR MASKS ARE REQUIRED AND MAINTAINING A 6-FOOT DISTANCE FROM EACH OTHER. JOIN US DIGITALLY FOR THE WORK SESSION <https://zoom.us/j/91688803597> AND PLANNING COMMISSION MEETING <https://zoom.us/j/91951219058>

1. INVOCATION
2. ACTION ON MINUTES-JANUARY 27, 2021
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON
4. PRELIMINARY SUBDIVISION APPROVAL-ALPINE RANCHETTES AT 3211 S 2850 W-MARTEL CORBIN
5. FINAL SITE PLAN APPROVAL-FIIZ DRIVE-THRU AT 4671 S MIDLAND DRIVE-MATTHEW PINDER
6. PARCEL PLAN FOR THE GREEN FARM PARCEL C-AT APPROX. 3500 S GREEN FARM WAY-NILSON HOMES
7. ACTION ON POLICIES AND PROCEDURES
8. ADJOURNMENT

Charis Sully

Charis Sully, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: 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
PLANNING COMMISSION WORK SESSION AGENDA
HELD PRIOR TO PLANNING COMMISSION MEETING
WEDNESDAY FEBRUARY 10, 2021

@

5:30 PM – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS
DISCUSSED DURING PLANNING COMMISSION WORK SESSION
DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: VICE CHAIRMAN ROUNDY

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Agenda items
2. Staff items



Planning Commission Meeting Minutes
January 27, 2021 6:00 PM

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

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

5:00 WORK SESSION

Chairman Deem explained the difference between legislative and administrative actions and what the Planning Commission does.

Planning Commission discussed changes to be made to the Planning Commission Policies and Procedures.

Possible changes to the Commercial zoning ordinance were discussed and forming a committee consisting of staff, Commission member Nalder, Commission member Reyna and council members.

The City Code Enforcement Officer explained what a SRO (Single Room Occupancy) is, and if that might be something the City would need to regulate.

AGENDA

1. **INVOCATION**
2. **ACTION ON MINUTES-JANUARY 13, 2021**
3. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- STEVE ANDERSON**
4. **PUBLIC HEARING- TO CONSIDER A REZONE FROM A-1 TO R-2 AT 2219 W 1800 S-CURTIS GOODWIN**
5. **ACTION ON PUBLIC HEARING- TO CONSIDER A REZONE FROM A-1 TO R-2 AT 2219 W 1800 S-CURTIS GOODWIN**
6. **PUBLIC HEARING- TO CONSIDER A CONITIONAL USE FOR OFFICE SPACE FOR AN AD TECH COMPANY AT 3490 W 3300 S BLDG. A #5-MARC ROPELATO**
7. **ACTION ON PUBLIC HEARING- TO CONSIDER A CONITIONAL USE FOR OFFICE SPACE FOR AN AD TECH COMPANY AT 3490 W 3300 S BLDG. A #5-MARC ROPELATO**
8. **PRELIMINARY SUBDIVISION APPROVAL-ALPINE RANCHETTES AT 3211 S 2850 W-MARTEL CORBIN**
9. **PRELIMINARY SUBDIVISION APPROVAL-SOPHIE LANE AT 4228 S 3500 W-COTTLE CAPITAL GROUP**
10. **PRELIMINARY SUBDIVISION APPROVAL-COBBLE CREEK ESTATES AT 2812 W 2900 S-PHIL HOLLAND**
11. **PUBLIC HEARING-TO CONSIDER AMENDING THE ANIMAL KEEPING ORDINANCE**
12. **ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE ANIMAL KEEPING ORDINANCE**
13. **PUBLIC HEARING-TO CONSIDER AMENDING THE SHORT-TERM RENTAL ORDINANCE**
14. **ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE SHORT-TERM RENTAL ORDINANCE**
15. **ADJOURNMENT**

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

1. INVOCATION was offered by Commission member Roundy

2. ACTION ON MINUTES-January 13,2021

Commission member Nalder stated that he was an aye vote on the rezone for the Schultz property.
Chairman Deem said that the motion for Chairman and Vice Chair was the same and needed to be changed.

Commission member Nalder made a motion to approve the minutes with the changes stated. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye
Commission member Reyna, aye; Commission member Stimpson, aye; the vote was unanimous.

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

4. PUBLIC HEARING- TO CONSIDER A REZONE FROM A-1 TO R-2 AT 2219 W 1800 S-CURTIS GOODWIN
Curtis Goodwin was present for this item.

Mr. Goodwin stated that he would like to subdivide his property in the future, to build a home on. But, right now he would just like to rezone it.

Commission member Roundy asked how many acres it was.

Steve stated that it is 2.3 acres. He also mentioned that the ground for 1800 S has already been dedicated to the city.

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

No one spoke at this time.

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

5. ACTION ON PUBLIC HEARING- TO CONSIDER A REZONE FROM A-1 TO R-2 AT 2219 W 1800 S-CURTIS GOODWIN

Chairman Deem asked Steve if there are any issues.

Steve said not with the rezone.

Commission member Wilson made a motion to recommend a rezone from A-1 to R-2 at 2219 W 1800 S. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye
Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; The motion passes

6. PUBLIC HEARING- TO CONSIDER A CONITIONAL USE FOR OFFICE SPACE FOR AN AD TECH COMPANY AT 3490 W 3300 S BLDG. A #5-MARC ROPELATO

Marc Ropelato was present for this item.

Mr. Ropelato stated that they help companies buy and sell ad space. They area a national company trying to open an office in West Haven.

Mr. Ropelato stated that they currently have 5 employees and will be possibly adding another 5 more in the future.

Chairman Deem asked if there is enough parking for all the employees.

Mr. Ropelato stated that here is.

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

No one spoke at this time.

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

7. ACTION ON PUBLIC HEARING- TO CONSIDER A CONITIONAL USE FOR OFFICE SPACE FOR AN AD TECH COMPANY AT 3490 W 3300 S BLDG. A #5-MARC ROPELATO

Commission member Nalder stated that he does not see an issue with this business.

Commission member Nalder made a motion to grant the conditional use for an Ad Tech Company at 3490 W 3300 S. Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; The vote was unanimous.

8. PRELIMINARY SUBDIVISION APPROVAL-ALPINE RANCHETTES AT 3211 S 2850 W-MARTEL CORBIN
No one was present for this item.

Commission member Roundy made a motion to table Preliminary Subdivision Approval for Alpine Ranchettes at 3211 S 2850 W. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; The vote was unanimous.

9. PRELIMINARY SUBDIVISION APPROVAL-SOPHIE LANE AT 4228 S 3500 W-COTTLE CAPITAL GROUP
Alan Cottle and Kevin Tarma were present for this item.

Mr. Cottle sate that they have talked to the Fire Marshall and they wanted a full circle at the end of the road to allow the fire trucks to turn around. Mr. Tarma went to the neighboring property and obtained an easement to make that possible.

Chairman Deem asked Steve if there were any concerns.

Steve stated that he also talked to the Fire Marshall about the turn around and he stated that at minimum they would like that to be road base but the city wants it to be paved.

Steve asked if this is going to be a public road or a private road.

Mr. Cottle stated that if the road width meets the public road standard, we could pave it at the end and if it does not, they can make it private.

Steve said that it can be a public road with that width but there are concerns with having curb gutter and sidewalk on both sides of the road.

There was a discussion about the road width, curb gutter and sidewalks.

Commission member Roundy asked what will happen to the existing home.

Mr. Cottle said it will be moved.

Commission member Nalder made a motion to approve preliminary subdivision approval for Sophie Lane at 4228 S 3500 W with the provision that they make the road public, do sidewalk on the South side, curb and gutter on both sides and pave the round-about at the end and do a pioneering agreement for their half of the road. Commission member Wilson seconded the motion. Commission member Deem, nay; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, nay; Commission member Wilson, aye; Commission member Stimpson, aye; 2:4 The motion passes.

10. PRELIMINARY SUBDIVISION APPROVAL-COBBLE CREEK ESTATES AT 2812 W 2900 S-PHIL HOLLAND
Phil Holland was present for this item.

Mr. Holland stated that he has modified his plan to adhere to the R-2 zone.

Chairman Deem asked if the accesses for the slough are sufficient.

Steve said in his opinion they are not. He also said that it is going to be hard for the City to access and maintain it.

Matt Jensen stated that there has been discussion about how to handle the slough access. He stated that they are working through some of the issues but this is preliminary and this will allow the process to continue and any changes that would allow access to the slough, that can be resolved, will be added to the final site plan.

Chairman Deem asked if there is a way to move the slough back.

Steve said there is, but you must get permits from the core and it's pretty hard. He stated he is not sure if it can physically happen with the elevations there.

Chairman Deem asked if the trail has to be by the slough.

Steve said no, but it is nice when it is.

There was a discussion about the road width.

Chairman Deem asked if the buildable area is closer to the road.

Steve said yes.

Commission member Roundy made a motion to approve the preliminary subdivision for 2812 W 2900 S. Commission member Wilson seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; The vote was unanimous.

11. PUBLIC HEARING-TO CONSIDER AMENDING THE ANIMAL KEEPING ORDINANCE

Amy explained some of the redline changes

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

No one spoke at this time.

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

12. PUBLIC HEARING-TO CONSIDER AMENDING THE ANIMAL KEEPING ORDINANCE

Commission member Roundy made a motion to approve amending the animal keeping ordinance as the draft states but with the changes of section F #1 change safe to sale and change the subsections from numbers to letters and on page 7 section E add beaver after rabbit. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

13. PUBLIC HEARING-TO CONSIDER AMENDING THE SHORT-TERM RENTAL ORDINANCE

The City Code Enforcement Officer explained the proposed changes.

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

Chad Barker wanted some clarification on what short term rental means.

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

14. ACTION ON PUBLIC HEARING-TO CONSIDER AMENDING THE SHORT-TERM RENTAL ORDINANCE

Commission member Wilson asked if a home could rent out multiple rooms at one time.

Amy stated that that you can not rent out 2 different rooms to 2 different people.

Commission member Roundy asked how much the license would be.

The Code Enforcement Officer stated that it would be \$50.00

Commission member Wilson made a motion to amend the Short-term rental ordinance with the change of fixing the typos.

Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; The vote was unanimous

17. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:27 PM Commission member Reyna seconded the motion.

Commission member Deem, aye; Commission member Roundy, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____

SUBDIVISION APPLICATION



SUDIVISION NAME Alpine Ranchettes

LOCATION 3211 S 2850 W PARCEL # 151190005

NO. OF LOTS 1 ZONE A-1

APPLICANTS NAME Martel Corbin

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

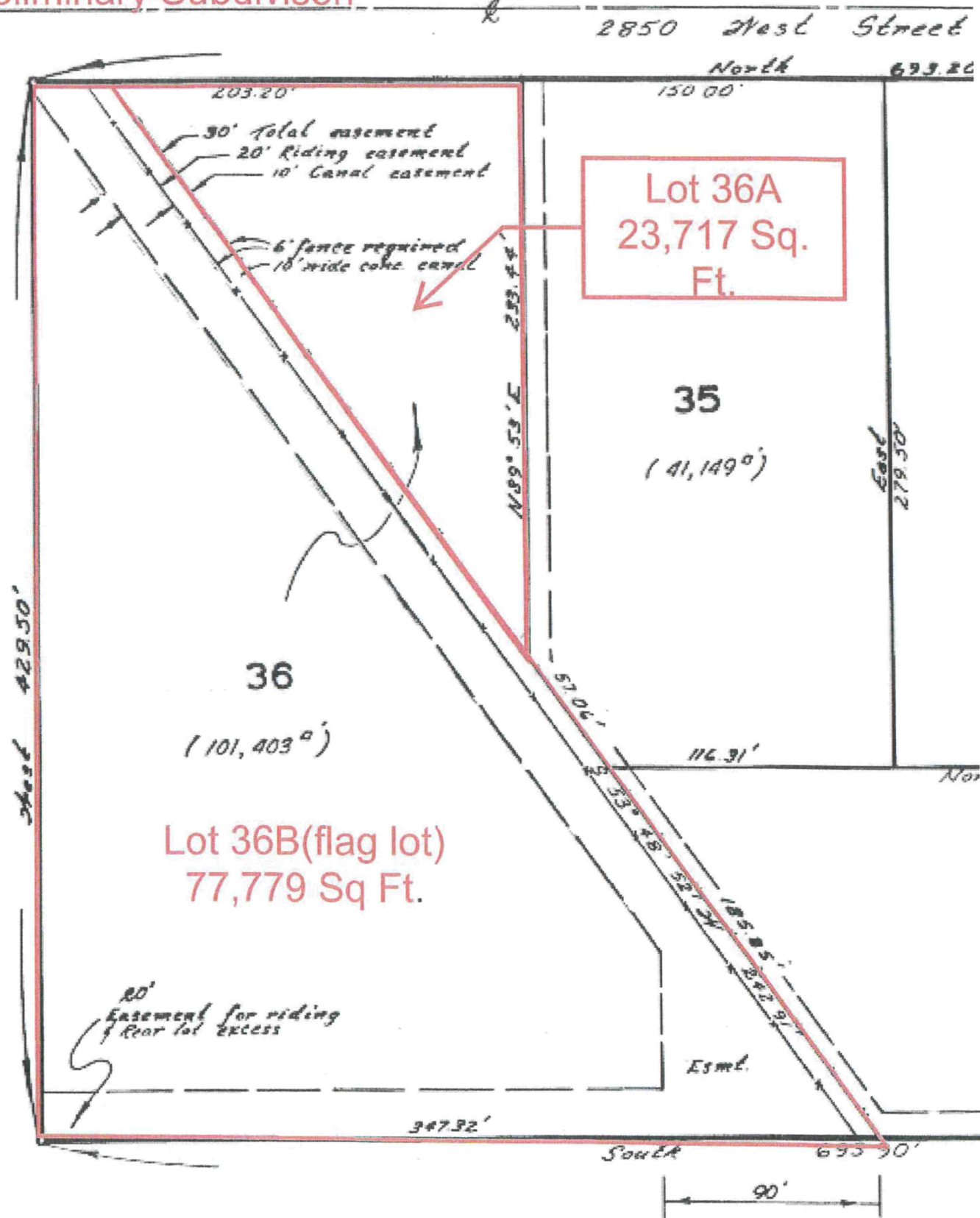
<u>Planning Commission preliminary action</u> ☐ Approved ☐ Denied Date _____	<u>Scheduled for Planning Commission Agenda</u> <u>1/27/21</u> <u>Conditions:</u> _____ _____ _____ _____
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

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

Alpine Ranchettes Lot 36 Subdivision

Scale 1" = 50'

Preliminary Subdivision



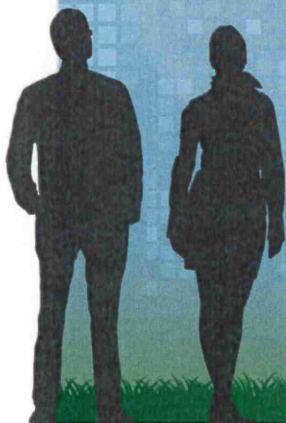


144.00"

30299



260.00"



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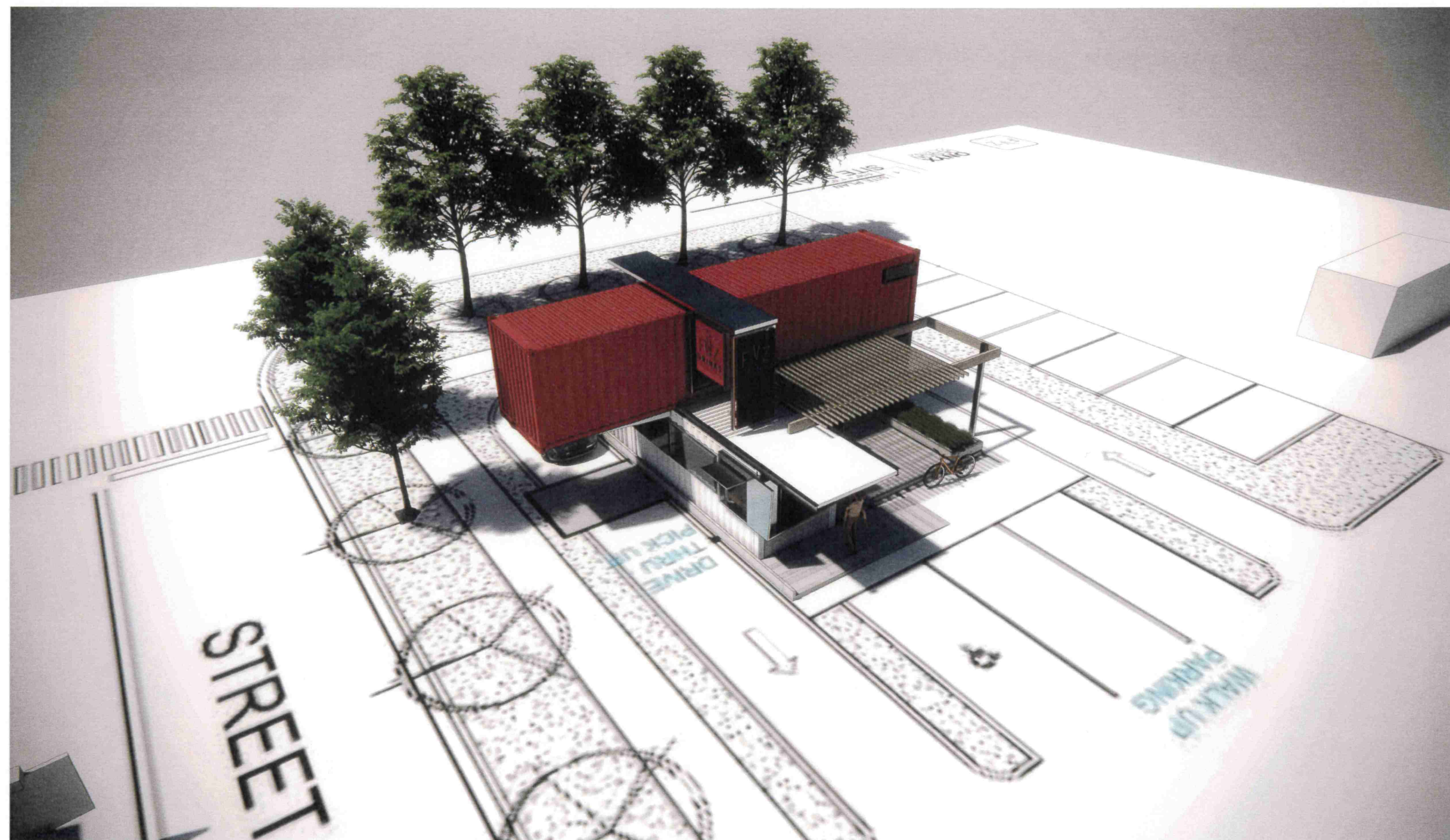


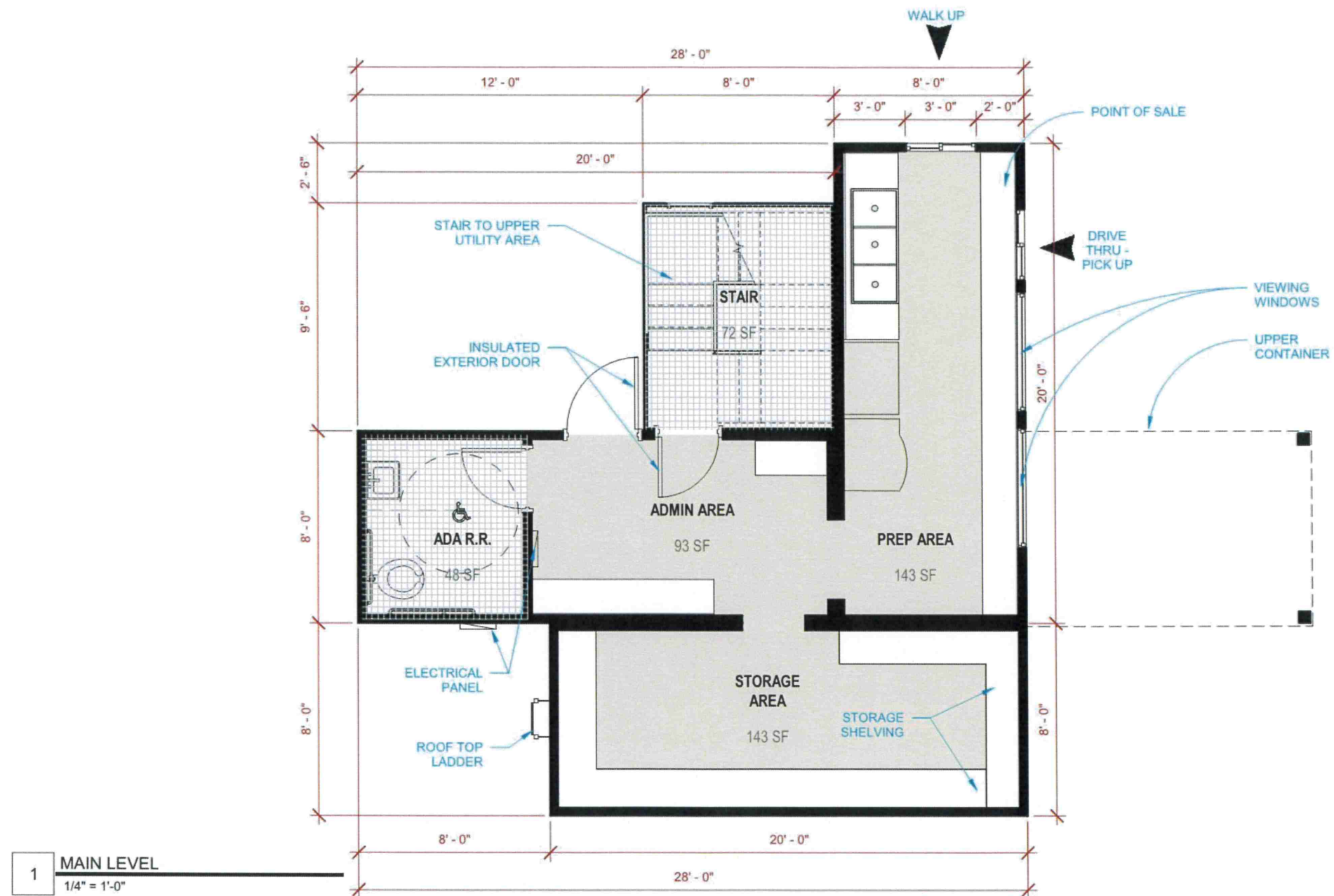












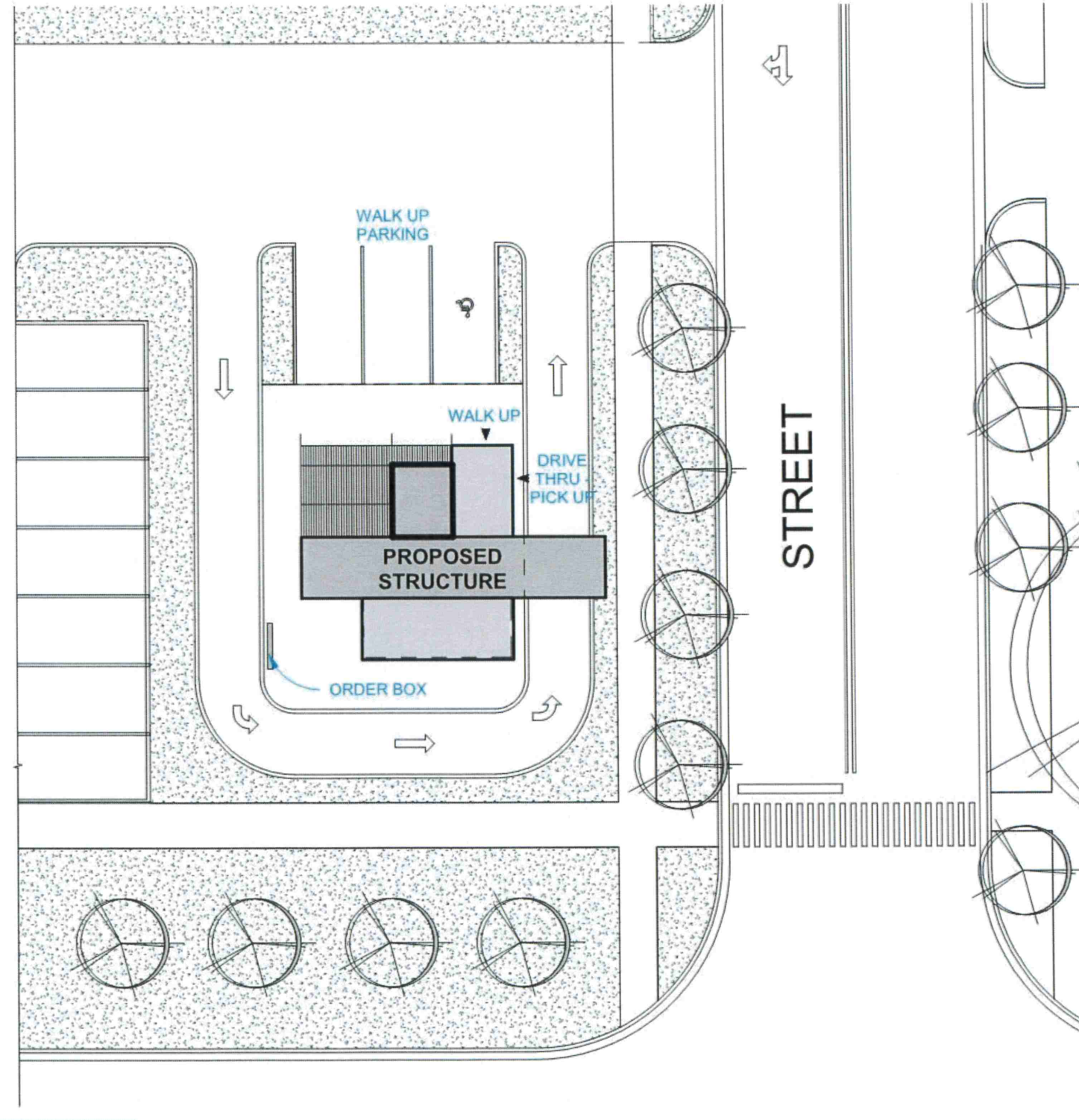
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COLLECTIVE

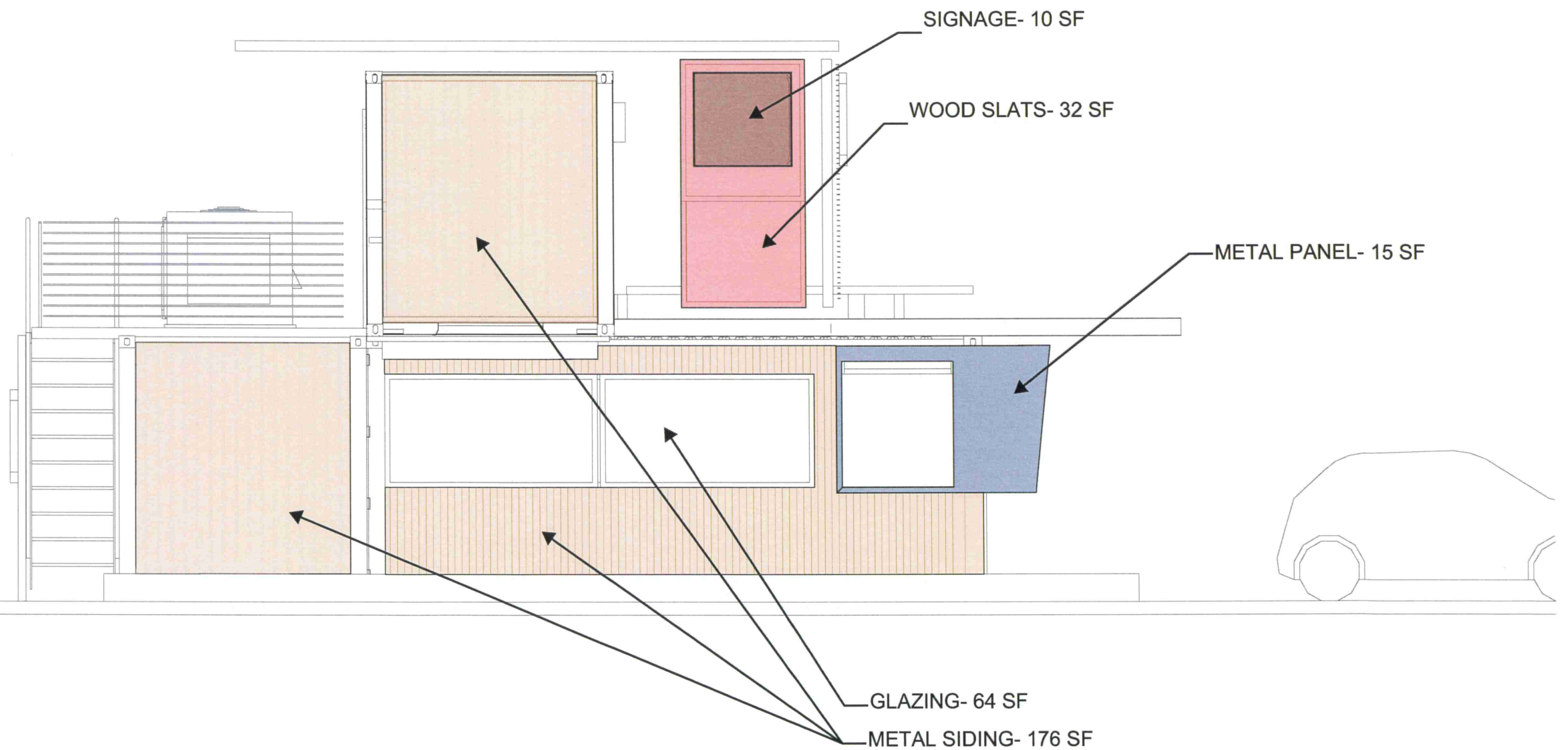
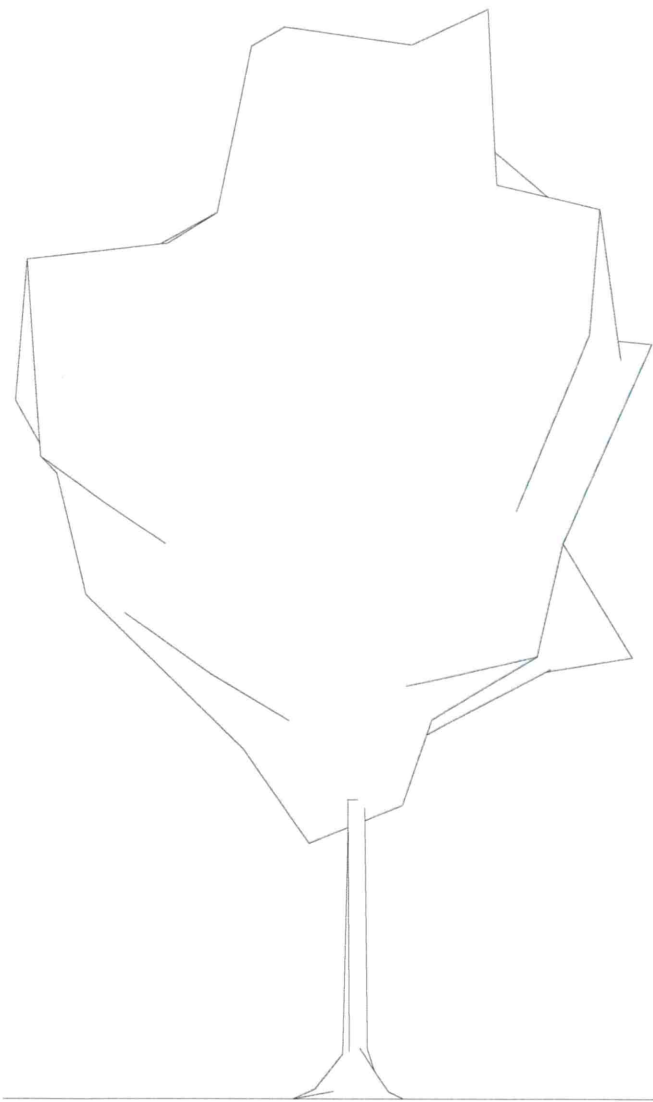
FLOOR PLAN

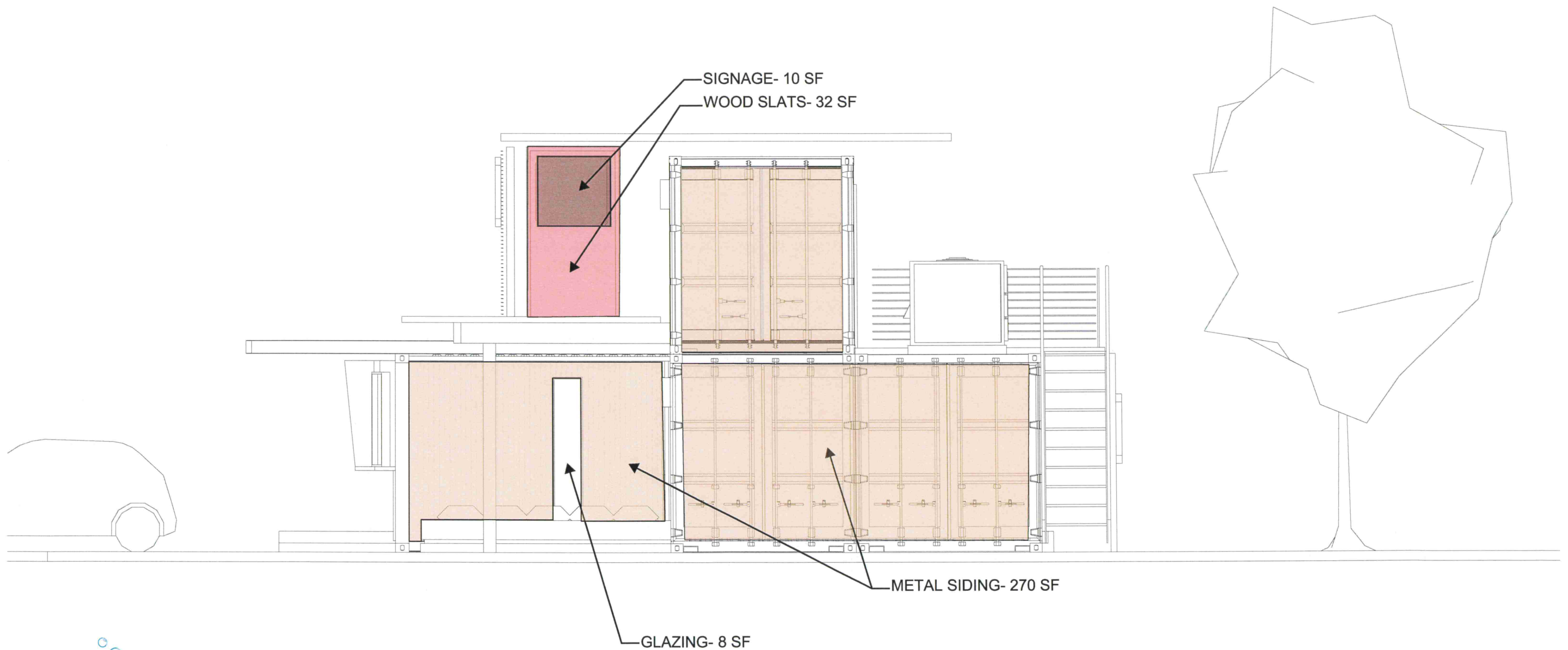


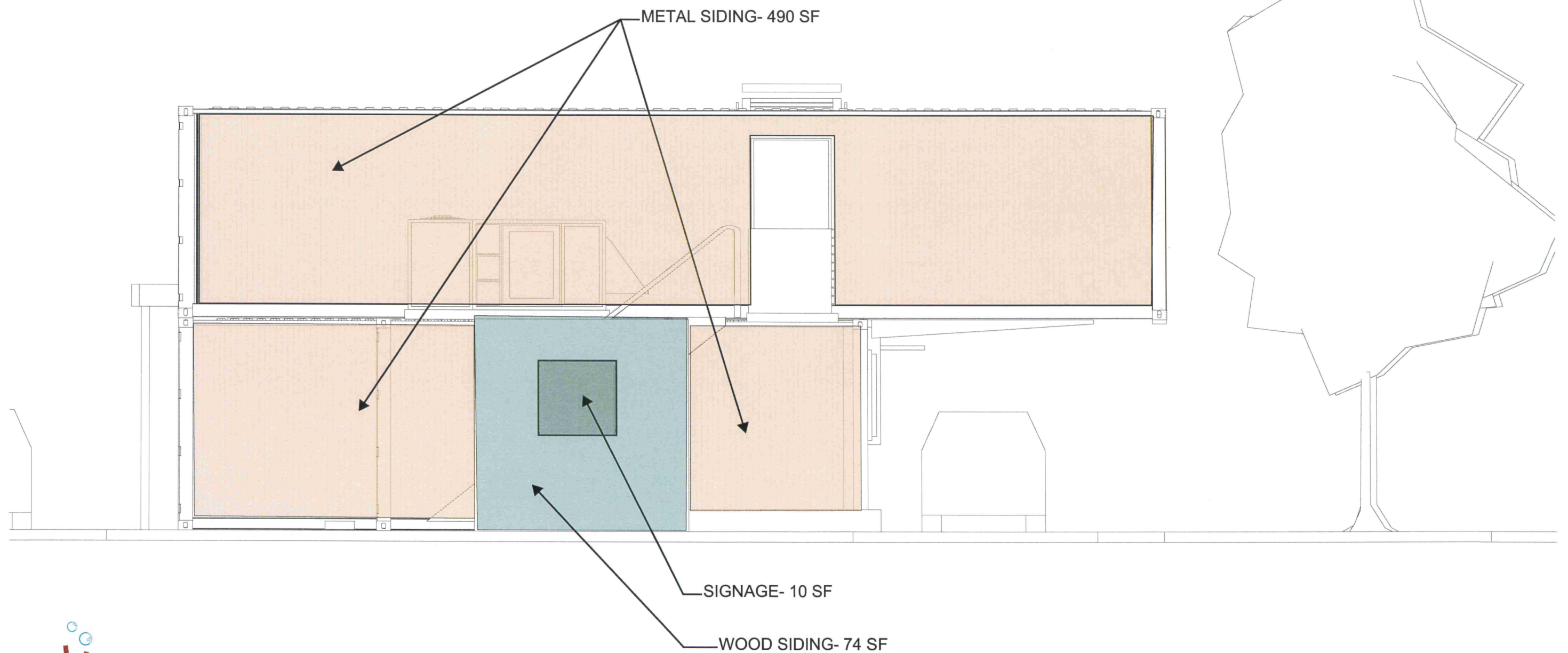
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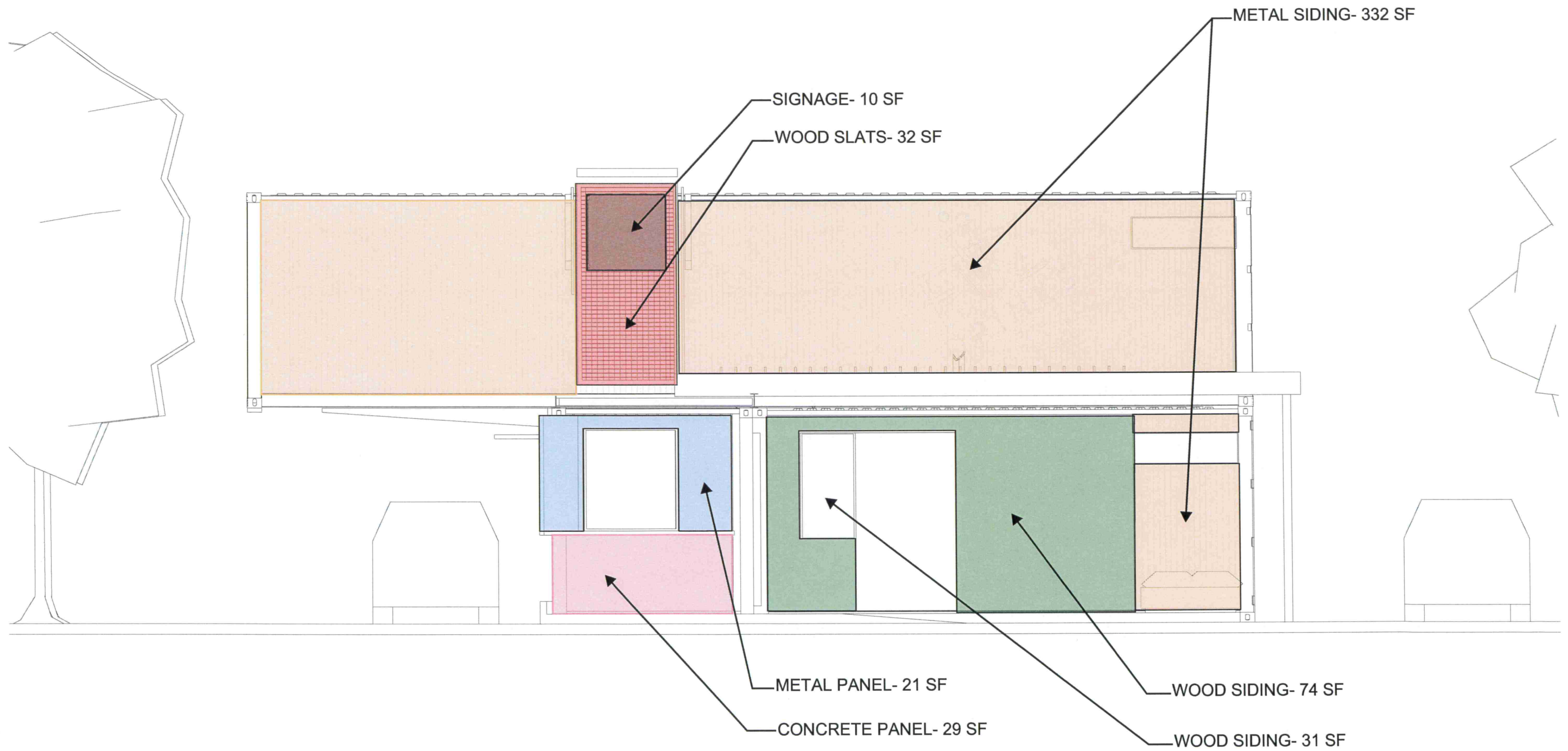
1 SITE PLAN
1/16" = 1'-0"
SITE PLAN













ONYX
DESIGN
COLLECTIVE

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FFKR ARCHITECTS
750 Pacific Avenue - Salt Lake City, Utah 84101
O 801.521.6886 - F 801.521.6887

FIIZ DRINKS
WORTH DEVELOPMENT
4671 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH
SITE DESIGN

Rev # Date Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

Job #
Date 11-13-2020
Owner:
WORTH DEVELOPMENT

SITE PLANTING
PLAN

LP1

3500 WEST ST.

PRIVATE DRIVE

MIDLAND DRIVE

NEW BUILDING
506 SQ. FT.



0' 10' 20' 40' 60'
Scale In Feet
1" = 20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	MATURE SIZE	QTY
	Ac	Acer platanoides 'Crimson King' Crimson King Maple	2" Cal.			3
	Gl3	Gleditsia triacanthos 'Skyline' Tormentless Honeylocust	B&B			6
	Pv	Prunus cerasifera 'Krauter Vesuvius' Purple Leaf Plum	1.75"			1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HZ	FIELD3	QTY
	Ck	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal			29
	Cc	Caryopteris x clandonensis 'Blue Mist' Blue Mist Shrub	5 gal			10
	Cal	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood	5 gal	2	36" x 36"	10
	Mr	Mahonia repens Creeping Mahonia	5 gal			14
	Pc	Prunus x cistena Purple Leaf Sand Cherry	5 gal			11
	Rgl	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal			19
	Sm	Spiraea x bumalda 'Goldmound' Gold Mound Spirea	5 gal			32
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	HZ	FIELD3	QTY
	Cb	Campanula carpatica 'Blue Clips' Blue Clips Bellflower	4"pot			33
	Ho	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	4"pot			34
	Lh2	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 gal			35

GENERAL NOTES:

- REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD, FOR CONTRACTOR TO THEN INSTALL.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
- PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANTS DESIGNATED AS PRESERVED-IN-PLACE. REPAIR AND REPLACEMENT WORK SHALL BE PERFORMED AS SPECIFIED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- FENCING SHALL BE REQUIRED DURING CONSTRUCTION FOR INDIVIDUAL PLANTS DESIGNATED AS PRESERVED-IN-PLACE.

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEST HAVEN CITY STANDARD DRAWING, AND SHALL BE APPROVED BY WEST HAVEN CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM WEST HAVEN CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO WEST HAVEN CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF WEST HAVEN CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE NORTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER NORTH DAVIS SEWER DISTRICT STANDARD.
10. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEST HAVEN CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEST HAVEN CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEST HAVEN CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEST HAVEN CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE WEST HAVEN CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE WEST HAVEN CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT WEST HAVEN CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEST HAVEN CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH HOOPER WATER IMPROVEMENT DISTRICT TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO HOOPER WATER IMPROVEMENT DISTRICT STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED HOOPER WATER IMPROVEMENT DISTRICT WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM HOOPER WATER IMPROVEMENT DISTRICT.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. HOOPER WATER IMPROVEMENT DISTRICT REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

CIVIL SHEET INDEX

GENERAL NOTES	C1
EXISTING SITE CONDITIONS	C2
SITE PLAN	C3
SITE GRADING PLAN	C4
DETENTION POND AND DETAILS	DT1
TYPICAL SITE DETAILS	DT2
EROSION CONTROL PLAN	EC1

WEST HAVEN CITY ENGINEER
STEVE ANDERSON
4150 S. 3900 W.
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steve@westhavencity.com

HOOPER WATER IMPROVEMENT DISTRICT
SCOTT CHRISTIANSEN
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HOOPER, UT. 84315
(801) 985-1991
scottc@hooperwater.net

NORTH DAVIS SEWER DISTRICT
KEVIN R. COWAN
4252 W. 2200 S.
SYRACUSE, UT. 84075
(801)825-0712
kcowan@ndsd.org

ROY WATER CONSERVANCY DISTRICT
RODNEY BANKS
5440 FREEWAY PARK DR.
RIVERDALE, UT. 84405
(801) 825-9744
rodney@roywater.com

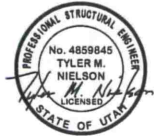
WEBER COUNTY FIRE MARSHAL
DAVID REED
(801) 782-3580
dreed@weberfd.com



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FIIZ DRINKS
WORTH DEVELOPMENT
4671 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH
SITE DESIGN

Rev # Date Description

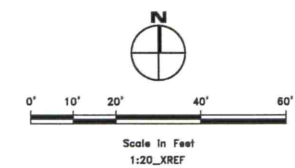
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Job #
Date 12-15-2020
Owner:
WORTH DEVELOPMENT

**GENERAL
NOTES**

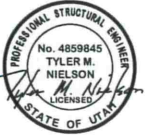
C1





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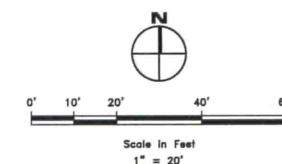


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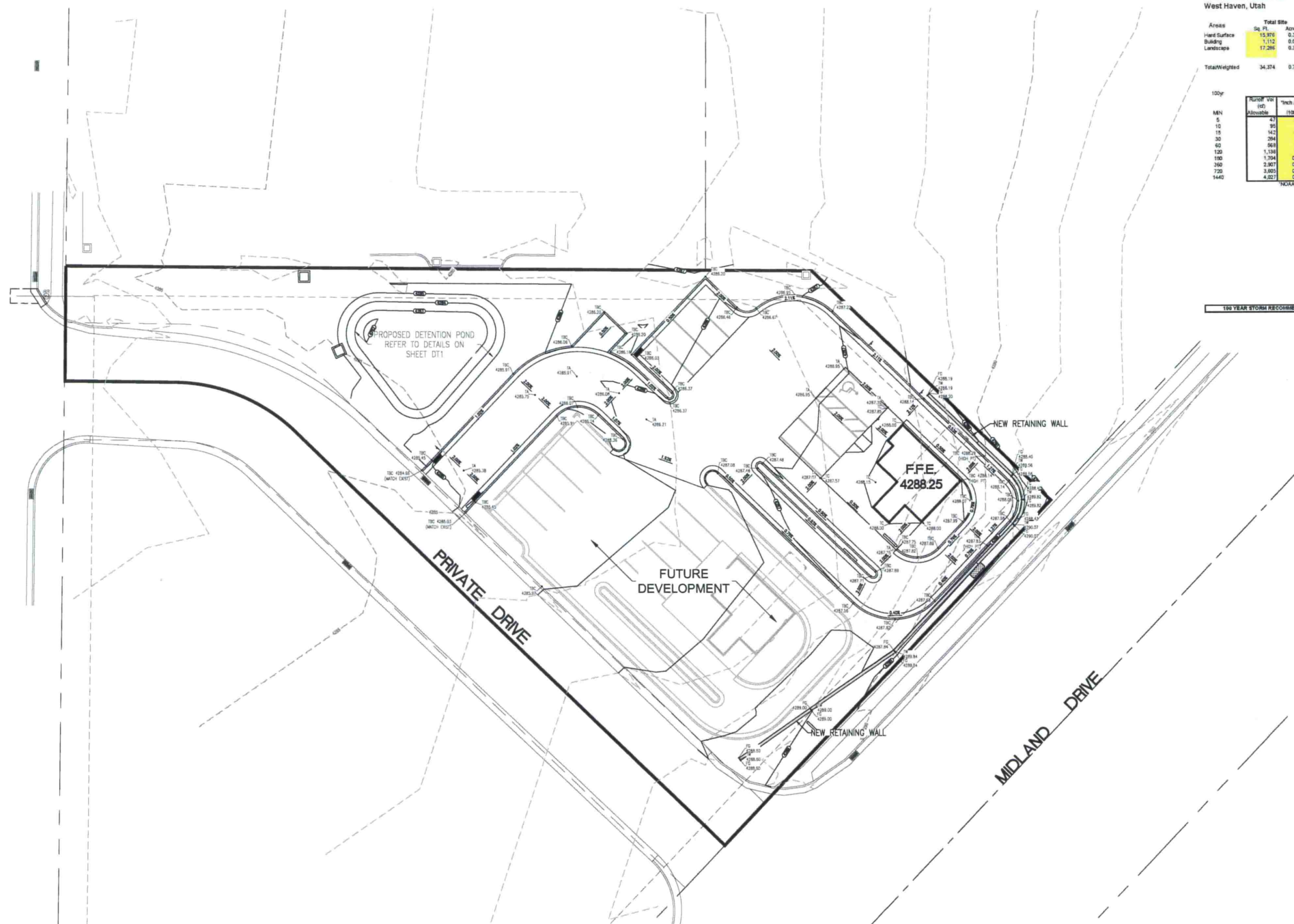
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NOTE: THIS DRAWING IS INTENDED FOR A 11"x8 1/2" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.		
Job #		
Date	12-15-2020	
Owner:	WORTH DEVELOPMENT	

EXISTING SITE CONDITIONS

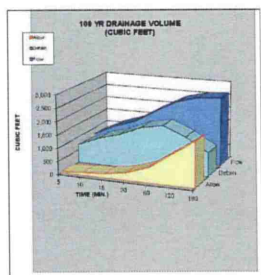
C2



TOTAL NUMBER OF PARKING SPACES: 6
(INCLUDING 1 ADA PARKING SPACE)



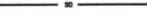
Areas	Total Site		C	Allow Release Rate (cfs/acre)	Q Allowable (cfs)
	Sq. Ft.	Acres			
Hard Surface	13,976	0.3668	0.80		0.300
Building	1,112	0.0255	0.90		0.16
Landscape	17,286	0.3998	0.15		
Total/Weighted	34,374	0.7891	0.48		



	Runoff Vol (cfs) Allowable	Inch / Hr /ft/d	Total Vol (cfs) 100 YEAR	Deficit Vol (cfs) Difference
MIN				
5	47	6.59	743	696
10	90	6	1,129	1,033
15	142	4.14	1,401	1,259
30	264	2.79	1,869	1,604
60	569	1.72	2,328	1,759
120	1,138	0.94	2,544	1,409
190	1,704	0.642	2,608	902
260	2,907	0.356	2,907	0
720	3,600	0.225	3,600	0
1440	4,027	0.124	4,027	0

30 MSA Twp

Drifts Calculation	
H = 3	Maximum water height (ft)
Q = 0.16	Flowrate out of orifice (cfs)
Cc = 0.62	Coefficient of Contraction
Cv = 0.98	Coefficient of Velocity
Area = 0.019	Orifice Area (ft ²)
γ = 3.14	
g = 32.17	Gravitational Constant
d = 1.85	Orifice Diameter (in)

- # LEGEND
- (NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)
- | | |
|---|---|
|  | BOUNDARY LINE |
|  | PUBLIC UTILITY AND DRAINAGE EASEMENT |
|  | EXISTING 5' CONTOUR AND ELEVATION |
|  | EXISTING 1" CONTOUR AND ELEVATION |
|  | DESIGN CONTOUR AND ELEVATION |
|  | ASPHALT PAVING |
|  | CONCRETE PAVING |
|  | LANDSCAPING |
|  | 2-INCH COBBLES (4" DEPTH) OVER 140N MIRAFI GEOTEXTILE FABRIC |
|  | EXISTING 30" CURB AND GUTTER |
|  | NEW 24" CURB AND GUTTER (SEE DETAIL 1 ON SHEET D72) |
|  | NEW 24" OPEN FACE CURB AND GUTTER (SEE DETAIL 1 ON SHEET D72) |
|  | NEW RETAINING WALL |
|  | EXISTING CULINARY WATER PIPE |
|  | NEW CULINARY WATER SERVICE LATERAL |
|  | EXISTING SECONDARY WATER PIPE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING STORM DRAIN LINE |
|  | EXISTING STORM DRAIN CATCH BASIN |
|  | NEW STORM DRAIN LINE |
|  | NEW STORM DRAIN CATCH BASIN |
|  | EXISTING SANITARY SEWER PIPE |
|  | EXISTING SANITARY SEWER MANHOLE |
|  | NEW SEWER SERVICE LATERAL |
|  | EXISTING BURIED CABLE LINE |
|  | EXISTING BURIED POWER LINE |

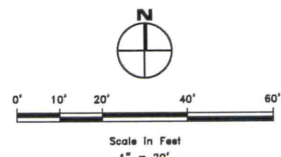
GENERAL GRADING NOTES:

1. All work shall be in accordance with West Haven City Public Works Standard.
2. Dust shall be controlled by watering.
3. The location and protection of all utilities is the responsibility of the permittee.
4. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project. (See SWPPP plan)
5. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of West Haven City.
6. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
7. Any type of construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
8. Accessible route to be a max. slope of 5% and a max. cross slope of 2% 2009 ANSI 117.403.3.
9. Maximum elevation difference between the asphalt surface of the parking surface and the bottom of the concrete curb ramps or sidewalk height shall not exceed $\frac{1}{4}$ " vertical or $\frac{1}{2}$ " when beveled. 2009 ANSI 117.303.502.5.

ABBREVIATIONS:

ABBREVIATIONS

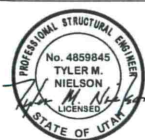
EG	-	EXISTING GROUND
FG	-	FINISH GRADE
TA	-	TOP OF ASPHALT
TBC	-	TOP BACK OF CURB
TC	-	TOP OF CONCRETE
TG	-	TOP OF GRATE
TWL	-	TOP OF RET WALL



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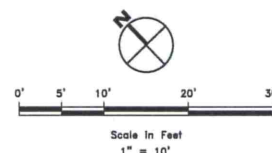
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Job #
Date 12-15-2020
Owner:
WORTH DEVELOPMENT

SITE GRADING PLAN

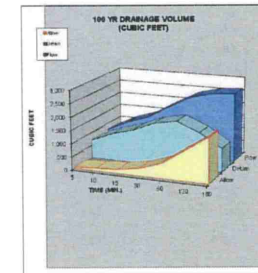
C4



1. REFER TO SHEET C3 FOR STORM DRAIN SYSTEM.
2. REFER TO DETAIL 1 ON THIS SHEET FOR THE OUTLET CONTROL STRUCTURE DETAIL.

	Runoff Vol (cft) Allowable	"Inch / Hr 1000	1 Year Vol (cft) 100 YEAR	Del Vol Offer
5	47	5.55	743	
10	96	5	1,129	
15	142	4.14	1,401	
30	284	2.79	1,888	
60	568	1.72	2,328	
120	1,136	0.94	2,544	
180	1,704	0.642	2,606	
240	2,907	0.369	2,907	
720	3,606	0.222	3,606	
1440	4,027	0.156	4,027	

"Inch" Data



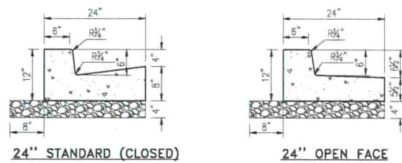
	CUBIC FEET	CUBIC YARD
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	1,754	65

H =	3	Maximum water height (ft)
Q =	0.16	Flowrate out of orifice (cfs)
C _c =	0.62	Coefficient of Contraction
C _v =	0.98	Coefficient of Velocity
Area =	0.019	Orifice Area (ft ²)
g =	32.17	Gravitational Constant
d =	1.85	Orifice Diameter (in)



Rev #	Date	Description
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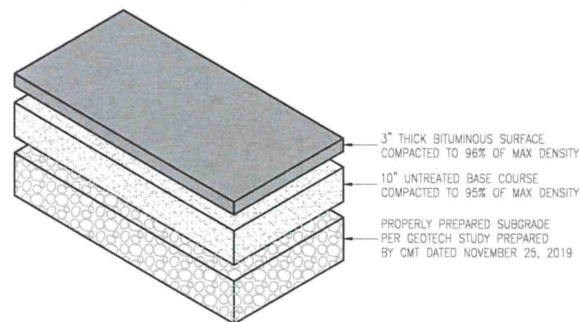
DT1



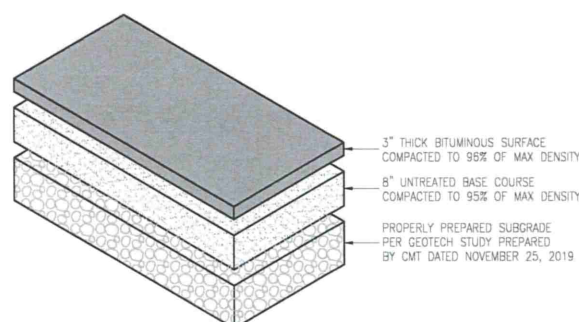
1 TYPICAL 24" CURB AND GUTTER
NOT TO SCALE

CURB AND GUTTER CONSTRUCTION NOTES:

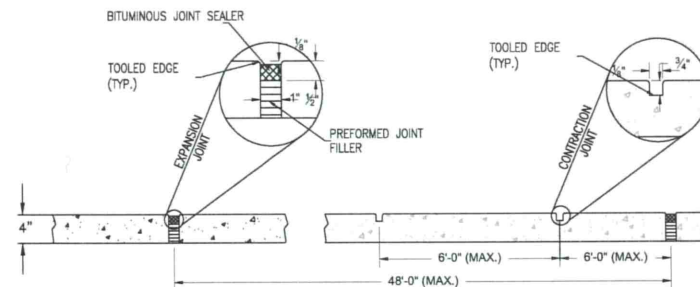
1. OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
2. OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
3. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
4. REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
5. TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.



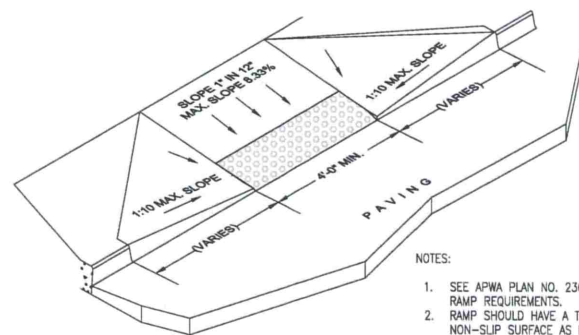
2 ASPHALT PAVEMENT SECTION (DRIVE ISLES)
Scale: (NOT TO SCALE)



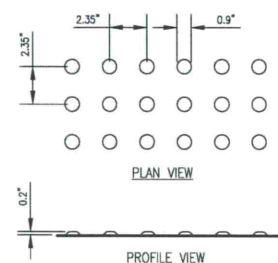
3 ASPHALT PAVEMENT SECTION (PARKING AREAS)
Scale: (NOT TO SCALE)



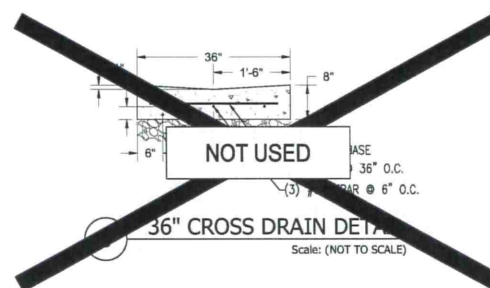
4 TYPICAL CONCRETE SIDEWALK DETAIL
Scale: (NOT TO SCALE)



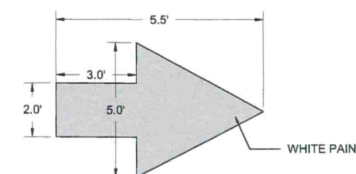
5 ADA RAMP DETAIL (EAST SIDEWALK CONNECTION)
Scale: (NOT TO SCALE)



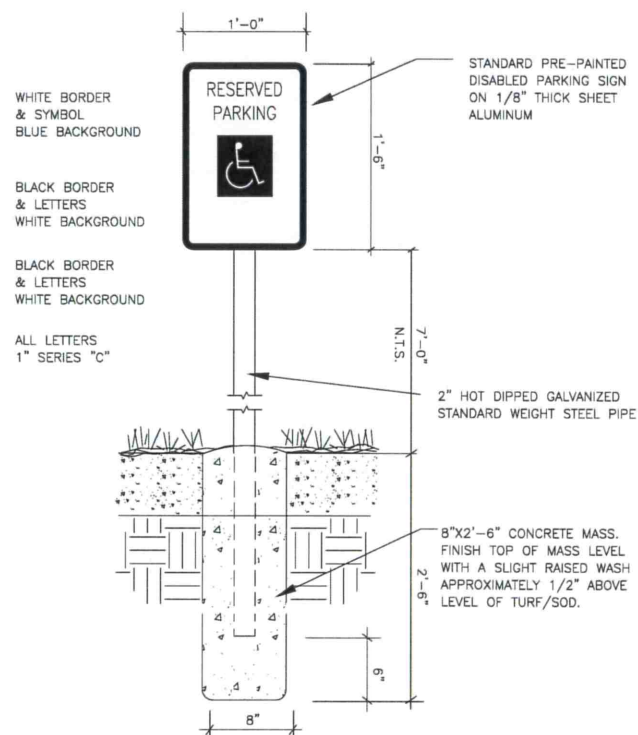
- NOTE: TRUNCATED DOME PATTERN SHALL:
1. SHALL BE LOCATED 6 TO 8 INCHES FROM CURB OR HAZARD
 2. EXTEND THE FULL WIDTH OF THE RAMP
 3. BE IN-LINE WITH DIRECTION OF TRAVEL
 4. NOT EXCEED A 1:12 SLOPE



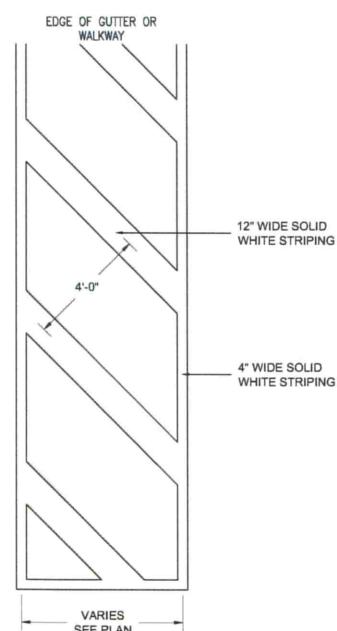
6 36" CROSS DRAIN DETAIL
Scale: (NOT TO SCALE)



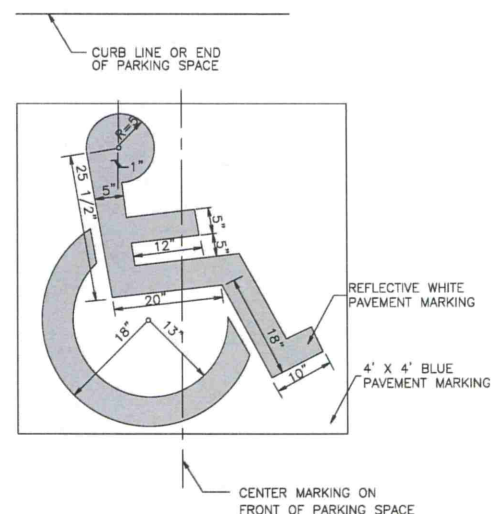
7 DIRECTIONAL ARROW MARKING
Scale: (NOT TO SCALE)



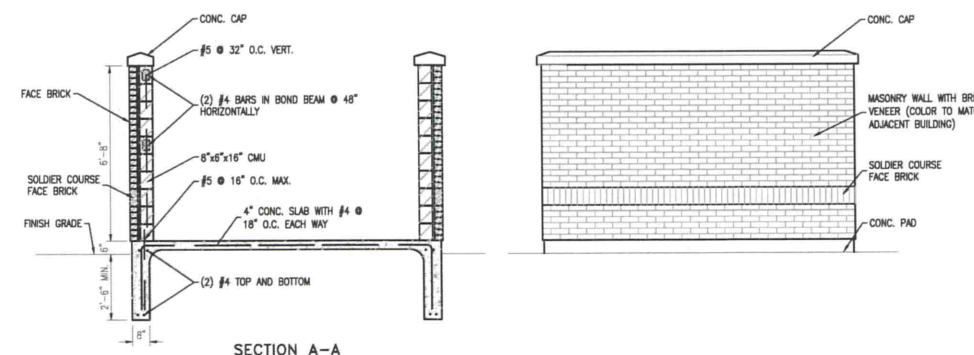
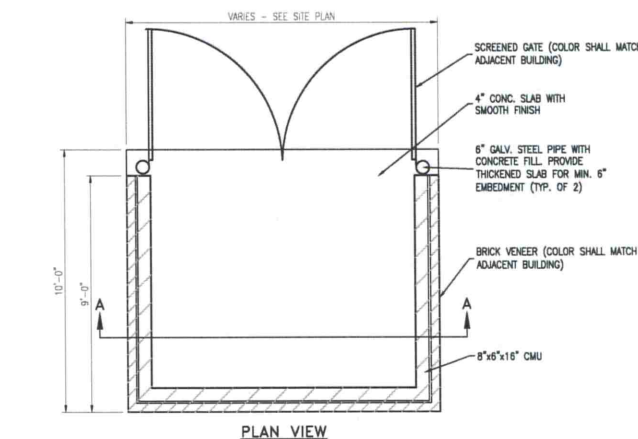
8 ADA PARKING SIGN DETAIL
Scale: (NOT TO SCALE)



9 NO PARKING STRIPING
Scale: (NOT TO SCALE)



10 ADA PARKING SYMBOL
Scale: (NOT TO SCALE)

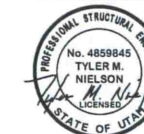


10 ADA PARKING SYMBOL
Scale: (NOT TO SCALE)



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COLLECTIVE

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663 Oak Lane
Kaysville, UT 84037
(801) 699-7801
kinley@onyxdesigncollective.com
www.onyxdesigncollective.com



FIIZ DRINKS
WORTH DEVELOPMENT
4671 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH
SITE DESIGN

Rev # Date Description

NOTE: THIS DRAWING IS INTENDED FOR A 24"x36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.

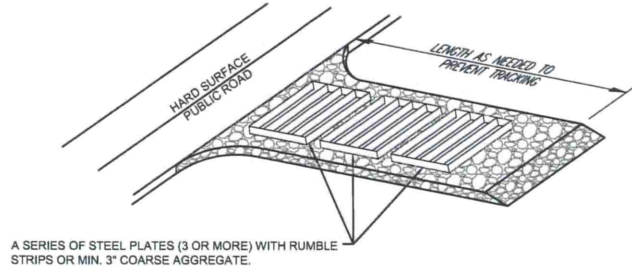
Job #
Date 12-15-2020
Owner:
WORTH DEVELOPMENT

TYPICAL SITE
DETAILS

DT2

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



ENTRANCE STABILIZATION NOTES:

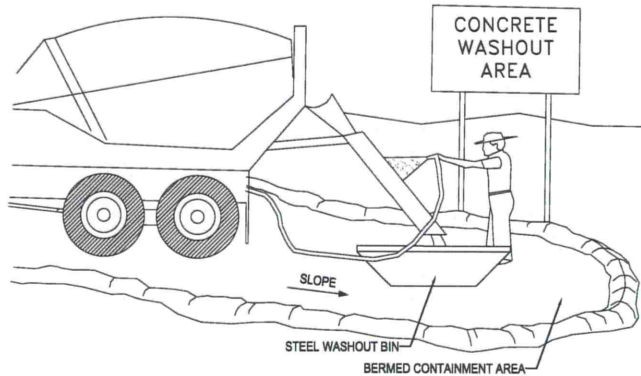
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:

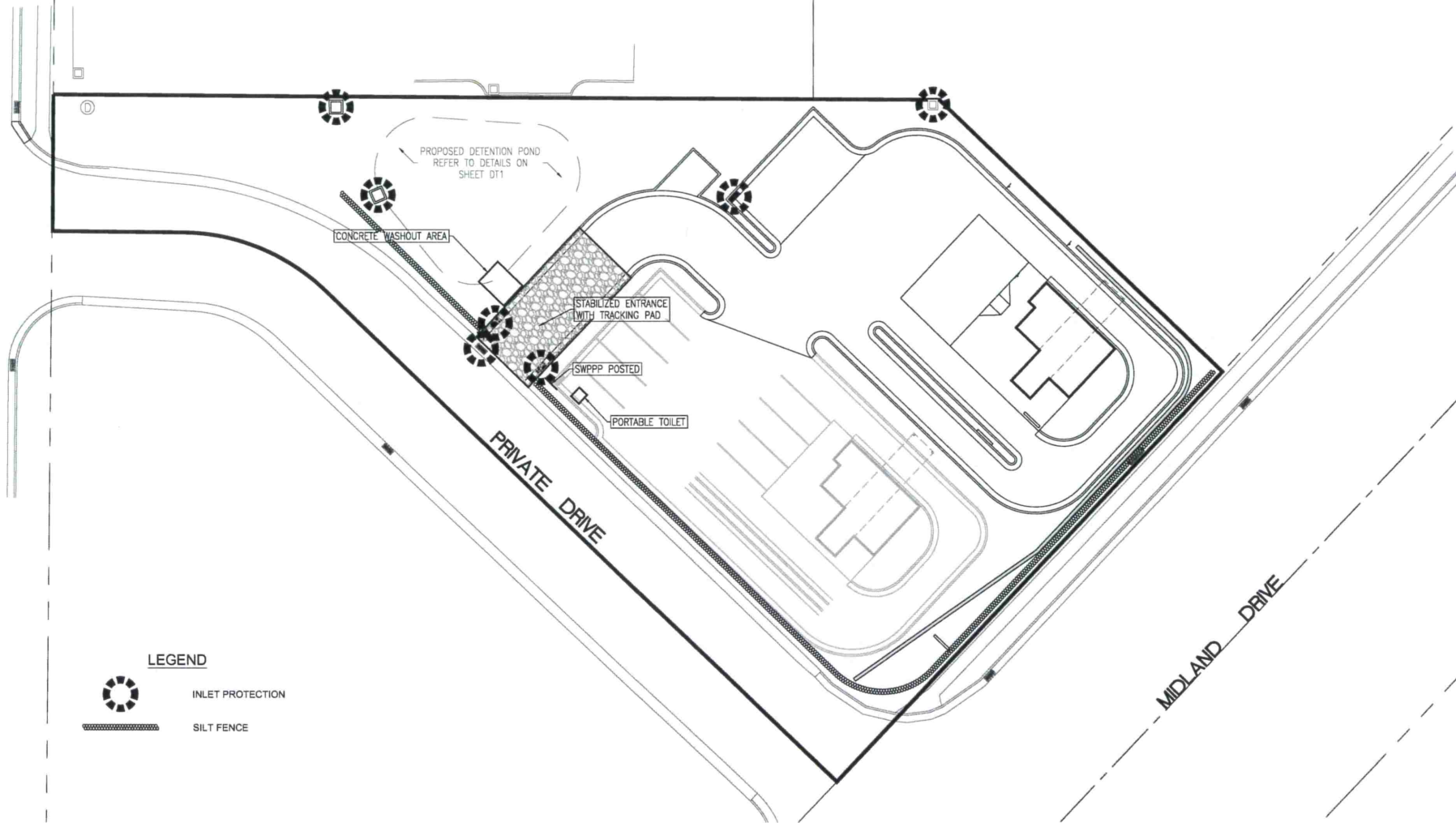
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

3500 WEST ST.

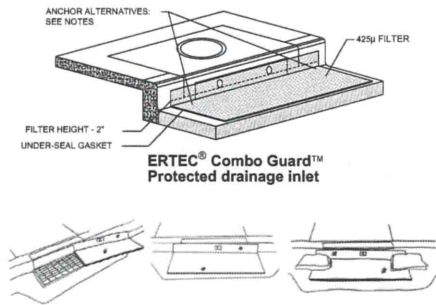


LEGEND



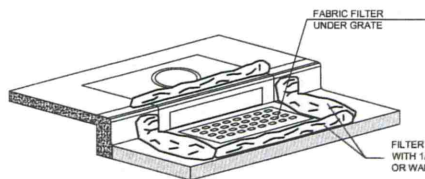
INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG, ABOVE GROUND. TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



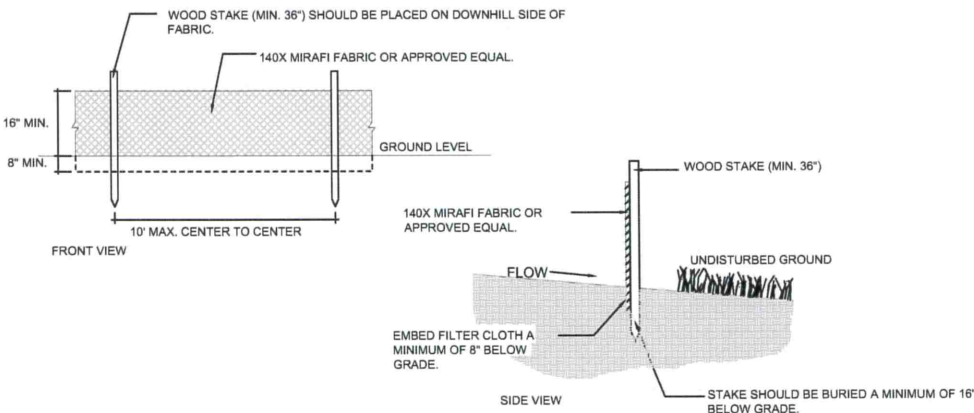
1A INLET PROTECTION - OPTION 1

Scale: NTS



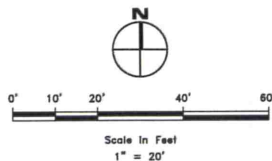
1B INLET PROTECTION - OPTION 2

Scale: NTS



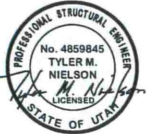
2 SILT FENCE

Scale: NTS



ONYX
DESIGN
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FIIZ DRINKS
WORTH DEVELOPMENT
4671 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH
SITE DESIGN

Rev # Date Description

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Job #
Date 12-15-2020
Owner:
WORTH DEVELOPMENT

EROSION
CONTROL PLAN

EC1

SUBDIVISION APPLICATION



SUDIVISION NAME GREEN FARM - GROVE PHASE 3, 4, 5

LOCATION 3500 So. Green Farm Way PARCEL # 08-037-0237
08-035-0062

NO. OF LOTS 165 units ZONE MIXED USE (ZC)

APPLICANTS NAME NILSON LAND HOLDINGS, LLC GREEN FARM
MDA

PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS <u>26</u>
PHASE 4 ~~A+B~~	NO. OF LOTS <u>50</u>
PHASE 5 ~~A+B~~	NO. OF LOTS <u>89</u>

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 <u>PER MDA</u>	☐	☐	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>Scheduled for Planning Commission Agenda</u> <u>2/10/21</u>
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	<u>Conditions:</u> _____ _____ _____ _____ _____
<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.

TOWNHOMES SUBDIVISION APPLICATION

4150 S 3900 W

WEST HAVEN, UT 84401

PHONE 801-731-4519



SUBDIVISION NAME GREEN FARM - GROVE PHASE 5A

LOCATION 3500 SO. GREEN FARM WAY PARCEL # 08-037-0237
08-035-0062

NO. OF LOTS 89 NO. OF BUILDINGS 30 ZONE MIXED USE (ZC)

Applicants Name NILSON LAND DEVELOPMENT, LLC GREEN FARM
MDA

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

ADDITIONAL PHASES					
PHASE 1	NO. OF BUILDINGS	<u>10</u>	NUMBER OF PARKING		PERCENTAGE OF LANDSCAPING
PHASE 2	NO. OF BUILDINGS	<u>10</u>	NUMBER OF PARKING		PERCENTAGE OF LANDSCAPING
PHASE 3	NO. OF BUILDINGS		NUMBER OF PARKING		PERCENTAGE OF LANDSCAPING
PHASE 4	NO. OF BUILDINGS		NUMBER OF PARKING		PERCENTAGE OF LANDSCAPING
PHASE 5	NO. OF BUILDINGS		NUMBER OF PARKING		PERCENTAGE OF LANDSCAPING

PER MDA

PER MDA

<u>Planning Commission preliminary action</u> ☐ Approved ☐ Denied Date _____	Scheduled for Planning Commission Agenda <u>2/10/21</u>
<u>City Council preliminary action</u> ☐ Approved ☐ Denied Date _____	Conditions: _____ _____ _____
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	_____ _____ _____
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	_____ _____ _____

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

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

The Green Farm
Land Use Matrix
Density Report
2/3/2021

Parcel Number	Acres	% Total Acres	Roads		Net Acres	Base Density	Max Density	Actual Density	Units Transferred
			Acres	%					
A	17.54	6.90%	1.72	0.68%	15.82	97.00	129.00	119.00	22.00
B	3.70	1.46%	0.76	0.30%	2.94	35.00	47.00	27.00	-8.00
C	35.70	14.05%	2.91	1.15%	32.79	108.00	165.00	165.00	57.00
D	21.10	8.31%	1.38	0.54%	19.72	50.00	67.00	43.00	-7.00
E	40.75	16.04%	3.66	1.44%	37.09	152.00	202.00	152.00	0.00
F	25.40	10.00%	5.01	1.97%	20.39	84.00	117.00	30.00	-54.00
G	4.75	1.87%	0.00	0.00%	10.00	10.00	13.00	10.00	0.00
H	5.05	1.99%	0.91	0.36%	10.00	10.00	11.00	0.00	-10.00
I	30.00	11.81%	5.40	2.13%	24.60	60.00	60.00	60.00	0.00
OS	70.06	27.58%	1.10	0.43%	68.96				
Total	254.05	100.00%	22.85	8.99%	242.31	606.00		606.00	0.00

* Master Development Agreement shall allow for a maximum of 606 units. The table above defines the maximum density for each Parcel.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5817 SOUTH 1475 EAST
OGDEN, UTAH 84403
CONTACT:
MARK STAPLES
PHONE: 801-392-8100

THE GREEN FARM

3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

PARCEL C
PARCEL PLAN

PROJECT NUMBER
9479
DRAWN BY
M.ELMER
PROJECT MANAGER
C.PRESTON
PRINT DATE
1/17/21
CHECKED BY
C.PRESTON

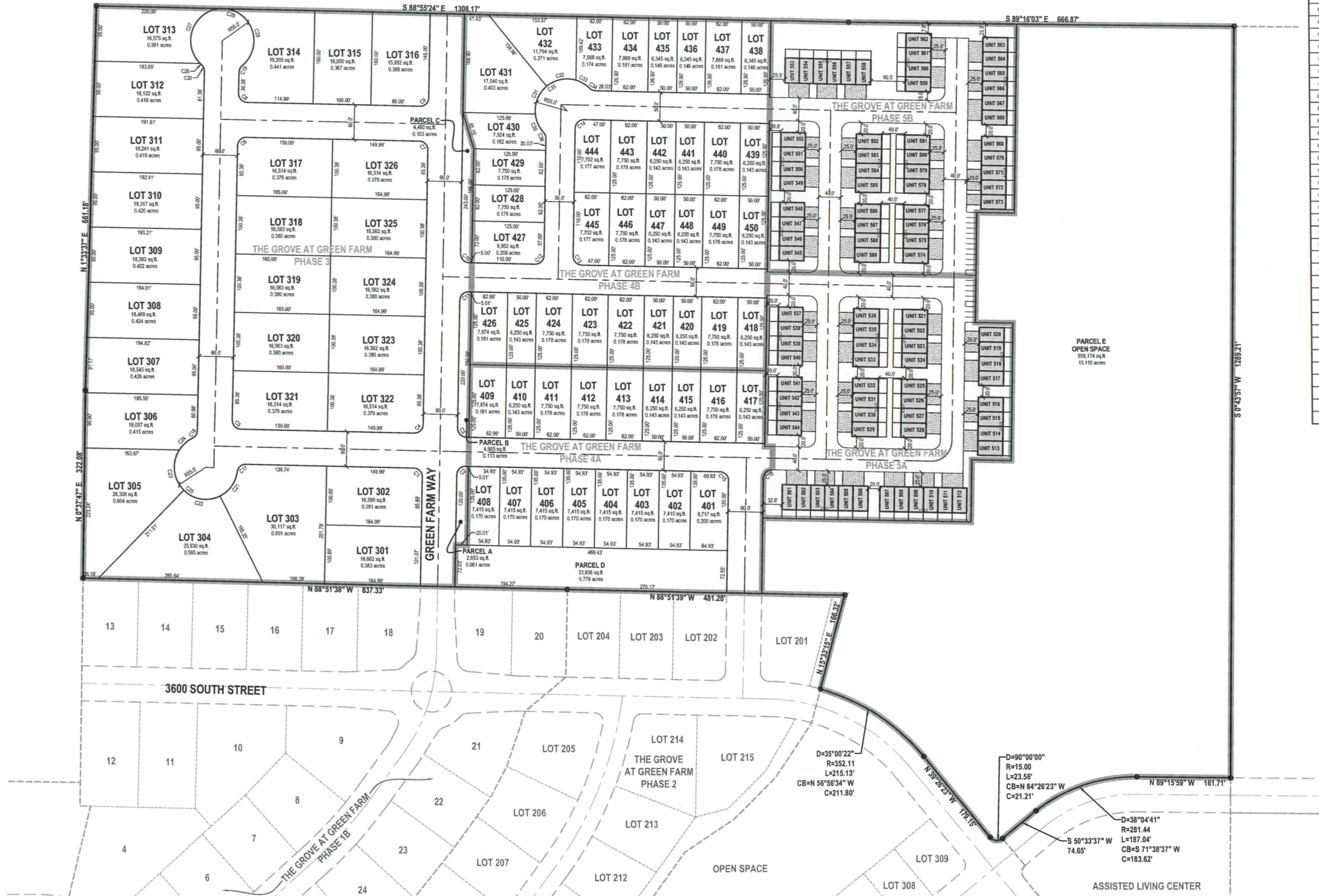
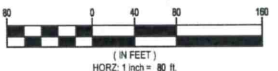
1 OF 1

PHASE 3 TOTAL		PHASE 4A TOTAL		PHASE 4B TOTAL		PHASE 5A TOTAL		PHASE 5B TOTAL		PARCEL "C" TOTAL	
TYPE	QUANTITY	TYPE	QUANTITY	TYPE	QUANTITY	TYPE	QUANTITY	TYPE	QUANTITY	TYPE	QUANTITY
LOTS	26	LOTS	17	LOTS	33	LOTS	0	LOTS	0	LOTS WEST OF GREEN FARM WAY	26
TOWNHOME UNITS	0	TOWNHOME UNITS	0	TOWNHOME UNITS	0	TOWNHOME UNITS	44	TOWNHOME UNITS	45	LOTS EAST OF GREEN FARM WAY	50
TOTAL LOT/UNITS	26	TOTAL LOT/UNITS	17	TOTAL LOT/UNITS	33	TOTAL LOT/UNITS	44	TOTAL LOT/UNITS	45	TOWNHOME UNITS	89
PHASE 1 AREA	648,971 sq.ft. / 14.85 acres	PHASE 1 AREA	197,065 sq.ft. / 4.52 acres	PHASE 1 AREA	311,568 sq.ft. / 7.15 acres	PHASE 1 AREA	167,700 sq.ft. / 3.85 acres	PHASE 1 AREA	177,598 sq.ft. / 4.07 acres	TOTAL LOT/UNITS	165
UNITS PER ACRE	1.75 UNITS/ACRE	UNITS PER ACRE	3.76 UNITS/ACRE	UNITS PER ACRE	4.61 UNITS/ACRE	UNITS PER ACRE	11.42 UNITS/ACRE	UNITS PER ACRE	11.05 UNITS/ACRE	PROJECT AREA	2,159,077 sq.ft. / 49.56 acres
										UNITS PER ACRE	3.33 UNITS/ACRE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N43°55'25"W	21.21'
C2	15.00'	23.56'	90°00'00"	S46°04'36"W	21.21'
C3	15.00'	23.56'	90°00'00"	S43°55'24"E	21.21'
C4	15.00'	23.56'	90°00'00"	N46°04'36"E	21.21'
C5	15.00'	23.56'	90°00'00"	S43°55'24"E	21.21'
C6	15.00'	23.56'	90°00'00"	S46°04'36"W	21.21'
C7	15.00'	23.56'	90°00'00"	N43°55'23"W	21.21'
C8	15.00'	23.56'	90°00'00"	S43°55'24"E	21.21'
C9	15.00'	23.56'	90°00'00"	N46°04'36"E	21.21'
C10	15.00'	23.56'	90°00'00"	S43°55'25"E	21.21'
C11	15.00'	23.56'	90°00'00"	S46°04'37"W	21.21'
C12	15.00'	23.56'	90°00'00"	S46°04'36"W	21.21'
C13	15.00'	23.56'	90°00'00"	S43°55'24"E	21.21'
C14	15.00'	23.56'	90°00'00"	S46°04'36"W	21.21'
C15	15.00'	23.56'	90°00'00"	N43°55'24"W	21.21'
C16	15.00'	23.56'	90°00'00"	S46°04'36"W	21.21'
C17	15.00'	21.81'	83°19'38"	S49°24'47"W	19.94'
C18	15.00'	16.74'	63°57'23"	N33°03'18"E	15.89'
C19	15.00'	13.09'	49°59'41"	S26°04'26"W	12.08'
C20	15.00'	13.09'	49°59'41"	N23°59'15"E	12.08'
C21	55.00'	53.34'	55°27'45"	N35°28'51"E	51.19'
C22	55.00'	88.22'	71°03'56"	S81°15'18"E	63.93'
C23	55.00'	75.20'	78°20'14"	S6°33'13"E	69.48'
C24	55.00'	31.12'	32°25'05"	S48°49'27"W	30.71'
C25	55.00'	227.78'	237°17'01"	S53°36'31"E	96.54'
C26	55.00'	3.21'	3°20'28"	S47°14'52"E	3.21'
C27	55.00'	131.18'	136°39'15"	S22°44'56"W	102.22'
C28	55.00'	134.39'	136°59'41"	N18°55'34"W	103.36'
C29	55.00'	268.77'	278°58'23"	N88°52'04"W	70.71'
C30	55.00'	35.54'	37°01'33"	S24°06'42"E	34.93'
C31	55.00'	53.85'	56°05'50"	S22°27'00"W	51.72'
C32	55.00'	53.52'	55°44'56"	S78°22'23"W	51.43'
C33	55.00'	27.39'	28°34'50"	N69°28'14"W	27.11'
C34	15.00'	11.44'	43°42'02"	S67°04'22"E	11.17'
C35	55.00'	170.29'	177°24'08"	S46°04'36"W	109.97'
C36	15.00'	11.44'	43°42'05"	N20°46'27"W	11.17'



HORIZONTAL GRAPHIC SCALE



I. ORGANIZATION

A. Appointment of Chair and Vice-Chair: The Planning Commission, during the first regular meeting in the new calendar year, and at other times as required, the members of the Commission shall nominate One (1) of their members as chair and one (1) of their members as vice-chair.

B. Chair - Duties

1. The Chair shall preside at all meetings of the Commission providing general direction for the meetings, assuring proper order of the Commission and public in all proceedings. Such duties shall include:
 - a. Announcing the business before the Commission in the order in which it is to be acted upon;
 - b. Receiving and submitting in the proper manner all motions and propositions presented by the members of the Commission;
 - c. Putting to a vote all questions, which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
 - d. Informing the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
 - e. Maintaining order at the meetings of the Commission;
 - f. Moving the agenda along, holding down redundancy, referencing handouts and procedures in a sensitive way during meetings;
 - g. Recognizing speakers and Commissioners prior to receiving comments and presentations of physical evidence, i.e., plans and pictures; and
 - h. Receiving documents or other physical evidence as part of the record.
2. It shall be the duty of the Chair to authenticate by signature when necessary, or when directed by the Commission, all of the acts, orders and proceedings of the Commission.
3. The Chair may rule out of order any comment which is irrelevant, personal, or not pertinent to the matter being heard.

C. Duties of the Vice-Chair: The Vice-Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

D. Temporary Chair: In the event of the absence of, or disability of both the Chair and Vice Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice Chair so absent or disabled shall return, or the disability shall be removed, as the case may be. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

E. Secretary —~~Duties:~~ The Deputy City Recorder or designee of the City Administrator shall serve as secretary of the Commission. The secretary shall have the following duties:

1. Give notice of all Commission meetings as hereinafter provided; attend every meeting of the Commission, to record for the record all members in attendance, to read communications, resolutions and other papers which are ordered to be read by the Chair of the meeting, and to receive and bring to the attention of the Commission messages and other communications from other sources;
2. Keep the minutes of the proceedings of the Commission and to record the same;
3. Keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission; and

4. Perform such other duties as may be required by these rules or law.

II. CONDUCT OF MEMBERS OF THE COMMISSION

- A. Addressing Members: Commission members shall be addressed as "Commissioner" or Mr. or Ms. and their last name.
- B. Preparation: Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings. If members visit a site or have familiarity with a site, they shall disclose any observations.
- C. Members Shall Attend Meetings: Every member of the Commission shall attend the meetings of the Commission, by Zoom or electronic means (including by phone) or in person, unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair. If a member is late to a meeting because of work or traffic, this will not be counted against them regarding the attendance requirement. If a member of the Planning Commission is absent from three regular ~~or work session~~ meetings within a calendar year without being excused by the Chair, the Chair may recommend to the City Council and Mayor that the member be removed from the Commission for cause. A member may be removed from office for misconduct or failure to comply with attendance requirements in accordance with the Planning Commission Ordinance.
- D. Planning Commission members shall attend required training.
- E. Conflict of Interest: A Planning Commission member with a conflict of interest in a matter before the Commission shall state that such a conflict of interest exists and withdraw from participation in the public hearing, work session or regular meeting on such matter. A member of the Planning Commission who feels he/she, or any other member of the Commission, may have a conflict of interest on any matter that is on the Commission agenda shall explain the possible conflict to the Commission. The Commission shall then vote to decide whether an actual, apparent, or reasonably foreseeable conflict of interest does exist, and whether the Commissioner should withdraw from participation and voting. If a Commissioner has a conflict of interest, that person shall not participate in the discussion and voting on that matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. A Commissioner who has a conflict of interest shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon.
 1. Disqualification:
 - a. No member of the Planning Commission shall participate in the discussion of an application or vote on an application for any action when any of the following conditions exist:
 - b. Any of the following have a direct or substantial financial interest in the proposal: members of the Planning Commission or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the past two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
 - c. For any other reason, the member has determined that participation in the decision cannot be in an impartial manner.

2. Disclosure of Potential Conflict of Interest: Whether or not he/she is disqualified, a public official shall disclose any potential conflict of interest as required by state law.
3. Ex Parte Contacts: An ex parte contact is any communication with a party or person outside of a planning commission meeting regarding administrative applications. Commissioners are not to engage in these communications. Anyone speaking to Commissioners on administrative matters should do so at a regular meeting so their comments, concerns, and evidence are on the public record. Communications regarding legislative matters are generally permitted.
 - a. Planning Commission members shall reveal any pre-meeting or ex parte contacts with regard to administrative matters at the commencement of the public meeting on the matter. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.
4. Planning Commission Members Wishing to Give Comment: A member who desires to make comments at a meeting may do so only after declaring intent to comment, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before commenting, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is commenting as an interested member of the public and not in his/her capacity as a member of the Commission; upon commenting, the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant, he / she can fully participate in the matter.
5. Gifts and Favors: Gifts and favors standards are found in UCA 67 16 5. No public officer or employee shall knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift, compensation or loan for themselves or another if it tends to influence them in the discharge of duties. Exceptions to this are: an occasional non-pecuniary gift, having a value less than \$50 or an award publicly presented in recognition of public service.
6. Treatment of Information: Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all. All reports in an official meeting agenda are public information. Communication with planning staff members is not an ex parte contact and is allowed.
7. Political Activity: Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Planning Commissioners. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.

III. MEETINGS

- A. Place: Meetings of the Commission shall be held in the West Haven City Council Chambers in the West Haven City Municipal Building, located at 4150 S 3900 W., West Haven, Utah. The meeting can also be held by Zoom or other electronic means as long as public notice is provided

and the public is provided the opportunity to view and participate in the meeting. If the location is not available on meeting dates, then the meeting may be held in the location specified in the public notice or at such other place in West Haven as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within West Haven City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

- B. Regular Meetings: Regular meetings of the West Haven City Planning Commission shall be held on the second Tuesday and fourth Wednesday of each month at 6:00 p.m. Field trips may be held on the second Tuesday of each month at the hour times of regular scheduled work sessions. Field Trips of 5:00 p.m. 3 or at such other appropriate times less commission members may occur whenever necessary (Not a quorum).
- C. The date of the regular meeting may be changed by the majority of the total membership of the Planning Commission provided at least one week notice is given each member of the new date of a regular meeting.
- D. Work Sessions: A work session of the West Haven City Planning Commission may be held before each regularly scheduled meeting beginning at 5:00 p.m. or as designated by the Chair of the Planning Commission and noticed to the public.
 - 1. Work sessions may be held as part of a regular Commission meeting in order for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.
- E. Meetings - Matters Considered: Any matter pertaining to the affairs of the Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.
- F. Quorum: Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. An abstaining or disqualified member of the Planning Commission shall not be counted as if present for purposes of forming a quorum. Except as otherwise specifically provided in these Rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission. If a quorum is not present, the Chair shall call the meeting to order, announce the lack of a quorum, and adjourn the meeting.
- G. Open Meetings Law: All meetings of the Planning Commission shall be open to the public. All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.
- H. Length of Meetings: With a majority vote of the Planning Commission at 10:30 p.m. or later, the Commission shall finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration. Public Hearings must be completed in the meeting they were publicly noticed, regardless of the length of the meeting.

IV. PROCEDURE - ORDER OF BUSINESS

- A. Order of Business: The order of business in the Commission shall be as follows:
 - 1. Chair opens the meeting and welcomes those in attendance

- a. Chair calls on a member of the Commission to offer a prayer of their choice
 - b. The Chair will recognize the commission members ~~present and~~ absent, and the Secretary shall record the same and it shall be entered on the record.
 - c. Approval of minutes of prior meetings
 - d. City Staff, generally the City Planner, shall inform Commissioners of actions taken by the City Council with regards to Planning Commission matters.
 - e. Chair asks commissioners if there are any ex parte communications or conflicts of interest to disclose, members are responsible to disclose if chair fails to ask.
 - f. Petitions, Applications and Public Hearings as they appear on the public meeting agenda.
 - g. Chair may adjourn the meeting upon completing of the agenda items.
- B. Agenda for Meetings: The ~~seeretary~~Secretary shall prepare a written agenda for each meeting as far in advance thereof as possible. The ~~seeretary~~Secretary shall make every effort to deliver the agenda, along with Staff Reports and related documents, to the members of the Commission at least ~~four (4)~~six (6) days in advance of a regular meeting.
- C. Deadline for Agenda: Requests to be on a Planning Commission agenda shall be filed ~~twenty eight (28)~~14 days prior to the meeting for consideration by the Planning Commission. The Planning Staff shall certify completeness of requests. Certified requests which have been filed in a timely manner shall be placed on the agenda. The deadline may be waived by the Planning Director if he/she determines that good cause exists for waiving the deadline, the application is complete, and determined that Staff has sufficient time to analyze the request, adequately prepare a Staff Report and give proper notice.
- D. Special Order of Business: The Commission may suspend the rules as to the order of business, or return to an order already passed or tabled, on a motion supported by a majority of the members present.

V. ORDER AND DECORUM

- A. Order of Consideration of Items: The following procedure will normally be observed in a public hearing or other matter before the Commission; however, it may be re-arranged by the Chair for individual items, if necessary, for the expeditious conduct of business:
1. Chair introduces item;
 2. Applicant or applicant's agent presents the proposed project;
 3. Staff makes a presentation on the criteria, standards, and recommendations;
 4. Planning Commission members may make questions of applicant or staff;
 5. Open Public Hearing, if applicable;
 - a. Chair ~~may~~will open a public hearing ~~without~~with a vote and close a public hearing with a vote when there are no more comments.
 - b. Any opponents and/or proponents may comment after being recognized by the chair.
 - ~~c. Closing of the public hearing by the Chair without a vote when no one presents themselves to be heard, if applicable;~~
 6. Applicant's rebuttal if requested;
 7. Concluding comments of Staff or Staff summary and recommendations;
 8. Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should be asked while the public hearing is open. The Chair outlines possible actions: ~~approval~~approvals, disapproval, continue, or approval with conditions.

B. Consideration of Items: All parties shall have an opportunity to be heard, to present and rebut evidence before an impartial tribunal in an orderly manner, to have the proceedings recorded, and to have a decision rendered in accordance with the facts on record and the law.

1. The Chair of the Planning Commission shall have authority to:
 - a. Regulate the course and decorum of the meeting.
 - b. Dispose of procedural requests and similar matters.
 - c. Question any person appearing, and allow other members to question any such person.
 - d. Waive, at his/her discretion, the application of any rule herein where the circumstances of the hearing indicate that it would be expedient and proper to do so, provided that such waiver does not act to prejudice or deny any party his/her substantial rights as provided herein or otherwise by law.
 - e. Take such other action as authorized by the Planning Commission to appropriately conduct the hearing.
 - f. A ruling of the Chair may be challenged by any member of the Planning Commission present at the hearing. The challenge must be seconded. A ruling may be reversed by a majority of the members present and voting. A tie vote upholds the Chair's decision.
 - g. Time Limits: The Chair may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

2. Conduct of Persons before the Commission: Proceedings shall at all times ~~be~~^{be} orderly and respectful.

~~2.a.~~ The Chair may refuse to recognize or exclude from the hearing anyone who:

~~a.i.~~ Is disorderly, abusive, or disruptive;

~~b.ii.~~ Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing;

~~c.iii.~~ Comments without first receiving recognition from the Chair and stating his/her full name and residence; ~~or~~

~~d.iv.~~ Presents irrelevant, immaterial, or repetitious evidence.

~~e.b.~~ Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience; shall address all comments to the Planning Commission; and may not directly question or interrogate other persons in the audience.

VI. PROCEDURE – MOTIONS

A. Making of Motions: Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Planning Commissioner, except for the Chair, may make a motion; however, any Planning Commissioner may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

B. Withdrawing or Modifying a Motion:

1. When a motion has been made but not yet ~~stated by the Chair~~^{stated by the Chair}~~voted on~~, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion."

2. If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only the mover may do so.
3. If a motion is modified ~~before being stated by the Chair~~, the second may withdraw his/her second.
4. After the Chair states a motion, it is the property of the Commission. It can be withdrawn or modified at any time before voting by a majority vote to withdraw or modify.

C. Motions in Order During Debate:

1. When a question is under debate, no motion shall be received except:
 - a. To continue, table, or postpone indefinitely to a specified time;
 - b. To amend; to substitute;
 - c. Refer to committee;
 - d. Previous question (immediately close debate) or call for a vote;
 - e. Limit or extend limits of debate;
 - f. Take a recess;
 - g. Call for orders of the day;
 - h. Suspension of the rules;
 - i. Appeal rulings by the Chair; or
 - j. Reconsider an undebatable motion.
2. Motion must be Germane: No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.
3. Motions to Deny: Where a motion to deny a request has been defeated, a member of the Commission ~~shall~~may make another motion to dispose of the issue.
4. Substitute Motions: A motion to amend by striking out an entire section or paragraph of a main motion and inserting a different section or paragraph is called a motion to substitute. Substitute motions shall supersede the main motion upon receiving the approval of a majority vote.
5. Amendments: All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.
6. Friendly Amendments: A Commissioner may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically, such motions are appropriate for clean-up items or an issue discussed but inadvertently neglected by the maker of the motion.

VII. PROCEDURE-RECONSIDERATION

- A. Motion to Reconsider: A motion to reconsider must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any Commission member, regardless of vote on the main motion, may second the

motion. It is a debatable motion. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

B. PROCEDURE – DEBATE

1. Interruptions and Questions: No member of the Commission shall interrupt or question another Commissioner without obtaining the Commissioner's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Commissioner (name) a question or make a comment." The Commissioner speaking has the discretion to allow an interruption.

C. PROCEDURE – VOTING

1. Roll Call on Final Passage: The vote upon the final passage of all business shall be by aye (~~yeses~~) and nay (~~no's~~) given by members of the Commission by voice vote.
 - a. The Chair may determine the outcome of the voting and announce the result. The chair may also call for a Roll Call vote if they are unsure of the outcome.
 - b. Any member of the commission may call for a Roll Call vote immediately following a vote, by making a motion and receiving a second. Chair shall then ask each commissioner for their vote individually.
 - c. In recording votes on roll call, the secretary shall record the votes for the record. The Chair shall announce the result.
2. Minute Approval: The Chair shall ask the Commission if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission the Chair shall call for a vote of ratification of the minutes, upon a positive vote declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next regular meeting.
3. Voting or Changing Vote, Before Decision Announced: On any such vote any member may change his/her vote before the decision of the question has been announced by the Chair.
4. Voting or Changing Vote, After Decision Announced: When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.
5. Commission Members Required to Vote - Late Voting: No member may abstain from voting unless there is a conflict of interest except as noted below. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote and be counted. A member who has not been present during the discussion of any matter and feels he/she has insufficient information on which to act may abstain.
6. Tie Votes: If a motion regarding any matter before the Commission receives an equal number of votes in the affirmative and in the negative, the motion fails. The Commission shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Commission would be at a subsequent meeting may be considered.

7. Explaining Vote: After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.
8. Not to Vote Unless Present: No member of the Commission shall vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any persons whatsoever.

VIII. DOCUMENTS OF THE COMMISSION

- A. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that the Staff Report submitted to the Planning Commission as part of the agenda shall automatically become part of the public record.
- B. All notices, agendas, requests, agency or consultant letters or reports, Staff Reports, minutes of meetings, and resolutions of record shall constitute the documents of the Planning Commission and shall be indexed as public record.

IX. AMENDMENT

- A. These Rules of Order may be amended at any meeting of the Commission held after not less than ten days written notice of the proposal to amend the Rules, upon a majority vote of all the members of the Commission and approved by the City Council.
- B. Adopted Rules of Order may be amended at any regular meeting by a vote of the majority of the entire membership; or if the amendment was submitted in writing at the previous meeting, then they may be amended by a two-thirds vote of those voting, a quorum being present.

X. RECORDING OF RULES - COPIES TO BE FURNISHED

- A. These Rules, and all subsequent amendments thereto, shall be recorded by the secretary in the book kept for the recording of such business and shall be furnished to each member of the Commission.