



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

September 8, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **SEPTEMBER 8, 2021** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM WORK SESSION** **6:00 PM REGULAR PLANNING COMMISSION MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/81045188254](https://us06web.zoom.us/j/81045188254) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/85817862206](https://us06web.zoom.us/j/85817862206)

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ACTION ON MINUTES- AUGUST 25, 2021**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **FINAL SITE PLAN APPROVAL-WORLDWIDE MEDICAL SYSTEMS AT 1679 W 2100 S-SANDERS ASSOCIATES ARCHITECTS**
6. **FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PH. 4 AT APPROX. 2250 W 3300 S-SHELLY ROVIRA**
7. **ADJORNMENT**

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: csully@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 SEPTEMBER 8, 2021

@

5:00 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: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Amending the Commercial Ordinance
2. Discussion- Amending the Sign ordinance
3. Discussion- Amending Patio home ordinance
4. Discussion- Lighting ordinance
5. Agenda Items
6. Staff items

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Chapter 56 Signs Regulations

56.02 Purpose

56.04 Scope

56.06 Interpretation

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56.24 Required Permit Information

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56.30 Measurement Of Regulated Sign Area

56.32 Attachments And Graphs

56.02 Purpose

It is the purpose of this chapter to regulate signs and to authorize the use of signs compatible with their surroundings, are legible under the circumstances in which they are seen, are effective in indexing the environment, and are conducive to promoting traffic safety and the convenience and enjoyment of public travel by preventing visual distraction; protecting pedestrians; attracting tourists to the City; preserving and enhancing property values; establishing first-class business and commercial districts; and eliminating fire hazards.

It is also the intention and purpose of this chapter to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics. By doing so it is hoped this ordinance will help to create streetscapes that are functional and attractive to both residents of West Haven City and visitors.

56.04 Scope

It is also the purpose of this chapter to regulate the design and placement of commercial and governmental identification/communication devices and structures that are built specifically to identify, inform, and direct patrons to a particular merchant, store, establishment, or service. It is not the intent of this ordinance to regulate the content of public speech. The regulations of this chapter are intended to apply to both on-premise and off-premise signs, but do not apply to hand-held placards and other similar devices traditionally used for public protest and the exercise of free speech. Any non-commercial message may be substituted for any commercial message permitted under this ordinance.

56.06 Interpretation

In interpreting and applying this chapter, the sign regulations promulgated are declared to be the maximum allowable for the purposes set forth. If the City Code Enforcement Officer determines that an application needs further interpretation, he may request Planning Commission review of the proposal.

If the applicant wishes to propose or retain a sign that exceeds ordinance standards, he may apply to the City's Administrative Hearing Officer for a variance or special exception.

56.08 Enforcement

Any sign not allowed by this ordinance is prohibited. The City Code Enforcement Officer or his authorized representatives shall be vested with the duty of enforcing the chapter and in performance of such duty, shall be empowered and directed to:

1. **ISSUE PERMITS.** To issue permits to construct, alter, or repair signs that conform to this Title. The expiration date for such permits shall be 180 days in conjunction with building permits.
2. **DETERMINE CONFORMANCE.** To ascertain that all signs, constructions, and all reconstructions or modifications of existing signs are built or constructed in conformance with the West Haven City Zoning Ordinance by conducting:

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1. Initial Inspection After Construction. The Chief Building Official may make an initial inspection upon the completion of construction, erection, re-erection, or remodeling of any sign for which a permit has been issued and an inspection request is made. This shall also include the inspection of temporary electrical signs.
2. (If Necessary) Re-Inspection. The City Code Enforcement Officer or his authorized representative may make a re-inspection of any sign for which a permit was issued but which upon primary inspection was not built in complete compliance with the regulations of this chapter.
3. **LEGAL ACTION.** The Code Enforcement Officer shall be empowered to institute any appropriate action or proceeding where any sign is illegally erected, constructed, reconstructed, altered, repaired, converted, or maintained, or where any sign is used in violation of any City Ordinance including, but not limited to the West Haven City Zoning Ordinance by:
 1. Issue Notices of Violations, Citations, and Information. The City Code Enforcement Officer or his designee may issue a written notice of violation to the person having charge or control or benefit of any sign found to be unsafe or dangerous or in violation of this code, particularly when the City is contemplating removal of the sign. Such official may also issue criminal citations and swear to information against violators.
 2. Abate and Remove Unsafe or Dangerous Sign. If an unsafe or dangerous sign is not repaired or made safe within five working days after giving said notice, the City official may at once abate and remove said sign, and the person having charge, control, or benefit of any such sign shall pay to West Haven City within 30 calendar days after written notice is mailed to such person the costs of such removal.
 3. Abate and Remove illegal Sign.
 - a. If a permanent sign installed without a permit, or otherwise illegal as defined by this Code, is not made conforming within 30 calendar days after written notice has been given, City Code Enforcement Officer may at once abate and remove said sign. The person responsible for any such illegal posting shall be liable for the cost of the removal thereof and the City may effect the collection of the cost.
 - b. If a temporary sign posted upon private property has been installed without a permit or is otherwise illegal as defined by this Code and after written notice it has not been made conforming after 72 hours either through removal of the temporary sign or by obtaining a temporary sign permit, the City Code Enforcement Officer may at once abate and remove said temporary sign or, use all available legal means to have the sign removed, including but not limited to criminal or civil court action. The person responsible for any such illegal posting shall be liable for the cost of the removal thereof and the City may effect the collection of the cost.
 - c. Any sign posted upon public property as defined in WHZC 56.12(2) may be removed by the City. Notwithstanding the foregoing, the sign, though removed, cannot be destroyed in a period less than thirty (30) days from removal. In no case shall failing to remove said signs constitute approval by the City of the illegal placement of the sign.
 4. Abate and Remove Non-Maintained, Abandoned, or Sign Identifying a Discontinued Use. The City Code Enforcement Officer shall require each non-maintained, abandoned, or sign identifying a discontinued use to be removed from the building or premises when such sign has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within 45 calendar days after written notice of non maintenance, abandonment or discontinuance is given to the owner, person having control, or person receiving benefit of such structure.
4. **RIGHT TO APPEAL.** Any person ordered to alter or remove any sign, or any person whose application for a sign permit has been denied because of conflict with regulations, may appeal to the City's Administrative Hearing Officer by serving a written notice to the City recorder within 10 working days of the order or denial. An applicant may also appeal to the City's Administrative Hearing Officer an alleged error by the City Code Enforcement Officer or staff.

56.10 Nonconforming Signs

1. **REGULATION, CONTAINMENT, AND ELIMINATION.** In order to minimize confusion and unfair competitive disadvantage to those businesses required to satisfy the current sign ordinance standards, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This

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goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment, and restoration. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes) or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:

1. Face changes in nonconforming multi-tenant signs, and
2. copy changes in nonconforming permanent signs originally approved by the City with a changeable copy feature.
2. **ABANDONMENT.** Within 45 calendar days after vacation of an existing business, any onsite nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, West Haven City may have the entire nonconforming sign (both face and structure) removed through the processes specified in WHZC 56.08(3). An abandoned sign may not regain legal nonconforming status later, even if the original business reoccupies the property.
3. **SPECIAL EXCEPTIONS.** Upon appeal by the sign owner or business, the City's Administrative Hearing Officer is empowered to grant a Special Exception to allow the retention, alteration, movement, or expansion of a nonconforming sign, provided the Hearing Officer determines that (1) the nonconforming sign poses an alternative equivalent means of meeting the intent of this chapter and the City's comprehensive plan; (2) the action will not impose a burden on other properties in the City beyond that posed by a conforming sign; and (3) approval will provide a forum for free expression or other articulate able benefits to the public. Unfair competitive disadvantage of businesses in the City whose signs comply with this Chapter is to be construed as a burden to be considered by the City's Administrative Hearing Officer. A new business shall not qualify for a Special Exception for reuse of a nonconforming sign left by a previous business. Purely economic factors, such as the expense of removing or altering a nonconforming sign or of purchasing a new conforming sign are not to be considered as reasons for granting a Special Exception by the Hearing Officer.

The Hearing Officer is empowered to attach reasonable requirements with which the petitioner must comply as a condition of approval of a Special Exception. The duration of the special exception shall not extend beyond that period allowed by any amortization ordinance in effect at the date the exception is granted and any special exception shall be conditioned on posting a bond with the City sufficient to cover the cost of timely removal of such sign.

56.12 Prohibited Sign Devices

1. **PROHIBITED SIGN DEVICES.** The following devices used to attract pedestrian or vehicular attention are prohibited in any zone in West Haven City. Any sign not specifically allowed here is also prohibited:
 1. Hot or cold air balloons, or inflatables, except as specifically allowed by this ordinance for temporary signs or as part of a grand opening period or special promotion.
 2. Any sign that flashes, blinks, uses chaser lights, etc., or moves, animate or inanimate. (Commercial signs may be approved with time/temperature or electronic message center capability.) Subtle lighting changes of low intensity are allowed.
 3. Projecting sign.
 4. Roof sign.
 5. Snipe sign.
 6. Wind sign.
 7. Temporary Sign except those provided for in this chapter.
 8. Any truck, trailer, or other vehicle conspicuously, or regularly parked on or off-premise with an advertising message or logo displayed to attract attention to a business, product or promotion. The Director may require a business to remove same if in his opinion such vehicle is being utilized for advertising.
 9. Graffiti.
 10. Spotlights directed into the night sky except as part of an approved promotional period for temporary signs.
 11. Off-Premise signs (including billboards) except as allowed herein.
2. **Hand-bills, sign-public places and objects:**

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1. Except as otherwise provided in this chapter, no person shall paint, mark or write on, or post or otherwise affix, any hand-bill or sign to or upon any sidewalk, crosswalk, curb, curbstone, park strip, street lamp post, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light or power or telephone or telegraph, or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign or traffic sign.
2. Any handbill or sign found posted upon any public property contrary to this section may be removed by any city official. The person responsible for any such illegal posting shall be liable for the cost of the removal thereof and the City may effect the collection of the cost.
3. Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating an historical, cultural, or artistic event, location, or personality for which the Department of Public Works has granted a written permit.
4. Nothing in this section shall apply to the painting of house numbers upon curbs.

56.14 Signs Allowed Without A Permit

1. The Following Signs Are Allowed In Any Zone (except on public property) Without The Requirement Of A Sign Permit
 1. Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on-premise and which do not advertise a business shall not exceed 4 square feet in area or 4 feet in height. These signs may identify rest rooms, public telephones, and walkways; or shall provide direction such as parking lot entrance and exit signs and those of a similar nature.
 2. No Trespassing or No Dumping Signs. No trespassing or no dumping signs may not exceed 16 square feet in area for a single sign or are limited to 4 signs at 4 square feet for each lot unless the City Code Enforcement Officer finds more signs are required to prevent violation.
 3. Plaques. Plaques or nameplate signs not more than 2 square feet fastened directly to the building.
 4. Symbols or Insignia. Religious symbols, commemorative plaques of recognized historical agencies; or identification emblems of religious orders or historical agencies, provided that no such sign shall exceed 8 square feet in area; and provided further that all such signs be placed flat against the building.
 5. Neighborhood Identification Signs. In any zone district, a sign, masonry wall, landscaping and other similar materials or features may be combined to form a display for neighborhood identification; provided that the legend of such sign or display comprises only the neighborhood name and/or address.
 6. Institutional Uses. Churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., are allowed one monument sign of 32 square feet. If the institution has more than one frontage and is on an arterial street, then an additional sign of the same size is allowed. Wall signs are regulated as per WHZC 56.16(5).
 7. Flags. The flags, emblems, or insignia of any nation or political subdivision. Corporation flags may not exceed 12 square feet and may be flown in tandem with the State or National flag. Large flags flown in high wind may cause a noise nuisance and are subject to removal upon investigation.
 8. Public Necessity Signs. Signs installed by a unit of the government for control of traffic and other regulatory purposes; including street signs, danger and warning signs, railroad crossing signs, hospital signs, directional or warning signs for public service companies, utilities or institutions, or signs erected by or on the order of a public officer in the performance of his public duty.
 9. Memorial Signs. Memorial signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid to be part of the building.
 10. Notice Bulletin Boards. Notice bulletin boards not over 32 square feet in area for medical, public, charitable or religious institutions; where the same are on the premises of such institutions and are oriented solely to the interior of the property and are not used to direct exterior vehicular attention to any product or service of the institution.
 11. Holiday Decorations. Non-commercial signs of a primarily decorative nature incidental and customary and commonly associated with any national, local, or religious holiday. Such signs may be of any type, number, area, and shall be contained entirely within the boundaries of the lot or premise on which they are erected.

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and should be placed to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. They shall be removed within a reasonable period after the holiday is over.

12. Changing Copy. The changing of the message on a permitted sign that has an approved marquee, reader board, electronic message center, or other replaceable copy area.
13. Political or Campaign Signs. Besides signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:
 - a. Said signs for all candidates may not be erected earlier than 45 (forty-five) days prior to an election and shall be removed by the Monday following the election. Signs relating to elections on special issues may be installed and must be removed on the same basis.
 - b. Any one sign shall not exceed 32 (thirty-two) square feet in aggregate area and, if freestanding, shall not exceed 6 (six) feet in height. Such sign shall not be erected in a manner as to constitute a roof sign.
 - c. Signs may not be placed in any place that would impede traffic visibility or safety. Signs along roadways may not be placed closer than 6 (six) feet to the edge of the paved surface, unless they are placed behind the sidewalk. Signs may not be placed between the roadway and the sidewalk.
 - d. Campaign signs may not be placed closer than 150 (one hundred and fifty) feet of any official voting ballot box or a building used as an official voting location.
 - e. Campaign signs may not be placed on pedestrian islands or roundabouts within any intersection.
 - f. Signs may not be posted on public property. For the purpose of this section, property that is considered public are those properties listed in WHZ 56.12(2)(a), WHC 12.14.020, and any other real property or other property owned by West Haven City.
 - g. Any sign which is posted upon public property, causes a safety concern, or is posted in a manner that violates this ordinance, may be removed by the City. Notwithstanding the foregoing, signs removed by the City will not be destroyed until a period of at least 30 (thirty) days from the date of removal. Failure of the City to remove said signs does not constitute approval by the City of the illegal placement of the sign.
14. Community Signs. Community signs require review by the Public works department including recommendation of the Code Enforcement Officer and/or other pertinent City department, for compliance with the following criteria:
 - a. No sign(s) shall be permitted which is unsafe for vehicular or pedestrian traffic, is inappropriate regarding location, size, time or duration of display, or is maintained in a deteriorated condition.
 - b. Such sign(s):
 - a. Must be made of durable, weather resistant, material;
 - b. Must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic; and
 - c. May be located at various gateway areas to the City, along major streets and important intersections adjacent to non-residential properties.
 - c. Such signs shall be uniform in size for each individual display and shall be no larger than 4 feet wide and 10 feet tall for signs attached to light or utility poles. Signs attached to a building may be larger but must be appropriate in scale and location as approved by the Code Enforcement Officer. Freestanding community signs shall be allowed on parcels with the permission of the owner and approval of the Code Enforcement Officer.
 - d. Such signs may not be attached to another temporary sign or permanent traffic or business sign.
 - e. Such signs may be part of a rotating permanent feature of the community for such events as:
 - a. West Haven Days
 - b. Holidays
 - c. Cultural and/or Arts events
 - d. Change in seasons
 - f. Such signs for any single purpose or event may not be displayed for more than 30 days. However, the City Code Enforcement Officer may approve community purpose signs for long-term purposes subject to review on a 90-day basis.

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2. **RESIDENTIAL ZONES.** Signs announcing the location, availability, or development of property are necessary. Restraint is advised. The following shall apply:
 1. On-Premise Development Identification Signs.
 - a. Individual Lots. One sign announcing the name of the construction/development company is allowed. Area of the sign may not exceed 96 square feet.
 - b. Subdivisions or Planned Unit Developments. The maximum area of any development sign will be 96 sq. ft. After (2) years such signs shall be removed. An extension of time may be applied for and is subject to approval by the city council.
 2. On-Premise Real Estate Signs.
 - a. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 6 square feet in size and 6 feet in height.
 - b. One real estate sign per street frontage is allowed for any multi-use residential or professional office building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height. If the parcel is over 2 acres in size, the sign may not exceed 64 square feet.
 - c. Model home signs shall not exceed 16 square feet in area nor exceed 6 feet in height and shall be placed entirely upon the premises of the model.
 3. Temporary/Open House Real Estate Signs. Open house signs not to exceed 6 square feet in area and 4 feet in height, advertising real estate open for inspection may be placed on private property near the property open for inspection. They shall not be placed in the park strip. They shall not be attached to trees, poles or street signs, etc. Open house signs shall be displayed only during those hours/day(s) that the house is open for actual inspection.
 4. On-Premise Signs for Home Occupation in Residential Zones.
 - a. Home Occupations may need some form of identification. Because of their nature and restrictions on the intensity of use, they are not required to obtain a permit. They may have one non-illuminated flat wall sign 2 square feet in area that identifies the name of the business. This applies to uses operated out of a single-family home.
3. **COMMERCIAL AND INDUSTRIAL ZONES.** Signs announcing the location, availability, of development of property are necessary. Because these are allowed without a permit, restraint is advised.
 1. On-Premise Development Identification Signs. Signs announcing or identifying the future development of commercial or industrial property are allowed 1 per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign shall be no larger than 64 square feet and a maximum height of 15 feet.
 2. On-Premise Real Estate Signs.
 - a. One on-premise real estate sign advertising the sale of property per street frontage is allowed for any commercial or industrial planned center, building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height if the parcel is over 2 acres in size, the sign may not exceed 64 square feet. Individual pads or parcels within centers are allowed their own sign, but it may not exceed 16 square feet or 6 feet in height.
 - b. One on-premise sign advertising the availability of commercial or industrial space, for lease or sale, for space within a multi-tenant building or for a pad within the same center is allowed. The sign must be securely attached to the vacant space, parcel, or premises. It may not exceed 24 square feet in area.
 3. Other Allowed Signs.
 - a. Window Signs. Window signs painted on or temporarily affixed to the window surface shall cover no more than 25% of any single window, or 25% of the entire surface area of a group of windows and shall not block clear view of exits or entrances or to create a safety hazard. This applies also to inside illuminated signs (e.g., neon, etc.) that are within 18 inches of the window surface.
 - b. Menu Boards. Menu boards for drive-in restaurants are to be reviewed and approved by the Community Development Department at site plan review. The following shall apply although the Planning Commission may approve them at different locations depending upon circumstances:

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- a. Only 2 menu boards are allowed per site and must be located behind the front landscaped setback area.
- b. Maximum area shall not exceed 36 square feet per sign and 6 feet in height.
- c. Gasoline Price Signs. One double faced sign for each type of fuel sold is allowed per gas island with a maximum of 4 sets per station. The area of the sign may not exceed 4 square feet each.
- d. Banner Sign.
 - a. Banner signs shall be allowed for temporary advertising in commercial and industrial zones. The banner shall be mounted on an existing wall, shall be kept in a secure and tight manner, with no damage, or sun fading. There shall be a limit of one exterior banner sign per business.
 - b. Banner signs shall be allowed for temporary advertising in all commercial and manufacturing zones, (i.e. now leasing, for sale, space available) on the business being constructed. The banner shall be mounted on an existing wall. Shall be kept in a secure and tight manner, with no damage, or sun fading.
 - c. New businesses shall be allowed to use a banner sign for a temporary business sign for a time not to exceed 6 months. Businesses shall remove all damaged signs within 24 hours.

HISTORY

Amended by Ord. [33-2019](#) on 11/20/2019

56.16 Signs That Require A Permit

1. **PURPOSE - STREETSCAPE.** The streetscape is the combination of vehicles, buildings, signs, landscaping, roads, utility poles, etc., that dominate the view of the driver or pedestrian. The streetscape tells residents and visitors how the City feels about the environment, safety, aesthetics, and its sense of order. A useful, attractive, and safe streetscape is one that necessarily-regulates the size, location, and design of business signs. Because a proliferation of poorly designed, oversized, and inappropriately located signs in commercial and industrial areas can be detrimental to the achievement of effective, safe and attractive streetscapes, the permanent signs in these areas must receive approval (permits) from the City.

Commercial and industrial uses are more intensive than those found in residential zones. Since these uses are designed by size, location, and style to attract attention and provide services to the public, they need signage to achieve that end. Business signs of any kind in residential neighborhoods can diminish the quality of life for which those zones were specifically created. However, there may be some residential uses that merit a sign, though much smaller and subdued than in commercial or industrial zones.

Therefore, it is the intent and purpose of this section to outline regulations and design standards for signs in both commercial/industrial and residential areas that will allow the business to identify itself while allowing West Haven City to create and maintain safe and aesthetically pleasing streetscapes regardless of zone.

2. **SIGN THEME REQUIRED.** All multi-tenant centers/buildings must submit a proposal for all on-premise signs to the Planning Commission for design and placement approval. In cases for parcels of land of 7 acres or larger, and with frontage of 300 feet or more, a proposal for the overall design and placement of all on-premise signs may be submitted. Such signs may vary from these regulations and shall be considered as a conditional use; providing there is a determination that the proposed sign exceptions are not in conflict with the purpose and intent of this Chapter and are in architectural harmony with uses adjacent to the development and with the understanding existing signage may be required to be altered or removed. (See WHZC 56.22(1)(b))
3. **ON-PREMISE FREE STANDING SIGNS.** The size and height of freestanding signs are allowed as follows:
 1. Planned centers or parcels less than 10 acres. No freestanding signs allowed except as allowed in sub-paragraph (b) below. Only monument signs are allowed.
 2. Ten (10) acres or more. The City Code Enforcement Officer may approve one freestanding sign per street frontage. No freestanding sign shall be allowed for any planned center or parcel that has less than 300 feet

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of street frontage. Sign height may not exceed 25 feet Signs must be at least 200 feet from the corner. Sign area may not exceed the size in WHZC 56.32, Attachment A.

3. Reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device shall exceed 50% of the total sign copy area of the sign.
4. On parcels within 1000 feet of Interstate 15, signs may have a height not greater than 25 feet above the nearest traveled way (traffic lane) of Interstate 15. Such sign must be within the 30-foot setback from property line on such parcel and the size of the sign shall comply with WHZC 56.32, Attachment B, Sign Area Allowance for Freestanding Signs. Businesses that are adjacent to a freeway overpass or similar view obscuring structure may request review by the Planning Commission for additional height allowance. The Planning Commission shall approve only minimal additions in height to provide reasonable visibility above the view-obscuring structure.

4. **MONUMENT SIGNS.** The following standards shall apply:

1. Monument signs are allowed for any size parcel provided that the parcel has 30 feet of street frontage. The sign area allowed is determined by the following: ~~formula: 32 sq. ft. + 1 sq. ft. per 1 lineal foot of street frontage over 50 feet, maximum size is 80 sq. ft.,~~

The Maximum height shown includes the height of the base

The maximum width shown includes any frame or support structure

Property Frontage (Linear feet)	Area (square feet) Maximum area for each face of the sign	Height (feet)	Width (feet)
Less than 100	25	6	8
100-299	55 or 0.33 per linear feet of frontage, which ever is less	8	8
300 or more	65 or 0.33 per linear feet of frontage, which ever is less	8	8

Special size allowance: Planned Commercial Centers

Property Frontage (Linear feet)	Area (square feet) Maximum area for each face of the sign	Height (feet)	Width (feet)
Up to 399	120 or .05 per linear feet of frontage, whichever is less	20	12
400 or more	220 or .05 per linear feet of frontage, whichever is less	25	16

Number of signs

Street Frontage	Max. Number of signs
Up to 599 linear feet	1
600 linear feet or more	2 (plus an additional sign for each 600' lf. of frontage)

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Parcels with two street frontages are allowed a sign on each street. However, the signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs or only one (1) sign will be allowed. Signs within the visibility triangle may be allowed with the permission of the West Haven City Code Enforcement Officer.

2. Monument signs for Planned Commercial Centers

- a) Monument sign shall have a logo/identification theme as part of the sign.
 - b) Planned commercial centers with two (2) or more street frontages are allowed one (1) sign on each street frontage. The signs must be separated by at least 100 feet as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) on the same side of street.
 - c) The area of the sign is determined by the length of the frontage along which the sign is to be placed, including the frontage of any freestanding buildings included within the planned commercial center. The sign area is determined as provided in sub-paragraph (1) above.
 - d) With the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly used parcels or buildings and not the frontage of each individual business or occupancy. The over-all frontage shall be used to calculate allowable sign area for the center identification sign as provided in sub-paragraph (a) above.
 - e) In the event that a planned commercial center has several freestanding buildings (single or multi-occupant), each permitted monument sign shall be separated from each other by no less than one hundred (100) feet.
 - f) **Location requirements**
 1. **Driveway Line of sight – No monument signs are permitted in the line of sight triangles next to driveway locations. The line of sight triangle measures 7 feet by 50 feet.**
 2. **Corner line of sight – No monument signs are permitted in the line of site triangle adjacent to a corner 25 feet by 25 feet**
 3. **Minimum Distance from next property – Signs need to be located 25% of property width or 50 feet, whichever is less, from the next property line**
 4. **Minimum distance between monument signs – When more than one sign is permitted on any parcel, the signs shall be located no closer than 300 feet from one another**
 - 5.
- ## 3. Freestanding Building within a Planned Commercial Center
- a) A freestanding building within an approved planned commercial center may request a monument sign provided that the freestanding building lot is contiguous to a major arterial street and has at least one hundred (100) feet of street frontage.
 - b) Freestanding buildings with two (2) or more street frontages are allowed one (1) sign on each frontage. The signs shall be separated by at least 100 feet as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) on the same side of street.
 - c) The business or tenant occupying the freestanding building shall be allowed a monument sign upon determination of the City Code Enforcement Officer that the sign is not in conflict with the purpose of this chapter and is in architectural harmony with uses adjacent to the development
 - d) The sign area is determined as provided in sub-paragraph (a) above.
- ## 4. Freestanding Building not Associated with a Planned Commercial Center
- a) A freestanding building not associated with a Planned Commercial Center is allowed one monument sign provided that the parcel has at least one hundred (100) feet of street frontage.
 - b) With a freestanding building having two (2) or more frontages, they may place one (1) sign on each street frontage provided that the signs are separated by at least one hundred (100) feet as measured diagonally from center of sign. In no case shall the permitted monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) on the same side of street.

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- c) The sign area is determined as provided in sub-paragraph (a) above.
5. Monument signs must have at least a 1 foot pedestal, and the illuminated cabinet may not exceed: ~~5 feet for a total of 6 feet. Heights noted in subparagraph 1 noted above.~~ The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming/landscaping may not exceed 9 feet. The entire frontage of the property must be randomly bermed for this to occur, not just where the sign is to be positioned. The sign base shall be landscaped.
 6. Reader boards (changeable copy areas) and electronic message centers may be allowed, however, such devices shall not exceed 50% of the total sign area.
 7. All freestanding and monument signs need to include the numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than nine (9) inches and no than fifteen (15) inches in height
 8. Combining of Separate Adjoining Properties for Greater Sign Area. Two (2) or more owners of separate, contiguous parcels of real property may elect to combine the street or highway frontage of their respective contiguous properties. If such properties are so combined, only one (1) freestanding sign may be constructed or erected in accordance with the provisions of this chapter, and an agreement, as approved by the City, shall be recorded with the Weber County Recorder, agreeing to hold the properties together for the purpose of signage.
5. **WALL SIGNS.** Wall signs should be the primary form of identification for business uses in the City. Each business is entitled to one wall sign if the following criteria are met:
1. The sign may not occupy over 15% or 600 square feet, whichever is less, of the flat wall area. If a sloping facade or roof exists, the sign may not exceed 15% or 600 square feet, whichever is less, of that area. A wall sign may not use a combination of both flat and sloping areas in calculating the 15%. On a sloping roof the vertical projection is used to calculate area not actual length of the slope.
 2. The 15% area of the primary wall and the 5% area of all secondary walls may be divided into more than one sign with the approval of the Planning Commission under the following guidelines and restrictions:

GUIDELINES

- a) The sign package blends with the aesthetics of the building and surrounding natural and man-made environment
- b) The sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.
- c) The number of signs is appropriate to the scale of the building.

RESTRICTIONS

- d) The maximum number of wall signs on any wall, including multi-tenant buildings, shall be seven (7). For this ordinance, a sign will be considered a complete phrase and the suggested layout of the sign package (i.e., the individual words may either be lumped together as one phrase to equal 1 sign, or spread out to be many signs, such as "1 Hour Photo" would be considered one sign.)
- e) The maximum number of multiple wall signs on any wall shall be limited to seven (7). The maximum square footage shall be limited be 600 square feet or 15% of the wall (5% if a secondary wall), whichever is less.
- f) Multi-tenant buildings may receive a conditional use permit so the building may exceed the maximum number of signs to accommodate the additional sign if the Planning Commission finds the additional sign follows the criteria set forth above.
- g) Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs shall be approved. It is encouraged that using

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multiple materials and lettering styles, such as exposed neon, different type styles, use of logos with the lettering be implemented.

3. Painted signs applied directly to any building face, must have approval of the City Code Enforcement Officer.
4. Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with Planning Commission approval.
5. A sign on a third and fourth wall must be approved by the Planning Commission using the criteria as listed in sub-paragraph (b) above.
6. Owners of buildings that have small offices inside, accessory and/or secondary to the main use must create a building identification sign instead of trying to obtain signage for every tenant. This is especially true for buildings with two or more levels.
7. Wall signs on sloping roofs shall be erected to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. All such signs shall be installed or erected in such a manner that there is no visual support structure such as guy wires or braces.
8. No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.
9. No wall sign, including any light box or structural part, shall project over 18 inches from the face of the building to which it is attached.
6. **OFF-PREMISE BILLBOARD SIGNS.** Off-premise billboard signs are allowed only along the 1-15 freeway corridor and will be regulated as a conditional use with the follows:
 1. Location. Off-premise signs shall be allowed only on property adjacent to and fronting Interstate 15. These signs must be oriented for freeway viewing only and be within one hundred feet (100') of the nearest freeway lane.
 2. Size, Height and Spacing. Off-premise billboard signs shall be regulated as follows:
 - a) Size. Maximum area of one side of a sign (whether single or double faced) shall be 675 square feet.
 - b) Height. Maximum height of signs in Industrial or Commercial Districts shall be 25 feet above the grade of the traveled way of the Interstate.
 - c) Spacing. No sign shall be erected within 500 feet of another existing off-premise sign, or entrance or exit lane.
 3. Sign Construction. All off-premise signs shall be of a monopole construction. The city council has the right to grandfather in existing signs.
7. **SUSPENDED SIGNS.** Suspended signs used in place of wall signs are allowed if the architecture of the building or planned center lends itself to that design and a sign theme is submitted and approved by the Planning Commission. The following shall apply:
 1. City Code Enforcement Officer must review any proposal for a suspended sign for compatibility with the building.
 2. Any sign may not exceed 15% of the flat wall of the tenant space.
 3. No sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to-which they are attached.
 4. Any sign must have at least an 8 foot clearance above the sidewalk or 7 feet above any landscaped area.
 5. There must be a minimum horizontal distance of 5 feet on both sides between suspended signs.
8. **AWNING SIGNS.** Awning signs are allowed only under the following circumstances:
 1. City Code Enforcement Officer may approve any applicant for an awning sign that fully complies with sign standards.
 2. Awning signs in planned centers must conform to an approved sign theme.
 3. No awning signs will be allowed on multi-tenant buildings or in planned centers unless the building or center has consistent treatment.
 4. Awning signs shall be limited to single story buildings or to the first level only of multistory buildings.
 5. Awning signs must function as true awnings by being placed over a doorway, window, or walkway to protect such from the elements.
 6. Awning signs are not allowed on or above sloping or mansard roof.

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7. The area of awning signs shall be a maximum of 15% of the primary wall upon which the sign is mounted. Awning signs for secondary walls are limited to 5% of the wall area.
 8. Area of copy/logo on awnings shall be limited to 40% of the awning. Illuminated signs on other sides shall be permitted.
 9. Awning signs shall conform to all provisions of the Uniform Building Code governing such structures.
 10. Illuminated (backlit), translucent, vinyl awnings are not permitted. Translucent letters or accents sewn into opaque canvas or acrylic awnings are permitted.
 11. Awning signs shall not project out from the wall over 8 feet, nor less than 2 feet. For entrance canopies, the awning may project out from the building over a walkway and must lead to a bona fide business entrance. Such canopies will be permitted if they are compatible with the architecture of the building.
 12. Awning signs shall not project above the roofline, defined as the highest part of the vertical wall.
 13. Awning signs shall maintain a minimum clearance of 7 feet to the bottom of the valance and 8 feet to the frame above the sidewalk and comply with all other clearance requirements.
 14. Awning signs shall be maintained in a clean, safe and attractive condition. Failure to do so will cause revocation of the sign permit.
9. **CANOPIES (GAS STATIONS).** Signs for canopies over gas islands are regulated as follows:
1. Sign copy, corporate logos, etc. may be a maximum of 15% of one face of the canopy.
 2. Up to 3 sides of the canopy may be used for signs.
 3. The height to the top of the canopy may not exceed 20 feet from grade and no canopy fascia may exceed 4 feet in height.
 4. Individual letters, logos, or symbols may not exceed 4 feet in height or project out from the surface of the canopy over 18 inches or project above or below the canopy face.
 5. Gas price signs are allowed on the monument sign or below the canopy over the pumps. One double faced sign for each type of fuel sold is allowed per gas island with a maximum of 4 sets per station. Area of the sign may not exceed 4 square feet each.
10. **SIGNS IN SPECIAL ZONES.** However, the Planning Commission may, as part of a Conditional Use, impose more stringent requirements during Conditional Use or Site Plan Review. Likewise, the Planning Commission may allow for exceptions for signs with unique artistic or architectural design.
11. **RESIDENTIAL ZONES.** Conditional uses may risk being more intensive uses allowed in residential zones. Therefore, the sign area allowances are more restrictive than in commercial areas and a sign permit is required for signs of conditional uses. If deemed appropriate upon Planning Commission review, conditional uses are limited to one monument sign of 32 square feet. Such signs may not have changeable copy capability. Wall signs shall be regulated as set forth in this Chapter. Multi-tenant buildings with monument signs must identify the center primarily. (Home Occupations are limited to non-illuminated flat wall signs no more than 2 square feet in area already addressed in WHZC 56.14(2)(d)(i).

56.18 Temporary Signs

1. **STANDARDS FOR TEMPORARY SIGNS.** Temporary signs shall not be placed in or over a public right-of-way, may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind. They shall not be attached to telephone poles, fences, or trees. They must be firmly secured to the building or ground. Temporary signs may be attached to existing permanent signs only for the grand opening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed hands or changed names. No off-premise temporary signs are allowed except those specifically noted and regulated for real estate purposes or otherwise noted in the ordinance.
2. **TEMPORARY SIGNS**
 1. **Grand Opening Signs.** Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed provided that the event shall not continue for over 60 days and that the permit is issued within the first year of operation. There shall be no more than two (2) signs allowed per business. A combination banner and portable sign is acceptable. The signs must comply with general size and location standards for signage in this Chapter and must be removed at the end of the 60 day period. A temporary sign permit is required.

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NOTE: "Now Open", "Grand Opening", "New Location of ...", "New Ownership," etc. are appropriate type message for such signs.

2. Going Out of Business/Bankruptcy Period. A business may post a temporary sign to facilitate the liquidation of inventory for a failing business for a period not to exceed 90 calendar days. Such signage will be allowed only once for any business license. A banner or portable sign is allowed during this period.

NOTE: Special product, price or service advertising are appropriate during these periods.

3. TEMPORARY SIGNS ALLOWED WITHOUT A PERMIT

1. Holiday Periods. A business may advertise a special service, product or sale during the following holiday periods without a permit:

Presidents	Day	-	February	5	days
Easter	-	March	or April	5	days
Memorial	day	-	May	5	days
July	4th	-	July	24th	5 days each
Labor	Day	-	September	5	days
Thanksgiving	-	November	7	days	
Hanukkah,	Christmas,	New Year's	-21 days starting	Dec. 15 and ending	Jan. 2

NOTE: One banner sign only is allowed during these periods. The sign must be mounted on the building. The sign must be removed by the end of the first working day after the holiday period ends.

2. Directional Signs for Subdivisions/Planned Unit Developments. These signs need no permit. However, written permission of the property owner must be obtained and presented to the City Code Enforcement Officer before they are erected.
 1. Three directional signs may be allowed for a developer to guide traffic to the site and should contain only the name, address, and direction of the development. They are limited to 32 square feet in area and 8 feet in height and must be placed entirely upon private property with the permission of the owner. Two additional 16 square foot directional signs may be allowed by the Director if a special need or unusual circumstance can be demonstrated. They may not encroach upon any public right-of-way and may not be within the 60 foot traffic visibility triangle on corners except where they are not over 3 feet in height as per WHZC 56.28(3) or receive approval from the West Haven City Code Enforcement Officer.
 2. Such signs shall be removed within 2 years of issuing the first building permit in the project or if the lots are sold out before 2 years immediately upon sale of the last lot. The City Code Enforcement Officer may grant an extension if a substantial number of the lots have not been sold at the end of the 2-year period.

56.20 Sign Permit Process

1. **SIGN PERMIT REQUIRED.** No person shall erect, install, or paint any sign, or change the face of any sign, whether it be temporary or permanent, without obtaining a sign permit from the Planning/Zoning Department except as outlined in this ordinance. This includes new signs, signs to be added to existing buildings or uses, and existing signs to be enlarged, changed, or modified.

NOTE: New or existing signs installed or maintained without a permit will be required to be removed or will be charged a penalty fee of \$100, or a double sign permit fee, whichever is greater, at the time the owner/operator of the sign applies for a sign permit with the Planning/Zoning Department.

56.22 Site Plan Review/Sign Design

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1. **SITE PLAN REVIEW.** When new buildings or developments are presented for Site Plan Review, signs proposed for the development shall be reviewed concurrently by staff. All planned centers and multi-tenant buildings must submit a sign theme for approval by the Planning Commission. The center must have an approved sign theme before any sign permits will be issued. If a plan for a sign package is not submitted at site plan review, which is encouraged, the developer will be notified of sign ordinance standards and expected to submit plans that will adhere to the code.
2. **SIGN DESIGN.** Applicants for sign permits should give serious consideration to the following elements when submitting plans for signs:
 1. Architectural Compatibility
 2. Color and Style
 3. Size, scale, proportion (balance)
 4. Location
 5. Landscaping

NOTE: The City Code Enforcement Officer may refer an application for a sign permit to the Planning Commission for further approval/denial if the City Code Enforcement Officer feels adherence to the above listed criteria is not shown in submitted plans (see WHZC 56.06). Sign owner may appeal Planning Commissions decision to the City's Administrative Hearing Officer within 10 working days of the order of decline.

56.24 Required Permit Information

1. **MONUMENT AND FREESTANDING SIGNS**
 1. Plot plan showing relationship of sign to buildings, property lines, and setbacks from public rights-of-way, intersections, easements and driveways.
 2. Two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street.
 3. Details of sign construction including electrical plan, foundation scheme, and value of the sign.
 4. Number of acres and length of lineal frontage of property.
2. **WALL SIGNS**
 1. Two scaled drawings showing square foot dimensions of both, the building and the sign, sign composition, and type of illumination.
 2. A profile drawing of how the sign will appear from the street/parking area and on the building.
 3. Details of sign construction and attachment including electrical plan.
3. **TEMPORARY SIGNS**
 1. Plot plan showing relationship of sign(s) to buildings, property lines, and setbacks from public rights-of-way, intersections, easements and driveways.
 2. Length of period for display, type of request
4. **ADDITIONAL INFORMATION REQUIRED**
 1. Proof of current West Haven City business license.
 2. Business address and phone number.
 3. Address of property owner and phone number.
 4. General or electrical contractor license, phone and address.
 5. Value of the sign.

56.26 Permit Tag

1. **NEW SIGN.** Each new sign requiring a building (sign) permit shall have affixed to the sign a certification tag, issued by the Code Enforcement Officer, visible from the sidewalk or nearest convenient location.
2. **TAG DATE.** Each tag shall be of a weatherproof material and will have a tag number that corresponds to the issuance (permit) number retained in the Planning/Zoning Department.
3. **TAG ISSUANCE.** The tag shall be issued by the Planning/Zoning Department when the sign permit is issued and the permit fee paid.
4. **TAG INSTALLATION.** The sign owner or agents shall apply tags only to sign(s) for which a permit has been issued at a designated place on the sign where it is readily seen by City Inspectors. The tag certifies to the

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Planning/Zoning Department that the placement and construction of the signs are in conformance with representations made in permit applications and that work is completed.

5. **SIGN COMPANY TAG.** All signs must have a sign builder's identification tag or signature. The tag or signature must be made of durable weatherproof material and must be affixed to the sign where it is readily seen by City Inspectors.
6. **TAG FOR TEMPORARY NONCONFORMING SIGNS.** Signs as approved under WHZC 56.10(3) shall be posted with a tag statement on the new sign recognizing the temporary nonconforming nature of its approval. This tag statement should be of the same material as that of a permanent sign tag.

56.28 Safety And Location Standards For Permanent Signs

1. STANDARDS OF CONSTRUCTION

1. All signs erected in West Haven City shall comply with the National Electrical Code, Uniform Building Code and the West Haven City Sign Ordinance effective when the permit is issued.
2. Licensed Sign Contractor required. No sign, fixture or device involving electrical wiring or connections shall be erected or install in West Haven City except by a licensed and bonded contractor.
3. Engineering Required. All sign permit applications shall be engineered to demonstrate conformance with the provisions of the Uniform Building Code; and, where required by the Chief Building Official, shall be accompanied by a drawing stamped by a structural engineer licensed by the State of Utah attesting to the adequacy of the proposed construction of the sign and its supports.
4. Durability. All signs must be built of durable and permanent materials.
5. Power Source. Permanent power sources for signs must be concealed underground away from public view.

2. **TRAFFIC SAFETY.** No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs, i.e., stop, go slow, caution, danger, warning, etc. No sign or any advertising structure shall be erected which by its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting that impairs the vision or anyone traveling upon a public street or distracts any driver so as to create a public nuisance. Specifically, no sign or group of signs may not exceed 1 foot candle in brightness as measured at the property line.
3. **CLEAR VIEW OF INTERSECTING STREETS.** All signs shall comply with the West Haven City Clear View Ordinance. No sign over 3 feet in height (above the top back of curb) shall be erected at any intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or future curb) and a line connecting them at points 60 feet from the intersection of the lines.

NOTE: Monument signs may be erected in the above-mentioned area if they are less than 3 feet above the curb grade to the top of the sign. The Planning Commission must approve any removal of landscaping to accomplish that objective. Deviations from these requirements must be reviewed and approved by the West Haven City Code Enforcement Officer, to maintain an acceptable degree of safety. Deviations beyond those approved by the Traffic Engineer must be appealed to the City's Administrative Hearing Officer.

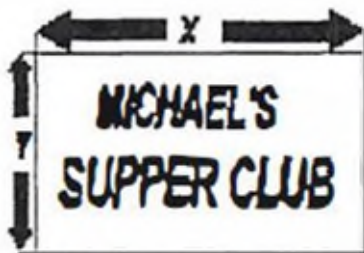
4. **SPECIFIC CLEARANCE AND LOCATION REQUIREMENTS.** The following rules apply for all signs:
 1. Freestanding signs shall not extend over any pedestrian or vehicular access area unless specifically approved by the Traffic Engineer.
 2. No part of any sign shall interfere with any fire escape, exit, required stairway, door ventilator, or window.
 3. No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah or its agencies.
 4. No sign shall be on publicly owned land or inside street rights-of-way, except signs owned and erected by permission of an authorized public agency or specifically authorized herein.
 5. High profile (freestanding) and low profile (ground or monument) signs shall be located at least their height in distance from side property lines to prevent damage to adjacent land in case a sign is toppled by accident or an act of God.

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6. Low-profile (monument) signs shall be set back at least three (3) feet from the front sidewalk and from all driveways.
5. **MAINTENANCE.** Every sign shall be kept in complete operating condition. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. "Maintenance" includes the repair of facades where signs have been removed, the painting, cleaning, repairing of the sign. "Maintenance" does not include structural alterations, cosmetic or style changes or enlargements of face changes.
6. **LANDSCAPING.** All freestanding or monument detached signs installed in West Haven City must be incorporated into a landscape design or planter box. The Planning Commission must approve exceptions to this rule. The Planning Commission must also approve any permanent removal of landscaping to situate a sign.
7. **POLE COVER REQUIRED.** All on-premise freestanding signs must have the structural supports covered or concealed with pole covers (pylon covers) at least thirty-six (36) inches wide. The actual structural supports shall not be exposed, and the covers must be architecturally and aesthetically designed to match the building.
8. **FOUNDATIONS.** All signs must be permanently mounted on foundations and footings that conform to the Uniform Building Code.
9. **PEDESTAL REQUIRED.** All monument signs must have at least a 1 foot opaque pedestal designed as part of the foundation that conceals any pole support. The pedestal should run at least 50% of the horizontal length of the sign, and there may be no exposed space between the pedestal and the ground or landscaped area. The City Code Enforcement Officer may review and approve/ deny any variation to the pedestal base requirement.
10. **LIGHTING.** The light from the illumination of signs shall be carefully directed so that the light is not obtrusive or a nuisance to adjacent properties particularly residential areas.
11. **BUILDING IDENTIFICATION.** All buildings shall be identified with a numbered or lettered street address besides optional business identification. The letters or numbers shall be at least 4 inches in height.

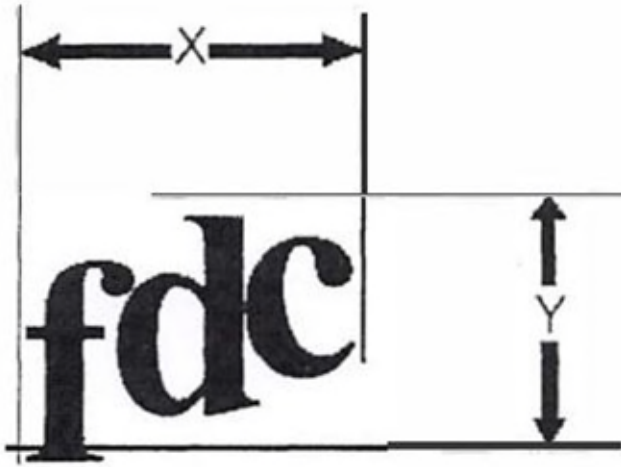
56.30 Measurement Of Regulated Sign Area

1. **WALL SIGNS.** Sign copy mounted or painted on a background panel or area distinctly painted, textured or constructed, as a background for the sign copy shall be measured as that area within the outside dimensions of the background panel or surface. Any illuminated bands or illuminated structures which contain sign copy, corporate logos, etc. are by definition wall signs in their entirety and may not exceed 15% of the wall area. However, illuminated bands on canopies covering gasoline pump islands shall be regulated per this Chapter.



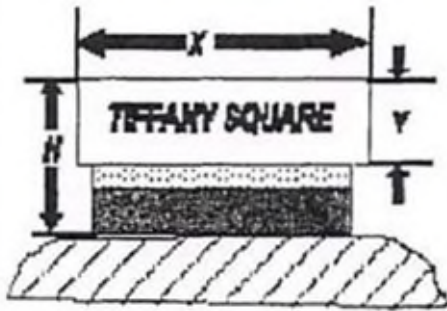
For sign copy mounted as individual letters and/or graphics against a wall or fascia of a building or other structure not painted, textured or otherwise altered to provide a distinctive background for the sign copy, the area shall be defined as the area enclosed by the smallest six-sided polygon that will enclose all sign area.

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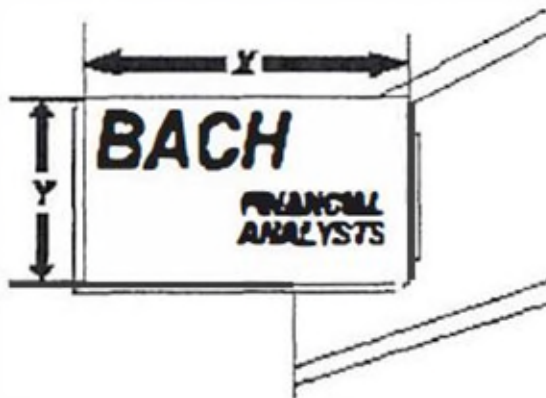
For sign copy on an illuminated sign or illuminated architectural element of a building, the entire illuminated surface or illuminated architectural element that contains sign copy shall be counted as sign area.

2. **MONUMENT SIGNS.** The regulated area of a monument sign shall include all parts of the sign or structure that contains identification (words of symbols) and information.



The height of a ground sign shall be the distance from the highest point of the sign to the height of the street curb or sidewalk.

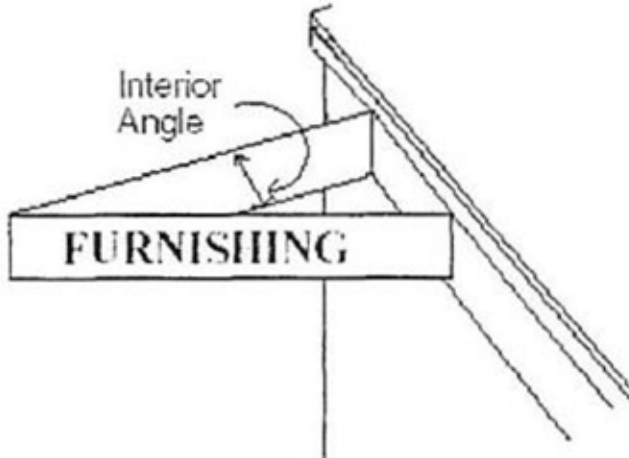
3. **MULTIPLE FACE SIGNS.** (including but not limited to freestanding or monument signs).
1. Single Panel. Measure the area of the single face only.



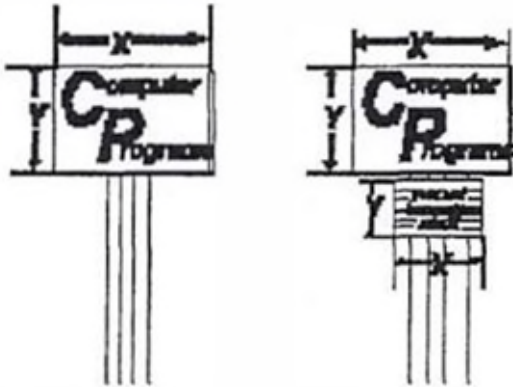
2. Double Panel. If the interior angle between the top two faces is 45 degrees or less, the area to be measured will be the area of one face only. If the angle between the two sign faces is greater than 45 degrees, the sign

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area to be measured will be the sum of the areas of the two faces.



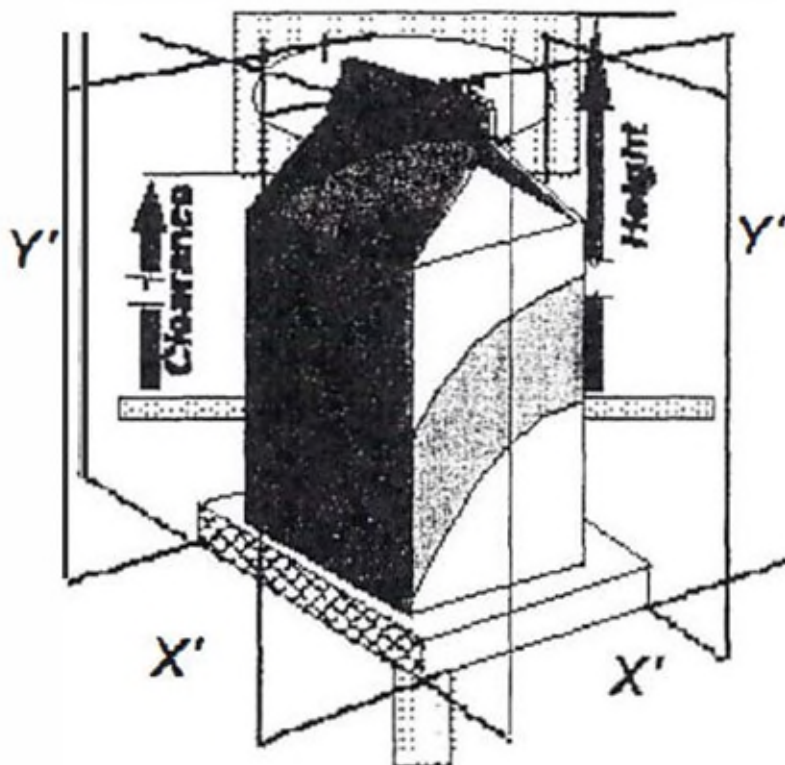
3. Three or More. The sign area shall be the sum of the areas of the three or more faces.
4. **FREESTANDING SIGNS**. The regulated area of a freestanding sign shall include all parts of the sign or structure that contains identification (words or symbols) and information.



The height of a freestanding sign shall be the distance from the

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highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk.



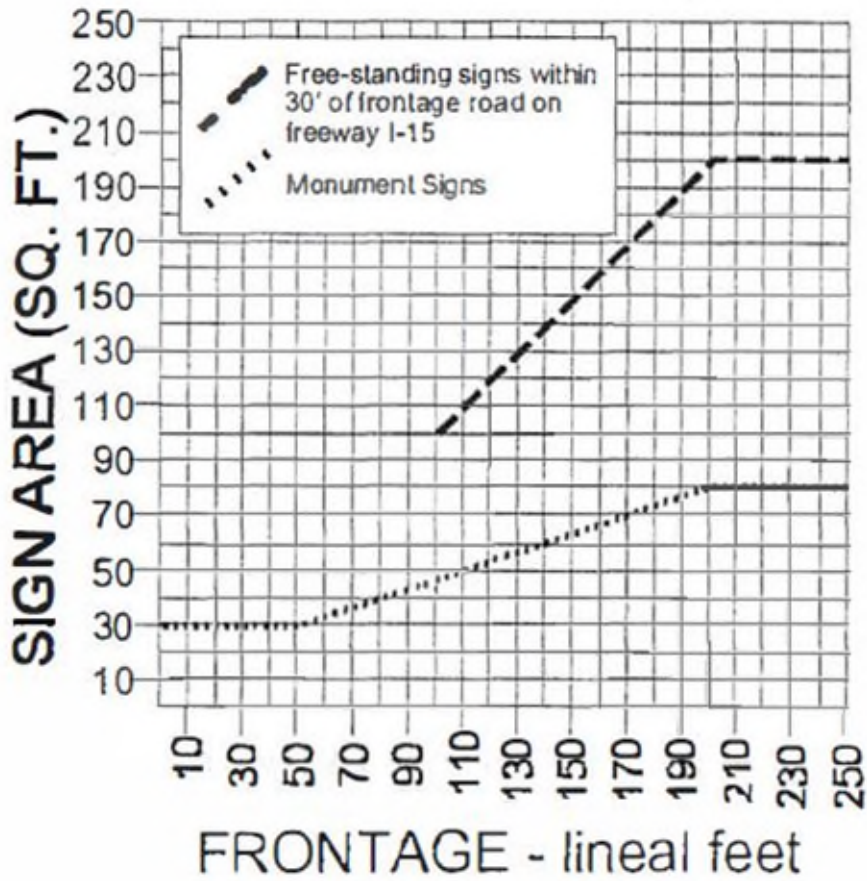
5. **NON-PLANER SIGNS.** For spherical, free form, sculptural, or other non-planer signs, the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure.

56.32 Attachments And Graphs

Attachment A

Graph-Size Allowance For Monuments

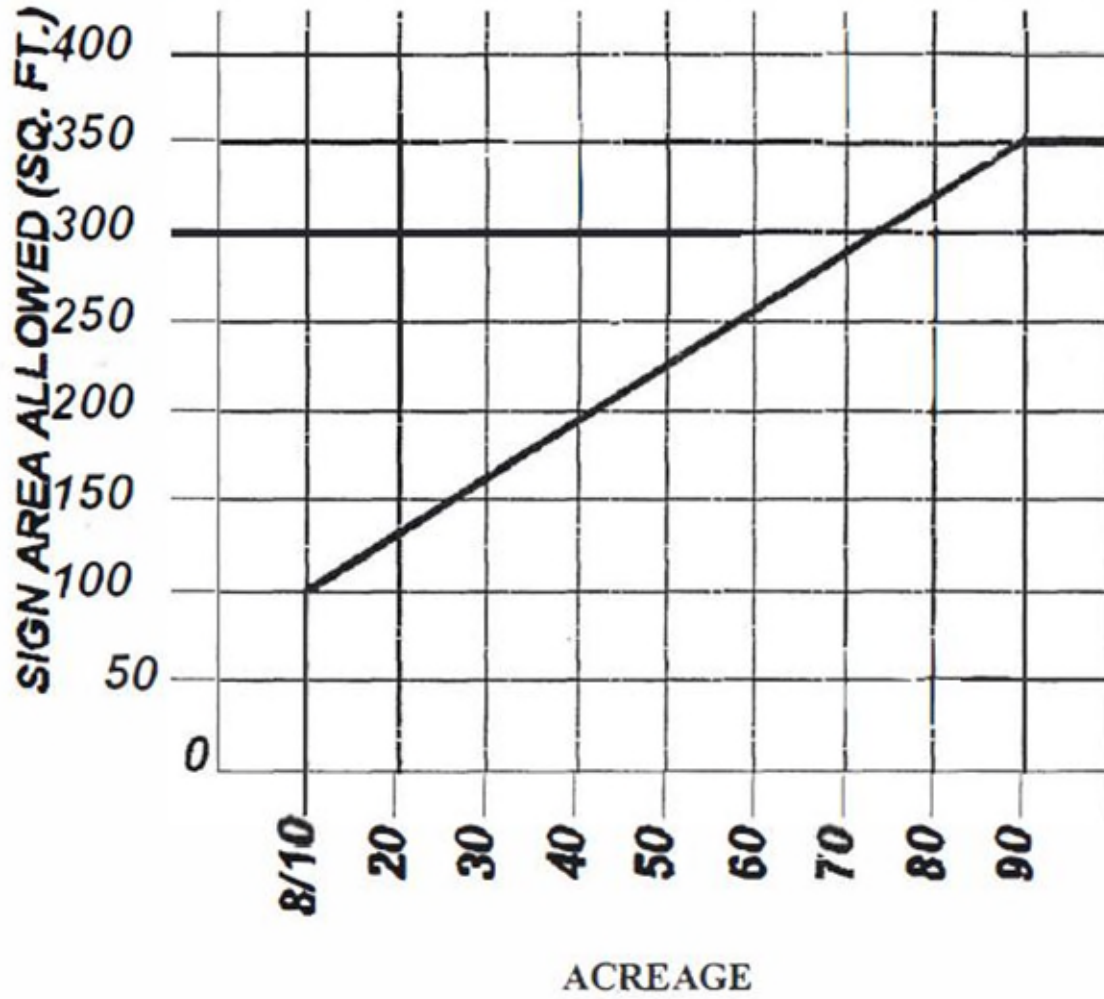
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Attachment B

Graph-Sign Area Allowance For Freestanding Signs

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ORDINANCE NO.

AN ORDINANCE OF WEST HAVEN CITY, UTAH, AMENDING THE WEST HAVEN ZONING CODE, BY AMENDING AND READOPTING CHAPTER 42, ADDING SECTION 42.39 - OUTDOOR LIGHTING; MAKING NECESSARY LANGUAGE CHANGES; 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 Code ("UC") §10-3717, and UC §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 UC §10-3-717, and UC §10-3-701, the governing body of the city has previously adopted Chapter 42 Supplementary And Qualifying Regulations for the City and has caused them to be promulgated via the city's website as the West Haven City Zoning Code, Chapter 42 thereof; and,

WHEREAS, the City Council finds that it is in the public interest to amend Chapter 42 Supplementary And Qualifying Regulations by adding Section 42.39 - Outdoor Lighting requirements and limitations for the City; and,

WHEREAS, the City Council finds that it is in the public interest to promulgate these revised Chapter 42 Supplementary And Qualifying Regulations via Section 42.39 and that the adoption of this Ordinance, and the subsequent amendment to the online version of the West Haven Zoning 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

CHAPTER 42 Of the West Haven City Zoning Code, Shall Henceforth Read As Set Out Below, As Amended By The Adoption Of Section 42.39 - Outdoor Lighting, Re-Adopted As Shown And Re-Enacted As The Chapter 42 Supplementary And Qualifying Regulations Code Of West Haven City; And The Same Shall Amend The City's Online Zoning Code.

Chapter 42, with Section 42.39 of the city zoning code added, for the designated sections, is amended to read as follows:

42.39 Outdoor Lighting

Section 42.39.010 Purpose and Intent

Section 42.39.020 Definition

Section 42.39.030 General Requirements

Section 42.39.040 Commercial and Multi-Residential Lighting

Section 42.39.050 Residential Lighting (new construction)

Section 42.39.060 Existing Lighting (Commercial and Residential)

Section 42.39.070 Special Standards

Section 42.39.080 Enforcement and Penalties

Section 42.39.090 Examples of Light Shielding

Section 42.39.100 Examples of Light Trespassing

Section 42.39.110 Lumen Conversion Chart

Section 42.39.010 Purpose and Intent

The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

1. Permit the use of outdoor lighting for night-time safety, utility, security, productivity, enjoyment, and commerce.
2. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.
3. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
4. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
5. Conserve energy and resources to the greatest extent possible.

Section 42.39.020 Definition

Commercial: Any property zoned commercial or manufacturing by the City.

Emergency conditions: Generally, lighting only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency; or, lighting for security purposes used solely during an alarm.

Fully Shielded: A fixture constructed and installed in such a manner that all light emitted by the fixture, either directly or indirectly by reflection or refraction from any part of the lighting, is projected below the horizontal plane through the fixture's lowest light-emitting part.

Glare: Lighting entering the eye directly from fixtures or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Greenbelt: an area of open land around a city, on which building is restricted.

Holiday or festive lighting: Temporary or Permanent lighting installed and operated in connection with holidays or traditions. (ie; LED lighting systems, LED, miniature, C7 or C-9 bulbs). Flood lights for the purpose of illuminating a display that do not trespass on adjoining properties.

Lamp: A generic term for a source of optical radiation (i.e. “light”), often called a “bulb” or “tube.” Examples include incandescent, fluorescent, high- intensity discharge (HID) lamps, and low-pressure sodium (LPS) lamps, and light-emitting diode (LED) modules and arrays.

Landscape Lighting: Lighting of trees, shrubs, or other plant material and ponds and other landscape features.

Light Pollution: Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky glow, compromised safety and security, and impacts on the nocturnal environment.

Light Trespass: Light that falls upon any adjacent property(s).

Lighting: “Electric” or “man-made” or “artificial” lighting.

Lumen: The unit of measure used to quantify light produced by a lamp (bulb) or emitted from a lighting (as distinct from “watt,” a measure of power consumption).

Mounting Height: The height of the photometric center of a lighting above grade level.

Non-Conforming Lighting: Lighting legally installed before the date of enactment of this ordinance but not conforming to the provisions of this ordinance.

Outdoor Lighting: Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.

Partly Shielded: A fixture with opaque top and translucent or perforated sides, designed to emit most light downward.

Shielded Directional Fixture: A fixture that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.

Sign: Advertising, directional or other outdoor promotional display of art, words and/or pictures.

Sky Glow: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Temporary Lighting: Lighting installed and operated for periods not to exceed 60 days, completely removed, and not operated again for at least 30 days.

Translucent: Allowing light to pass through, diffusing it so objects beyond cannot be seen clearly (not transparent or clear).

Unshielded: A fixture capable of emitting light in any direction including downwards or does not include a shield, louver, or baffle to reduce direct view of the lamp.

Section 42.39.030 General Requirements

A. Applicability:

Except as described below, all new outdoor lighting installed after the date of effect of this Ordinance shall comply with these requirements. The following are not regulated by this ordinance:

1. Lighting within the public right-of-way or easement for the principal purpose of illuminating state or federally controlled highways.
2. Lighting for public monuments, statuary, and flagpoles.
3. Lighting solely for signs.
4. Temporary lighting for theatrical, television, performance areas and construction sites.
5. Low output, light source that is equal to or less than 800 Lumens or 60 watts.
See Lumen conversion chart in section 42.39.110
6. Underwater lighting in swimming pools and other water features.
7. Lighting only used under emergency conditions, ie. Mobile lighting.
8. Lighting specified or identified in a specific use permit.
9. Lighting required by federal, state, county or city ordinances and regulations.
10. Temporary lighting for civic events at any time ~~and seasonal lighting installations.~~
11. Lighting required for the safe takeoff and landing of aircraft.
12. Agricultural Lighting. Lighting for "Greenbelt" agricultural use.
13. Holiday or festive lighting. Holiday or festive outdoor lighting for residential uses, provided it is in compliance with the following:
 - a. That the lighting shall not create a hazard or glare nuisance.
13. Motion sensor controlled light source with or without an integrated camera system. A motion controlled artificial light source, provided it is in compliance with the following:
 - a. The motion sensor is set to turn the artificial light source off five minutes after the last detection of motion;
 - b. Lighting shall not be triggered by any activity outside the property boundary; and
 - c. The artificial light source is sufficiently shielded in a manner that prevents light trespass.

B. Prohibited installations.

1. Outdoor neon lighting.
2. Permanent Searchlights and Aerial Lasers
3. Mercury vapor fixtures or lamps.
4. Outdoor wall pack style fixtures, unless fully shielded.
5. Translucent lens, barn-light style fixtures.
6. Flashing, blinking, intermittent lights that move or give the impression of movement other than seasonal lighting installations.

Section 42.39.040 Commercial and Multi-Residential Lighting

Outdoor lighting for all new construction of non-residential properties, and multiple residential properties of eight (8) dwellings or more with common outdoor areas, including Recreation/Mobile Home Parks, and multi-area camp sites shall comply with this section.

A. Fixture Shielding:

All fixtures shall be fully shielded and installed so that no light is emitted above a horizontal plane passing through the lowest portion of the lamp. Examples which are graphically depicted in section 42.39.090

B. Mounting Height Limit:

The height of pole-mounted fixtures shall be held to a minimum practical height not exceeding twenty (20) feet above grade.

C. Light Trespass Standard:

All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road. Motion sensing light fixtures shall be adjusted according to the manufacturer's instructions to turn off no more than ~~10~~ 5 minutes after detected motion ceases. Light trespassing standard may be attained by light fixture design, building design, or other site design features such as fencing, walls, landscaping, or other screening. Examples of which are graphically depicted in section 42.39.100

D. Lighting Controls:

1. Outdoor lighting reduction shall be at 11:00 pm or one hour after the close of business, whichever is later. After such time, total outdoor brightness (measured in lumens) shall be reduced by at least 50% or turned off.
2. Lighting reductions are NOT required for the following:
 - a. Outdoor lighting where only one single fixture exists on the entire property.
 - b. Lighting required by Code for steps, stairs, walkways and building entrances.
 - c. Lighting for outdoor recreational facilities is allowed one hour prior to sunset and until 11 PM, unless needed to complete a specific organized activity authorized by the City, or an event already in progress.
 - d. Lighting governed by special use permit in which times of operation are specifically identified.
 - e. Where lighting levels must be maintained for safety reasons or special events authorized by the City.

Section 42.39.050 Residential Lighting (new construction)

Outdoor lighting for all new construction residential properties, and multiple residential properties of seven (7) dwellings or less not having common outdoor areas shall comply with this section.

A. Fixture Shielding:

All fixtures shall be shielded and installed so that no light is emitted as to cause light trespassing onto adjoining properties. Examples which are graphically depicted in section 42.39.090

B. Mounting Height Limit:

The height of pole mounted fixtures shall be held to a minimum practical height not exceeding twenty (20) feet above grade.

C. Light Trespass Standard:

All light emitted or directed by reflecting or refracting optics in a fixture, shall not be directly visible from equal grade on any other property when measured on a horizontal line passing through the lowest point in the fixture. Motion sensing light fixtures shall be adjusted according to the manufacturer's instructions to turn off no more than ~~10~~ 5 minutes after detected motion ceases. Light trespassing standard may be attained by light fixture design, building design, or other site design features such as fencing, walls, landscaping, or other screening. Examples of which are graphically depicted in section 42.39.100

D. Landscape Lighting shall not shine onto adjacent properties and shall be shielded.

E. Lighting Controls:

1. Recreational lighting shall be off by 10:00 pm

Section 42.39.060 Existing Lighting (Commercial and Residential)

Lighting installed prior to the effective date of this ordinance shall comply with:

A. Ten Year Waiver of Compliance for Commercial Outdoor Lighting:

Ten years from the enactment date of this ordinance, all commercial lighting shall comply with this ordinance.

B. Non-Conforming Residential Outdoor Lighting.

1. Outdoor lighting existing on the effective date of this Ordinance that do not meet the requirements as set forth herein shall be brought into compliance or removed as follows:

- a. Within two (2) weeks of a complaint, where redirection of the light fixture is feasible and will bring the light fixture into compliance; or
- b. Within thirty (30) days of a complaint, in all other cases.

2. COMPLIANCE METHODS. Outdoor lighting not meeting the standards shall be brought into compliance in any of the following ways:

- a. Redirection of the light fixture;
- b. shielding of the light fixture;
- c. redesign or relocation of the light fixture;
- d. replacement of the light fixture with a conforming light fixture; or
- e. removal of the light fixture.

3. When a lighting fixture is expanded or replaced it shall be brought into conformance with this ordinance.

C. New Uses or Structures:

Whenever there is a new use of a property (zoning or variance change) or the use on the property has changed, all outdoor lighting on the property shall be brought into compliance with this ordinance.

Section 42.39.070 Special Standards

A. Recreational Lighting:

1. The Planning Commission shall review new recreational lighting plans for fields, courts, pools, tracks, or ranges. Lighting for recreational play in residential zones shall conform to those standards referred to in the International Residential Code.

F. High Intensity and Special Purpose Lighting:

The following lighting systems are prohibited from being installed or used except by a temporary special permit authorized by the City:

1. Temporary lighting in which any single light fixture exceeds 20,000 initial lumens or the total lighting load exceeds 160,000 lumens.
2. Aerial Lasers.
3. Searchlights.
4. Other very intense lighting defined as having a light source exceeding 200,000 initial lumens or an intensity in any direction of more than 2,000,000 candelas.

G. Non-Conforming or Complex Uses

Upon special permit issued by the City, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses or special uses including, but not limited to, the following applications:

1. Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
2. Construction lighting.
3. Lighting for industrial sites having special requirements.
4. Parking structures.

5. Urban parks
6. Ornamental and architectural lighting of bridges, public monuments, statuary, and public buildings.
7. Theme and amusement parks.

H. Special Permit Process

To obtain a special permit, applicants shall demonstrate that the proposed lighting installation:

1. Mitigates the effects of light on the environment and surrounding properties to comply with the purpose of this ordinance and supported by a signed statement describing the mitigation measures.
2. Uses controls to reduce lighting at a project specific time as defined in the Permit.

The City shall review each application. A special permit may be granted if, upon review, the City believes the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

Section 42.39.080 Enforcement and Penalties

A. Public Nuisance

Any violation of this ordinance that results in light trespass or an unreasonable interference with the common and usual use of neighboring property is declared to be a public nuisance and is prohibited by this ordinance. The provisions of this lighting ordinance shall be regulated and enforced under Section 8.06 of the West Haven City Code, Nuisance Ordinance.

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.

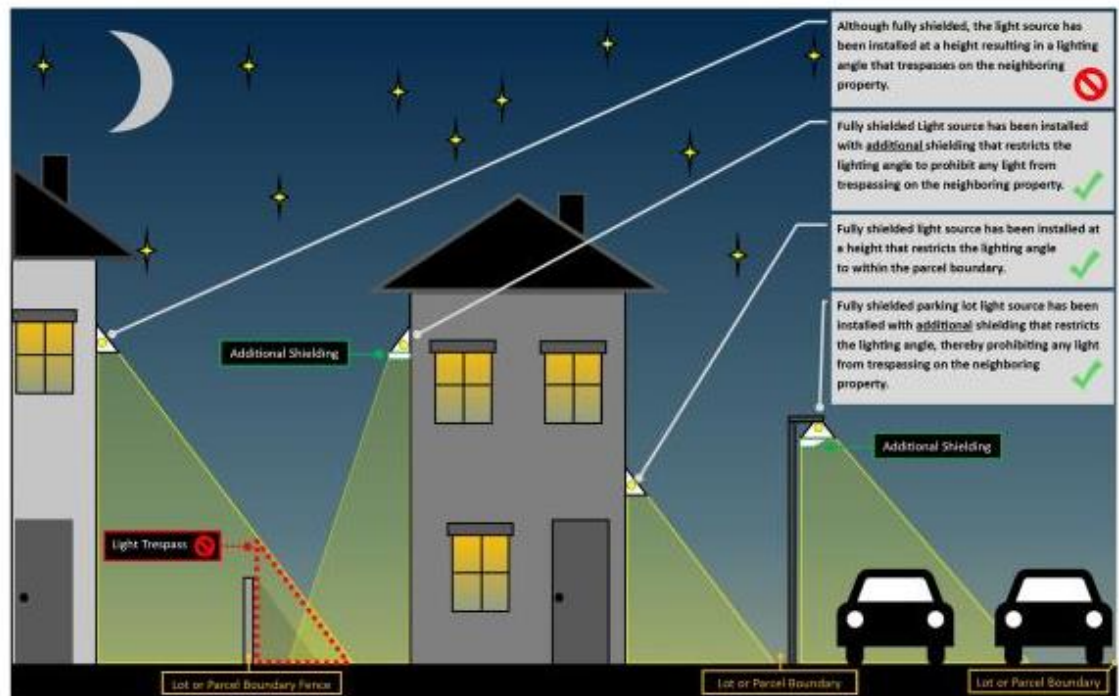
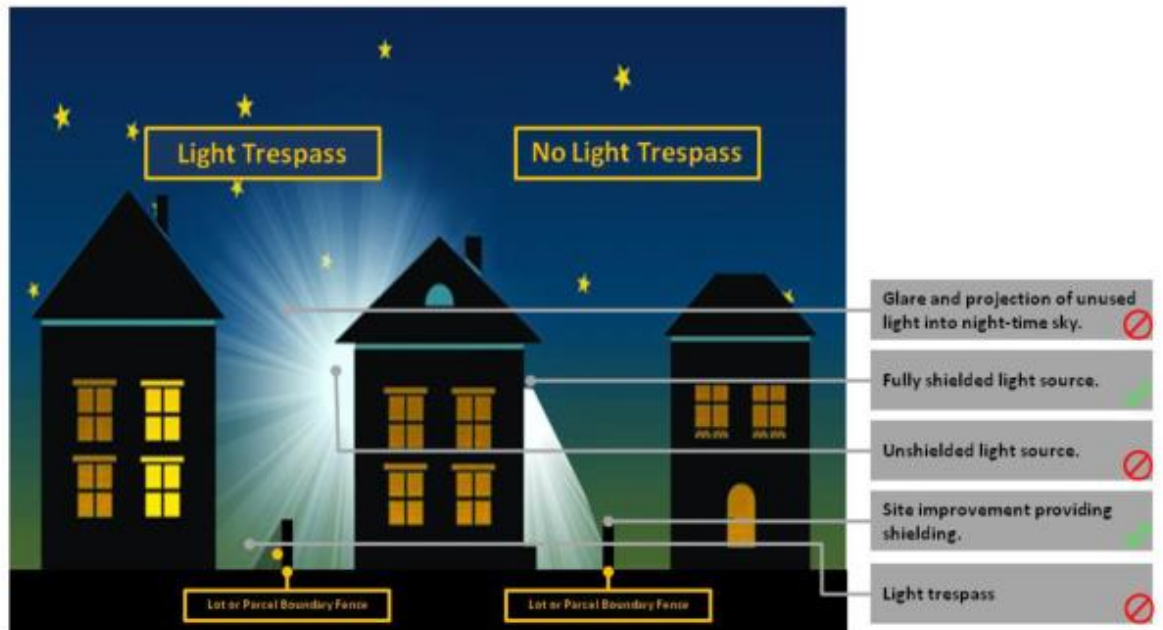
Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance, and the requirements listed, shall become effective on the ____ day of _____, 2021, and after publication or posting as required by law.

Sec 42.39.090 Examples of Unshielded And Shielded Light Sources



Section 42.39.100 Examples of Light Trespassing



Section 42.39.110 Lumen Conversion Chart

GENERAL PURPOSE BULBS LUMEN COMPARISON				
Lumens	Incandescent	HID	CFL	LED
250 lm	25W	18W	6W	2W-3W
560 lm	40W	29W	10W	3W-6W
800 lm	60W	43W	13W	7W-10W
1100 lm	75W	53W	18W	10W-15W
1600 lm	100W	72W	23W	15W-20W
2600 lm	150W	100W	42W	20W-30W



Planning Commission Meeting Minutes

August 25, 2021 6:00 P.M.

City Council Chambers

4150 S. 3900 W. West Haven, UT. 84401

Present: Darin Deem
Becky Roundy
Kirt Nalder
Natalie Wilson
Scott Epperson
Andrew Reyna
Melinda Stimpson

Chairman
Vice Chair
Commission Member
Commission Member
Commission Member
Commission Member
Commission Member

Staff Present: Emily Green
Matthew Jensen
Amy Hugie

City Recorder
City Manager
Attorney

5:00 WORK SESSION

Jordan Cullimore from the Utah Property Rights Ombudsman Office gave a land use training.

AGENDA

1. INVOCATION
2. ACTION ON MINUTES-AUGUST 11, 2021
3. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- MATTHEW JENSEN
4. PRELIMINARY SUBDIVISION APPROVAL-KENWORTH SUBDIVISION AT 1750 S 1350 W-MIKE MCKAY
5. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PH. 4 AT APPROX. 2250 W 3300 S-SHELLY ROVIRA
6. CONDITIONAL USE-AMENDING THE CONDITIONAL USE PERMIT FOR COVERED OUTDOOR RV/BOAT ETC STORAGE AT 3160 BOUWHUIS DRIVE SCOTT COPE
7. DISCUSSION-SIGN ORDINANCE
8. DISCUSSION-LIGHTING ORDINANCE
9. DISCUSSION-AMENDING THE PATIO HOME ORDINANCE
10. ADJOURNMENT

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

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

2. **ACTION ON MINUTES**-August 11, 2021

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

3. **REPORT**- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS- MATTHEW JENSEN
Matthew Jensen reported on the August 18, 2021 council meeting.

4. **PRELIMINARY SUBDIVISION APPROVAL**-KENWORTH SUBDIVISION AT 1750 S 1350 W-MIKE MCKAY
No one was present for this item.

Commission member Reyna made a motion to table. Commission member Wilson Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

5. **FINAL SUBDIVISION APPROVAL**-TUSCAN MEADOWS PH. 4 AT APPROX. 2250 W 3300 S-SHELLY ROVIRA
No one was present for this item.

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

6. PRELIMINARY SUBDIVISION APPROVAL-KENWORTH SUBDIVISION AT 1750 S 1350 W-MIKE MCKAY

Commission member Reyna asked if these are existing buildings.

Mike Mckay said they were just built.

Chairman Deem asked if they were selling the existing building.

Mr. Mckay said they are leasing it.

Commission member Wilson made a motion to give preliminary subdivision approval to Kenworth Subdivision. Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

7. CONDITIONAL USE-AMENDING THE CONDITIONAL USE PERMIT FOR COVERED OUTDOOR RV/BOAT ETC STORAGE AT 3160 BOUWHUIS DRIVE SCOTT COPE

Scott Cope said that he turned in building plans for this conditional use permit.

Amy Hugie said that a site plan and building plan are required for the review of the conditional use permit application.

Commission member Roundy made a motion to amend the conditional use permit for covered outdoor rv/boat etc storage to start at 800 feet from the middle of 1900 W you will be allowed to have covered storage. Commission member Stimpson seconded the motion. Commission member Deem, aye; Commission member Epperson, nay; Commission member Nalder, nay; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, nay; the motion passes 4:3.

8. DISCUSSION-SIGN ORDINANCE

Matthew Jensen said that our sign ordinance does not allow for larger monument signs in planned commercial development and needs to be modified.

Planning Commission agreed to look into changing the ordinance

9. DISCUSSION-LIGHTING ORDINANCE

Daniel Tanner asked for any new additions to the draft of the ordinance.

Commission member Nalder asked for light trespassing to be defined.

Commission member Wilson suggested taking out energy waste.

10. DISCUSSION-AMENDING THE PATIO HOME ORDINANCE

Matthew Jensen explained that City Council has requested that the Planning Commission look at the patio homes ordinance to allow for more varied lot sizes.

11. ADJOURNMENT

Commission member Roundy made a motion to adjourn at 8:07 P.M. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

Emily Green
Emily Green
City Recorder

Date Approved: _____

STAFF REPORT

TO: Planning Commission Members
FROM: Steve Anderson, City Planner
DATE: September 8, 2021 meeting
SUBJECT: Worldwide Medical Systems site plan – Final - 1679 W 2100 S



The following staff report reviews the Final site plan for the above referenced project

Background

This property was rezoned C-2 in the front and C-3 in the rear. This building is on the property that is zoned C-3.

Analysis

The overhang portion of the building is practically at a 0' lot line which is permitted, the Building Official will have to determine what is required for building material to meet fire code during the building permit process. Sewer is available on the north side of 2100 S. Fire Dept is good with the two hydrants. Building and Fire will determine any further fire requirements with the building permit. Any UDOT approvals are their responsibility, there is an existing access. They show 5 parking stalls, our code states; Where uses not listed above, the Parking Requirements shall be established by the Planning commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like business. Staff recommends one per employee plus 1 extra space. There is room for additional parking if needed. Irrigation lines need to be coordinated with the local users. Building elevations show metal panels. Our code states: Primary materials: may include, but shall not be limited to, architectural insulated metal panels (excludes corrugated and ribbed metal), block, brick, glass, rock and stone (natural or manufactured). They call the panels ribbed and corrugated. this would not fit the design review, unless they can be determined to be architectural insulated metal panels. Staff recommends approval provided they add different material to the front or show that these panels meet the design review ordinance.

Planning Options

- Grant approval as submitted.
- Grant Approval based on staff recommendations and other items that may come up in the meeting.

WORLDWIDE MEDICAL SYSTEMS

PRELIMINARY DOCUMENTS WEST HAVEN, WEBER , UTAH

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 CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE 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 THE 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 THE 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 CITY 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 CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS 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 CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE 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 THE 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 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 SWPP 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 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 THE 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 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 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 THE 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. 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 CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE 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 BY THE WATER UTILITY 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 THE WATER UTILITY.
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. THE WATER UTILITY 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.

UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



SITE INFORMATION

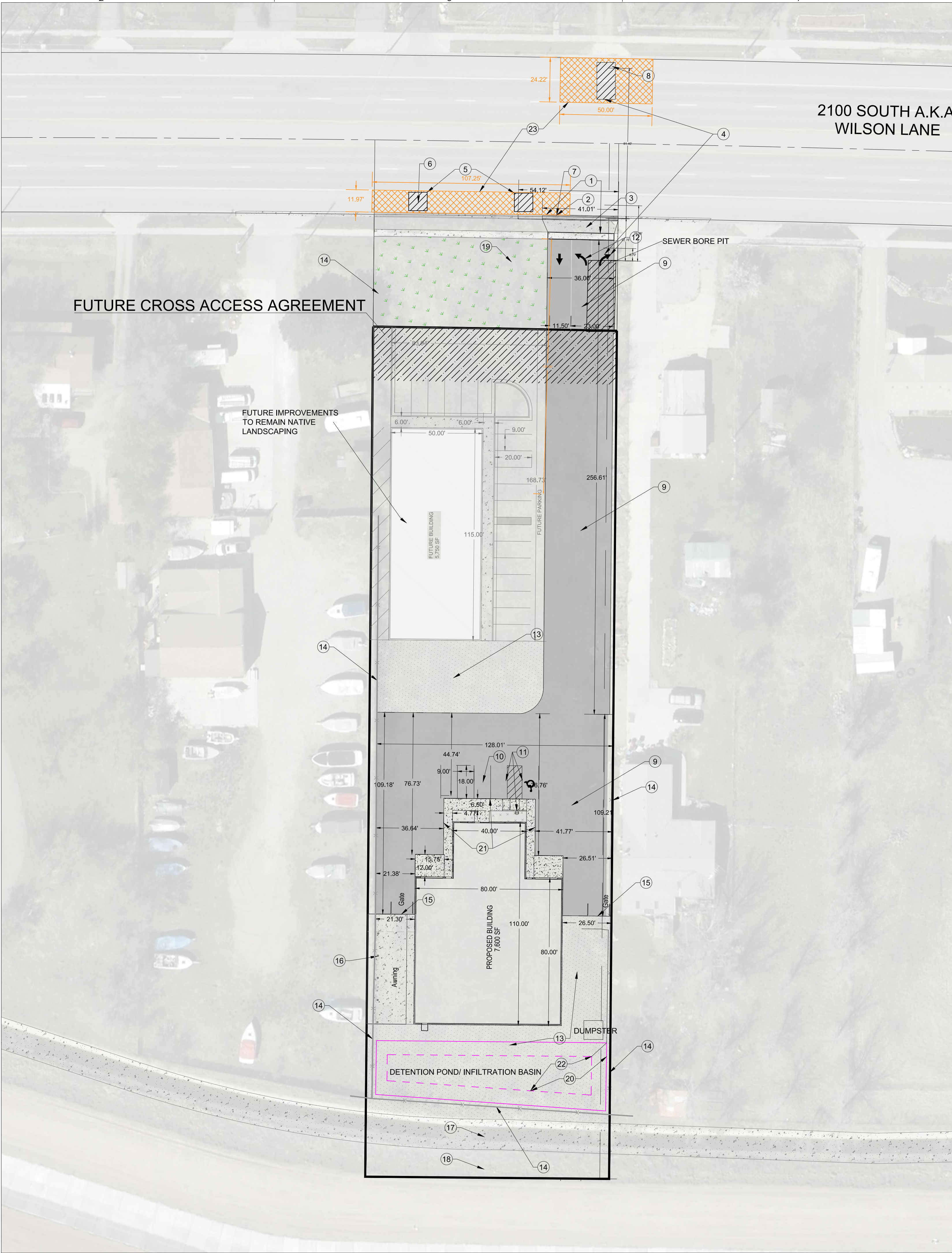
BUILDING	7601 SF	11.42%
FUTURE BUILDING/LOT	17250 SF	25.91%
CONCRETE	4437	6.67%
ASPHALT	18284 SF	27.47%
GRAVEL/LANDSCAPE	18997 SF	28.54%
TOTAL SITE AREA	66570 SF	100.00%
	1.52 ACRES	

LANDSCAPING INFORMATION

BLUEGRASS SOD	4569.95 SF	KEYNOTE 19
		FRONT OF LOT

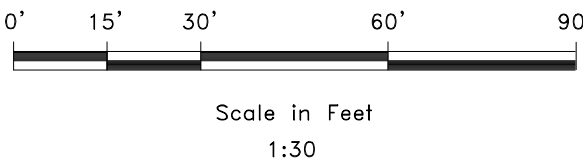
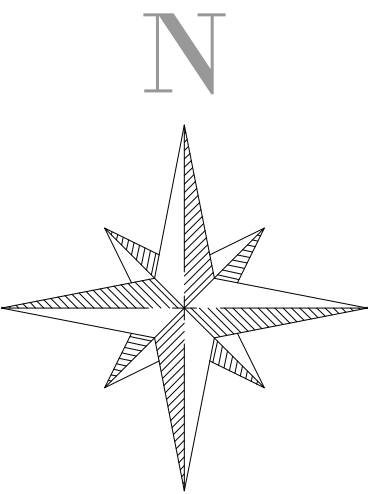
LEGEND

SETBACK	---
BOUNDARY	---
CENTERLINE	---
NEW ASPHALT	---
NEW CONCRETE	---
NEW GRAVEL	---
NEW LANDSCAPING	---
UTILITY TRENCHS	---
CROSS ACCESS AGREEMENT	---
UDOT ROAD PATCH	---

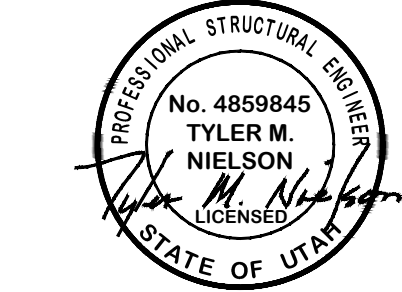


SITE PLAN KEYNOTES

- 1 REMOVAL OF EXISTING CURB AND GUTTER AND SIDEWALK
- 2 REPLACEMENT OF CURB AND GUTTER/ TO RECONSTRUCT STORM DRAIN PER UDOT STANDARDS GW 2A AND CB1 (SEE DETAILS)
- 3 INSTALL OF DRIVEWAY AND SIDEWALK ACCESS TO UDOT STANDARDS GW 3A (SEE DETAILS)
- 4 PROPOSED SEWER LATERAL BORING TRENCHES FILLED TO UDOT STANDARD (SEE DETAILS)
- 5 PROPOSED WATER LATERAL TRENCHS FILLED TO UDOT STANDARD (SEE DETAILS)
- 6 EXISTING WATER SERVICE 3/4" (TO BE REMOVED COORDINATE WITH BONA VISTA)
- 7 EXISTING STORM DRAIN BOX TO CONNECT PROPOSED SITE STORM DRAIN SYSTEM
- 8 PROPOSED SEWER MANHOLE AND LATERAL BORING (LATERAL TO BE INSTALLED IN A METAL CASING VIA TRENCHLESS INSTALL) TO MAIN CONNECTION (COORDINATE WITH WEST HAVEN SEWER JOHN WALLACE)
- 9 PROPOSED ASPHALT PAVING (3" ASPHALT/ 8" BASE, SEE DETAILS)
- 10 TYPICAL PARKING STRIPING 4" WHITE
- 11 ADA STALL, ACCESSIBILITY STRIPING, PARKING SIGN (SEE DETAILS)
- 12 TURN ARROWS
- 13 6" ROADBASE / GRAVEL YARD
- 14 EX FENCE
- 15 PROPOSED GATE
- 16 AWNING POSTS
- 17 EX CANAL
- 18 EX CANAL ACCESS ROAD
- 19 PROPOSED LANDSCAPING
- 20 PROPOSED DETENTION POND
- 21 PROPOSED THICKENED EDGE SIDEWALK (SEE DETAILS)
- 22 PROPOSED LID INFILTRATION BASIN
- 23 PROPOSED UDOT ROAD PATCH (2" MILL 20FT PAST TRENCH EACHWAY, CUTS PERPENDICULAR TO LANES AND PARALLEL TO LANES AT LINE DIVIDER OR AT CENTER OF LANE, AND PATCH PER UDOT REQUIREMENTS)



Seal



Consultant

Project Name
WORLDWIDE MEDICAL SYSTEM
OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2021-27

SITE PLAN

Sheet Number

C1

NOT FOR CONSTRUCTION

UTILITY PLAN KEY NOTES:

- 1

PROPOSED STORM DRAIN 10" (PVC C900) (COVER TO BE CLASS I OR II MATERIAL PER ASTM D2321 WITH A MINIMUM 95% COMPACTION)
- 2

EX STORM DRAIN 15" CPP
- 3

PROPOSED 2X2 INLET BOX
- 4

EX 2X4 CATCH BASIN
- 5

PROPOSED DETENTION POND
- 6

CONNECT TO EXISTING STORM DRAIN
- 7

PROPOSED 2" WATER LATERAL (TYPICAL)
- 8

PROPOSED HYDRANT LINE 8" WATER LATERAL (PVC C900)
- 9

PROPOSED 8" WATER GATE VALVE (TYPICAL)
- 10

EX WATER METER (TO BE REMOVED COORDINATE WITH BONA VISTA WATER)
- 11

EX WATER 12" LINE
- 12

EX IRRIGATION LINE (TO POTHOLE AND COORDINATE WITH CURRENT USERS AND WILSON IRRIGATION ABOUT MOVING, WHEN FUTURE BUILDING IS DEVELOPED)
- 13

EX WATER VALVE
- 14

NEW FIRE HYDRANT (PER DISTRICT STANDARDS- *SO LONG AS BUILDING IS SPRINKLERED WITH A NFPA13 SYSTEM OR ANOTHER HYDRANT IS REQUIRED*)
- 15

PROPOSED SEWER LATERAL 6" (PVC SDR35)
- 16

PROPOSED SEWER MANHOLE (COORDINATE WITH WEST HAVEN SEWER-JOHN WALLACE) (PER WEST HAVEN SERVICE DISTRICT STANDARDS)
- 17

EX SEWER MANHOLE
- 18

EX SEWER (EXISTING SITE LATERAL TO BE VERIFIED BY OWNER/CONTRACTOR, VIDEO INPSECTION RECOMMENDED)
- 19

CONNECT TO EXISTING SEWER
- 20

EX GAS
- 21

EX COMMUNICATION
- 22

EX POWER
- 23

EX POWER POLE
- 24

EX IRRIGATION CANAL
- 25

CAP AND BLOCK FOR FUTURE LOT
- 26

CONTINUE UTILITY CONNECTION PER BUILDING PLANS
- 27

ROOF DRAIN (ROOF DRAINS TO BE COORDINATED AS NEEDED)
- 28

PROPOSED STORM DRAIN CONTROL STRUCTURE
- 29

PROPOSED FIRE HYDRANT LINE 6" (PVC C900)
- 30

PROPOSED FIRELINE TO BUILDING 4" (PVC C900)
- 31

PROPOSED SEWER CLEANOUT/MANHOLE (PER WEST HAVEN SERVICE DISTRICT STANDARDS)
- 32

PROPOSED SEWER LATERAL 8" (PVC SDR35) (STEEL CASD WHEN BORED UNDER UDOT ROAD)
- 33

PROPOSED WATER LINE 8" TEE
- 34

PROPOSED WATER LINE 8" TO 6" REDUCER
- 35

PROPOSED 6" WATER GATE VALVE (TYPICAL)
- 36

PROPOSED WATER LINE 8" TO 4" REDUCER
- 37

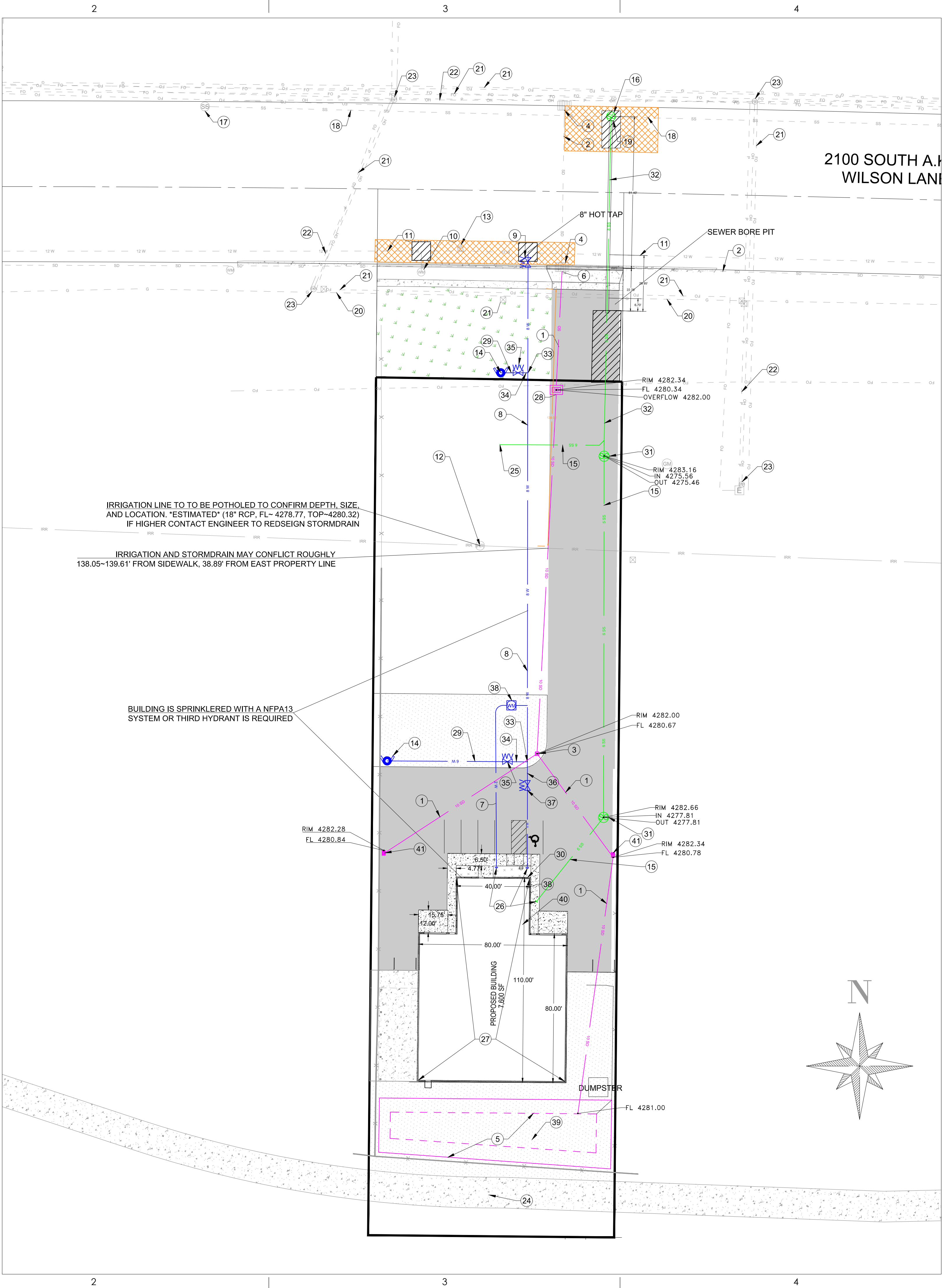
PROPOSED 4" WATER GATE VALVE (TYPICAL)
- 38

PROPOSED 2" WATER METER (PER BONA VISTA STANDARDS)
- 39

PROPOSED LID DETENTION
- 40

KNOX BOX AND FDC LOCATION (SEE BUILDING PLANS)
- 41

PROPOSED 2X4 CATCH BASIN



CULINARY WATER NOTES

1. ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO BONA VISTA WATER STANDARDS, SPECIFICATIONS AND PLANS.
2. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
3. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT D OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA WATER UTILITY.
4. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
5. IRRAGATION SHALL BE PROVIDED BY LANDSCAPE DESIGN. CONNECTIONS TO CULINARY SYSTEM SHALL MEET DISTRICT REQUIREMENTS WITH BACKFLOW PREVENTER.

SANITARY SEWER NOTES

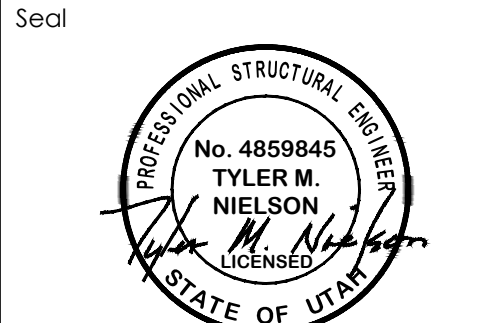
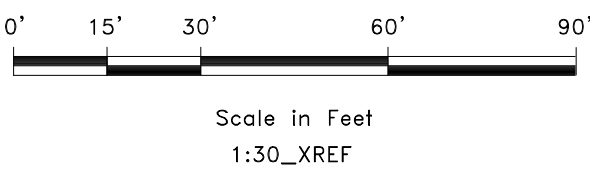
1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEST HAVEN SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

STORM DRAIN NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEST HAVEN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.
3. ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.
4. ROOF DRAIN TO BE COORDINATED AS NEEDED.

LEGEND

SS	EXISTING SANITARY SEWER
SS	EXISTING SANITARY MANHOLE
SS	NEW SANITARY SEWER LATERAL
SS	NEW SANITARY SEWER MANHOLE
SS	EXISTING CULINARY WATER
SS	NEW CULINARY WATER LATERAL
SS	NEW CULINARY WATER FIRELINE
SS	NEW FIRE HYDRANT
SS	EX CULINARY WATER VALVE
SS	EX CULINARY WATER METER
SS	NEW STORM DRAIN
SS	NEW 2'x2' CATCH BASIN
SS	NEW 2'x4' CATCH BASIN
SS	EX 2'x4' CATCH BASIN
SS	EX POWER LINE
SS	EX POWER POLE
SS	EX COMMS LINE
SS	EX COMMS BOX
SS	EX GAS
SS	PROPOSED TRENCHS



Consultant

Project Name

Issued	No.	Date	Description

Revision	#	No.	Date	Description

SAA Project No. 2021-27

UTILITY PLAN

Sheet Number

C2

WORLDWIDE MEDICAL SYSTEM

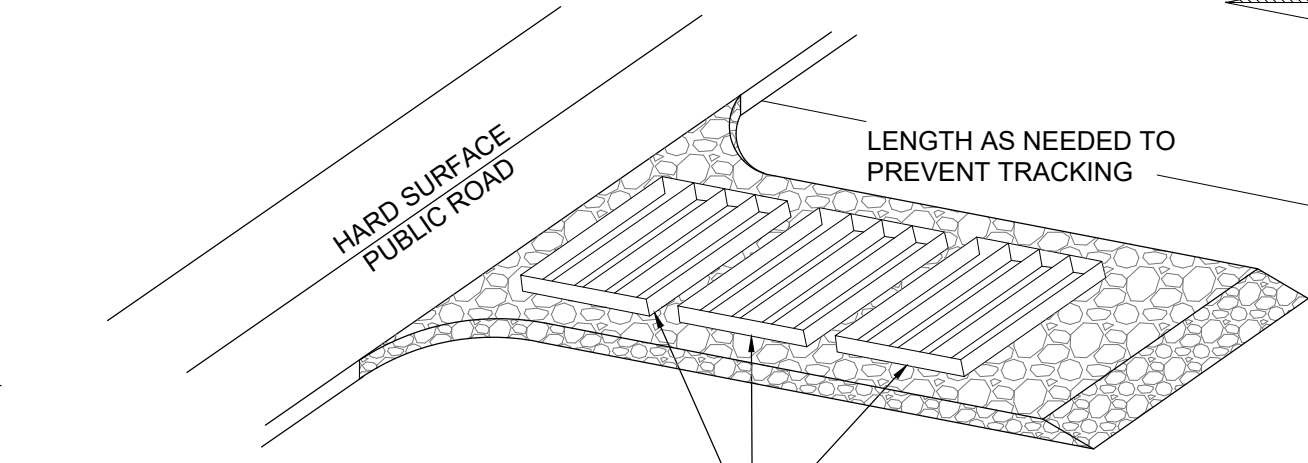
OFFICE & SHOP

1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

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.

D



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

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.

C

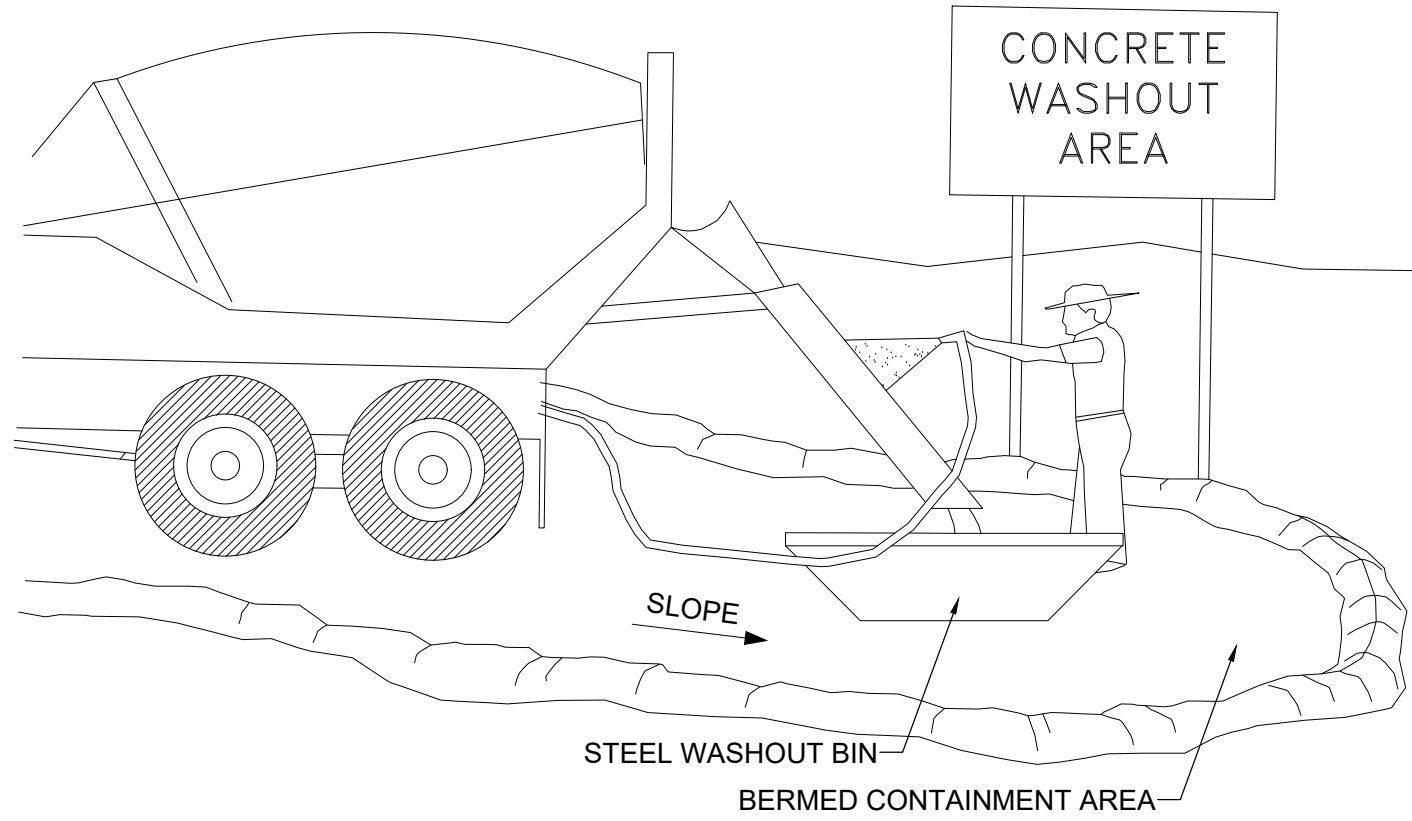
STREET MAINTENANCE NOTES:

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

B



NOTES:

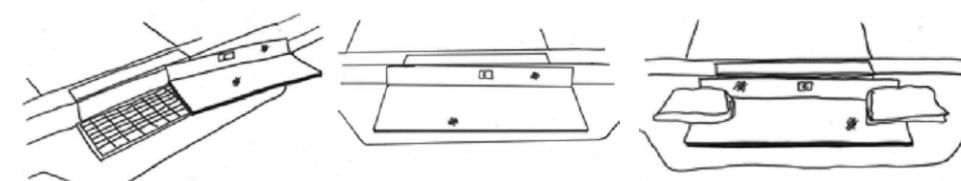
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN 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 SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

A

INSTALLATION NOTES

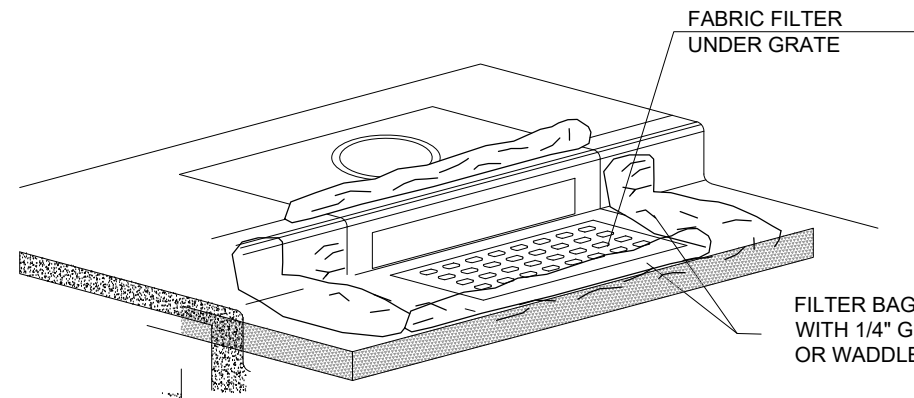
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL 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.

ANCHOR ALTERNATIVES:
SEE NOTES



1A INLET PROTECTION - OPTION 1

Scale: NTS



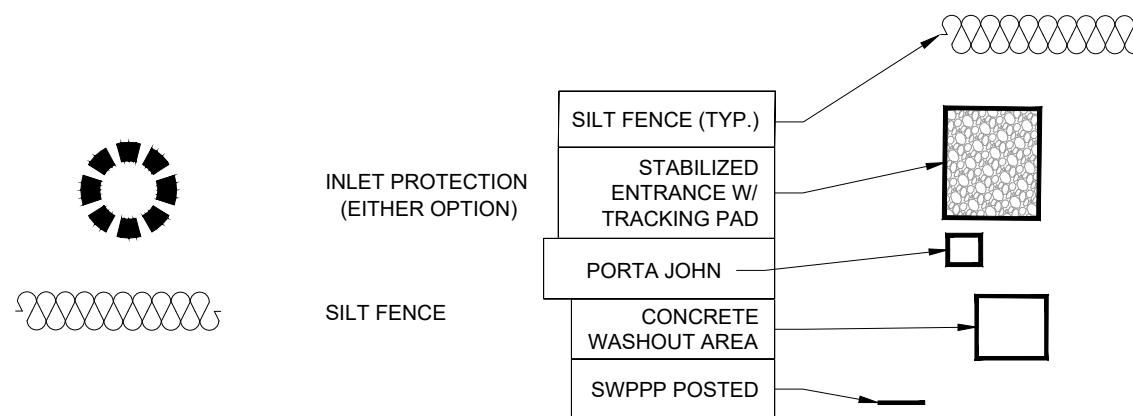
1B INLET PROTECTION - OPTION 2

Scale: NTS

2 SILT FENCE

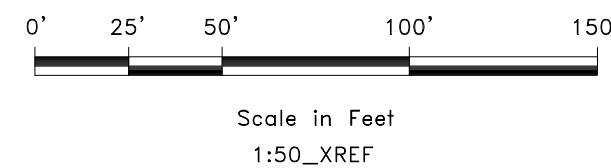
Scale: NTS

LEGEND



SWPPP PLAN KEY NOTES:

- 1 DRAINAGE INLET PROTECTION EX STORM DRAIN
- 2 DRAINAGE INLET PROTECTION SITE STORM DRAIN
- 3 STABILIZED ENTRANCE W/ TRACKING PAD OR 3" OR BIGGER ROCK, AS NEEDED PER CONTRACTOR
- 4 SILT FENCE, AS NEEDED PER CONTRACTOR
- 5 BERM TO PROTECT OPEN WATER, AS NEEDED PER CONTRACTOR
- 6 CONCRETE WASHOUT
- 7 PORTA JOHN
- 8 DUMPSTER
- 9 SWPPP POSTED



Seal

Consultant

B

Project Name

Issued

No.	Date	Description

Revision

No.	Date	Description

SAA Project No. 2021-27

Drawing Title

SWPPP

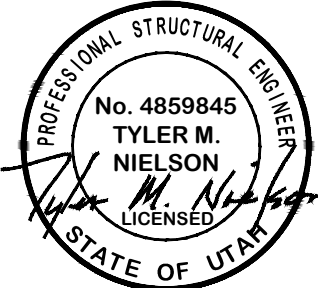
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C4

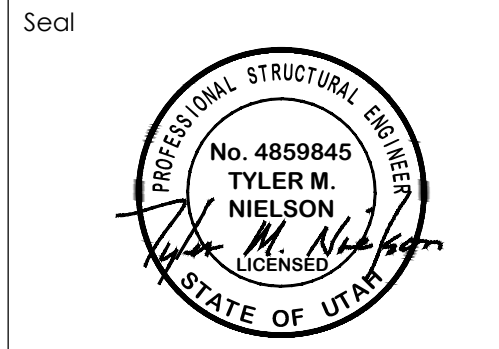
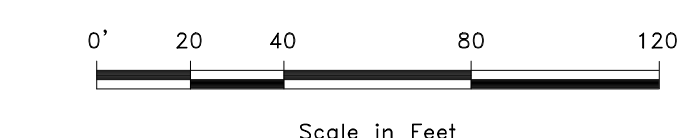
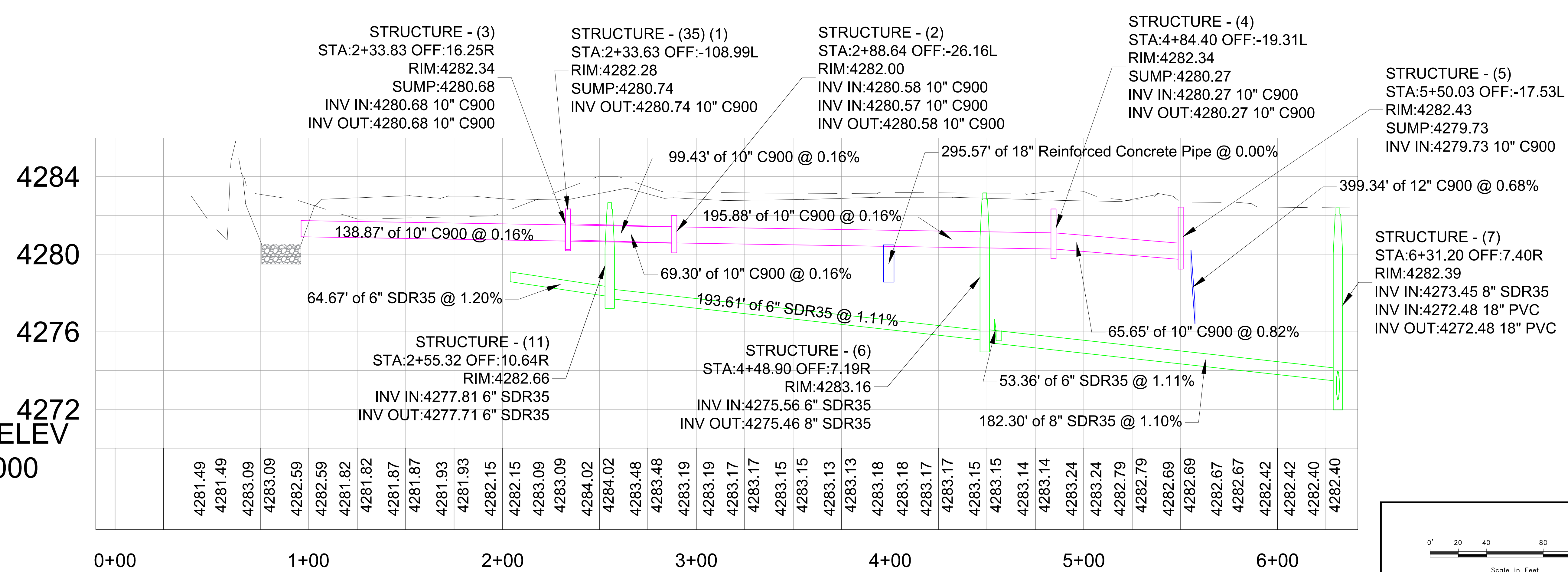
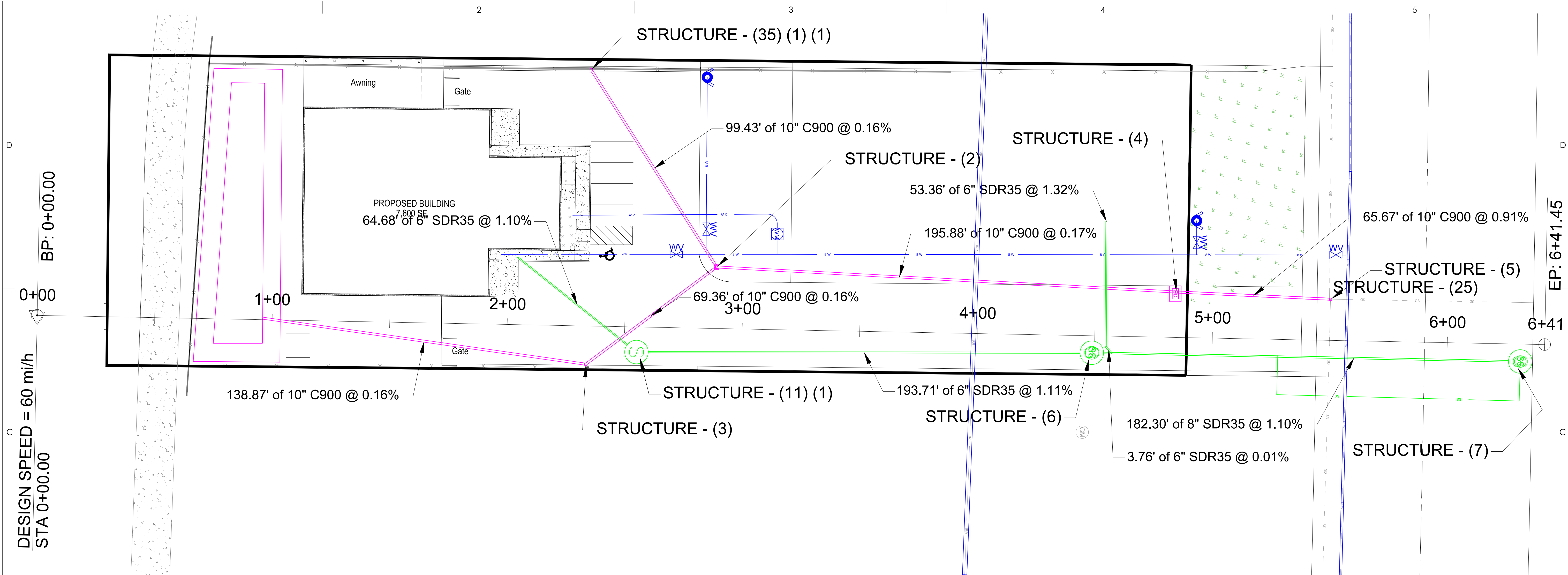
WORLDWIDE MEDICAL SYSTEM

OFFICE & SHOP

1679 WEST 2100 SOUTH
WEST HAVEN, UTAH



NOT FOR CONSTRUCTION



Consultant

WORLDWIDE MEDICAL SYSTEM
OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Project Name

Issued	No.	Date	Description

Revision	No.	Date	Description

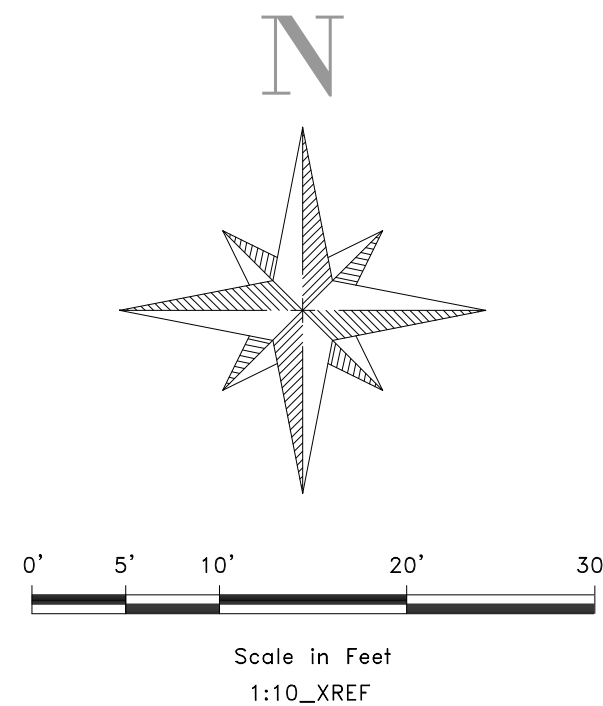
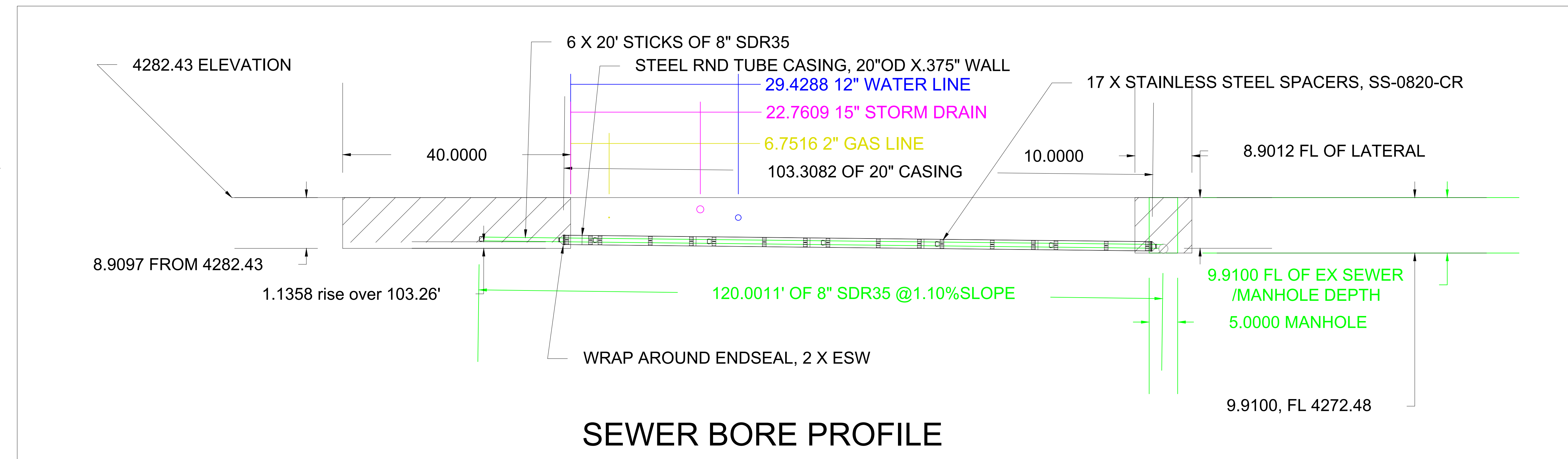
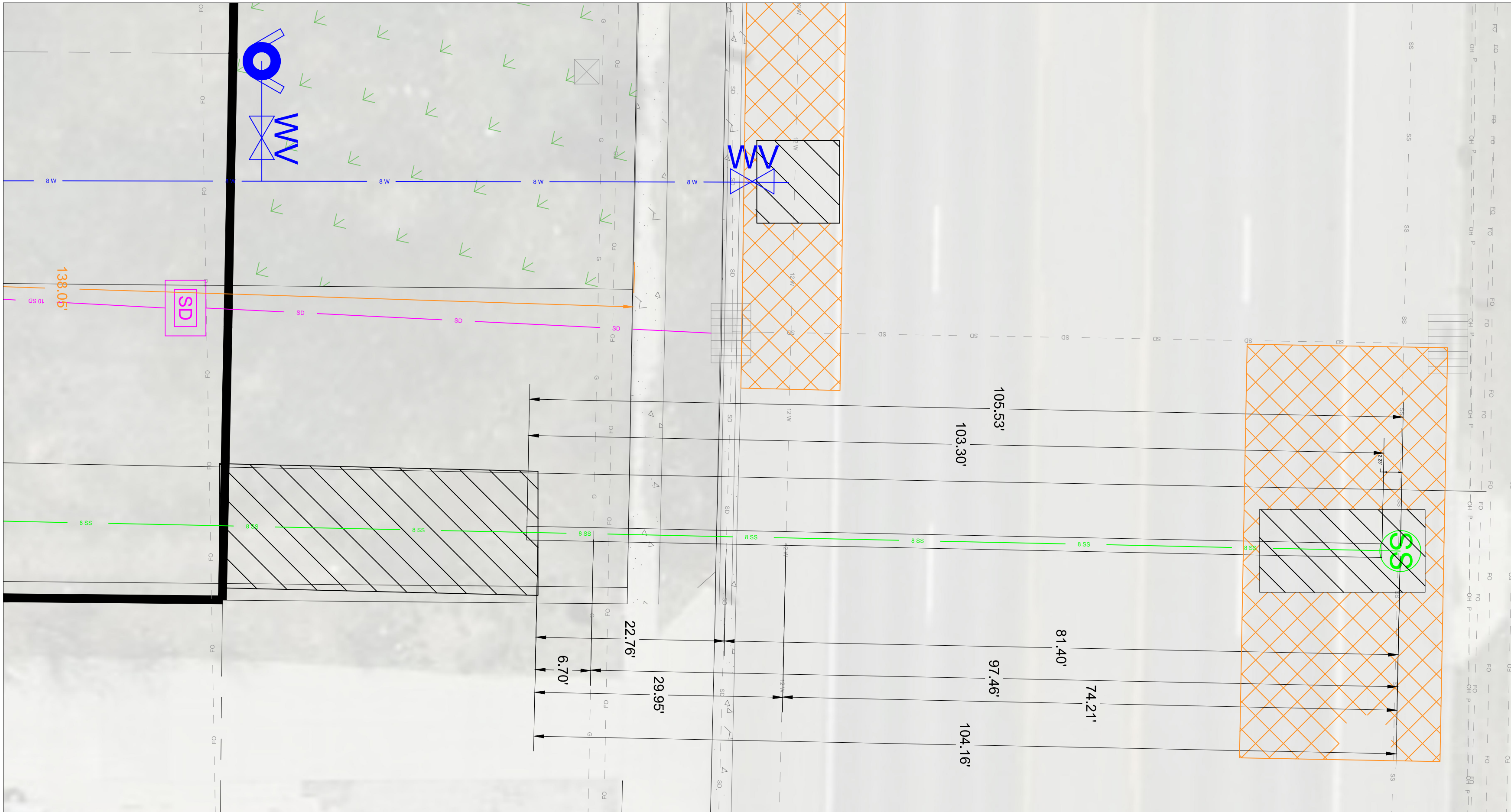
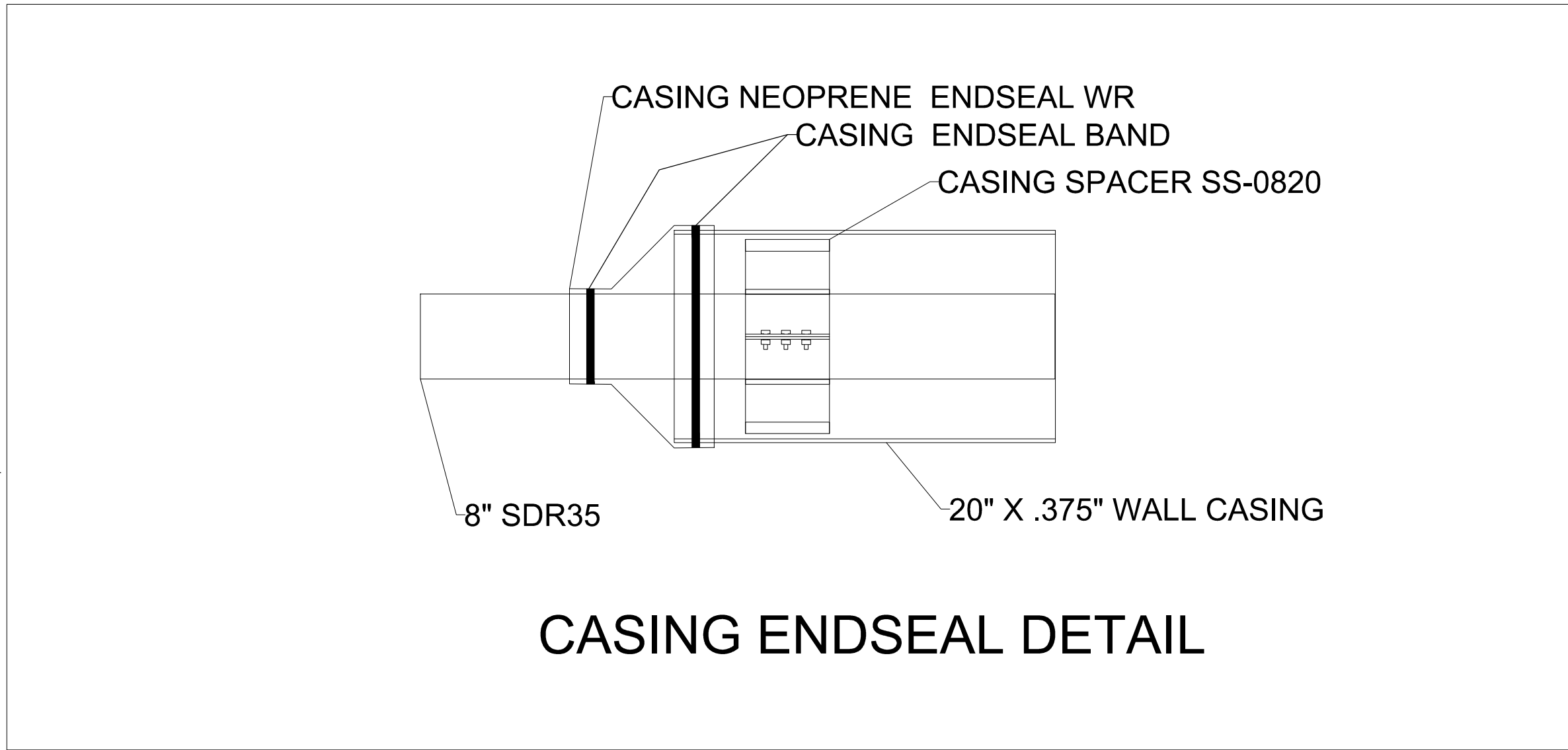
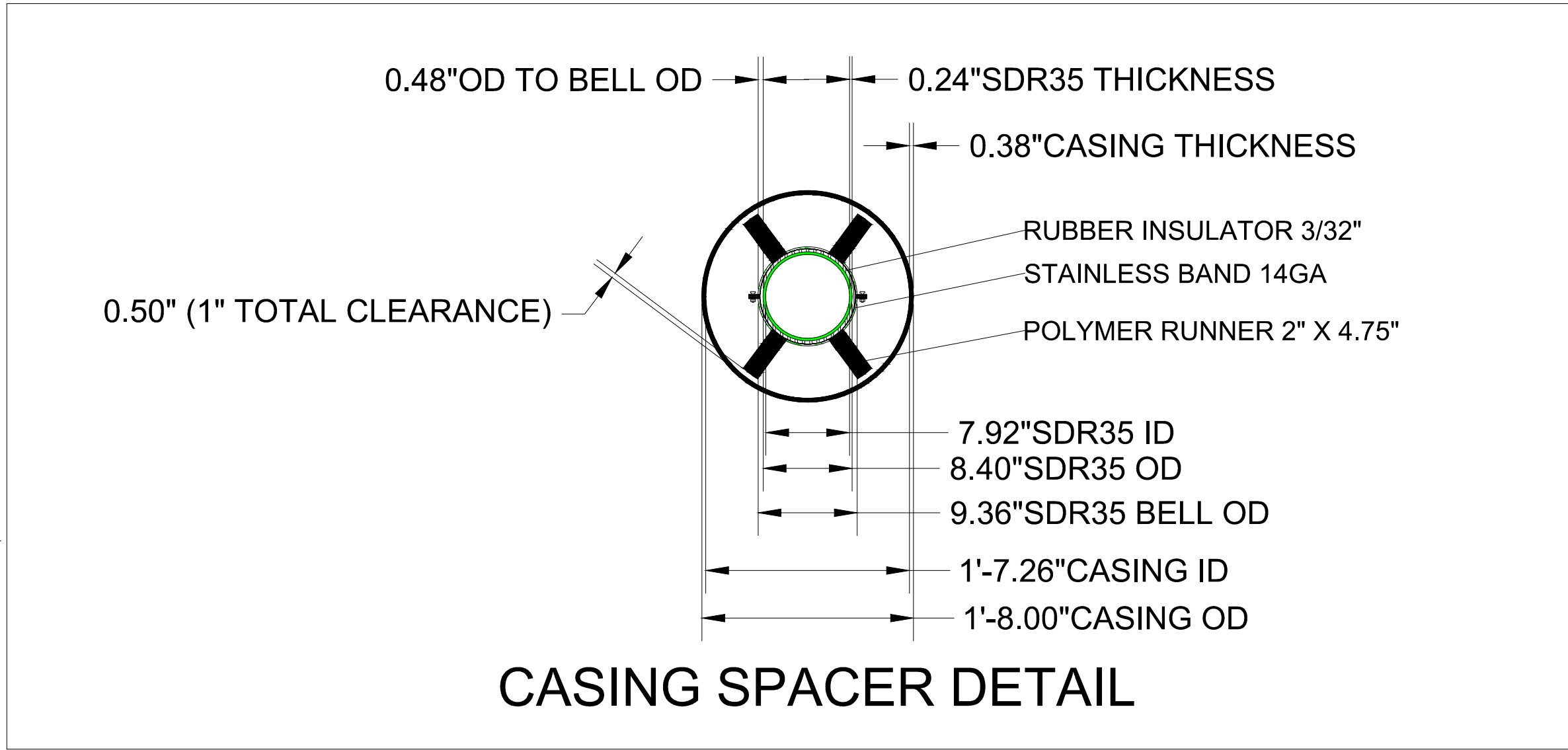
SAA Project No. 2021-27

PLAN AND
PROFILE

Sheet Number

C6

NOT FOR CONSTRUCTION



Seal

Consultant

Project Name
WORLDWIDE MEDICAL SYSTEM

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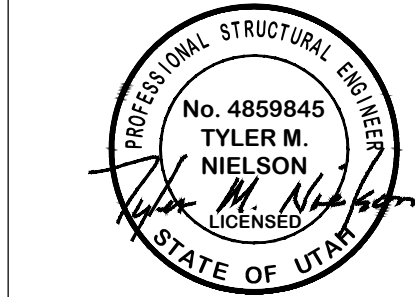
Revision	No.	Date	Description

SAA Project No. 2021-27

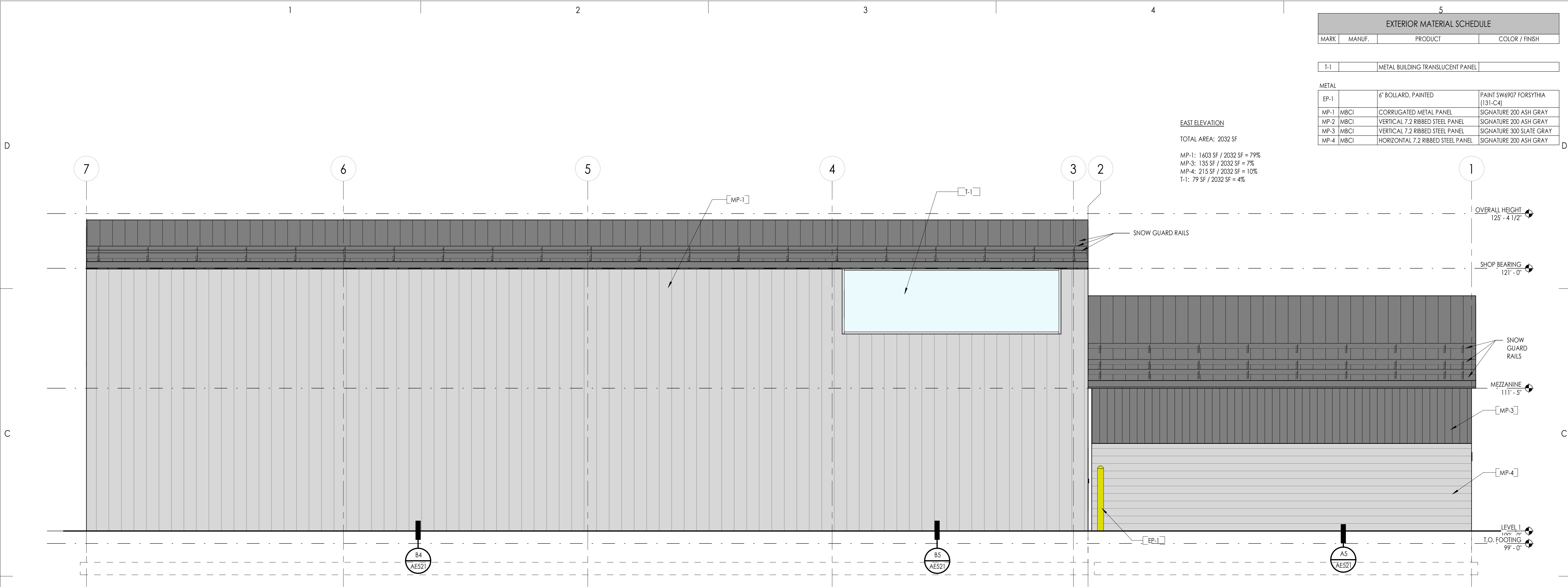
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Bore PLAN

Sheet Number

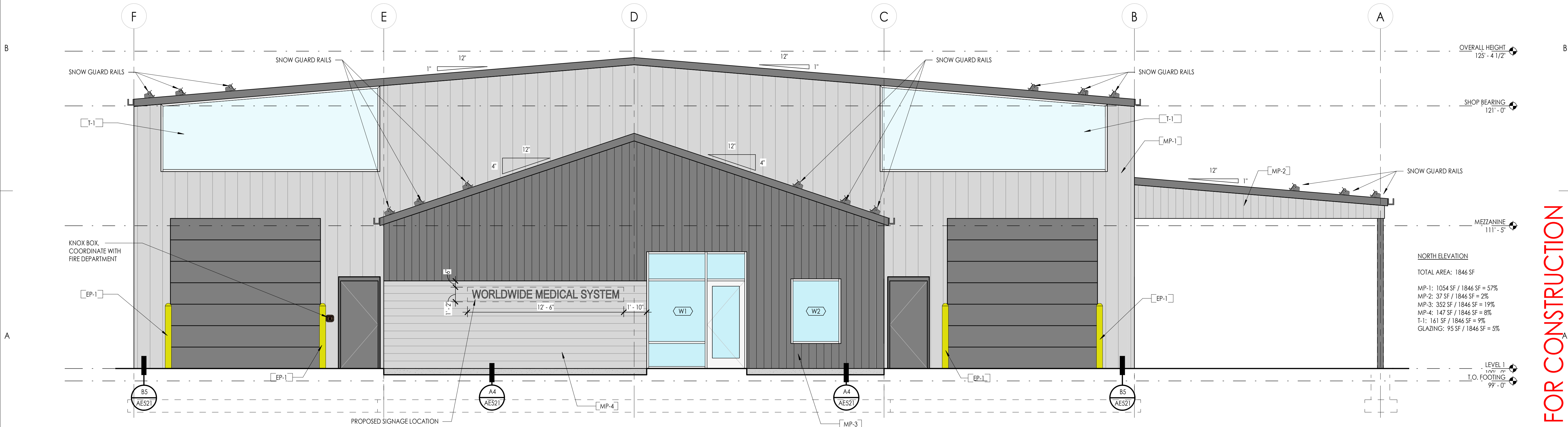
C7



OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH



C3 EAST ELEVATION
1/4" = 1'-0"



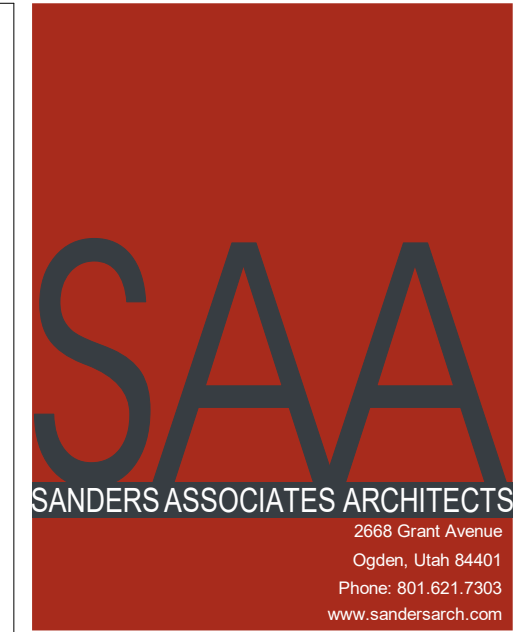
A3 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
T-1 METAL BUILDING TRANSLUCENT PANEL			
METAL			
EP-1		6" BOLLARD, PAINTED	PAINT SW6907 FORSYTHIA (131-C4)
MP-1	MBCI	CORRUGATED METAL PANEL	SIGNATURE 200 ASH GRAY
MP-2	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY
MP-3	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 300 SLATE GRAY
MP-4	MBCI	HORIZONTAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY

EAST ELEVATION

TOTAL AREA: 2032 SF

MP-1: 1603 SF / 2032 SF = 79%
MP-3: 135 SF / 2032 SF = 7%
MP-4: 215 SF / 2032 SF = 10%
T-1: 79 SF / 2032 SF = 4%



Seal
Consultant

Project Name
WORLDWIDE MEDICAL SYSTEM
OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UTAH

Issued		
No.	Date	Description
Revision		
No.	Date	Description

SAA Project No. 2021-27
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE201



EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
T-1 METAL BUILDING TRANSLUCENT PANEL			
METAL			
EP-1		6" BOLLARD, PAINTED	PAINT SW6907 FORSYTHIA (131-C4)
MP-1	MBCI	CORRUGATED METAL PANEL	SIGNATURE 200 ASH GRAY
MP-2	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY
MP-3	MBCI	VERTICAL 7.2 RIBBED STEEL PANEL	SIGNATURE 300 SLATE GRAY
MP-4	MBCI	HORIZONTAL 7.2 RIBBED STEEL PANEL	SIGNATURE 200 ASH GRAY

WEST ELEVATION

TOTAL AREA: 2028 SF
MP-1: 1539 SF / 2028 SF = 76%
MP-2: 60 SF / 2028 SF = 3%
MP-3: 288 SF / 2028 SF = 14%
T-1: 79 SF / 2028 SF = 4%
GLAZING: 62 SF / 2028 SF = 3%



Consultant

Project Name
WORLDWIDE MEDICAL SYSTEM
OFFICE & SHOP
1679 WEST 2100 SOUTH
WEST HAVEN, UT/4

Issued		
No.	Date	Description

Revision		
No.	Date	Description

SAA Project No. 2021-27
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE202

STAFF REPORT

TO: Planning Commission Members

FROM: Steve Anderson, City Planner

DATE: September 8, 2021 Meeting

SUBJECT: Tuscan Meadows Phase 4 – Approx 2300 W 2900 S - Shelly Rovera



The following staff report reviews the Final Plat for the above referenced subdivision.

Background

This property is part of the large Tuscan Meadows mixed use development that started about 5 years ago.

Analysis

Attached are the plans submitted. This is another phase that follows the as designed preliminary plan. Fire has approved the layout. Building does not have any comments for these plans. Set backs have been approved.

Planning Options

- **Grant approval as submitted.**
- **Grant Approval based on staff recommendations and other items that may come up in the meeting.**

SUBDIVISION APPLICATION



SUDIVISION NAME Tuscan Meadows Phase 4

LOCATION WEST HAVEN 2250 W 3300 S PARCEL # _____

NO. OF LOTS 37 ZONE _____

APPLICANTS NAME Mike Schultz Construction

PHASES	
PHASE 1	NO. OF LOTS _____
PHASE 2	NO. OF LOTS _____
PHASE 3	NO. OF LOTS _____
PHASE 4	NO. OF LOTS <u>37</u>
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

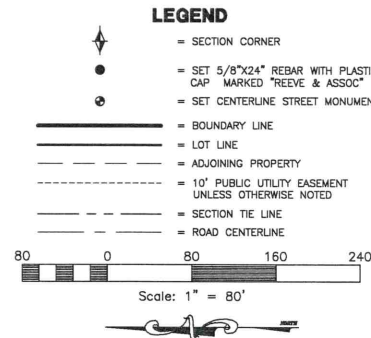
<u>Planning Commission preliminary action</u> ☒ Approved ☐ Denied Date <u>4/13/16</u>	<u>Scheduled for Planning Commission Agenda</u> <u>August 11, 2021</u>
<u>City Council preliminary action</u> ☒ Approved ☐ Denied Date <u>5/14/16</u>	<u>Conditions:</u> _____ _____ _____ _____
<u>Planning Commission final action</u> ☐ Approved ☐ Denied Date _____	
<u>City Council final action</u> ☐ Approved ☐ Denied Date _____	

TUSCAN MEADOWS SUBDIVISION PHASE 4

PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
JULY, 2021



VICINITY MAP
NOT TO SCALE



DEVELOPER INFO.

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

NARRATIVE

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

BASIS OF BEARINGS

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

BOUNDARY DESCRIPTION

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

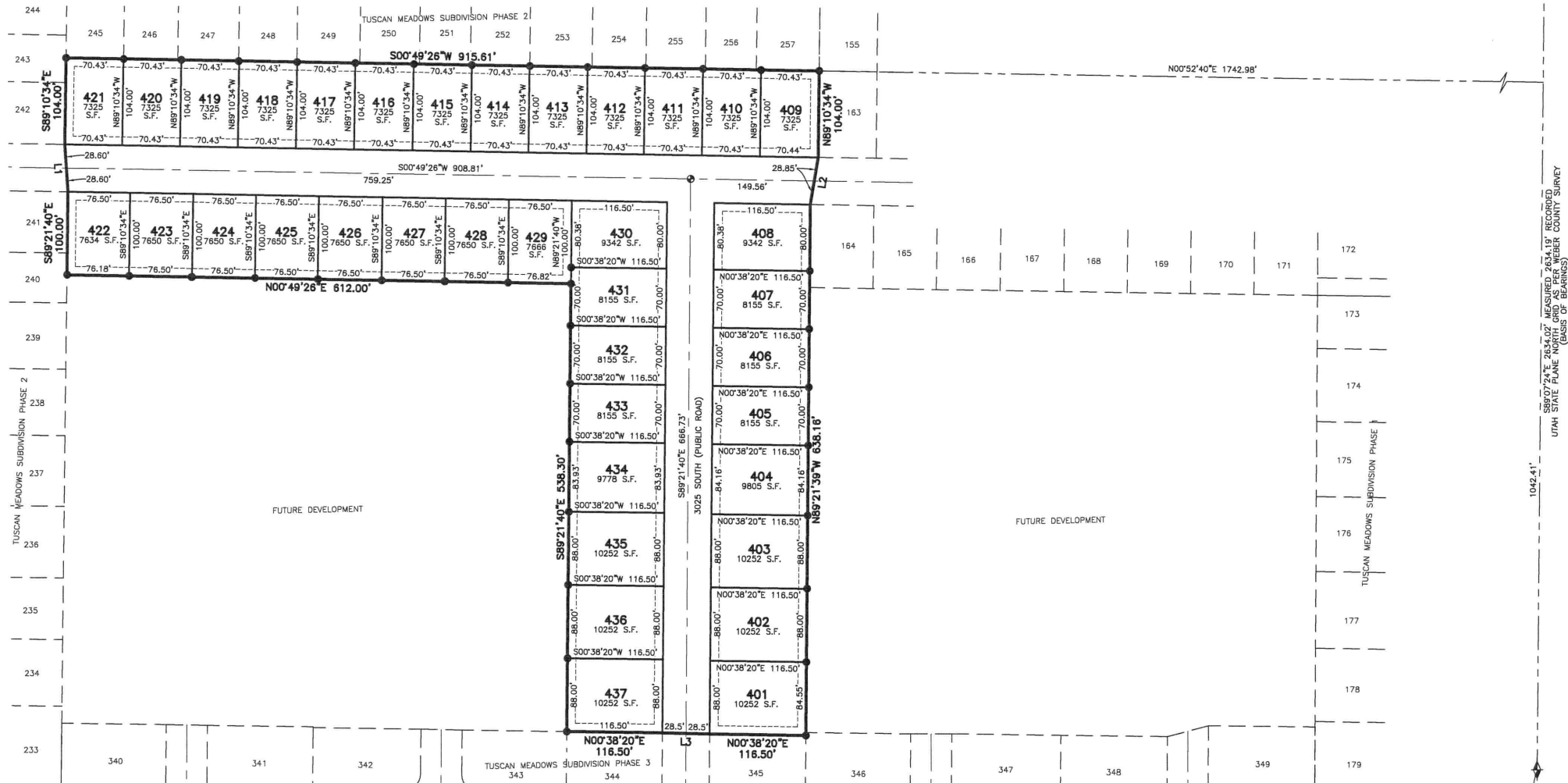
BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 163 OF TUSCAN MEADOWS SUBDIVISION PHASE 1, SAID POINT BEING S89°07'24"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 1042.41 FEET AND N00°52'40"E 1742.98 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N89°10'34"W 104.00 FEET; THENCE N80°18'14"W 57.89 FEET; THENCE N89°21'39"W 638.18 FEET TO THE EASTERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 3; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N00°38'20"E 116.50 FEET; (2) N01°25'58"E 57.01 FEET; AND (3) N00°38'20"E 116.50 FEET; THENCE S89°21'40"E 538.30 FEET; THENCE N00°49'28"E 812.00 FEET TO THE SOUTHERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°21'40"E 100.00 FEET; (2) N89°08'09"E 57.19 FEET; AND (3) S89°10'34"E 104.00 FEET TO THE WESTERLY LINE OF TUSCAN MEADOWS SUBDIVISION PHASE 2; THENCE S00°49'28"W ALONG SAID WESTERLY LINE, 915.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 393.313 SQUARE FEET OR 9.029 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°08'09"E	57.19
L2	N89°18'14"W	57.70
L3	N01°25'58"E	57.01

SOUTHEAST QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 2006



SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND BRASS CAP MONUMENT IN GOOD CONDITION DATED 1971

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF TUSCAN MEADOWS SUBDIVISION PHASE 4 IN WEST HAVEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT TUSCAN MEADOWS SUBDIVISION PHASE 4, AND DO HEREBY DEDICATE TO WEST HAVEN CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT AND DEDICATE TO ROCKY MOUNTAIN POWER A 10' POWER EASEMENT TO OPERATE AND MAINTAIN AN EXISTING OVERHEAD POWER LINE AND POWER POLES AND ALSO TO GRANT AND DEDICATE TO WEST HAVEN CITY ALL AREA LABELED AS DETENTION BASIN FOR DRAINAGE TO BE OWNED AND MAINTAINED BY WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

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

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

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

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-19-19
Name: TUSCAN MEADOWS PHASE 4
Number: 3784-65
Revision: 7-12-21 NA
Scale: 1"=80'
Checked:



ROCKY MOUNTAIN POWER

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

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

BY _____ TITLE _____

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

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

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

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

THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

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

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

Webster County Recorder

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

Webster County Recorder

Deputy.