



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

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

NOTICE IS HEREBY GIVEN THAT ON **NOVEMBER 10, 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/85417709414](https://us06web.zoom.us/j/85417709414) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/89177552246](https://us06web.zoom.us/j/89177552246) OR WATCH US LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA](https://www.youtube.com/channel/UCEEQNQBTFZJWTGOPHMCNCBA)

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ACTION ON MINUTES- OCTOBER 27, 2021**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **PUBLIC HEARING-AMENDING WEST HAVEN CITY SIGN ORDINANCE**
6. **ACTION ON PUBLIC HEARING-AMENDING THE WEST HAVEN CITY SIGN ORDINANCE**
7. **PRELIMINARY AND FINAL SUBDIVISION APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE-EDDIE BOWEN**
8. **DISCUSSION AND POSSIBLE ACTION- AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS**
9. **PRELIMINARY AND FINAL SUBDIVISION-KIRK PROPERTY SUBDIVISION AT 3850 S 4700 W-WEBER BASIN WATER CONSERVANCY DISTRICT**
10. **CONDITIONAL USE PERMIT-SITE PLAN APPROVAL-PUMP STATION/UTILITY SERVICE AT 3850 S 4700 W-KEVIN MULVEY**
11. **FINAL SUBDIVISION-WESTRIDGE ESTATES AT APPROX. 4950 W 3300 S-STILLWATER CONSTRUCTION**
12. **FINAL SUBDIVISION-WESTWOOD ESTATES AT APPROX. 3460 W 3600 S-RSET LLC**
13. **DISCUSSION AND ACTION-CANCELATION OF NOVEMBER 24TH MEETING**
14. **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 AND CITY COUNCIL JOINT WORK SESSION
AGENDA
HELD PRIOR TO PLANNING COMMISSION MEETING
WEDNESDAY NOVEMBER 10, 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. Joint work session with City Council to discuss additional changes to the Patio Home Ordinance
2. Staff items



Planning Commission Meeting Minutes October 27, 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: Charis Sully
Shari Phippen
Amy Hugie

Deputy Recorder
Community Development Director
Attorney

5:30 WORK SESSION

There was a discussion about canceling the second Planning Commission Meeting in November.

AGENDA

1. PLEDGE OF ALLEGIANCE
2. INVOCATION
3. ACTION ON MINUTES- OCTOBER 13, 2021
4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. FINAL SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSON
6. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
7. DISCUSSION AND POSSIBLE ACTION-AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS
8. ADJORNMENT

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

1. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Wilson

2. **INVOCATION** was offered by Commission Member Stimpson

3. **ACTION ON MINUTES- OCTOBER 13, 2021**

Chairman Deem stated that item number 9 has a comment that needs to say no private roads, not no public roads. He also stated that commission member Stimpson was absent and the motion on adjournment needs to be changed.

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

4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
Shari reported on the previous council meeting.

5. FINAL SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSTON

Brett Johnston was present for this item

Commission member Epperson asked if a demolition permit was obtained.

Mr. Johnston stated that he is in the process of doing that.

Commission member Reyna made a motion to grant final site plan for Frontline Concrete Addition at 1997 S 1550 W. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

6. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
Bryce Thurgood was present for this item.

Shari stated that the completion of the park is tied to recording Phase 3. Everything is done at the park with the exception of the grass and that came at the request of the city.

Mr. Thurgood stated that the park is scheduled to be hydro seeded in 2 weeks.

There was a discussion about a turn around being added on 3600 W.

Commission member Roundy made a motion to grant final subdivision approval for Staker Farms Ph 3
Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

7. DISCUSSION AND POSSIBLE ACTION-AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS

Brett Jones and Justin Wallace were present for this item.

Mr. Jones apologized for the mistake on their part.

Chairman Deem stated that the current materials do not meet the ordinance requirements.

Chairman Deem asked what material the 2 gray colors are.

Mr. Jones stated that it is stucco.

There was a discussion about what was approved and what is being done.

Commission member Reyna asked how much construction was left.

Mr. Jones stated that the inside of Fiiz is almost done, they are just waiting on the feature wall.

Commission member Reyna asked how much time Fiiz will need to get set up once construction is done.

Mr. Jones said they would only need about a week.

Amy advised against giving any type of occupancy until the building is done.

Commission member Stimpson suggested coming back with something else that will meet the ordinance.

Shari stated that all 4 sides of the buildings need to meet the percentages in the ordinance and everything needs to be turned into the city by noon on 11/01/2021 in order to be on the first Planning Meeting in November.

Commission member Epperson made a motion to table amending the design review for Roxberry and Fiiz at 4671 S Midland Drive. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

8. ADJOURNMENT

Commission member Epperson made a motion to adjourn at 7:03 PM Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

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Chapter 56- Sign Regulations

- 56.02 Purpose and Scope
- 56.04 Enforcement – Appeals – Variances
- 56.06 Definitions
- 56.08 Prohibited Signs
- 56.10 Permitted Signs
- 56.12 Application Process
- 56.14 Violation

56.02 Purpose and Scope

It is the purpose of this chapter to regulation the design, placement and use of signs within West Haven City, and to authorize the compatible uses of such signs. Such regulations may include design, location, size, type, safety impacts and aesthetics and other such standards as may be outlined in this chapter. By doing so, West Haven City will promote both short and long-term civic beauty, as well as encourage public order.

For large-scale (10 acres or more) commercial developments, it is the purpose of this chapter to facilitate a cohesive design of signs within the development in order to preserve and protect the aesthetics of the development and the surrounding streetscape.

It is not the intent of this chapter 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 handheld placards and other similar devices traditionally used for public protest and the exercise of free speech.

In interpreting and applying this chapter, the rules, regulations and terms contained herein shall be construed to the most restrictive meaning possible.

Any sign not specifically permitted by this chapter is prohibited.

56.04 Enforcement – Appeals – Variances

The West Haven Community Development Director, or their designee, is hereby vested with all duties and powers necessary to enforce this chapter. Such powers and duties include the power to:

1. Issue permits for construction, repair and/or alteration of all signs regulated by this chapter.
2. Ascertain that all sign construction, repair and/or alteration is done in compliance with applicable federal, state and local building codes and other relevant regulations.
3. Conduct any and all inspections and re-inspections during the construction, repair and/or alteration process as may be necessary to determine compliance with this chapter.
4. Require changes to the construction, repair and/or alteration of a sign when such sign is found to be out of compliance with this chapter.
5. Issue notices of violation, citations, written warnings and other such enforcement proceedings as may be necessary to ensure compliance with the provisions of this chapter.
6. Abate and remove unsafe, dangerous or illegal signs
 - a. Prior to doing so, the Community Development Director or their designee shall provide the party responsible for the sign with a written notice of the violation(s) and outline what steps the party needs to take to bring the sign into compliance with this chapter.
 - i. Temporary signs shall be given seventy-two (72) hours to take the corrective steps.
 - ii. Permanent signs shall be given thirty (30) days to take the corrective steps.
 - b. Signs posted upon public property, including in the public right-of-way, may be immediately removed by the Community Development Director or their designee.

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7. Require that signs related to a business which has been discontinued be removed within thirty (30) days of the business ceasing operation.
8. Right to Appeal or Request a Variance. Any person who wishes to appeal the decision any decision or notice of action undertaken pursuant to this chapter, or any person who wishes to seek a variance from the regulations contained herein, may do so by following remedy procedures outlined in WHZC 6. Such reasons for requesting a variance may include, but are not limited to:
 - a. Expansion of a non-conforming use
 - b. New use of a previously abandoned non-conforming sign
 - c. Sign design, placement and use outside of the regulations of this chapter

56.06 Definitions

For the purpose of this chapter, the words, terms and phrases herein shall have the following meanings:

Abandoned Sign - means any display remaining in place or not maintained for a period of ninety (90) days or more which identifies a use no longer in operation on the property.

Animated Sign. -See "Flashing Sign" and "Rotating or Revolving Sign."

Area of Sign - means the total square footage of the each and every face of a sign, but does not include any frame or other material. For signs not otherwise supported by a distinctive background, the sign area shall be calculated by enclosing all the lettering by the smallest possible six-sided polygon and calculating the area of the polygon.

Awning Sign - means a device attached to the facade of a building, usually extending over sidewalks, windows and business entries, sometimes to provide weather protection to pedestrians walking beneath such shelters. Awning structures slope downward and away from a building, and typically support canvas, wood or metal slats or glass. Canvas awnings may have a valance (vertical flap) at the bottom of the sloping plane, which may be used to mount a sign identifying the building or store.

Balloon, Fixed - means any air-filled or gas-filled balloon attached to a string, rope or similar device, and tethered to a fixed or moving place or object, including a motor vehicle. See also "Inflatable Device."

Banner - means a sign made of fabric, cloth, plastic, or paper used only temporarily that is not permanently mounted or affixed to the ground or any structure, with or without enclosing framework, used to advertise a fundraiser, promotional or sales event, special or seasonal event, or other temporary on-site informational or directional sign. Pennants, as defined herein, shall be considered "banners" for purposes of this chapter.

Billboard - means a sign of any kind or nature whatsoever used to advertise (i) any business, industry, entertainment or activity not conducted, or (ii) any goods or other tangible items not produced, sold or available, or (iii) any services or other intangibles not available or rendered, on the premises upon which such sign is located; provided, however, such term shall not include any regional guide sign, nameplate, temporary real estate sign, identification sign or on-site advertising sign as such terms are defined in this chapter. Such term shall also not include any notice posted by any public officer in the performance of an official duty, or any directional, warning or informational sign required or authorized by any federal, state, county or local authority.

Building Elevation - means an exterior face of the unit for which a sign is proposed.

Corporate Flag - means a flag displaying the name, symbol or logotype of a business or corporation.

Changeable Copy Sign - means a sign, or portion thereof, with characters, letters or illustrations that can be changed or rearranged without altering the face of the display surface of the sign.

Company Symbol - means a mark or logo that can either stand alone or be used with a company name to identify a company.

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Directional Sign - means any sign that serves solely to guide or designate the location or direction to any place or area.

Display Surface - means the surface made available by the structure for the mounting of material to carry the advertising message, trademark or emblem.

Electronic Readerboard or Electronic Message Board - means a changeable copy sign upon which the copy is displayed or changed by electronic means.

Flashing Sign - means any sign which is designed to intermittently blink on and off, or which creates the illusion of blinking on and off, or which contains running, traveling, animating lights upon the sign structure or within the sign area; such term shall not include time and temperature displays, other electronic readerboard or electronic message board signs.

Freestanding Sign - is a ground-mounted sign that is typically supported by no more than two uprights or braces (e.g., pylon-supported) that are not connected to another structure. Any sign with a base that is less than seventy-five percent (75%) of the width of the sign shall be considered a freestanding sign.

Freeway-Oriented Sign - means a freestanding, on-site advertising or directional sign, not including billboards, located on property abutting a freeway right-of-way or freeway frontage road, and whose height, location and sign copy are designed in a manner which permits identification from an adjacent freeway.

Height of Sign - means the vertical distance from the uppermost point of a sign to the ground immediately below such point; provided that, if the finished grade has been raised immediately below such point, the height shall be measured from the average finished grade of the surrounding area.

Identification Sign - means any sign designed solely to identify the use or occupant of a structure or site, and which contains no other advertising copy.

Inflatable Device - means balloons exceeding two (2) cubic feet and other inflatable devices, including figure objects and caricatures that are intended to attract attention.

Illegal Sign - means any sign or advertising display constructed or erected without first complying with all applicable ordinances and regulations in effect at the time of its construction, erection or use.

Canopy Sign (Gas Station) - means an illuminated sign designed to be an integral part of the architecture of a gasoline service station, and intended to be placed above the fuel pumps of a service station for purposes of providing light for the working area and commercial identification.

Location - means a lot, parcel, site or premises, building, wall or any place whatsoever upon which a sign is erected, constructed or maintained.

Marquee (Changeable Copy) Sign - means a sign or readerboard that is characterized by non-electronic changeable copy, whether said sign is freestanding or mounted on a structure.

Monument Sign - means a ground-mounted sign, single-sided, double-sided or three-sided, supported from grade with a solid base or the appearance of a solid base that is at least seventy-five (75%) of the width of the sign, that is not connected to another structure. Such sign is oriented for vehicular view along roadways, and is often used at entries to a building or project.

Multiple-Faced Sign - means a sign with more than one (1) sign face.

Mural - means a painting, tile or other materials deemed appropriate that comprise artwork on an exterior wall in public view, whose primary purpose is commemorative or artistic rather than advertising.

Nameplate - means any lighted or unlighted sign mounted on or near an entry that identifies the name and occupation or profession of the occupant of the premises.

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Nonconforming Sign - means any sign that complied with all applicable ordinances and regulations in effect at the time it was erected, but which does not conform to one or more of the requirements of this chapter.

Off-Site Advertising Sign - means the same as the term “Billboard” as defined in this section.

On-Site Advertising Sign - means a sign of any kind or nature whatsoever which directs attention to any business, industry, entertainment, occupancy, activity, goods or other tangible items, services or other intangibles, or other activity, conducted, produced, sold, offered, rendered or available upon the premises where the sign is located, as distinguished from an off-site advertising sign. A political or other noncommercial message may be substituted for the advertising copy of any on-site advertising sign allowed under this Code.

Parcel or Lot - means any "Parcel" or "Lot" of real property under separate ownership from any other "Parcel" or "Lot," or under separate lease of at least ten (10) years' duration, with option to renew, which has street or highway frontage.

Pennant - means any plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string,, or other similar device, usually in series, designed to move in the wind.

Permanent Sale Sign - means a sign that indicates a sale in progress and is posted more than thirty (30) days during any sixty (60) day period.

Planned Commercial Centers - Small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market beyond the local community. It must contain at least ten (10) acres of commercial land and 100,000 square feet of commercial floor space.

Pole-Mounted Freestanding Sign - means a single- or double-faced sign mounted on a single pole, as distinguished from a single- or double-faced sign that is supported by no more than two pylons.

Portable Sign - means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to, signs designed to be transported by means of wheels; signs converted to A-frames or T-frames; sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted upon vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day transportation operations of the business, and is not parked away from the business primarily to gain visibility from a public right-of-way.

Projecting Sign - means a pedestrian-oriented, double-sided sign which projects from a building and is mounted perpendicular to the building wall.

Pump Island Sign - means any sign attached to a fuel-dispensing pump, either affixed to or placed upon the pump.

Real Estate Sign - means any sign and sign structure of a temporary nature, relating to the sale, lease or other disposition of real property.

Readerboard.- See "Marquee (Changeable Copy) Sign."

Roof Sign - means a sign upon the roof, upon a structure that appears to be a roof (such as a mansard roof), or above the roofline of the building elevation to which it is attached.

Sign - means any display, exhibit, declaration, demonstration, graphic announcement, inflatable device, illustration or insignia used to advertise or promote the interest of any person, business, institution or organization, when the same is placed outdoors, or on the inside of a window to be seen from the outside, in view of the general public; provided that this definition does not apply to the display of the flag of a nation, state, county or city or any official flag or banner of any bona fide religious or fraternal organization.

Sign Area.- See "Area of Sign."

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Sign Copy - means any characters, letters or type that constitutes the message of the sign.

Sign Height. - See "Height of Sign."

Sign Structure - means the uprights, bracing, guy rods, cables, framework and other support of a sign or billboard.

Street Frontage - means the lineal foot width of a building site or parcel of land, along or fronting on a street or other rights-of-way, excluding alleys.

Temporary Sign - means any sign that is used only temporarily and is not permanently mounted or affixed to the ground or any structure.

Suspended Sign - means a pedestrian-oriented, double-sided sign hung over a walkway, or beneath an awning or arcade, perpendicular to the face of the building to which it is attached.

Wall Sign - means a sign that is affixed to, or painted on, an exterior wall of a building in a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign.

Directional Sign - means an off-site sign which may contain multiple sign panels intended to advertise and direct vehicular traffic to new residential developments, districts or public venues and that is implemented in conjunction with an approved Wayfinding Sign program.

Window Sign- means any words, picture, symbol, brand name, business name logo, including any negative or clear spaces between graphics, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is applied or attached to a window or located within five (5) feet of the inside of a window in a manner that it can be seen from the exterior of the structure.

56.08 Prohibited Signs

Any sign not permitted is prohibited in West Haven City. The following signs are specifically prohibited:

1. Hot or cold air balloons, or inflatables, except when such falls under the definition of temporary sign.
2. Any sign which flashes, blinks, uses chaser lights or is animated.
 - a. Commercial electronic message signs may be permitted, so long as the messages are composed of static images.
3. Projecting signs
4. Roof signs
5. Snipe signs
6. Wind signs
7. Any truck, trailer or other vehicle conspicuously parked in the public right-of-way for more than seventy-two (72) consecutive hours, with an advertising message displayed on the vehicle designed to attract attention to a business, product or promotion.
8. Graffiti
9. Spotlights directed into the night sky, except as part of an approved promotional period for temporary signs.
10. Any off-premise signs, except as may be necessary to provide directions to a residential subdivision or planned unit development.
11. Any handbill or sign which is affixed, painted, marked or written on any part or portion of the public-right of way, including sidewalks, crosswalks, curbs, park strip, light pole, lamp post, hydrant, tree, shrub, power pole or any other structure.
 - a. This does not apply to the painting of house numbers on curbs

56.10 Permitted Signs

Commercial, industrial and residential signs are permitted in the sizes and zones outlined in the matrix below. Certain signs may contain additional regulations, which can be found below the matrix.

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Sign Type	Building Permit Required	Max Height	Max Area (Sq ft)	Permitted Zones	Lighting Permitted
Awning	Y	(see below)	(see below)	C-1, C-2, C-3, M-1	No
Banner	N	6	96	All	No
Billboard	Y	(see below)	675	(see below)	Yes
Canopy	Y	20 (see below)	(see below)		Yes
Community	N	8	32	All	No
Directional	N	8	32	All	No
Flag ¹	N	N/A	12	All	No
Freestanding	Y	(see below)	(see below)	C-1, C-2, C-3, M-1	
Institutional	Y	6	32	All	No
Monument	Y	(see below)	(see below)		
Nameplate	N	2	2	All	No
Notice	N	6	32	All	No
Political	N	6	32	All	No
Public Necessity	N	4	4	All	
Real Estate	N	(see below)	(see below)	All	
Suspended	N	2	3	All	No
Temporary	N	(see below)	(see below)	All	No
Wall	Y	Top of building wall	15% of wall surface (max 600 sq ft)	C-1, C-2, C-3, M-1	
Warning	N	4	16	All	No
Window	Y	(see below)	(see below)		

1. Regardless of type, height and area, all signs in West Haven City shall comply with the following:
 - a. All signs erected in West Haven City shall comply with all building, electrical, fire and other such relevant codes as may be in affect at the time the permit is issued.
 - b. All signs are required to maintain appropriate vertical and horizontal clearances as may be required by any public utility company.
 - c. No building permits will be issued for signs that involve electrical wiring or connections unless designed/built by a licensed electrical contractor, nor shall any building permit be issued for a sign unless the required drawings are prepared by and stamped by a licensed structural engineer.
 - d. Any sign which has a foundation and/or footing requires a building permit, regardless of its designation on the above matrix.
 - e. Any sign which is illuminated shall be required to comply with the West Haven City lighting ordinance.
 - f. No sign shall be placed within the public right-of-way or on public property, unless the sign is related to a specific event sponsored by West Haven City and unless the sign complies in all other respects to this ordinance.
 - g. No sign shall be placed, built or located, nor shall any sign exist, in a manner which creates a nuisance, safety hazard or other unsafe condition.
 - h. When in proximity to traffic signals, street intersections or traffic signs, no sign shall be designed similar to such traffic signs or signals and shall not be permitted to use words which may reasonably create confusion as to the nature and purpose of the sign.
 - i. Any sign placed at any intersection throughout West Haven City shall be placed outside of the sight-triangle (25' x 25' at the corner) area to not create a traffic hazard.
 - j. No sign over two feet (2') high shall be permitted in the line of sight triangle (7' x 50') next to driveway entrances.

¹ Does not apply to the flag of the United States or the flag of the State of Utah. Applies to only to corporate flags.

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- k. Changeable copy and/electronic message portions of the sign may not exceed fifty percent (50%) of the area of any one face of the sign.
 - l. When more than one sign is proposed for a commercial or industrial project, a developer shall submit a plan for the overall placement and design of all signs throughout the development, except for those which are attached to buildings. Developers shall present a sign proposal demonstrating a consistent theme throughout the project signage. The Planning Commission shall review the sign proposal as part of the site plan review.
2. Awning Signs.
- a. Awning signs shall be limited to single story buildings or to the first level of multi-story buildings.
 - b. Awning signs shall be placed over a doorway, window or walkway.
 - c. Awning signs are not allowed on or above a sloping or mansard roof.
 - d. Awning signs shall not:
 - i. Extend more than eighteen-inches (18") either side of the door, window, archway or walkway over which they are located.
 - ii. Project less than two feet (2') or more than eight feet (8') from the wall on which they are anchored.
 - iii. Project above the highest part of the building's vertical wall.
3. Banner Signs. New businesses shall be permitted to use a single banner sign during construction and for no more than six months after receiving final occupancy and a West Haven City business license.
4. Billboard Signs.
- a. Billboard signs are allowed only on property adjacent to and fronting I-15.
 - b. Billboard signs must be oriented for freeway viewing only and be within one-hundred feet (100') of the nearest freeway lane.
 - c. The maximum sign height for billboard signs shall be twenty-five (25') above the grade of the travel lane nearest to the sign.
 - d. No billboard may be erected within 500 feet of another billboard.
 - e. All billboards shall be monopole construction.
5. Canopy Signs. Canopy signs shall only be permitted in gas/fuel stations over the gas/fuel islands, subject to the following:
- a. The height to the top of the canopy may not exceed twenty feet (20') from grade, with no more than four feet (4') of height containing fascia.
 - b. Individual letters, logos or symbols may not exceed four feet (4') in height or project out from the canopy's surface more than eighteen inches (18").
 - c. This does not limit the ability to have a monument or other sign wherein gas/fuel prices may be displayed.
6. Community Signs
- a. May be located at a variety of locations throughout the City, with the written permission of the property owner.
 - b. May not be attached to another temporary, traffic or business sign.
 - c. May be part of the City's annual rotating events, such as West Haven Days, cultural arts events, holidays or changes in the seasons.
 - d. May be located at gateways to the City, at major intersections and along major streets.
 - e. Shall be made of durable, weather resistant material and primarily use logos so as to not create a potential traffic hazard
 - f. Shall be appropriate in size and scale to their location.

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- g. Shall be displayed for not more than thirty (30) days.
7. Directional Signs.
- a. Written consent of the property owner on which the directional sign is located shall be presented to the Community Development Director or their designee, prior to such a sign being erected.
 - b. Directional signs shall be removed either two (2) years from the time the first building permit in the subdivision is issued, or upon the sale of the final lot in the subdivision, whichever comes first.
 - i. An extension may be granted by the Community Development Director or their designee, if it can be shown that a substantial number of the lots are not ready for development or have not sold.
8. Freestanding Signs.
- a. Freestanding signs shall only be allowed on commercial parcels greater than ten (10) acres. One freestanding sign per three hundred (300') feet of street frontage is allowed.
 - b. Freestanding signs shall include the numeric street address of the property upon which it is located. The numbers shall be between nine inches (9") and fifteen inches (15") in height.
 - c. Freestanding signs shall be incorporated into a landscaped design or planter box.
 - d. No sign may be located closer than two hundred feet (200') to any intersection.
 - e. No sign may be higher than twenty-five feet (25') high.
 - f. No sign may extend over a pedestrian or vehicular access area.
 - g. Signs shall be setback from any adjacent property line one foot (1') for each foot of sign height, including any base or supporting structure.
 - h. Structural supports shall be concealed with pole covers at least thirty-six inches (36") wide.
 - i. On-premise signs located within one thousand feet (1000') of Interstate 15 may increase their height so that the sign is visible not more than twenty-five feet (25') above the nearest lane, overpass, sound wall or other view obstruction, whichever is highest.
 - j. 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.
9. Holiday Signs/Decorations. Signs and decorations commonly associated with any national, state or local holiday, as well as any faith-based observances and social customs or causes, shall comply with the following:
- a. All such signs/decorations shall be entirely confined to the property on which they are originally erected.
 - b. No sign or decoration shall be placed in a manner to cause confusion with authorized traffic lights and signals.
 - c. All holiday decorations/signs shall be removed within a reasonable time after the holiday is over.
10. Monument Signs. Monument signs are permitted for any non-residential lot with a minimum of thirty feet (30') of street frontage. The dimensions, area and number of permitted signs are indicated below. Maximum height includes the height of the base, which shall be a minimum of one-foot (1'), and maximum width includes any frame or support structure.

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	Property Frontage (linear feet)	Max Area per sign face (square feet)	Max Height (feet)	Max Area (feet)	Max Number of Signs
Freestanding Commercial	0-99	25	6	8	1
	100-299	55, or .33 per linear foot of frontage, whichever is less	8	8	1
	300-599	65, or .33 per linear foot of frontage, whichever is less	8	8	1
	600+	65, or .33 per linear foot of frontage, whichever is less	8	8	2
Planned Commercial Center	0-399	120, or .5 per linear foot of frontage, whichever is less	20	12	1
	400-599	220, or .5 per linear foot of frontage, whichever is less	25	16	1
	600+	220, or .5 per linear foot of frontage, whichever is less	25	16	2

- Properties in excess of 1,200 linear feet of frontage may be permitted an additional sign for each additional 600' feet of linear frontage (e.g- 1,201-1,799 = 3 signs)
- Parcels with two or more street frontages are permitted one sign per frontage, provided that such signs can be placed a minimum of 100' from each other, measured diagonally across the property.
- When more than one monument sign is permitted, they shall be placed a minimum of three hundred feet (300') apart.
- Monument signs shall be incorporated into a landscaped design or planter box.
- Signs shall be setback from any adjacent property line one foot (1') for each foot of sign height, including any base or supporting structure.
- Monument signs shall include the numeric street address of the property upon which it is located. The numbers shall be between nine inches (9") and fifteen inches (15") in height.

11. Political Signs

- No political sign may be placed or erected more than forty-five (45) days prior to an election and shall be removed within forty-eight (48) hours after the polls have closed.
- No political sign may be placed within 150' of a ballot box or polling location.

12. Real Estate Signs. Signs announcing the location, availability and/or development of a property are allowed, subject to the following conditions:

- Signs advertising the sale of an individual lot shall be no larger than sixteen square feet (16') in area, with a maximum height of four feet (4').
 - On residential lots under construction, one sign is allowed advertising the sale of the lot and one sign is allowed advertising the developer of the lot.
- Signs announcing the future development of commercial, industrial or residential property shall not exceed ninety-six square feet (96') in area, with a maximum height of eight feet (8')
 - One sign per public or private street frontage is permitted.
 - No sign shall be erected prior to approval of the development plan (subdivision, site plan, etc) for the property on which the sign shall be located.
- Signs announcing an open house on the property where the sign is located may not exceed thirty-two square feet in area (32'), with a maximum height of eight feet (8'). Open house signs may be placed on the subject property no more than twenty-four (24) hours prior to the open house and shall be removed upon completion of the open house.

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13. Suspended Signs.

- a. Suspended signs shall not extend beyond the out edge of the awning, marquee, canopy or façade to which they are attached.
- b. Suspended signs shall have a minimum eight-foot (8') clearance above the sidewalk or landscaped area they are over.
- c. A minimum of five feet (5') horizontal distance shall separate suspended signs.

14. Temporary Signs. Regardless of the purpose or nature of the sign, all temporary signs shall comply with the following:

- a. Temporary signs shall advertise a specific event or occasion.
- b. Temporary signs may be placed no more than forty-five (45) days prior to the event or occasion which they advertise, may remain for the duration of the event, and shall be removed within forty-eight (48) hours after the event concludes.
 - i. In the event a temporary sign is advertising a change of ownership, it shall be removed within forty-five (45) days after the ownership has changed.
 - ii. In the event a temporary sign is advertising a going out of business/bankruptcy sale, it may so advertise for a period of not longer than ninety (90) days.

15. Wall Signs. More than one wall sign may be erected on a single building, provided that no more than seven (7) signs are erected and the total of all such signs does not exceed the square footage listed above.

- a. When multiple wall signs are erected on a single building, the design, size, lighting and other elements of the signs shall blend together to create a cohesive theme.
- b. Wall signs shall be limited to a single wall of the freestanding building. Any side with exposure may be used.
- c. No wall sign shall project more than eighteen inches (18") beyond the wall to which it is attached.
- d. Multi-tenant buildings may use a single wall sign to identify all business located within the building.

16. Window Signs. Window signs and indoor illuminated signs within eighteen inches (18") of the window shall not occupy more than twenty-five percent (25%) of the surface area of a single window or group of windows.

56.12 Application Process

1. Regardless of whether or not a sign requires a building permit, no sign shall be erected in West Haven City without first obtaining a sign permit from the Community Development Department. Upon review of the sign application and determination that it complies with this chapter, the Community Development Director, or their designee, shall issue a sign permit.
2. Applications for a sign permit shall include, the following:
 - a. A plot plan showing the relationship of any and all proposed signs to buildings, property lines, setbacks, intersections, easements and driveway accesses on the property, as well as properties located within three-hundred feet (300') of the property at issue.
 - b. A scaled drawing showing, where applicable, the color, dimensions, proposed landscaping, sign materials, type of illumination and street-view of the sign(s).
 - c. Details of sign construction, including any electrical plan and foundation scheme.
 - d. Temporary signs shall state the length of display period.
 - e. Proof of a current West Haven business license.
 - f. The name, address and contact information for the business owner, business operator and property owner.
 - g. Contact information for any contractors used on the project.

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- h. Value of the sign.
- 2. Notwithstanding the foregoing, the Community Development Director, or their designee, may require additional information if they determine that the sign requires further review.
- 3. Issuance of a sign permit does not exempt an applicant from any requirements or conditions of a building permit. Applicant shall be required to apply for an obtain a building permit after issuance of the sign permit.
- 4. The party responsible for the sign shall keep a record of any and all applications submitted and permits issued for the sign and to present them to the Community Development Department upon request.
- 5. The Community Development Department shall maintain such drawings as may aid a sign applicant in determining how the lighting, area and placement of the sign will be calculated.

56.14 Violation

Any violation of this chapter shall be enforced by the Community Development Department. All such violation notices, remedies and procedures for non-compliance shall following the West Haven City Zoning Code violation ordinance.

Riverdale city

B. Commercial And Manufacturing Districts: In commercial districts C-1, C-2, C-3, and CP-1, CP-2, CP-3, and manufacturing districts M-1, M-2, MP-1 and MP-2, the following regulations apply:

1. Development Signs: One or more signs of a temporary nature for main buildings or uses under development provided such signs shall not exceed in combined total area one hundred (100) square feet.

2. Public Necessity Signs: These signs are informational and not advertising in nature. One or more public necessity signs are allowed, provided that no such sign shall exceed twenty four (24) square feet in area.

3. Business Signs: One or more business signs not exceeding three (3) square feet in combined total area for each linear foot of occupied frontage (building width facing street), except that the maximum size of any single business sign shall not exceed three hundred (300) square feet in area and the total area of all commercial or industrial uses shall be six hundred (600) square feet, if the linear building width is sufficient to allow this size of sign. Each commercial or industrial use backing onto a freeway shall be permitted not more than one business sign on the freeway side. New car sales automobile dealerships that have multiple manufacturer makes of vehicles are permitted three hundred (300) square feet of sign area for each new car line.

4. Pole/Pylon Signs Height Regulations: No pole/pylon sign shall be erected to a height exceeding forty feet (40') above the ground, without the approval and issuance of a conditional use permit from the City. A pole/pylon sign located along a UDOT designated interstate/freeway may be erected to a height not to exceed sixty feet (60') above the ground, upon approval and issuance of a conditional use permit from the City. All pole/pylon type signs shall be positioned on the site in a landscaped area. All pole/pylon signs shall be internally illuminated.

5. Existing Signs: Any lawful sign completely constructed, in existence, and lawfully installed in the city at the time of the passage hereof, shall be allowed to exist at its present height. At such time that the existing sign structure or location is changed, in any manner whatsoever, then said sign must come into compliance with the height limitation, as set forth in subsection B4 of this section.

Pylon = Monument^{*} - as confirmed by Riverdale City Planner

Clearfield City / Clinton City

11-15-8: SIGNS THAT REQUIRE A PERMIT:

A. Permit Required: Except as otherwise provided in this title, it shall be unlawful for any person to erect, alter, relocate, direct, or order a person to erect, alter, or relocate any of the following signs within the City without first obtaining a permit or permits from the City. A fee for the permit shall be paid by the applicant in accordance with the City's current fee schedule. (Ord. 2016-06, 9-27-2016)

B. Sign Theme Required: All multi-tenant centers/buildings shall adhere to a consistent theme and utilize similar materials for all project signage. (Ord. 2009-45, 11-24-2009)

C. On Premises Freestanding Signs: Freestanding signs shall be allowed as follows:

1. Commercial or manufacturing parcels or centers less than ten (10) acres in size: No freestanding signs shall be allowed.

2. Commercial or manufacturing parcels or centers ten (10) acres or larger in size: One freestanding sign shall be allowed per three hundred feet (300') of street frontage. Sign area shall not exceed three hundred (300) square feet, and sign height shall not exceed thirty five feet (35'). Signs shall comply with the clear vision regulations found in section 11-13-10 of this title.

3. For centers with more than one sign, there shall be a minimum separation of two hundred fifty (250) lineal feet between each sign.

4. Reader boards, changeable copy areas and electronic message centers: No such device shall exceed fifty percent (50%) of the total copy area of the freestanding sign.

5. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings.

6. Signs shall have at least a one foot (1') pedestal that is constructed of materials such as stone, brick, or rock with landscaping around the base of each sign. (Ord. 2019-06, 2-26-2019)

D. Monument Signs: Monument signs shall be allowed for commercial or manufacturing uses. The following standards shall apply:

1. Sign Area: No monument sign shall exceed sixty four (64) square feet in area.

2. Minimum Street Frontage: There shall be a minimum street frontage of one hundred feet (100') per monument sign. In no case shall there be more than two (2) monument signs per street frontage for any freestanding building on its own lot or for any planned commercial or manufacturing center.

3. Minimum Distance: No monument sign shall be located within one hundred feet (100') of another monument or freestanding sign on the same side of the street, whether on the same parcel or on an adjacent parcel.

4. Sign Height: Monument signs shall have at least a one foot (1') pedestal, and the illuminated cabinet shall not exceed five feet (5') for a total of six feet (6') except along 1700 South, SR-126 and SR-193 where monument signs shall have at least a one foot (1') pedestal, and the illuminated cabinet shall not exceed eight feet (8') or a total of nine feet (9'). 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 shall not exceed nine feet (9'). The sign base shall be landscaped.

5. Reader Boards: Reader boards (changeable copy areas) and electronic message centers shall not exceed fifty percent (50%) of the total monument sign area.

6. Freestanding Monument Signs: A monument sign allowed by this section may be substituted with a freestanding monument sign.

West Jordan City

Sign Standards					
Sign Type	Maximum Area	Maximum Height/ Projection/ Width	Density	Spacing	Front Setback
Monument signs 4' or less in height ¹	The architectural element shall not be considered part of the sign area	A domed, gabled shaped architectural element may extend 1' above the sign for a maximum height of 7' and may incorporate a building address but no other copy or logo shall be permitted within this area	1 for each agricultural sales or service business	n/a	4' except for corner properties and all driveways, where the minimum setback is 15'
Monument signs over 4' in height ¹	50 sq. ft. on sites with less than 250' of street frontage 78 sq. ft. on sites with more than 250' of street frontage The architectural element shall not be considered part of the sign area	Height: All monument signs shall sit on a base no greater than 2' in height. The sign itself shall not exceed 6' in height A domed, gabled or similar shaped architectural element may extend 1' above the sign for a cumulative height of 9' and may incorporate a building address but no other copy or logo shall be permitted within this area Width: The total width of the sign shall not exceed 13'	1 for sites having only 1 business For all other sites, as approved on a sign development plan	Not less than 100' from any other freestanding sign	4' except for corner properties and all driveways, where the minimum setback is 15'
Planned center gateway sign ¹	n/a, except as dictated by maximum height and minimum vehicle/pedestrian clearances	Height: 30'	1 per 15 acres of total planned development area and included in an approved sign plan	150' from any other pole, pylon, planned center sign or planned center gateway sign, 100' from any monument sign and 50' from any other freestanding sign, except bus bench and bus shelter signs	Support columns shall be placed outside of clear vision area
Planned center sign ¹	250 sq. ft.	Height: 25'	1 per frontage onto an arterial/collector right of way	200' from any other pole sign, 150' from any monument sign and 50' from any other freestanding sign, except bus bench and bus shelter signs	n/a
Pole signs ¹	80% of the street frontage of the lot upon which the sign will be located, up to a maximum of 200 sq. ft.	Height: 25'	1 sign per 200' of street frontage and 1 additional sign for developments with 400' or more of street frontage For corner lots, each frontage shall be computed separately	200' from any other pole sign, 150' from any monument sign and 50' from any other freestanding sign, except bus bench and bus shelter signs. There is no required separation between pole signs and bus bench/shelter signs	18"
Pylon sign, minor	64 sq. ft.	Height: 12'	Approved as an element of a sign development plan	Not less than 150' from any other freestanding sign	18"
Pylon sign, major	200 sq. ft.	Height: 25'	Approved as an element of a sign development plan	200' from any other pylon sign or pole sign, 150' from any monument sign, and 75' from any other freestanding sign	18"



20.04.120 Detached Signs; Area And Location; Commercial, Industrial And Agriculture Zones

Within the B-RP, CP-1, CP-2, CP-3, and CH commercial zones, and M-1 and M-2, industrial zones, signs are permitted as follows:

1. Detached signs; Area requirements.

- a. One detached on-site sign for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage within the first ten feet of setback not to exceed 200 square feet of total sign area; or
- b. One detached on-site sign containing one and a half square feet of sign area for each lineal foot of street frontage behind the first ten feet of setback not to exceed 300 square feet of total sign area.
- c. Where a developed parcel has an excess of 300 lineal feet of street frontage on an arterial street and contains at least five acres, one additional free standing sign may be allowed as a conditional use.
- d. Maximum detached sign area. There shall not be more than 300 square feet of detached sign area per parcel.
- e. Where a developed parcel is permitted to have more than one detached on-site sign under these regulations, the distance between said detached signs on the parcel shall be not less than 200 lineal feet.
- f. Where a parcel does not have frontage on a public street one detached sign may be allowed on-site as approved by the Planning Commission. Or one detached sign may be located on an adjacent parcel with frontage on a street, upon approval by the Board of Adjustment after receiving proof of acceptability by the adjacent parcel owner. The allowable square footage of the sign shall be determined by the width of the parcel at the front setback line of the building applying for the sign. One square foot of sign area is allowed for each lineal foot of parcel width up to a maximum of 200 square feet for a single business and up to 400 square feet in aggregate for more than one business.

2. Detached signs; Height limits. The maximum height limit for detached signs shall be as follows:

In the B-RP, CP-1, and CP-2 zones: 20' above average grade of the front property line except at locations designated in the "freeway sign corridor" area. Signs in these locations may be a maximum of 45' in height.

In the CP-3, CH, M-1, and M-2 zones: 35' above average grade of front property line except for areas determined to be in the "freeway sign corridor." Within the "freeway sign corridor" area signs may be a maximum of 45' above average grade of front property line (see [map appendix A](#)).

3. **Detached signs; Number of panels.** A detached sign may consist of more than one sign panel provided all such sign panels are attached to one common integrated sign structure and any additional panels must meet minimum clearance as designated in Subsection (6). The total area of all such panels shall not exceed the maximum allowable sign area specified for a detached sign on said parcel. Where a sign message consists of separated or individual letters, modules, or symbols, each portion of said sign message shall not be considered as a one sign panel. In such cases, a single continuous perimeter completely surrounding the sign message shall be utilized to determine its sign area.
4. **Detached signs; Corner lots.** On corner lots a single sign is permitted and a second sign may be permitted with conditional use approval. The total area for all detached signs shall not exceed 300 square feet. Said maximum allowances, however, are not transferable either in whole or in part from one street frontage to another. When a sign is erected at the street intersection corner of the parcel, or at the intersection of a building front, and is situated at an angle so as to be visible from both streets or both frontages, said sign shall not exceed the maximum area allowed for the longest front footage of building occupancy or street frontage. The area of such sign shall be deducted from the total area and number of signs permissible on said property.
5. **Detached signs; Required setbacks.** No detached sign shall project over a public right-of-way. Detached signs shall have a two foot setback from all property lines. The two foot setback is determined from the leading edge of the detached sign. Where a detached sign has a two foot or more base width from ground level to a height of ten feet, the base of said sign shall be located a minimum of ten feet from any front property line and shall not be located in any clear view area.
6. **Detached signs; Minimum clearance.** A detached sign shall have a minimum clearance of ten feet between the ground surface and the bottom of the sign, provided that the Community and Economic Development Director may reduce this clearance if the sign is not illuminated with exposed neon tubing and is located in an area not accessible to pedestrian or vehicular traffic or if an acceptable site feature is constructed to protect said pedestrian and vehicular traffic. The minimum clearance shall not be reduced where a traffic hazard may be created. In no case shall this clearance be reduced to less than six feet.
7. **Detached signs in Agricultural zoning districts.**
 - a. Signs shall incorporate at least two of the following materials - stone, brick, masonry, stucco, wood (or comparable simulation material) or metal.
 - b. No cabinet signs or electronic message centers are allowed.
 - c. Sign illumination (see section 20.04.160).
 - d. Signs shall be setback a minimum of two feet from the leading edge of the sign to the public right-of-way.
 - e. Signs shall be a maximum size of 50 square feet in area.



19.04.010 Zoning Districts And Classification Established

For the purposes of this Title, all of the land within the corporate limits of the City of Layton, Utah is hereby divided into zoning districts. The boundaries of the zoning districts are shown on the Official Zoning District Map of Layton. The classification of zoning districts is as follows:

A	Agriculture
A-2	Agricultural Production
R-S	Residential Suburban
R-1	Single Family Residential
R-2	Single and Two Family Residential
R-MH	Mobile Home Parks & Subdivisions
R-M1	Low/Medium Density Residential
R-M2	Medium Density Residential
R-H	High Density Residential
B-RP	Business and Research Park
PB	Professional Office
CP-1	Planned Neighborhood Commercial
CP-2	Planned Community Commercial
CP-3	Planned Regional Commercial
C-TH	Condominium/Townhouse
C-H	Planned Highway Commercial
M-1	Light Manufacturing/Industrial
M-2	Heavy Manufacturing/Industrial
MU	Mixed-Use
DO-1	Mixed-Use Design Overlay District
MU-TOD	Mixed-Use - Transit Oriented Development

HISTORY

Ord. No. 97-19, Enacted, 4/17/1997

Ord. No. 97-35, Recodified, 6/19/1997

Ord. No. 04-69, Recodified, 12/16/2004

Ord. No. [19-07](#), Amended, 1/17/2019

Ord. No. [19-38](#), Amended, 11/21/2019

Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



Preliminary/Final Subdivision- LKL Associates

Request: Grant preliminary and final subdivision approval for a minor subdivision

Property Address: Approx. 2200 W. Wilson Lane

Property Zone: C-2

Property Size: 6.85 acres

Applicant: LKL Associates/Eddie Bowen

Governing Document(s):

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

LKL Associates was granted a rezone of this property to Commercial C-2 in November 2020. At the time the rezone was granted, the only conditions put into place were that plans related to noise and lighting would need to be approved. Those plans will be reviewed and approved as part of the site plan, which will come before the Commission at a later date.

Planning Commission Action

WHCC 15.02.060 vests the Planning Commission with the authority to review, modify as necessary, and approve or deny subdivision plats. Once the Commission has acted, the developer will be required to obtain preliminary and final approval from the City Council. As this is a minor subdivision, staff has determined that Developer may request preliminary and final approval in a single application.

Staff Review

As the property is zoned Commercial C-2, there are no minimum lot areas or widths that the developer needs to meet, nor is there a density standard to evaluate. The proposed location and width of Wilson Lane (2100 South west of 1900 West) complies with what is in place and what this will tie into. They will need to provide a temporary turnaround where the property dead ends into the Hill property.

As it is compliant with the requirements of relevant City code, staff recommends the final plat be approved, subject to the following condition:

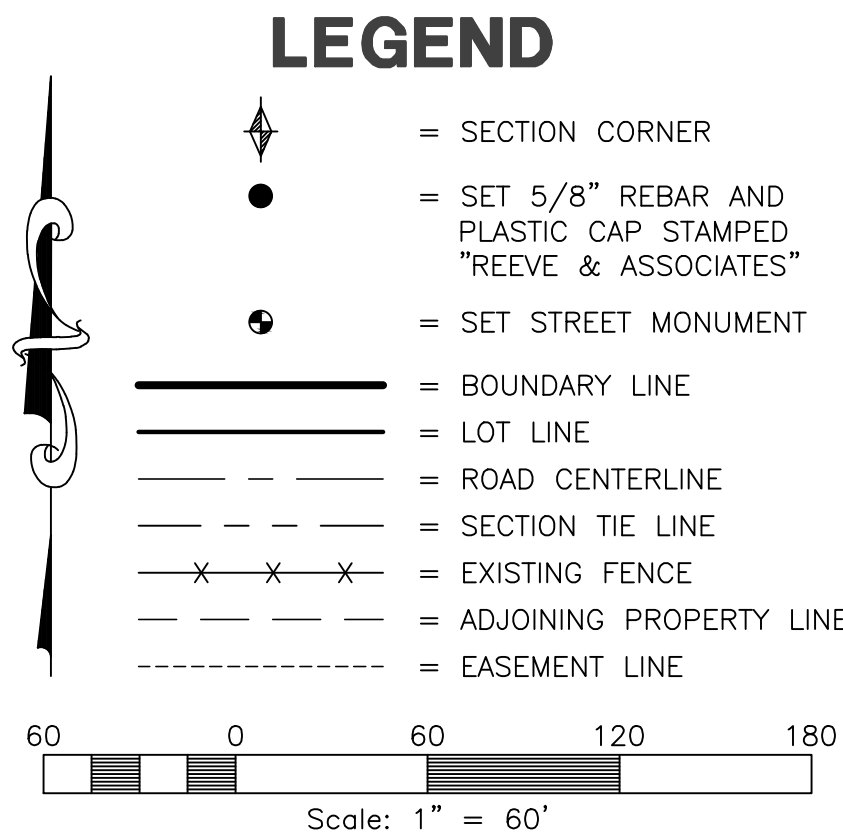
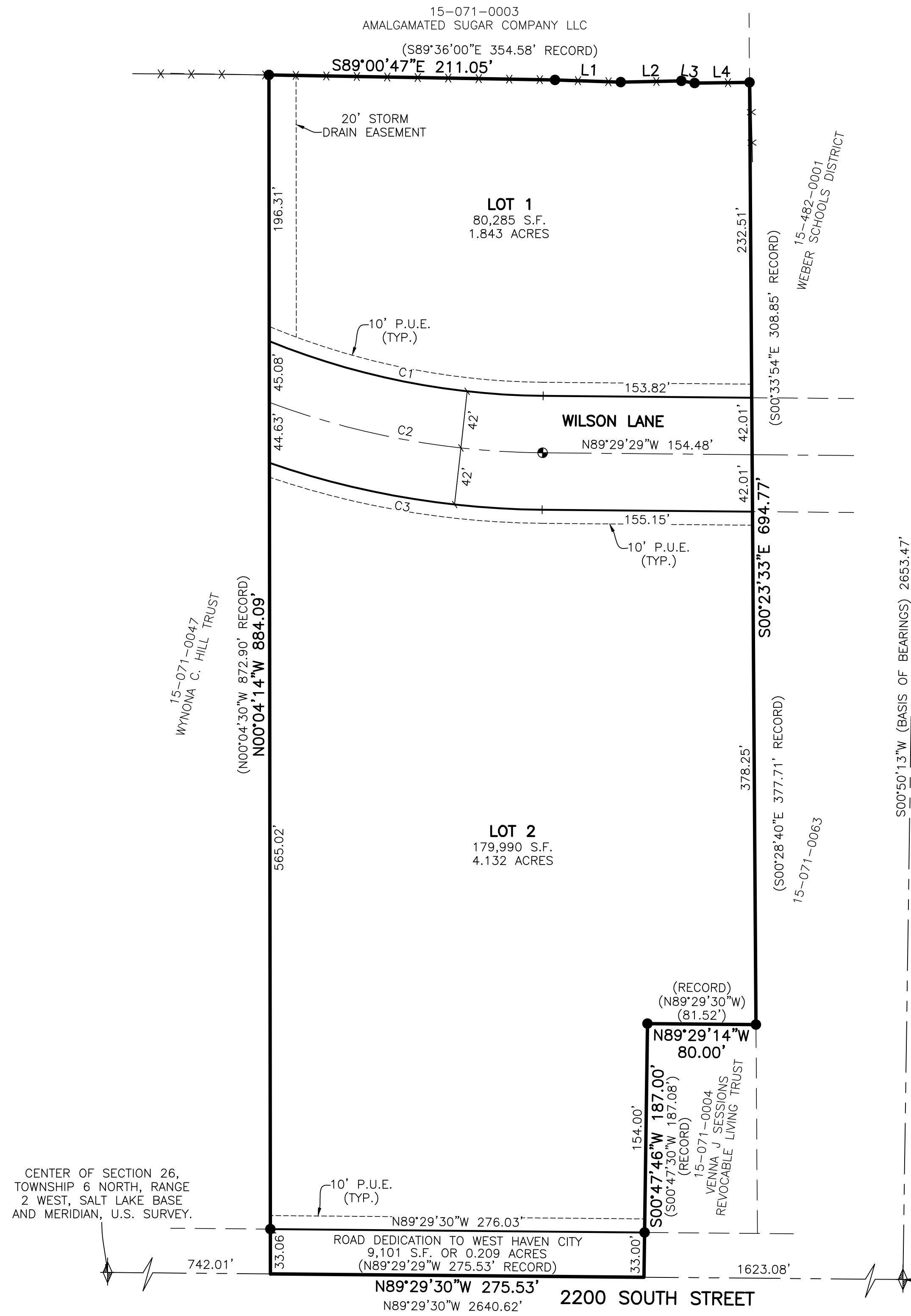
- Prior to recording the mylar in the office of the Weber County Recorder, developer shall be required to obtain approval of the City Engineer, as well as any relevant special service districts, regarding infrastructure improvements on the property relevant to their areas of jurisdiction.
- Developer shall be required to coordinate placement and width of a temporary turnaround with the Weber Fire District.

SHEET 1 OF 1

LKL WEST HAVEN

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
SEPTEMBER, 2021

NORTHEAST CORNER OF
SECTION 26, TOWNSHIP 6
NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN,
U.S. SURVEY.



LINE TABLE

#	BEARING	DISTANCE
L1	S88°04'17"E	48.52'
L2	N88°53'08"E	44.73'
L3	S80°56'45"E	9.86'
L4	N89°18'28"E	40.49'

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	551.00'	207.18'	205.96'	N78°43'11"W	21°32'35"			
C2	593.00'	205.99'	204.96'	N79°32'24"W	19°54'10"			
C3	635.00'	204.96'	204.07'	N80°14'40"W	18°29'37"			

VICINITY MAP

SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°50'13"W.

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM DEED. BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING N89°29'30"W 1623.08 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE N89°29'30"W ALONG THE SECTION LINE, 275.53 FEET; THENCE N00°04'14"W 884.03 FEET; THENCE S89°00'47"E 211.05 FEET; THENCE S88°04'17"E 48.52 FEET; THENCE N88°53'08"E 44.73 FEET; THENCE S80°56'45"E 9.86 FEET; THENCE N89°18'28"E 40.49 FEET; THENCE S00°23'33"E 694.77 FEET; THENCE N89°29'14"W 80.00 FEET; THENCE S00°47'46"W 187.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 299,658 SQUARE FEET OR 6.879 ACRES MORE OR LESS.

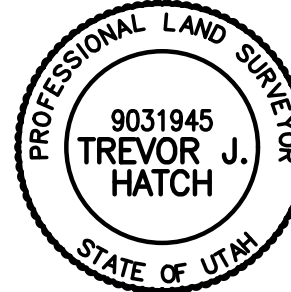
SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT, **LKL WEST HAVEN**, AND DEDICATE TO 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE 20 FOOT STORM DRAIN EASEMENT LOCATED ON LOTS 108 AND 109 TO WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: NORRIS GROUP LC

NAME/TITLE

DATE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ 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.

COMMISSION EXPIRES

NOTARY PUBLIC

PROJECT INFO.

Surveyor:

T. HATCH

Designer:

N. ANDERSON

Begin Date:

9-28-2021

Name:

LKL WEST HAVEN

Number:

7795-01

Revision:

1"=60'

Checked:

WEBER COUNTY RECORDER

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

Weber County Recorder

Deputy.

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 PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

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

OWNER

NORRIS GROUP LC
3437 WEST NORRIS VIEW LANE
WEST JORDAN, UTAH 84088

Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



Amended Design Review- Fiiz & Roxberry

Request: Review an amended design for the Fiiz and Roxberry commercial buildings

Property Address: 4671 S. Midland Drive, #1 and #2

Property Zone: C-2

Property Size: .79 Acres

Applicant: Worth Partners (Matthew Pinder)

Governing Document(s): WHZC, Chapter 54

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

Planning Commission Action

WHZC 54.02 "Modification" states: *Upon request of the applicant, modifications to the approved plan may be made by the Planning Commission, or the Planning Director if authorized to do so, if it is found that the modification will meet requirements of this Chapter. The Planning Commission may revoke or modify a design approval which does not conform to any requirement of the approved permit.*

Based on this section of code, the Commission is the approval body for amendments to previously approved designs. The Commission may opt to approve or deny the amended design. The amendment is not subject to Council review and approval.

Staff Review

As this project is in view of the Midland Drive corridor, it is subject to more stringent design requirements than other areas of West Haven. Chapter 54.10.3 of the WHZC outlines the following as primary and secondary building materials:

1. *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).*
2. *Secondary materials: may include, but shall not be limited to concrete, corrugated or ribbed metal, fiber cement siding, engineered wood siding, stucco, tile, and wood.*
3. *Upgraded Architectural features: may include, but shall not be limited to, archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.*

4. *Notwithstanding anything in the foregoing to the contrary, the City Council may, but shall not be required to, approve alternative materials if: 1) a proposal for use of a specific material has been presented to and reviewed by the Planning Commission; and, 2) the Planning Commission and City Council make specific findings that the requested material is comparable to or superior to a listed, approved material for the specific development or remodeling project proposed.*

The buildings are both completely within the Midland corridor, as defined in WHZC and are subject on all sides to the design requirements. The developer has provided two different design options, the primary difference being the color of the cultured stone. They have included a breakdown of the building materials, which is included on the elevation drawings and shown below:

Fiiz- Option 1 (Versetta Stone Mission Point)

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIALS
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
EAST	792 SF	-	532 SF	260 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	422 SF	-	262 SF	147 SF	13 SF	62%

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS

Fiiz- Option 2

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIALS
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
EAST	792 SF	-	532 SF	260 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	422 SF	-	262 SF	147 SF	13 SF	62%

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS

Roxberry- Option 1 (Versetta Stone Mission Point)

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIAL
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
EAST	777 SF	-	532 SF	245 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	401 SF	-	241 SF	147 SF	13 SF	60%

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS

Roxberry- Option 2 (Adorn Shadowledge Slate)

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIAL
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
EAST	777 SF	-	532 SF	245 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	401 SF	-	241 SF	147 SF	13 SF	60%

* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS

As you can see from the charts provided, the developer has presented the City with two different design options, both of which are fully compliant with the requirements of Chapter 54. Additionally, the developer has represented to the City that 80% of the stone will be available by November 20 and installed by December 15, with the remaining stone installed by the end of January.

Staff recommends that the Commission determine which of the two cultured stone they prefer and then approve the amended design review. I would recommend that a condition be put in place allowing developer to proceed with construction once City has been notified of receipt of the 80% and that no final occupancy shall be issued until receipt and installation of the remaining 20% of the stone.

11/1/2021 7:10:22 PM

P6 SW0055

USED ON UPPER
VOLUME AS SHOWN

P7 SW7005

USED ON LOWER
AREA AS SHOWN

P8 SW7674

USED ON LOWER
VOLUMES AS SHON
AND EXPOSED METAL
RAILINGS

CULTURED STONE

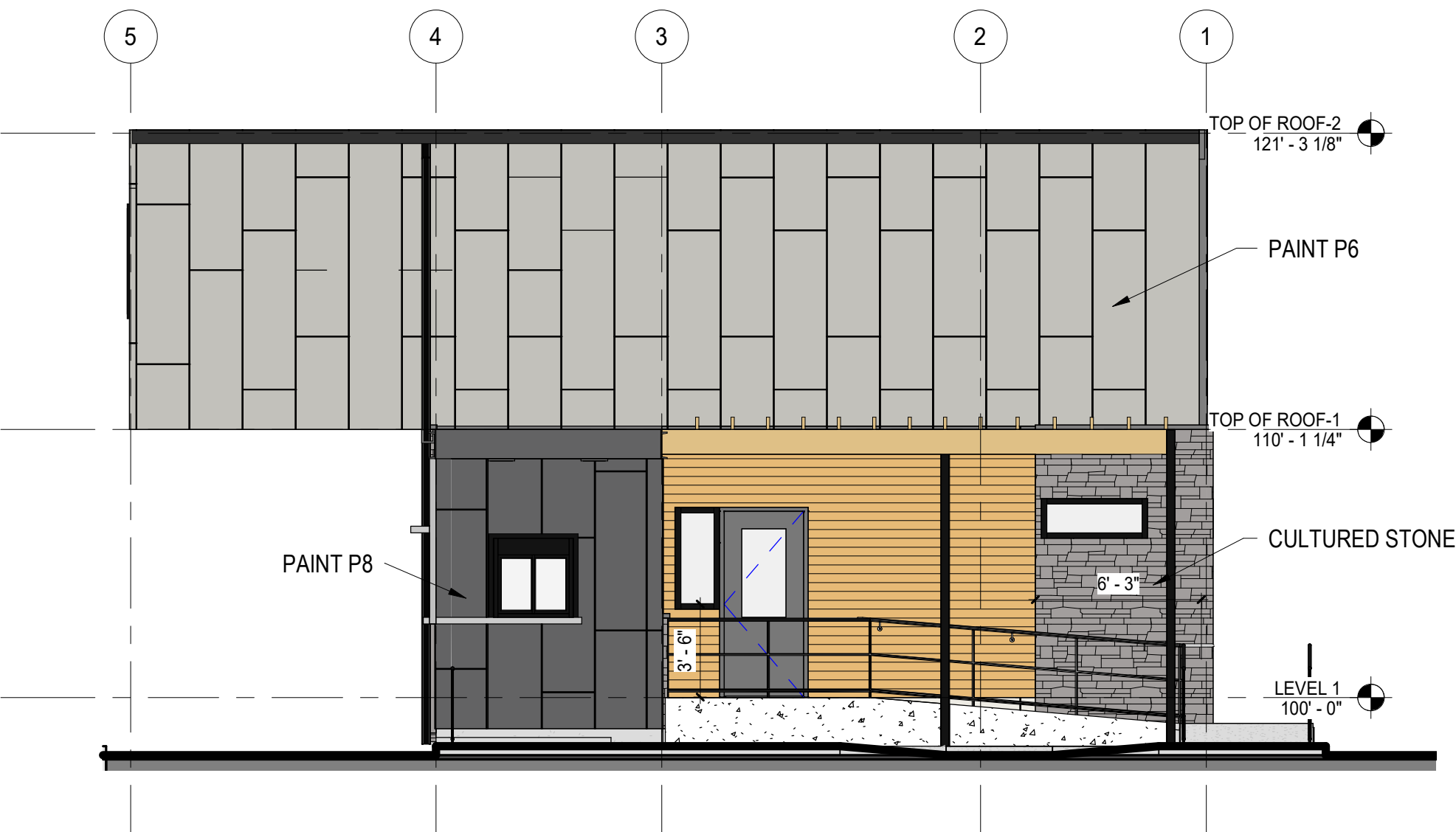
VERSETTA STONE
MISSION POINT

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIALS
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
EAST	792 SF	-	532 SF	260 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	422 SF	-	262 SF	147 SF	13 SF	62%

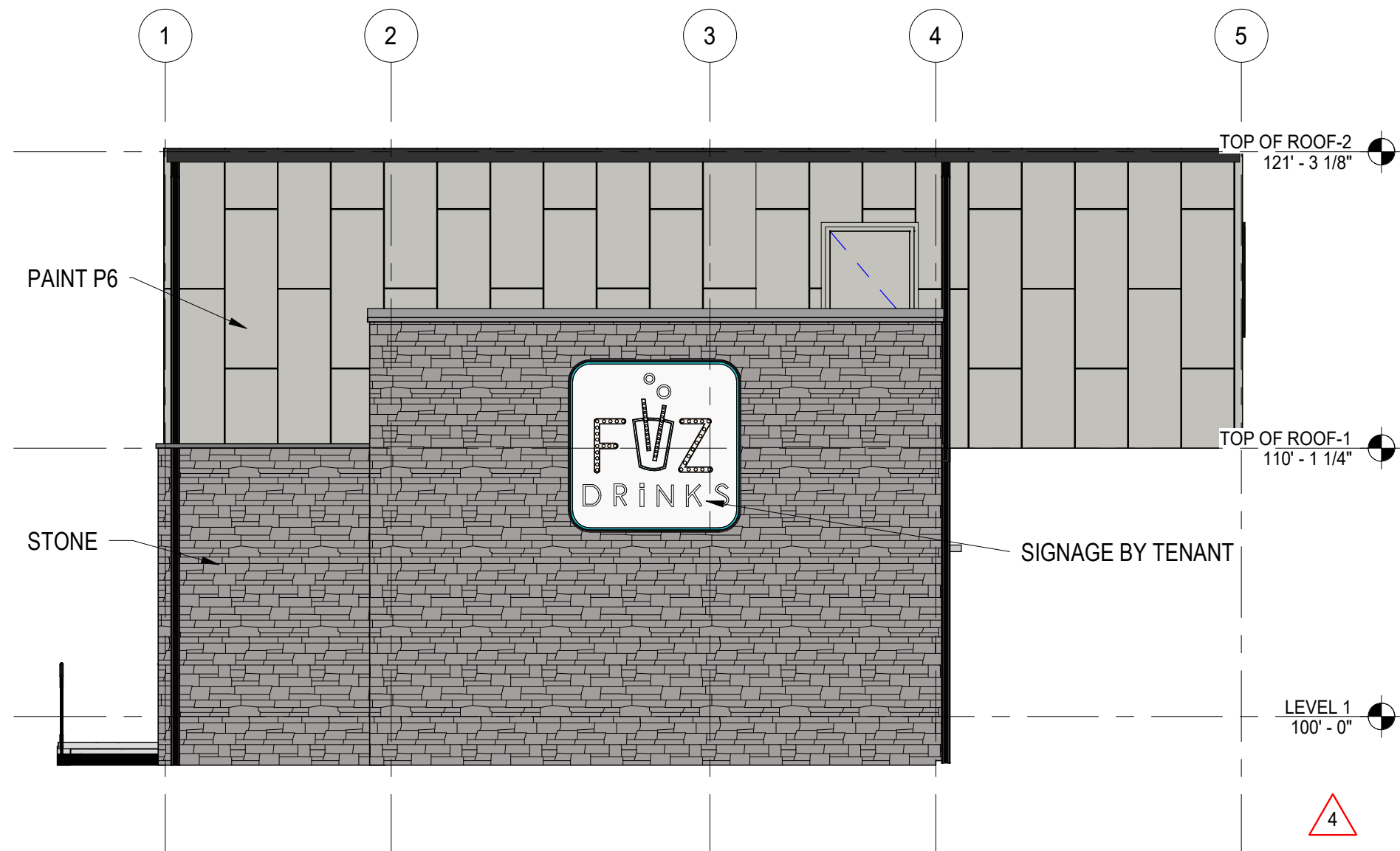
* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS



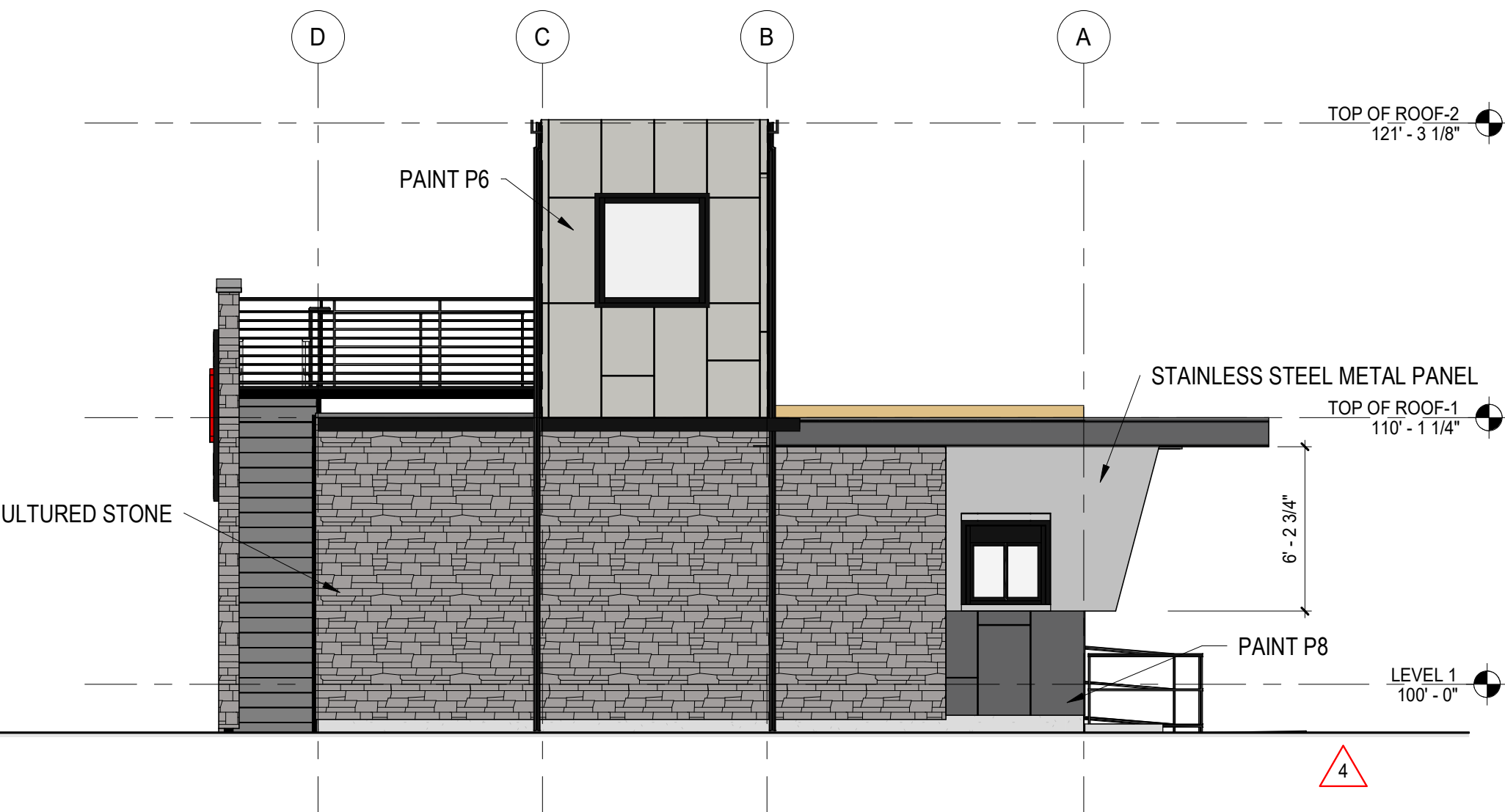
D4 3D VIEW
SCALE:



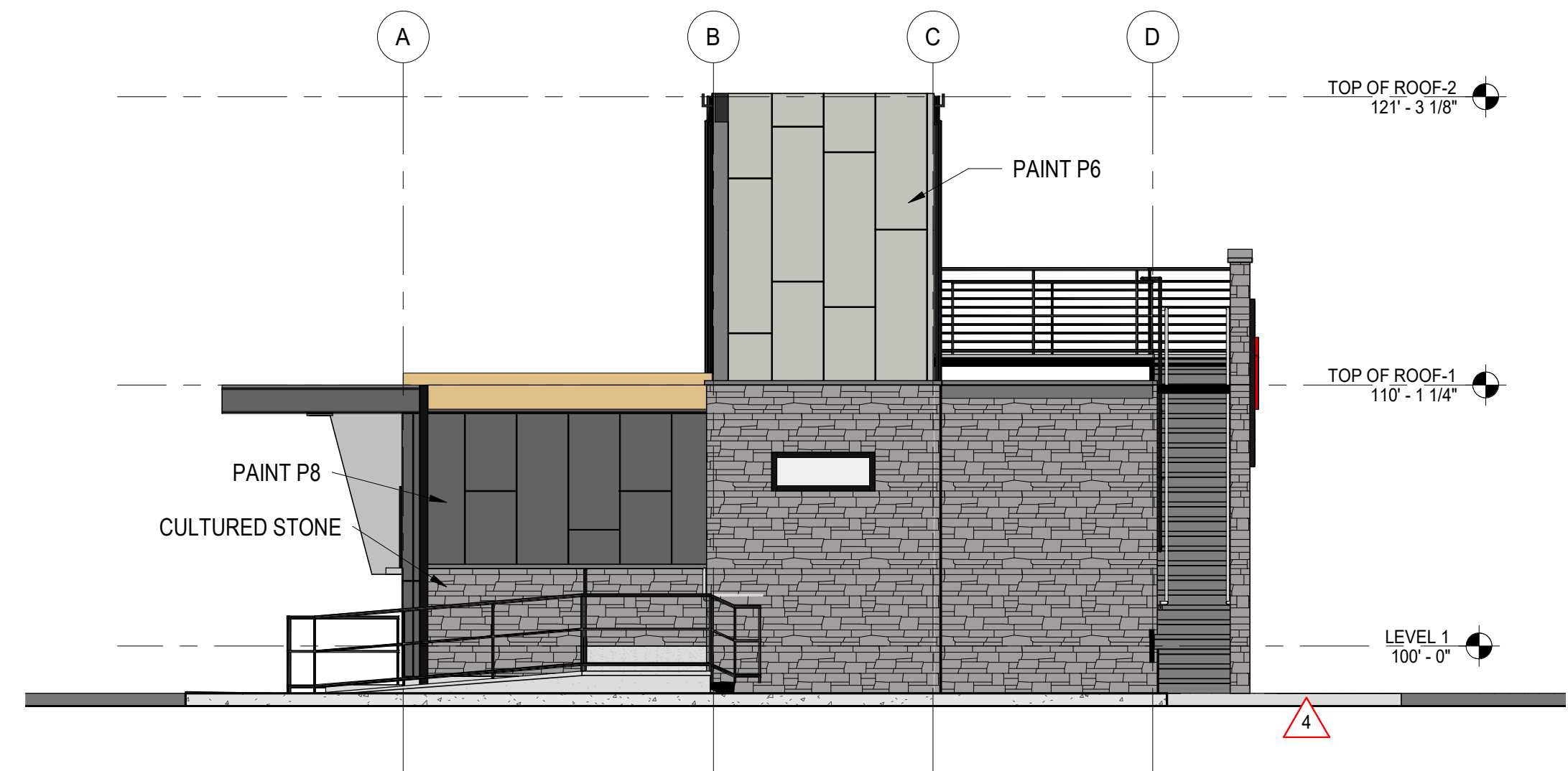
C1 WEST ELEVATION - COLOR
SCALE: 3/16" = 1'-0"



C4 EAST ELEVATION - COLOR
SCALE: 3/16" = 1'-0"



A1 NORTH ELEVATION - COLOR
SCALE: 3/16" = 1'-0"



A4 SOUTH ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

11/2/2021 10:18:54 AM

P6 SW0055

USED ON UPPER
VOLUME AS SHOWN

P7 SW7005

USED ON LOWER
AREA AS SHOWN

P8 SW7674

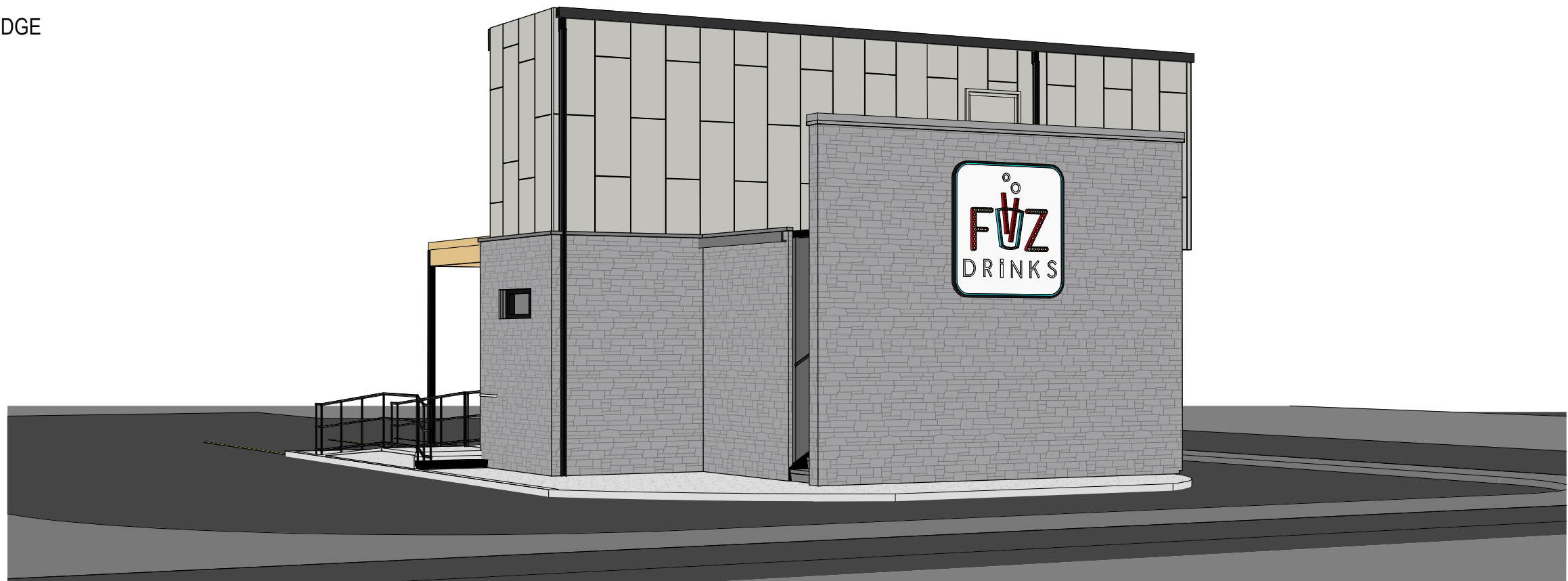
USED ON LOWER
VOLUMES AS SHON
AND EXPOSED METAL
RAILINGS

CULTURED STONE

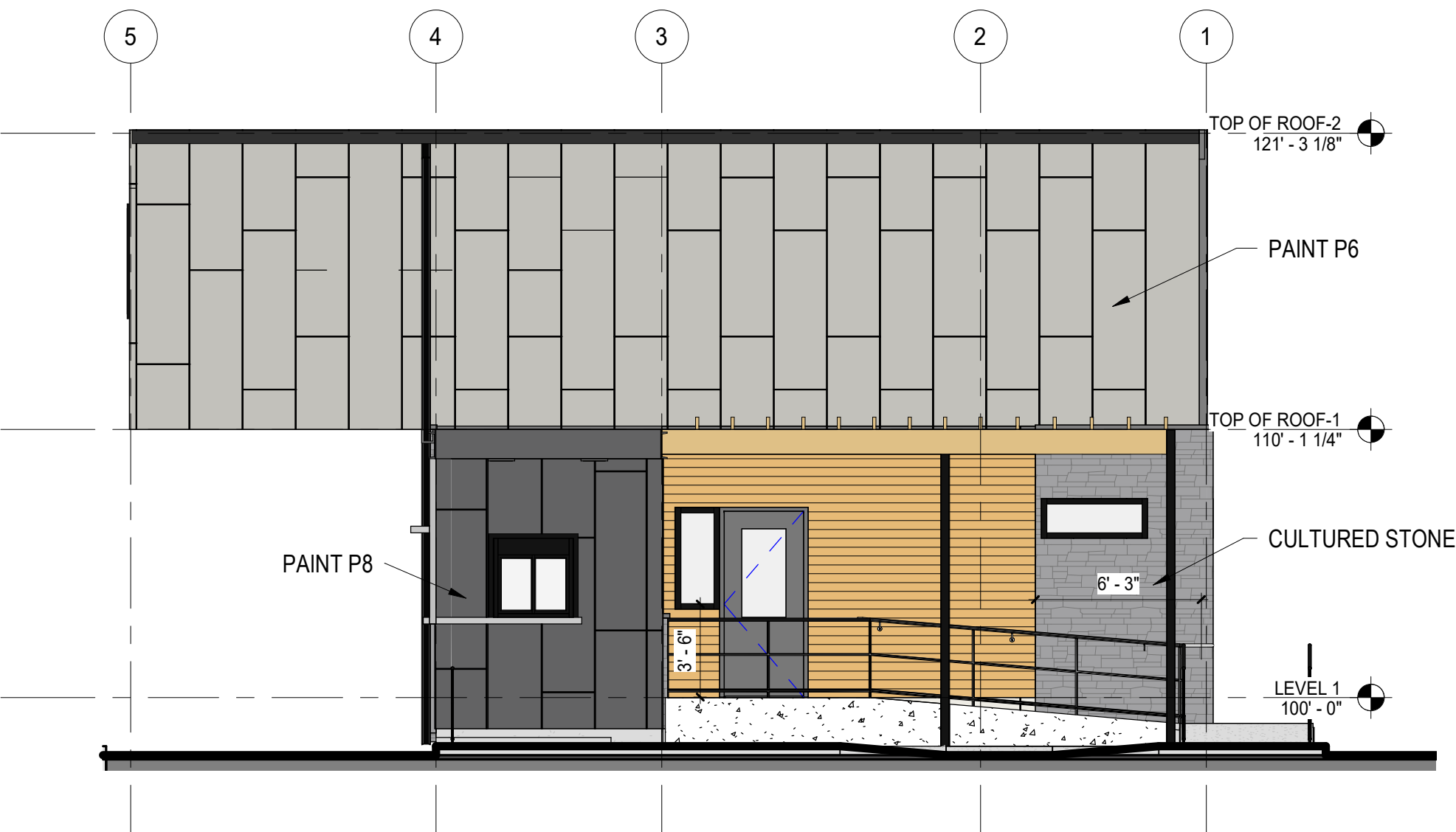
ADORN SHADOWLEDGE
SLATE

FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIALS
WEST	716 SF	100 SF	72 SF	544 SF	-	10%
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SOUTH	422 SF	-	262 SF	147 SF	13 SF	62%

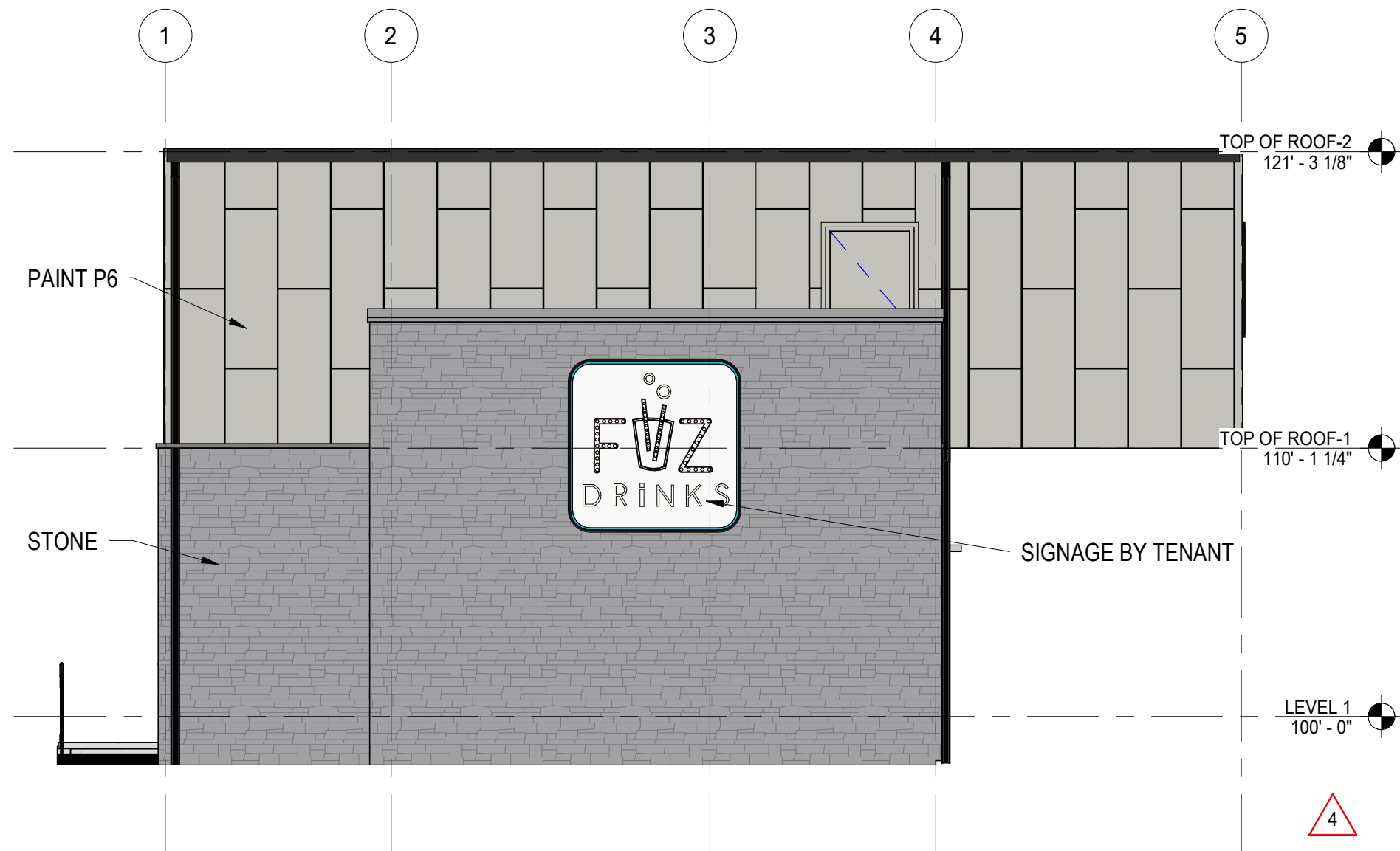
* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS



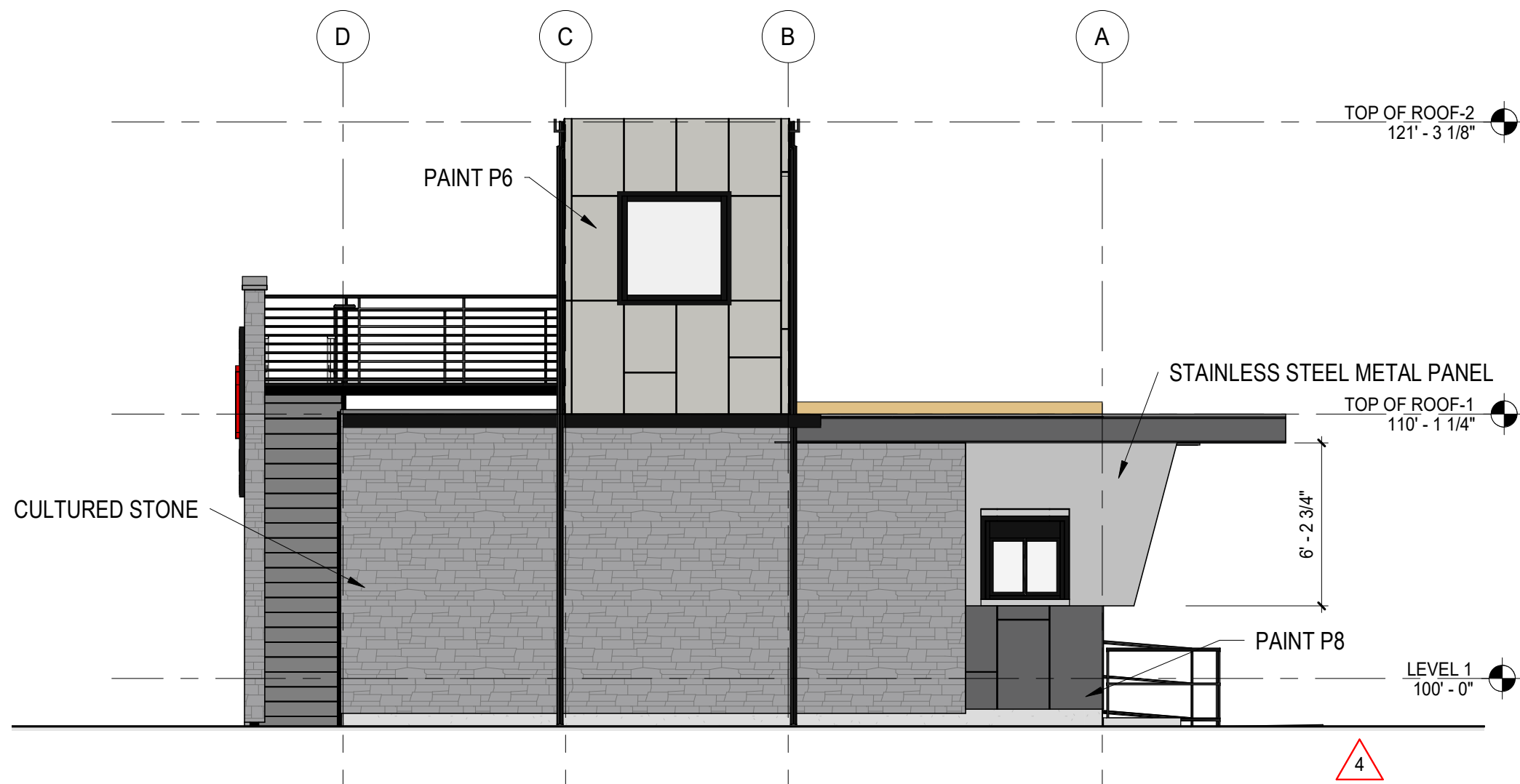
D4 3D VIEW
SCALE:



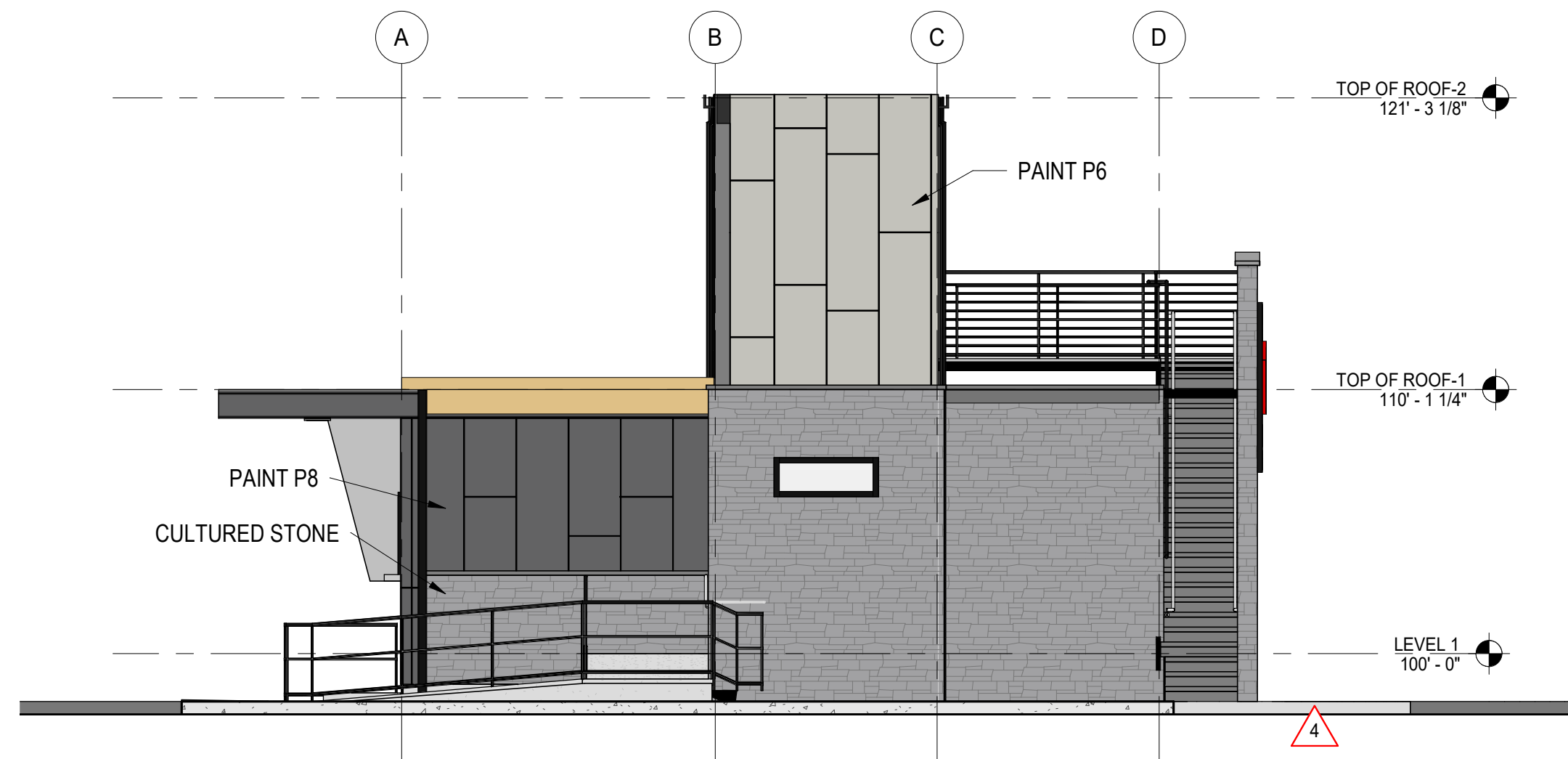
C1 WEST ELEVATION - COLOR
SCALE: 3/16" = 1'-0"



C4 EAST ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

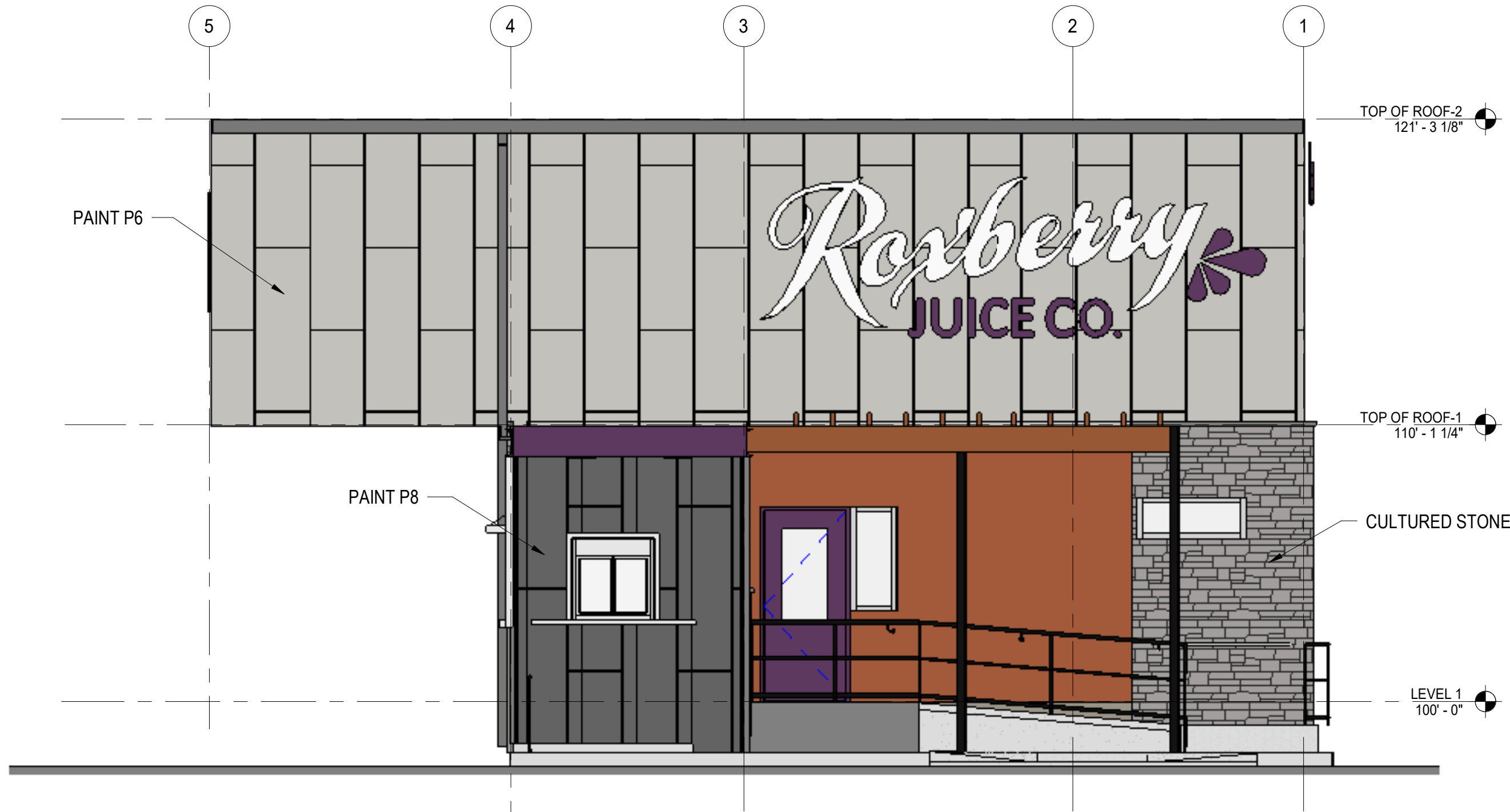


A1 NORTH ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

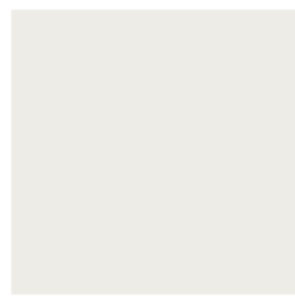


A4 SOUTH ELEVATION - COLOR
SCALE: 3/16" = 1'-0"

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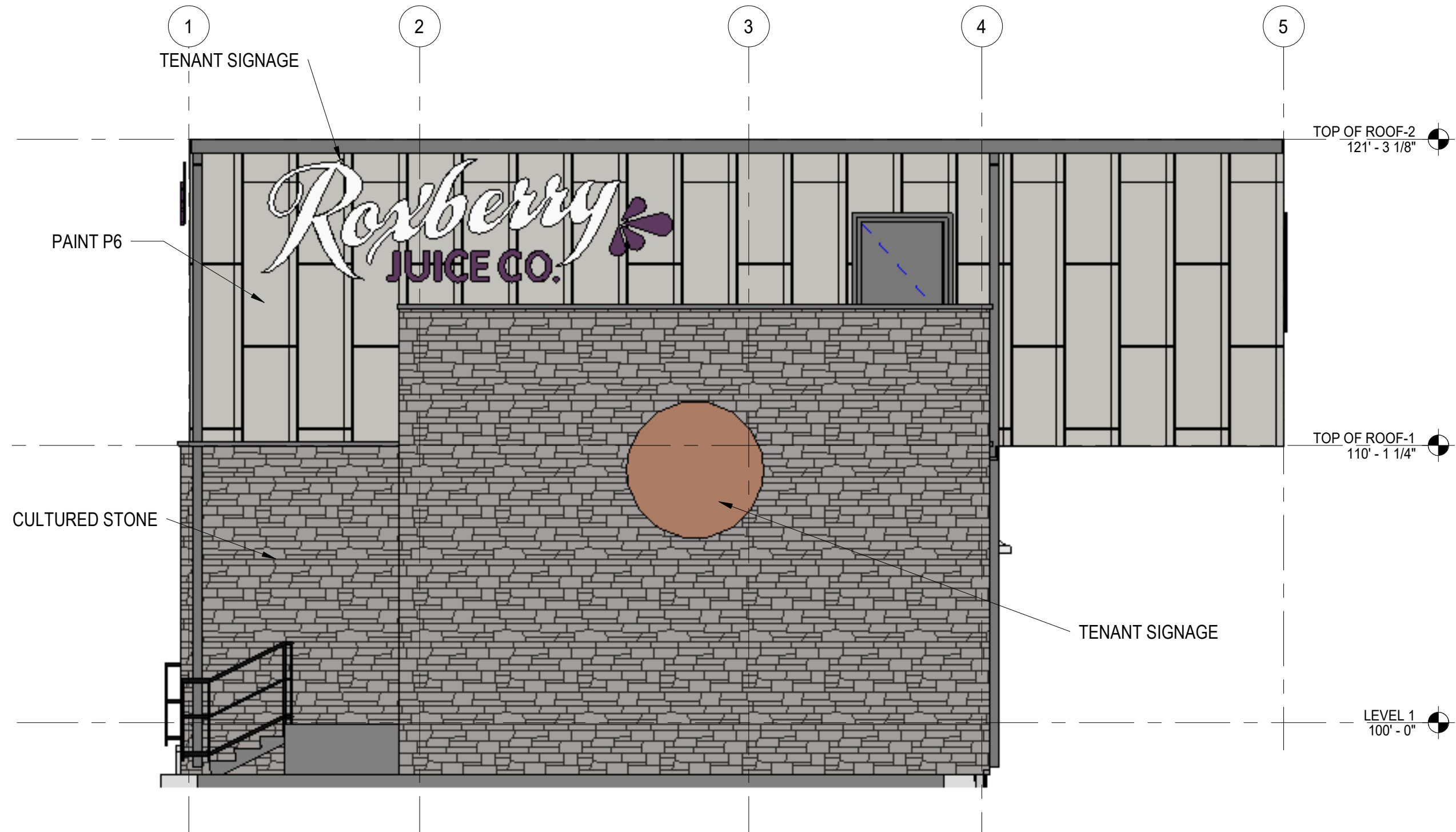


C1 WEST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

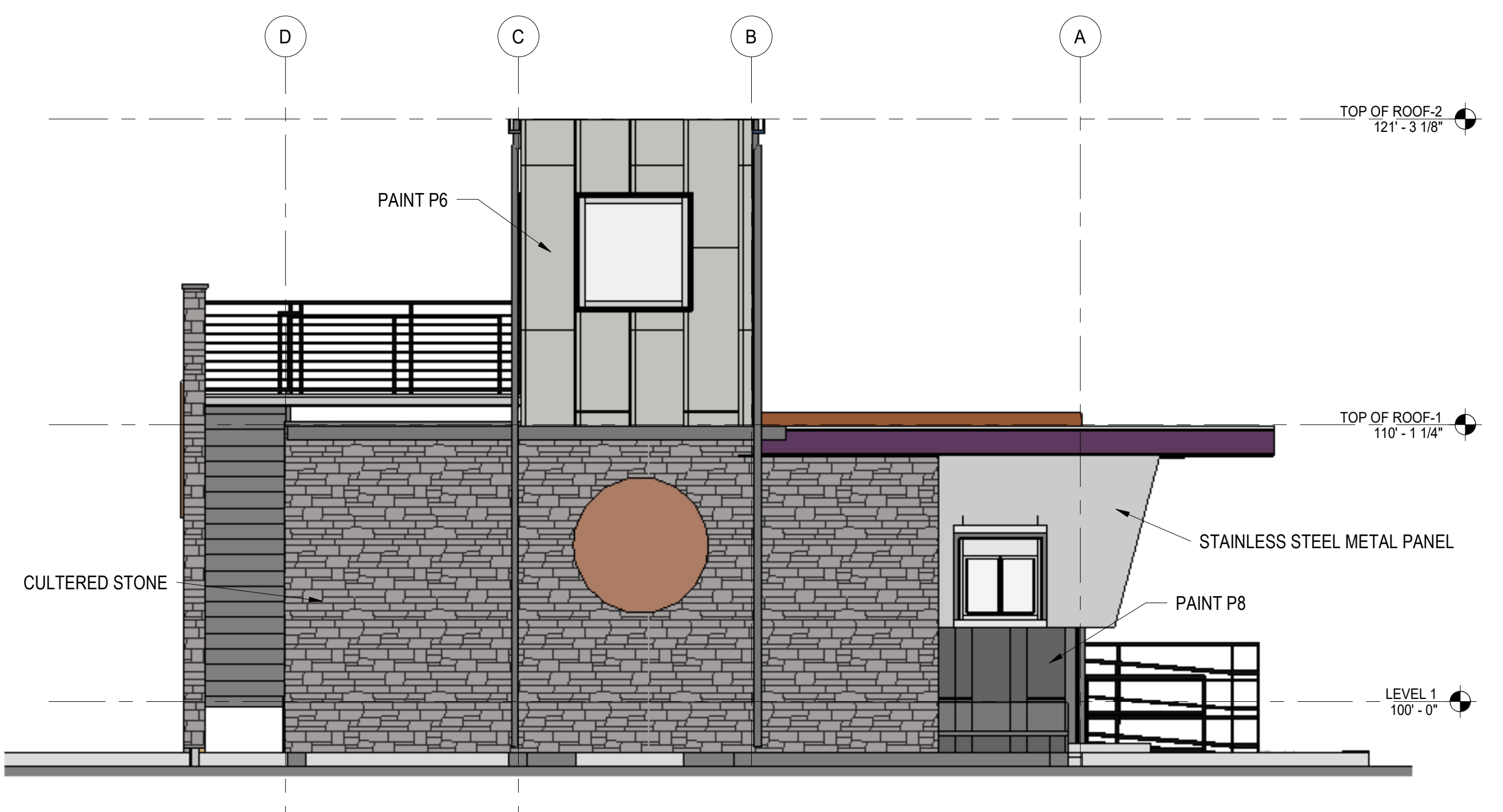
	P6 SW0055 USED ON UPPER VOLUME AS SHOWN		P7 SW7005 USED ON LOWER AREA AS SHOWN		P8 SW7674 USED ON LOWER VOLUMES AS SHON AND EXPOSED METAL RAILINGS		P1 SW6839 TENANT ACCENT COLOR USED AS SHOWN		CULTURED STONE VERSETTA STONE MISSION POINT
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FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIAL
WEST	716 SF	100 SF	72 SF	544SF	-	10%
EAST	777 SF	-	532 SF	245 SF	-	67%
NORTH	417 SF	-	278 SF	105 SF	34 SF	67%
SOUTH	401 SF	-	241 SF	147 SF	13 SF	60%

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A1 EAST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

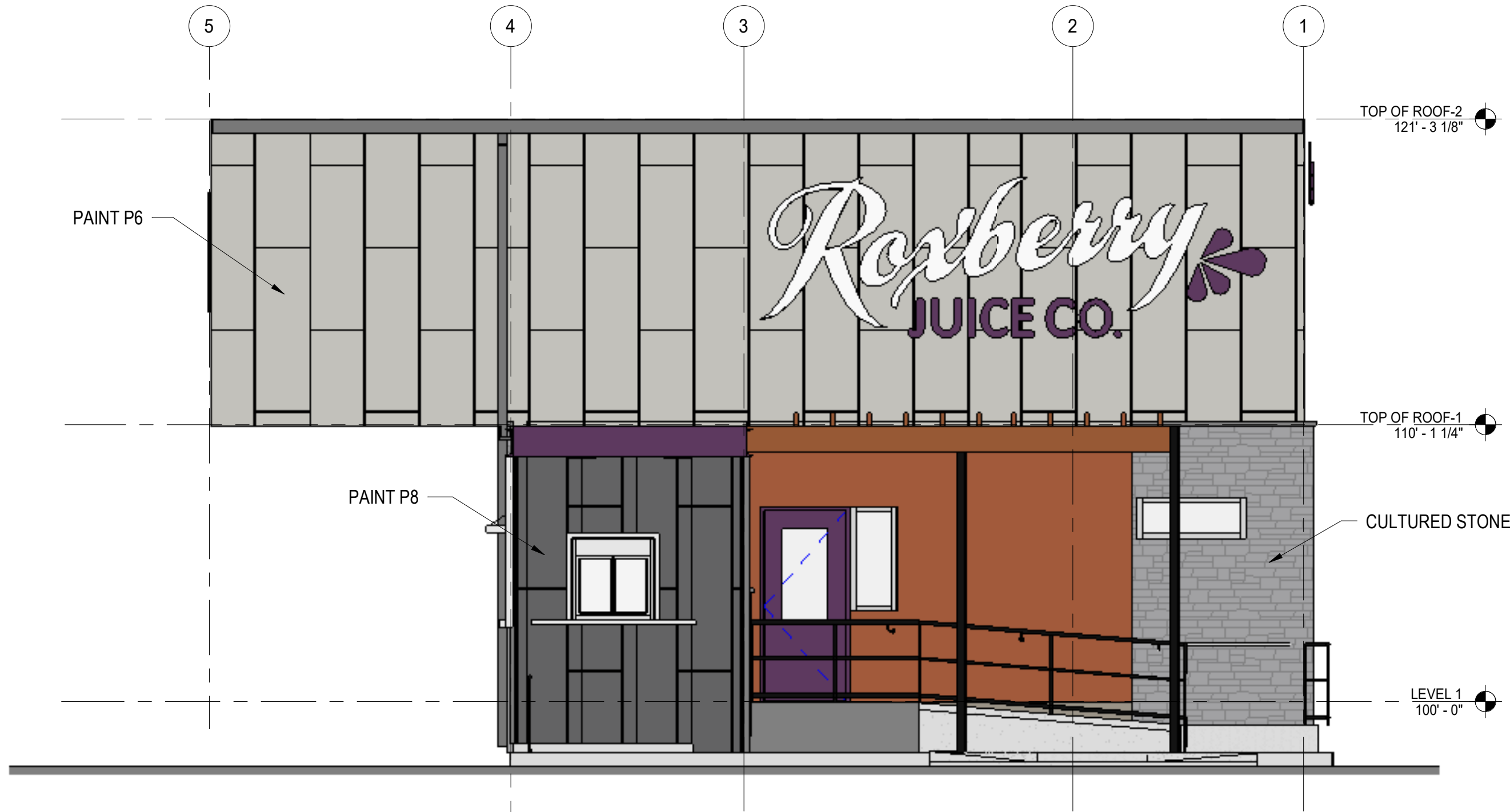


C4 NORTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

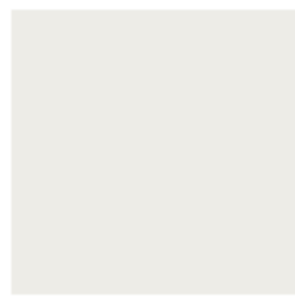


A4 SOUTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

11/1/2021 7:14:19 PM

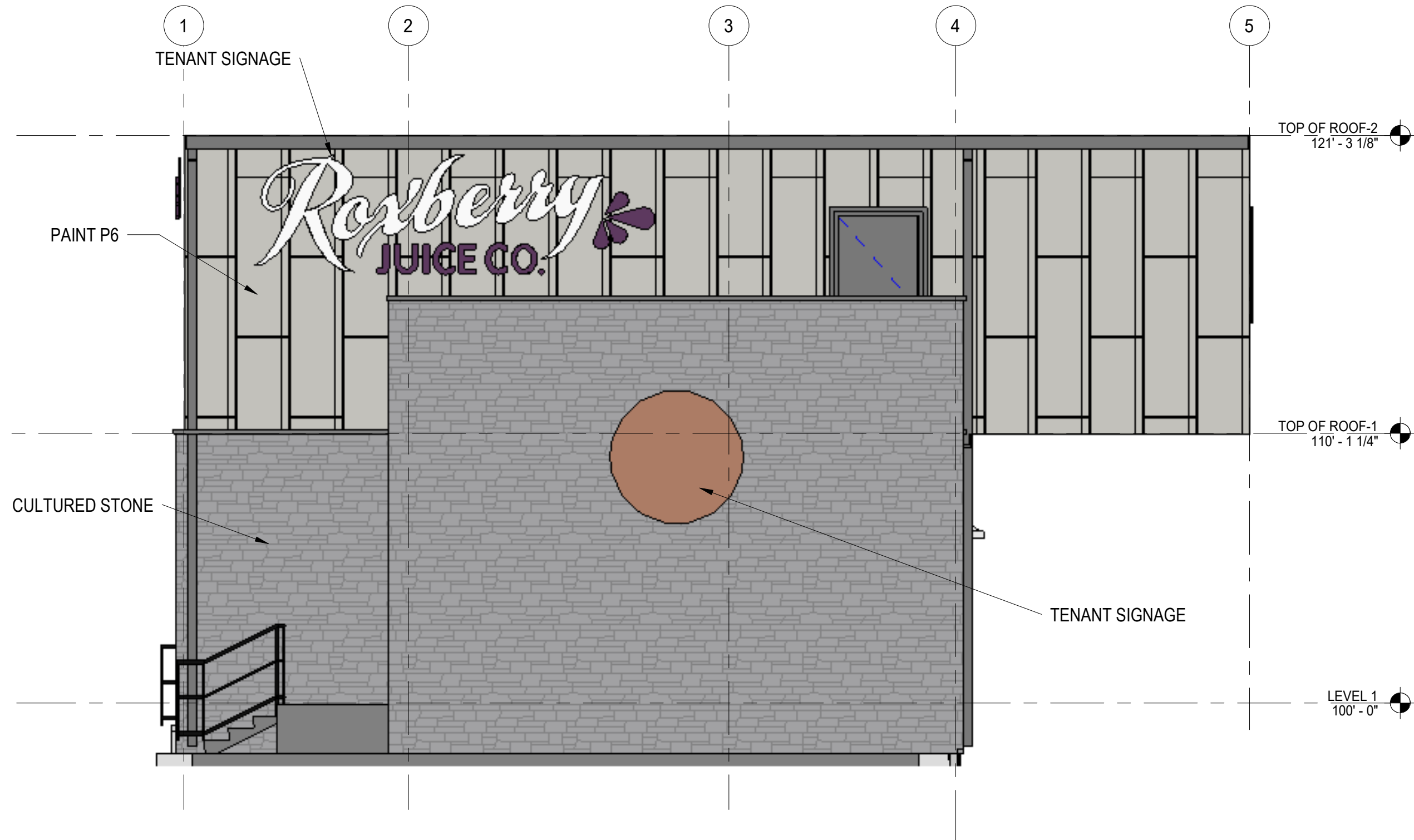


C1 WEST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

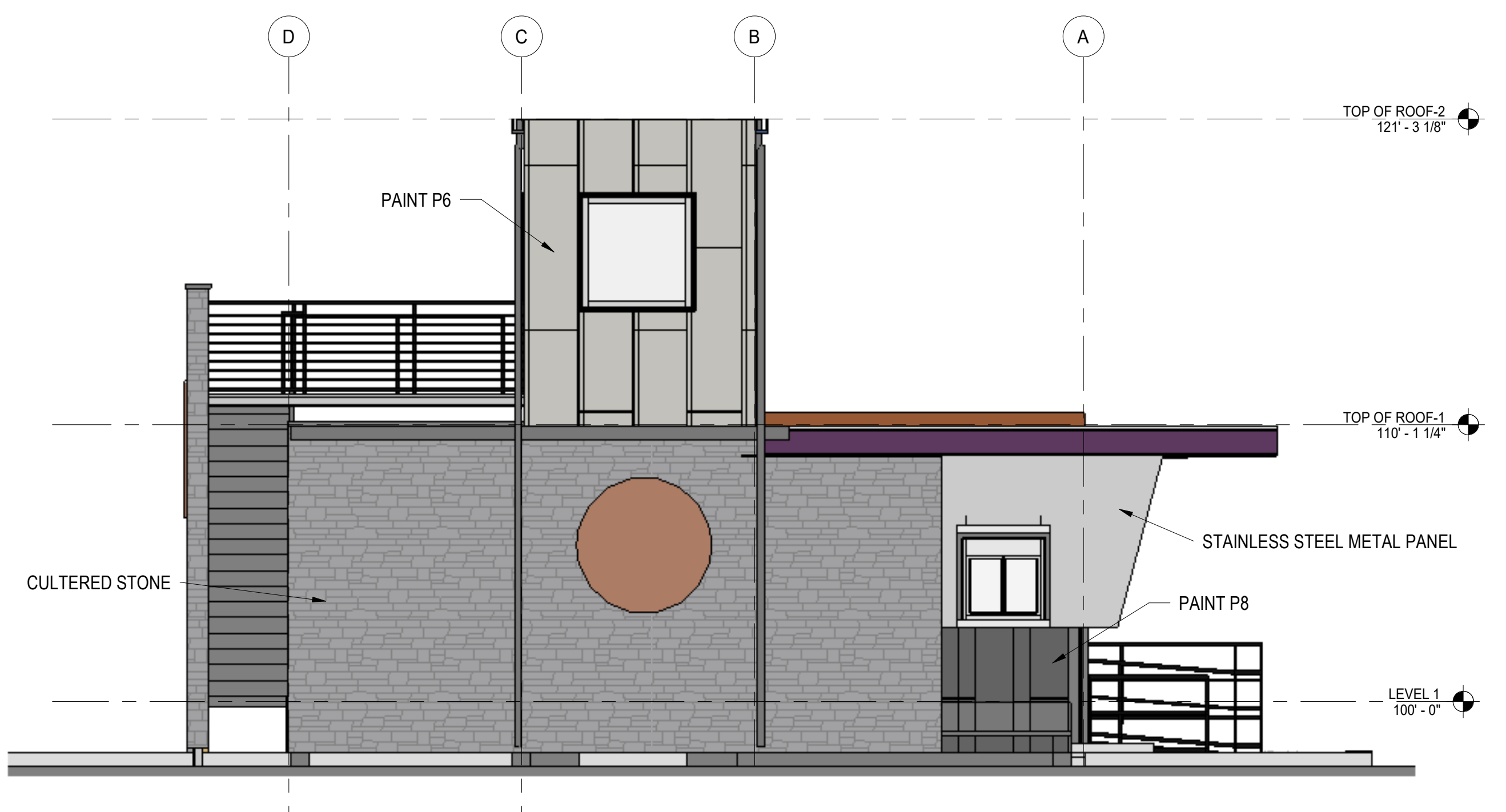
	P6 SW0055 USED ON UPPER VOLUME AS SHOWN		P7 SW7005 USED ON LOWER AREA AS SHOWN		P8 SW7674 USED ON LOWER VOLUMES AS SHON AND EXPOSED METAL RAILINGS		P1 SW6839 TENANT ACCENT COLOR USED AS SHOWN		CULTURED STONE ADORN SHADOWLEDGE SLATE
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FACADE	AREAS*	WOOD	STONE	STUCCO	METAL PANEL	% PRIMARY MATERIAL
WEST	716 SF	100 SF	72 SF	544SF	-	10%
EAST	777 SF	-	532 SF	245 SF	-	67%
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* AREAS PROVIDED ARE SURFACE AREAS MINUS WINDOWS AND DOORS



A1 EAST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



C4 NORTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



A4 SOUTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



Kirk Property Minor Subdivision

Request: Preliminary and final approval for the Kirk Property Subdivision, a single lot subdivision

Property Address: 3850 S 4700 W

Property Zone: C-2

Property Size: 4.39 acres

Applicant: Weber Basin Water Conservancy District/Kevin Mulvey

Governing Document(s): WHZC Chapter 22- "Commercial Zones"; WHCC Chapter 15- "Subdivision Regulations"

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

Weber Basin has contracted with the Kirk family to purchase .73 acres, in order to construct a pump house (which will be reviewed this evening) on a portion of the property. The minor subdivision is before you for review and recommendation to the City Council.

Strictly speaking, this does not meet WHC's definition of a subdivision, as that has a threshold of 3 lots before it is a subdivision. However, the State of Utah requires that we have some provision for subdivision of any kind, including a single lot. As such, we have administratively decided that for minor subdivisions, we will allow the applicant to prepare a single plat, rather than making them go through the process of preliminary and final separately.

Planning Commission Action

WHCC 15.02.060 vests the Planning Commission with the authority to review, modify as necessary, and approve or deny subdivision plats. Once the Commission has acted, the developer will be required to obtain preliminary and final approval from the City Council.

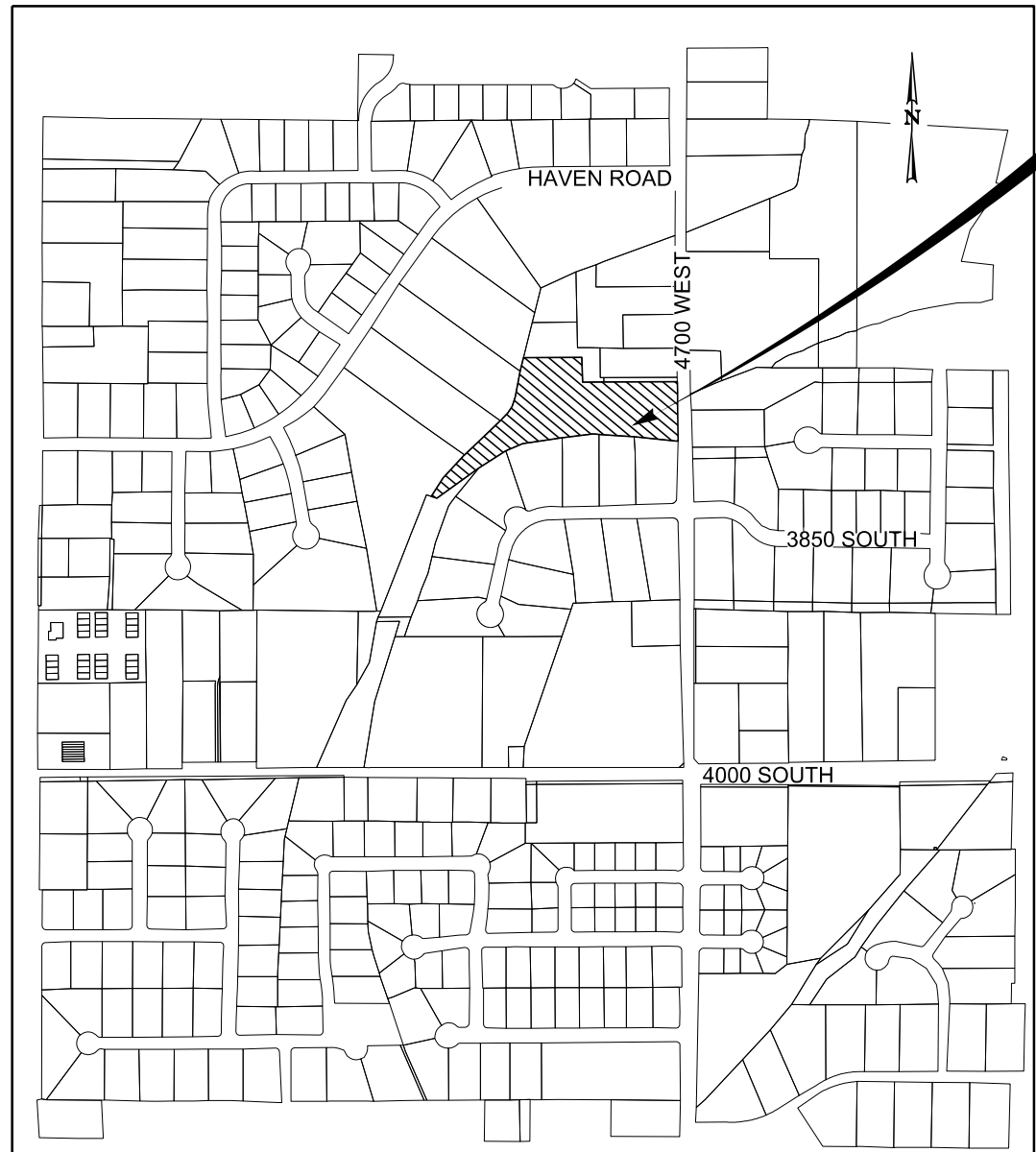
Staff Review

As the property is zoned Commercial C-2, there are no minimum lot areas or widths that the developer needs to meet. There is no road dedication that needs to happen, as access to both lots will be off of 4700 West, which is already developed. Any required infrastructure improvements will be handled as part of the site plan/CUP approval, which is also on this evening's agenda. The plat is fully compliant with the standards outlined in WHCC 15.04- Final Plat.

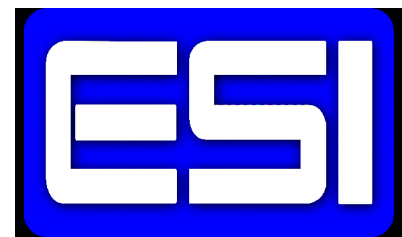
As it is compliant with the requirements of relevant City code, staff recommends the final plat be approved, subject to the following condition:

- Prior to recording the mylar in the office of the Weber County Recorder, developer shall be required to obtain approval of the City Engineer, as well as any relevant special service districts, regarding infrastructure improvements on the property relevant to their areas of jurisdiction.

VICINITY MAP
N.T.S.



PROJECT
LOCATION



ESI ENGINEERING
CONSULTING ENGINEERS
AND LAND SURVEYORS
3500 S. MAIN SUITE 206
SALT LAKE CITY, UTAH 84115

LEGEND

ADJACENT PROPERTY OR LOT LINES
RIGHT OF WAY LINE
SECTION LINE
EASEMENT LINE
BOUNDARY LINE
CENTER LINE
WOOD FENCE
CHAIN LINK FENCE

AREA TO BE DEDICATED

- FOUND SECTION CORNER
- NOT FOUND SECTION CORNER
- FOUND MONUMENTS
- SET PROPERTY CORNER (5/8" REBAR & ALUMINUM CAP STAMPED ESI ENGINEERING INC., UNLESS NOTED OTHERWISE)
- FOUND PROPERTY CORNERS

BASIS OF BEARING

BASIS OF BEARING: FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 5, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, AS SHOWN HEREON, (S.00°30'20"W.).

AREA OF MINIMAL FLOODING HAZARD
FLOOD ZONE X

OWNER: _____
NAME: _____
ADDRESS: _____
PHONE NUMBER: _____
EMAIL: _____

SOUTHWEST QUARTER CORNER OF SECTION 5,
T.5N. R.2W., S.L.B.& M. (FOUND BRASS CAP 8" BELOW
RING AND LID)

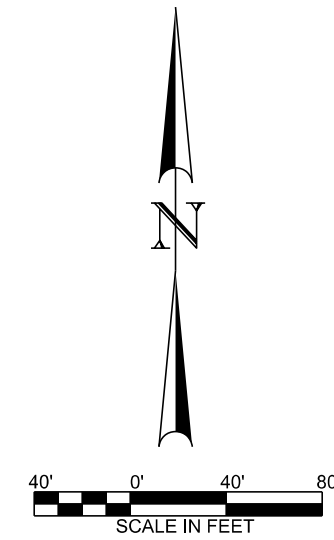
KIRK PROPERTY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5;

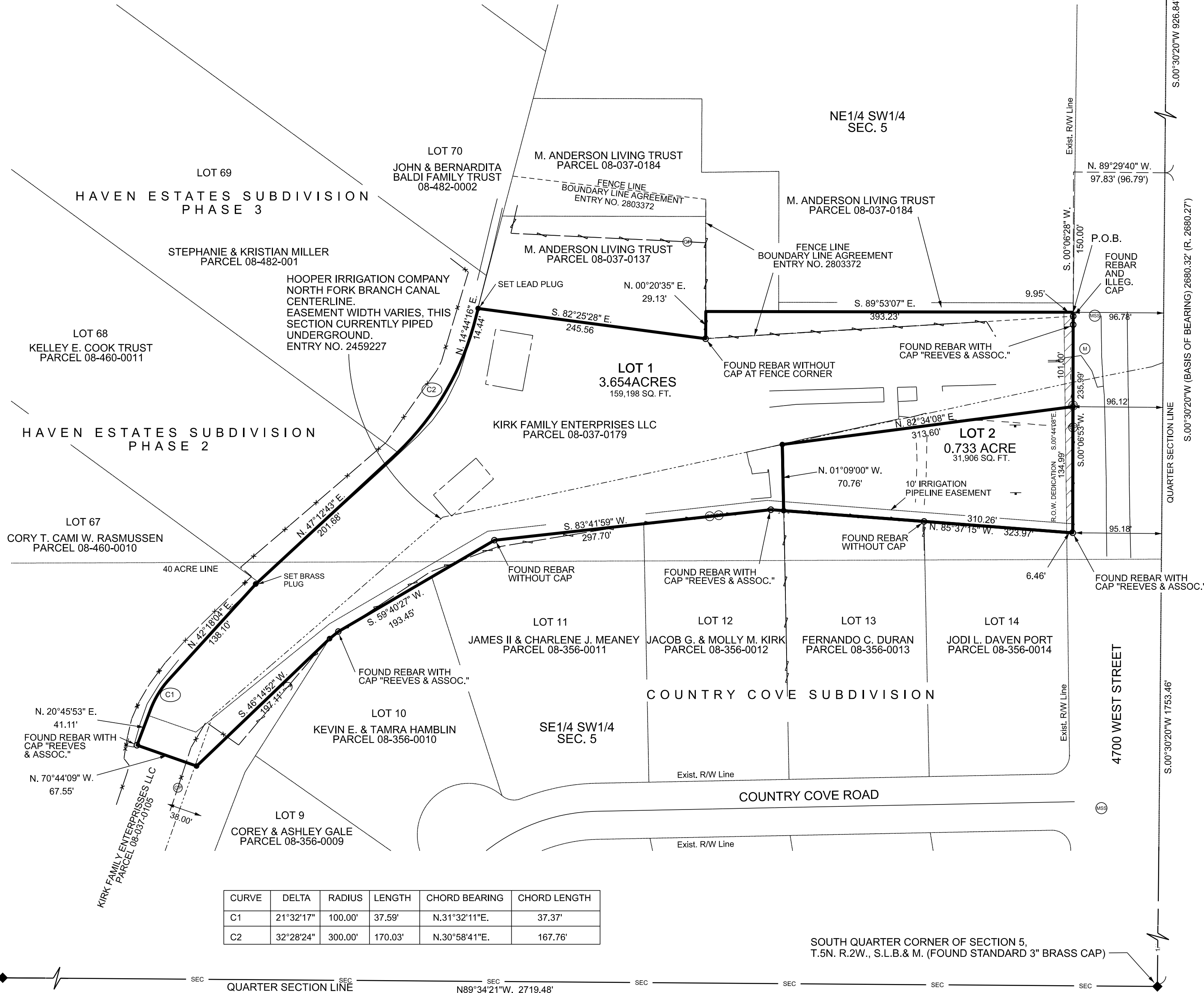
TOWNSHIP 5 NORTH, RANGE 2 WEST;

SALT LAKE BASE AND MERIDIAN

WEBER COUNTY, UTAH



CENTER OF SECTION 5, T.5N. R.2W., S.L.B.& M.
(FOUND BRASS CAP IN CONCRETE
5" ABOVE GROUND)

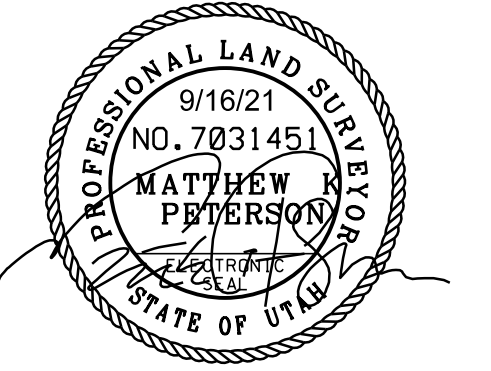


SOUTH QUARTER CORNER OF SECTION 5,
T.5N. R.2W., S.L.B.& M. (FOUND STANDARD 3" BRASS CAP)

SURVEYOR'S CERTIFICATE

I, MATTHEW K. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7031451, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER(S) I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON (RECORD OF SURVEY ON FILE AT THE WEBER COUNTY SURVEYOR'S OFFICE AS ENTRY NO. _____), AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS KIRK PROPERTY SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Matthew K. Peterson, P.L.S. 7031451



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 4700 WEST STREET, WHICH POINT IS 926.87 FEET S.00°30'20"W. ALONG THE QUARTER SECTION LINE AND 97.83 FEET N.89°29'40"W. AND 150.00 FEET S.00°06'28"W. FROM THE CENTER OF SAID SECTION 5; AND RUNNING THENCE S.00°06'53"W. 235.99 FEET; THENCE N.85°37'15"W. 3.74 FEET TO THE NORTHEAST CORNER OF COUNTRY COVE SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID COUNTRY COVE SUBDIVISION THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N.85°37'15"W. 320.23 FEET; THENCE (2) S.83°41'59"W. 297.70 FEET; THENCE (3) S.59°40'27"W. 193.45 FEET; THENCE (4) S.51°00'35"W. 12.06 FEET; THENCE S.46°14'52"W. 197.11 FEET; THENCE N.70°44'09"W. 67.55 FEET TO A SOUTHWEST CORNER OF LOT 67 OF HAVEN ESTATES SUBDIVISION PHASE 2; THENCE ALONG THE EASTERLY BOUNDARY LINE OF HAVEN ESTATES SUBDIVISION PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N.20°45'53"E. 41.11 FEET; THENCE (2) NORTHEASTERLY 37.59 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS N.30°58'29"E. FOR A DISTANCE OF 37.37 FEET, CENTRAL ANGLE = 21°32'17"); THENCE (3) N.42°18'04"E. 138.10 FEET; THENCE (4) N.47°12'43"E. 201.68 FEET; THENCE NORTHEASTERLY 170.03 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS N.30°58'29"E. FOR A DISTANCE OF 167.77 FEET, CENTRAL ANGLE = 32°28'24"); THENCE N.14°44'16"E. 14.44 FEET; THENCE S.82°25'28"E. 245.56 FEET; THENCE N.00°20'35"E. 29.13 FEET; THENCE S.89°53'07"E. 393.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 191,109 SQ. FT. OR 4.39 ACRES.

NARRATIVE

ESI Engineering Inc. performed a boundary survey of the subject property on August 6th, 2021 pursuant to the subdivision of said property. Mr. Kirk wishes to transfer a portion of said property to Weber Basin Water Conservancy District to facilitate the construction of a pump house facility. The basis of bearings for this survey is S.00°30'20"W. from the found existing brass monument at the Center of Section 5 and the found existing brass monument at the South Quarter Corner of Section 5. During the course of our survey, a number of existing survey monuments were found at property corner locations as shown hereon. Kirk Family Enterprises and the adjoining northerly property owner Mikell Brent Anderson signed and recorded a fence line / boundary line agreement (Entry No. 2802699 and subsequently Entry No. 2803772) along with a record of survey (No. 3488) pursuant to the agreement of various existing fence lines to be their mutual property boundary. None of the recorded documents appear to contain sufficient conveyance verbiage to allow the Weber county recorder to recognize the fence line / boundary line agreement. The southerly boundary line of the subject parcel is referenced to be along an existing irrigation pipeline and the westerly boundary line is referenced to be along the Wilson Canal. Record bearings and distances contained in deeds and adjoining subdivision plats along these features were used as they appear to be in agreement with each other and fit the existing features and fence lines.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSED THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS,

KIRK PROPERTY SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WE / I HAVE HEREUNTO SET OUR HANDS THE ____ DAY OF ____ 2021.

(OWNER) _____ (OWNER) _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER
S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY ____

OF ____ 2021, BY ____.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC (PRINT NAME) _____ NOTARY PUBLIC (SIGNATURE) _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

RECOMMENDED FOR APPROVAL

ON THIS ____ DAY OF ____ A.D. 20 ____

CITY ATTORNEY

RECOMMENDED FOR APPROVAL

ON THIS ____ DAY OF ____ A.D. 20 ____

CITY ENGINEER

RECOMMENDED FOR APPROVAL

ON THIS ____ DAY OF ____ A.D. 20 ____
BY THE WEST HAVEN CITY PLANNING COMMISSION.

CHAIRMAN PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH
ON THIS ____ DAY OF ____ A.D. 20 ____, AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR: _____

CITY RECORDER ATTEST: _____

RECOMMENDED FOR APPROVAL

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS ____

DAY OF ____ A.D. 2021 AT ____

IN BOOK ____ AT PAGE ____

COUNTY RECORDER

BY : _____ DEPUTY

Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



Conditional Use Permit- Site Plan Approval- Weber West Pump Station

Request: Grant a conditional use permit and site plan approval for a public utility substation

Property Address: 3850 S 4700 W

Property Zone: C-2

Property Size: 4.39 acres

Applicant: Weber Basin Water Conservancy District

Governing Document(s): WHZC Chapter 22, WHZC Chapter 54, WHZC

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

WBWCD intends to construct a pump station on property zoned C-2, located at 3850 S 4700 W. As with all commercial projects, they are required to obtain site plan approval. This is before the Commission for a Conditional Use Permit, as WHZC 22.10 states that public utility substations are a conditional use.

While the building is subject to design review, WHZC 54.06 states that *"for buildings and uses covered by conditional use permits...design review shall be incorporated within such conditional use permit...approval and need not be a separate application, provided the requirements of this chapter are met."* As such, design review, site plan and building use are all being brought together under the umbrella of the conditional use permit application.

Approval of the conditional use permit, if granted by the Commission, will constitute approval of the building design and site plan.

Planning Commission Action

This is slightly different than a regular site plan, as outlined above. Because the site plan is covered by the CUP approval, it is not before the Commission for preliminary site plan. The Commission may:

- Determine that the conditional use permit is ready for approval at this time.
- Impose conditions and terms that they feel necessary and table the issue
- Deny the CUP, and subsequently the site plan, until such time as the developer addresses issues the Commission identifies as needing remedy.

Staff Review

Building Design (WHZC Chapter 54)

This building is outside of the corridors which require a higher level of design compliance. It is, however, subject to the following requirements of 54.10.2, which states:

1. Other areas that lie outside the boundary of Subsection 1

1. Building Materials: New buildings shall be designed and constructed to meet the following criteria:

1. Building exteriors shall be designed and constructed with primary and secondary building materials from the list of Building Materials in Subsection 3. The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

1. ***CMU block, as presented on this design, is a permitted primary material. The east elevation wall of the building, the side which faces the street, is made of entirely CMU block.***

1. ***Although concrete is considered a secondary material, because it is arranged in blocks with a brick pattern, it can be considered primary.***

2. Windows and doors shall be excluded from the calculation of exterior building material requirements.

1. ***No windows or doors were included in calculations***

3. A maximum of six colors for the primary materials may be permitted.

1. ***2-3 shades of brown are being used for the entire building***

4. Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

1. ***See previous comment***

5. A minimum of fifteen percent (15%) of the front elevation, as well as any side or rear elevation which faces the street, shall consist of upgraded architectural features as defined in Subsection 3.

1. ***54.10.3 allows different brick patterns as an architectural feature. The variety in how the CMU blocks are arranged, as well as the inclusion of an accent band on the building, compose more than 15% of the required elevation upgrade.***

6. Non-primary elevations which do not face the street shall consist of at least five percent (5%) upgraded architectural features as defined in Subsection 3.

1. ***See previous comment. The pattern continues all the way around, meeting the upgraded feature requirement.***

7. Provided that the structure is not part of a planned commercial development, side and rear elevations which do not face the street may be constructed of up to 100% secondary materials.

1. ***This requirement does not apply, as this is not part of a planned development.***

Staff's analysis of the building design is that it fully complies with all relevant portions of City code and the building design should be approved.

Landscaping (WHZC 54.08)

WHZC 54.08 requires that a minimum of 10% of the project area be landscaped. The site plan proposes to place rock mulch over the entire site that is not taken up by the building and parking. 54.08 does not outline what specific landscape materials are to be used.

Staff analysis of the landscaping is that it complies with the 10% requirement.

Conditional Use Standards (WHZC Chapter 35)

Conditional uses are examined for potential detrimental effects and shall be approved if those detrimental effects can be reasonably mitigated. The following is staff's analysis of the potential detrimental effects identified in Chapter 35 of WHZC and how such effects may be reasonably mitigated.

- A. General Plan: The proposed use conforms to policies of the city's general plan.
 - a. ***As the site is presently zoned C-2 and the General Plan anticipates it will remain so, the project is compliant.***
- B. Site Design: The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
- C. Access: Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.
 - a. ***Proposed access to the site is not in conflict with any intersection, neighborhood ingress/egress or pedestrian sidewalk. The area does not have sidewalks that need taken into account regarding pedestrian traffic. Much of the property north and east of the proposed site is undeveloped and traffic is minimal.***
- D. Circulation: On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.
 - a. ***As there is a single point of ingress-egress and there will be little to no vehicles entering/exiting the site, unless needed for maintenance, there is no adverse impact to adjacent properties. The building is situated far back enough from the property line that there is no clear view issue.***
- E. Parking: The location and design of off-street parking complies with standards of this title.
 - a. ***WHZC Chapter 44 outlines parking requirements for residential and commercial uses. The proposed public utility substation does not meet any of the uses outlined in Chapter 44. The Commission may make determinations on required parking based on the unique circumstances of this project.***
 - b. ***Because there is no public access or daily use of the facility, and site visits are limited to servicing the building and equipment it holds, I would recommend the Commission not require parking spaces.***
- F. Refuse Collection: The location and design of refuse collection areas is not likely to create an adverse impact on the occupants of adjoining property.
 - a. ***No refuse collection is necessary, as there is no daily use of the building or any activity which would generate the need to collect refuse on-site.***

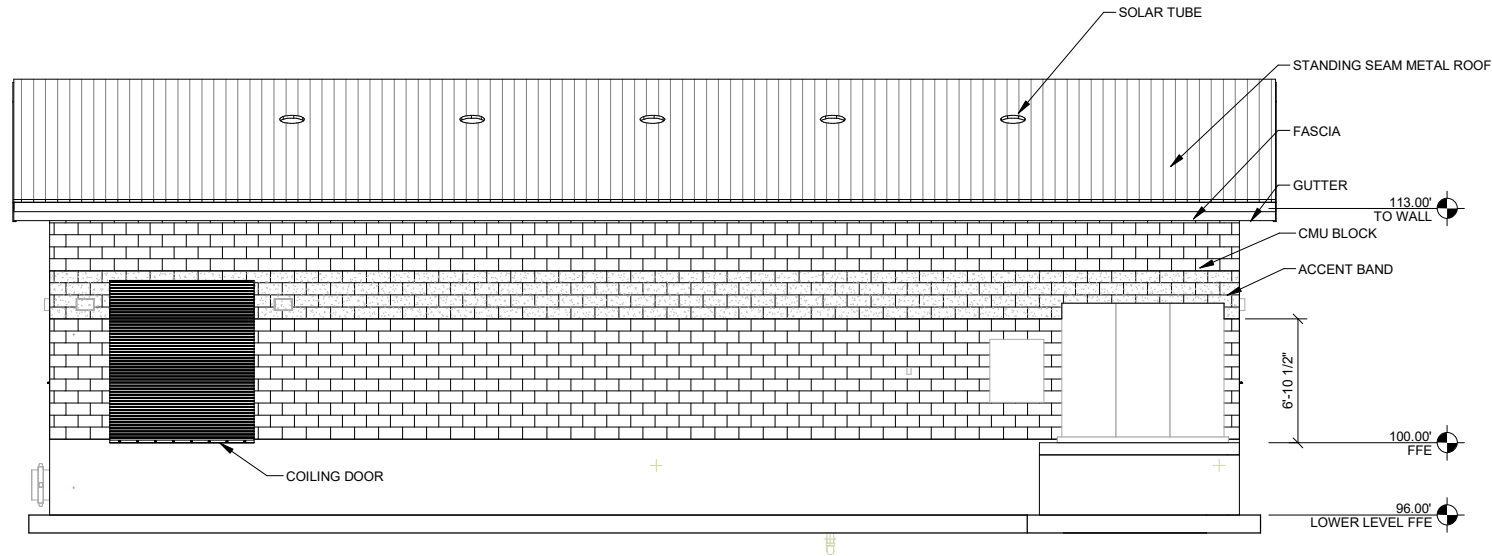
- G. Utility Services: Utility capacity supports the use at normal service levels.
 - a. ***No utility services are needed beyond what the pump house itself will serve.***
- H. Screening: The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening and landscape treatments and other features increase attractiveness of the site and protect adjoining property owners from noise and visual impacts.
 - a. ***The existing fencing will be preserved, except for the fence across the front of the property, which will be removed in order to create a driveway approach to the building.***
 - b. ***There are no adjacent uses which would require screening the building.***
- I. Operating Hours: The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.
 - a. ***As there is no ongoing use of the building, there are no operating hours which should be taken into consideration.***
- J. Signs: Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.
 - a. ***N/A- there will be no signage on the facility.***
- K. Public Services: Public facilities such as streets, water, sewer, storm drainage, public safety and fire protection, are adequate to serve the use.
 - a. ***The driveway access is sufficient for public safety access.***
 - b. ***I would recommend the 12' wide turnaround at the west of the property be widened to 20' so that a fire truck could have ease of turnaround, if such became necessary.***
- L. Environmental Impact: The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard, to the premises or any adjacent property.
 - a. ***The Hooper Irrigation Company has an easement which goes into the North portion of this site. That easement has been taken into account when designing the layout and no further consideration needs given to the easement.***
- M. Nuisance: Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.
 - a. ***No nuisances are likely as a result of the construction of the building. The use as a public utility substation will not create any noise that can be heard outside of the property.***

Staff analysis of the potential detrimental conditions is: no conditions are needed put in place, with the exception of the widening of the 12' turnaround to 20' to facilitate turnaround of emergency vehicles.

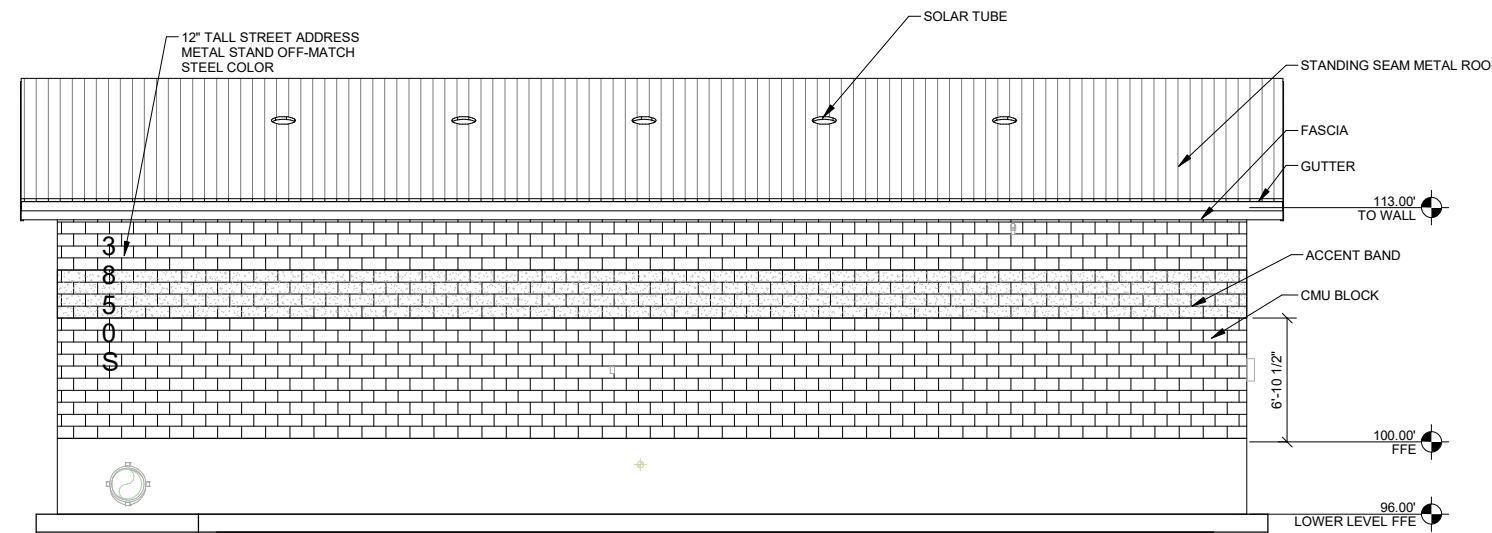
It is staff's analysis, that with the exception of the one item identified just above, the project complies with all the relevant requirements of West Haven Zoning Code and should be granted approval.

BUILDING COLOR NOTES

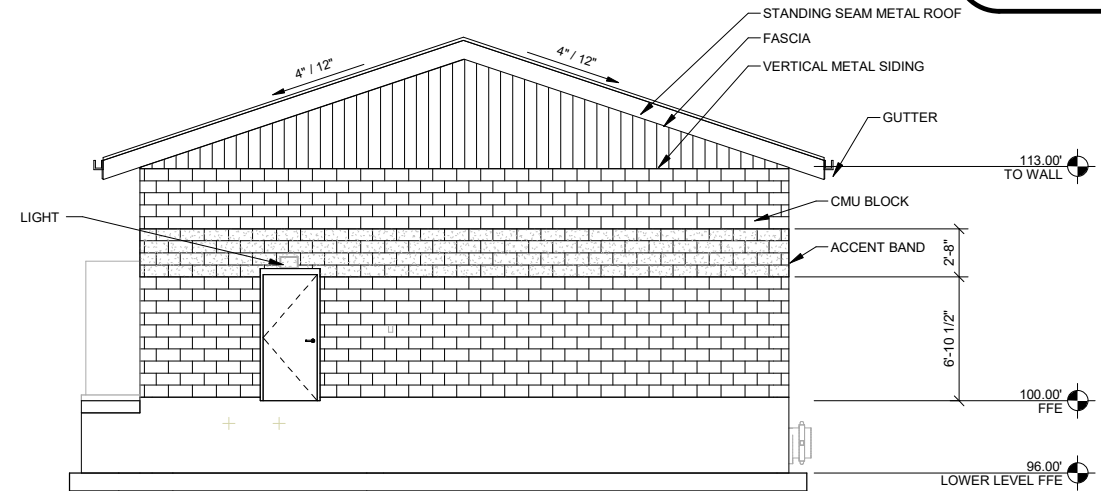
- COLORS TO MATCH THE DISTRICT 2 WELL HOUSE
TYPICAL CMU - LIGHT BROWN
ACCENT BAND - MEDIUM BROWN
METAL TRIM AND ROOFING - DARK BROWN
VERTICAL SIDING - DARK BROWN
DOORS - DARK BROWN



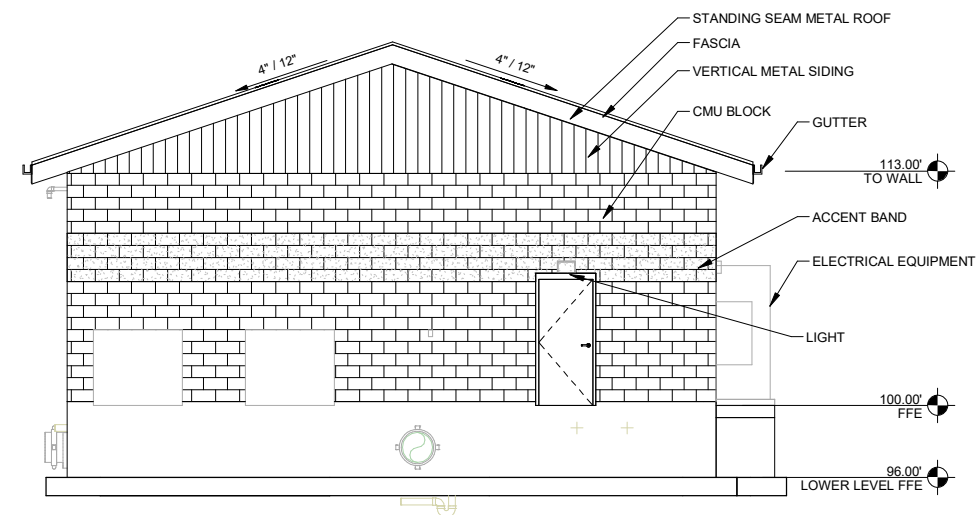
4 WEST ELEVATION
S201



3 EAST ELEVATION
S201



2 SOUTH ELEVATION
S201



1 NORTH ELEVATION
S201

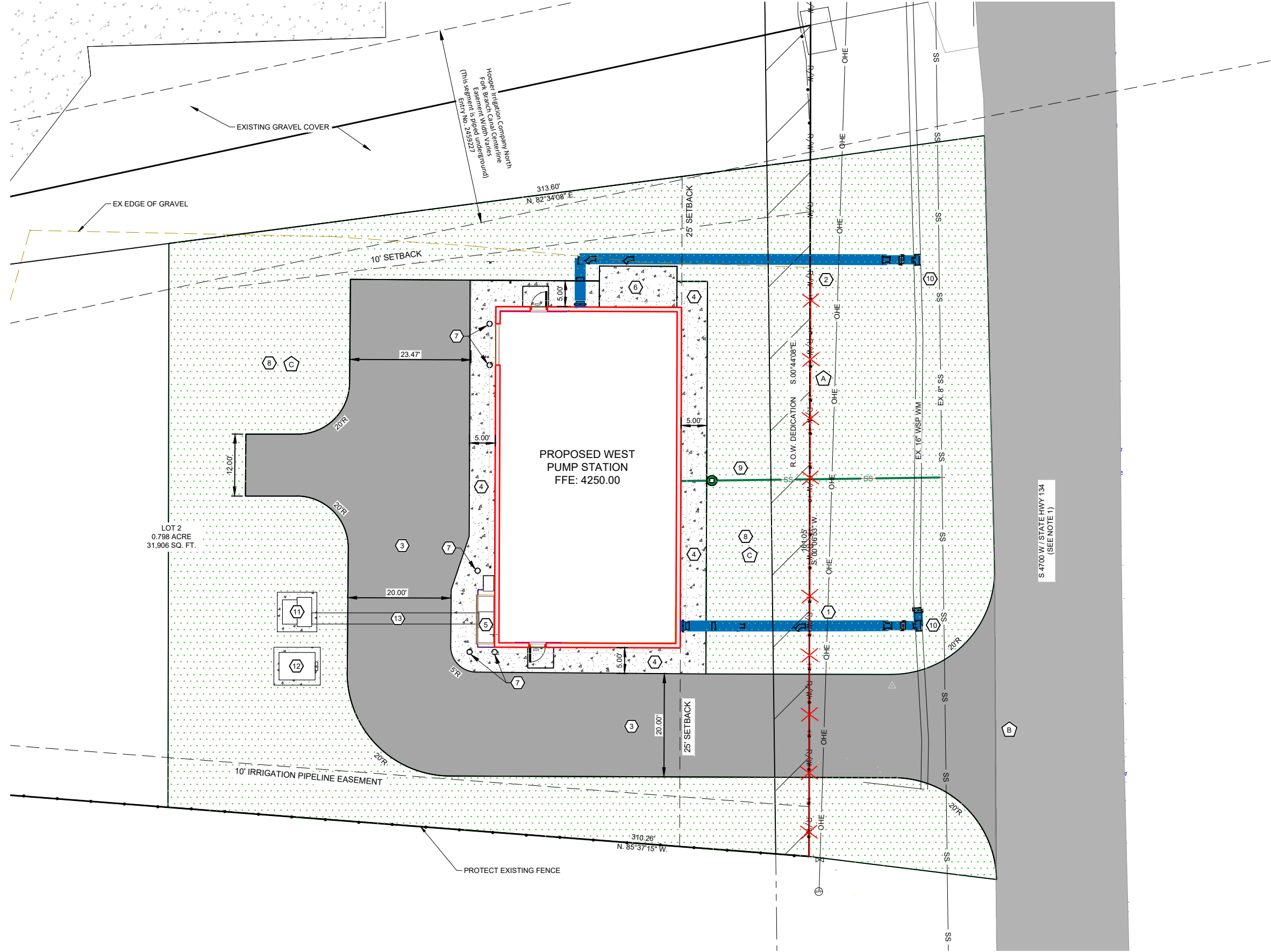
PRELIMINARY
NOT FOR CONSTRUCTION
90% MILESTONE



WEBER WEST PUMP STATION
WEBER BASIN CONSERVANCY DISTRICT
WEST HAVEN, UTAH
BUILDING ELEVATIONS

DRAWING TYPE
PRELIMINARY
PREPARED BY
KDE
CHECKED / APPROVED
KDE / KDE
DATE
OCT 2021
PROJECT NUMBER
14127-2021-002
SHEET

DRAWING
S201



GENERAL NOTES

1. REFER TO C002 FOR GENERAL NOTES PERTAINING TO CONSTRUCTION ACTIVITIES WITHIN UDOT RIGHT-OF-WAY.

DEMOLITION NOTES

- A REMOVE EXISTING CHAIN LINK FENCE
- B SAW CUT EDGE OF EXISTING ASPHALT FOR DRIVEWAY APPROACH
- C CLEAR AND REMOVE THE TOP 6" OF EXISTING SOIL/GRAVEL ON-SITE AND DISPOSE OF OFF-SITE

CONSTRUCTION NOTES

- 1 SUCTION WM. (SEE C201 FOR PLAN & PROFILE)
- 2 DISCHARGE WM. (SEE C201 FOR PLAN & PROFILE)
- 3 ASPHALT PAVEMENT PER DETAIL 1/C502.
- 4 6" CONCRETE SIDEWALK PER APWA PLAN 231.
- 5 OUTDOOR SWITCHBOARD. (SEE ELECTRICAL)
- 6 CONDENSER UNITS. (SEE MECHANICAL)
- 7 BOLLARD PER DETAIL 5/C502.
- 8 LANDSCAPE ROCK MULCH.
- 9 SANITARY SEWER SERVICE. (SEE C201 FOR PLAN & PROFILE)
- 10 CONNECTION DETAIL. (SEE SHEET C503)
- 11 TRANSFORMER (SEE ELECTRICAL)
- 12 15KV METERING CABINET (SEE ELECTRICAL)
- 13 DUCT BANK (SEE ELECTRICAL)



0 10
Scale in Feet

WEBER WEST PUMP STATION
WEBER BASIN WATER CONSERVANCY DISTRICT
WEST HAVEN, UTAH

DRAWING TYPE
PRELIMINARY
PREPARED BY
CTM
CHECKED / APPROVED
BG / BG
DATE
OCT 2021
PROJECT NUMBER
14127-2021-002

DRAWING
C101



Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



West Ridge Estates

Request: Grant final plat approval for West Ridge Estates (36 lots)

Property Address: Approx. 4950 W 3300 S

Property Zone: R-2

Property Size: 30.54 acres

Applicant: Stillwater Construction

Governing Document(s): WHZC,

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

The preliminary plat of West Ridge was approved by the City Council on July 7, 2021. At that time, the only condition that was put into place was the reduction of a single lot, which is why you will see fewer lots in the final plat than what was approved in the preliminary.

Based on feedback received at the October 13, 2021 PC meeting, the developer has opted to present the subdivision as a single final plat, rather than phasing the project.

WHC 15.04 vests the Planning Commission with the authority to review and approve final plats for phases of subdivisions throughout West Haven City. As this is an administrative action, the Commission's role is to review the governing documents and ensure that the proposal is consistent with the standards and guidelines outlined in those documents.

Planning Commission Action

Upon review of the subdivision plat, the Commission may:

- 1- Approve the final plat for West Ridge Estates
- 2- Approve the final plat with any appropriate conditions
- 3- Continue the plat until it complies with the West Haven Zoning Code Requirements, as outlined herein
- 4- Deny the final plat

Staff Review

The requirements of the WHZC 10.06.040 "Building Lot Requirements" are as follows:

- 1- **Lot Area.** There shall be a minimum of twelve thousand five hundred (12,500) square feet in each lot. When a variety of lot sizes are used the larger will be placed against existing lots.
 - a. ***All lots comply with the minimum lot size requirements***
- 2- **Lot Width.** All lots are to average 90 feet, with no less than 80 feet.
 - a. ***All lots meet the minimum lot with requirements***
- 3- **Buffer.** All lots contiguous to an A-1, A-2, or R-1 Zone are to be a minimum of 17,000 sq. ft.
 - a. ***The property is contiguous to unincorporated Weber county so this regulation does not apply***

There are several areas where the plat is deficient and should be remedied:

- 1- **Density:** WHZC 10.06.040(1) states “There shall be no more than 2.0 residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density so that the average is still 2.0 residential units per acre or less.”
 - b. ***This plat complies with the density requirements. The overall density of the project is 1.2 u/a.***
- 2- **Street Names:** Prior to the mylar being recorder with the Weber County Recorder’s office, the developer should coordinate with the City’s engineering team to identify street names for the project.
- 3- **Identify Setbacks:** The plat should show a table indicating front, side and rear yard setbacks.
- 4- **3300 South Access:** In order to limit accesses on to 3300 South, the plat should note that Lots 101, 102 and 126 may not have driveway access on to 3300 South.

Staff’s analysis is that the property is compliant in all material respects and should be recommended to the City Council for approval.

WEST RIDGE ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
OCTOBER, 2021



VICINITY MAP

SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°12'45"E.

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED FORM DEED. BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING S89°12'45"E 33.15 FEET AND N00°47'15"E 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N01°00'31"E ALONG THE EASTERLY RIGHT OF WAY LINE OF 5100 WEST STREET, 810.00 FEET; THENCE S89°12'45"E 1655.72 FEET; THENCE S00°47'15"W 591.97 FEET; THENCE S28°11'40"W 245.59 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 3300 SOUTH STREET; THENCE N89°12'45"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1545.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.534 ACRES MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC	LTH	CHD	LTH	CHD	BEARING	DELTA
C1	180.00'	47.11'	46.98'	N08°17'07"E	14°59'44"			
C2	130.00'	20.67'	20.65'	N60°05'59"W	9°06'42"			
C3	130.00'	67.10'	66.35'	N40°45'29"W	29°34'19"			
C4	130.00'	61.22'	60.65'	N12°28'54"W	26°58'50"			
C5	100.00'	114.61'	108.44'	N31°49'24"W	65°39'52"			
C6	70.00'	80.22'	75.91'	N31°49'24"W	65°39'52"			
C7	25.00'	14.64'	14.43'	N15°46'12"W	33°33'26"			
C8	65.00'	46.50'	45.51'	N12°03'18"W	40°59'14"			
C9	65.00'	57.78'	55.89'	N33°54'13"E	50°55'46"			
C10	65.00'	75.71'	69.83'	S88°08'36"E	64°58'35"			
C11	25.00'	3.34'	3.34'	S59°29'03"E	7°39'28"			
C12	25.00'	11.30'	11.20'	S78°15'46"E	25°53'59"			
C13	20.00'	31.34'	28.23'	N45°53'53"E	89°46'44"			
C14	120.00'	109.92'	106.12'	S27°01'46"W	52°29'02"			
C15	120.00'	24.85'	24.81'	S59°12'16"W	11°51'56"			
C16	150.00'	168.47'	159.75'	S32°57'44"W	64°20'59"			
C17	180.00'	10.39'	10.39'	S02°26'28"W	3°18'27"			
C18	180.00'	71.32'	70.85'	S15°26'43"W	22°42'02"			
C19	180.00'	74.59'	74.06'	S38°40'00"W	23°44'32"			
C20	180.00'	45.87'	45.74'	S57°50'15"W	14°35'58"			
C21	120.00'	84.87'	83.11'	S44°52'34"W	40°31'20"			
C22	120.00'	49.90'	49.55'	S12°42'05"W	23°49'39"			
C23	180.00'	94.77'	93.68'	S50°03'15"W	30°09'57"			
C24	150.00'	168.47'	159.75'	S32°57'44"W	64°20'59"			
C25	150.00'	104.08'	102.00'	S45°15'37"W	39°45'14"			
C26	150.00'	64.39'	63.90'	S13°05'07"W	24°35'44"			

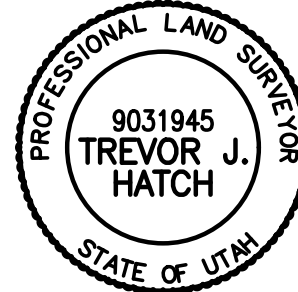
SURVEYOR'S CERTIFICATE

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

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN HEREON AND NAME SAID TRACT, **WEST RIDGE ESTATES**, AND DEDICATE TO 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 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, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE 20 FOOT STORM DRAIN EASEMENT LOCATED ON LOTS 17 AND 18 TO WEST HAVEN CITY.

SIGNED THIS _____ DAY OF _____, 20____.

FOR: STILLWATER CONSTRUCTION

NAME/TITLE

DATE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

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.

COMMISSION EXPIRES

NOTARY PUBLIC

DEVELOPER

STILLWATER CONSTRUCTION
JUSTIN NEILSON
PO BOX 638
ROY, UT 84067
801-668-8778

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 PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

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

PROJECT INFO.

Surveyor:

T. HATCH

Designer:

N. ANDERSON

Begin Date:

10-25-2021

Name:

WEST RIDGE ESTATES

Number: 7037-07

Revision:

Scale: 1"=60'

Checked:

WEBER COUNTY RECORDER

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

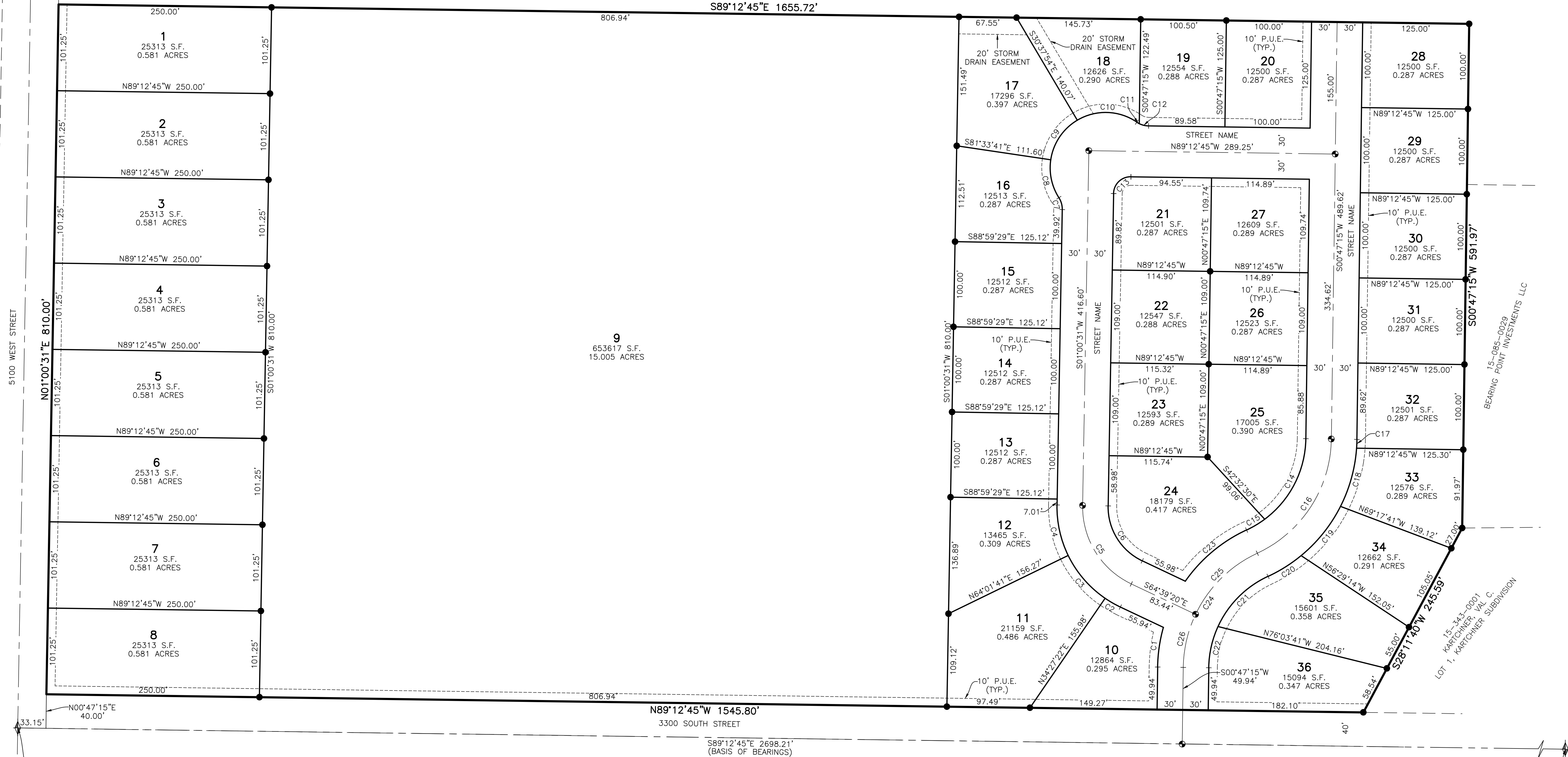
Weber County Recorder

Deputy.

WEST RIDGE ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
OCTOBER, 2021

15-085-0028
BEARING POINT INVESTMENTS LLC

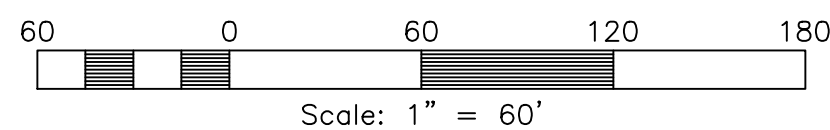


SOUTHWEST CORNER SECTION
— 32, TOWNSHIP 6 NORTH, RANGE
2 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY

SOUTH QUARTER CORNER
SECTION 32, TOWNSHIP 6 NORTH
RANGE 2 WEST, SALT LAKE BAS
AND MERIDIAN, U.S. SURVEY

LEGEND

-  = SECTION CORNER
 = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 = SET STREET MONUMENT
 = BOUNDARY LINE
 = LOT LINE
 = ROAD CENTERLINE
 = SECTION TIE LINE
 = ADJOINING PROPERTY LINE
 = EASEMENT LINE



DEVELOPER

STILLWATER CONSTRUCTION
JUSTIN NEILSON
PO BOX 638
ROY, UT 84067
801-668-8778



Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT INFO.	
---------------	--

Surveyor:
T. HATCH

Designer:
N. ANDERSON

Begin Date:
10-25-2021

Name: WEST RIDGE ESTATES

Number: 7037-07

Revision: _____
Scale: 1"=60'

Checked: _____

WEBER COUNTY
RECORDER

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

Weber County Recorder

—Deputy.

Planning Commission Staff Review Memo

November 10, 2021

Shari Phippen, Community Development Director



Westwood Estates- Phases 1, 2a, 2b, 3

Request: Grant final plat approval for Westwood Estates (179 lots)

Property Address: Approx. 3460 W 3600 S

Property Zone: R-2

Property Size: 74.97 Acres

Applicant: RSET Development, LLC

Governing Document(s): Ordinance 20-2021 (MDA)

Decision Type: Administrative

Staff Recommendation: See comments under “Staff Review”

Public Hearing Posting: No public hearing is required

Background

On July 27, 2021, Ordinance 20-2021 was adopted, which constituted a Master Development Agreement between West Haven City and RSET Development, LLC. This MDA governs the development of the Westwood Estates Subdivision. As such, this staff report is prepared using the MDA as the basis for analysis of the phases of the subdivision. The MDA supercedes other requirements which may be found in City code. The developer has chosen to seek final approval of every phase of the subdivision, rather than bringing in a single phase at a time. Granting approval at this time would grant final approval to the entire project.

Planning Commission Action

The Commission may approve the final plats, approve subject to conditions, or deny the final plats. Once the Commission has acted on the final plats, the project will go to the City Council for their review and approval.

Staff Review

Section 3 of the MDA “Permitted Density” allows the Developer no more than 179 total single-family units at a variety of lot sizes. Staff’s review of the density and lot distribution is:

- 6,000-9,999 square feet: 33 allowed by MDA
 - o 31 total
 - One lot proposed (Lot 168) is 5,952 square feet and not included in the 31
- 10,000-19,999 square feet: 110 allowed by MDA
 - o 112 total
- 20,000+ square feet: 36 allowed by MDA
 - o 36 total

While the numbers do not precisely line up with the MDA, I believe that there was a miscalculation when the MDA was drafted. The Project Description in Exhibit B of the MDA shows where the different lot sizes will be located within the project. The final plats are exactly what is shown in there. I believe that the numbers were slightly miscalculated, so that once the final survey numbers came in, there was a slight difference. The project substantially complies with the MDA on density and distribution of lot sizes.

The MDA does require that the lot widths and setbacks be governed by City ordinances for similar lots and are as shown on the plans. All of the lots are at least 60' and are appropriately scaled to the size of the lot. They are in line with what was presented and attached to the MDA and are compliant with its requirements.

As part of the final plats, the Developer has provided right-of-way for a future 80' road on the North portion of this property. This road is in the early design and acquisition stages. The City Council has had work sessions on funding and design options, as the road is intended to connect 3300 South to 3600 South.

Prior to recording the final plat, the Developer will be required to coordinate addressing with City engineering staff.

I do have some safety concerns about lots accessing the future ROW or 3600 South, which will eventually be expanded. I would recommend that the Commission put a condition in place that no lots may have driveway access on to either of those right-of-ways.

Staff recommends that the Commission grant final approval to Westwood Estates subdivision, Phases 1, 2a, 2b and 3, with the condition that no lots may have access on to the future 80' ROW or onto 3600 South.

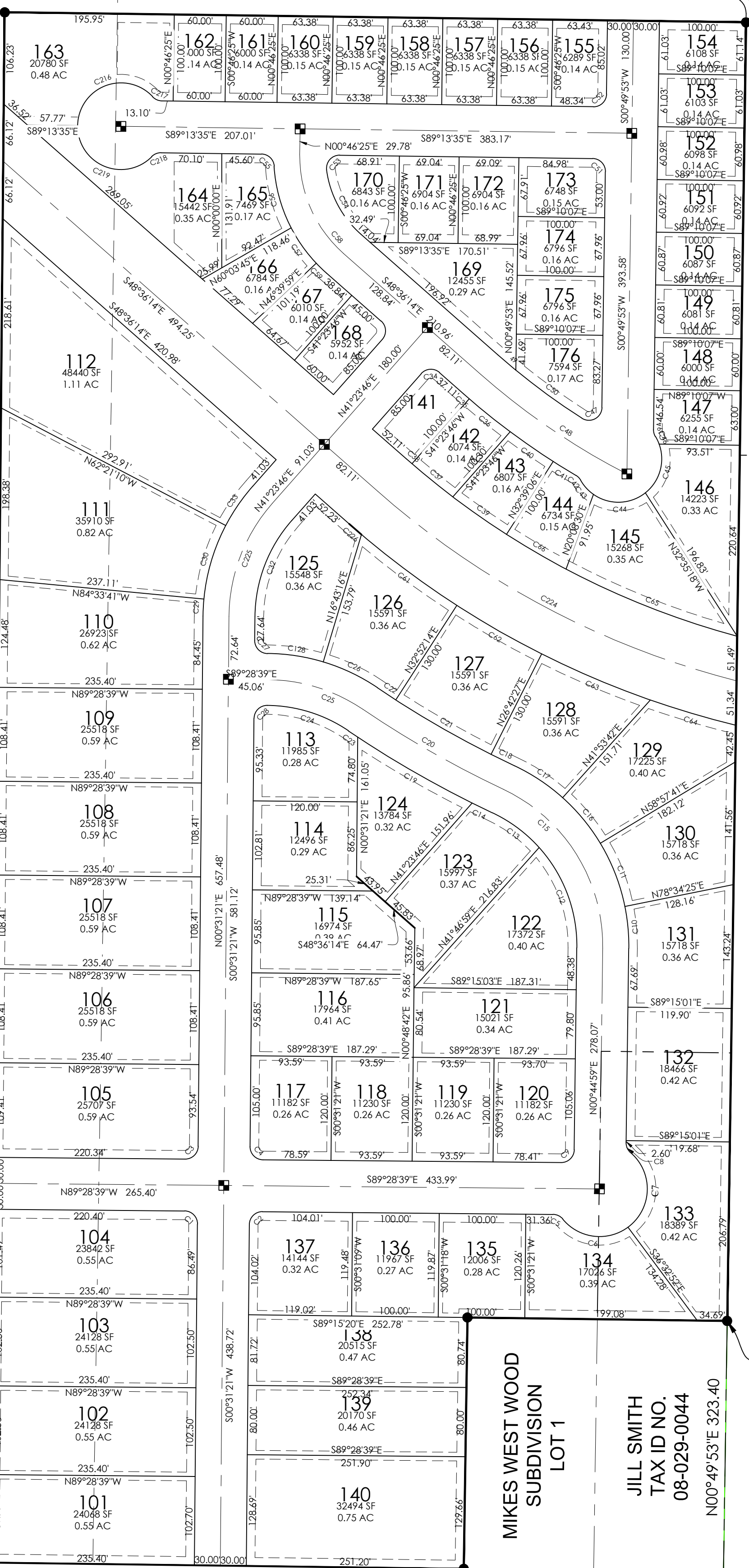
WESTWOOD ESTATES SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

3300 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTH QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

(N89°13'24"W 2637.72) N89°13'35"W 2637.71

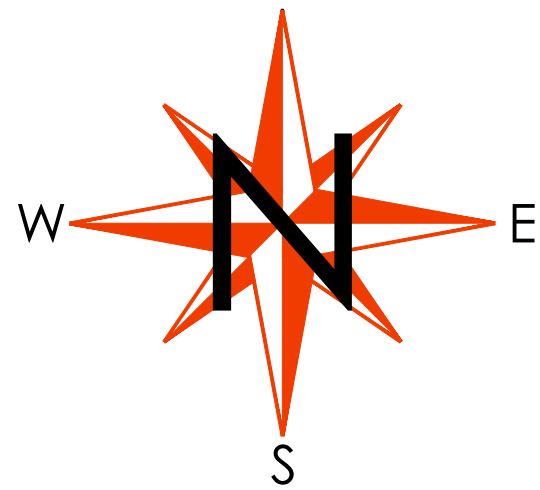


(S89°15'20"E 2640.19) 2640.23
BASIS OF BEARING

3600 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

FOUND WEBER COUNTY BRASS CAP MONUMENT
CENTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK=4275.00
(ASSUMED ELEVATION)

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	23.55'	15.03'	89°46'41"	14.97'	S44°28'39"E	21.21'
C2	23.56'	15.00'	90°00'00"	15.00'	N45°31'21"E	21.21'
C3	24.52'	15.00'	93°38'54"	15.99'	S44°01'01"W	21.88'
C4	23.56'	15.00'	90°00'00"	15.00'	N44°28'39"W	21.21'
C5	13.09'	15.00'	49°59'41"	6.99'	S64°28'48"E	12.68'
C6	83.58'	55.00'	87°03'54"	52.25'	S83°00'54"E	75.76'
C7	98.58'	55.00'	102°41'51"	68.77'	S02°06'13"W	85.91'
C8	13.09'	15.00'	49°59'41"	6.99'	S24°14'52"E	12.68'
C9	23.50'	15.00'	89°46'22"	14.94'	S45°38'10"W	21.17'
C10	48.88'	230.00'	12°10'34"	24.53'	N05°20'18"W	48.17'
C11	78.73'	230.00'	19°36'44"	39.75'	N21°13'57"W	78.34'
C12	126.54'	170.00'	42°38'54"	66.36'	S20°34'28"E	123.64'
C13	67.81'	170.00'	22°51'18"	34.36'	S53°19'34"E	67.36'
C14	26.02'	1240.00'	1°12'09"	13.01'	S64°09'08"E	26.02'
C15	228.65'	200.00'	65°30'12"	128.65'	N32°00'07"W	216.40'
C16	68.51'	230.00'	17°03'58"	34.51'	N39°34'18"W	68.26'
C17	66.83'	230.00'	16°38'55"	33.65'	N56°25'45"W	66.60'
C18	30.09'	1180.00'	1°27'40"	15.05'	N64°01'23"W	30.09'
C19	152.45'	1240.00'	7°02'39"	76.32'	S60°01'44"E	152.35'
C20	186.91'	1210.00'	8°51'01"	93.64'	S60°19'42"E	186.72'
C21	126.92'	1180.00'	6°09'47"	63.52'	N60°12'40"W	126.86'
C22	25.26'	1180.00'	1°13'35"	12.63'	N56°30'59"W	25.26'
C23	13.07'	1240.00'	0°36'13"	6.53'	S56°12'18"E	13.07'
C24	99.69'	170.00'	33°35'51"	51.32'	S72°42'07"E	98.26'
C25	117.20'	200.00'	33°34'27"	60.33'	N72°41'25"W	115.53'
C26	69.75'	230.00'	17°22'33"	35.15'	N64°35'28"W	69.48'
C27	23.57'	15.00'	90°00'53"	15.00'	N44°29'05"W	21.22'
C28	23.56'	15.00'	89°58'36"	14.99'	N45°30'39"E	21.21'
C29	19.73'	230.00'	4°54'58"	9.87'	S02°58'50"W	19.73'
C30	89.15'	230.00'	22°12'32"	45.14'	S16°32'35"W	88.59'
C32	121.27'	170.00'	40°52'25"	63.35'	N20°57'34"E	118.72'
C33	55.19'	230.00'	13°44'55"	27.73'	S34°31'18"W	55.06'
C34	23.56'	15.00'	90°00'00"	15.00'	N86°23'46"E	21.21'
C35	8.55'	850.00'	0°34'36"	4.28'	S48°53'32"E	8.55'
C36	60.74'	850.00'	4°05'40"	30.38'	S51°13'40"E	60.73'
C37	60.73'	950.00'	3°39'45"	30.37'	N50°57'04"W	60.72'
C38	8.55'	950.00'	0°30'57"	4.28'	N48°51'43"W	8.55'

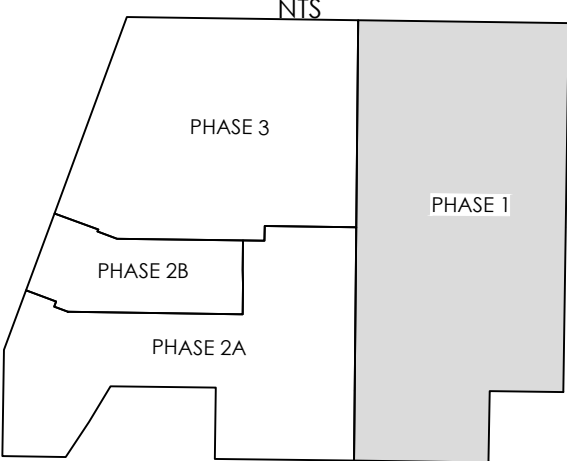


NORTH
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft. (HORIZ.)

LEGEND	
	Section Monument
	Property Corner
	Street Monument
	Break Line
	Property Line
	Section Line
	Center Line
	Easement Line

PHASE PLAN EXHIBIT



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____.

MAYOR _____ ATTEST: _____ CITY RECORDER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ATTORNEY

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, 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 WESTWOOD ESTATES SUBDIVISION PHASE 1 SUBDIVISION 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, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



MICHAEL L. WANGEMANN, PLS
PLS# 6431156-2201

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 00°49'53" EAST ALONG SAID QUARTER SECTION LINE 323.40 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°15'20" WEST ALONG THE NORTH LINE AND EXTENSION THEREOF MIKES WEST WOOD SUBDIVISION RECORDED JUNE 17, 2004 AS ENTRY NO. 2038096 IN BOOK 60 OF PAGE 4 IN THE WEBER COUNTY RECORDER'S OFFICE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00°49'58" WEST ALONG THE WEST LINE OF SAID MIKES WEST WOOD SUBDIVISION 290.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 3600 SOUTH STREET; THENCE NORTH 89°15'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 546.60 FEET; THENCE NORTH 00°31'21" EAST 1791.25 FEET; THENCE SOUTH 89°13'35" EAST 856.26 FEET TO SAID QUARTER SECTION LINE; THENCE SOUTH 00°49'53" WEST ALONG SAID QUARTER SECTION LINE 1500.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,437,809.81 SQ/FT OR 33.01 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, AND STREETS AS SHOWN ON THE PLAT, AND NAME SAID TRACT WESTWOOD ESTATES SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREAS AS PUBLIC UTILITY, STORM WATER DETENTION, DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND HEREBY DEDICATE ALL LAND DESIGNATED AS LIMITED COMMON TO THE UNIT OWNERS AND HEREBY DEDICATED ALL LAND DESIGNATED AS COMMON AREA TO THE HOME OWNERS ASSOCIATIONS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER (I) OF THE ABOVE OWNERS' DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775

www.utahlandsurveying.com

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND _____ AT _____
RECORDED _____ OF THE OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

By: _____
DEPUTY

WESTWOOD ESTATES SUBDIVISION PHASE 2A

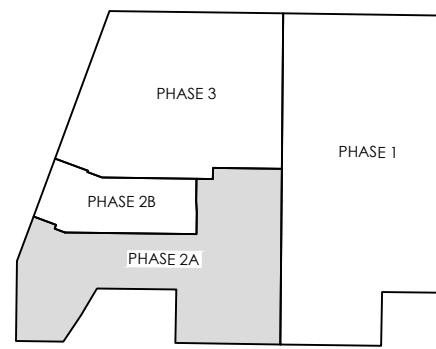
LOCATED IN THE NORTHWEST QUARTER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

(N89°13'24"W 2637.72) N89°13'35"W 2637.71

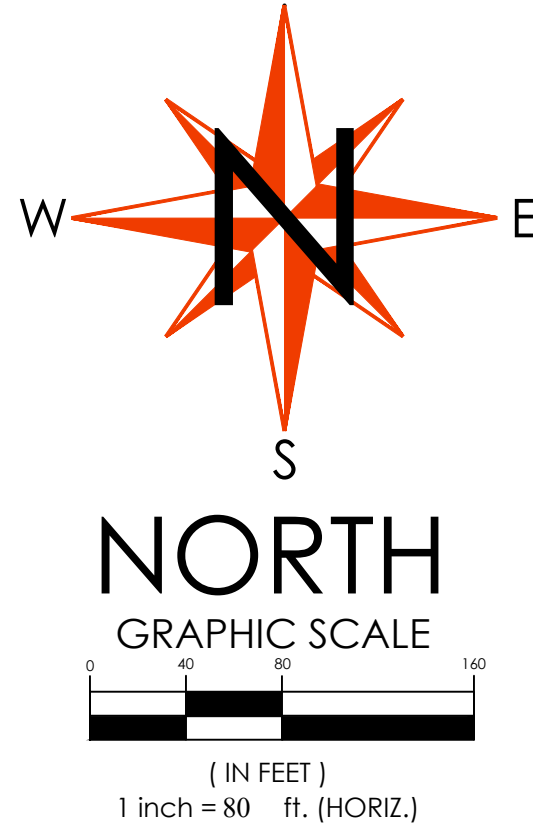
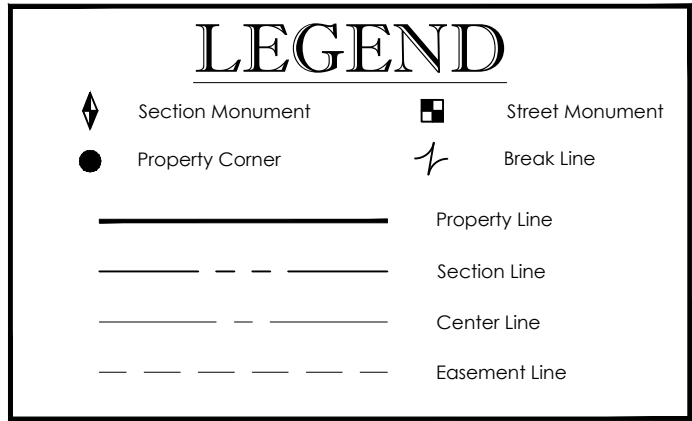
3300 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

PHASE PLAN EXHIBIT

NTS



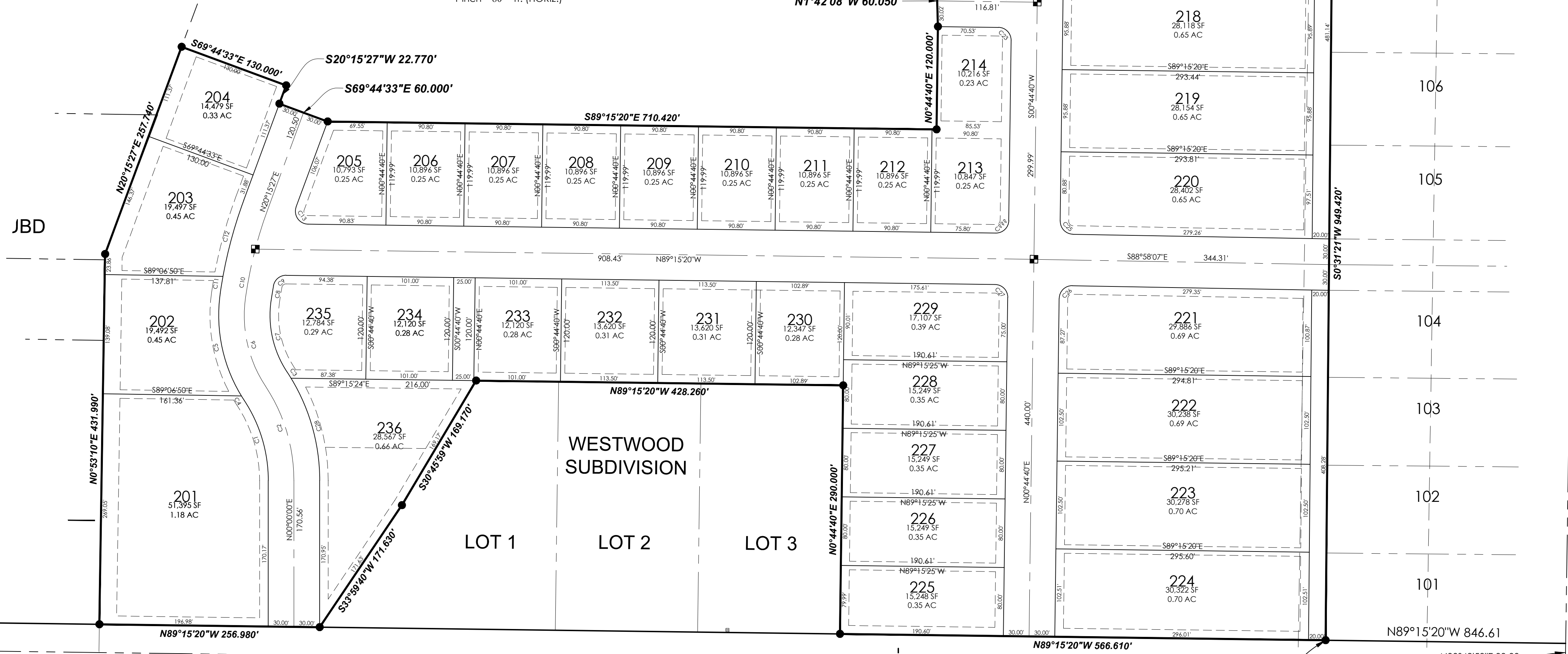
Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	99.21'	170.00'	33°26'08"	51.06'	S16°43'04"E	97.80'
C2	116.71'	200.00'	33°26'08"	60.07'	N16°43'04"W	115.06'
C3	8.55'	230.00'	2°07'49"	4.28'	N32°22'13"W	8.55'
C4	6.20'	180.00'	1°58'30"	3.10'	S32°26'53"E	6.20'
C5	124.45'	180.00'	39°36'54"	64.83'	S11°39'11"E	121.99'
C6	108.88'	150.00'	41°35'24"	56.96'	S12°38'26"E	106.51'
C7	87.11'	120.00'	41°35'24"	45.57'	N12°38'26"W	85.21'
C8	17.64'	470.00'	2°08'59"	8.82'	N09°13'46"E	17.63'
C9	21.06'	15.00'	80°26'24"	12.68'	N50°31'28"E	19.37'
C10	105.62'	500.00'	12°06'11"	53.01'	S14°12'22"W	105.42'
C11	20.22'	530.00'	2°11'08"	10.11'	S09°14'50"W	20.21'
C12	91.74'	530.00'	9°55'03"	45.98'	S15°17'55"W	91.63'
C13	28.67'	15.00'	109°30'47"	21.23'	N34°29'56"W	24.50'
C22	23.56'	15.00'	90°00'00"	15.00'	S45°44'40"W	21.21'
C23	23.56'	15.00'	90°00'00"	15.00'	S44°15'20"E	21.21'
C25	23.68'	15.08'	90°00'00"	15.08'	S43°41'10"E	21.32'
C26	23.62'	15.04'	90°00'00"	15.04'	N45°53'16"E	21.27'
C27	23.56'	15.00'	90°00'00"	15.00'	S44°15'20"E	21.21'
C28	125.67'	230.00'	31°18'19"	64.44'	N15°39'09"W	124.11'



3500 WEST STREET
(A 80' PUBLIC RIGHT-OF-WAY)

(S00°53'10"W 2648.64) S00°53'09"W 2648.51

(N00°49'58"E 2647.15) N00°49'53"E 2647.15



(S89°15'20"E 2640.19) 2640.23
BASIS OF BEARING
3600 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTH QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK=4275.00
(ASSUMED ELEVATION)

WEST HAVEN CITY PLANNING
COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

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____.

MAYOR

ATTEST:

CITY RECORDER

WEST HAVEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ATTORNEY

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, 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 WESTWOOD ESTATES SUBDIVISION PHASE 2A SUBDIVISION 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, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



MICHAEL L. WANGEMANN, PLS
PLS# 6431156-2201

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3600 SOUTH STREET, SAID POINT BEING NORTH 00°49'53" EAST ALONG THE QUARTER SECTION LINE 33.00 FEET AND NORTH 89°15'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 846.61 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°15'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 566.61 FEET TO THE SOUTHEAST CORNER OF THE WESTWOOD SUBDIVISION FIRST AMENDMENT RECORDED OCTOBER 3, 2013 AS ENTRY NO. 2658394 IN BOOK 74 AT PAGE 70 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID WESTWOOD SUBDIVISION FIRST AMENDMENT THE FOLLOWING FOUR (4) COURSES: NORTH 00°44'40" EAST 290.00 FEET; THENCE NORTH 89°15'20" WEST 428.26 FEET; THENCE SOUTH 30°45'59" WEST 169.17 FEET; THENCE SOUTH 33°59'40" WEST 171.63 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°15'20" WEST 256.98 FEET TO THE EXTENSION OF THE BERRY SUBDIVISION RECORDED AUGUST 11, 2015 AS ENTRY NO. 2750290 IN BOOK 77 AT PAGE 88 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 00°53'10" EAST ALONG THE WEST LINE AND EXTENSION THEREOF SAID BERRY SUBDIVISION 431.99 FEET; THENCE NORTH 20°15'27" EAST 257.74 FEET; THENCE SOUTH 69°44'33" EAST 130.00 FEET; THENCE SOUTH 20°15'27" WEST 22.77 FEET; THENCE SOUTH 69°44'33" EAST 60.00 FEET; THENCE SOUTH 89°15'20" EAST 710.42 FEET; THENCE NORTH 00°44'40" EAST 120.00 FEET; THENCE NORTH 01°42'08" WEST 60.05 FEET; THENCE NORTH 00°44'40" EAST 120.00 FEET; THENCE SOUTH 89°15'20" EAST 88.09 FEET; THENCE NORTH 00°44'40" EAST 59.42 FEET; THENCE SOUTH 89°15'20" EAST 372.33 FEET; THENCE SOUTH 00°31'21" WEST 949.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 858,720.86 SQ/FT OR 19.71 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT AND NA, SAID TRACT WESTWOOD ESTATES SUBDIVISION PHASE 2A, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREAS AS PUBLIC UTILITY, STORM WATER DETENTION, DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND HEREBY DEDICATE ALL LAND DESIGNATED AS LIMITED COMMON TO THE UNIT OWNERS AND HEREBY DEDICATED ALL LAND DESIGNATED AS COMMON AREA TO THE HOME OWNERS ASSOCIATIONS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER (I) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775

www.utahlandsurveying.com

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND
RECORDED _____, AT _____
IN BOOK _____ OF THE OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

BY: _____

DEPUTY

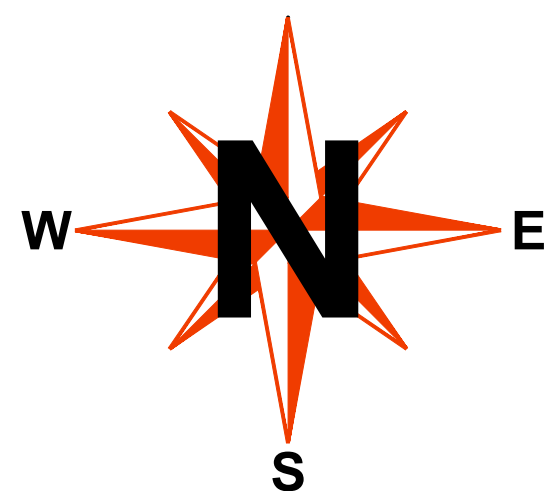
WESTWOOD ESTATES SUBDIVISION PHASE 2B

LOCATED IN THE NORTHWEST QUARTER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

(N89°13'24"W 2637.72) N89°13'35"W 2637.71

3300 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTH QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



NORTH
GRAPHIC SCALE

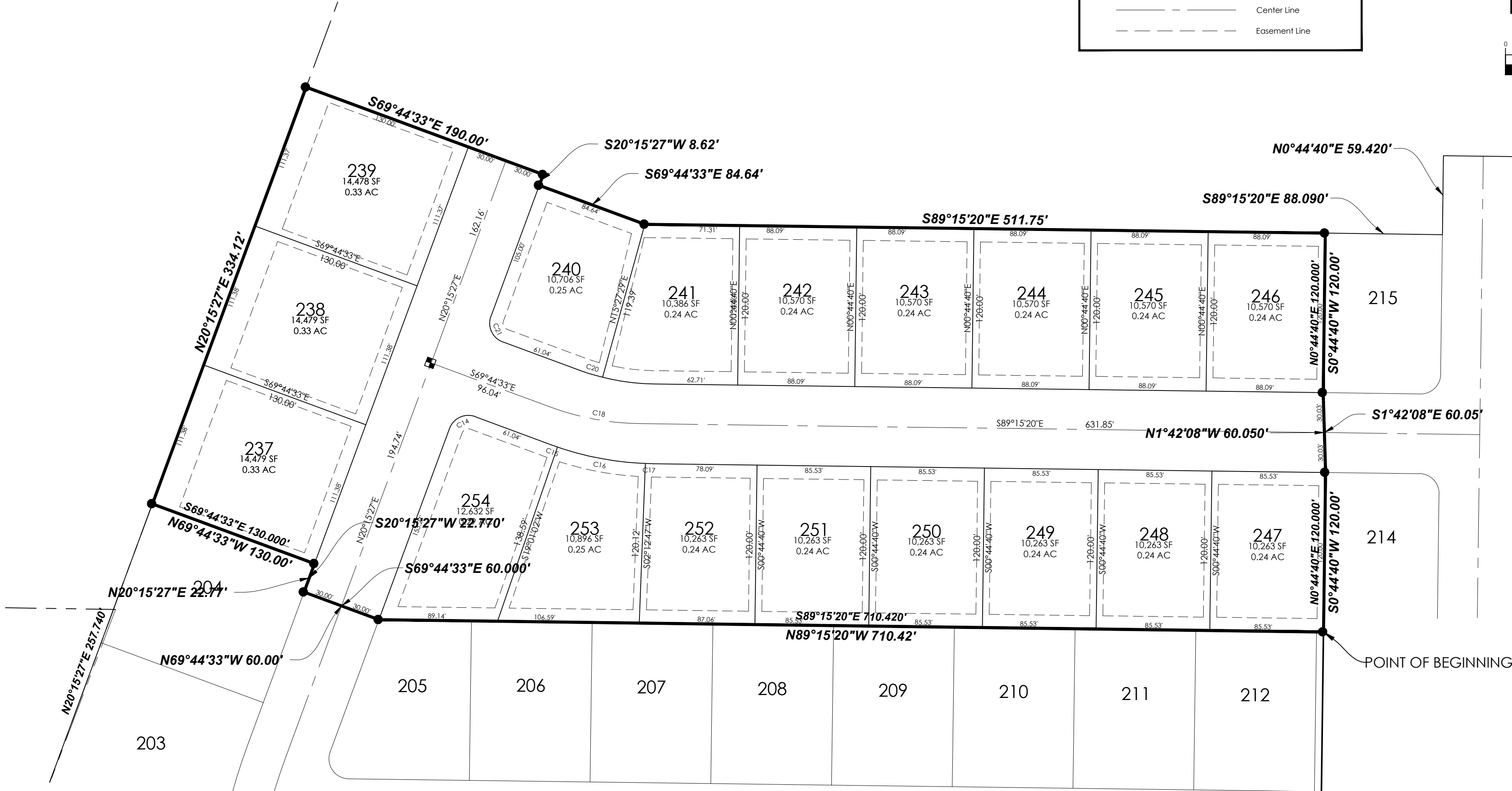
(IN FEET)
1 inch = 60 ft. (HORIZ.)

LEGEND

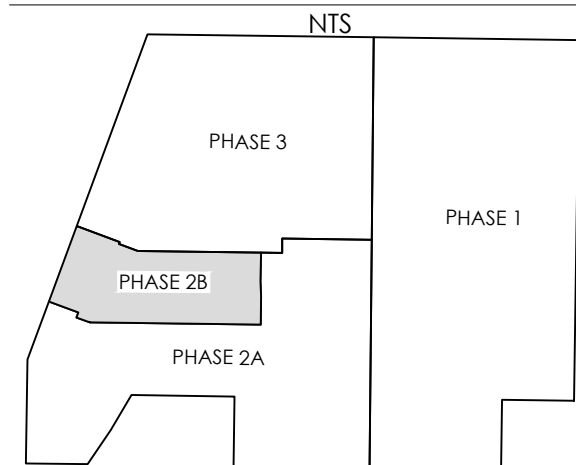
- Section Monument
- Property Corner
- Property Line
- Section Line
- Center Line
- Easement Line
- Street Monument
- Break Line

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTHWEST CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

Curve Table						C13	67.81'
CURVE	LENGTH	RADIUS	CHORD	TRANSVERSE	CORRECTION	C14	26.02'
C14	99.54'	1120.00'	92.00'	15.000'	N66°14'30"E	C15	155.91'
C15	186.81'	290.00'	331.820'	24.97'	S70°54'35"W	C16	29.28'
C16	67.56'	230.00'	181.98'	33.325'	S73°22'02"W	C17	118.80'
C17	6.20'	280.00'	111.280'	23.50'	S88°23'15"E	C18	30.07'
C18	126.145'	280.00'	191.364'	34.693'	S31°13'56"E	C19	56.91'
C19	108.68'	190.00'	411.558'	5.52'	N33°25'38"W	C20	136.91'
C20	82.54'	1120.00'	90.000'	16.507'	N89°13'35"W	C21	186.21'
C21	17.64'	470.00'	210.859'	8.82'	N09°13'46"E	C22	25.26'
C22	21.06'	15.00'	80°24'24"	12.68'	N50°31'28"E	C23	17.43'
C23	105.62'	500.00'	120°06'11"	53.01'	S14°12'22"W	C24	19.37'
C24						C25	99.69'



PHASE PLAN EXHIBIT



FOUND WEBER COUNTY BRASS CAP MONUMENT
WEST QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

3600 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

(S89°15'20"E 2640.19) 2640.23
BASIS OF BEARING

FOUND WEBER COUNTY
BRASS CAP MONUMENT
CENTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK=4275.00
(ASSUMED ELEVATION)

WEST HAVEN CITY PLANNING
COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

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____.

MAYOR

ATTEST:

CITY RECORDER

WEST HAVEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ATTORNEY

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, 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 WESTWOOD ESTATES SUBDIVISION PHASE 2B SUBDIVISION 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, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



MICHAEL L. WANGEMANN, PLS
PLS# 6431156-2201

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°15'20" WEST ALONG THE QUARTER SECTION LINE 1308.09 FEET AND NORTH 00°44'40" EAST 622.99 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°15'20" WEST 710.42 FEET; THENCE NORTH 69°44'33" WEST 60.00 FEET; THENCE NORTH 20°15'27" EAST 22.77 FEET; THENCE NORTH 69°44'33" WEST 130.00 FEET; THENCE NORTH 20°15'27" EAST 334.12 FEET; THENCE SOUTH 69°44'33" EAST 190.00 FEET; THENCE SOUTH 20°15'27" WEST 8.62 FEET; THENCE SOUTH 69°44'33" EAST 84.64 FEET; THENCE SOUTH 89°15'20" EAST 511.75 FEET; THENCE SOUTH 00°44'40" WEST 120.00 FEET; THENCE SOUTH 01°42'08" EAST 60.05 FEET; THENCE SOUTH 00°44'40" WEST 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 262,909.84 SQ/FT OR 6.04 ACRES

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT, AND WE SAID TRACT WESTWOOD ESTATES SUBDIVISION PHASE 2B, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREAS AS PUBLIC UTILITY, STORM WATER DETENTION, DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND HEREBY DEDICATE ALL LAND DESIGNATED AS LIMITED COMMON TO THE UNIT OWNERS AND HEREBY DEDICATED ALL LAND DESIGNATED AS COMMON AREA TO THE HOME OWNERS ASSOCIATIONS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER (I) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
FAX 801.820.7775

www.utahlandsurveying.com

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND
RECORDED _____, AT _____
IN BOOK _____ OF THE OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

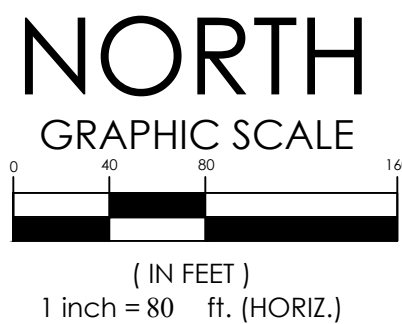
COUNTY RECORDER

BY: _____
DEPUTY

LOCATED IN THE NORTHWEST QUARTER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

3300 SOUTH STREET
(A 66' PUBLIC RIGHT-OF-WAY)

FOUND WEBER COUNTY BRASS CAP MONUMENT
NORTH QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	15.00'	N24°44'33"W	21.21'
C2	23.56'	15.00'	90°00'00"	15.00'	S65°15'27"W	21.21'
C3	23.56'	15.00'	90°00'00"	15.00'	N65°15'27"E	21.21'
C4	23.56'	15.00'	90°00'00"	15.00'	N24°44'33"W	21.21'
C5	23.55'	15.00'	89°57'18"	14.99'	N65°14'06"E	21.20'
C6	23.58'	15.00'	90°05'00"	15.02'	N24°47'03"W	21.23'
C7	23.56'	15.00'	90°00'00"	15.00'	N65°15'27"E	21.21'
C8	23.56'	15.00'	90°00'00"	15.00'	S24°44'33"E	21.21'
C9	47.63'	180.00'	15°09'42"	23.96'	S77°19'24"E	47.49'
C10	13.59'	180.00'	41°19'3"	6.80'	S87°04'03"E	13.59'
C11	12.09'	15.00'	46°11'13"	6.40'	N67°40'32"E	11.77'
C12	58.80'	50.00'	67°22'57"	33.33'	N78°16'24"E	55.47'
C13	70.92'	50.00'	81°15'56"	42.90'	S27°24'10"E	65.12'
C14	29.41'	50.00'	33°42'05"	15.04'	S30°45'14"W	28.99'
C15	12.09'	15.00'	46°11'13"	6.40'	S23°50'16"W	11.77'
C16	23.56'	15.00'	89°58'32"	14.99'	S44°14'36"E	21.21'
C17	23.56'	15.00'	90°00'00"	15.00'	S45°44'40"W	21.21'
C18	23.56'	15.00'	90°00'00"	15.00'	S44°15'20"E	21.21'
C19	40.69'	120.00'	1°25'47"	20.54'	N79°32'26"W	40.50'
C20	61.16'	200.00'	1°29'28"	30.88'	S79°31'17"E	60.87'
C21	23.56'	15.00'	90°00'00"	15.00'	S45°44'40"W	21.21'
C22	23.56'	15.00'	90°00'00"	15.00'	S44°15'20"E	21.21'
C23	57.90'	170.00'	1°39'30"	29.23'	N79°29'56"W	57.62'
C24	23.63'	230.00'	5°53'13"	11.83'	S86°18'43"E	23.62'
C25	54.70'	200.00'	13°37'34"	27.48'	S76°33'20"E	54.57'
C26	40.82'	120.00'	1°29'21"	20.61'	S79°29'12"E	40.62'
C27	68.11'	200.00'	1°39'30"	34.39'	S79°29'56"E	67.78'
C28	51.09'	150.00'	1°30'40"	25.79'	S79°29'56"E	50.84'
C29	51.02'	150.00'	1°29'21"	25.76'	S79°29'12"E	50.78'

A site plan diagram showing four distinct areas labeled PHASE 1, PHASE 2A, PHASE 2B, and PHASE 3. PHASE 1 is a large rectangular area on the right. PHASE 2A is a rectangular area at the bottom left. PHASE 2B is a rectangular area above PHASE 2A. PHASE 3 is a large, irregularly shaped area at the top left, shaded in gray, and separated from PHASE 1 by a vertical line.

	Section Monument		Street Monument
	Property Corner		Breck Line
	Property Line		
	Section Line		
	Center Line		
	Easement Line		

FOUND WEBER COUNTY BRASS CAP MONUMENT
WEST QUARTER CORNER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST
HAVEN CITY THIS _____
____ DAY OF _____, 20____.

MAYOR

ATTEST: _____
CITY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY.

SIGNED THIS _____ DAY OF _____, 20____.

_____ WEST HAVEN CITY ATTORNEY

_____, MICHAEL L. WANGEMANN, 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 SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF THE CONTENTS 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 UTAH STATUTES, RULES AND ORDINANCES, WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



MICHAEL L. WANGEMANN, PLS
PLS#6431156-2201

A TRACT OF LAND THAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°15'20" WEST ALONG THE QUARTER SECTION LINE 846.43 FEET AND NORTH 00°31'21" EAST 982.42 FEET FROM THE CENTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°15'20" WEST 372.33 FEET; THENCE SOUTH 00°44'40" WEST 59.42 FEET; THENCE NORTH 89°15'20" WEST 599.84 FEET; THENCE NORTH 69°44'33" WEST 84.64 FEET; THENCE NORTH 20°15'27" EAST 8.62 FEET; THENCE NORTH 69°44'33" 190.00 FEET; THENCE NORTH 20°15'27" EAST 850.73 FEET; THENCE SOUTH 89°13'35" EAST 940.74 FEET; THENCE SOUTH 00°31'21" WEST 841.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 956,581.00 SQ/FT OR 21.96 ACRES

THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT WESTWOOD ESTATES SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET LINES, ALLEYS, DRIVEWAYS, SIDEWALKS, PARKING AREAS, OPEN SPACES, COMMON AREAS, AND OTHER AREAS FOR THE PURPOSE OF PROVIDING EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREAS AS PUBLIC UTILITY, STREET WATER DETENTION, DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE VERNING AREA AUTHORITY WITH NEGLIGIBLE COST TO THE UNIT OWNERS. THESE STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND THEREUNDER, SHALL BE CONSIDERED LIMITED COMMONS OF THE UNIT OWNERS AND HEREBY DEDICATED ALL LAND DESIGNATED AS COMMON AREA TO THE HOMEOWNERS ASSOCIATIONS.

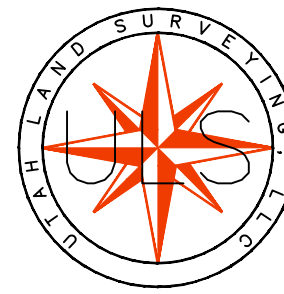
SIGNED THIS _____ DAY OF _____, 20_____

STATE OF UTAH } S.S.
COUNTY OF WEBER }

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR
SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER (I) OF THE ABOVE OWNER'S DEDICATION _____ IN NUMBER,
WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES
AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
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ENTRY NO. _____ FEE PAID _____
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RECORDS, PAGE _____, RECORDED
FOR _____

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