

WEST HAVEN CITY COUNCIL AGENDA

November 17, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **November 17, 2021** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM:** COUNCIL WORKSHOP **6:00 PM:** REGULAR WEDNESDAY CITY COUNCIL MEETING. PER HB294 MASKS ARE REQUIRED WHEN THERE ARE 50 PEOPLE OR MORE IN ATTENDANCE OR WHEN A 6 FOOT DISTANCE FROM EACH OTHER CANNOT BE MAINTAINED. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/89479378251](https://us06web.zoom.us/j/89479378251) AND COUNCIL MEETING [HTTPS://US06WEB.ZOOM.US/J/88204810640](https://us06web.zoom.us/j/88204810640). OR JOIN USE LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFJWGTGPHMCNCBA](https://www.youtube.com/channel/UCEEQNQBTFJWGTGPHMCNCBA).

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Hunter
 - B. PRAYER/MOMENT OF SILENCE Councilmember Morse
3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a Question about any issue that **IS NOT ON THE AGENDA** No action can or will be taken on any issue(s) presented.

AGENDA ACTION ITEMS

4. REPORT-PUMPKIN WALK-YOUTH COUNCIL
5. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	November 3, 2021
B. WEBER COUNTY TRANSFER STATION	\$18,967.41	Inv.#022-01283741-022-01293620
C. WASTE MANAGEMENT	\$25,850.50	Inv.#2064164-2682-6
D. WEBER BASIN WATER	\$11,464.17	Contract
E. WEBER COUNTY SHERIFF	\$408,958.00	Inv.#33641
F. ADVANCED PAVING & CONSTRUCTION LLC	\$473,253.61	Inv.#2953
G. WORKSPACE ELEMENTS	\$11,496.62	Inv.#10785
H. GARDNER ENGINEERING	\$30,261.25	Inv.#1021141-1021145
6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE-EDDIE BOWEN
 - B. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-KIRK PROPERTY SUBDIVISION-3850 S 4700 W-WEBER BASIN WATER CONSERVANCY DISTRICT
 - C. FINAL SUBDIVISION APPROVAL-WESTRIDGE ESTATES-APPROX. 4950 W 3300 S-STILLWATER CONSTRUCTION
 - D. FINAL SUBDIVISION APPROVAL-WESTWOOD ESTATES-APPROX. 3460 W 3600 S-RSET LLC
7. DISCUSSION-DROUGHT LANDSCAPING SURVEY
8. EXECUTIVE SESSION:The Council will enter into a closed meeting for the purpose of a strategy session to discuss pending or reasonably imminent litigation; to be held in accordance with the provisions of Utah Code 52-4-205.
9. UPCOMING EVENTS

Senior Luncheon-November 17, 2021-11:30 AM
Heart of the Holidays-November 29, 2021-6:00 PM
10. COUNCIL UPDATES
11. ADJOURNMENT

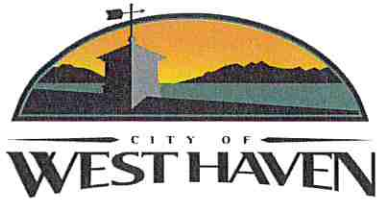
Emily Green

Emily Green, City Recorder

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

CERTIFICATE OF POSTING

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



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY November 17, 2021**

@

5:00 PM – In City Council Chambers

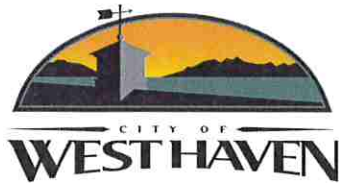
*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Irrigation and Development in R. Kenneth Baldwin Country Park
2. Discussion-Digital Infrastructure



WEST HAVEN CITY COUNCIL MEETING MINUTES

November 3, 2021 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

Staff Present: Emily Green City Recorder
Matthew Jensen City Manager
Amy Hugie City Attorney

Excused: Shari Phippen Community Development Director
Randy Hunter Councilmember

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Ryan Christensen and Brock Randall gave an update on the secondary water at R. Kenneth Baldwin Country Park.

Matthew Jensen went over some social engagement programs that West Haven could get and asked for volunteers to sit on some demos.

City Council went over the patio homes ordinance.

City Council went over the lighting ordinance.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Mayor Bolos brought the Meeting to order at 6:00 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Councilmember Dixon

B. Lead by Mayor Bolos

3. PUBLIC PRESENTATION

Dave Erickson said he works for a company that would like to build some senior communities in our city and could not find a way to do that, he asked if the City Council is interested in it.

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES

B. GRANITE

C. SEMI SERVICE INC.

D. ADVANCED PAVING & CONSTRUCTION LLC

MEETING HELD

\$65,900.58

\$100,182.15

\$308,426.25

October 20, 2021

Inv.#2056017

Inv.#138986

Inv.#2900

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

5. PRESENTATION-LOUDER AND PROUDER TOUR-WEBER STATE UNIVERSITY-PRESIDENT BRAD MORTENSEN

No one was present for this item.

6. **BID AWARD-3500 W PEDESTRIAN BRIDGE/SIDEWALK**

Councilmember Call made a motion to award the bid to Acme Construction Inc. in the amount of \$245,692.75.

Councilmember Morse seconded the motion. Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; **Vote was unanimous.**

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. FINAL SUBDIVISION APPROVAL-STAKER FARMS PHASE 3-APPROX. 2700 S 3500 W-BRYCE THURGOOD

Matthew Jensen said that Shari Phippen suggested adding on the plat for lots 306 and 307 that there would be a temporary hammerhead turn around.

Bryce Thurgood said that they hydroseeded the park and it will be 100% finished in a few weeks.

Councilmember Dixon made a motion to give final subdivision approval with the temporary turn around on lot 306 and 307 recorded on the plats. **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

B. ACTION ON ORDINANCE 33-2021-PATIO HOMES ORDINANCE

Councilmember Call and Morse would like to add the true acre to the patio homes ordinance.

Councilmember Dixon made a motion to table. **Councilmember Vanderwood seconded** the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

C. ACTION ON ORDINANCE 34-2021-LIGHTING ORDINANCE

Daniel Tanner said that in the work session City Council discussed changing section 38.040 section B Mounting Height Limit to 30 feet.

Councilmember Morse said that this would change section 38.060 A to have subsection a Outdoor lighting existing on the effective date of this Ordinance that do not meet the requirements as set forth herein shall be brought into compliance or removed as follows: with another subsection i that reads Within ninety (90) days of a complaint, in all other cases.

Councilmember Morse made a motion to adopt ordinance 34-2021 as stated. **Councilmember Vanderwood seconded** the motion. **Roll Call:** Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

8. **PUBLIC PRESENTATION**

David Smith thanked all of those that ran in the election and encouraged all of those that did not show as winners in the preliminary results to still be active in this city.

9. **PERMIT APPROVAL-TEMPORARY PLACEMENT OF RECREATIONAL TYPE VEHICLE DURING CONSTRUCTION-4268 S 4300 W-SALAZAR**

Mr. and Mrs. Salazar said that they would like to live on sight for security purposes because they have had things stolen since purchasing the property.

Councilmember Morse asked if they had a builder and the permits ready.

Mrs. Salazar said that they have a builder and have submitted their application to build.

Councilmember Morse asked if there is a timeline for completion.

Mrs. Salazar said it is dependent on building materials but their contractor is confident it will be 6-9 months.

Councilmember Dixon made a motion to give permit approval for temporary placement of a recreational type vehicle during construction to be completed by July 31, 2022. **Councilmember Morse seconded** the motion. Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; **Vote was unanimous.**

10. **ACTION ON RESOLUTION 33-2021-CONTRACT-SECONDARY WATER AT R. KENNETH BALDWIN COUNTRY PARK**

Councilmember Morse made a motion to adopt resolution 33-2021. **Councilmember Call seconded** the motion. **Roll Call:** Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; **Vote was unanimous.**

11. **EXECUTIVE SESSION**-The Council will enter into a closed meeting for the purpose of a strategy session to discuss the character and professional competence of an individual, and the purchase, exchange, or lease of real property; to be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Morse made a motion to enter into an executive session. **Councilmember Call seconded** the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

Councilmember Dixon made a motion to enter into an executive session. **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember, Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

Mayor Bolos said that the executive session was used to discuss the character and professional competence of an individual, and the purchase, exchange or lease of real property.

12. **UPCOMING EVENTS**

Board of Canvassers Meeting-November 15, 2021-6:00 PM
Meet the Mayor-November 16, 2021-5:00 PM
Seminar-November 16, 2021-6:00 PM
Senior Luncheon-November 17, 2021-11:30 AM
Heart of the Holidays-November 29, 2021-6:00 PM

13. **COUNCIL UPDATES**

Councilmember Dixon said that the Youth Council mayor will be here to give a presentation on how the pumpkin walk went.

Mayor Bolos said that WACOG made a recommendation to approve three road projects for West Haven.

Mayor Bolos suggested an update from the City Manager.

14. **ADJOURNMENT**

Councilmember Call moved to adjourn at 8:36 PM. **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

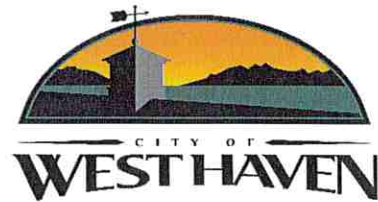
Emily Green
City Recorder

Date Approved: _____

**City Council
Staff Review Memo**

November 15, 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 Planning Commission at a later date.

Planning Commission Action

At the 11-10-21 meeting, the Commission recommended that the subdivision be given preliminary and final approval, with the conditions outlined in Staff Review.

Staff Review

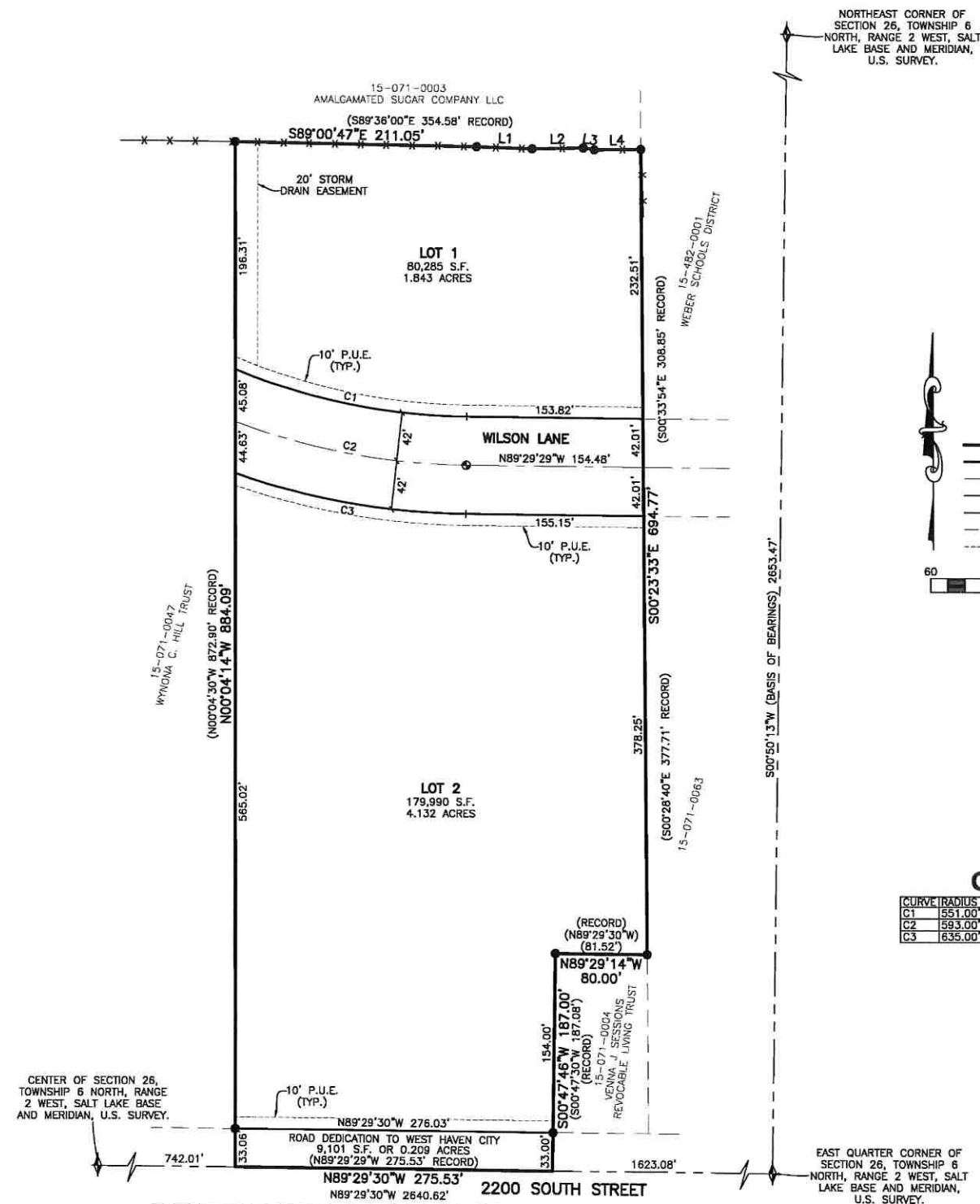
As the property is zoned Commercial C-2, there are no minimum lot areas or widths that the developer needs to meet, nor is there a density standard to evaluate. The proposed location and width of Wilson Lane (2100 South west of 1900 West) complies with what is in place and what this will tie into. They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

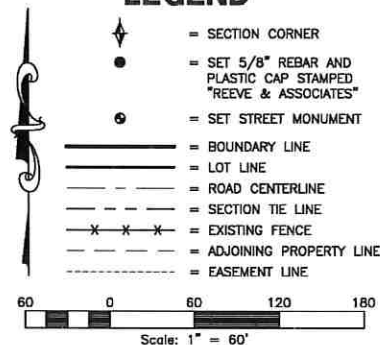
- Prior to recording the mylar in the office of the Weber County Recorder, developer shall be required to obtain approval of the City Engineer, as well as any relevant special service districts, regarding infrastructure improvements on the property relevant to their areas of jurisdiction.
- Developer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

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



LEGEND



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'	204.95'	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)
COUNTY OF _____) ss.

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

COMMISSION EXPIRES

NOTARY PUBLIC

OWNER

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

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

WEBER COUNTY RECORDER

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

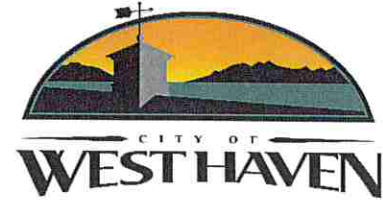
Weber County Recorder

Deputy.

City Council Staff Review Memo

November 15, 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. 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, staff has 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

At the 11-10-21 meeting, the Planning Commission recommended granting preliminary and final plat approval to the minor subdivision. As a separate agenda item, they also approved the site plan for the Weber Basin pump house that will go on the property, once the mylar is recorded.

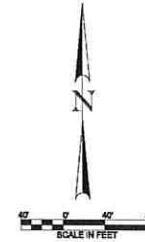
Staff Review

As the property is zoned Commercial C-2, there are no minimum lot areas or widths that the developer needs to meet. Developer has provided the necessary road dedication along 4700 West. The plat is fully compliant with the standards outlined in WHCC 15.04- Final Plat. As such, 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

KIRK PROPERTY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5;
TOWNSHIP 5 NORTH, RANGE 2 WEST;
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAHESI 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

BASIS OF BEARING

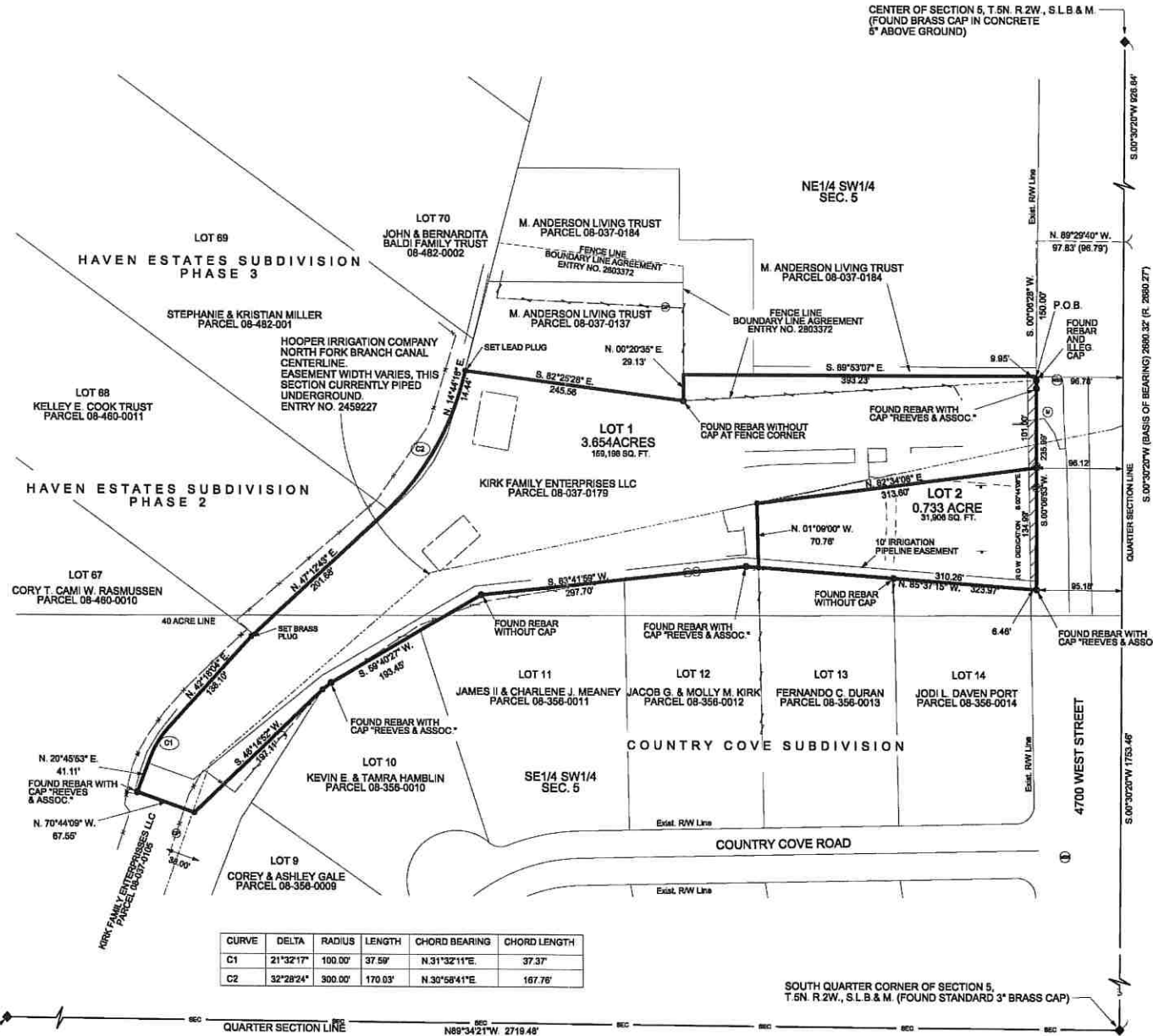
BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE
BETWEEN THE CENTER AND THE SOUTH QUARTER CORNER
OF SECTION 5, T.5N., R.2W., S.L.B. & M., U.S. SURVEY,
AS SHOWN HEREON. (S. 00°30'20\"/>AREA OF MINIMAL FLOODING HAZARD
FLOOD ZONE X

AREA TO BE DEDICATED

◆ FOUND SECTION CORNER

◇ NOT FOUND SECTION CORNER

■ FOUND MONUMENTS

• SET PROPERTY CORNER
(5/8\"/>○ FOUND PROPERTY
CORNERSOWNER: _____
NAME: _____
ADDRESS: _____
PHONE NUMBER: _____
EMAIL: _____

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°32'17"	100.00'	37.59'	N 31°32'11"E.	37.37'
C2	32°28'24"	300.00'	170.03'	N 30°58'41"E	167.76'

SOUTHWEST QUARTER CORNER OF SECTION 5,
T.5N. R.2W., S.L.B. & M. (FOUND BRASS CAP 8\"/>

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: _____

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.
1), 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 928.87 FEET
S. 00°30'20\"/>

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\"/>Kirk Family Enterprises and the adjoining northerly property owner Mikal Brand Anderson signed and recorded a fence line
/ boundary line agreement (Entry No. 2802899 and subsequently Entry No. 2803772) along with a record of survey
(No. 5488) 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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY, _____

OF _____, 2021, BY _____.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

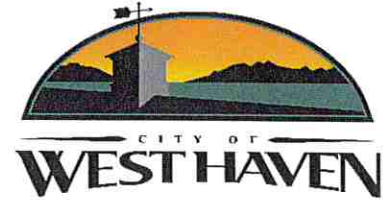
NOTARY PUBLIC (PRINT NAME) _____ NOTARY PUBLIC (SIGNATURE) _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

City Council Staff Review Memo

November 15, 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

At the 11-10-21 meeting, the Planning Commission recommended final approval of all phases of Westwood Estates, subject to the conditions outlined in "Staff Review."

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. Council has had work sessions on funding and design options, as the road is intended to connect 3300 South to 3600 South.

There are several items for the developer to address prior to the mylar being presented to the City for signatures and recording with the Weber County Recorder's office. These items were discussed with the developer at the Planning Commission meeting and the developer has agreed to each of them.

- 1- **Street Names:** Coordinate with the City's engineering team to identify any outstanding street names for the project, as well as addressing individual lots.
- 2- **3600 South & Future 80' ROW Access:** In order to minimize accident potential, no driveways should have access on to the future 80' ROW or on to 3600 South. This should be noted on the plat.

Staff's analysis is that the property is compliant in all material respects and should be given final 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 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 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	CHORD	CHORD BEARING	DELTA
C1	180.00	47.11	48.98	N08°17'07"E	14°59'44"
C2	130.00	20.87	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	73.71	69.83	S89°08'56"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	S76°15'46"E	25°53'59"
C13	20.00	31.34	28.23	N45°53'53"E	89°46'44"
C14	120.00	108.92	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	104.68	102.00	S45°15'37"W	39°45'14"
C26	150.00	64.39	63.80	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 NELSON
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

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.



Reeve & Associates, Inc.
5100 SOUTH 1500 WEST, RENO, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2008 WWW.REVEE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

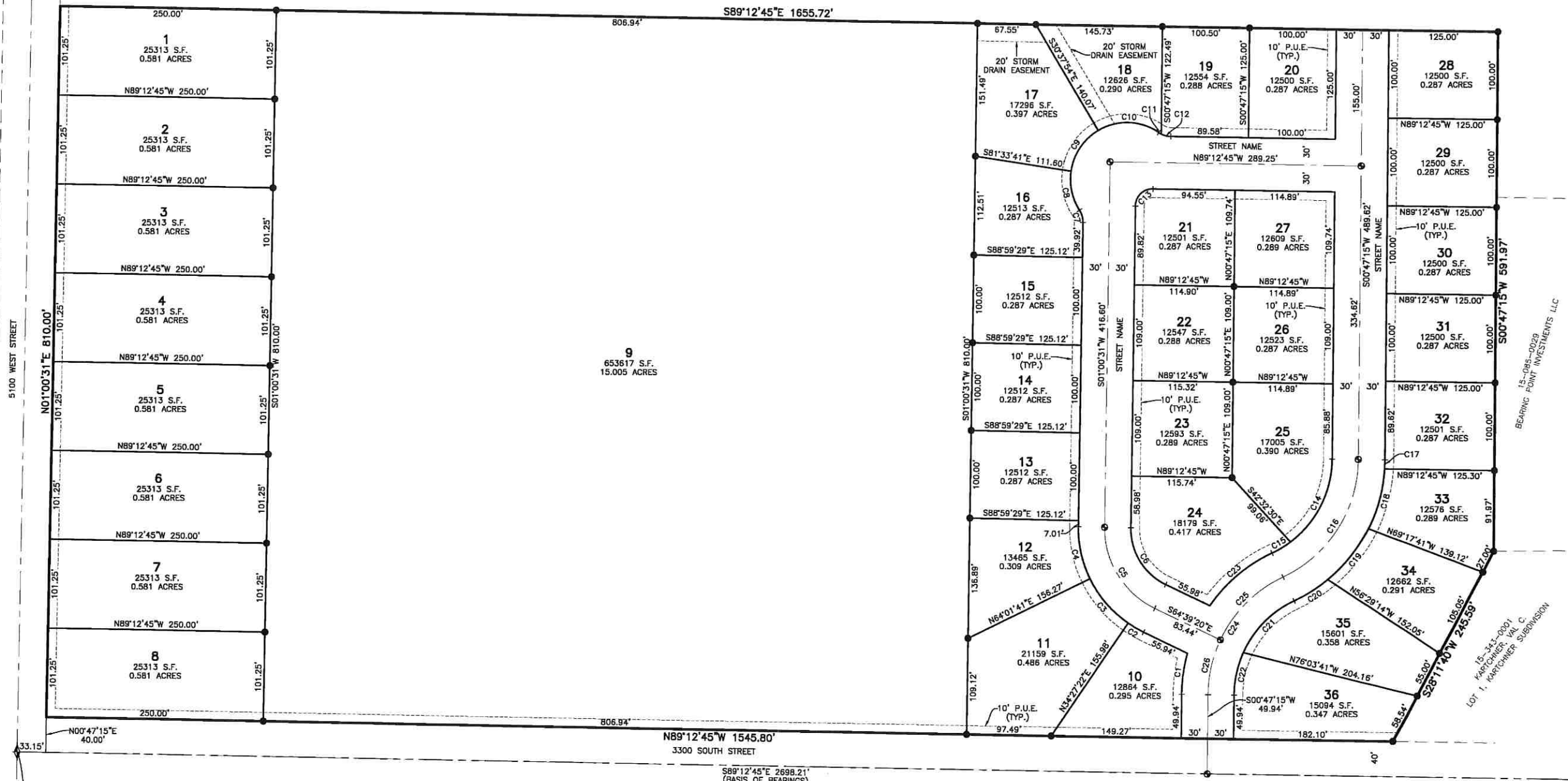
PROJECT INFO.

Surveyor:
T. HATCH
Designer:
N. ANDERSON
Begin Date:
10-25-2021
Name:
WEST RIDGE ESTATES
Number:
7037-07
Revision:
Scale:
1"=60'
Checked:

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

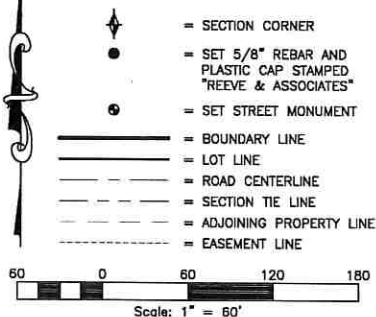
15-085-0028
BEARING POINT INVESTMENTS LLC



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 BASE
AND MERIDIAN, U.S. SURVEY

LEGEND



DEVELOPER
STILLWATER CONSTRUCTION
JUSTIN NEILSON
PO BOX 638
ROY, UT 84067
801-688-8778



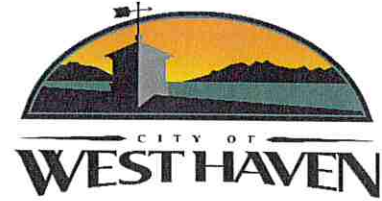
PROJECT INFO.	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	10-25-2021
Name:	WEST RIDGE ESTATES
Number:	7037-07
Revision:	
Scale:	1"=60'
Checked:	

WEBER COUNTY RECORDER	
Entry No. _____	Fee Paid _____
Recorded, _____ At _____	
_____ In Book _____	Of The _____
Official Records, Page _____	
Recorded For:	
Weber County Recorder _____ Deputy.	

City Council Staff Review Memo

November 15, 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.

The developer has opted to present the project as a single plat, rather than phase the project, which he may do.

Planning Commission Action

At the 11-10 Planning Commission meeting, the Commission recommended final approval of the subdivision, with the conditions outlined in "Staff Review."

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 items for the developer to address prior to the mylar being presented to the City for signatures and recording with the Weber County Recorder's office. These items were discussed with the developer at the Planning Commission meeting and the developer has agreed to each of them.

- 1- **Street Names:** Coordinate with the City's engineering team to identify street names for the project.
- 2- **Identify Setbacks:** The plat should show a table indicating front, side and rear yard setbacks.
- 3- **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 given final approval.

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)

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

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

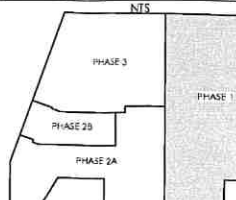
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	23.55	15.00	89°46'41"	14.97	S44°28'39"E	21.21
C2	23.56	15.00	90°00'00"	15.00	N45°31'21"E	21.21
C3	24.92	13.00	93°38'54"	15.99	S44°01'01"W	21.88
C4	23.56	15.00	90°00'00"	15.00	N44°28'39"W	21.21
C5	13.09	15.00	49°59'41"	6.99	S64°28'48"E	12.68
C6	63.58	55.00	87°03'34"	32.23	S63°00'34"E	73.76
C7	98.58	55.00	102°41'51"	60.77	S02°06'13"W	85.91
C8	13.09	15.00	49°59'41"	6.99	S64°14'52"E	12.68
C9	23.50	15.00	89°46'22"	14.94	S45°28'10"W	21.17
C10	48.88	230.00	12°10'34"	24.53	N03°20'18"W	48.79
C11	78.73	230.00	19°36'44"	39.75	N01°13'57"W	78.34
C12	126.34	170.00	42°28'54"	66.36	S23°34'28"E	123.64
C13	67.81	170.00	22°51'18"	34.36	S33°19'34"E	67.38
C14	26.02	1240.00	1°17'09"	13.01	S64°09'08"E	26.00
C15	228.65	200.00	63°30'12"	128.65	N02°00'07"W	216.40
C16	66.51	230.00	17°03'38"	34.31	N03°04'18"W	66.26
C17	66.83	230.00	16°28'33"	33.65	N06°23'45"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	S62°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"	63.32	N60°12'40"W	126.08
C22	22.56	1180.00	1°13'35"	12.63	N06°30'39"W	22.56
C23	13.07	1240.00	0°36'13"	6.33	S36°12'18"E	13.07
C24	99.69	1700.00	33°35'51"	51.32	S72°42'07"E	98.26
C25	117.23	200.00	30°34'27"	60.33	N02°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°00'00"	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°38'50"W	19.73
C30	69.15	230.00	22°12'37"	35.14	S16°32'35"W	68.59
C31	121.27	170.00	40°32'25"	63.35	N02°57'34"E	118.72
C32	55.19	230.00	13°44'35"	27.73	S34°31'18"W	55.06
C33	23.56	15.00	90°00'00"	15.00	N44°28'39"E	21.21
C34	6.55	830.00	0°34'36"	4.58	S48°53'32"E	6.55
C35	60.74	830.00	4°05'40"	30.38	S31°13'40"E	60.73
C36	60.73	930.00	3°59'45"	30.37	N59°57'04"W	60.72
C37	6.55	950.00	0°30'37"	4.58	N48°51'43"W	6.55

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C38	78.70	950.00	4°33'37"	37.87	S33°03'55"E	75.68
C39	60.43	650.00	4°04'23"	30.23	S35°18'42"E	60.41
C40	30.80	650.00	2°04'34"	15.40	N58°23'11"W	30.80
C41	7.80	15.00	29°53'52"	4.00	N44°28'32"W	7.74
C42	22.51	50.00	28°28'44"	11.29	N42°14'58"W	22.02
C43	64.35	50.00	72°44'23"	37.33	N68°09'29"E	60.00
C44	62.22	50.00	71°18'08"	35.65	N15°08'13"E	58.28
C45	9.56	50.00	10°57'32"	4.90	S25°29'36"E	9.55
C46	31.87	15.00	121°45'02"	26.92	S61°42'24"W	26.21
C47	204.70	650.00	14°18'12"	102.89	S35°45'20"E	204.17
C48	27.14	790.00	1°58'07"	13.57	S49°35'18"E	27.14
C49	94.39	790.00	6°50'44"	47.25	N33°59'43"W	94.33
C50	23.58	15.00	90°00'00"	15.00	N44°11'51"W	21.22
C51	23.55	15.00	89°56'33"	14.98	N43°48'09"E	21.20
C52	23.54	15.00	90°00'00"	15.00	S41°36'23"W	22.70
C53	23.74	15.00	41°02'35"	44.92	S28°04'57"E	84.13
C54	22.39	15.00	69°31'24"	13.87	N48°27'52"W	22.37
C55	74.34	180.00	23°39'49"	37.71	N15°22'05"W	73.81
C56	30.16	180.00	13°58'02"	25.24	N30°21'00"W	50.00
C57	129.27	150.00	49°22'39"	66.95	S23°54'54"E	123.31
C58	16.56	180.00	3°16'13"	8.58	S45°58'07"E	16.55
C59	137.32	1020.00	7°29'35"	68.76	S33°22'59"E	137.22
C60	112.94	1050.00	6°09'47"	56.33	S60°12'40"E	112.89
C61	136.34	1050.00	7°26'22"	68.26	S67°00'44"E	136.24
C62	103.10	1050.00	5°37'32"	51.59	S73°32'41"E	103.06
C63	212.77	950.00	12°49'57"	106.83	S68°33'56"E	212.33
C64	79.61	950.00	4°46'05"	39.83	S59°44'56"E	79.59
C65	65.08	230.00	16°12'47"	32.76	N81°23'00"W	64.87
C66	8.33	15.00	31°48'13"	4.27	S15°06'14"E	8.22
C67	118.85	50.00	136°11'13"	124.34	N68°52'02"E	92.78
C68	12.09	15.00	46°11'13"	6.40	S66°07'58"E	11.77
C69	12.09	15.00	46°11'13"	6.40	S67°40'49"W	11.77
C70	118.85	50.00	136°11'13"	124.34	N67°19'11"W	92.78
C71	473.01	1000.00	27°06'05"	241.02	S52°09'17"E	468.61
C72	142.69	200.00	40°52'23"	74.33	S20°57'34"W	139.67
C73	18.83	1050.00	1°01'34"	9.40	S49°37'23"E	18.83



Section Monument	Street Monument
Property Line	Break Line
Section Line	Center 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 RECORDERS 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 ERRECTED 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 (S) OF THE ABOVE OWNERS DEDICATION, _____, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IF FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC:
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

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

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

UTAH LAND SURVEYING, LLC

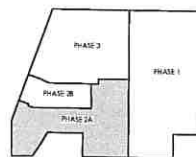
WESTWOOD ESTATES SUBDIVISION PHASE 2A

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

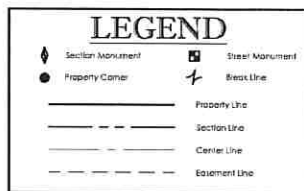
(N89°13'24"W 2637.72) N89°13'35"W 2637.71

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

PHASE PLAN EXHIBIT



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	8.33	230.00	2°07'49"	4.28	N92°22'13"W	8.33
C4	6.20	160.00	1°58'30"	3.10	S32°26'53"E	6.20
C5	124.45	180.00	39°36'54"	64.83	S11°59'11"E	121.99
C6	108.88	150.00	41°33'24"	56.96	S12°38'26"E	106.31
C7	87.11	120.00	41°33'24"	45.37	N12°38'26"W	85.21
C8	17.64	470.00	2°09'59"	8.82	N09°13'46"E	17.63
C9	21.06	15.00	80°26'24"	12.68	N50°31'26"E	19.37
C10	105.62	500.00	12°08'11"	53.01	S14°12'22"W	103.42
C11	20.22	330.00	2°11'08"	10.11	S09°14'50"W	20.21
C12	91.74	330.00	9°05'03"	45.95	S15°17'55"W	91.63
C13	26.67	15.00	109°50'47"	21.23	N4°29'56"W	24.53
C14	23.56	15.00	90°00'00"	15.00	S45°44'40"W	21.21
C15	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C16	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C17	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C18	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C19	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C20	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C21	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C22	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C23	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C24	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C25	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C26	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C27	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C28	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C29	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C30	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C31	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C32	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C33	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C34	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C35	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C36	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C37	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C38	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C39	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C40	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C41	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C42	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C43	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C44	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C45	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C46	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C47	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C48	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C49	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C50	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C51	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C52	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C53	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C54	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C55	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C56	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C57	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C58	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C59	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C60	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C61	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C62	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C63	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C64	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C65	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C66	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C67	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C68	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C69	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C70	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C71	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C72	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C73	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C74	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C75	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C76	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C77	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C78	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C79	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C80	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C81	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C82	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C83	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C84	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C85	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C86	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C87	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C88	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C89	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C90	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C91	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C92	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C93	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C94	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C95	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C96	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C97	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C98	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C99	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21
C100	23.56	15.00	90°00'00"	15.00	S44°15'20"E	21.21



3500 WEST STREET
(A 66' 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

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 RECORDERS 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 RECORDERS 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 168.17 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 RECORDERS 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 130.00 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 NAME 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 ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER) S.S.
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

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

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

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

Curve Table									
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C14	93.28	120.00	93°28'00"	151.06	151.06	N89°14'02"E	151.06	N89°14'02"E	151.06
C15	145.81	200.00	145°50'00"	241.87	241.87	N72°24'34"W	241.87	N72°24'34"W	241.87
C16	87.45	230.00	10°48'43"	34.32	34.32	N89°20'00"W	34.32	N89°20'00"W	34.32
C17	6.90	100.00	1°58'30"	2.91	2.91	S88°20'00"E	2.91	S88°20'00"E	2.91
C18	168.40	180.00	107°58'54"	340.93	340.93	S71°29'50"E	340.93	S71°29'50"E	340.93
C19	118.55	150.00	118°52'34"	245.95	245.95	N72°29'52"E	245.95	N72°29'52"E	245.95
C20	88.58	120.00	90°53'00"	143.00	143.00	N89°14'02"W	143.00	N89°14'02"W	143.00
C21	17.64	470.00	2°00'57"	8.02	8.02	N89°13'46"E	8.02	N89°13'46"E	8.02
C22	21.08	15.00	87°29'24"	12.68	12.68	N89°13'28"E	12.68	N89°13'28"E	12.68
C23	105.82	300.00	12°06'11"	53.01	53.01	S14°12'22"W	53.01	S14°12'22"W	53.01

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

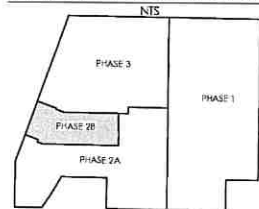


3500 WEST STREET
(A 80' PUBLIC RIGHT-OF-WAY)
(S00°53'10"W 2648.64) S00°53'09"W 2648.51

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



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

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)

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

N89°15'20"W 1308.09

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 HERIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS 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 HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT AND HAVE 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 STREETS, 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 BRIGATION 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

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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 3

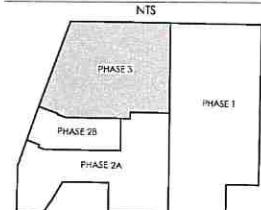
LOCATED IN THE NORTHWEST QUARTER, SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

(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

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	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	S66°01'52"W 21.21'
C3	23.56	15.00	90°00'00"	15.00	N63°15'22"E 21.21'
C4	23.56	15.00	90°00'00"	15.00	N24°44'33"W 21.21'
C5	23.56	15.00	90°00'00"	15.00	N66°01'52"E 21.21'
C6	23.56	15.00	90°00'00"	15.00	N24°44'33"W 21.21'
C7	23.56	15.00	90°00'00"	15.00	N63°15'22"E 21.21'
C8	23.56	15.00	90°00'00"	15.00	S24°44'33"E 21.21'
C9	47.63	180.00	180°00'00"	23.56	S77°19'24"E 47.63'
C10	13.59	180.00	4°11'33"	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°22'59"	33.33	N78°16'34"E 55.47'
C13	70.92	50.00	81°15'56"	42.90	S22°24'10"E 65.12'
C14	29.41	50.00	33°42'03"	15.14	S30°04'31"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°58'52"	14.99	S44°14'36"E 21.21'
C17	23.56	15.00	90°00'00"	15.00	S42°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	19°55'47"	20.54	N79°02'26"W 40.50'
C20	61.16	180.00	19°58'06"	30.68	S79°01'17"E 60.67'
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	57.93	170.00	19°50'47"	29.23	N79°25'58"W 57.62'
C24	23.63	230.00	5°53'13"	11.82	S66°18'43"E 22.62'
C25	34.73	230.00	13°57'34"	27.48	S76°33'22"E 34.57'
C26	40.82	120.00	19°52'19"	20.61	S79°25'12"E 40.62'
C27	68.11	200.00	19°50'47"	34.39	S79°25'58"E 67.76'
C28	51.09	130.00	19°50'47"	25.79	S79°25'58"E 50.84'
C29	31.02	150.00	19°29'19"	25.76	S79°25'12"E 30.76'

PHASE PLAN EXHIBIT



LEGEND

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

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

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 PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF WESTWOOD ESTATES SUBDIVISION PHASE 3 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 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

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 PLAN 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 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
COUNTY OF WEBER } S.S.

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

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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: _____
DEPUTYWEST 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 PLAN 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 PLAN 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 PLAN WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY.

SIGNED THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

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

N89°15'20"W 846.43

CITY COUNCIL

Meeting Date: November 17, 2021
Agenda Item: Drought & Landscaping Survey Report

Requested by: Matthew Jensen
Staff Review: Matthew Jensen



EXECUTIVE SUMMARY

This staff report provides a summary of the results of the Drought & Landscaping survey and open house that was held.

REVIEW

With the current drought situation and the reduction of secondary water schedules in 2021, the City sent out a survey via their monthly newsletter and website. This was followed up by an Open House on September 29th. The survey was generated through SurveyMonkey.com. Despite the advertisement and being opened for over six weeks, the survey only received 136 responses which is a very low response rate compared to other City surveys. Two assumptions can be offered to explain this turn out: first, this is not a priority for our residents; or, secondly, the survey was ill-timed to occur after secondary water was shut off and cooler weather had reduced the impact that residents had felt earlier. This low turnout was further felt during the Open House with only 25 individuals in attendance. Participants in that Open House were very engaged but relatively few in number.

The Survey showed the following trends:

- 85% of respondents stated that they tried to at least maintain the recommended restrictions on secondary water use
- City implementation to reduce secondary water was almost split in half. 52% stated that no restrictions should be placed without incentives. Proponents for City-led restrictions were split almost evenly between restrictions for new development compared to restrictions for new and existing properties
- 30% of respondents reported that they would readily participate in flip-your-strip programs. Another 33% would consider it if the incentive would cover the cost of the conversion
- Of five options for drought resistant measures, two were overwhelming chosen as factors to consider. These include reducing the amount landscaping for commercial/industrial development (89.39%) and eliminating/significantly reducing the amount of grass/sod in parking strips (69.70%)
- In considering implementation, 56.06% of respondents preferred to limit restrictions to new development and provide incentives for existing

The Open House had featured presentation by Weber Basin Water Conservancy District and City Staff. A scoring exercise for different solutions was presented with each attendee receiving stickers with a +5, +3, +1 and -1 points to allot to the different solutions. This is what the final scoring tally was:

- 61 points – Reduce sod in commercial/industrial developments
- 47 points – Reduce sod in park strips
- 34 points – Rely on incentives
- 23 points – Place percentage limit on sod in yards
- 11 points – Require WaterSense irrigation systems

- -2 points – No City regulations/restrictions
- -8 points – Require Xeriscaping in front yards

Since the survey and Open House were held, Utah League of Cities and Towns held a meeting discussing the Governor's desire to have city participation in determining a course of action to help reduce secondary water usage. While not many details were given, the most cited "low hanging fruit" was that of eliminating sod in park strips. No information on the next meeting has been released at this time.

COUNCIL ACTION

- ☐ Appoint an ad-hoc committee to review possible residential landscape and water use restrictions for Council consideration
- ☐ Await participation in ULCT and the Governor's Office program
- ☐ Maintain status-quo and allow water districts to lead on conservancy measures