

WEST HAVEN CITY
COUNCIL AGENDA

AMENDED

December 15, 2021 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **December 15, 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 AT [HTTPS://US06WEB.ZOOM.US/J/84539157403](https://us06web.zoom.us/j/84539157403) AND FOR THE COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81583609377](https://us06web.zoom.us/j/81583609377). JOIN US LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCFEEQNQBTFZJWGTGOPHMCNGBA](https://www.youtube.com/channel/UCFEEQNQBTFZJWGTGOPHMCNGBA).

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Vanderwood
 - B. PRAYER/MOMENT OF SILENCE Councilmember Hunter
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. PRESENTATION-AWARD OGDEN WEBER TECHNICAL COLLEGE SCHOLARSHIP-ALEXIS JENSEN
5. ACTION ON CONSENT AGENDA

	MEETING HELD	December 1, 2021
A. CITY COUNCIL MINUTES		
B. WEBER COUNTY TRANSFER STATION	\$21,959.36	Inv.#022-01294294-022-01305397
C. WASTE MANAGEMENT	\$26,047.05	Inv.#2065803-2682-8
D. ROCKY MOUNTAIN POWER	\$10,925.00	Inv.#8044104
E. WEBER COUNTY ANIMAL	\$23,144.00	Inv.#34151-34152
F. ADVANCED PAVING & CONSTRUCTION LLC	\$491,422.94	Inv.#3002
6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. ACTION ON ORDINANCE 35-2021-REZONE FROM A-1 AND A-2 TO R-2-3417 S 2700 W-TYLER AND JESSICA PETERSON
 - B. ACTION ON CONSIDERATION OF AN EXEMPTION TO DESIGN REQUIREMENTS FOR A LARGE SCALE AGRICULTURAL BUILDING-980 W 21ST STREET-UTAH FARM BUREAU
 - C. PRELIMINARY SITE PLAN APPROVAL-SALT POINT COMMERCIAL-NORTH EAST CORNER OF 4000 S 2975 W-CW DEVELOPMENT GROUP
 - D. ACTION ON ORDINANCE 36-2021-AMENDING THE SIGN ORDINANCE
7. PRESENTATION-LAW ENFORCEMENT STUDY-FRED PHILPOT
8. DISCUSSION-1800 S SIDEWALK PROJECT
9. DISCUSSION-VOTER PARTICIPATION AREAS
10. PRESENTATION-RECOGNITION OF SERVICE-SHARON BOLOS AND RANDY HUNTER
11. UPCOMING EVENTS

Meet the Mayor-December 16, 2021-5:00 PM
12. COUNCIL UPDATES
13. ADJOURNMENT

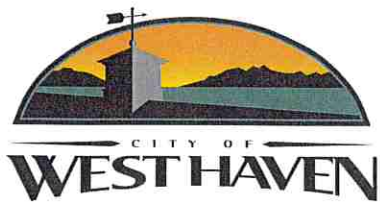
Emily Green

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 December 15, 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-Sign Regulations
2. Discussion-Parking Regulations



WEST HAVEN CITY COUNCIL MEETING MINUTES

December 1, 2021 6:00 P.M.

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

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

Staff Present: Emily Green City Recorder
Matthew Jensen City Manager
Amy Hugie City Attorney
Shari Phippen Community Development Director

Excused: Rob Vanderwood Councilmember

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Shari Phippen discussed the building official position.

Matthew Jensen discussed the candidates for the Ogden Weber Technical College scholarship.

Matthew Jensen went over the contracts for prime gov and textmygov.

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 6:01 pm. and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Councilmember Troop 191

B. Lead by Councilmember Dixon

3. PUBLIC PRESENTATION

Ryan Swapp said that troop 191 is here for a merit badge and one of the things required is to watch a council deliberate on topics on the agenda.

Dan Zombo said that troop 191 really loves being a part of this community and they are selling wreaths.

4. REPORT-PUMPKIN WALK-YOUTH COUNCIL

Lindsey Keys, West Haven Youth Council Mayor, gave a report on the pumpkin walk.

5. REPORT-HEART OF THE HOLIDAYS

Anne Kendrick gave a report on Heart of the Holidays.

6. ACTION ON CONSENT AGENDA

A. BOARD OF CANVASSERS MINUTES

B. SPECIAL CITY COUNCIL MINUTES

C. CITY COUNCIL MINUTES

D. WILKINSON SUPPLY

MEETING HELD

MEETING HELD

MEETING HELD

\$14,824.99

November 15, 2021

November 15, 2021

November 17, 2021

Inv.#372978

Councilmember Call gave a correction on the minutes for the Board of Canvassers Meeting of her reading the results and on the Special City Council Meeting Pro Tem Dixon brought it to order.

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

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
There are no Planning Commission items.

8. **AWARD SCHOLARSHIP-OGDEN WEBER TECHNICAL COLLEGE-\$2,000**
City Council agreed to award the scholarship to Alexis Jensen.

9. **ACTION ON RESOLUTION 35-2021-APPROVING CONTRACTS FOR DIGITAL INFRASTRUCTURE**

Councilmember Dixon made a motion to adopt resolution 35-2021 in the amount of \$49,296.00. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Dixon, aye; Councilmember Morse, aye; **Vote was unanimous.**

10. **DISCUSSION-WEBER COUNTY NOTIFICATION OF DEVELOPMENT PROPOSAL FROM VAL SANDERS**

Shari Phippen gave an update on the county P.R.U.D. that is going in, in our annexation policy plan.

City Council agreed they did not support the project.

Amy Hugie said that she would give written notification of this.

11. **UPCOMING EVENTS**
Youth Mental First Aid Seminary-December 3, 2021-8:00 AM-6:00 PM
Senior Luncheon-December 15, 2021-11:30 AM
Meet the Mayor-December 16, 2021-5:00 PM

12. **COUNCIL UPDATES**
There were not updates.

13. **ADJOURNMENT**

Councilmember Morse moved to adjourn at 6:42 PM. **Councilmember Call seconded** the motion. Councilmember Call, aye; Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Hunter, aye; **Vote was unanimous.**

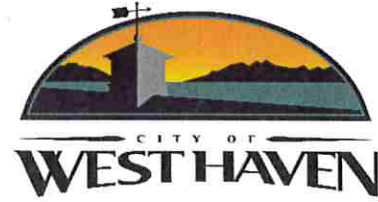
Emily Green
City Recorder

Date Approved: _____

City Council Staff Review Memo

December 13, 2021

Shari Phippen, Community Development Director



Rezone Request- A1/A2 to R-2

Request: Rezone 5 acres of property from A1/A2 to Residential R-2

Property Address: 3417 South 2700 West

Property Zone: A-1/A-2 (the property presently has split zoning)

Property Size: 5 acres

Applicant: Tyler & Jessica Peterson

Governing Document(s): WHC Zoning Map; WHC General Plan Map

Decision Type: Legislative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: Public hearing notifications were sent out on November 24, 2021; the same day, the public hearing notice was posted online, on the State of Utah public notice website and at City Hall.

The Planning Commission held the public hearing on 12/8 and received comments in support of granting the Peterson's rezone request. There were no public comments made in opposition.

Background

Tyler & Jessica Peterson own 5 acres of property located at 3417 South 2700 West. Presently, the property's zoning is split between Agricultural A-1 and A-2.



The General Plan Map (GMP) indicates that this property, when it develops, will be zoned Residential R-2. On the image to the left, the property is in red.

In line with the GMP's recommendation/indication, the Petersons have filed an application to rezone the property to R-2, in order to develop the property at some point in the future.

As you may be aware from previous discussions by the City Council, the City is in the very early stages of making a connection from 3300 South to 3600 South. A copy of the proposed road is attached- the Peterson's property is highlighted in yellow. While the Peterson's property is in the general vicinity of the connector road, the road will not run through their property. The connector road doesn't affect the rezone request.

Planning Commission Action

At the 12/8/21 meeting, the Planning Commission unanimously recommended that the rezone be granted.

Staff Review

The chart below shows a comparison on lot sizes/densities between the Agricultural A-1 and A-2 zones and the R-2 zone:

	Min Lot Size	Min Lot Width	Density	Setback-F	Setback-S	Setback-R	Acre definition
A-1	20	125		30	10	30	40k
A-2	40	150		30	10	30	standard
R-2	12.5	80 (90a)	2 u/a	20	8	22	40

As you can see, the density for R-2 is identical to that of A-1, the primary difference between the two being that A-1 would not allow for diversity in lot sizes.

At the point of development, the Petersons will be required to comply with all requirements related to infrastructure (roads, water, sewer, etc) that are in place at the time they submit an application for rezoning.

Because we do not have a submitted plan (not required as part of the rezone), it is premature to say what a development project would look like. I would imagine that any access road would be at the south end of this property and that it would be a cul-de-sac, with 6-8 homes accessing the road. The road would have to be designed to a city standard and any turnaround would need to be reviewed and approved by the City Engineer and the Weber Fire District, to ensure adequate public safety access.

There are no master planned roads that would traverse this property.

Rezoning the property to comply with the General Plan's anticipated use vests the property owner with whatever uses are in place for the R-2 zone at the time of development. As of today's date, the permitted uses in the R-2 zone are:

- Accessory uses and buildings
- Agriculture
- Animal Keeping
- Home occupations (except preschool and daycare)
- Household pets
- Single-family dwellings

Townhomes, apartments, twin homes and other attached housing is not permitted in the R-2 zone.

Staff recommends that the Council grant the rezone request, for the following reasons:

- **The General Plan states that this property will be zoned R-2**
- **The uses and density are compatible with the uses currently on the property**

ORDINANCE NO. 35-2021

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM AGRICULTURAL A-1 AND A-2 ZONES TO RESIDENTIAL R-2 ZONE, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1 - Recitals:

WHEREAS, the City Council finds that the planning commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the full text of the zoning ordinance and its associated and related maps, representing the commission's recommendations for zoning all or any part of the area within the municipality have been subjected to the required public hearing prior to its adoption; and,

WHEREAS, the City Council finds that the City Council lawfully adopted the zoning ordinance as proposed with all later amendments thereto; and,

WHEREAS, the City Council finds that Utah Code ("UC") §10-9a-503 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

WHEREAS, the City Council finds that the City Council may make no amendment to the City's zoning ordinance or zoning maps unless the amendment was proposed by the planning commission or is first submitted to the planning commission for its approval, disapproval, or recommendations; and,

WHEREAS, the City Council finds that West Haven City desires to comply with the procedure specified in UC §10-9a-502 in preparing and adopting an amendment to the zoning ordinance or the zoning map; and,

WHEREAS, upon petition to and based on the recommendation of the West Haven City Planning Commission, the City Council determines it to be in the best interest of the City to change the existing zone of certain property from Agricultural A-1 and A-2 Zone to Residential R-2 Zone under the Ordinances of the City; and,

WHEREAS, the City Council finds that such a change follows the City's General Plan; and,

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH that the City Zoning Ordinance is changed and amended as follows:

Zoning Changes:

These described lands and premises within the boundaries of the City are re-zoned from Agricultural A-1 and A-2 Zones to Residential R-2 Zone and the Zoning Map amended so to indicate:

Owners: Jessica Lynn Peterson. Approx. 3417 South 2700 West
Parcel #'s 08-030-0007

Total Acreage Approx. 5 Acres

Description:

08-030-0007

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, RUNNING THENCE SOUTH 165 FEET; THENCE WEST 1320 FEET, MORE OR LESS, TO THE LAYTON CANAL, THENCE NORTH 165 FEET ALONG EAST LINE OF LAYTON CANAL, THENCE EAST 1322.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE EAST 2 RODS THEREOF LYING WITHIN THE COUNTY ROAD.

Exhibit 1

Property to be Rezoned Residential R-2 Zone



Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative

or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 15th day of December, 2021 and after publication or posting as required by law.

DATED this 15th day of December, 2021.

WEST HAVEN, a municipal corporation

by: _____
Mayor Sharon Bolos

Attested and recorded

Emily Green
City Recorder

City Council Staff Review Memo

December 13, 2021

Shari Phippen, Community Development Director



Utah Farm Bureau- Ag Building Design

Request: Consideration of exemption to design requirements for a large-scale agricultural building.

Property Address: 984 West 21st Street

Property Zone: Mixed-Use

Property Size: 4.6 acres (approx.)

Applicant: Utah Farm Bureau

Governing Document(s): WHZC 54.10.(1)(b) (Online version)

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Staff Disclosure: I am related to members of the Utah Farm Bureau. My uncle Don Noyes (my mother's brother) is the VP of the Beaver County farm bureau. His wife, my aunt Linda, is a member of the Beaver County farm bureau. My cousin and her husband, Holly & Mitch Hancock, own a large dairy in Box Elder County and have participated in Farmers Feeding Families, one of the Bureau's large programs over the past two years. I do not believe this is a conflict of interest, as none of these family members are directly or indirectly involved in the proposal before the Council. However, because of my involvement in processing and administering this request, I wanted to be fully transparent with my connection to various Farm Bureau members and activities throughout the State.

Background

As part of their long-term goal of supporting and strengthening the agricultural industry in the State of Utah, the Utah Farm Bureau has proposed building a series of large ag buildings throughout the State. These buildings would contain a variety of uses- from processing to cold storage to a café and retail spot where people can sample and purchase locally produced products. We are excited that the Farm Bureau has chosen West Haven as their first site for a building. The opportunity for this to be a flagship project that will support our farmers and ranchers is fantastic.

The Farm Bureau owns property on 2100 South, east of the 1100 West intersection, and adjacent to the frontage road. This is where they propose to construct the building. Because of the uses they will contain and support, the ag buildings will be approximately 49,000 square feet.

West Haven Zoning Code 54.10.1(b) (Online version) states: *“Large box businesses (40,000 sq. ft. and larger) may be allowed some exceptions to the above, which are subject to review and approval of aesthetics by the Planning Commission and City Council.”*

The item before you this evening is only to consider exemptions to the design requirements for this building. At a future meeting, the Farm Bureau will come with a full site plan and the Planning Commission will review landscaping, parking, etc at that time.

Planning Commission Action

The Council should review the proposed building elevations, a copy of which are attached, and consider whether or not to waive any or all of the design requirements.

At their 12/8 meeting, the Commission voted unanimously in favor of the proposed elevations of the building. They feel that the goals and purposes of the proposed structure- namely, that it will connect the local residents to the agricultural community and provides opportunities to support our local farmers and ranchers- merit the design requirements being waived.

The Commission also made the Farm Bureau aware that, as part of the development of the site, they will be required to clean up the existing building on the site. The Farm Bureau plans on leaving that building there and has agreed to improve its appearance to blend with the building they are proposing building on site.

The design requirements are as follows:

1. 2100 South/Wilson Lane, 1900 West, Midland Dr., and 4000 South (200 feet from each side of the corridor)
 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 side or rear elevation which faces or which can be seen from the above-referenced corridors, shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary*
 2. *Windows and doors shall be excluded from the calculation of exterior building material requirements.*
 3. *A maximum of six colors for the primary materials may be permitted.*
 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.*
 5. *A minimum of fifteen percent (15%) of the front elevation, as well as any side or rear elevation which faces the above-referenced corridors, shall consist of upgraded architectural features as defined in Subsection 3.*
 6. *Non-primary elevations which do not face the above-referenced corridors shall consist of at least five percent (5%) upgraded architectural features as defined in Subsection 3.*
 7. *Provided that the structure is not part of a planned commercial development, side and rear elevations which are not in view of the above-referenced corridors may be constructed of up to 100% secondary materials.*

2. *Large box businesses (40,000 sq. ft. and larger) may be allowed some exceptions to the above, which are subject to review and approval of aesthetics by the Planning Commission and City Council.*

Staff Review

The largest exception to consider is the prohibition against using corrugated and ribbed metal panel. I believe that the Council should waive that prohibition, based on the elevations presented. The applicant will be bringing a sample of the metal panel they are proposing to use in construction of the building.

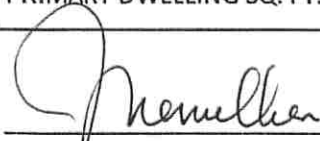
Given the nature of the building, the uses it proposes and the support it will lend to our local and regional ag economy, it is my recommendation that the Council waive design requirements for this building, based on the design presented at this meeting.



Consideration of
exemption to design
requirements/materials
for ~~88k~~ ^{large-scale} ag building

PROTECTING YOU,
YOUR PROPERTY,
AND THE PIPELINE

PROPERTY OWNER INFORMATION			
NAME	Utah Farm Bureau		
ADDRESS	9865 S. State St. Sandy, UT 84070		
PHONE	(801) 689. 3630		
EMAIL	kandisn@roperbuildings.com		
CONTRACTOR INFORMATION, IF OTHER THAN OWNER			
CONTRACTOR NAME	Roper Buildings		
BUSINESS NAME	DMLP Resources		
ADDRESS	1656 W. 2550 S. Ogden, UT 84401		
PHONE	801. 689. 3630		
EMAIL	kandisn@roperbuildings.com		
LICENSE #			
PROPERTY INFORMATION			
ADDRESS:	980 W. 21st St. Ogden West Haven, UT 84401		
PARCEL #:	LOT SIZE:	LOT#:	SUBDIVISION:
PRIMARY DWELLING SQ. FT. _____	ACCESSORY DWELLING SQ. FT. _____		NUMBER OF PARKING SPACES _____


APPLICANT'S SIGNATURE

11/22/2021
DATE

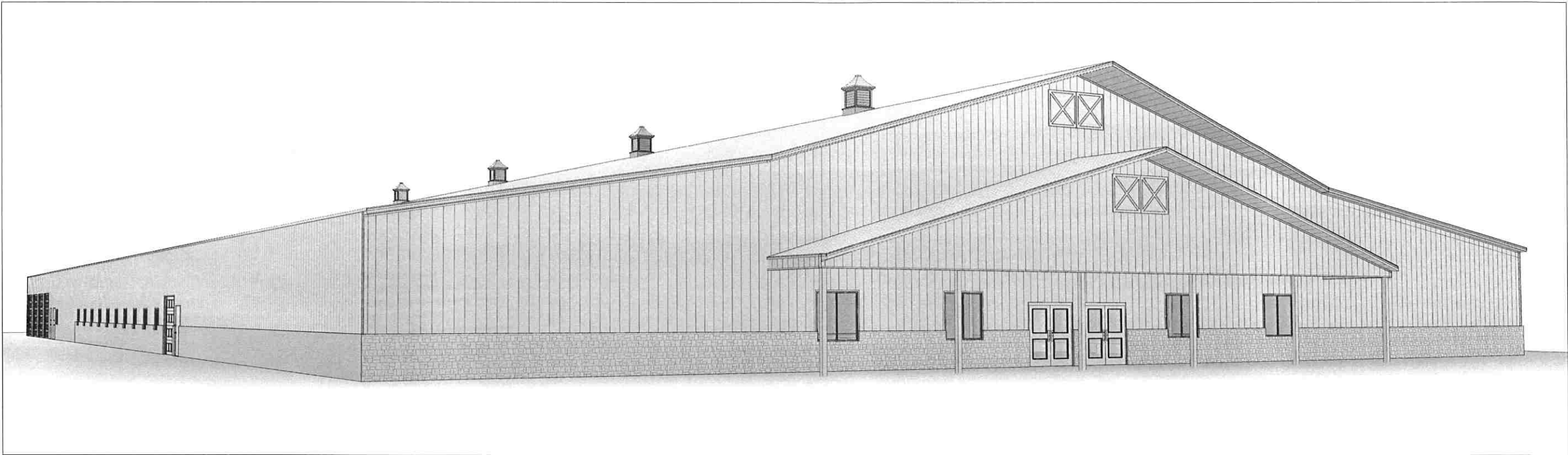
Jeff Nemelka
VP of Operations
Roper Buildings

OWNER'S SIGNATURE

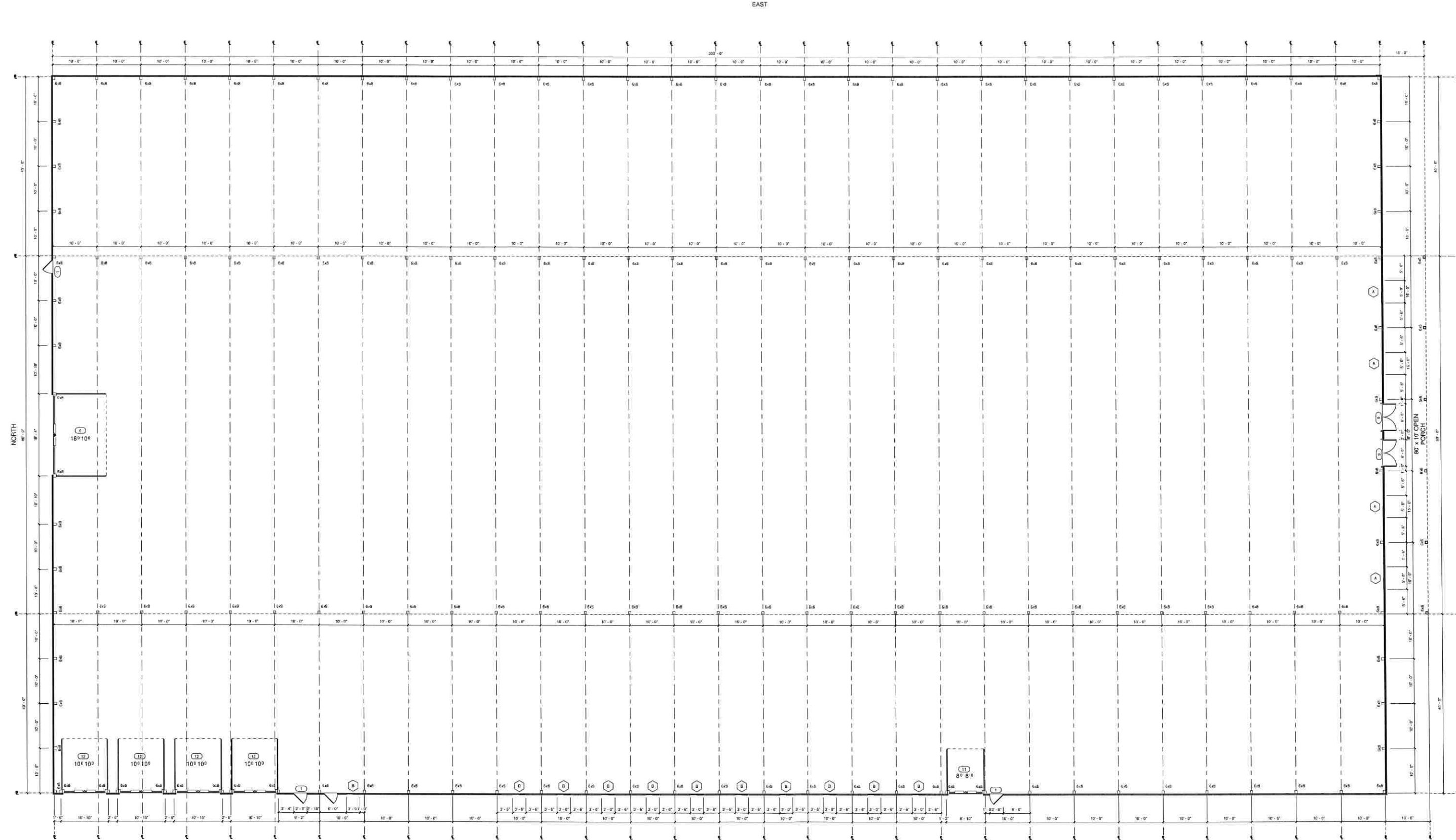
DATE

FOR OFFICE USE		
DATE RECEIVED: _____	ISSUED DATE: _____	PERMIT NUMBER: _____
STAFF APPROVAL _____ DATE _____		CONDITIONAL USE REQUIRED ☐ YES ☐ NO

ROPER BUILDINGS
UTAH FARM BUREAU



CONTACTS			BUILDING INFORMATION	
DRAFTING:	ENGINEERING:	CONTRACTOR:	BUILDING INFORMATION:	SITE INFORMATION:
RAW DESIGN CONTACT: CHRIS CARLTON PHONE: (801) 970-6114	PRICE ENGINEERING, INC. PHONE: (801) 791-6274	DLP RESOURCES/ROPER BUILDINGS PHONE: (801) 689-3630	DIMENSIONS: 80' x 300' = 24,000 Sq. Ft. LEAN DIMENSIONS: (2) 40' x 300', (1) 80' x 10' PORCH = 24,800 Sq. Ft. TOTAL SQUARE FOOTAGE: 48,800 Sq. Ft.	ADDRESS: -



FLOOR PLAN
1" = 10'-0"

WEST

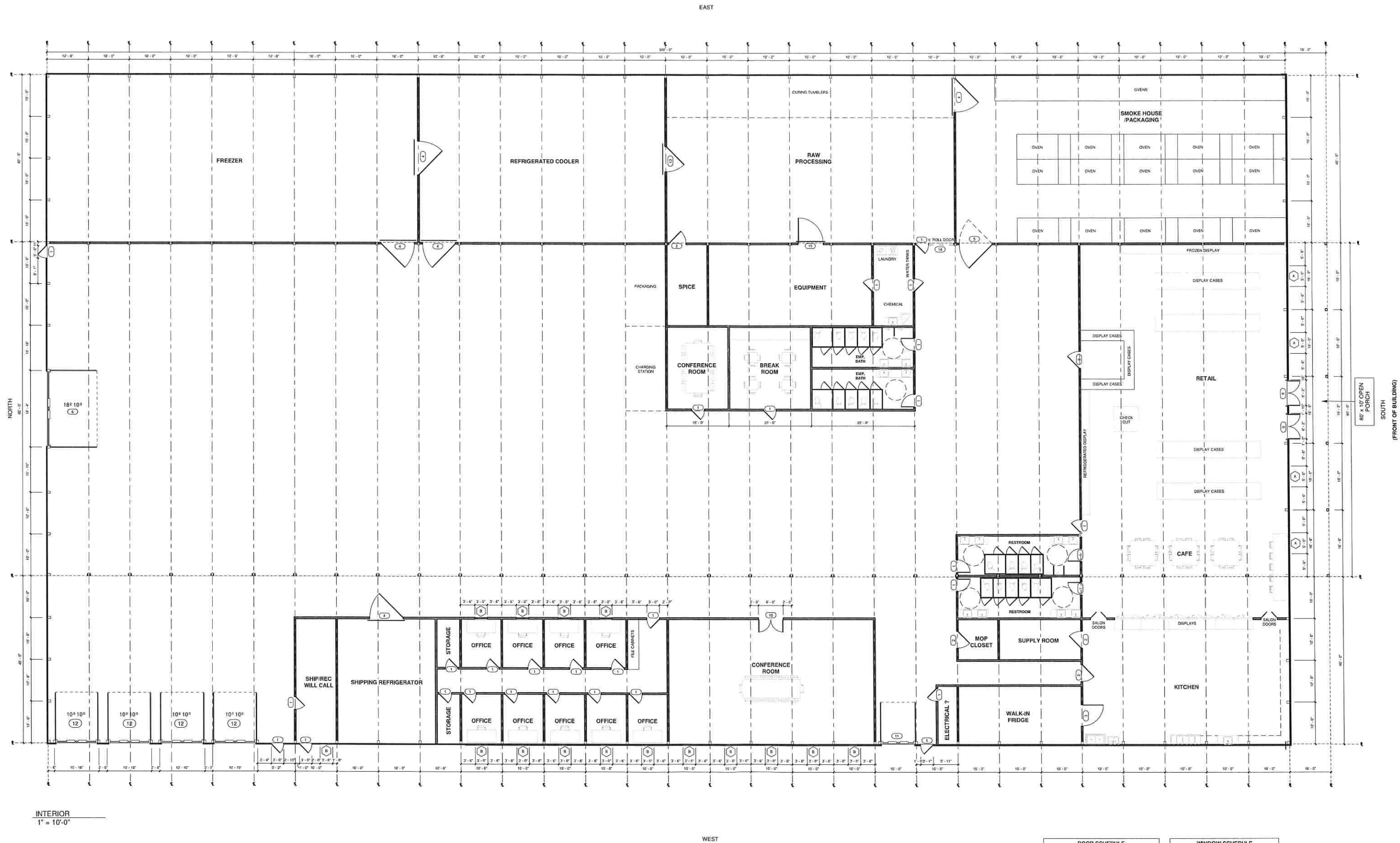
DOOR SCHEDULE			
Mark	Count	Description	Width x Height
1	20	MD	3'-0" x 8'-0"
2	5	MD	4'-0" x 8'-0"
3	1	FRIDGE MD	3'-0" x 6'-0"
4	5	INSULATED MD W/ CURTAIN	8'-0" x 10'-0"
5	1	DOUBLE SWING MD	8'-0" x 10'-0"
6	1	INSULATED OHD	18'-0" x 10'-0"
9	2	ORL COMMERCIAL MD	5'-0" x 8'-0"
10	1	DOUBLE MD	8'-0" x 8'-0"
11	1	INSULATED OHD	8'-0" x 8'-0"
12	4	INSULATED OHD	18'-0" x 10'-0"
13	1	INSULATED MD WITH CURTAIN	6'-0" x 8'-0"
14	1	ROLL DOOR	8'-0" x 8'-0"
15	1	INSULATED MD WITH CURTAIN	6'-0" x 8'-0"
16	16	STALL MD	2'-8" x 5'-0"

WINDOW SCHEDULE			
Mark	Count	Description	Width x Height
A	4	SIDER	5'-0" x 5'-0"
B	15	SIDER	3'-0" x 3'-4"

INSULATION: R19 IN CEILING
AND WALLS, VAPOR BARRIER
(TYVEK) ON ALL EXTERIOR
WALLS

NOTE: ALL POSTS ARE TREATED
HF #1 UNLESS OTHERWISE
SPECIFIED.
-POST OPTION-: TRIAD 3-PLY 2x8
LAMINATED TREATED POSTS.

NOTES:
1. EMBED POST INTO CONCRETE
PIER, SEE DETAIL ON SHEET A7.
2. WALLS: COMMERCIAL
GIRTS, 29 GA. STEEL PANEL.



INTERIOR
1" = 10'-0"

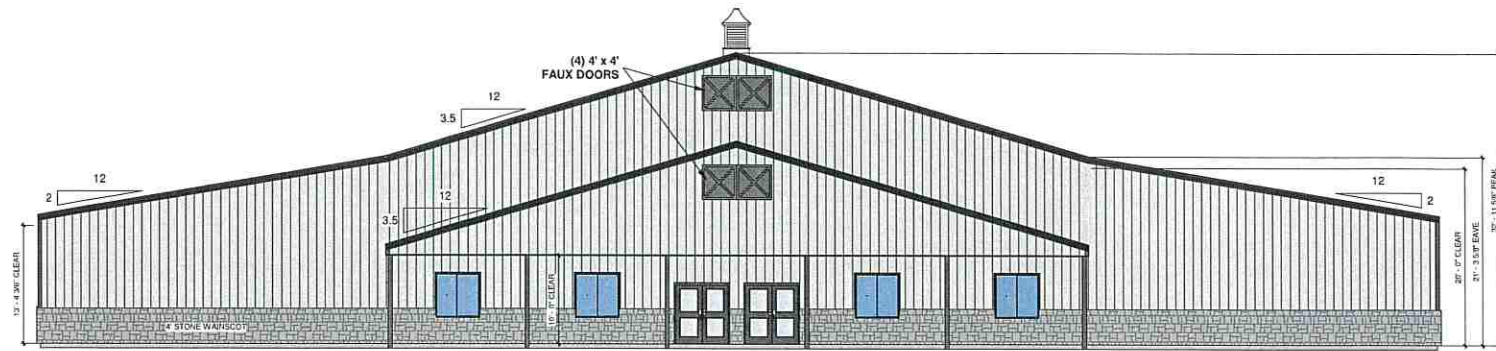
INSULATION: R19 IN CEILING
AND WALLS, VAPOR BARRIER
(TYVEK) ON ALL EXTERIOR
WALLS

DOOR SCHEDULE				
Mark	Count	Description	Width	Height
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3	1	INSULATED MD W/ CURTAIN	5'-0"	8'-0"
4	5	INSULATED MD W/ CURTAIN	5'-0"	10'-0"
5	1	DOUBLE SWING MD	8'-0"	10'-0"
6	1	INSULATED OHD	18'-0"	10'-0"
7	2	DBL COMMERCIAL MD	8'-0"	8'-0"
8	1	DOUBLE MD	8'-0"	8'-0"
9	1	INSULATED OHD	8'-0"	8'-0"
10	4	INSULATED MD WITH CURTAIN	18'-0"	10'-0"
11	1	ROLL DOOR	8'-0"	8'-0"
12	1	INSULATED MD WITH CURTAIN	6'-0"	8'-0"
13	1	INSULATED MD WITH CURTAIN	6'-0"	8'-0"
14	1	STALL MD	2'-8"	5'-0"

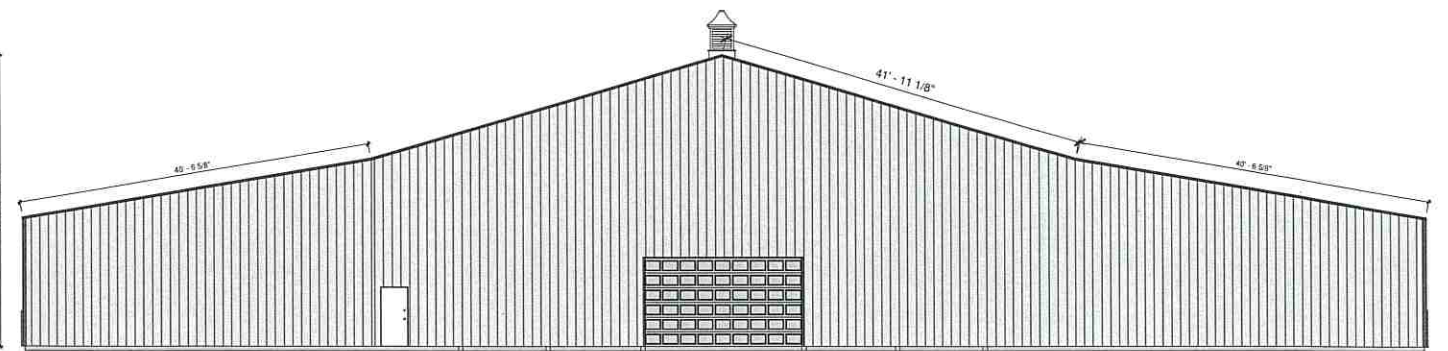
WINDOW SCHEDULE				
Mark	Count	Description	Width	Height
A	4	SLIDER	5'-0"	15'-0"
B	15	SLIDER	13'-0"	3'-0"

NOTE: ALL POSTS ARE TREATED
HF #1 UNLESS OTHERWISE
SPECIFIED.
POST OPTION: TRIAD 4-PLY 2x8
LAMINATED TREATED POSTS.

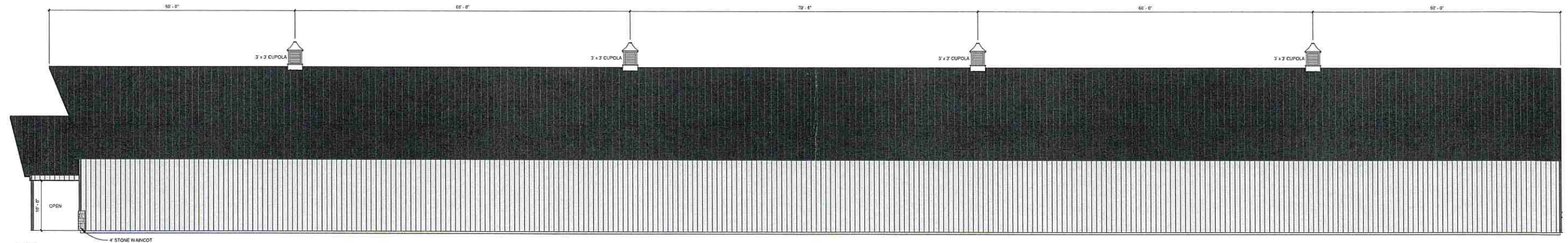
NOTES:
1. EMBED POST INTO CONCRETE
PIER. SEE DETAIL ON SHEET A7.
2. WALLS: COMMERCIAL
GIRTS, 29 GA. STEEL PANEL.



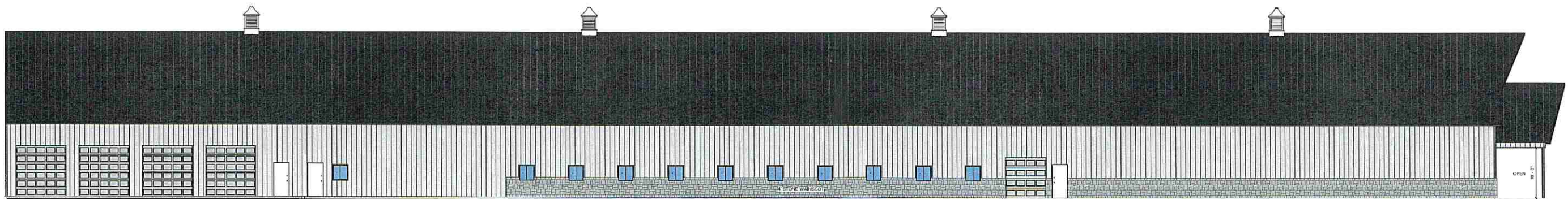
1 SOUTH ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"



3 EAST
1" = 10'-0"

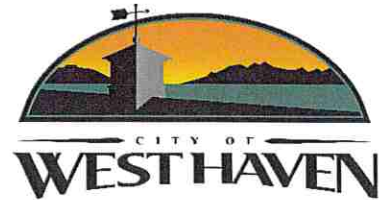


4 WEST
1" = 10'-0"

**City Council
Staff Review Memo**

December 13, 2021

Shari Phippen, Community Development Director



Review Proposed Design Materials- Salt Point Commercial

Request: Review and possibly grant approval for alternative building materials

Property Address: Approx 2975 W 4000 S

Property Zone: Commercial C-1

Property Size: 2.05 Acres

Applicant: CW Development Group (Todd Myers)

Governing Document(s): WHZC

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

CW Development Group has submitted a preliminary site plan for the 2 acre lot that is located on the east corner of 2975 West and 4000 South, just at the entrance to Salt Point development. They are proposing to develop the property as a commercial site, with two buildings on the property, each with a drive thru.

They are before the Council to receive approval of board and batten as their primary design materials, as allowed by WHZC 54.10(3)(d). They are not before the Council for review of the entire site plan, as WHZC vests the Planning Commission with the land use authority for such approvals.

Planning Commission Action

At the 12/8 Planning Commission meeting, the Commission gave preliminary approval to the site plan, subject to the conditions recommended in Staff Review.

Further, and this is what is before the Council this evening, the Commission made a determination that the board and batten materials are suitable for construction of the building. They recommended that the Council do the same.

Staff Review

Below is my review of the relevant portions of Chapter 54.10, "Design Review- Conditions"

3. Materials list and Architectural Features

- a. 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).
- b. 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.
- c. 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.
- d. 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.

Staff Review: *Despite not being the builder of the project to the west, the developer has intentionally designed this site to be architecturally compatible with the building currently under construction to the west of this site. The building materials are very similar to what is being used on those buildings and the use of brick is also common between the two. Board and batten is not specifically listed as a primary material. Subsection 4 above does allow the Council to make specific findings that the material proposed for use as a primary is comparable or superior to a listed material. I would suggest that in order to facilitate architectural compatibility between the two sites, which may set an overall level of design for future 4000 South projects, the Council should make findings that the batten and board material proposed by CW be allowed as a primary material.*

Overall Staff Findings & Recommendation: Based on the Commission's recommendation and for reasons outlined, I would recommend that the Council determine that the batten and board is comparable to the currently allowed primary materials and may be used, in order to preserve architectural compatibility with commercial buildings currently under construction on adjacent properties.



SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 11/23/21

Address of Site: NEC of 4000 S & 2975 W Property Parcel # 080290087

Applicant's Name: CW Development Group LLC

Application is hereby made to West Haven City requesting the following permitted use(s),

Commercial Site Plan with building elevations and

Site plan design, be approved on 2 acres of _____
(acreage)

Property in the _____ zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Todd Meyers Date: 11/22/21
(Owner/Petitioner)

I authorize Colin Wright to act as my representative in all matters relating
to this application.

Colin Wright (Owner)

Todd Meyers (Agent as Authorized by Owner)

Percentage of Landscaping 21% Anticipated Parking spaces 76

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

Planning Commission preliminary action ☒ Approved ☐ Denied Date <u>12/8/21</u>	Scheduled for Planning Commission Agenda <u>12/8/21</u>
City Council preliminary action ☐ Approved ☐ Denied Date _____	Conditions: _____ _____ _____
Planning Commission final action ☐ Approved ☐ Denied Date _____	_____ _____ _____
City Council final action ☐ Approved ☐ Denied Date _____	_____ _____ _____

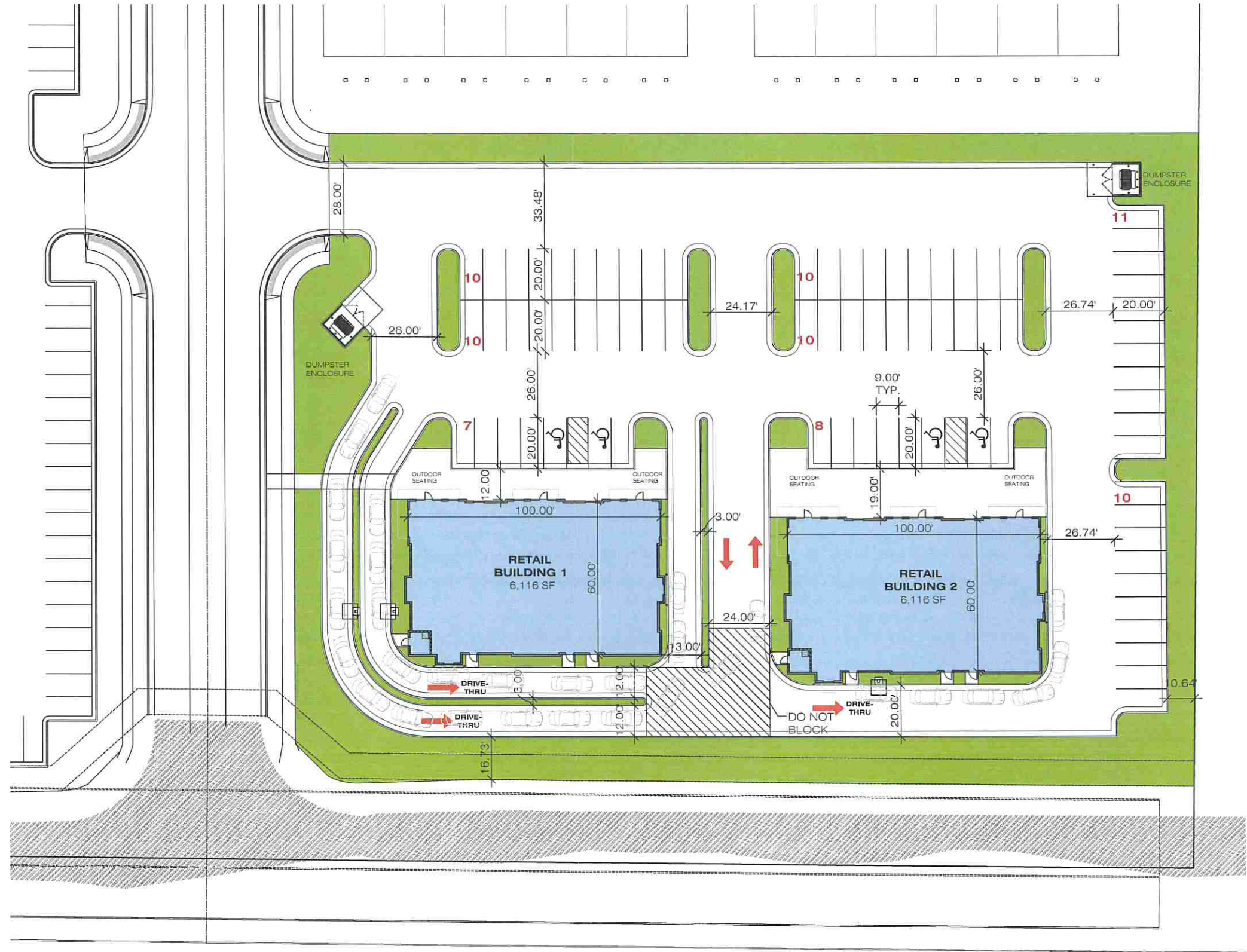
N/A	Received	N/A	Received	Letters of acknowledgment/approval/conditions from
				PRELIMINARY
☐	☐			Affidavit of Understanding and Acceptance of Fees
		☐	☐	Secondary Water Company
		☐	☐	Culinary Water Company
		☐	☐	Fire District
		☐	☐	UDOT Application Letter
		☐	☐	All other items required by City Planner
				_____ _____ _____ _____

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





PROJECT SUMMARY	
ZONE	C-2
OCCUPANCY GROUP	B, M
RETAIL BUILDING 1	31
6,116 SF	5/1,000 SF
RETAIL BUILDING 2	31
6,116 SF	5/1,000 SF
PARKING STALLS REQUIRED	62
PARKING STALLS PROVIDED	76
GROSS LAND AREA	89,331 SF
	2.05 ACRES
TOTAL ON-SITE LANDSCAPED AREA	18,964 SF
	21.23%



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

SALT POINT
2970 WEST 4000 SOUTH
WEST HAVEN, UTAH

C. W. LAND CO.

SITE PLAN

SCALE: 1" = 20'-0"
NOVEMBER 19, 2021
SITE-4.dwg



AS.1



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

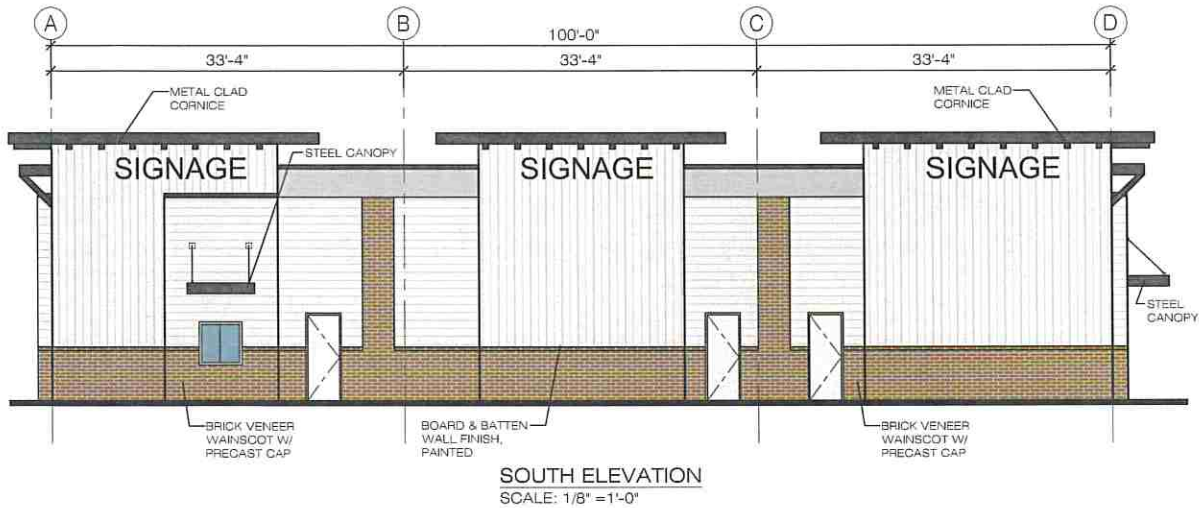
SALT POINT
2970 WEST 4000 SOUTH
WEST HAVEN, UTAH

C. W. LAND CO.

EXTERIOR
ELEVATIONS

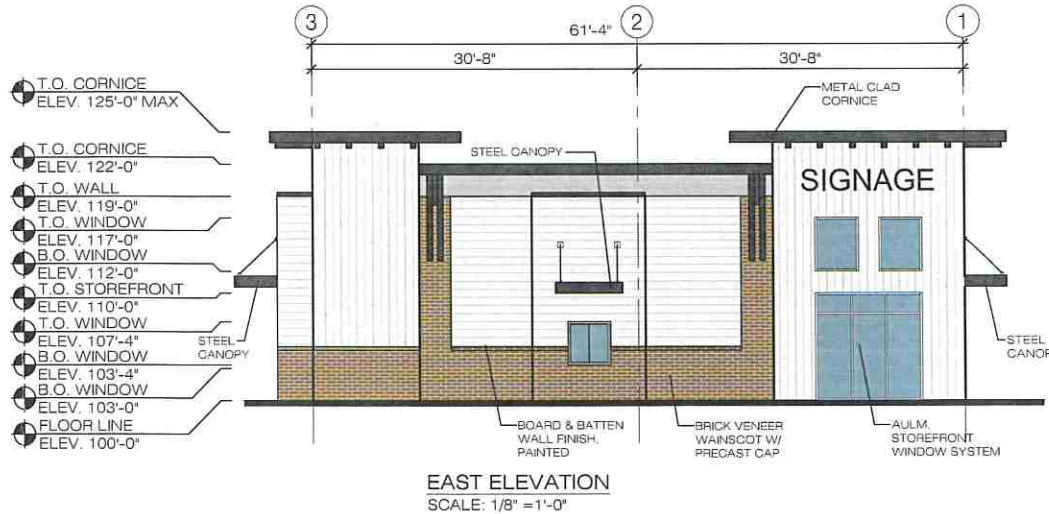
SCALE: 1/8" = 1'-0"
NOVEMBER 19, 2021
2179301S1.dwg

A3.1



NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. 5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

FINISH PERCENTAGE	
BOARD & BATTEN WALL FINISH, PAINTED	60%
BRICK VENEER WAINSCOT W/ PRECAST CAP	20%
GLASS/ OPENINGS	16%
CORRUGATED METAL PANEL	4%



City Council Staff Review Memo

December 13, 2021

Shari Phippen, Community Development Director



Sign Ordinance- Discussion and Action

Request: Review and possibly act on the revised WHC sign ordinance.

Property Address: N/A

Property Zone: N/A

Property Size: N/A

Applicant: N/A

Governing Document(s): WHZC 56 (Online version)

Decision Type: Legislative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: Required public hearings were held by the Planning Commission at their November 10, 2021 meeting.

Background

For several months now, the City has been in the process of making changes and revisions to the sign ordinance. Because of the extensive nature of the revisions and consolidations, this is an entire repeal/replace. Essentially, what has happened is that staff went through the existing ordinance, looked for conflicts, redundancies and other potential issues and made the necessary clarifications and consolidations. As that has happened, the ordinance has gone from 23 pages down to 11.

Planning Commission Action

At their 12/8 meeting, the Commission unanimously voted to recommend that the Council adopt the sign ordinance.

Staff Review

Staff has no specific comments at this time, other than to recommend that the Council discuss any changes and corrections they feel are appropriate and then adopt the ordinance.

ORDINANCE NO. 36-2021

**AN ORDINANCE OF WEST HAVEN CITY, UTAH, REVISING
AND AMENDING THE CITY CODE; MAKING CERTAIN
CHANGES TO THE ZONING CODE REGARDING AMENDING THE
CHAPTER FOR SIGNS REGULATIONS; AND MAKING NECESSARY
LANGUAGE CHANGES TO THE ZONING CODE TO EFFECT THOSE
CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE
CHANGES.**

Section 1. Recitals:

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

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the city may revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, in conformance with Title 10, Section 9a – the Municipal Land Use, Development and Management Act, the governing body of the city may pass ordinances defining zoning and what are acceptable uses within each zone and within the city; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding zoning and acceptable uses within those zones in the City; and,

WHEREAS, the City Council finds that certain changes to the West Haven City Zoning Code in regards to amending the language for Chapter 24 Signs Regulations Ordinance should be made; and,

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH that the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. Chapter 24 – Signs Regulations amended in its entirety and the following language shall be added in its place:**

See Exhibit “A” – Chapter 24 - Signs Regulations

The foregoing Recitals are fully incorporated herein.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with the provisions of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect:

BE IT FURTHER ORDAINED this Ordinance will become effective on the 15th day of December, 2021 and after publication or posting as required by law.

DATED this 15th day of December, 2021.

WEST HAVEN, a municipal corporation

by: _____
Mayor Sharon Bolos

Attested and Recorded

Emily Green

EXHIBIT “A”

Ordinance 36-2021

Chapter 24 – Signs Regulations Ordinance

DRAFT

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.

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 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.

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.

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."

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.

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)	C-1, C-2, C-3, M-1	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)	C-1, C-2, C-3, M-1	Yes
Nameplate	N	2	2	All	No
Notice	N	6	32	All	No
Political	N	6	32	All	No
Public Necessity	N	4	4	All	No
Real Estate	N	(see below)	(see below)	All	No
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	Yes
Warning	N	4	16	All	No
Window	Y	(see below)	(see below)	All	No

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.

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.

- 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.
 - 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.
 - 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.

	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 seventy-two (72) 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.

- ii. 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.
 - c. 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.
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.

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- 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.
 - 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 and 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.

CITY COUNCIL

Meeting Date: December 15, 2021
Agenda Item: 1800 South Sidewalk Project

Requested by: Councilmember Kim Dixon
Staff Review: Matthew Jensen



EXECUTIVE SUMMARY

This staff report provides an overview of a sidewalk improvement project for 1800 South.

REVIEW

During the FY2022 Budget Process, the City Council approved \$100,000 to install sidewalk along 1800 South between Holmes Estates and Haven Parkway. This request came at the end of the process and the amount was provided as an estimate from the Public Works Director.

City staff and consultants have reviewed the area and are proposing a concrete sidewalk without curb and gutter to be installed along the proposed area. The proposed sidewalk would include a 6-foot pathway along the existing fence lines and taper back to the existing sidewalks on the east and west ends (see attached concept plan). The reasoning for this includes the following:

- There are two properties that would be impacted by a sidewalk lining up with the standard configuration. Right of way acquisition would be required and the property at 2378 W 1800 S will be significantly impacted due to its proximity to the current road.
- This portion of 1800 South will be the focus of street redevelopment over the next three years due to the proposed Wilson Lane (21st Street) to 1800 South connection road.

The pricing estimate for this project is as follows:

Item	Qty	Cost	Ext Cost
Concrete Sidewalk	4,500 sf	\$10 per sf	\$45,000
ADA Ramps	2	\$3,500 each	\$7,000
Shoulder Restoration	800 feet	\$10 per foot	\$8,000
Landscape Restoration	1 LS	\$10,000	\$10,000
Contingency			\$25,000
		Total Budget	\$95,000

A proposed project schedule would be as follows:

- Plans Ready 1/19/2022
- Bids Due 2/8/2022
- Award Bid 2/16/2022
- Completion 4/15/2022 (landscape restoration 5/15/2022)

COUNCIL ACTION

- ☐ Approve proposed temporary sidewalk project
- ☐ Consider full sidewalk improvement
- ☐ Defer project in anticipation of future comprehensive road project with Wilson Lane/1800 South project



SITE PLAN KEYNOTES

- ① PROPOSED 6 FT SIDE WALK ③ PROPOSED CROSS WALK ⑤ PROPOSED LANDSCAPE RESTORATION
- ② PROPOSED SHOULDER RESTORATION ④ PROPOSED ADA RAMP ⑥ PROPOSED DRIVEWAY RESTORATION



EX DRAINAGE DIRECTION WILL BE MAINTAINED



0' 30' 60' 120'

Scale in Feet
1" = 60'



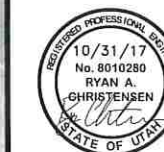
**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

SITE PLAN

SIDEWALK PROJECT

1800 SOUTH

WEST HAVEN, WEBER, UTAH



Revisions

Date	Description

Date: 11/30/2021

Scale: 1" = 60'

Designed: JAX

Drafted: JAX

Checked: RC

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