



**WEST HAVEN CITY
PLANNING COMMISSION AGENDA**

January 12, 2022 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **JANUARY 12, 2022** THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM** WORK SESSION **6:00 PM** REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US06WEB.ZOOM.US/J/88176532794](https://us06web.zoom.us/j/88176532794) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/85076046729](https://us06web.zoom.us/j/85076046729)

1. INVOCATION
2. PLEDGE OF ALLEGIANCE
3. APPOINT CHAIRMAN
4. APPOINT VICE CHAIR
5. ADOPTION OF 2022 PLANNING COMMISSION MEETING SCHEDULE
6. ACTION ON MINUTES-DECEMBER 8, 2021
7. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
8. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR A KENNEL LICENSE LOCATED AT 2750 W 2900 S (Applicant: Sammy Stokes)
9. DISCUSSION AND ACTION-REGARDING A CONDITIONAL USE APPLICATION FOR TIRE STORAGE LOCATED AT 4268 S 4300 W (Applicant: Ulises Salazar)
10. DISCUSSION AND ACTION – REGARDING A PRELIMINARY SITE PLAN FOR 46 APARTMENTS LOCATED AT 3451 MIDLAND DRIVE (Applicant: Steve Lovell)
11. DISCUSSION AND ACTION- REGARDING FINAL COMMERCIAL SITE PLAN LOCATED ON THE NORTHEAST CORNER OF 4000 S AND 2975 W (Applicant: CW Development Group)
12. ADJOURNMENT

Charis Sully

Charis Sully, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: 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
PLANNING COMMISSION WORK SESSION AGENDA
HELD PRIOR TO PLANNING COMMISSION MEETING
WEDNESDAY January 12, 2022

@

5:00 PM – In City Council Chambers

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

MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Agenda items
2. Staff Items



Planning Commission Meeting Minutes December 8, 2021 6:00 P.M.

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

Present:	Darin Deem Becky Roundy Kirt Nalder Natalie Wilson Scott Epperson Andrew Reyna Melinda Stimpson	Chairman Vice Chair Commission Member Commission Member Commission Member Commission Member Commission Member
Staff Present:	Charis Sully Shari Phippen	Deputy Recorder Community Development Director

5:00 WORK SESSION

The Planning Commission discussed agenda items.

AGENDA

1. PLEDGE OF ALLEGIANCE
2. INVOCATION
3. ACTION ON MINUTES- NOVEMBER 10, 2021
4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. PUBLIC HEARING-AMENDING THE PATIO HOME ORDINANCE
6. ACTION ON PUBLIC HEARING- AMENDING THE PATIO HOME ORDINANCE
7. PUBLIC HEARING-REZONE A-1/A-2 TO R-2 AT 3417 S 2700 W.-TYLER AND JESSICA PETERSON
8. ACTION ON PUBLIC HEARING-REZONE A-1/A-2 TO R-2 AT 3417 S 2700 W.-TYLER AND JESSICA PETERSON
9. DISCUSSION-CONSIDERATION OF EXEMPTION TO DESIGN REQUIREMENTS FOR A LARGE-SCALE AG BUILDING AT 980 W 21ST-UTAH FARM BUREAU
10. PRELIMINARY SITE PLAN APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE-EDDIE BOWEN
11. PRELIMINARY SITE PLAN APPROVAL-SALT POINT COMMERCIAL AT THE NORTH-EAST CORNER OF 4000 S 2975 W-CW DEVELOPMENT GROUP
12. DISCUSSION AND ACTION- AMENDING THE SIGN ORDINANCE
13. DISCUSSION AND ACTION-CANCELATION OF DECEMBER 22ND MEETING
14. ADJORNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:02 PM.

1. PLEDGE OF ALLEGIANCE was offered by Commission Member Epperson

2. INVOCATION was offered by Commission Member Roundy

3. ACTION ON MINUTES- NOVEMBER 10, 2021

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

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

5. PUBLIC HEARING-AMENDING THE PATIO HOME ORDINANCE

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

Dave Erickson explained that they would like to do a project in West Haven but the current code does not allow for what they would like to do. Explained that most people moving into patio home communities don't want a big yard. He stated that he thinks attached patio homes are great if they are done right.

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

*Natalie Wilson arrived at 6:16

6. ACTION ON PUBLIC HEARING-AMENDING THE PATIO HOME ORDINANCE

There was a discussion about having zero lot lines or not.

Shari recommended to the commission that they leave the zero lot lines in the ordinance.

Commission member Epperson suggested increasing lots from 5 to 6 and allow combined, shared walls or zero lot lines.

Commission member Stimpson stated that there is a difference between senior living and just a patio home. She stated that she is not comfortable sending this ordinance up without having more discussion on that.

There was a discussion about adding some wording that would regulate zero lot lines and attached homes with a Master Development Agreement.

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

7. PUBLIC HEARING-REZONE A-1/A-2 TO R-2 AT 3417 S 2700 W.-TYLER AND JESSICA PETERSON

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

Paul Fawson stated that he was concerned about not having any engineered plans, but he understands now that they are not to that point yet. He stated that he is comfortable with what the Peterson's would like to do with their property.

Bill Gibson stated that the Petersons are quality people and would like to know what the curb and gutter requirements are.

Chairman Deem stated that they are required to be put in with the development.

Bill Gibson asked what the requirements for the sewer lines are.

Shari stated that the city puts in the main line and the size is determined by future growth for that area. All developments must submit engineered drawings that show specific information .

Bill Gibson asked about requirements for the culinary water.

Shari stated that the water district would review plans and the developer is required to submit a will serve letter stating that they have the means to supply the water.

Paul Fawson asked if the canal will block fire department access.

Chairman Deem stated that they will have to go through an approval process with the Fire District.

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

8. ACTION ON PUBLIC HEARING-REZONE A-1/A-2 TO R-2 AT 3417 S 2700 W.-TYLER AND JESSICA PETERSON

Commission member Reyna made a motion to grant the rezone from A-1/A-2 to R-2 at 3417 S 2700 W. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

9. DISCUSSION-CONSIDERATION OF EXEMPTION TO DESIGN REQUIREMENTS FOR A LARGE-SCALE AG BUILDING AT 980 W 21ST-UTAH FARM BUREAU

Shari disclosed her relationships with some individuals involved with the Utah Farm Bureau.

Kelly Nielson was present for this item.

Mr. Nielson stated that this building will be used for farmers to bring product that will be packaged, processed and sold. It will have a café as well. They would like to have a "farm look" to the building.

Chairman Deem asked what the plans for the building up front are.

Brett Behling stated that they would like to operate out of the old building until the new one is done but they are not sure what they will do with the old building after that.

Chairman Deem stated that they all like the building.

Commission member Nalder made a motion to table consideration of exemption to design requirements for a large-scale ag building at 980 W 21ST. Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

10. PRELIMINARY SITE PLAN APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE-EDDIE BOWEN No one was present for this item.

Commission member Roundy made a motion to table preliminary site plan approval for LKL Associates at approx. 2200 W Wilson Lane. Commission member Stimpson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Roundy, aye. The vote was unanimous.

11. PRELIMINARY SITE PLAN APPROVAL-SALT POINT COMMERCIAL AT THE NORTH-EAST CORNER OF 4000 S 2975 W-CW DEVELOPMENT GROUP

Todd Meyers was present for this item.

Mr. Meyer stated that they don't have a tenant to go in the building yet, but they would like to get this project started so they will have multiple building being built to attract more options.

Mr. Meyer stated that there will be 2 building on the property. They will be building the one on the west side. They will a shell only and about 6,000 square feet, each. He stated that they plan on having 3 tenants.

Mr. Meyer said they will have 2 drive up windows on the West building.

Commission member Roundy made a motion to grant preliminary site plan approval to Salt Point Commercial at the Northeast Corner of 4000 S 2975 W. Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

*Item 10 was brought back

10. PRELIMINARY SITE PLAN APPROVAL-LKL ASSOCIATES AT APPROX. 2200 W WILSON LANE-EDDIE BOWEN

Shelby was present for this item

Chairman Deem stated that the stone veneer was not showing on the elevations.

Shelby stated that it is shown in black.

Chairman Deem said they needed to add some more landscaping.

Shari said that they need a total of 17,500 sq. ft. of landscaping.

Commission member Stimpson asked what the plans for the sound wall are.

Shelby said they are working with a sound engineer, but they will meet the requirements they need to.

Shelby stated that they will have all downward lighting.

Commission member Reyna made a motion to grant preliminary site plan approval for LKL Associates at approx. 2200 W Wilson Lane. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Roundy, aye. The vote was unanimous.

*Item 9 was brought back

9. DISCUSSION-CONSIDERATION OF EXEMPTION TO DESIGN REQUIREMENTS FOR A LARGE-SCALE AG BUILDING AT 980 W 21ST-UTAH FARM BUREAU

Commission member Roundy made a motion to recommend to city council the consideration of exemption to design requirements for a large-scale ag building at 980 W 21ST. Commission member Wilson seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

12. DISCUSSION AND ACTION- AMENDING THE SIGN ORDINANCE

Commission member Wilson made a motion to approve amending the sign ordinance as presented. Commission member Roundy seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Roundy, aye the vote was unanimous.

13. DISCUSSION AND ACTION-CANCELATION OF DECEMBER 22ND MEETING

Commission member Wilson made a motion to cancel the December 22nd meeting. Commission member

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

14. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 7:28 PM Commission member Reyna seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____



2022 Planning Commission Meeting Schedule

Meetings shall be held on the 2nd and 4th Wednesdays of each month, unless noted below. All meetings will be held at the West Haven City Hall, 4150 South 3900 West, unless otherwise noticed.

Meeting Date	Meeting Time	Application Deadline
January 26, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	January 12, 2022
February 9, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	January 26, 2022
February 23, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	February 9, 2022
March 9, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	February 23, 2022
March 23, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	March 9, 2022
April 13, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	March 30, 2022
April 27, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	April 13, 2022
May 11, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	April 27, 2022
May 25, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	May 1, 2022
June 8, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	May 25, 2022
June 22, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	June 8, 2022
July 13, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	June 29, 2022
July 27, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	July 13, 2022
August 10, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	July 27, 2022
August 24, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	August 10, 2022
September 13, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	August 24, 2022
September 27, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	September 13, 2022
October 12, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	September 27, 2022
October 26, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	October 12, 2022
November 9, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	October 26, 2022
December 14, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	November 30, 2022
December 28, 2022	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	December 14, 2022

**Planning Commission
Staff Review Memo**

January 6, 2021

Dan Tanner, Code Enforcement Officer



Kennel License

Request: Review and act on a conditional use permit for a kennel license

Property Address: 2975 West 2900 South

Property zone: A-2 (Agricultural)

Property Size: 4.54

Applicant: Sammy Stokes

Governing Document(s): WHCC 9.06, WHZC Chapter 34

Decision Type: Administrative

Staff Recommendation: See comments under "Staff Review"

Public Hearing Posting: No public hearing is required

Background

The applicant is wanting a kennel license for the purpose of breeding, raising, and training working stock dogs to sell to ranchers. Mostly Border Collies and Kelpies. She has been operating a kennel prior to being notified of the requirement by Weber County Animal Control. The exact purpose and design plans are included in this application. The conditions for a kennel in an A-2 zone are noted below.

18.10 Conditional Uses (A2 Zone)

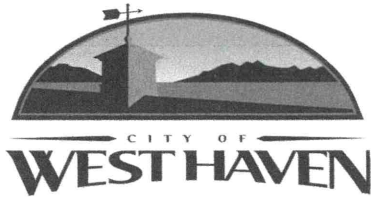
The following uses shall be permitted only when authorized by a Conditional Use Permit obtained provided in Chapter 11 of this Zoning Ordinance:

2. Animal hospital or clinic, dog breeding, dog kennels, or dog training school, on a minimum of two (2) acres and not exceeding ten (10) dogs of more than ten (10) weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from any public street and not less than fifty (50) feet from any side or rear property line.

Staff Review

Staff recommends that the Commission grant the application with the following conditions

- 1- Weber County Animal Control make semiannual inspections pertaining to the safety and welfare of the dogs. The applicant will be responsible for arranging those inspections. Proof of the inspection must be reported to the city immediately after the inspection.
- 2- The applicant must always comply with the city nuisance ordinance in Section 8 of the West Haven City Code (8.08 Community Noise Pollution Control) and Weber County Code Sec 6-4-13 Nuisance Animals a: (6) Makes unreasonable barking, whining, howling, or disturbing noises. In the case of 2 or more complaints without resolution, will result in revocation of license.
- 3- The applicant must not exceed the allowable number of dogs as noted in the code. Failure to comply will result in revocation of license.



CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 2750 W 2900 S

Parcel#: 150920023

Existing Zone: Residential/Agriculture No. of Acres or Sq. Ft.: 4.54 #Res. Units: _____

Bldg. Sq. Ft.: _____ Building Height (stories & ft.): _____

What Use is requested? Kennel license

.....

-Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? - ☐ Yes ☒ No If yes, please answer the following two questions:

-Describe how the use will be necessary or desirable to provide a service or facility to the community?

Make Sure I am following city ordinances and am within the right amount of animals

-Describe how the use will contribute to the general well-being of the community?

I will be following the rules and be in compliance

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? - ☐ Yes ☒ No

-Will the proposed use be injurious to property or improvements to the community? - ☐ Yes ☒ No

-Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures? ☒ Yes ☐ No
If yes, please answer the following questions about the proposed use in the proposed area:

-Will the proposed use generate traffic in the area? If so, how much is anticipated? NO

-Will the proposed use have an impact on parking in the area? ☐ Yes ☒ No If so, how much is anticipated? _____

-Will the proposed use be compatible with the building and structure designs in the area? ☒ Yes ☐ No

-Will the proposed use be compatible with the building and structure uses in the area? ☒ Yes ☐ No

-Will the proposed use be compatible with landscaping and signs in the area? ☒ Yes ☐ No If a sign is requested, please attach photo. If there is landscaping involved in the request, please attach a site plan for the landscaping.

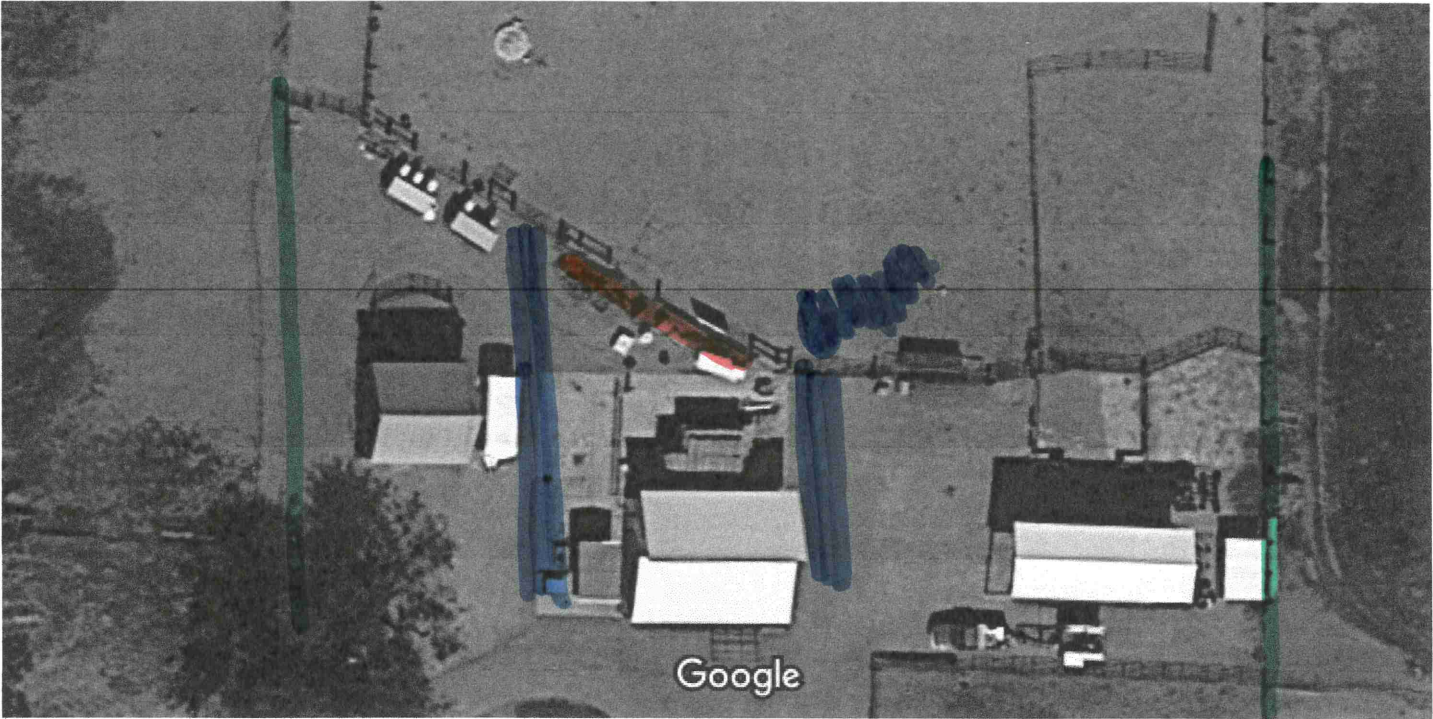
-Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? ☒ Yes ☐ No

-Will the proposed use lead to the deterioration of the environment or ecology in the general area? ☐ Yes ☒ No

-Will the proposed use produce conditions or emit pollutants? - ☐ Yes ☒ No If yes, what type of pollutants shall be emitted or produced and how would they be disposed of or mitigated? _____

-Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? NO

CONTINUED ON BACK



Map data ©2021 , Map data ©2021 20 ft



● Fence line
● 60 Ft. From Fence
at least
● Kennel

2750 2900 S St

Building

- 

Directions
- 

Save
- 

Nearby
- 

Send to your phone
- 

Share

 2750 2900 S St, West Haven, UT 84401

Photos

Kennel/building Designs plans

Elevated Kennels are a safe way to keep dogs. They provide great shelter from the weather. Dogs are unable to escape or get out of confinement, when they are not supposed to be out. The elevated kennels allow for the dogs to stay cleaner and all feces and urine fall underneath the kennels to allow for easy cleaning every day. The barrels on the back of the kennels are filled with straw or shaving to provide insulation for the dogs in the cold. The kennels also provide shade in the summer time and keep the dogs cool. Being as the kennels are elevated the dogs do not have as high of a chance to get fleas and other parasites, making it more beneficial to the dogs. The kennels are built to provide a safe and comfortable environment to the dogs, while making sure they are not allowed to be a nuisance to anyone or anything.

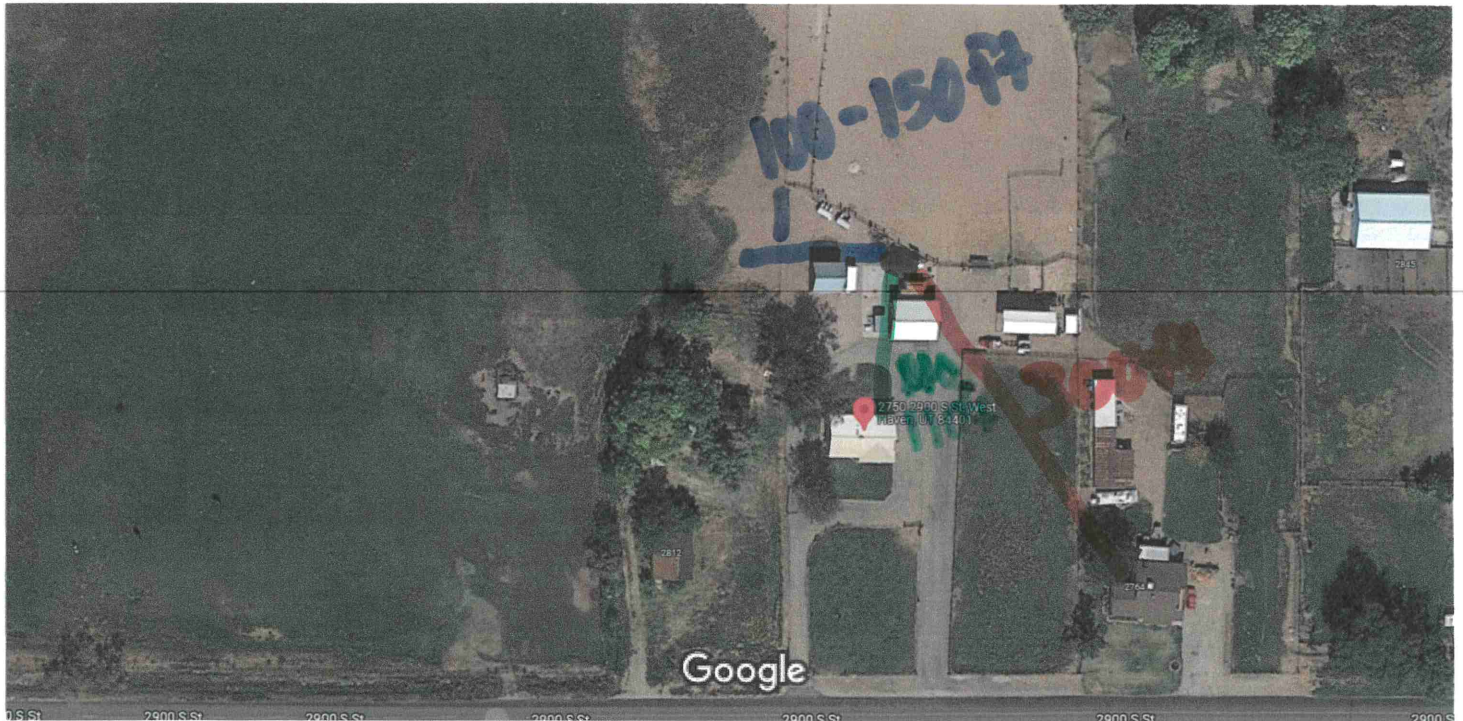
The kennels will be put to where they will not be a problem for neighbors. Smells/odors and barking will be managed to where it does not bother or affect anyone in the neighborhood. Kennels will be kept 60 feet from any fence lines. Kennel and the dogs will not have a negative effect on the city and neighbors while the dogs are at this facility/residence.

Kennel
Designs.





2750 2900 S St



Imagery ©2021 Maxar Technologies, State of Utah, U.S. Geological Survey, Map data ©2021 Google 50 ft



-  Kennel Site
-  Approximately 110ft From Home on property
-  Approximately 300ft From Home To the East
-  Estimating to be 100-150 ft From new homes to the West. (Could not get definite measure because homes are not yet built)

2750 2900 S St

Building



Directions



Save



Nearby



Send to your
phone



Share



2750 2900 S St, West Haven, UT 84401

Photos

Google Maps 2750 2900 S St

● Property Fence



Purpose of Kennel License

The purpose of my kennel is to raise and train working stockdogs. The dogs are used to compete in trials and work on ranches. The breed I raise is mostly border collies but sometimes kelpies. I raise stockdogs as a passion and it is my goal to train and raise then for other fellow stockman to have a useful hand on the ranch. I have some trial ready dogs, some young prospects and occasionally raise a litter to offset my cost of raising and training the dogs. So my numbers do fluctuate but on average are the same.

I would like to obtain a kennel license so I am able to be in compliance with city rules on how many dogs are at the property. My goal is also to make sure my dogs are not a nuisance to anyone in the community. I want to make sure they are not a bother to anyone and that I am following community standards.

The max amount of dogs over 4 months of age I would have at my house at anytime would not exceeding 12. The only time that the number of dogs would be greater is if I was to have a litter of puppies, which all generally go to their new homes at 9-12 weeks of age. In the kennels that I have attached to the plans, there is only one dog housed in each kennel.

12 dogs = 12 Kennels
Breeding

Planning Commission
Staff Review Memo

January 6, 2022

Dan Tanner, Code Enforcement Officer



Project Name

Request: Conditional use for Home Occupation detached storage area
Property Address: 4268 S 4300 w
Property Zone: A2
Property Size: 3.51 Acres
Applicant: Ulises Salazar

Governing Document(s): WHZC Chapter 64 (online),
Decision Type: Administrative
Staff Recommendation: See comments under “Staff Review”

Public Hearing Posting: None required

Background

The applicant is currently redeveloping the property at 4268 S 4300 W. They applied for a home occupation license and it was approved. They own and operate a mobile tire repair business. Per there application, all repairs are done off site. They have a truck and trailer that is dedicated to this business that will be parked on the property.

This CU permit is to grant them use of an existing storage area. This storage area was once a garage that was found to be unsafe to occupy by the building official. They removed the roofing structure and it is now a cinderblock compound type structure. **See attached pictures.** They are wanting to use this compound to store tires for their business until they are able to build a more secure pole barn type structure. The amount of tires fluctuate between 20-50.



Below is the portion of the Home Occupation Ordinance that applies to this request. Specifically, the highlighted section.

64.06 Required Conditions

A Home Occupation must meet all of the following conditions and requirements:

1. The occupation is limited to persons who actually reside on the premises. One non-resident employee is allowed to work on the premises. Nonresident employee must park on the property and not on the street. Any nonresident employees who work off premise must park on the property and not on the street.
2. The occupation shall not require interior or exterior alterations and shall retain the general character and appearance of the residential dwelling.
3. With the exception of garage sales, occupations using an attached or unattached garage or accessory building or any space on the premises outside of the dwelling must be approved by the Planning Commission and must meet the following conditions:
 1. The occupation must operate with garage doors closed if operating outside of normal business hours
 2. The premises must be approved by the building inspector as it pertains to the specific use.
 3. Buildings will not be used for storage of hazardous materials that may raise public health concerns.
4. The occupation shall not use more than 300 sf or 20% (whichever is greater) of the gross floor area of the dwelling for client facing services.
5. The occupation must obtain an annual Business License.
6. No more than one home occupation shall be permitted within any single dwelling unless approved by the Planning Commission.
7. Selling parties shall be limited to no more than 10 buying customers at any one time and not more than one party every month.
8. An occupation that attracts customers, clients or students to the premises shall provide adequate off-street parking as determined by the Planning Commission or by the Building Inspector in the case of the permitted use.
9. There shall be no storage or parking on the premises or on the streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off premise business for which the dwelling is being used as a home occupation office unless otherwise permitted in the zoning ordinance, or approved by the Planning Commission.
10. Trailers and vehicles over 24 feet in length and weighing more than 10,000 lbs. may not be stored or parked on the home occupation premises or the streets in the vicinity of the neighborhood unless otherwise permitted in the zoning ordinance or approved by the Planning Commission. All business-related vehicles must be parked in a garage or paved surface and not on the street.
11. In order to guarantee that the Home Occupation, once authorized, will not become a nuisance to the neighbors, the Planning Commission or the City Council may impose other reasonable conditions initially and also subsequently to protect the public health, safety, peace, and welfare, of the residents of the surrounding residential or agricultural area.

12. There are no more than four (4) visiting clientele at one time unless conditionally approved by the Planning Commission. Automotive related businesses may not service more than 2 vehicles per day and must park vehicles in driveway or garage and not on the street.
13. Signage, see sign ordinance.S

Staff Review

With the input of Shari Phippen, Community Development Director, staff recommends approval of the conditional use permit, with the following conditions:

- No more than 40 tires shall be stored on the property at any given time.
- All tires must be stored in a fully-enclosed building (walls, roof and floor) - no open storage is allowed.
- Any buildings shall be set back a minimum of 50' from any lot line or existing building.
- The conditional use permit shall be deemed revoked if the applicant is not fully compliant with the conditions by July 1, 2022.



CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 4268 S. 4300 W. West Haven Parcel#: _____

Existing Zone: R-2 No. of Acres or Sq. Ft.: 3 1/2 #Res. Units: 1

Bldg. Sq. Ft.: 24x40 = 960 Building Height (stories & ft.): 11'6" Top of Block

What Use is requested? Tire Storage amount - 20 - 50

.....
-Is the proposed use necessary or desirable to provide a service or facility which will contribute to the general well-being of the community? - Yes No If yes, please answer the following two questions:

-Describe how the use will be necessary or desirable to provide a service or facility to the community?

-Describe how the use will contribute to the general well-being of the community?

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? - Yes X No

-Will the proposed use be injurious to property or improvements to the community? - Yes X No

-Will the proposed use be compatible with and complimentary to the existing surrounding uses, buildings and structures?
Yes No If yes, please answer the following questions about the proposed use in the proposed area:

-Will the proposed use generate traffic in the area? If so, how much is anticipated? 1/0

-Will the proposed use have an impact on parking in the area? Yes X No If so, how much is anticipated?

-Will the proposed use be compatible with the building and structure designs in the area? Yes No

-Will the proposed use be compatible with the building and structure uses in the area? Yes No

-Will the proposed use be compatible with landscaping and signs in the area? Yes X No If a sign is requested, please attach photo. If there is landscaping involved in the request, please attach a site plan for the landscaping.

-Will the proposed use conform to the goals, policies, and governing principles and land use of the Master Plan for the City of West Haven? Yes No

-Will the proposed use lead to the deterioration of the environment or ecology in the general area? Yes No

-Will the proposed use produce conditions or emit pollutants? - Yes X No If yes, what type of pollutants shall be emitted or produced and how would they be disposed of or mitigated? _____

-Will such conditions or pollutants have a possible detrimental effect on the operation of existing uses of surrounding public and private properties in the immediate vicinity or the area as a whole? Yes X No If yes, please explain _____

CONTINUED ON BACK

Homeowner:
Ulises & Melissa Salazar
435 279-7828
435 740-4411

General Contractor:
Jayk Barker
801 719-4555

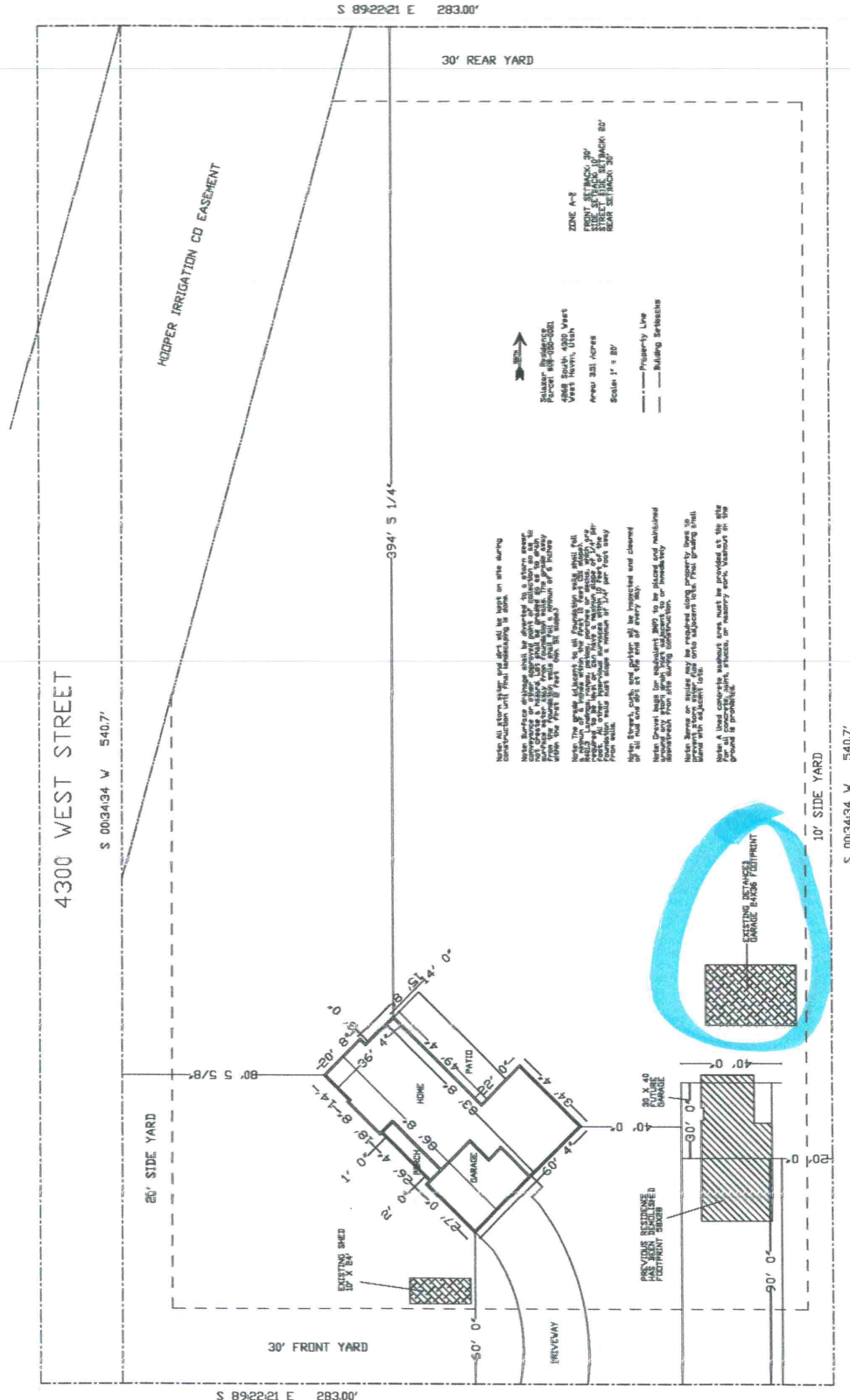
SALAZAR RESIDENCE
4268 South 4300 West
West Haven, Utah

SHEET NO:
S101

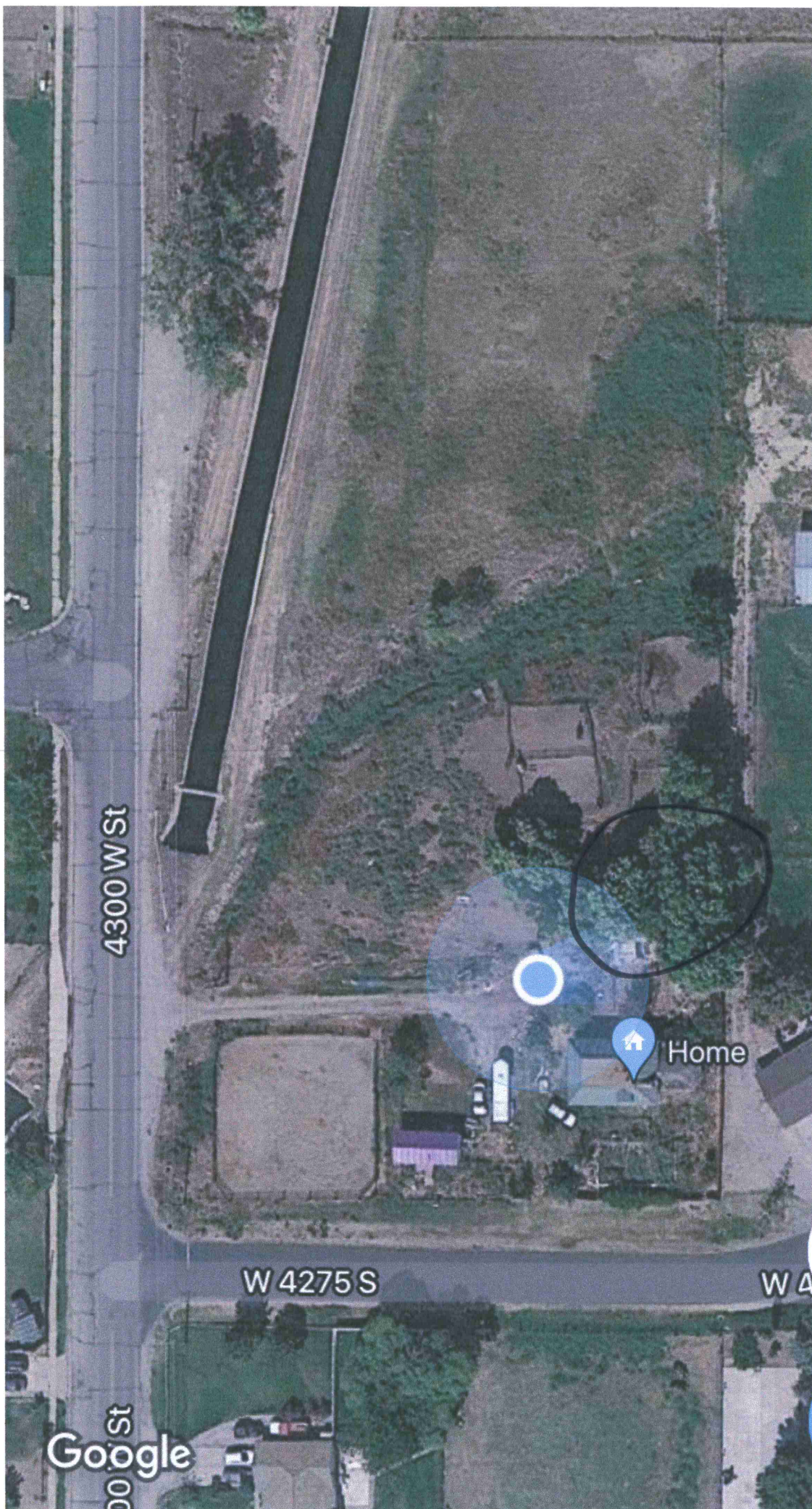
DESCRIPTION:
SITE PLAN

Scale: 1" = 20 Feet

Creative Line LLC
Custom Home Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041



4275 SOUTH STREET



**Planning Commission
Staff Review Memo**

January 5, 2022

Shari Phippen, Community Development Director



Preliminary Site Plan Approval- 3451 S Midland Apartments

Request: Grant preliminary site plan approval for 46 apartments and associated parking

Property Address: 3451 S. Midland Drive

Property Zone: MU (Mixed Use)

Property Size: 1.54 Acres

Applicant: Steven Lovell

Governing Document(s): Knudson Corner MDA, WHZC 54 (Design Review), WHZC 23 (Mixed Use)

Decision Type: See below

Staff Recommendation: Deny, for reasons outlined in Staff Review

Public Hearing Posting: No public hearing is required

Background

We have received an application for preliminary site plan approval for the property located at 3451 S. Midland Drive. The applicant is requesting they be allowed to construct 46 apartments on a 1.54 acre parcel, which would be a density of 30 units per acre.

The property was originally presented to the City as part of the Knudson Corner development¹. A timeline of events and actions on this property are as follows:

- March 7, 2018: The City Council adopted Ordinance 03-2018 which rezoned the property to Mixed-Use (MU).
 - o The City Council meeting minutes of that evening reflect that the intent of this parcel was to develop commercially, which would satisfy the requirement of the Mixed-Use Zone (WHZC 23.02 (online version)).
- May 2, 2019: The City and Project Funding III LLC entered into a Master Development Agreement (MDA)
 - o The legal description of the MDA pulls this property into the applicability of the MDA's provisions, although it does not anticipate improvements on the property.
- November 2019, May 2020, July 2020- Phases 1-3 of Knudson Corner are recorded with the Weber County Recorder's Office
 - o Phase 1 Density: 14 u/a (2.2 acres)
 - o Phase 2 Density: 12 u/a (5.3 acres)

¹ The project is referred to as Knudson Crossing on documents recorded with Weber County. Staff has verified that it is the same project as this site plan.

- o Phase 3 Density: 18 u/a (5.53 acres)
- o The balance of the property in the MDA legal description was sold and developed as the Glover Estates Subdivision

Staff Review/Recommendation

Before the site plan can be fully reviewed for compliance with design, parking, landscaping requirements of West Haven Zoning Code, there is an issue of the applicability of previous City decisions.

The applicant contends that because no decisions were made on density when the property was rezoned to Mixed-Use and because the MDA at issue here does not specifically state that this property is to develop as commercial, that they are entitled to develop the property at the highest density allowed by Code and that they are not bound by any previous decision or conversation regarding the property's use.

I disagree.

By virtue of its inclusion in the legal description, this parcel is subject to the Knudson Corner MDA. The MDA did not address commercial improvements to this property at the time the MDA was approved, as the site improvements would come in as market conditions warranted.

WHZC 23.06(3) states "The density of each Mixed Use District shall be determined by the Planning Commission, and delineated on the General Plan map." The Commission is not obligated to do so at the time property is rezoned to Mixed Use. Lack of a designation does not entitle a developer to build at the highest allowable density, but rather it provides the Commission an opportunity to determine a suitable density at the time either a) the General Plan updates or b) when a proposal is presented to the City.

As you can see from the above information, the density in other portions of Knudson Corner ranges from 12-18 u/a, far below what the applicant is requesting. If this property were to develop as apartments, which I do not believe it should, it should be in a similar range as those other portions of the Knudson Corner project.

As to the specific design of the building, the applicant has presented no information regarding materials that would allow staff to determine if it complies with design requirements outlined in WHZC 54.10.

Further, as a standalone project, this proposal fails to meet the requirements of WHZC 23.02, which is as follows:

1. *The Mixed-Use Zone is characterized as a pedestrian-friendly zone made up of developments which are required to contain two or more of the following elements: commercial, residential, open space, recreational, cultural, and institutional uses.*
2. *To wit, the zone may include:*
 - a. *Areas of mandatory commercial overlays as designated on the General Plan Map*

- b. Developments with combined commercial and residential uses such as a corner store with house attached, a main floor home business with a residence above it, or first floor commercial suites with residences above, etc.*
- c. Walkable commercial opportunities within the district which allow residents to walk to, rather than drive to, those businesses*
- d. Higher density multifamily residential buffers between commercial, industrial or manufacturing zones and lower density residential areas as appropriate.*
- e. A mix of different housing types and densities, including single family homes, townhomes, apartments and affordable housing units.*
- f. The preservation of open space through the use of clustering in residential and non-residential developments.*
- g. Neighborhood and regional parks, and other recreational features (trails excluded).*
- h. Community cultural facilities such as community centers and facilities for the arts.*
- i. Institutional uses such as libraries, educational institutions, religious facilities, or public buildings.*

While projects under 2 acres are only required to provide one of the above-listed element, because there is not a mix of different housing types and densities, it cannot be counted as meeting the residential element.

The proposal before you fails to meet the required elements of the Mixed-Use Zone. The site plan cannot be fully evaluated until such time as it is compliant with the Mixed-Use Zone and until more detailed architectural plans are provided.

After consultation with Amy Hugie, West Haven City Attorney, and after further review of the Knudson Corner MDA, West Haven Zoning Code Chapters 23 and 54 (online version) and the documents submitted by the applicant, it is my position, as well as that of Ms. Hugie, that the application for preliminary site plan be denied, with the following as specific findings.

- 1- The property is encumbered by the Knudson Corner Master Development Agreement and any improvements to the property must be viewed considering the MDA.
 - a. The applicant shall be required to present the proposal to the City Council as part of a request to amend the MDA.
- 2- March 7, 2008 minutes of the West Haven City Council state that the property will be developed as a commercial component of Knudson Corner and this proposal does not meet the stated intent of the Council.
- 3- No determination has been made by the Planning Commission regarding the allowed density, as required in West Haven Zoning Code 23.06(3), so the project cannot be evaluated against that determination.
- 4- The applicant has not presented enough architectural information to determine and evaluate whether the proposed buildings comply with the requirements of West Haven Zoning Code Chapter 54 (online version).

ORDINANCE NO. 26-2018



W3009023

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH APPROVING AND
ADOPTING THE MASTER DEVELOPMENT AGREEMENT - KNUDSEN CORNER
DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

EH 3009023 PG 1 OF 17
LEANN H KILTS, WEBER COUNTY RECORDER
09-OCT-19 247 PM FEE \$1.00 DEP DC
REC FOR: WEST HAVEN CITY

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 zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the planning commission has caused to be prepared and has recommended to the City Council a Master Development Agreement ("Agreement") for Knudsen Corner Development representing the commission's recommendations for development of the proposed project area within the municipality; and,

WHEREAS, the City Council finds that the Agreement has been subjected to the required public hearing prior to its adoption; and,

WHEREAS, the City Council finds that under Utah Code §10-9a-305(8)(a) and §10-9a-509, the City Council may lawfully adopted development plans and schedules by ordinance as recommended by the Planning Commission; 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 adopt the proposed Agreement; 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:

The Development Agreement By And Between The City Of West Haven And Project Funding III LLC, For The Knudsen Corner Development, attached as Attachment "A", and fully incorporated by this reference, is approved and adopted.

The foregoing recitals are fully incorporated herein.

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:

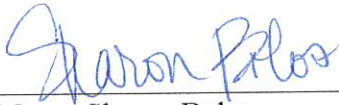
If any provision of this Ordinance be held or deemed or will be invalid, inoperative or unenforceable, such invalidity will not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act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

Section 5 - Date of Effect

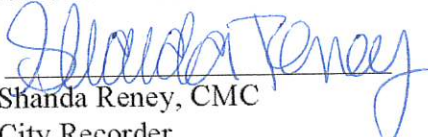
BE IT FURTHER ORDAINED this Ordinance will become effective on the 7th day of November, 2018 and after publication or posting as required by law.

DATED this 7th day of November, 2018

WEST HAVEN, a municipal corporation

by: 
Mayor Sharon Bolos

Attested and recorded


Shanda Reney, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 26-2018

An Ordinance Of The City Of West Haven, Utah Approving And Adopting The Master Development Agreement - Knudsen Corner Development; And Providing For An Effective Date.

07 Nov 18

DEVELOPMENT AGREEMENT Knudsen Corner

This Development Agreement (this “**Agreement**”) is made and entered into and made effective as of the date entered below (the “**Effective Date**”), by and among West Haven City, a municipality and political subdivision of the State of Utah (the “**City**”) and Project Funding III LLC, a Utah limited liability company (the “**Developer**”). The City and Developer may from time to time be collectively referred to as the “**Parties**,” and each may be referred to individually as “**Party**.”

RECITALS

A. Developer has prepared and presented to the City a development application for the Knudsen Corner development (hereinafter referred to as the “**Project**”). The application package has been submitted and is being reviewed by the City pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved site plan, preliminary and final approved subdivision plat, approved engineering drawings, conveyance documents, title reports and other documents submitted during the City’s review and approval process will be referred to herein as the “**Knudsen Corner Development Documents**” or the “**Development Documents**”.

B. Pursuant to the authority of *Utah Code Ann.* § 10-9a-102(2) and the specific provisions of the City Code, the City has determined to enter into this Agreement with Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer have agreed.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I LEGAL AUTHORITY AND PURPOSE

1.1 **City Laws and Purpose.** The City represents that it has the legal authority to enter into and perform its obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits.

1.2 **Conditions Precedent.** Each of the Parties is entering into this Agreement in anticipation of the satisfaction of certain conditions precedent, which, if not satisfied, will

frustrate the purposes of this Agreement. Accordingly, if the Conditions Precedent are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions Precedent may be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions Precedent have been identified herein for purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the “**Conditions Precedent**”:

- 1.5.1 the final non-appealable approval and acceptance of this Agreement by the City Council;
- 1.5.2 the final conditional administrative approval of the subdivision plat for Knudsen Corner;
- 1.5.3 recording of the Knudsen Corner plat.

ARTICLE II PROJECT DEVELOPMENT

2.1 **Developer Obligations.**

2.1.1 **Development.** The Project will consist of the improvements as shown in **Exhibit A.**

2.1.2 **Conveyance or Dedication of Required Easements/Roads/Trails.**

A. Easements. Developer shall convey or dedicate to the City or other applicable utility provider at no cost such required utility easements on or across the Project as are necessary to facilitate the extension of required utility services to and throughout the Project.

B. Roads. Developer shall design to City Standards, construct and dedicate to the City the roads designated as 2400 West and Knudsen Drive that are depicted on Exhibit A. The road shall include 3 inch asphalt, 10 inches of road base and 12 inches of granular borrow to be paid by the Developer. Any required upgrades by the City above and beyond such specifications shall be paid for by the City.

C. Trails. Developer shall design, construct and dedicate or grant a permanent easement to the City for the trail that is depicted on Exhibit A. The trail shall include 3 inch asphalt and 10 inches of road base for a 10 foot wide trail.

D. Street Lights. Developer shall provide three Street Lights to be placed along 2400 West at the City's recommendation.

2.2 City Obligations.

A. As consideration for Developers agreement with the City as to the configuration of the "Building A" 4-plex, as depicted in Exhibit A, the City agrees to pay for the half width improvements on the north side of "Building "A" also know as 3300 South Street including the storm drain along said road.

2.3 **Development to be Consistent with the Development Documents.** Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

ARTICLE IV DEFAULT AND COSTS

4.1 **Default.** In the event of a failure by any party to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:

4.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

4.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

4.2 **Court Costs and Attorneys Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

ARTICLE VI GENERAL MATTERS

6.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.

6.2 **Laws and Forum.** This Agreement shall be binding upon and shall inure to the

benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Weber County, Utah.

6.3 **Legal Representation.** Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so.

6.4 **No Third Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

6.5 **Notices.** All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United States mail, by registered or certified mail, addressed as follows:

The City: West Haven City
4150 S. 3900 W.
West Haven, Utah 84401
Attention: Steve Anderson

Developer: Project Funding III LLC
2219 East Lorita Way
Cottonwood Heights, Utah 84093
Attention: Dennis Peters

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

6.9 **Entire Agreement.** This Agreement, together with the Exhibit attached hereto, documents referenced herein and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement.

6.10 **Effective Date.** This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as of the Effective Date.

6.11 **Termination.** This Agreement shall terminate upon mutual written agreement of the parties hereto, failure of the Conditions Precedent to occur on or before one year after the Effective Date.

6.12 **Further Action.** The Parties hereby agree to execute and deliver such additional

documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Development Agreement.

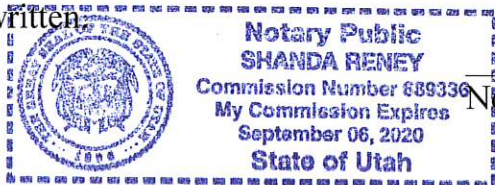
WEST HAVEN CITY, a municipality and political subdivision of the State of Utah

By: Sharon Bolos
Mayor

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On this 2 day of May, ²⁰¹⁹2018, personally appeared Sharon Bolos, known or identified to me to be the Mayor of West Haven City and the person who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Shanda Roney
Notary Public for Utah

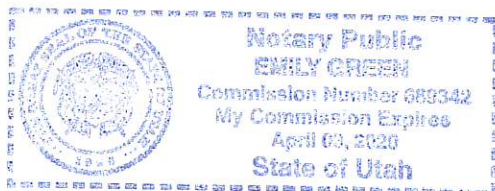
PROJECT FUNDING III LLC,
a Utah limited liability company,

By: [Signature]
Its Manager

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

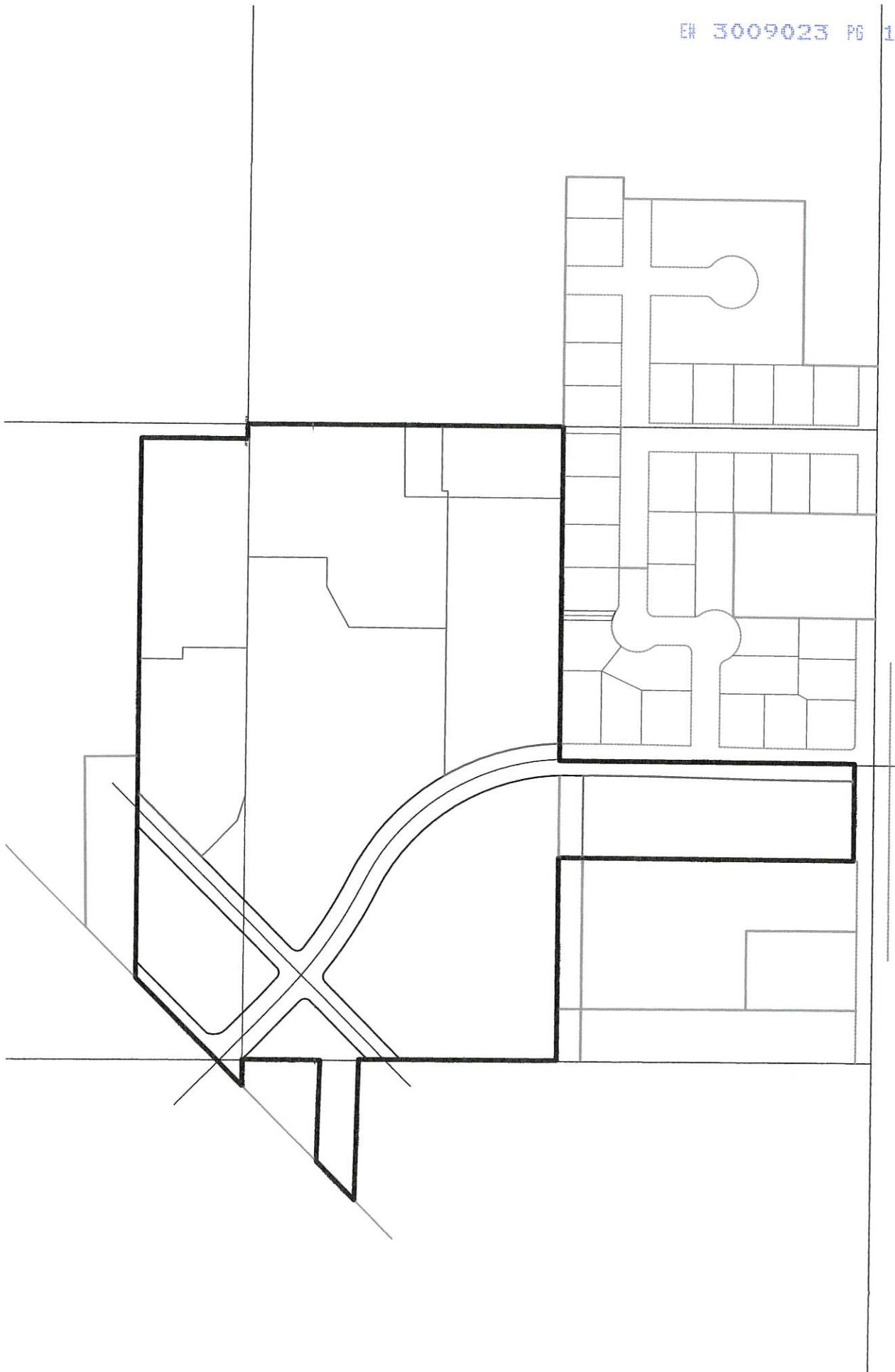
On this 2 day of May, ²⁰¹⁹2018, personally appeared John Clayton, known or identified to me to be the Manager of Project Funding III LLC, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

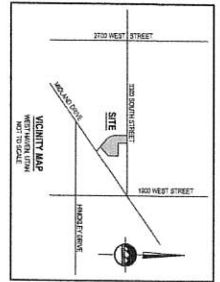
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Emily Green
Notary Public for Utah

EXHIBIT "A"
Development Improvements





- [illegible]

TIMOTHY AND NANCY NEAL

BILL AND JUDITH HODSON FAMILY

BUT VENTURES
LLC

Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

Phone: 435.896.2983
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENGO.COM

CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-308-0000

**KNUDSEN CORNER TOWNHOMES
PRELIMINARY PLAT - NOT TO BE RECORDED**

3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH



ELIMINARY PLAN

10F 4

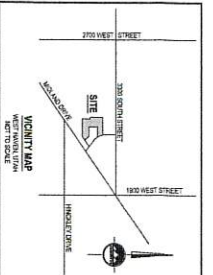
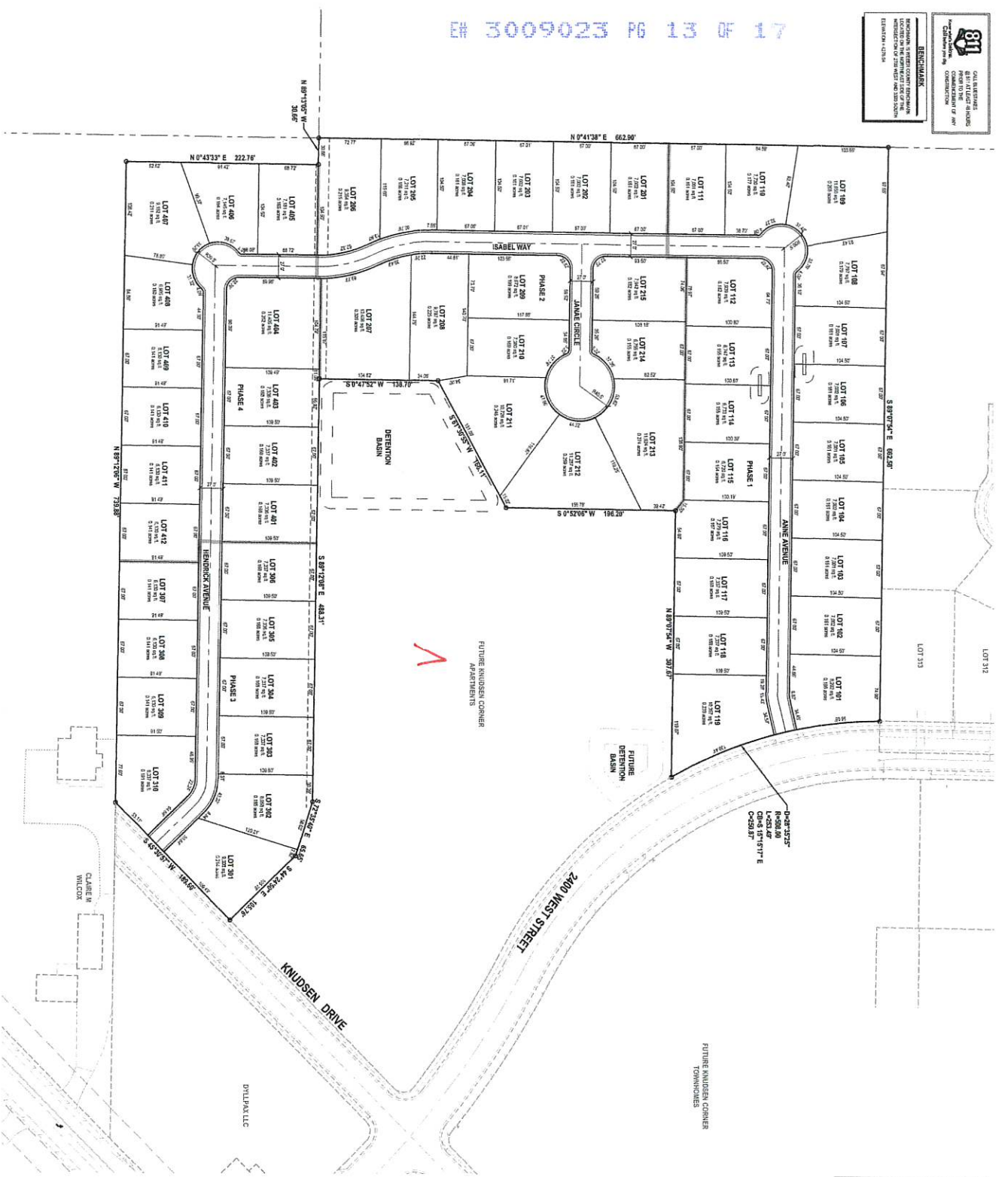
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1 OF 4

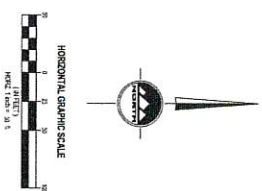


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FILE 3009023 PG 13 OF 17



- NOTES**
1. ALL WORK TO COMPLY WITH LATEST CITY STANDARDS AND REGULATIONS.
 2. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS.
 3. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS.
 4. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS.
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 10. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY STANDARDS.



ENSIGN
THE STANDARD IN ENGINEERING

LATON
4500 N. 1000 E., Ste. 204
Salt Lake City, UT 84143
Phone: 801.547.1100

SALT LAKE CITY
700 E. 100 S.
Phone: 801.725.5525

TOOELE
100 E. 100 S.
Phone: 801.725.5525

CEGAR CITY
100 E. 100 S.
Phone: 801.725.5525

RICHFIELD
100 E. 100 S.
Phone: 801.725.5525

KNUDSEN CORNER PUD SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
3300 SOUTH MIDLAND DRIVE
WEST HAVEN, UTAH

PRELIMINARY SITE PLAN

1 OF 4

MBH

Date: 06/21/19

Job no. 8446 – Knudson Property

Legal Description – Knudson Corner (Overall Development Agreement Boundary)

A parcel of a land, situate in the Northeast Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah, more particularly described as follows:

Beginning at an existing fence corner (The Southeast Corner of Lot 3 by Record), said point being South $00^{\circ}31'17''$ West 1319.06 feet along the Quarter-Section line, and North $89^{\circ}09'40''$ West 1.89 feet from the North Quarter Corner of said Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and Running;

thence South $89^{\circ}09'40''$ East 55.26 feet to the West line of Midland Drive;
thence South $45^{\circ}30'57''$ West 316.58 feet along said West line of Midland Drive;
thence North $89^{\circ}12'06''$ West 1127.83 feet;
thence North $00^{\circ}43'33''$ East 222.76 feet to the South line of said Lot 3;
thence North $89^{\circ}13'05''$ West 30.65 feet along the South line of said Lot 3 to the

Southwest Corner thereof;

thence North $00^{\circ}41'38''$ East 662.90 feet along the West line of said Lot 3 to an existing fence line and the South line of Upper Dayspring Subdivision Phase 2;

thence South $89^{\circ}07'54''$ East 698.50 feet along said existing fence line, along the South line of said Upper Dayspring Subdivision Phase 2, to and along the South line of Upper Dayspring Subdivision Phase 1st Amended, to and along the South line and to the Southeast corner of Upper Dayspring Subdivision Phase 3;

thence North $00^{\circ}46'18''$ East 620.00 feet to the South Line of 3300 South Street;

thence South $89^{\circ}07'54''$ East 202.83 feet along said South Line of 3300 South Street;

thence South $00^{\circ}49'33''$ West 620.00 feet;

thence South $89^{\circ}07'54''$ East 423.39 feet to an existing fence line;

thence South $00^{\circ}33'58''$ West 414.08 feet along said existing fence line to an existing fence line;

thence South $87^{\circ}57'24''$ East 293.28 feet along said existing fence line to the Westerly line of Midland Drive;

thence South 45°30'57" West 113.49 feet along said Westerly line of Midland
Drive;
thence North 87°43'28" West 211.13 feet along an existing fence line;
thence South 01°01'25" West 163.39 feet; to the point of beginning.

Contains: 1,299,675 square feet or 29.836 acres.

MBH

Date: 06/21/19

Job no. 8446 – Knudson Property

Legal Description – Knudson Corner (Overall Development Agreement Boundary)

A parcel of a land, situate in the Northeast Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah, more particularly described as follows:

Beginning at an existing fence corner (The Southeast Corner of Lot 3 by Record), said point being South 00°31'17" West 1319.06 feet along the Quarter-Section line, and North 89°09'40" West 1.89 feet from the North Quarter Corner of said Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and Running;

thence South 89°09'40" East 55.26 feet to the West line of Midland Drive;

thence South 45°30'57" West 316.58 feet along said West line of Midland Drive;

thence North 89°12'06" West 1127.83 feet;

thence North 00°43'33" East 222.76 feet to the South line of said Lot 3;

thence North 89°13'05" West 30.65 feet along the South line of said Lot 3 to the Southwest Corner thereof;

thence North 00°41'38" East 662.90 feet along the West line of said Lot 3 to an existing fence line and the South line of Upper Dayspring Subdivision Phase 2;

thence South 89°07'54" East 698.50 feet along said existing fence line, along the South line of said Upper Dayspring Subdivision Phase 2, to and along the South line of Upper Dayspring Subdivision Phase 1st Amended, to and along the South line and to the Southeast corner of Upper Dayspring Subdivision Phase 3;

thence North 00°46'18" East 620.00 feet to the South Line of 3300 South Street;

thence South 89°07'54" East 202.83 feet along said South Line of 3300 South Street;

thence South 00°49'33" West 620.00 feet;

thence South 89°07'54" East 423.39 feet to an existing fence line;

thence South 00°33'58" West 414.08 feet along said existing fence line to an existing fence line;

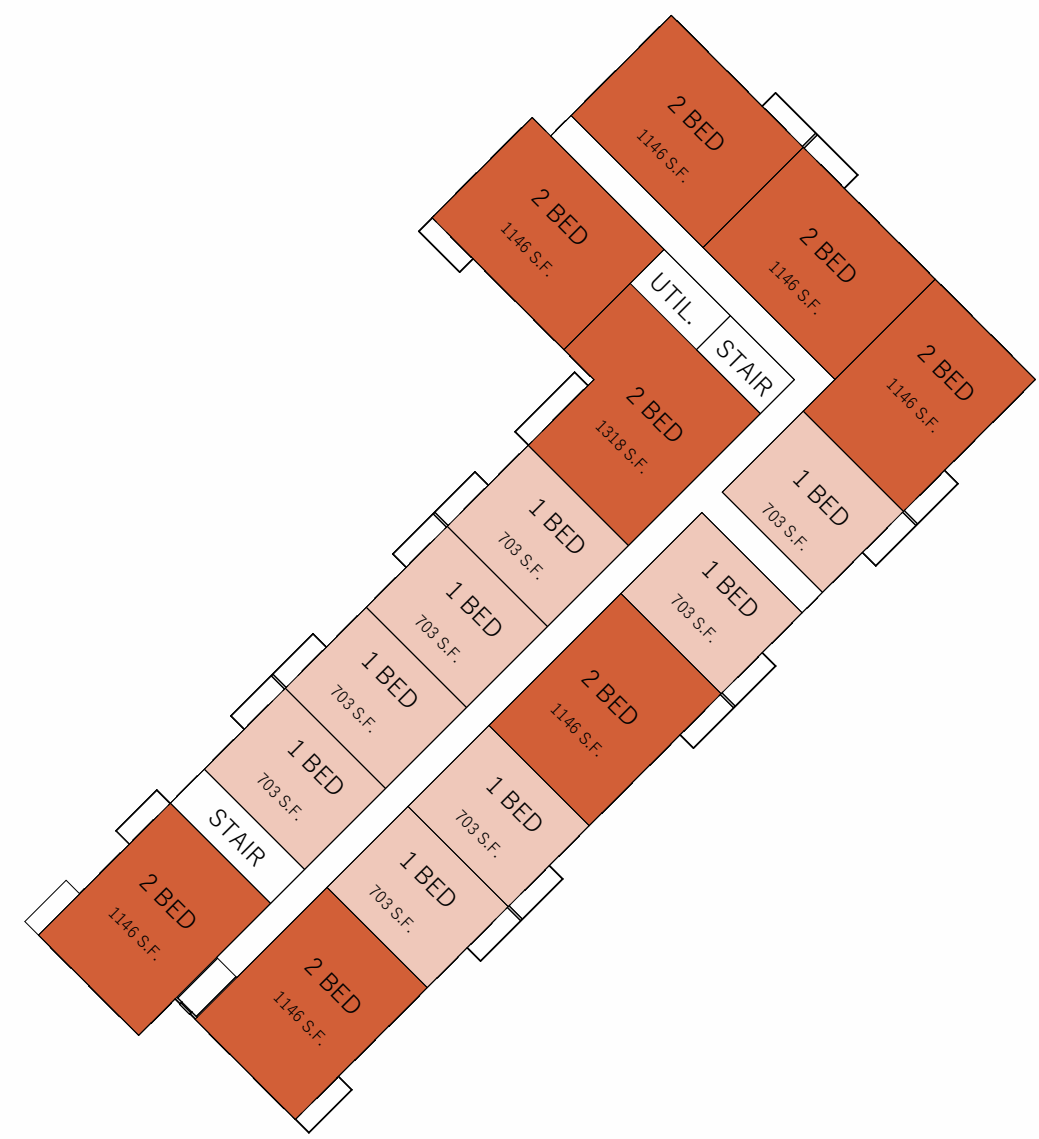
thence South 87°57'24" East 293.28 feet along said existing fence line to the Westerly line of Midland Drive;

thence South 45°30'57" West 113.49 feet along said Westerly line of Midland
Drive;
thence North 87°43'28" West 211.13 feet along an existing fence line;
thence South 01°01'25" West 163.39 feet; to the point of beginning.

Contains: 1,299,675 square feet or 29.836 acres.



NORTH
1
P1.1
SITE PLAN
1" = 40'-0"



2
P1.1
LEVEL 2 & 3 FLOOR PLAN
1" = 40'-0"

SITE AREA: Approx: 71,462 s.f. (1.54 ACRES)
ZONE: ZC Mixed Use
DENSITY: Section 23.06(1)(d) 30 Dwelling Units per acre
SETBACKS AND HEIGHT:
Front: 15'
Side 10'
Height 35'
LANDSCAPING:
Minimum Landscaping Required :10%
Landscaping Provided: 21%
PARKING:
Parking Ratio: 1.75/unit
Parking Required: 81 Stalls
Parking Provided 81 Stalls
ADA Stalls Required: 4
ADA Stalls Provided: 4

LINETYPE AND SYMBOL LEGEND

- PROPERTY LINE
- - - SITE SETBACK/EASEMENT LINES
- FIRE LANE
- x — 6' VINYL FENCE
- ● PARKING LOT LIGHTS

UNIT COUNT:

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3		
1 Bed	7	8	8	=	23
2 Bed	7	8	8	=	23
Total Units	14	16	16	=	46

Planning Commission Staff Review Memo

January 6, 2022

Shari Phippen, Community Development Director



Final Site Plan- Salt Point Commercial

Request: Grant Final approval for a commercial site plan

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

This was previously given preliminary approval on December 8, 2021. Because they are requesting building materials specifically outlined in WHZC Chapter 54 (Design Review), they required to receive City Council approval for the proposed building materials. At the January 5, 2022 Council meeting, that approval was granted, with no conditions attached.

Staff Review

There were no conditions attached to the preliminary approval. The site plan has only had minor modifications since preliminary was granted.

- 1- The placement of two (2) monument signs, at the SE and SW corners of the project. Based on the amount of frontage the project has along 4000 South and 2975 West, the recently adopted sign code allows them to have two signs.
- 2- The location of the dumpsters has changed- both are still appropriately screened and the new location doesn't create an issue with vehicle traffic on the site.
- 3- The drive-thru lane separators have been shortened, which will allow easier exit from the drive-thru area.

Additionally, they have provided a detailed landscaping plan with a mix of trees, shrubs and other landscape materials. The amount of landscaping is consistent with what was presented in preliminary and exceeds the required 10% of total project site.

I would encourage the developer to keep in mind drought conditions as the project proceeds and if conditions warrant, amend the landscaping plan to utilize drought-tolerant landscaping across the property.

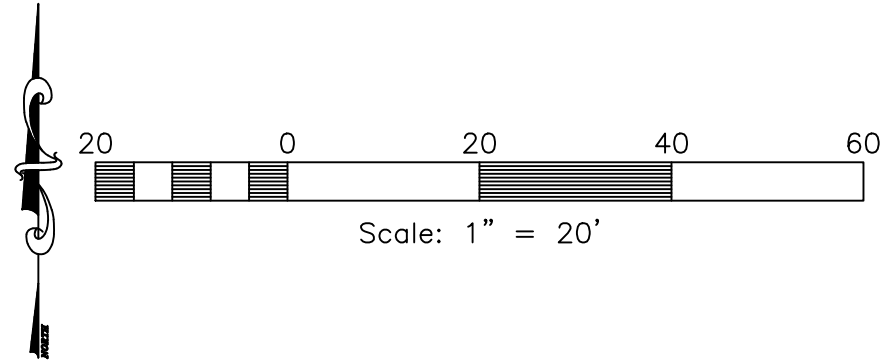
Based on my review of the final site plan and its consistency with the preliminary plan, I have no suggested conditions and recommend that they be given final approval.

Project Narrative/Notes/Revisions

- 2021/12/22 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 2022/01/04 CK - ADDED SITE MONUMENT SIGNS.

Salt Point
Improvement Plans

WEST HAVEN CITY, WEBER COUNTY, UTAH
DECEMBER 2021



Vicinity Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Site Plan
- Sheet 4 - Grading, Drainage, & Utility Plan
- Sheet 5 - Civil Details
- Sheet 6 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 7 - Storm Water Pollution Prevention Plan Details
- Sheet 8 - Landscape Plan

SITE DATA

PARKING:	74 STALLS PROVIDED (4 A.D.A.)
PARCEL AREA:	86,221 S.F. (1.97 ACRES)
BUILDING AREA:	12,230 S.F.
HARDSCAPE AREA:	56,368 S.F. (1.29 ACRES)
LANDSCAPE AREA:	17,623 S.F. (0.40 ACRES)
LS RATIO:	20.4%



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

CW Land - Todd Meyers
1222 West Legacy Crossing Blvd
Ste. 6 Centerville, Utah 84014
PH: (801) 570-4072

Project Contact:

Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



REVISIONS	DATE	DESCRIPTION
01-04-22	CK	Monument Signs

Salt Point
Commercial Development
WEST HAVEN CITY, WEBER COUNTY, UTAH
Cover/Index Sheet



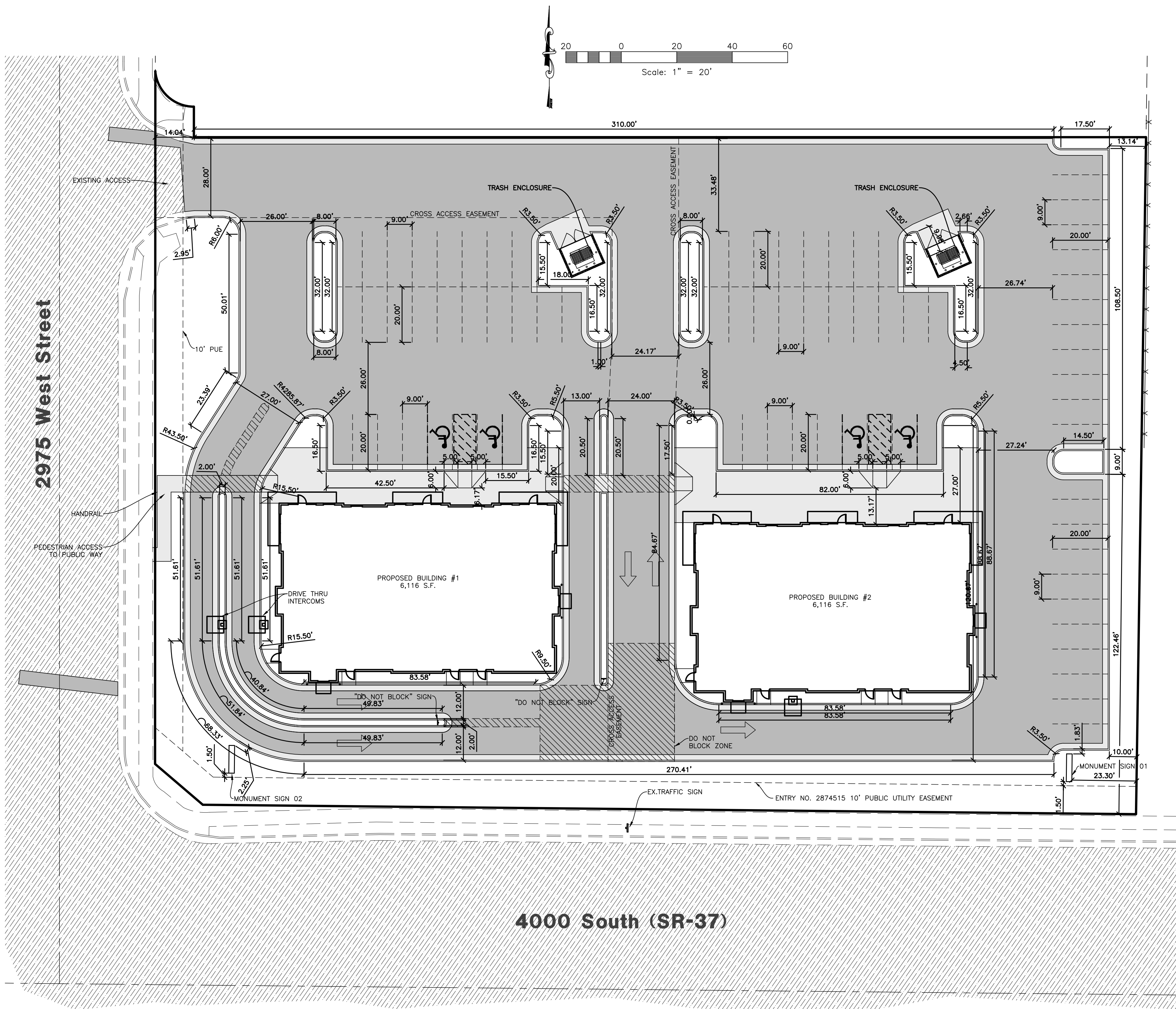
Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: DECEMBER 2021
Name: SALT POINT COMMERCIAL DEVELOPMENT
Number: 7562-07

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY,
GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS
ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION
2. CONTRACTOR IS NOT COVERED BY ANY OF THE LISTED SOURCES, THE CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT
LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS
AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL
AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE
SAW-CUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS
AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED
9. ALL NECESSARY REVIEWED PLANS AND NECESSARY CONSENTS FROM ALL APPLICABLE JURISDICTIONS.
CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY AS HOURS IN ADVANCE OF
COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO
CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR
NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET
FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER
DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE
WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO, OR GREATER THAN THE AMOUNT BID AND
17. TO THE TYPE OF WORK TO BE PERFORMED. CONTRACTOR SHALL EMPLOY ONLY QUALIFIED, SKILLED AND REGULARLY
ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
18. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY
SUBMITTING OTHERS AS TO THE LOCATION AND LOCATION OF THE PROJECT. IN THE EVENT THE CONTRACTOR HAS REASON TO BELIEVE
AT THE SITE OF WORK IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO
HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE
ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE
CONTRACTOR SHALL BE CONSIDERED AN ACKNOWLEDGMENT OF THE CONTRACTOR'S ACCEPTANCE OF THE READING OF AND HIS
OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE
TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE
OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO
WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF AN
INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL
ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE
CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS
REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
20. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE
OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
21. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE
POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR
UNNECESSARY LOSS OR DISTURBANCE.
22. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF
CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY
SOLELY AND EXCLUSIVELY AND BE LIMITED TO THE CONTRACTOR'S LIABILITY. THE CONTRACTOR SHALL NOT BE HELD
BY THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF
WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED
UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND
INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE
CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE
CONSTRUCTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF EXISTING IMPROVEMENTS. THE COST OF
DAMAGE, COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS
REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR
REPAIRING EXISTING IMPROVEMENTS.
25. WHEN EXISTING IMPROVEMENTS ARE TO BE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY
THESE PLANS OR SPECIFICATIONS, SAYS FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO
OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO
THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIGH QUALITY RECORD DRAWINGS SHOWING THE FINAL LOCATION
AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS,
ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL
BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO
THE ENGINEER A COMPLETE SET OF AS-BUILT RECORD DRAWINGS. THE AS-BUILT RECORD DRAWINGS SHALL BE CURRENT WITH ALL
CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL
ACCEPTANCE.
27. WHEN THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT
IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE
HIGHEST QUALITY ARE TO BE USED.
28. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE
PLANS AND SPECIFICATIONS. THE CONTRACTOR IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR.
CONTRACTOR, PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND
PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND
PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL
SKILLS IN THE FIELD OF THE WORK BEING CONSTRUCTED. THE CONTRACTOR SHALL BE AWARE OF THE SPECIAL CONDITIONS
AND ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE
PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO
PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PRACTICAL RISKS AND HAVE THE SKILL
AND EXPERIENCE TO ANTICIPATE AND ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION
WORK WITH RESPECT TO SUCH HAZARDS.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE
EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE
EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE
EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
32. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION
AND SHIELDING.
33. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM
DAMAGE.

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO CONSTRUCTION OF ANY NEW UTILITIES, AND TO HAVE EXISTING UTILITY COMPANY LOCATIONS. THE CONTRACTOR SHALL FIELD THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE OCCURS TO THEM. IF ANY DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY THE ENGINEER OF ANY CONFLICT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED TO VERIFY EXISTENCE OF EXISTING UTILITIES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILL AND ALBERS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOVS, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NECESSARY UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER EXPOSED DURING EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. ALL SLEEVES PARALLEL TO AND NOT OTHERWISE MAINTAIN AT LEAST 2 FEET COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE TOP OF THE SEWER LINE AND THE TOP OF THE WATER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAP CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. ALL UTILITY FITTINGS AND JOINTS SHALL BE PROTECTED WITH BLUE BOLTS. ALL FITTINGS USING BLUE BOLTS PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

2	
8	Total Sheets



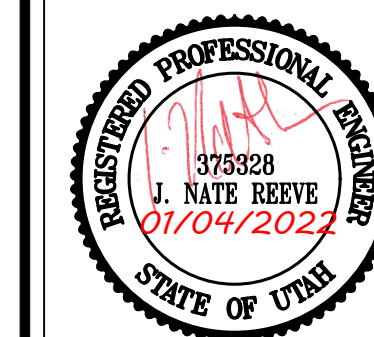
4000 South (SR-37)



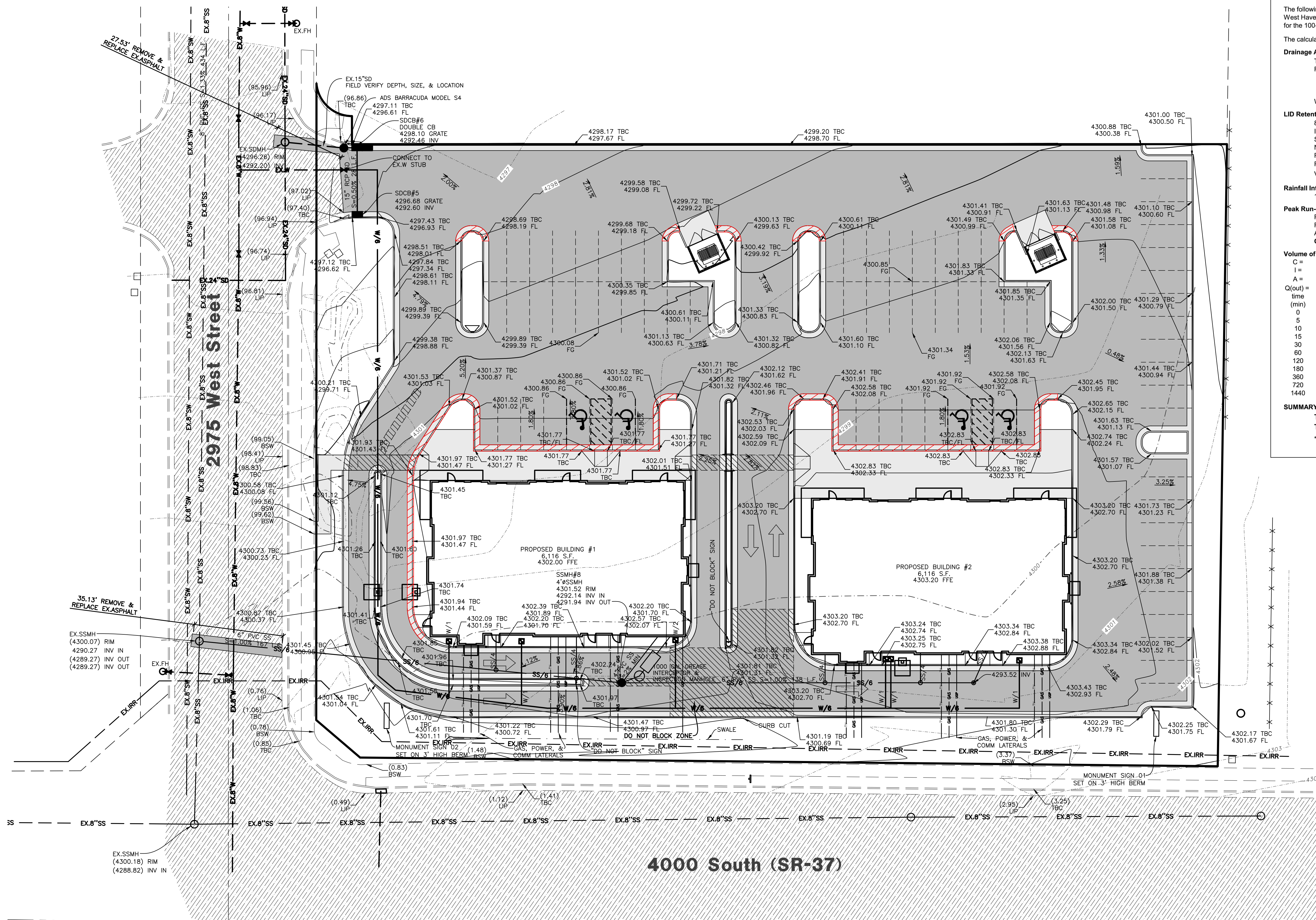
REVISIONS	DATE	DESCRIPTION
01-04-22	CK	Monument Signs

Salt Point
Commercial Development
WEST HAVEN CITY, WEBER COUNTY, UTAH

Site Plan



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: DECEMBER 2021
Name: SALT POINT
COMMERCIAL
DEVELOPMENT
Number: 7562-07



Storm Runoff Calculations

Salt Point
7562-07

12/22/2021 .JL

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Haven City, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

Drainage Area:			
Total Area =	1.98 acre or	86,221 ft ²	
Runoff Coefficients			
65% Paved Area	56,369	C = 0.9	
14% Roof	12,231	C = 0.9	
20% Landscaped Area	17,621	C = 0.2	
Weighted Runoff Coefficient		C = 0.76	

LID Retention:			
80 th Percentile Rainfall Event	0.49	in	
Is the site Feasible for LID?	Yes		
Site Imperviousness	0.80		
NRCS Soil Group	0.83*1.122		
Rv Equation	0.64		
V _{goal}	2261	c.f.	

Rainfall Intensities:			
10-yr intensity for a 15-minute TOC - Pipe Capacity	2.08	in/hr	

Peak Run-off:			
Runoff Coefficient	C =	0.76	
Rainfall Intensity	I =	2.08 IN./HR.	
Acresage	A =	1.98 ACRES	
Q	Q =	3.12 cfs	

Volume of Run-off for 100-year Storm Event:

C =	0.76					
I =	See Below in/hr					
A =	86220.58 ft ²					
Q(out) =	0.40 ft ³ /s	(0.2 cfs per acre)				
time	time	i	Q	Vol. in	Vol. out	Difference
(min)	(sec)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
0	0	0.00	0.00	0	0	0
5	300	6.60	9.97	2991	119	2872
10	600	5.02	7.58	4550	238	4313
15	900	4.15	6.27	5643	356	5286
30	1800	2.79	4.21	7587	713	6874
60	3600	1.73	2.61	9409	1425	7984
120	7200	0.95	1.43	10323	2850	7472
180	10800	0.65	0.98	10573	4275	6297
360	21600	0.36	0.55	11813	8551	3262
720	43200	0.22	0.33	14423	11702	-2678
1440	86400	0.12	0.19	16185	34203	-18018

SUMMARY:
The required 100-yr storage volume is **7,984** cubic feet
The required LID Retention volume is **2,261** cubic feet

*Detention will be provided in an offsite regional detention basin. LID will be treated onsite by a hydrodynamic separator before leaving the site.



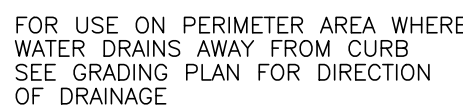
REVISIONS	DESCRIPTION
DATE	Monument Signs
01-04-22	CK

Salt Point
Commercial Development
WEST HAVEN CITY, WEBER COUNTY, UTAH

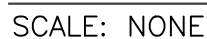
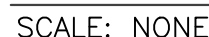
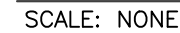
Grading, Drainage, & Utility Plan



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: DECEMBER 2021
Name: SALT POINT COMMERCIAL DEVELOPMENT
Number: 7562-07



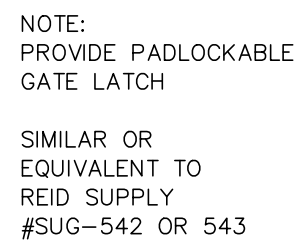
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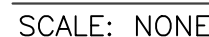
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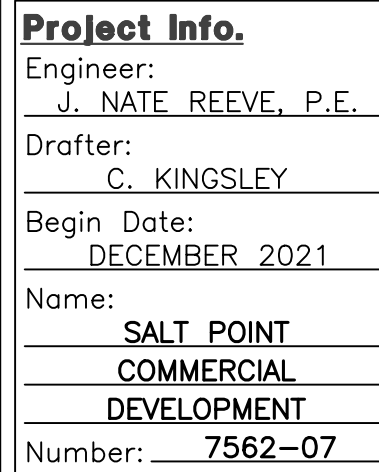
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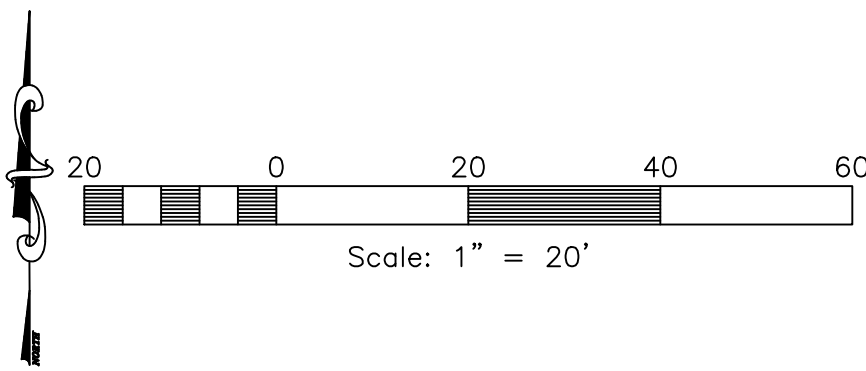
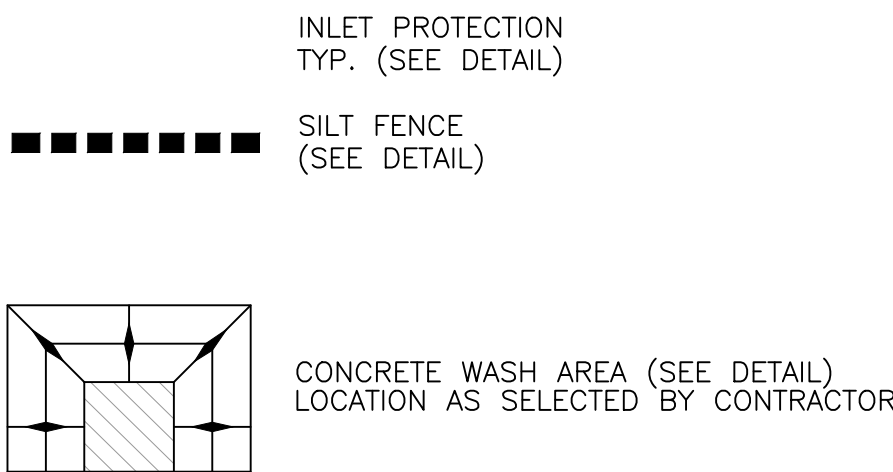
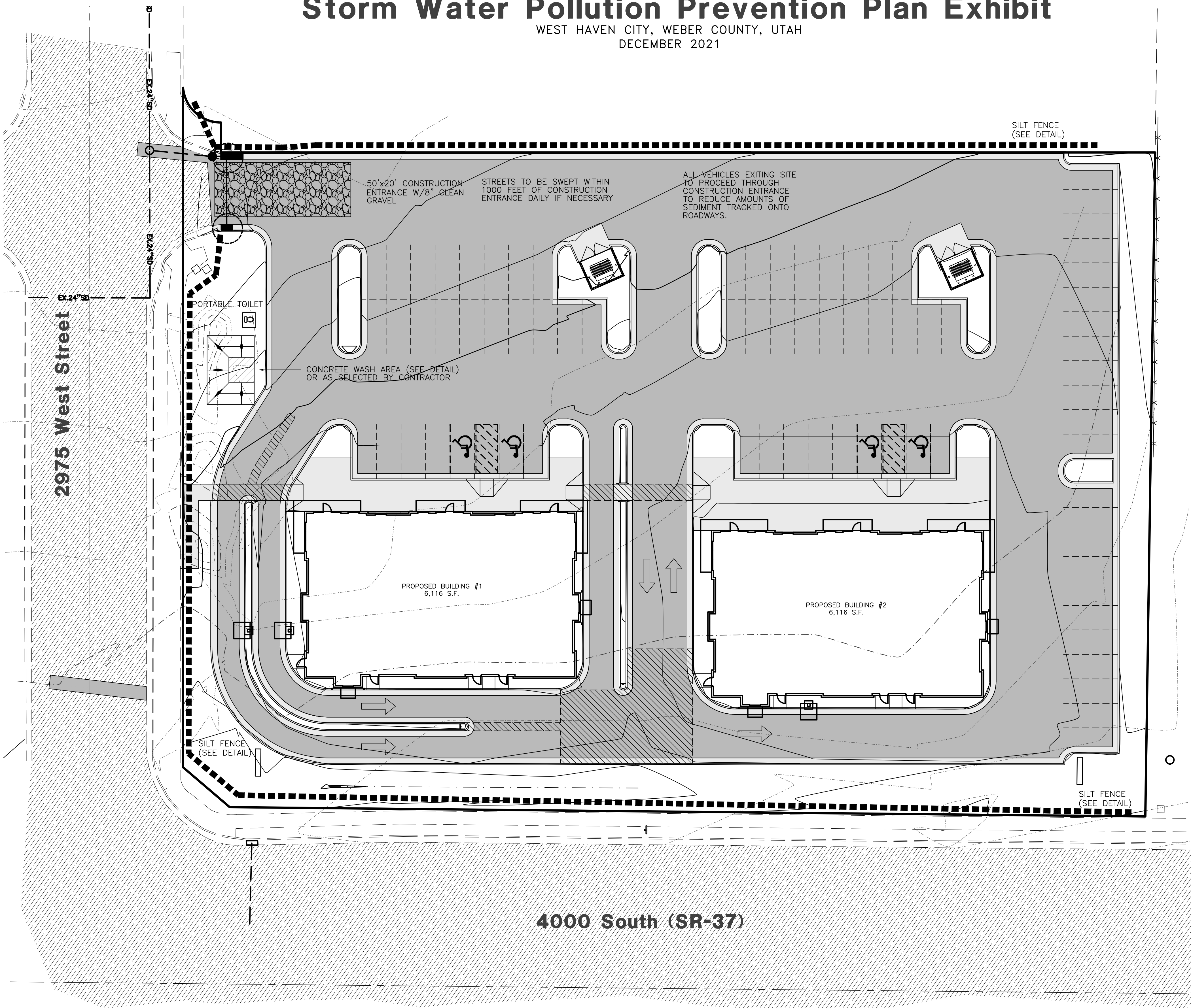
Civil Details



Salt Point

Storm Water Pollution Prevention Plan Exhibit

WEST HAVEN CITY, WEBER COUNTY, UTAH
DECEMBER 2021



Construction Activity Schedule

- PROJECT LOCATION.....WEST HAVEN CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....DECEMBER 2021
- BMP'S DEPLOYMENT DATE.....DECEMBER 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TODD MEYERS (801) 570-4072
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

RA

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REVISIONS	DATE	DESCRIPTION
01-04-22	CK	Monument Signs

Salt Point
Commercial Development
WEST HAVEN CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: DECEMBER 2021
Name: SALT POINT COMMERCIAL DEVELOPMENT
Number: 7562-07

Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:

a. Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b. Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c. Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d. Fueling area:
To be performed in designated areas only and surrounded with silt fence.

e. Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

f. Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

g. Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

h. Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

i. Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

j. Service areas:
To be performed in designated areas only and surrounded with silt fence.
3. BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4. Construction Vehicles and Equipment:

a. Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b. Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.

c. Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
5. Spill Prevention and Control

a. Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.

b. Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6. Post Roadway / Utility Construction

a. Maintain good housekeeping practices.

b. Enclose or cover building material storage areas.

c. Properly store materials such as paints and solvents.

d. Store dry and wet materials under cover, away from drainage areas.

e. Avoid mixing excess amounts of fresh concrete or cement on-site.

f. Perform washout of concrete trucks offsite or in designated areas only.

g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7. Erosion Control Plan Notes

a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

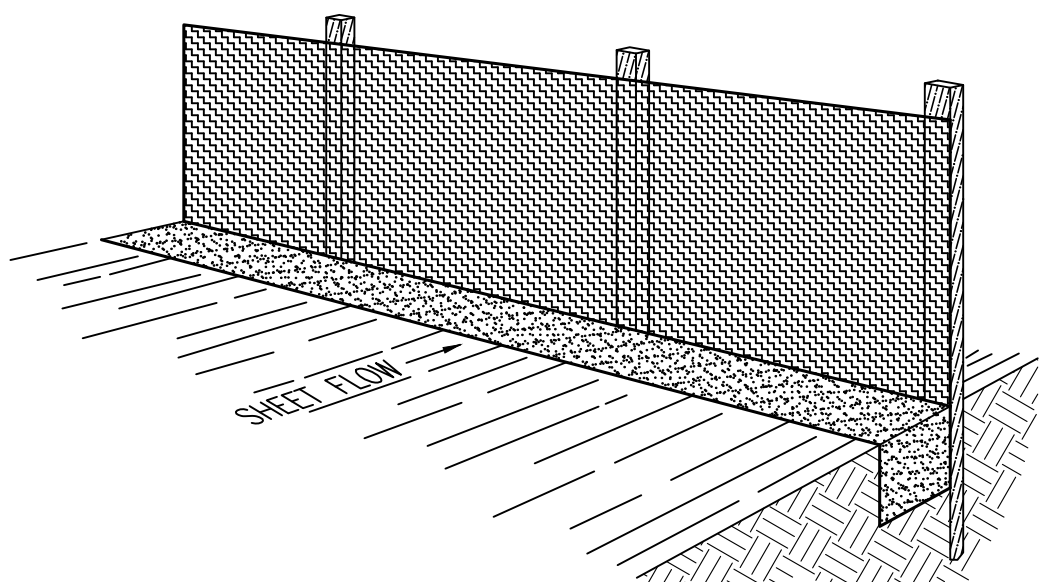
i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

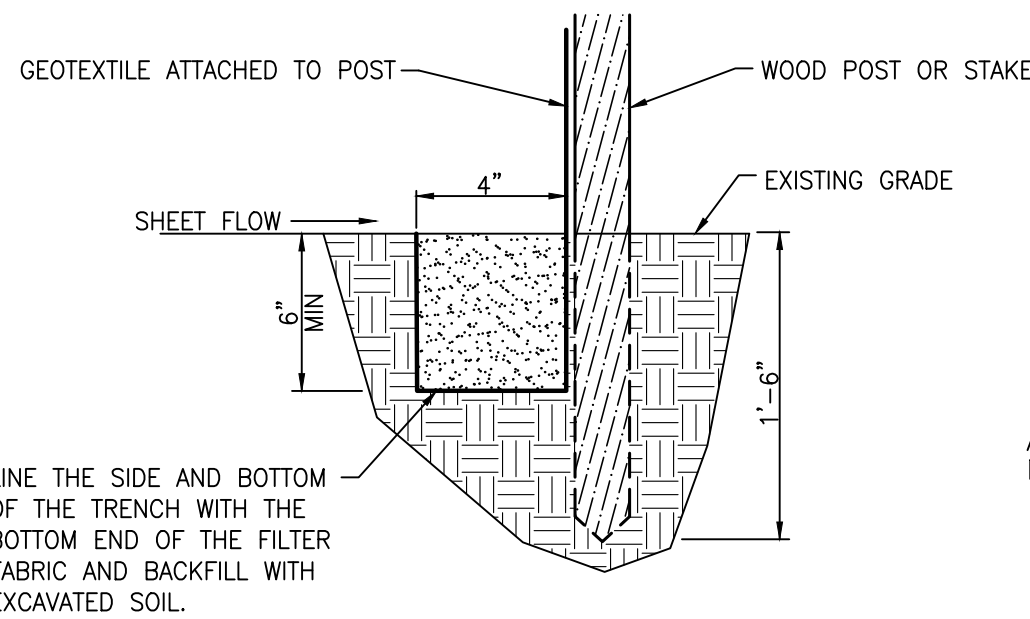
b. Part II.D.4.C identifies the minimum inspection report requirements.

c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

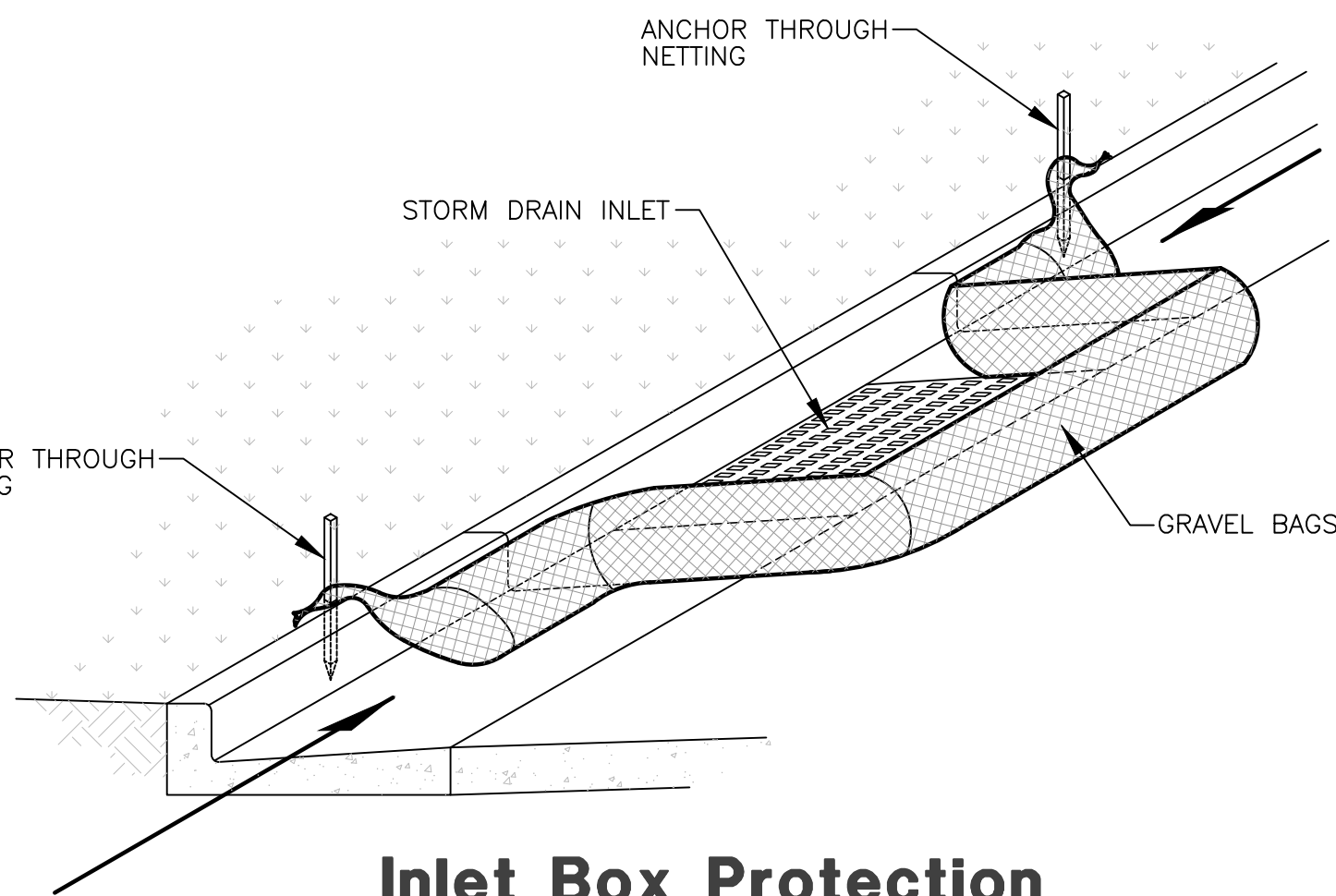


Perspective View

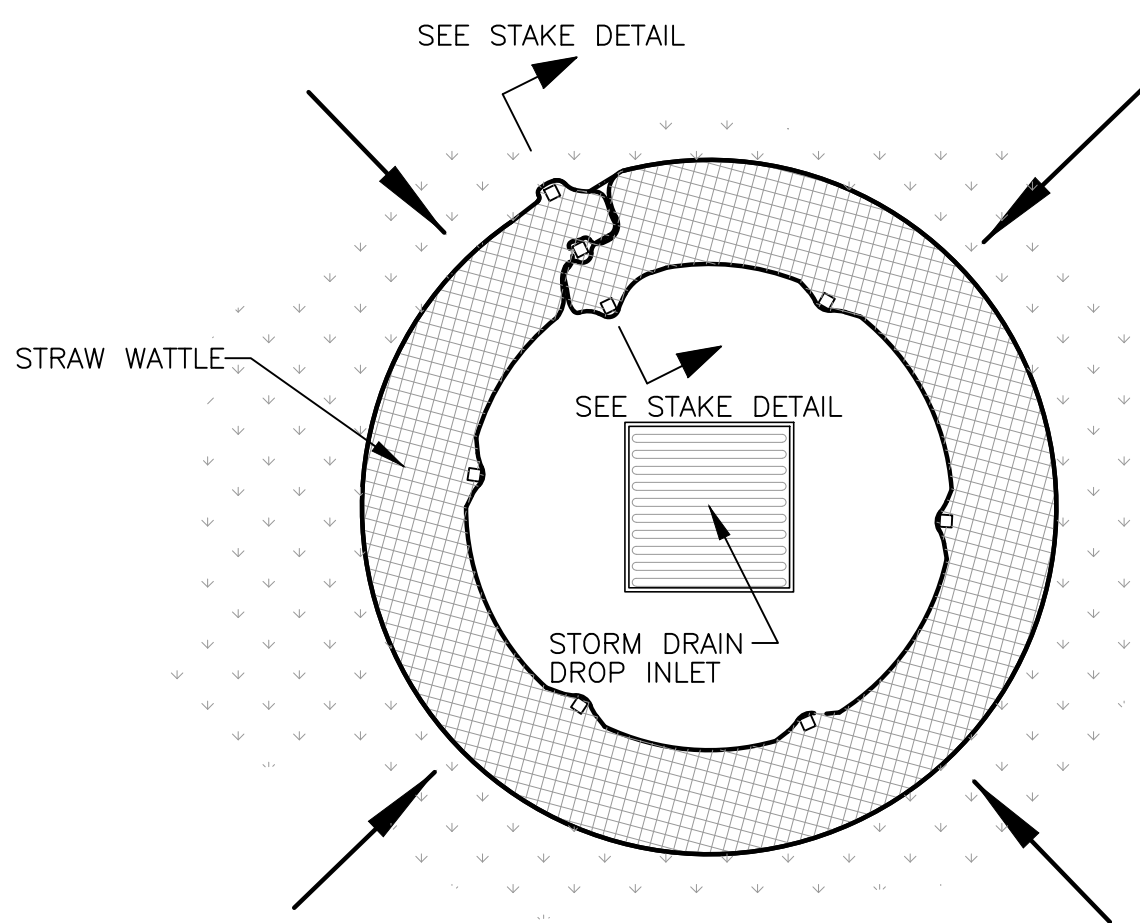
Figure 2



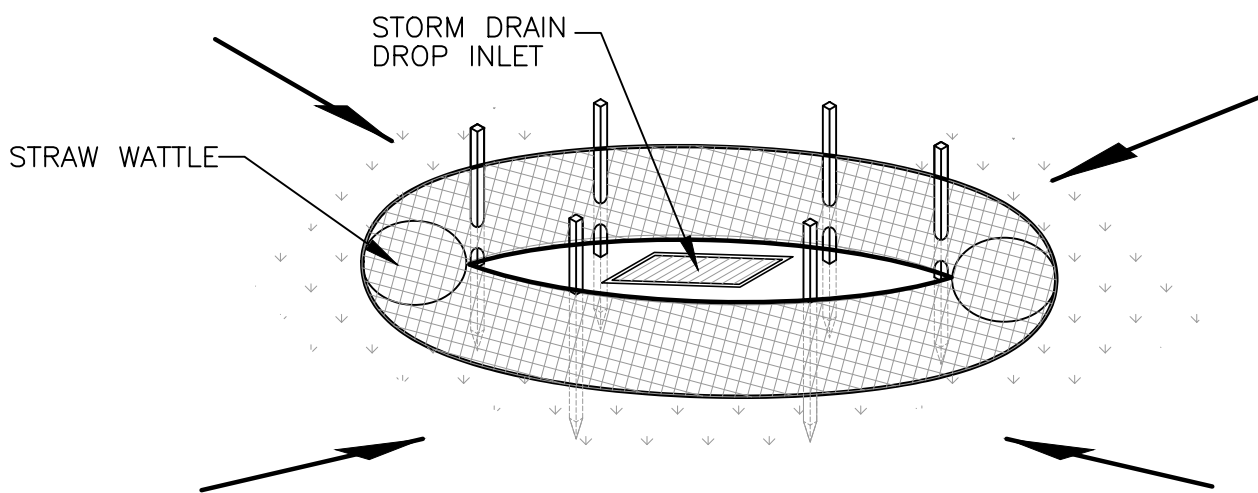
Section



Inlet Box Protection



Plan View



Drop Inlet Protection

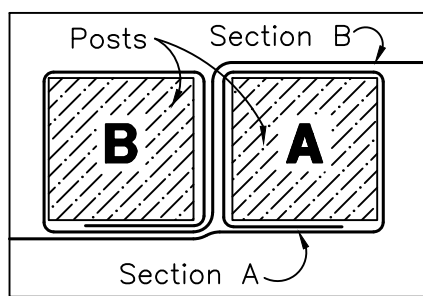


Figure 1:
Top View of
Roll-to-Roll Connection

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

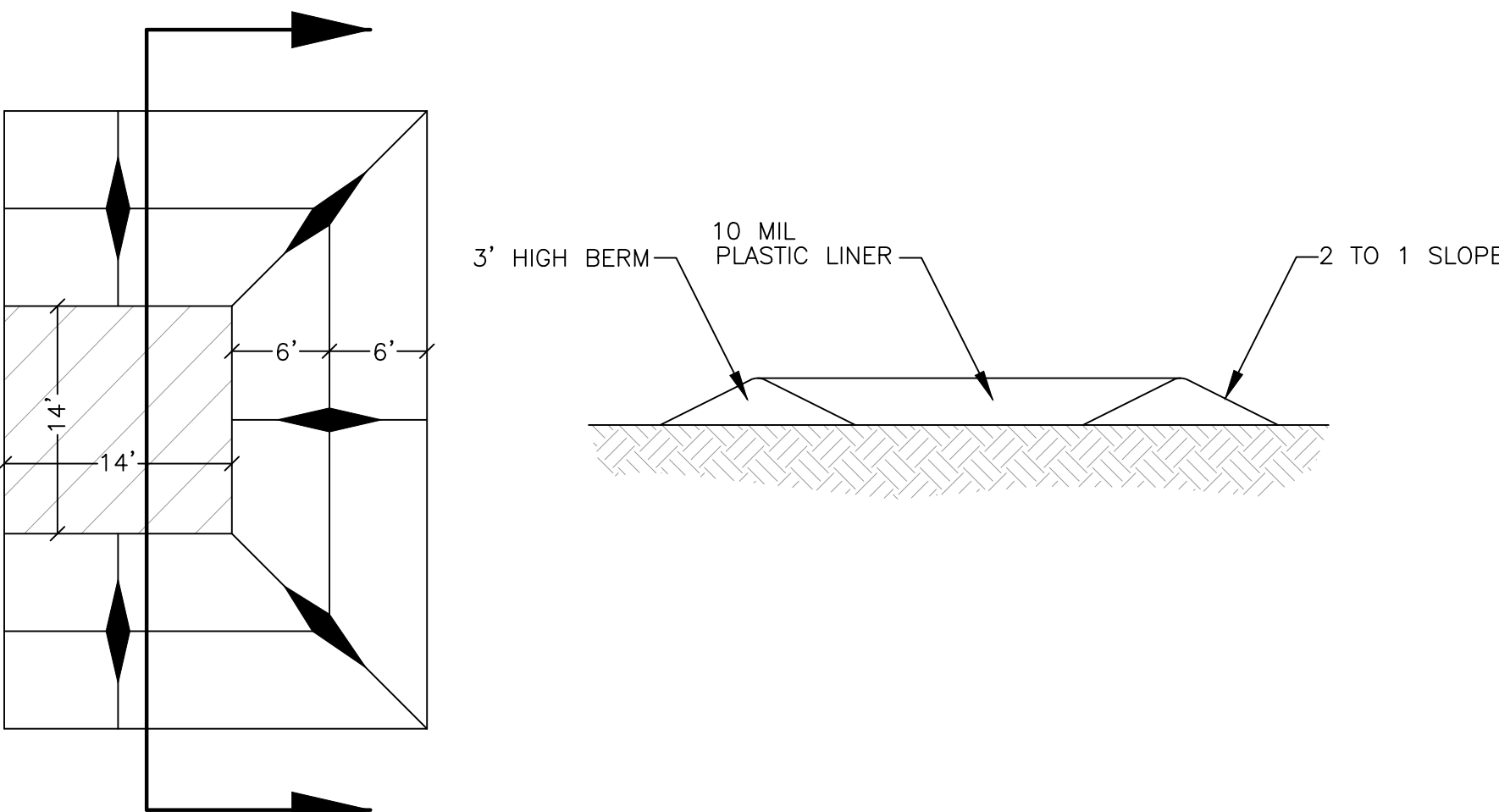
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

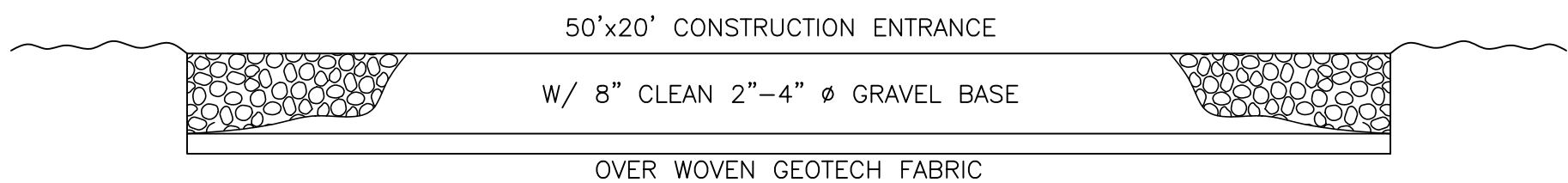
Silt Fence Detail

SCALE: NONE

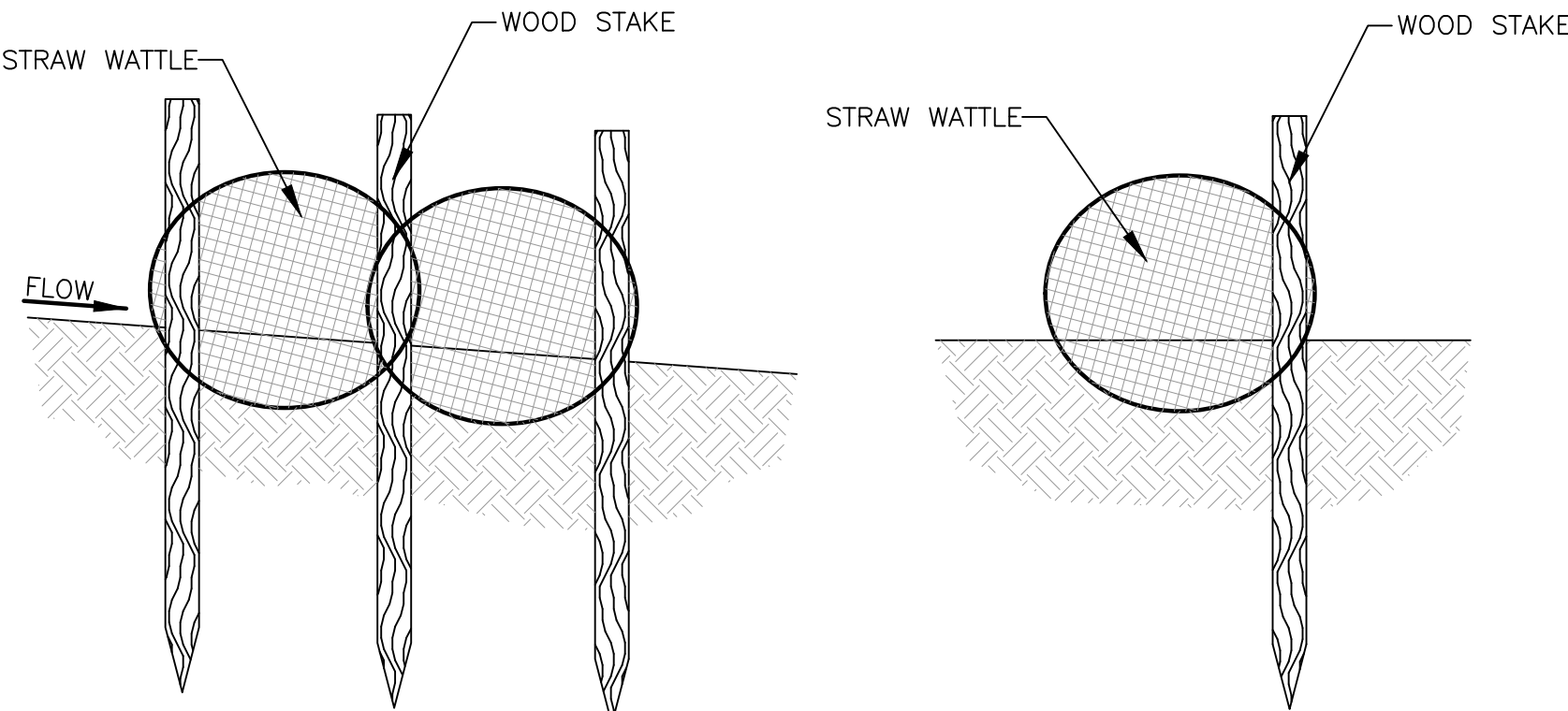


Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE



Cross Section 50' x 20' Construction Entrance



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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RA

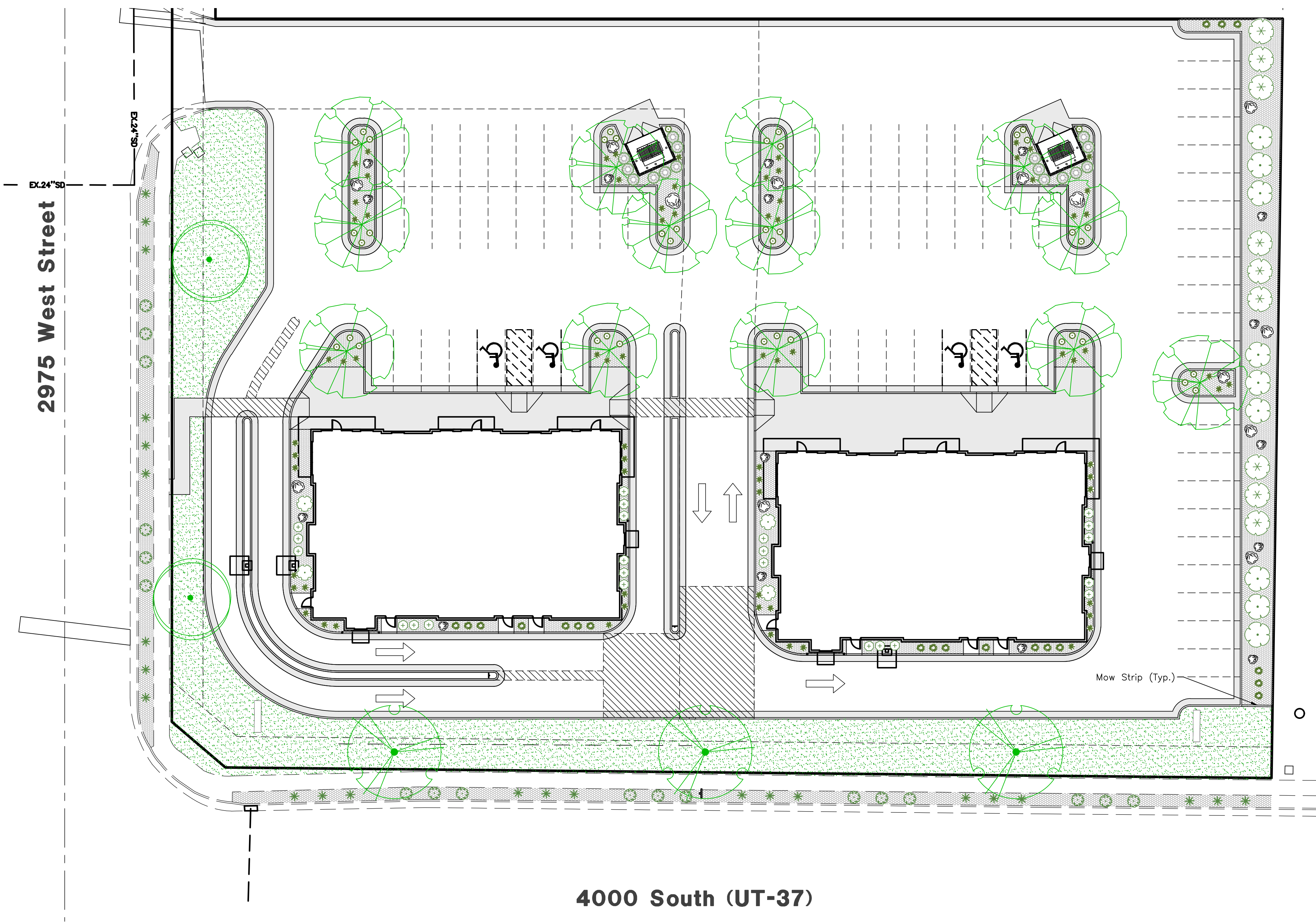
REVISIONS	DATE	DESCRIPTION
01-04-22	CK	Monument Signs

Salt Point
Commercial Development
WEST HAVEN CITY, WEBER COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	DECEMBER 2021
Name:	SALT POINT COMMERCIAL DEVELOPMENT
Number:	7562-07



PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
2		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" cal.
3		Celtis occidentalis	Common Hackberry	2" cal.
13		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
9		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
9		Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	5 gal.
23		Nandina domestica	Heavenly Bamboo	5 gal.
18		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
4		Salix purpurea nana	Blue Arctic Willow	5 gal.
16		Taxus media 'Hicksii'	Hicks Yew	5 gal.
24		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

ORNAMENTAL GRASS

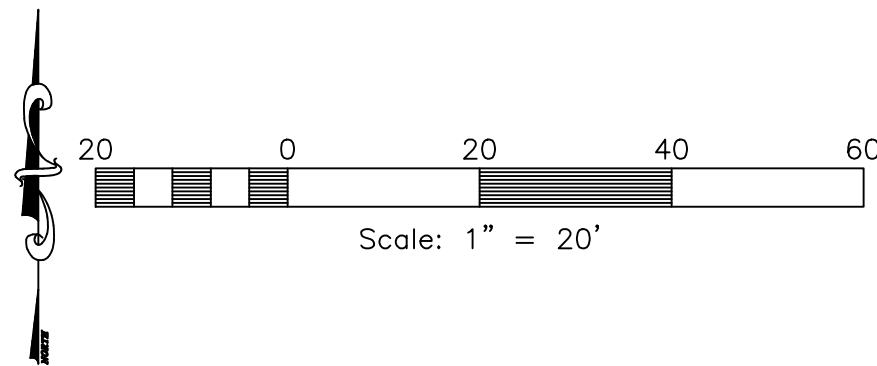
Quantity	Symbol	Scientific Name	Common Name	Size
20		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

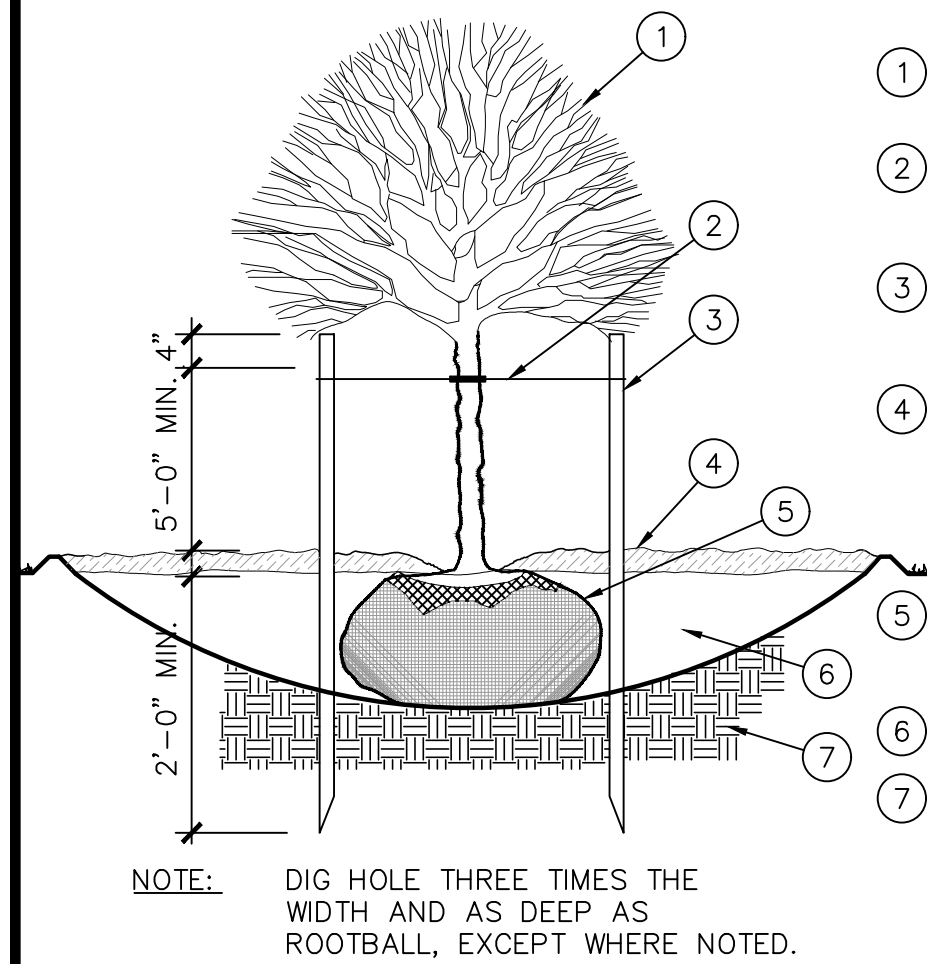
Quantity	Symbol	Scientific Name	Common Name	Size
74		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
41		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Gravel Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2"-4" Diameter 3" Depth
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'-5' Diameter

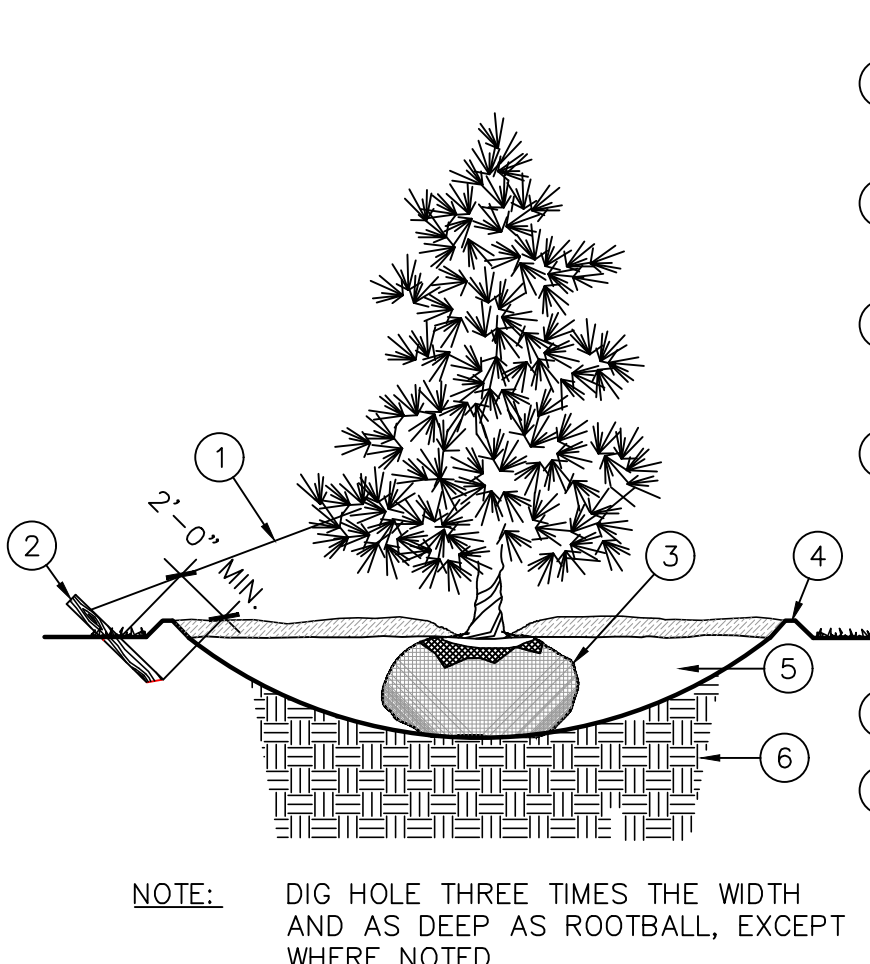


4000 South (UT-37)



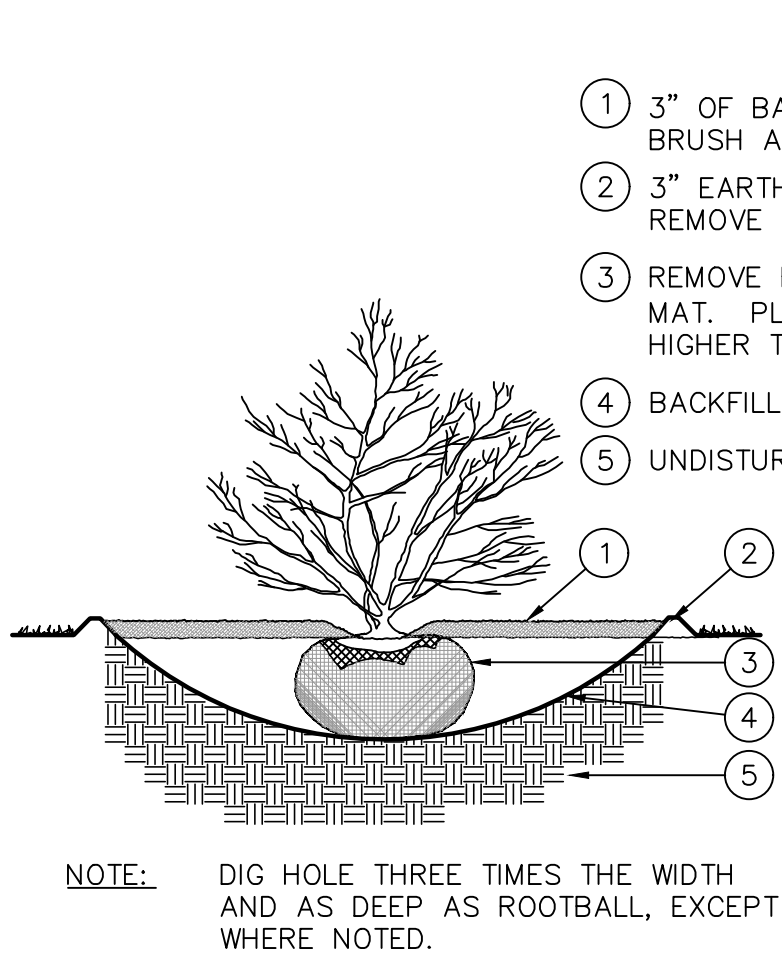
DECIDUOUS TREE PLANTING

NTS



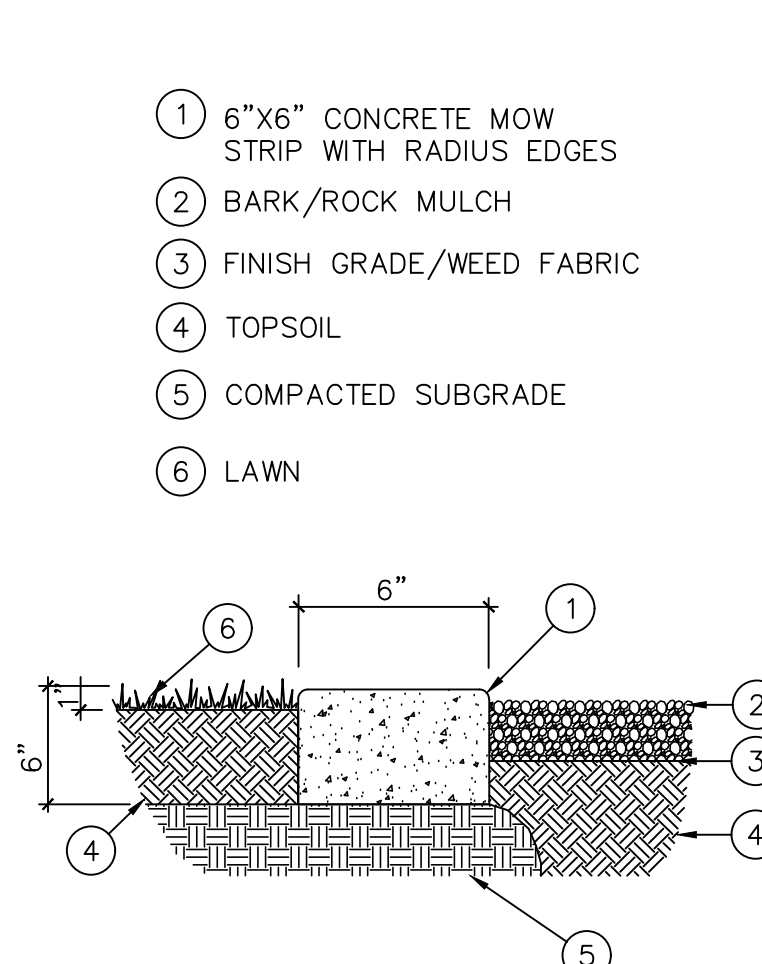
CONIFEROUS TREE PLANTING

NTS



SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.