



**WEST HAVEN CITY  
PLANNING COMMISSION AGENDA**

**April 13, 2022 6:00 P.M.**  
City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **APRIL 13, 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/82395722311](https://us06web.zoom.us/j/82395722311) AND PLANNING COMMISSION MEETING [HTTPS://US06WEB.ZOOM.US/J/87014389443](https://us06web.zoom.us/j/87014389443) OR WATCH US LIVE ON YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCeeQnQBTFzJwTGOPhMCNCBA](https://www.youtube.com/channel/UCeeQnQBTFzJwTGOPhMCNCBA)

1. **INVOCATION-COMMISSION MEMBER EPPERSON**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER STIMPSON**
3. **ACTION ON MINUTES-MARCH 23, 2022**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR HYLANDS RANCH II LOCATED AT APPROX. 2800 S 3300 W PARCEL NUMBERS 150920079 AND 150920073 (Applicant: Stillwater Construction Group)**
6. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY & FINAL PLAT FOR ASH COMMERCIAL SUBDIVISION LOCATED AT 2001 W 2550 S PARCEL NUMBER 150950015 (Applicant: Ash Properties LLC)**
7. **DISCUSSION AND ACTION-REGARDING APPROVAL OF THE PRELIMINARY PLAT FOR SALT POINT NORTHEAST CORNER LOCATED AT APPROX. 4000 S 2975 W PARCEL NUMBER 080290087 (Applicant: CW Land Co)**
8. **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](mailto: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](http://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 APRIL 13, 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-Home Occupation Ordinance
2. Discussion-Conditional Use Ordinance
3. Discussion-Agenda items
4. Discussion-Staff Items



## Planning Commission Meeting Minutes

March 23, 2022 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  
Amy Hugie  
Shari Phippen  
Dan Tanner

City Recorder  
Attorney  
Community Development Director  
Code Enforcement Officer

### 5:00 WORK SESSION

Commission member Reyna was not present for the Work Session.

Planning Commission discussed possible changes to the Home Occupation ordinance and the Conditional Use Ordinance.

### AGENDA

1. **INVOCATION-COMMISSION MEMBER ROUNDY**
2. **PLEDGE OF ALLEGIANCE-COMMISSION MEMBER REYNA**
3. **ACTION ON MINUTES-MARCH 9, 2022**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **DISCUSSION AND ACTION-REGARDING A PRELIMINARY SITE PLAN FOR AN OFFICE BUILDING AND SHOP FOR DAB HOLDINGS/DAN BEATTY LOCATED AT APPROX. 1900 S 1550 W (Applicant: Dan Beatty)**
6. **DISCUSSION AND ACTION-REGARDING A YARD CARE BUSINESS AS A SECOND HOME OCCUPATION AT A RESIDENCE LOCATED AT 4088 S 3375 W PARCEL NUMBER 084320019 (Applicant: Cesibell Gavilanes)**
7. **DISCUSSION AND ACTION-REGARDING A REQUEST FOR AN EXTENSION OF TIME FOR GRAND HAVEN ASSISTED LIVING CENTER LOCATED AT APPROX. 3400 S 3500 W (Applicant: Stillwater Construction)**
8. **ADJOURNMENT**

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

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

2. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Reyna.

3. **ACTION ON MINUTES-MARCH 9, 2022**

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

4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**  
Shari Phippen reported on the actions take by the City Council in the March 16, 2022, meeting.

5. **DISCUSSION AND ACTION-REGARDING A PRELIMINARY SITE PLAN FOR AN OFFICE BUILDING AND SHOP FOR DAB HOLDINGS/DAN BEATTY LOCATED AT APPROX. 1900 S 1550 W (Applicant: Dan Beatty)**  
Dan Beatty was present for this item.

Mr. Beatty stated that he would like to do an office and shop for his excavating company.

Chairman Deem explained that he would need to get a landscaping plan and colored renditions.

**Commission member Wilson made a motion to Table the Preliminary Site Plan for an office building and shop for Dab Holdings/Dan Beatty located at approx. 1900 S 1550 W. Commission member Roundy seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

**6. DISCUSSION AND ACTION-REGARDING A YARD CARE BUSINESS AS A SECOND HOME OCCUPATION AT A RESIDENCE LOCATED AT 4088 S 3375 W PARCEL NUMBER 084320019 (Applicant: Cesibell Gavilanes)**  
Cesibell Gavilanes was present for this item.

Dan explained that Ms. Gavilanes owns an offsite cleaning business and would like to do yard care as well. All Equipment will be on the property.

Chairman Deem asked who will do the repairs on the equipment.

Ms. Gavilanes said that they will do all that themselves.

Commission member Roundy asked if they will have employees for the yard care.

Ms. Gavilanes said that it will just be her and her son.

Chairman Deem stated that they need to make sure they store all of their equipment on their property.

**Commission member Reyna made a motion to approve a yard care business as a second home occupation at a residence located at 4088 S 3375 W parcel number 084320019 . Commission member Wilson Seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

**7. DISCUSSION AND ACTION-REGARDING A REQUEST FOR AN EXTENSION OF TIME FOR GRAND HAVEN ASSISTED LIVING CENTER LOCATED AT APPROX. 3400 S 3500 W (Applicant: Stillwater Construction)**  
Justin Nielsen from Stillwater Construction was present for this item.

Chairman Deem asked if this project was delayed because of COVID.

Mr. Nielsen said that it was.

Shari explained that nothing has changed so they will just need an extension

Mr. Nielsen said that some of the SWPPP stuff has changed a little. The detention pond increased a little in size.

**Commission member Wilson made a motion to grant a request for an extension of time for Grand Haven Assisted Living Center located at approx. 3400 S 3500 W. Commission member Nalder seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

## **8. ADJOURNMENT**

**Commission member Roundy made a motion to adjourn at 6:20 P.M. Commission member Reyna seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.

Charis Sully

Charis Sully  
Deputy Recorder

Date Approved: \_\_\_\_\_

# Planning Commission Staff Review Memo

April 7, 2022

Shari Phippen, Community Development Director



## Hylands Ranch II- Preliminary Plat (28 Lots)

|                          |                                                                |
|--------------------------|----------------------------------------------------------------|
| <b>Request:</b>          | Discussion and action regarding approval of a preliminary plat |
| <b>Property Address:</b> | Approx. 2800 S 3300 W.                                         |
| <b>Property Zone:</b>    | R-2                                                            |
| <b>Property Size:</b>    | 15.49 Acres                                                    |
| <b>Applicant:</b>        | Stillwater Construction/Justin Nielsen                         |

|                               |                                        |
|-------------------------------|----------------------------------------|
| <b>Governing Document(s):</b> | WHZC Chapter 10 (online version)       |
| <b>Decision Type:</b>         | Administrative                         |
| <b>Staff Recommendation:</b>  | Recommend approval to the City Council |

Stillwater Construction has applied for approval of the preliminary plat for Hylands II, a 28-lot subdivision located behind Kanesville Elementary. On February 16, 2022 the City Council adopted an ordinance rezoning the property to R-2.

Aspire Pointe, the subdivision just to the South of this, has submitted plans for their final phase, which will connect the roads to Aspire's northern boundary and allow this project access.

Development infrastructure drawings have not been submitted, as those do not get prepared until after approval of the preliminary plat. Developer has met with City staff and been informed of the standards and conditions they will need to meet in order to have engineering review.

When the rezone of the property came before the City Council, there was concern expressed about how the density of the project would be affected by the powerline easement, which is shown on the preliminary plat as open space.

I have researched relevant ordinances and State statutes and cannot find anything that allows the City to disallow the property encumbered by the powerline easement, for the purposes of calculating the number of allowed units. Provided that they can meet the size, width and other applicable lot standards, the City is required to allow them the number of units for the full acreage of the property.

The requirements of the R-2 zone and how the proposed preliminary plat meets those requirements is as follows<sup>1</sup>:

| <u>Standard</u>             | <u>Requirement</u> | <u>Compliance (Y/N)</u> |
|-----------------------------|--------------------|-------------------------|
| Minimum Lot Size            | 12,500             | Y                       |
| Buffering Lots <sup>2</sup> | 17,000             | N (see below)           |
| Lot Widths <sup>3</sup>     | 80' (90' avg)      |                         |
| Density                     | 2 u/a max          | 1.81 u/a                |

There is one small issue with the lots that are buffer lots. WHZC 10.06.040 (online version) requires that lots adjacent to A-1, A-2 or R-1 properties be at least 17,000 sq ft. Lot 22 falls just short of that, at 16,500. Increasing the lot size will not affect the overall layout or design of the subdivision and should be required for the preliminary plat to comply.

With the exception noted above, the preliminary plat is fully compliant with the standards of the R-2 zone. The proposed road locations and widths are sufficient for public roads (60' ROW width). Developer has been informed of the requirements for civil engineering drawings. Accordingly, it is staff's position that **the preliminary plat should be recommended to Council, with the following conditions:**

- 1- Approved temporary turnarounds between Lots 5 & 6, and Lots 11 & 22 shall be shown on the final plat.**
- 2- Lot 22 should meet the minimum lot size of 17,000 sq ft on the final plat.**
- 3- Prior to recording an approved final plat, the Developer shall have a complete and City-approved set of civil drawings.**

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<sup>1</sup> These requirements are found in WHZC 10.06.040 (online version)

<sup>2</sup> Lots 5, 6, 11, 22 and 23 are required to be a minimum of 17,000 sq ft, as they are adjacent to property zoned Agricultural.

<sup>3</sup> Lot widths are calculated at the setback line, not at the point where the property meets the right-of-way.

# SUBDIVISION APPLICATION



SUDIVISION NAME HYLANDS BRANCH II

LOCATION 2800 S 3300 W PARCEL # 15 092 0079  
15 092 0073

NO. OF LOTS 28 ZONE R-2

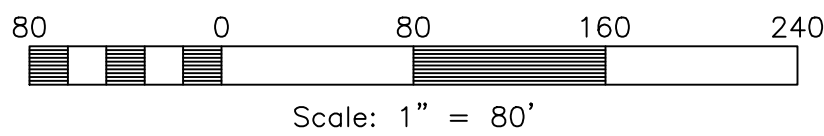
APPLICANTS NAME STILLWATER CONSTRUCTION GROUP

| PHASES  |                       |
|---------|-----------------------|
| PHASE 1 | NO. OF LOTS <u>28</u> |
| PHASE 2 | NO. OF LOTS _____     |
| PHASE 3 | NO. OF LOTS _____     |
| PHASE 4 | NO. OF LOTS _____     |
| PHASE 5 | NO. OF LOTS _____     |

| N/A                                 | Received                                          | N/A                      | Received                 | Letters of acknowledgment/approval/conditions from |
|-------------------------------------|---------------------------------------------------|--------------------------|--------------------------|----------------------------------------------------|
| <u>PRELIMINARY</u>                  |                                                   | <u>FINAL</u>             |                          |                                                    |
| <input checked="" type="checkbox"/> | Affidavit of Understanding and Acceptance of Fees | <input type="checkbox"/> | <input type="checkbox"/> | Secondary Water Company                            |
|                                     |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | Culinary Water Company                             |
|                                     |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | Fire District                                      |
|                                     |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | All other items required by City Planner           |

|                                                                                                                               |                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <u>Planning Commission preliminary action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ | Scheduled for Planning Commission Agenda<br><u>April 13, 2022</u> |
| <u>City Council preliminary action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____        | Conditions:<br>_____<br>_____<br>_____<br>_____<br>_____          |
| <u>Planning Commission final action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____       |                                                                   |
| <u>City Council final action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____              |                                                                   |

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



# Weber School District Property

West Haven City, Weber County, Utah

## DESIGN DATA

ZONE: R-2.0  
TOTAL AREA.....15.49 ACRES  
BASE DENSITY.....15.49 @ 2.0 = 30.96

### Developer:

Stillwater Construction  
Justin Nielsen  
P.O. Box 638  
Roy, UT. 84067  
(801) 668-8778

Revised: March 9, 2022

| Project Info. |                                |
|---------------|--------------------------------|
| Engineer:     | N. Reeve                       |
| Planner:      | C. Cave                        |
| Designer:     | E. Roche                       |
| Date:         | 4-20-21                        |
| Name:         | WEBER SCHOOL DISTRICT PROPERTY |
| Number:       | 7037-08                        |

|       |        |
|-------|--------|
| Sheet | 1      |
| 1     | Sheets |



**Reeve & Associates, Inc.**  
5160 S. 1500 W., RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

**Weber School District Property**  
PART OF THE SW 1/4 OF SECTION 34, T.6N., R.2W., S.1B. & M., U.S. SURVEY  
WEST HAVEN CITY, WEBER COUNTY, UTAH

**Sketch Plan**

# Planning Commission Staff Review Memo

April 7, 2022

Shari Phippen, Community Development Director



## Ash Commercial Subdivision- Preliminary & Final Plat

|                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| <b>Request:</b>          | Grant approval of a preliminary & final plat for a commercial lot split |
| <b>Property Address:</b> | 2001 West 2550 South                                                    |
| <b>Property Zone:</b>    | M-1                                                                     |
| <b>Property Size:</b>    | 2.49 acres                                                              |
| <b>Applicant:</b>        | Rick Everson                                                            |

|                               |                                        |
|-------------------------------|----------------------------------------|
| <b>Governing Document(s):</b> | WHZC                                   |
| <b>Decision Type:</b>         | Administrative                         |
| <b>Staff Recommendation:</b>  | Recommend approval to the City Council |

### Background

This property is located on 2550 South, just west of Maverik and Tractor Supply. As shown on the plat and on the aerial image below, the site (in yellow) is fully developed and there are already buildings constructed and in use. The applicant is requesting approval of a single plat so that the buildings can be under separate ownership at some point in the future.



There is a shared use & maintenance agreement that will be recorded along with the plat, thus ensuring that the site will stay in good working condition, regardless of the ownership of the parcels. There is also an easement agreement that will be recorded which provides the building/lot to the south the ability to access their parking and building in perpetuity. Those are not before the Commission for review, as they are private contracts between the parcel owners, however, staff has seen the documents and applicant has represented that all three items will be recorded at the same time.

### **Staff Review/Recommendation**

Staff feels it is acceptable and appropriate to grant approval of a preliminary and final plat, for the following reasons:

- 1- The site is compliant with WHC engineering standards and specifications.
- 2- The site is fully developed and no additional structures can be built
- 3- The necessary easement agreements have been prepared for recording concurrently with a mylar.

Accordingly, **staff's recommendation is that the Commission recommend approval to the City Council.**

## SUBDIVISION APPLICATION



**SUDIVISION NAME** Ash Commercial Subdivision

**LOCATION** 2001 W 2550 S, West Haven

**PARCEL #** 15-095-0015

**NO. OF LOTS** 2

**ZONE** M-1

**APPLICANTS NAME** Ash Properties LLC (Owner's Representative- Rick Everson)

| PHASES  |                        |
|---------|------------------------|
| PHASE 1 | NO. OF LOTS <u>2</u>   |
| PHASE 2 | NO. OF LOTS <u>n/a</u> |
| PHASE 3 | NO. OF LOTS <u>n/a</u> |
| PHASE 4 | NO. OF LOTS <u>n/a</u> |
| PHASE 5 | NO. OF LOTS <u>n/a</u> |

| N/A                                 | Received | N/A                      | Received                 | Letters of acknowledgment/approval/conditions from |
|-------------------------------------|----------|--------------------------|--------------------------|----------------------------------------------------|
|                                     |          |                          |                          | <b>PRELIMINARY</b>                                 |
|                                     |          |                          |                          | <b>FINAL</b>                                       |
| <input checked="" type="checkbox"/> |          |                          |                          | Affidavit of Understanding and Acceptance of Fees  |
|                                     |          | <input type="checkbox"/> | <input type="checkbox"/> | Secondary Water Company                            |
|                                     |          | <input type="checkbox"/> | <input type="checkbox"/> | Culinary Water Company                             |
|                                     |          | <input type="checkbox"/> | <input type="checkbox"/> | Fire District                                      |
|                                     |          | <input type="checkbox"/> | <input type="checkbox"/> | All other items required by City Planner           |

|                                                                                                                               |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Planning Commission preliminary action</b><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____ | <b>Scheduled for Planning Commission Agenda</b><br>04/13/2022   |
| <b>City Council preliminary action</b><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____        | <b>Conditions:</b><br>_____<br>_____<br>_____<br>_____<br>_____ |
| <b>Planning Commission final action</b><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____       |                                                                 |
| <b>City Council final action</b><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied Date _____              |                                                                 |

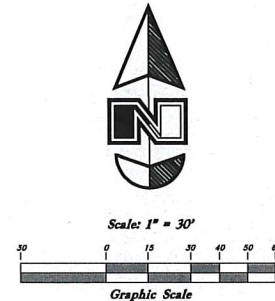
**ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.**

# Ash Commercial Subdivision

A part of Section 35, T6N, R2W, SLB&M, U.S. Survey  
West Haven City, Weber County, Utah  
March 2022



Vicinity Map  
Not to Scale



## Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Existing Boundary Line
- Easement Line
- Center Line
- Buildable Area Setback Line
- Property Line
- Boundary Line
- Set Hub & Tack
- Nail in Curb & Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTE: BOTH LOTS IN

**WEST HAVEN CITY ATTORNEY**  
This is to certify that this Subdivision Plat was duly approved and accepted by the West Haven City Attorney.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signature

**WEST HAVEN CITY ACCEPTANCE**  
This is to certify that this Subdivision Plat was duly approved and accepted by West Haven City, Utah.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Attest

Title

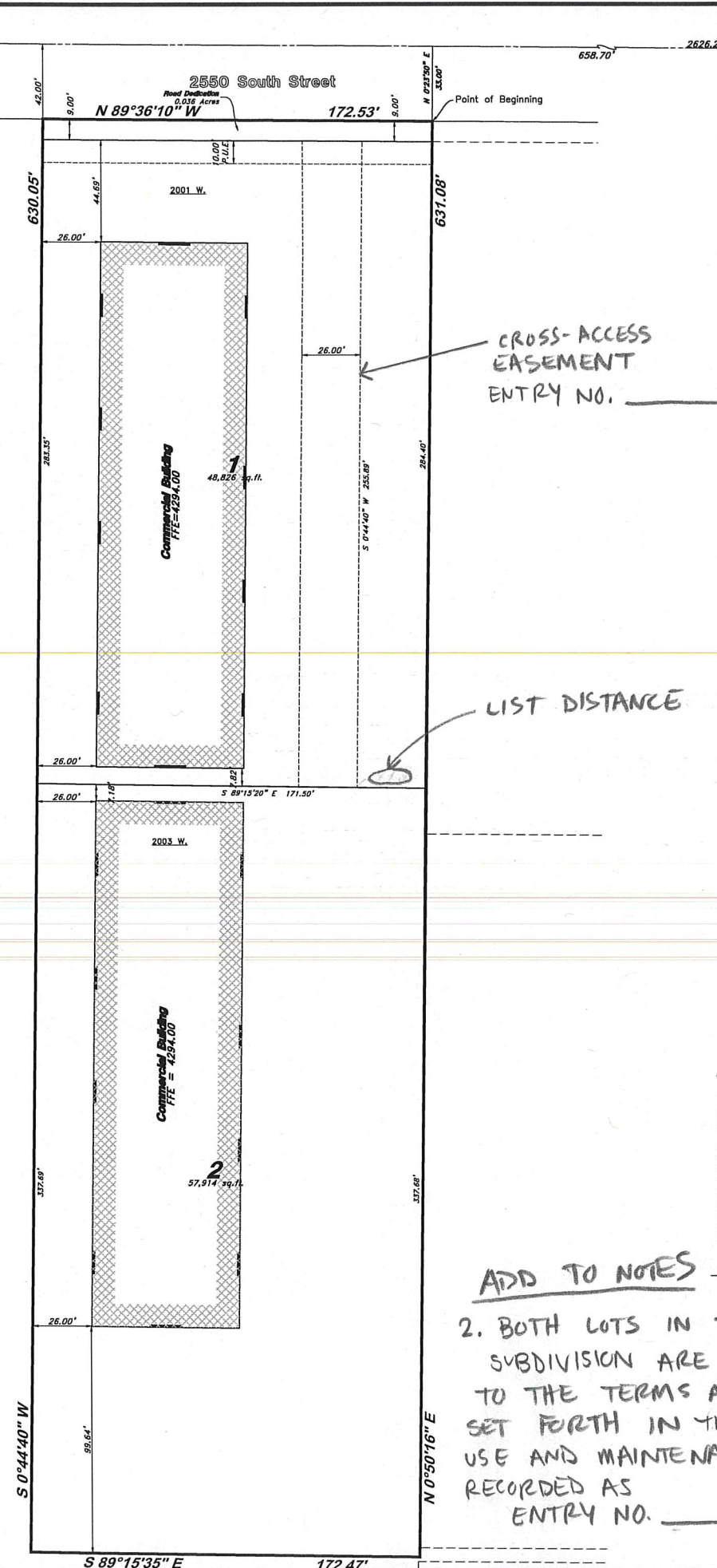
Mayor

**WEST HAVEN CITY ENGINEER**  
This is to certify that this Subdivision Plat was duly approved by the West Haven City Engineer.  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signature

**WEST HAVEN CITY PLANNING COMMISSION**  
Approved by the West Haven City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chair



## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Ash Commercial Subdivision, in West Haven City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

6242920  
License No.

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, Open Space, and streets as shown on this plat, and name said tract Ash Commercial Subdivision, and hereby dedicate and grant to Ash Properties LLC, all those parts or portions of said tract designated as private Streets as shown hereon, the same to be used as private thoroughfares forever, together with all those parts or parcels of said tract designated as Open Space as shown hereon, the same to be used for open space, drainage, and parking purposes as may be authorized, we also dedicate and grant to Ash Properties LLC, all those parts or portions of said tract designated as Snow Storage and Removal Easements as shown hereon, the same to be used for the storage and removal for snow as may be needed and authorized by the Homeowners Association.

We also hereby dedicate, and grant to West Haven City, Weber County, Utah, all those parts or portions of said tract of land designated as Public streets, the same to be used as public thoroughfares forever, and also dedicate to West Haven City all those certain strips designated as public utility easements for public utility and drainage purposes over and across the portions of the lots as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, waterlines, and drainage, as may be authorized by West Haven City and also dedicate to West Haven City all those parts or portions of said tract designated as Parcel A, for drainage and open space purposes the same to be used for the installation, maintenance and operation of a storm drainage piping, detention facilities, and open space area.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Ash Properties LLC

Authorized Agent

## ACKNOWLEDGMENTS

State of Utah } ss  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me \_\_\_\_\_ of \_\_\_\_\_, Inc. and that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

Residing at: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
A Notary Public commissioned in Utah  
Print Name

## DESCRIPTION

A part of the Northeast Quarter of Section 35, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point on the South Right of way line of 2550 North Street said point being 658.70 feet North 89°36'10" West along the Section line and 33.00 feet South 0°23'50" East from the Northeast corner of said Section; and running thence thence South 00°50'16" West 631.07 feet to the Extension of an Old fence line (627 feet by record); thence North 89°15'35" West 171.50 feet; thence North 00°44'40" East 630.05 feet to said South right of way line (627 feet by record); thence South 89°36'00" East 172.53 feet to the POINT OF BEGINNING. Containing 2.4900 acres, more or less.

# For Review

03/15/2022 4:56:52 PM

## NARRATIVE

This Plat was requested by Rick Everson for the purpose of Subdividing this Parcel into 2 Lots and creating an ingress & egress easement for Lot 2.  
Brass Cap Monuments were found at the Northeast corner and East Quarter Corner, of Section 35, T6N, R2W, SLB&M, U.S. Survey.  
A line bearing N 0°50'18" E between these two monuments was used as the Basis of bearings.

## NOTE

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

ADD TO NOTES  
2. BOTH LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE "SHARED USE AND MAINTENANCE AGREEMENT" RECORDED AS ENTRY NO. \_\_\_\_\_

**DEVELOPER**  
Ash Properties LLC  
c/o  
4126 North 175 West, Suite 300  
Ogden, UT 84414

**ENGINEER**  
Great Basin Engineering Inc.  
C/O Andy Hubbard  
5746 South 1475 East Suite 200  
Ogden, Utah 84403  
(801) 394-4515  
andyh@greatbasineng.com

|                        |                |
|------------------------|----------------|
| WEBER COUNTY RECORDER  |                |
| ENTRY NO. _____        | FEE PAID _____ |
| FILED FOR RECORD AND   | AT _____       |
| RECORDED IN BOOK _____ | OF OFFICIAL    |
| RECORDS, PAGE _____    | RECORDED       |
| FOR _____              |                |
| WEBER COUNTY RECORDER  |                |
| BY: _____              | DEPUTY         |

W 2550 S

W 2550 S

W 2550 S

W 2550 S

Tip Top Athlete

Tractor Supply Co  
Home improvement store

Maverik Adventure's  
First Stop



# Planning Commission Staff Review Memo

April 7, 2022

Shari Phippen, Community Development Director



## Salt Point Commercial Subdivision- Preliminary Plat

|                          |                                                                   |
|--------------------------|-------------------------------------------------------------------|
| <b>Request:</b>          | Grant approval of the preliminary plat for Salt Point Subdivision |
| <b>Property Address:</b> | 2975 W 4000 S                                                     |
| <b>Property Zone:</b>    | C-3                                                               |
| <b>Property Size:</b>    | 1.98 Acres                                                        |
| <b>Applicant:</b>        | CW Land                                                           |

|                               |                                                             |
|-------------------------------|-------------------------------------------------------------|
| <b>Governing Document(s):</b> | WHZC                                                        |
| <b>Decision Type:</b>         | Administrative                                              |
| <b>Staff Recommendation:</b>  | Recommend approval to Council, subject to conditions listed |

### Background/Staff Review

In December 2021/January 2022, site plan approval was granted for the Salt Point commercial project. They are working on the final changes/corrections to the civil drawings before work begins on the site. As that work has progressed, CW has come to the City requesting that we grant approval to split the property into two individual parcels.

While there are no minimum lot sizes, widths or densities to take into consideration, I would not recommend granting approval of a final plat until all issues related to the site plan have been remedied. This is largely because the approved site plan will dictate the precise placement of the easements between the two lots. **I am however comfortable with recommending that the Commission recommend granting approval of the preliminary plat, subject to the below condition, to the City Council.**

- 1- Approval of a final plat will not be given until developer has received approval on site plan civil drawings from the City Engineer**

## SUBDIVISION APPLICATION



**SUDIVISION NAME** Salt Point

**LOCATION** NEC of 4000 South & 2975 West

**PARCEL #** 080290087

**NO. OF LOTS** Two

**ZONE** C-3

**APPLICANTS NAME** CW Land Co

| PHASES  |                        |
|---------|------------------------|
| PHASE 1 | NO. OF LOTS <u>two</u> |
| PHASE 2 | NO. OF LOTS _____      |
| PHASE 3 | NO. OF LOTS _____      |
| PHASE 4 | NO. OF LOTS _____      |
| PHASE 5 | NO. OF LOTS _____      |

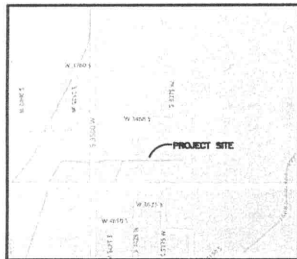
| N/A                      | Received                                          | N/A                      | Received                 | Letters of acknowledgment/approval/conditions from |
|--------------------------|---------------------------------------------------|--------------------------|--------------------------|----------------------------------------------------|
| <u>PRELIMINARY</u>       |                                                   | <u>FINAL</u>             |                          |                                                    |
| <input type="checkbox"/> | Affidavit of Understanding and Acceptance of Fees | <input type="checkbox"/> | <input type="checkbox"/> | Secondary Water Company                            |
|                          |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | Culinary Water Company                             |
|                          |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | Fire District                                      |
|                          |                                                   | <input type="checkbox"/> | <input type="checkbox"/> | All other items required by City Planner           |

|                                                                                                                                 |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <u>Planning Commission preliminary action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied   Date _____ | <b>Scheduled for Planning Commission Agenda</b><br>_____<br><b>Conditions:</b><br>_____<br>_____<br>_____<br>_____<br>_____ |
| <u>City Council preliminary action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied   Date _____        |                                                                                                                             |
| <u>Planning Commission final action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied   Date _____       |                                                                                                                             |
| <u>City Council final action</u><br><input type="checkbox"/> Approved <input type="checkbox"/> Denied   Date _____              |                                                                                                                             |

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

## SALT POINT

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
CITY OF WEST HAVEN, WEBER COUNTY, UTAH  
DECEMBER, 2021



VICINITY MAP  
SCALE: NONE

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°23'52"E.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF THE MEADOWS AT WEST HAVEN PHASE 1, THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF SALT POINT SUBDIVISION. THE WEST LINE WAS PLACED ALONG THE EASTERLY RIGHT OF WAY LINE OF 2975 WEST STREET, AND THE SOUTH LINE WAS PLACED ALONG THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2975 WEST STREET, SAID POINT BEING S89°25'05"E 931.38 FEET AND N07°00'53"E 19.24 FEET AND S89°59'07"E 34.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 (SAID SOUTH QUARTER CORNER BEING S89°23'52"E 2631.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3); THENCE N07°01'14"E ALONG THE EASTERLY RIGHT OF WAY LINE OF SALT POINT SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 20.73 FEET, A DELTA ANGLE OF 84°49'55", A CHORD BEARING OF S47°27'21"E, AND A CHORD LENGTH OF 18.89 FEET; (2) SOUTH 11.00 FEET; AND (3) EAST 343.32 FEET TO THE WESTERLY LINE OF THE MEADOWS AT WEST HAVEN PHASE 1; THENCE S02°51'00"W ALONG SAID WESTERLY LINE, 244.16 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) N89°25'13"W 336.51 FEET; AND (2) N49°27'32"W 22.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,221 SQUARE FEET OR 1.979 ACRES MORE OR LESS.

SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

| #  | RADIUS | ARC LENGTH | CHD LENGTH | TANGENT | CHD BEARING | DELTA     |
|----|--------|------------|------------|---------|-------------|-----------|
| C1 | 14.00' | 20.73'     | 18.89'     | 12.79'  | S47°27'21"E | 84°49'55" |

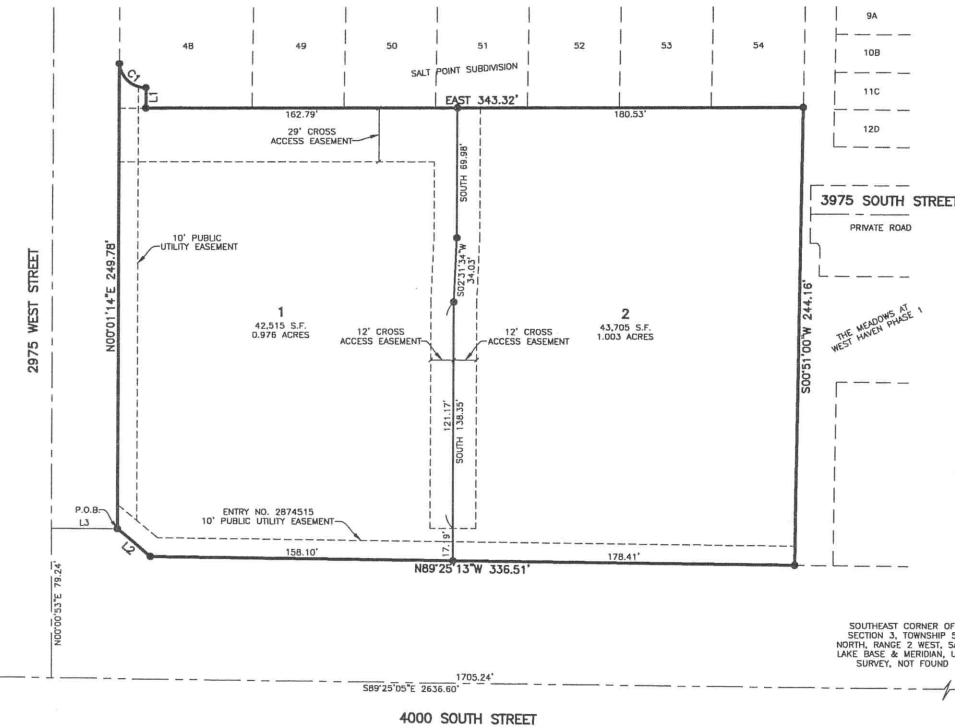
## LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S89°25'05"E | 13.00'   |
| L2   | N49°27'32"W | 22.65'   |
| L3   | S89°59'07"E | 34.47'   |

## LEGEND

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

Scale: 1" = 30'



SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, NOT FOUND

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-33-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SALT POINT IN WEST HAVEN, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY RECORDER'S** OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, UTAH**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945

UTAH LICENSE NUMBER



## OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, **SALT POINT**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE CROSS ACCESS EASEMENTS TO THE OWNERS OF LOTS 1 AND 2 TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CW DEVELOPMENT GROUP LLC

NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

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

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## PROJECT INFO.

Surveyor: **T. HATCH**

Designer: **N. ANDERSON**

Begin Date: **12-22-2021**

Name: **SALT POINT**

Number: **7562-07**

Revision: \_\_\_\_\_

Scale: **1"=30'**

Checked: \_\_\_\_\_



**Reeve & Associates, Inc.**

1000 SOUTH 1000 WEST, MIDVALLEY, UTAH 84042  
TEL: (801) 801-1000 FAX: (801) 801-1008  
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

## WEST HAVEN CITY ENGINEER

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY ENGINEER

## WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY CHAIRMAN

## WEST HAVEN CITY ACCEPTANCE

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST

TITLE

## WEST HAVEN CITY ATTORNEY

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY ATTORNEY

## WEBER COUNTY RECORDER

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_

Recorded: \_\_\_\_\_ Filed For Record And

in Book \_\_\_\_\_ Of The

Official Records, Page \_\_\_\_\_

Recorded For: \_\_\_\_\_

Webster County Recorder

Deputy