WEST HAVEN CITY
PLANNING COMMISSION AGENDA

MEETING TO BE HELD
JUNE 22, 2022 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON June 22, 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 ON ZOOM HTTPS://US06WEB.ZOOM.US/J/86539464549 OR WATCH US LIVE ON YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA

1. **INVOCATION-**COMMISSION MEMBER REYNA
2. **PLEDGE OF ALLEGIANCE-**COMMISSION MEMBER ROUNDY
3. **ACTION ON MINUTES-** MAY 25, 2022
4. **ACTION ON SPECIAL JOINT MEETING MINUTES-** MAY 26, 2022
5. **ACTION ON MINUTES-** JUNE 8, 2022
6. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
7. **DISCUSSION AND ACTION-**REGARDING APPROVAL OF A CONDITIONAL USE FOR SETBACKS FROM 15 FEET TO 5 FEET IN THE REAR ON AN ACCESSORY DWELLING UNIT LOCATED AT 4936 W 3625 S (Applicant: Michael Haines)
8. **DISCUSSION AND ACTION-** REGARDING A PRELIMINARY SITE PLAN APPROVAL FOR ALLWOODS TREE SERVICE, INC LOCATED AT 1625 W 2100 S (Applicant: Mike Wood)
9. **DISCUSSION AND ACTION-**REGARDING PRELIMINARY PLAT APPROVAL FOR SUNSET FARMS SUBDIVISION LOCATED AT 3417 S 2700 W (Applicant: Tyler Peterson)
10. **DISCUSSION AND ACTION-**REGARDING PRELIMINARY PARCEL PLAN APPROVAL FOR THE VILLAGE AT GREEN FARM LOCATED AT APPROXIMATELY 3700 S 4450 W PARCEL NUMBERS 080370238, 080370206, 080370222, 080370207, 080370120, 080370072 (Applicant: Nilson Homes)
11. **DISCUSSION AND ACTION ON PUBLIC HEARING**-CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE
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 each West Haven City Planning Commission 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 June 22, 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. Update-Open Space Zone
2. Discussion-Agenda items
3. Discussion-Staff Items

Planning Commission Meeting Minutes
May 25, 2022 6:00 P.M.

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

Present:	*Darin Deem*	*Chairman*
	Becky Roundy	*Vice Chair*
	Kirt Nalder	*Commission Member*
	Natalie Wilson	*Commission Member*
	Scott Epperson	*Commission Member*
	Andrew Reyna	*Commission Member*
	Melinda Stimpson	*Commission Member*
Staff Present:	*Charis Sully*	*City Recorder*
	Amy Hugie	*Attorney*
	Ed Mignone	*City Engineer*

5:00 WORK SESSION
Commission member Reyna was absent for the work session.
Planning Commission discussed agenda items.

AGENDA

1. **INVOCATION-**COMMISSION MEMBER NALDER
2. **PLEDGE OF ALLEGIANCE-**COMMISSION MEMBER WILSON
3. **ACTION ON MINUTES-**MAY 11, 2022
4. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION-** REGARDING A FINAL PLAT FOR SALT POINT COMMERCIAL LOCATED AT APPROXIMATELY 2975 W 4000 S (APPLICANT: CW LAND)
6. **DISCUSSION AND ACTION ON PUBLIC HEARING**- CONCERNING A REZONE REQUEST FOR PROPERTY LOCATED ON THE NORTH-EAST CORNER OF 1900 W AND WILSON LANE PARCEL NUMBERS 150700028, 150700029, 150700041, 150700042, 150700043, 150690039, 150690040, 150690041, 150690042 FROM C-3 TO M-1 (Applicant: Miller Funding Group)
7. **PUBLIC HEARING**-TO RECEIVE COMMENT CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE
8. **DISCUSSION AND ACTION ON PUBLIC HEARING**- CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE
9. **DISCUSSION AND ACTION-** ROAD DEDICATION PLAT FOR 3675 S-4700 W TO GREEN FARM WAY (Applicant: Nilson Homes)
10. **DISCUSSION AND ACTION-**FINAL SITE PLAN APPROVAL FOR HOLIDAY OIL LOCATED ON THE SOUTHWEST CORNER OF 4000 S 3500 W (Applicant: Holiday Oil)
11. **ADJOURNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:00 PM

1. INVOCATION *was offered by Commission Member Nalder*

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

DRAFT

3. **ACTION ON MINUTES-**May 11, 2022

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

4. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Amy Hugie reported on the previous City Council Meeting

5. DISCUSSION AND ACTION- REGARDING A FINAL PLAT FOR SALT POINT COMMERCIAL LOCATED AT APPROXIMATELY 2975 W 4000 S (APPLICANT: CW LAND)
Todd Meyers was present for this item.

Mr. Meyers stated that nothing has changed other than adding a few more utility easements.

Commission member Roundy made a motion to recommend approval of the Final plat for Salt Point Commercial located at approximately 2975 W 4000 S. Commission member Nalder Seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.*

6. **DISCUSSION AND ACTION ON PUBLIC HEARING**- CONCERNING A REZONE REQUEST FOR PROPERTY LOCATED ON THE NORTH-EAST CORNER OF 1900 W AND WILSON LANE PARCEL NUMBERS 150700028, 150700029, 150700041, 150700042, 150700043, 150690039, 150690040, 150690041, 150690042 FROM C-3 TO M-1 (Applicant: Miller Funding Group)
Brook Morris was present for this item.

Chairman Deem stated that staff has come up with some conditions that would go along with the rezone of this property.

Mr. Morris stated that they have seen them, and they are okay with them.

There was a conversation about the bar/restaurant that is currently vacant and next to the subject property.

Commission member Roundy stated that she agrees with the conditions and thinks this will add to the area.

Commission member Nalder made a motion to recommend the rezone request for the property located on the northeast corner of 1900 W and Wilson lane from C-3 to M-1 with the conditions that are listed in the packet. Commission member Roundy seconded the motion*. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.*

7. PUBLIC HEARING-TO RECEIVE COMMENT CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

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

No one spoke on this item.

****Commission member Reyna entered the meeting via Zoom at 6:09 PM***

Commission member Nalder made a motion to leave the public hearing. Commission member Epperson 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.*

DRAFT

8. **DISCUSSION AND ACTION ON PUBLIC HEARING**- CONCERNING ADOPTING A LANDSCAPING STANDARDS AND REQUIREMENTS ORDINANCE

Commission member Nalder made a motion to table adopting the landscaping standards and requirements oridinance. Commission member Roundy seconded the motion*. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Stimpson, aye; the vote was unanimous.*

9. DISCUSSION AND ACTION- ROAD DEDICATION PLAT FOR 3675 S-4700 W TO GREEN FARM WAY (Applicant: Nilson Homes)

Jake Jones was present for this item.

Amy Hugie stated that there are no concerns from the Community Development Director.

10. DISCUSSION AND ACTION-FINAL SITE PLAN APPROVAL FOR HOLIDAY OIL LOCATED ON THE SOUTHWEST CORNER OF 4000 S 3500 W (Applicant: Holiday Oil)

Brent Neel was present for this item.

****Andrew arrived at the meeting***

Commission member Stimpson stated that she liked the landscaping plan.

Ed Mignone stated that there have been a few reviews from staff, and everything looks good.

Commission member Roundy made a motion to grant final site plan approval for Holiday Oil located on the southwest corner of 4000 S 3500 W. Commission member Reyna seconded the motion*. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission member Reyna, aye; Commission member Stimpson, aye; the vote was unanimous.*

11. ADJOURNMENT

Commission member Nalder made a motion to adjourn at 6:17 PM 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.*

DRAFT

Charis Sully

Charis Sully
Deputy Recorder

Date Approved: _____

WEST HAVEN CITY
COUNCIL AND PLANNING COMMISSION MEETING MINUTES

May 26, 2022 6:00 P.M.
Community Room
4150 South 3900 West, West Haven, UT 84401

Present:	Rob Vanderwood	Mayor
	Kim Dixon	Councilmember
	Carrie Call	Councilmember
	Nina Morse	Councilmember
	Ryan Saunders	Councilmember
	Ryan Swapp	Councilmember
	Darin Deem	Commission Chair
	Becky Roundy	Vice Chair
	Natalie Wilson	Commission Member
	Andrew Reyna	Commission Member (Via Zoom until 6:23 pm)
	Scott Epperson	Commission Member
	Melinda Stimpson	Commission Member
	Kirt Nalder	Commission Member
Staff Present:	Charis Sully	Deputy Recorder
	Matthew Jensen	City Manager
	Shari Phippen	Community Development Director (Via Zoom)
	Amy Hugie	Attorney

1. MEETING BROUGHT TO ORDER:

Mayor Vanderwood *brought the Meeting to order at 6:03 pm. and welcomed those in attendance.*

2. DISCUSSION-OPEN SPACE ZONE

Shari presented on the Open Space zone and what she recommends for changes to the ordinance.

Planning Commission and City Council discussed possible changes that could be made to the ordinance for Open Space.

Commission Member Reyna arrived at the meeting 6:23 pm

8. ADJOURNMENT

Councilmember Dixon moved to adjourn at 7:39 PM **Councilmember Morse seconded** the motion. Councilmember Call, aye; Councilmember Saunders, aye; Councilmember Morse, aye; Councilmember Swapp, aye; Councilmember Dixon, aye; Commission member, Deem aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Roundy, aye; Commission member Wilson, aye; Commission Stimpson, aye; **Vote was unanimous.**

Charis Sully

Deputy Recorder

Date Approved: _____

DRAFT

Planning Commission Meeting Minutes
June 8, 2022 6:00 PM

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

Present:	*Darin Deem*	*Chairman*
	Becky Roundy	*Vice Chair*
	Kirt Nalder	*Commission Member*
	Natalie Wilson	*Commission Member*
	Andrew Reyna	*Commission Member (Arrived at 5:45 to Work Session)*
	Rob Vanderwood Mayor	
	Carrie Call	*Council Member*
	Kim Dixon	*Council Member*
	Nina Morse	*Council Member (Arrived to Meeting at 6:07)*
	Ryan Swapp	*Council Member (Arrived to Meeting at 7:48)*
	Ryan Saunders	*Council Member*
Staff Present:	*Charis Sully*	*Deputy Recorder*
	Matt Jensen	*City Manager*
	Shari Phippen	*Community Development Director*
Absent:	*Scott Epperson*	*Commission Member*
	Melinda Stimpson	*Commission Member*

5:00 WORK SESSION
Planning Commission discussed the Landscaping Standards and Regulations DRAFT Ordinance and Shari updated the Planning Commission on the Open Space Zone.

AGENDA

1. **INVOCATION-**COMMISSION MEMBER NALDER
2. **PLEDGE OF ALLEGIANCE-**COMMISSION MEMBER WILSON
3. **PRESENTATION**-LAND USE LAW TRAINING-CRAIG CALL
4. **ADJOURNMENT**

The Planning Commission and City Council met for Land Use Law Training at the City Office. Chairman Deem called the meeting to order at 6:00 PM

1. INVOCATION *was offered by Commission Member Nalder*

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

3. **PRESENTATION-**LAND USE LAW TRAINING -CRAIG CALL

Craig Call gave a presentation to the Planning Commission and the City Council on Land Use Laws.

5. ADJOURNMENT

Commission member Wilson made a motion to adjourn at 8:03 PM 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.*

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: _____

DRAFT

Planning Commission
Staff Review Memo

June 16, 2022

Shari Phippen, Community Development Director

ACCESSORY DWELLING UNIT IN EXCESS OF 1,200 SQUARE FEET	
Request:	Consideration of a CUP for a 450 sq ADU with reduced side and rear setbacks
Property Address:	4936 W 3625 S
Property Zone:	OS
Property Size:	.47 Acre
Applicant:	Paul Haines
Governing Document(s):	WHZC Chapter 33 (online version)
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

The Haines' are constructing an accessory building on their property. Their plans show that they will have an apartment on the top level of the shop. Although their intent is to use it for family, because it meets the criteria of a dwelling unit, they are required to have an ADU permit.

The issue and reason it is before the Commission is because detached ADUs are required to maintain 20' rear setbacks and a similar side setback to whatever is required by their zone. The Open Space zone does not have standard setbacks at this time, but 8-10' is standard for residential zones of similar size. The Haines' have their building at 6' off the side and 5' off the rear, so they are required to obtain a CUP from the Commission prior to having a legal ADU permit.

Staff Review/Recommendation

WZHC 33.40 allows the Planning Commission to grant a conditional which modifies the setback requirements for ADUs. The text of 33.40, with staff review comments of each provision, are as follows:

> *The Planning Commission may issue a conditional use permit for ADU's which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.*

1. *In approving a conditional use permit the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically, the Planning Commission may require:*
    a. *For ADU's that exceed the maximum size of 1,200 sq. ft.: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking.*
    N/A
    b. *For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles.*
    They have sufficient off-street parking and are proposing to extend the concrete pad they currently have to provide an additional space.
    c. *For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.*
        a. The foundation was set at a 6' setback. That is to the edge of the building, so the stairs are about 18-24" off the property line.
        b. Privacy fencing is already in place on this and adjoining lots.
        c. No ADU windows are proposed for the abutting property lines

Staff recommends that the Commission grant the CUP for a 450 sq ft ADU at this location, with the following condition:

1- All permits, inspections and conditions of the Building Department shall be strictly adhered to.

LAND USE PERMIT APPLICATION

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

APPLICATION TYPE
☒ ACCESSORY DWELLING UNIT (ADU)
☐ SHORT TERM RENTAL (STR)
☐ TEMPORARY STORAGE UNIT
☐ TEMPORARY RV PARKING FOR CONST.

PROPERTY OWNER INFORMATION	
NAME	Michael Paul Haines
ADDRESS	4936 W 3625 S
PHONE	801-860-5332
EMAIL	Paul@swimforlessutah.com
CONTRACTOR INFORMATION, IF OTHER THAN OWNER	
CONTRACTOR NAME	M Paul Haines
BUSINESS NAME	Swim For Less
ADDRESS	4936 W 3625 S
PHONE	801-860-5332
EMAIL	Paul@swimforlessutah.com
LICENSE #	11718923-5501

PROPERTY INFORMATION			
ADDRESS:	4936 W 3625 S		
PARCEL #: 084590008	LOT SIZE: 0.47 Acre	LOT#: 37	SUBDIVISION: Haven estates
PRIMARY DWELLING SQ. FT. 4600	ACCESSORY DWELLING SQ. FT. 430	NUMBER OF PARKING SPACES 2	

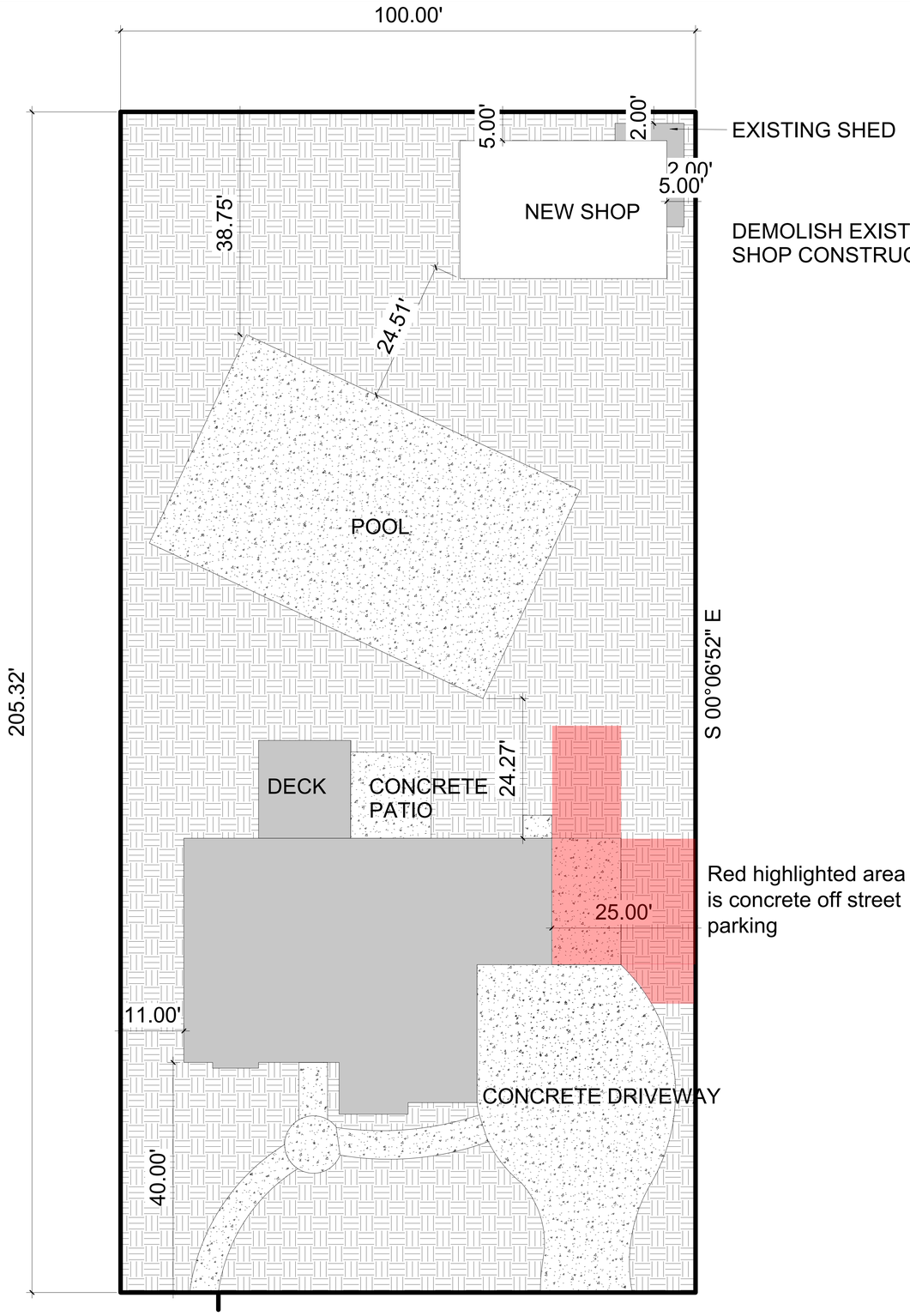
5/17/22

APPLICANT'S SIGNATURE DATE

Same as applicant

OWNER'S SIGNATURE DATE

FOR OFFICE USE		
DATE RECEIVED: 5/19/2022	ISSUED DATE:_____	PERMIT NUMBER:_____
_____ STAFF APPROVAL DATE		CONDITIONAL USE REQUIRED ☑ YES ☐ NO



1 SITE PLAN
3/32" = 1'-0"

Project Status

FINAL- ISSUED FOR CONSTRUCTION
2.21.22

Designer

Elms Design LLC
Custom Home Designs
Phone: 541-610-5639
Email: elmscarriann3@gmail.com
937 N Shilling Avenue
Blackfoot, ID 83221

SITE PLAN

Haines Shop

4936 W 3625 S
West Haven, UT 84401

REVISIONS

DATE	DESCRIPTION

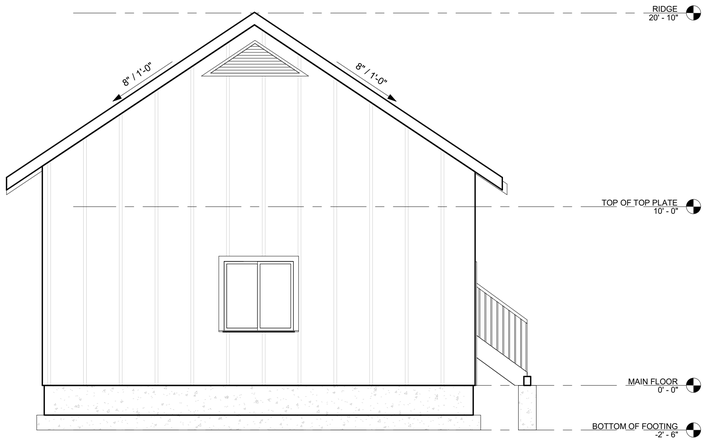
DRAWN BY:	CARRIANN ELMS
CHECKED BY:	CARRIANN ELMS

05-22

2/21/22

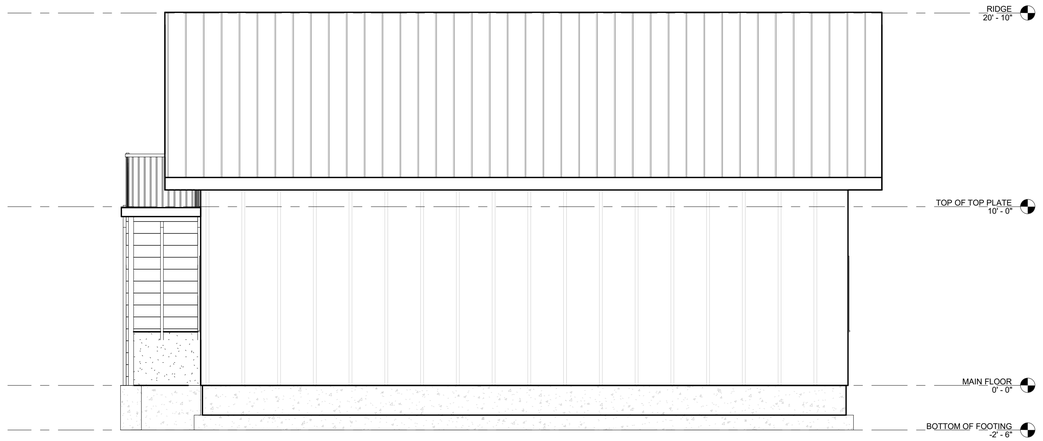
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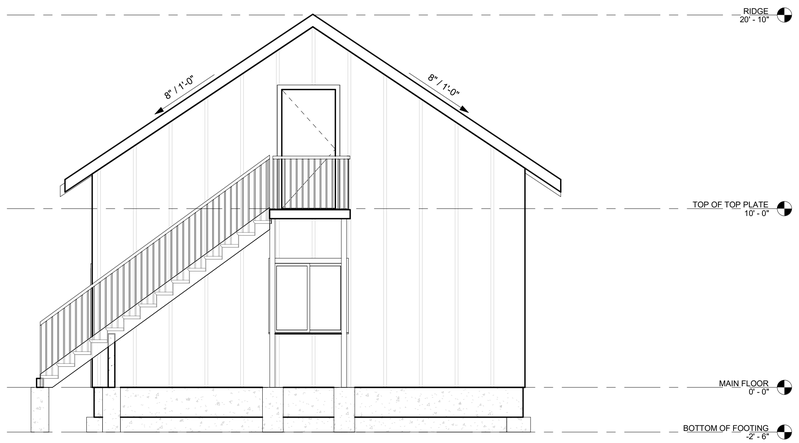
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



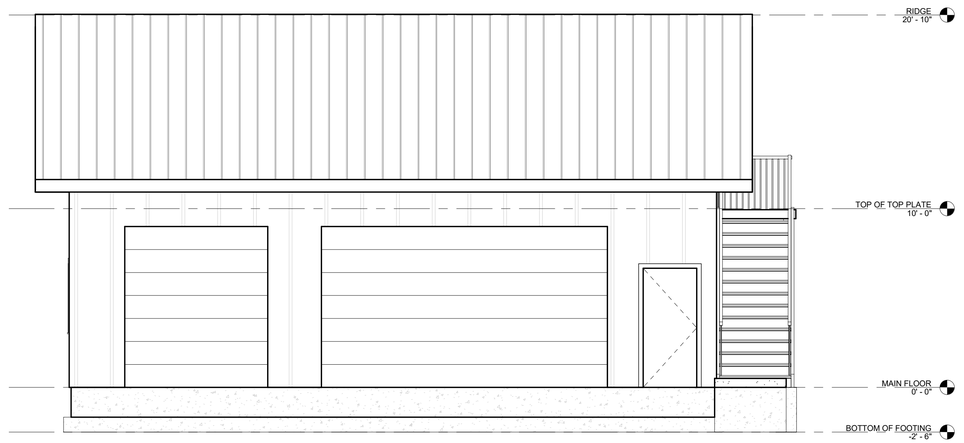
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

Project Status

FINAL- ISSUED FOR CONSTRUCTION
2.21.22

Designer

Elms Design LLC
Custom Home Designs
Phone: 541-610-5639
Email: elmscarriann3@gmail.com
937 N Shilling Avenue
Blackfoot, ID 83221

ELEVATIONS

Haines Shop

4936 W 3625 S
West Haven, UT 84401

REVISIONS

DATE	DESCRIPTION

DRAWN BY: CARRIANN ELMS
CHECKED BY: CARRIANN ELMS

05-22

2/21/22

A200

3/3/2022 1:44:29 PM

Planning Commission
Staff Review Memo

June 16, 2022

Shari Phippen, Community Development Director

PRELIMINARY SITE PLAN- ALLWOOD TREE SERVICE, INC	
Request:	Grant preliminary site plan approval to Allwood Tree Service, Inc
Property Address:	1625 W 2100 S
Property Zone:	C-2
Property Size:	.8 acres
Applicant:	Mike & Krystal Wood
Governing Document(s):	WHZC Chapter 54 (online version)
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

Applicants are in the process of purchasing the property to use for storing their business vehicles and for employee parking. All of the actual work of the business is done off-site. There is not an onsite office.

Staff Review/Recommendation

Staff is comfortable granting preliminary approval, so long as strict conditions are put into place prior to the applicant coming back to the Commission for final site plan approval. The primary concern I have is the prelim site plan does not show any improvements to the parking areas or the emergency turnaround. City engineering standards and the International Fire Code require that parking and emergency vehicle access be on drivable surface, such as gravel, asphalt or road base.

The building is already existing, so there is no review of materials or design that the Commission needs to do on that. They have stated that none of the business will be run out of the building.

Prior to receiving final site plan approval, the Applicant should be required to complete the following:

1- **Prepare and receive engineering approval on site plan civil documents. Those plans should show:**
    a. **Plans for improvements to all parking areas**
    b. **Plans for improvements to the hammerhead, with the following changes from the preliminary site plan:**
        i. **Increase the hammerhead "handle" from 50' to 70', per the IFC and review of Deputy Chief Reed**
        ii. **Increase the hammerhead radius to 28' per IFC and Chief Reed.**
2- **Present the City with notarized consent from the current property owner.**
    a. I have contacted the applicant and let them know that the City has to have notarized consent from the owner. I have told them that they can bring that to the meeting. If they do not bring it, I would recommend the Commission delay preliminary approval until such time as they present the City with the letter of consent.

Additionally, Staff recommends the following condition

1- **No part of the business is to occupy the building currently on the property.**
    a. If at a future date, the Applicant wishes to use the building for business purposes, they should be required to work with the Building Department to ensure the building is up to whatever codes are in place at the time they desire to occupy the building.

SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 6-13-22

Address of Site: 1625 W 2100 S, Property Parcel # _____

Applicant's Name: Mike Wood / Krystal Wood

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

Site Plan Application and

Site plan design, be approved on .80 (acreage) of

Property in the CP2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Mike Wood (Owner/Petitioner) Date: 6-13-22

I authorize Mike or Krystal Wood to act as my representative in all matters relating to this application.

_____ (Owner)

_____ (Agent as Authorized by Owner)

Percentage of Landscaping _____ Anticipated Parking spaces _____

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

Planning Commission preliminary action ☐ Approved ☐ Denied Date_____	**Scheduled for Planning Commission Agenda** _____
City Council preliminary action ☐ Approved ☐ Denied Date_____	**Conditions:** _____
Planning Commission final action ☐ Approved ☐ Denied Date_____	_____
City Council final action ☐ Approved ☐ Denied Date_____	_____

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

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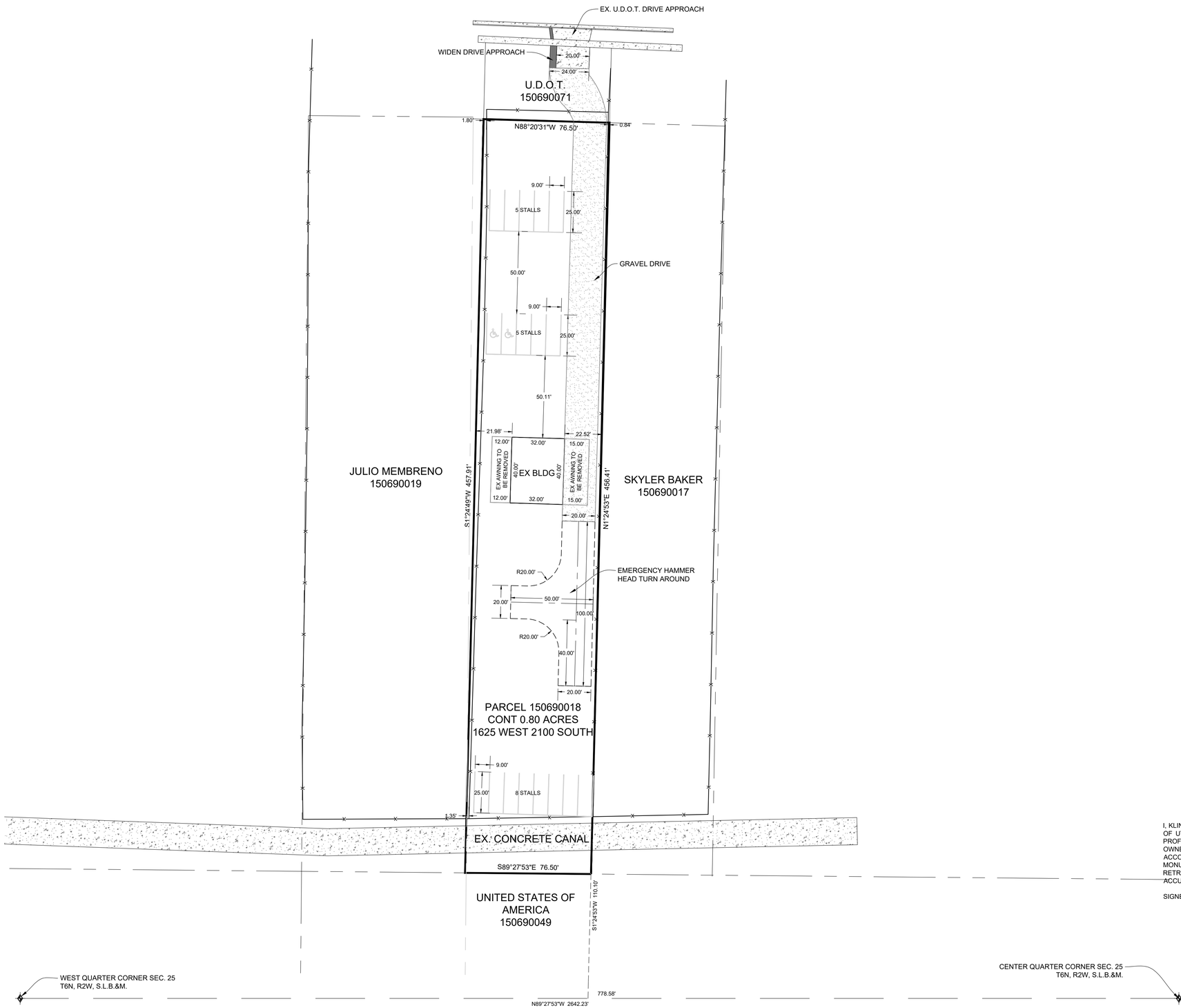
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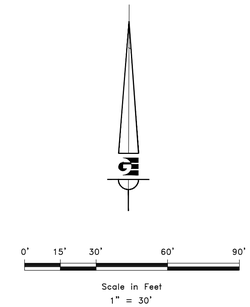
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ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA



BOUNDARY DESCRIPTION

TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AT A POINT 235.684 METER (773.24 FEET) WEST AND 33.528 METER (110.00 FEET) NORTH FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE NORTH 139.117 METER (456.42 FEET) ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT TO A POINT ON CURVE WITH A 4980 METER RADIUS CURVE TO THE LEFT, THENCE WESTERLY 23.322METER (76.52 FEET) ALONG THE ARC OF SAID CURVE, CONCETRIC WITH THE CENTER LINE OF SAID PROJECT TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT (NOTE; CHORD TO SAID CURVE BEARS NORTH88D52'38" WEST FOR A DISTANCE OF 23.322 METER); THENCE SOUTH139.574 METER (457.92 FEET) ALONG SAID WESTERLY BOUNDARY LINE,THENCE EAST 23.317 METER (76.50 FEET) TO SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MIKE WOOD. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE MERIDIAN WHICH BEARS NORTH 89°27'53" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2839823, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 7181, AND THE U.D.O.T. REGION 1 RIGHT OF WAY DRAWINGS WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 14TH DAY OF JUNE, 2022.

PROFESSIONAL LAND SURVEYOR
6/14/22
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1:30 XREF
DATE: 6/13/22
DESIGN: -----
DRAWN: KHW
CHECKED: KHW
DWG: 25393 - MIKE WOOD SURVEY 22133 - MIKE WOOD SURVEY\DWG\MIKE WOOD.DWG

REVISIONS

DATE	DESCRIPTION

PROPERTY SURVEY FOR MIKE WOOD
1625 WEST 2100 SOUTH, WEST HAVEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

S1
1

Planning Commission
Staff Review Memo

June 16, 2022

Shari Phippen, Community Development Director

Preliminary Plat- Sunset Farms

Request: Grant approval of a preliminary plat for a 10-lot subdivision
Property Address: 3417 South 2700 West
Property Zone: R-2
Property Size: 5 acres
Applicant: Tyler & Jessica Peterson

Governing Document(s): WHC Zoning Map; WHZC 10-06 (online version)
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

In early 2022, Tyler & Jessica Peterson received approval of a rezone on their property, changing the zone from A-1/A-2 to R-2. At the time they received the rezone, they stated that they would be developing the property. This preliminary plat is before you for consideration and recommendation to the Council.

Staff Review

1) **Density.** There shall be no more than 2.0 residential units per acre contained within the boundaries of each phase of every subdivision….
   a) ***The project is 5 acres and they have 10 lots. They meet this requirement.***
2) **Lot Area.** There shall be a minimum of twelve thousand five hundred (12,500) square feet in each lot. When a variety of lot sizes are used the larger will be placed against existing lots.
   a) ***All lots are at least 20,000 sq ft, meeting this requirement.***
3) **Lot Width.** All lots are to average 90 feet, with no less than 80 feet.
   a) ***All lots are a minimum of 100', meeting this requirement.***
4) **Buffer.** All lots contiguous to an A-1, A-2, or R-1 Zone are to be a minimum of 17,000 sq. ft.
   a) ***All lots in this subdivision are a minimum of 20,000 square feet, meeting this requirement.***

They are proposing a private road. The initial design of the road has been reviewed and tentatively meets City engineering standards. It has also been reviewed by the Deputy Fire Chief and the proposed radius and turn around meet the IFC.

As the preliminary plat meets all of the standards of the underlying zone and the initial design of the private road meets the City's standard for private roads, it is staff's position that the Commission should recommend approval of the preliminary plat.

SUBDIVISION APPLICATION

CITY OF WEST HAVEN
PHONE 801-731-4519

SUDIVISION NAME Sunset Farms

LOCATION 3417 S. 2700 W. **PARCEL #** 08030000 07

NO. OF LOTS 10 **ZONE** R-2

APPLICANTS NAME Tyler Peterson

PHASES	
PHASE 1	NO. OF LOTS 10
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
		PRELIMINARY			FINAL
	☒	Affidavit of Understanding and Acceptance of Fees	☐	☐	Secondary Water Company
			☐	☐	Culinary Water Company
			☐	☐	Fire District
			☐	☐	All other items required by City Planner

Planning Commission preliminary action ☐ Approved ☐ Denied Date_____	**Scheduled for Planning Commission Agenda** June 22, 2022
City Council preliminary action ☐ Approved ☐ Denied Date_____	**Conditions:**
Planning Commission final action ☐ Approved ☐ Denied Date_____	
City Council final action ☐ Approved ☐ Denied Date_____	

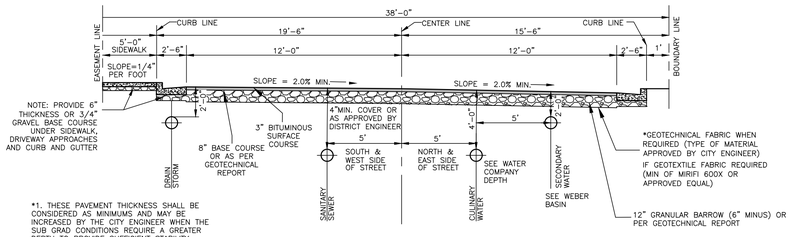
ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA.

Reeve & Associates, Inc. - Solutions You Can Build On



VICINITY MAP

SCALE: NONE



Street Section
Private Access Easement

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

*1. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN THE SUB GRAD CONDITIONS REQUIRE A GREATER DEPTH TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER.
2. MINOR AND MAJOR ARTERIAL STREETS SHALL BE CONSTRUCTED WITH AN 8" UNTREATED BASE COURSE, 12" SUB-GRADE & 3" BITUMINOUS SURFACE COURSE OR AS

Storm Runoff Calculations

Peterson Property
7941-01 5/23/2022 rss

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Haven, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Due to no outlet, full retention is designed for.

Lot 1-9 Basins

The calculations are as follows:

Drainage Area:

Total Area =	3.15 acre or	137,384 ft²	
Runoff Coefficients			
0% Paved Area		0	C = 0.9
20% Roof		27,000	C = 0.9
80% Landscaped Area		110,384	C = 0.2
Weighted Runoff Coefficient			C = 0.34

LID Retention

80th Percentile Rainfall Event	0.45	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.20	
NRCS Soil Group	C/D	
Rv Equation	0.83*I..122	
R_v	0.13	
V_{ret}	689	c.f.

Rainfall Intensities:

10-yr intensity for a 15-min TOC - Pipe Capacity	1.38	in/hr

Peak Run-off:

Runoff Coefficient	C =	0.34
Rainfall Intensity	I =	1.38 IN./HR.
Acreage	A =	3.15 ACRES
Q	Q =	1.47 cfs

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

C = 0.34
I = See Below in/hr
A = 137384.00 ft²
Q(out) = 0.00 ft³/s

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.52	7.00	2100	0	2100
10	600	4.96	5.32	3195	0	3195
15	900	4.10	4.40	3961	0	3961
30	1800	2.76	2.96	5333	0	5333
60	3600	1.71	1.84	6609	0	6609
120	7200	0.93	1.00	7196	0	7196
180	10800	0.64	0.68	7374	0	7374
360	21600	0.35	0.38	8229	0	8229
720	43200	0.22	0.23	9971	0	9971
1440	86400	0.12	0.13	11038	0	11038

SUMMARY:

The required 100-yr storage volume is	11,038	cubic feet
The required LID Retention volume is	689	cubic feet
Individual lot retention (Lot 1-9)	1,378	cubic feet
Provided retention (Individual x 9)	12,402	cubic feet

Storm Runoff Calculations

Peterson Property
7941-01 5/23/2022 rss

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Haven, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Due to no outlet, full retention is designed for.

Lot 10 Basin

The calculations are as follows:

Drainage Area:

Total Area =	1.84 acre or	80,201 ft²	
Runoff Coefficients			
54% Paved Area		43,300	C = 0.9
4% Roof		3,000	C = 0.9
42% Landscaped Area		33,901	C = 0.2
Weighted Runoff Coefficient			C = 0.60

LID Retention

80th Percentile Rainfall Event	0.45	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.58	
NRCS Soil Group	C/D	
Rv Equation	0.83*I..122	
R_v	0.45	
V_{ret}	1348	c.f.

Rainfall Intensities:

10-yr intensity for a 15-min TOC - Pipe Capacity	1.38	in/hr

Peak Run-off:

Runoff Coefficient	C =	0.60
Rainfall Intensity	I =	1.38 IN./HR.
Acreage	A =	1.84 ACRES
Q	Q =	1.53 cfs

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

C = 0.60
I = See Below in/hr
A = 80200.50 ft²
Q(out) = 0.00 ft³/s

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	8.52	7.31	2194	0	2194
10	600	4.96	5.56	3338	0	3338
15	900	4.10	4.60	4138	0	4138
30	1800	2.76	3.10	5572	0	5572
60	3600	1.71	1.92	6904	0	6904
120	7200	0.93	1.04	7518	0	7518
180	10800	0.64	0.71	7704	0	7704
360	21600	0.35	0.40	8576	0	8576
720	43200	0.22	0.24	10417	0	10417
1440	86400	0.12	0.13	11531	0	11531

SUMMARY:

The required 100-yr storage volume is	11,531	cubic feet
The required LID Retention volume is	1,348	cubic feet
Provided retention (Lot 10)	13,118	cubic feet

NORTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004"



LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = SECTION TIE LINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED SECONDARY WATER LINE
- EX.SW = PROPOSED SECONDARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING PAVEMENT
- = PROPOSED PAVEMENT
- = PROPOSED CONCRETE

50 0 50 100 150
Scale: 1" = 50'

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT, SAID POINT BEING N00°51'40"E 1157.11 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3 (SAID EAST QUARTER CORNER BEING S00°51'40"W 2644.86 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3); THENCE N89°04'52"W 423.28 FEET; THENCE N89°11'27"W 901.63 FEET; THENCE N00°46'25"E 124.12 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 39.06 FEET, A DELTA ANGLE OF 22°22'46", A CHORD BEARING OF N11°57'48"E, AND A CHORD LENGTH OF 38.81 FEET; THENCE S89°31'47"E 302.14 FEET; THENCE S89°14'58"E 689.57 FEET; THENCE S88°54'06"E 143.60 FEET; THENCE S89°34'58"E 182.33 FEET; THENCE S00°51'40"W 166.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,487 SQUARE FEET OR 4.993 ACRES MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	100.00'	39.06'	38.81'	N11°57'48"E	22°22'46"

EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2015"

Sunset Farms Subdivison

West Haven, Weber County, Utah

Developer:
Jessica Peterson
3417 S. 2700 W.
West Haven, UT. 84401
801-920-1493

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

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

REVISIONS
DATE | DESCRIPTION

Sunset Farms Subdivision
PART OF THE NE 1/4 OF SECTION 3 T.5N., R.2W., S.L.B & M., U.S. SURVEY
WEST HAVEN, WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 5-10-22
Name: SUNSET FARMS SUBDIVISION
Number: 7941-01

Sheet 1 of 1 Sheets

Planning Commission
Staff Review Memo

June 16, 2022

Shari Phippen, Community Development Director

Preliminary Plat- The Village @ Green Farm

Request: Grant approval of a preliminary plat for a 10-lot subdivision
Property Address: Approx. 3700 S 4450 W
Property Zone: Mixed Use
Property Size: 18 Acres
Applicant: Nilson Homes (Jake Jones)

Governing Document(s): Green Farm MDA
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

Green Farm is subject to an MDA, most recently amended on December 18, 2019. As part of that MDA, the project will have no more than 497 total dwelling units. There will be a variety of residential unit types- patio homes, single-family homes, townhomes, attached patio homes, etc. The MDA vests the developer with the right to arrange the homes on the property as land conditions warrant, so long as the total number of allowed units is not exceeded.

This phase proposes to construct 94 rental townhomes. The second amendment to the Green Farm MDA (Exhibit C, Table 1) sets the density of this phase at ranging between 97-129 units. This plat complies with that requirement.

The MDA is somewhat silent on how many spaces of guest parking they are required to provide. In addition to 4 off-street parking spaces per unit that they have provided (2 car garages, 2 in the driveway), they have provided 59 guest parking spaces, or just over 1 guest space per 2 units. Staff is comfortable with the number of guest parking spaces proposed.

There is some concern between myself and the City Engineer regarding the guest parking. Neither of us are comfortable with the guest parking backing directly on to City streets. If the developer chooses to own and maintain the streets within this phase of the project, then the guest parking may back directly on to those streets. The City will not accept ownership of those streets which have guest parking directly access the street. 3675 South will be accepted by the City.

The commercial portion of this phase meets the requirement of the MDA. At the time the commercial property develops, they will be required to come in and have a site plan/design review and approval, separate from the approval of the preliminary plat.

As the project is compliant with the MDA in terms of density and provision of commercial space, it is Staff's recommendation that the Commission recommend approval to the City Council, with the following conditions:

1- Prior to proceeding to Council, Developer shall be required to add language to the plat which indicates that all roads except 3675 South will be private.
2- Prior to final approval, the developer shall have a complete approved set of civil engineering drawings that have been reviewed and approved by the City Engineer.

TOWNHOMES SUBDIVISION APPLICATION

4150 S 3900 W

WEST HAVEN, UT 84401

PHONE 801-731-4519

SUDIVISION NAME The Village at Green Farm

LOCATION 3700 S 4450 W, West Haven UT **PARCEL #** 08-037-0238, 08-037-0206, 08-037-0222, 08-037-0207, 08-037-0120, 08-037-0072

NO. OF LOTS 94 **NO. OF BUILDINGS** 16 **ZONE** Mixed Use

Applicants Name Jake Jones

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

ADDITIONAL PHASES			
PHASE 1	NO. OF BUILDINGS 7	NUMBER OF PARKING 173	PERCENTAGE OF LANDSCAPING
PHASE 2	NO. OF BUILDINGS 9	NUMBER OF PARKING 262	PERCENTAGE OF LANDSCAPING
PHASE 3	NO. OF BUILDINGS	NUMBER OF PARKING	PERCENTAGE OF LANDSCAPING
PHASE 4	NO. OF BUILDINGS	NUMBER OF PARKING	PERCENTAGE OF LANDSCAPING
PHASE 5	NO. OF BUILDINGS	NUMBER OF PARKING	PERCENTAGE OF LANDSCAPING

****

Planning Commission preliminary action ☐ Approved ☐ Denied Date	**Scheduled for Planning Commission Agenda** June 22, 2022
City Council preliminary action ☐ Approved ☐ Denied Date	**Conditions:**
Planning Commission final action ☐ Approved ☐ Denied Date	
City Council final action ☐ Approved ☐ Denied Date	

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

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

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

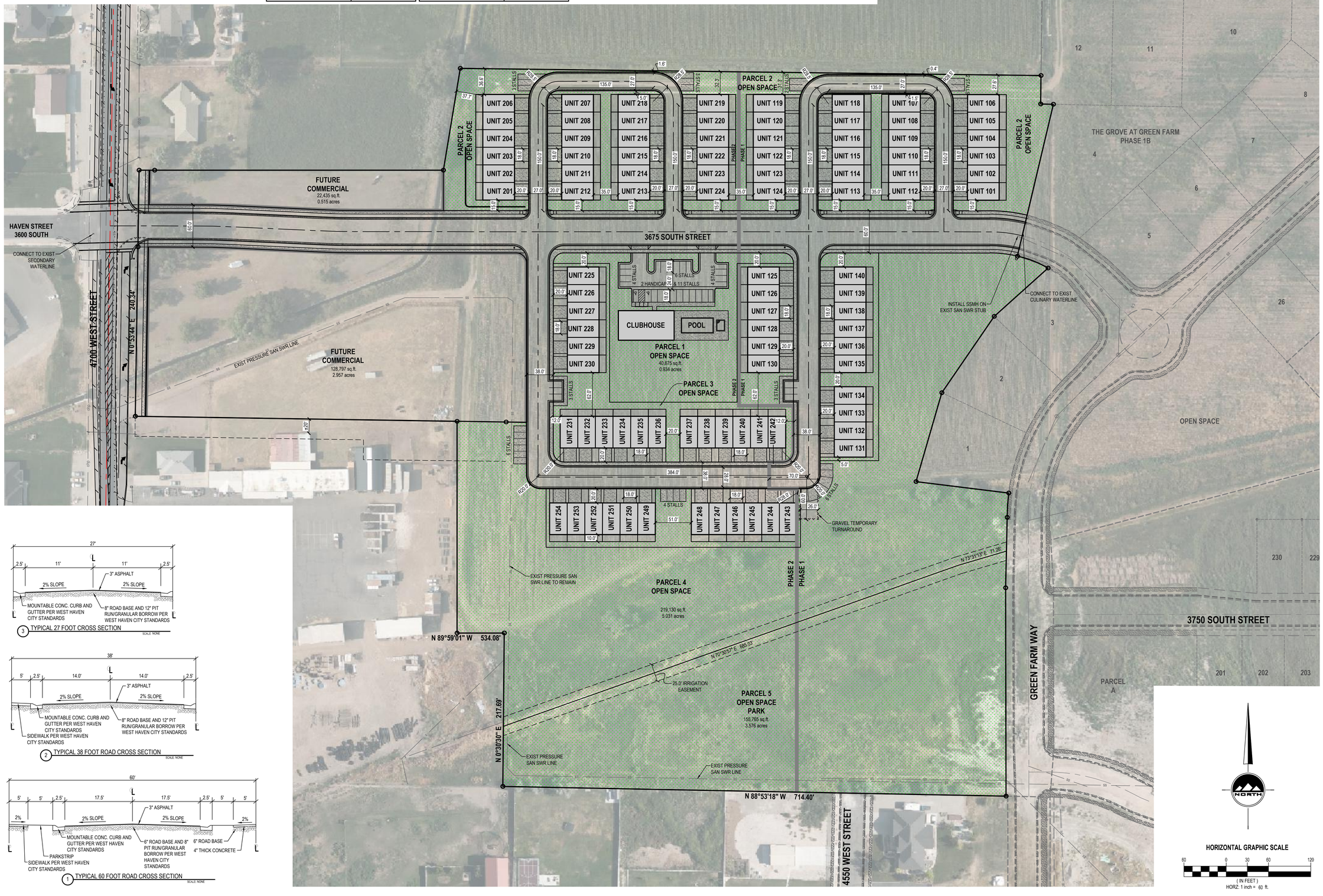
PHASE 1 & 2 TOWNHOME AREA TOTAL	
DESCRIPTION	QUANTITY
TOWNHOME UNITS	94
PROJECT AREA	784,152 sq.ft. / 18.00 acres
UNITS PER ACRE	5.22 UNITS/ACRE

PHASE 1 TOWNHOME TOTAL	
DESCRIPTION	QUANTITY
TOWNHOME UNITS	40
PHASE 1 AREA	337,156 sq.ft. / 7.74 acres
UNITS PER ACRE	5.17 UNITS/ACRE
PHASE 1 LANDSCAPE AREA	205,923 sq.ft/4.73 acres/61.1%

PHASE 2 TOWNHOME TOTAL	
DESCRIPTION	QUANTITY
TOWNHOME UNITS	54
PHASE 2 AREA	446,996 sq.ft. / 10.26 acres
UNITS PER ACRE	5.26 UNITS/ACRE
PHASE 2 LANDSCAPE AREA	231,232 sq.ft/5.31 acres/51.7%

LANDSCAPING	
DESCRIPTION	QUANTITY
TOTAL LANDSCAPE AREA	437,155 sq.ft. / 9.25 acres
PERCENTAGE	55.7%

COMMERCIAL TOTAL	
DESCRIPTION	QUANTITY
COMMERCIAL AREA	151,232 sq.ft. / 3.47 acres



3 TYPICAL 27 FOOT CROSS SECTION

SCALE: NONE

2 TYPICAL 38 FOOT ROAD CROSS SECTION

SCALE: NONE

1 TYPICAL 60 FOOT ROAD CROSS SECTION

SCALE: NONE

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403
CONTACT:
MARK STAPLES
PHONE: 801-392-8100

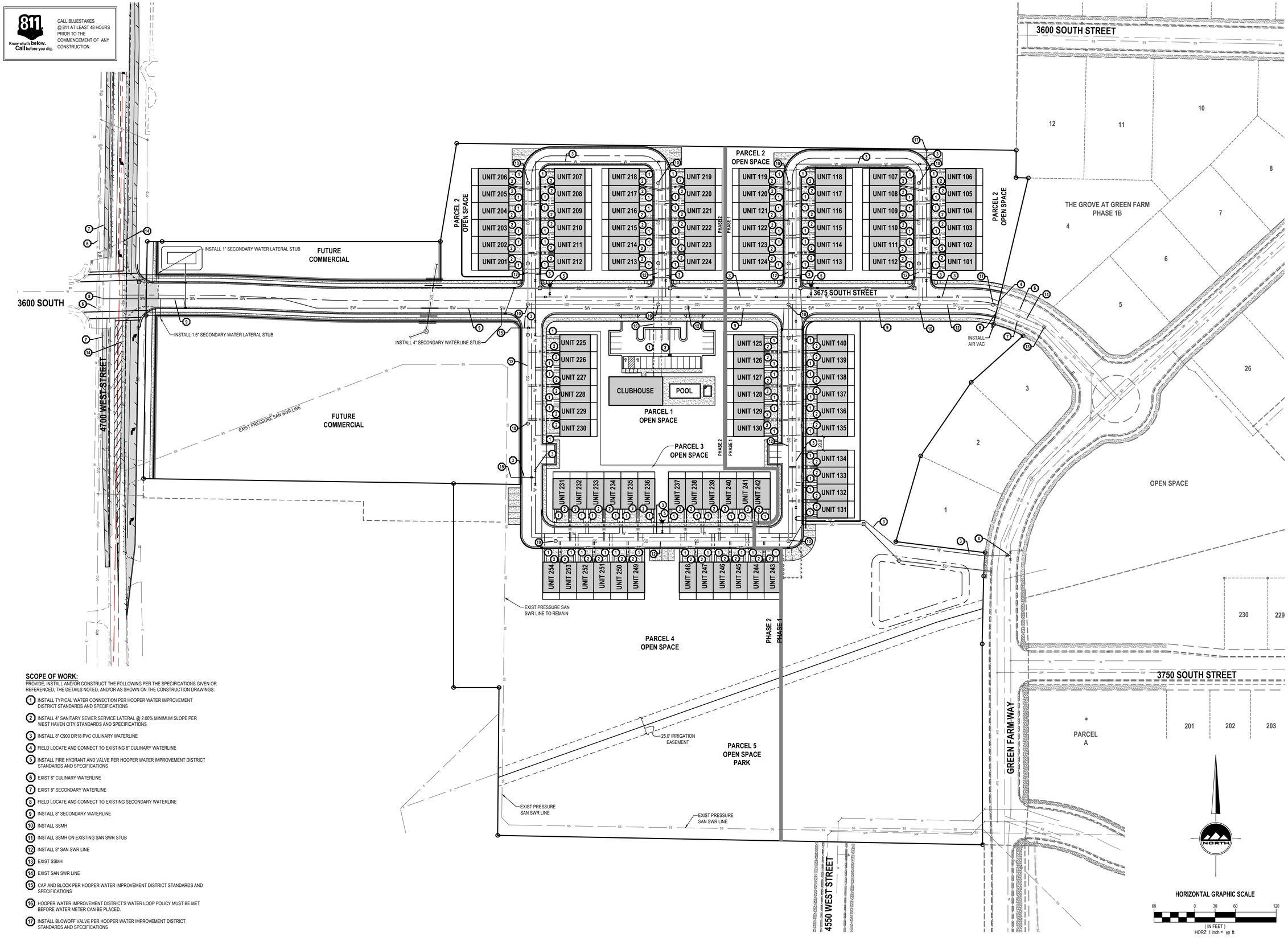
THE VILLAGE AT GREEN FARMS
PARCEL A
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH, UTAH

PARCEL A
PARCEL PLAN

PROJECT NUMBER	PRINT DATE
9479	6/7/22
DRAWN BY	CHECKED BY
K.SIMMONS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL TYPICAL WATER CONNECTION PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEST HAVEN CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE
4. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
5. INSTALL FIRE HYDRANT AND VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
6. EXIST 8" CULINARY WATERLINE
7. EXIST 8" SECONDARY WATERLINE
8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE
9. INSTALL 8" SECONDARY WATERLINE
10. INSTALL SSMH
11. INSTALL SSMH ON EXISTING SAN SWR STUB
12. INSTALL 8" SAN SWR LINE
13. EXIST SSMH
14. EXIST SAN SWR LINE
15. CAP AND BLOCK PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
16. HOOPER WATER IMPROVEMENT DISTRICT'S WATER LOOP POLICY MUST BE MET BEFORE WATER METER CAN BE PLACED.
17. INSTALL BLOWOFF VALVE PER HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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FOR:
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THE VILLAGE AT GREEN FARMS
PARCEL A
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

PARCEL A
PRELIMINARY
UTILITY PLAN

PROJECT NUMBER	PRINT DATE
9479	6/7/22
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

2 OF 2

ORDINANCE ____-2022
AN ORDINANCE ESTABLISHING LANDSCAPING STANDARDS AND REQUIREMENTS IN WEST HAVEN CITY

PURPOSE AND INTENT:

The Landscaping Standards and Requirements ordinance is established to promote the health, safety, and general welfare of the public by enhancing the aesthetic quality of residential and commercial areas while promoting water-efficient landscaping.

DEFINITIONS:

For the purposes of this chapter, the following terms shall be defined as set forth herein:

ACTIVE RECREATION AREA: An area that is dedicated to active play, including where turf may provide a playing surface.

BUBBLER: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella, or short stream pattern.

CHECK VALVE: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination of the water supply due to the reverse flow of water.

DRIP EMITTER: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

EVAPOTRANSPIRATION (ET): The quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time, expressed in inches per day, month or year.

GRADING PLAN: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

GROUND COVER: Material planted in such a way as to form a continuous cover over the ground.

GROUND PLANE COVERAGE: Vegetative cover of the horizontal surfaces of a landscaped area. Canopies of deciduous trees shall not be counted toward the coverage calculation.

HARDSCAPE: Durable landscape materials, such as concrete, wood, stone or brick pavers, or compacted organic mulch.

IRRIGATION EFFICIENCY: the measurement of the amount of water beneficially applied, divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

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LANDSCAPED AREA: Improved areas of the property that make up the landscape. The landscaped area does not include building or structure footprints, sidewalks, and other non-irrigated natural areas intentionally left undeveloped.

LANDSCAPE ARCHITECT: A person who holds a certificate to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

LANDSCAPE DESIGNER: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

LANDSCAPE PLAN: The landscape plan shows the design of the landscape with natural features such as plantings, ground and water forms, circulation, walks, hardscape, and other features to comply with this ordinance. Types of plantings are identified, and quantities included. A landscape and open space percentage of the site is also included to ensure conformance with the minimum requirements of the zone in which the development is located.

LANDSCAPE ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve, or a set of valves with the same schedule.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences or benches.

LOCALSCAPES®: A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see www.Localscapes.com).

MULCH: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

OPEN SPACE: An area which is completely free and unobstructed from any building or structure. Landscaping, walkways, covered patios, light poles and other ornamental features shall not be considered obstructions for the purposes of this definition. Areas used for storm drainage shall not be eligible for inclusion in a required open space area. Utility corridors shall only be counted toward the open space requirement if improved as an accessible amenity to the project or the community as a whole.

PARK STRIP: A typically narrow landscaped area located between the back-of-curb and sidewalk.

PLANNED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT: A planned single-family development with specific open space and/or amenity standards that are required by the zone or a development agreement, and in which common open spaces will be maintained by a homeowner's association or organization.

PLANTER BED: Any irrigated, non-turf portion of the landscaped area.

PLANTING PLAN: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

POP-UP SPRAY HEAD: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

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PRECIPITATION RATE: The depth of water applied to a given area, usually measured in inches per hour.

PRESSURE COMPENSATING: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

PUBLIC FACILITY: A government, educational, or non-profit organization that provides services to the general public.

REHABILITATED LANDSCAPING: Altering, repairing, or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance, etc.

ROTOR SPRAY HEAD: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

RUNOFF: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

SMART AUTOMATIC IRRIGATION CONTROLLER: An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart Automatic Irrigation Controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle.

STREAM SPRINKLER: An irrigation head that projects water through a gear rotor in single or multiple streams.

TURF: A surface layer of earth containing grass species with full root structures that are maintained as mowed grass.

WASTE OF WATER: Includes, but is not necessarily limited to:

1. The use of water for any purpose, including outdoor irrigation, that consumes, or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, discharges into the sewer system, or is allowed to run into the gutter or street.

2. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other paved areas except to alleviate immediate health or safety hazards.

WATER-CONSERVING PLANT: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during periods of dry and warm weather.

APPLICABILITY:

The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public facility projects, commercial and industrial projects, multi-family residential projects, and landscaping for new single-family residential dwellings and fully rehabilitated single-family residential landscapes.

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COMMERCIAL, INDUSTRIAL, MULTI-FAMILY, AND PUBLIC FACILITY DEVELOPMENT STANDARDS

A. Open Space

1. Commercial, Manufacturing, Multi-family, and Public Facility Developments: Landscaping for Commercial, manufacturing, multi-family and public facility developments shall comply with the requirements of West Haven City "Site Plan and Design Review" ordinances. All open space required shall be landscaped with a minimum of one tree for every four hundred (400) square feet of landscaped area and one shrub for every two hundred (200) square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count towards the coverage calculation. Park strips are exempt from the ground plane coverage requirements.

3. Single-family Residential Developments: Each lot or parcel located within a platted single-family subdivision shall comply with the minimum open space requirements of the zone in which the property is located.

4. Planned Single-family Residential Developments: Developments shall comply with the open space requirements of the zone in which the property is located or comply with the requirements of any applicable development agreement.

B. Landscape Design Standards

1. Plant Selection:

a. Plants shall be well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possibleAreas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

b. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf and shall be maintained free of weeds. Any hardscape installed within a park strip shall cover no more than fifty percent (50%) of the park strip area, unless otherwise required by city code.

c. Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

2. Mulch: After completion of planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the mulch.

3. Tree Selection: Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:

a. Broad canopy trees shall be selected where shade or screening of tall objects is desired;

b. Low-growing trees shall be selected for spaces under utility wires;

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c. Trees shall be selected from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;

d. Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;

e. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles. All street trees shall comply with the clear vision standards of this Title;

f. All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the city arborist or designee;

4. Plant Material Size at Installation:

a. Deciduous trees shall be installed at a minimum size of two (2) inches in caliper, measured eight (8) inches above the soil line.

b. Evergreen trees shall be installed at a minimum height of six (6) feet.

c. Shrubs shall be installed at a minimum size of three (3) gallon.

d. Ornamentals grasses and perennials shall be installed at a minimum size of one (1) gallon.

e. Groundcover shall be installed at a minimum height of three (3) inches.

C. Landscape and Irrigation Plan Submittal: A copy of a landscape and irrigation plan shall be submitted to and approved by the city prior to the issue of any permit. The plans shall be prepared by a registered landscape architect and shall consist of the following items:

1. Landscape Plan. A detailed landscape plan shall be drawn at a scale that clearly identifies the following:

a. Project name and address, and landscape architect's information;

b. Location of all plant materials, a legend with botanical and common names, and size of plant materials;

c. Location of landscape features, ground and water forms, walks, hardscape, mulch, and other features;

d. Property lines and street names;

e. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;

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f. Existing trees and plant materials to be removed or retained;

g. Scale: graphic and written;

h. Date of design;

i. Designation of a landscape zone; and

j. Details and specifications for tree staking, soil preparation, and other planting work.

2. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

b. Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;

c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

d. Installation details for irrigation components.D. Plan Review, Construction Inspection, and Post-Construction Monitoring:

1. As part of the land use approval process, a copy of the landscape and irrigation plans shall be submitted to the city for review and approval before construction begins.

2. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.

3. During construction, site inspection of the landscaping may be performed by the city.

4. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the Community Development Department to verify compliance with the approved landscape plans.

Note: The City reserves the right to perform site inspections at any time before, during, or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

SINGLE-FAMILY RESIDENTIAL

A. Landscape Design Standards

1. Plant Selection:

a. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs should be grouped together as much as possible.

b. Areas with slopes greater than 33% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

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c. Park strips and other landscaped areas less than eight (8) feet wide shall not be landscaped with turf and shall be maintained free of weeds. Hardscape is permitted provided it does not interfere with the park strip's ability to capture storm water.

d. Turf area shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel or 250 square feet, whichever is greater.

Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

2. Mulch: After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.

B. Homebuilders and Developers

1. Homebuilders and developers subdividing lots and/or constructing new single-family residential homes within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient landscaping and irrigation standards of this chapter, and provide water efficient designs, such as the Localscapes® design style, to prospective home buyers.

2. Any Model Home shall meet the water-efficient landscaping standards of this chapter and provide an informational brochure on water-efficient landscaping. Brochures can be obtained from the City Planning Division.

IRRIGATION DESIGN STANDARDS

A. Irrigation systems shall be designed to maximize irrigation efficiency.

B. Landscaped areas shall be provided with a smart automatic irrigation controller. Smart irrigation controllers shall be WaterSense® labeled and automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

C. Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

D. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.

E. Pop-up spray heads shall be at a minimum of four (4) inches in height to avoid blockage from lawn foliage.

F. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

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G. Check valves shall be required when attached to the West Haven City culinary water system and where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

H. Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

I. Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

J. Valves with spray or stream sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation. Operation is strictly prohibited between the hours of 10:00 a.m and 6:00 p.m.

K. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

RESTRICTIVE COVENANTS REQUIRING TURF OR PLANT MATERIAL WITH UNIFORM OVERHEAD SPRAY IRRIGATION

A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, shall not:

1. Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than eight (8) feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area; or

2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

COMPLETION OF IMPROVEMENTS

A. Completion: All landscaping improvements required by this title shall be installed in accordance with the approved landscape and irrigation plans as follows:

1. Nonresidential Landscaping: Landscaping for commercial, industrial, and public facility projects shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated, or in cases of inclement weather, within six (6) months of the date of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or structure of an individual phase or plat of the development.

2. Multi-family Residential: Landscaping for two-family and multiple-family dwellings in all zones shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which they are associated, or in cases of inclement weather, within six (6)

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months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the first dwelling unit. (Ord. 2009-40, 11-24-2009)

3. Single-family Residential: The front and side yards of all single-family dwellings in all zones shall be landscaped within twelve (12) months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within eighteen (18) months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.

B. Bond/Escrow required for nonresidential, two-family, and multiple-family developments: In cases of inclement weather and in order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the Community Development Department, and shall be in an amount equal to one hundred ten percent (110%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable.

1. The bond or escrow account shall be posted or established in accordance with all other city regulations.

2. The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.

3. The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in subsection A of this section.

4. In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.

5. This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings. (Ord. 2015-19, 12-8-2015)

TREE & SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES

A. Purpose: The city values its open spaces, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, but they stabilize surface drainage and soil erosion. A well-designed landscape can reduce air and sound pollution, regulate solar radiation, and help with wind control.

B. City Arborist

1. Created: The Community Services Director or designee shall appoint a City Arborist.

2. Duties And Responsibilities: The City Arborist shall have authority over all trees and shrubs located within the city's rights of way, parks, and public places. On private, commercial, and residential property, the City Arborist shall have the authority over trees and shrubs which constitute a public hazard or threat as described in the standards for specification manual.

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C. Planting Trees, Landscaping in City Right of Way: Tree planting on public ways shall be coordinated with required open landscaping areas to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. Street trees shall be selected based on growth characteristics that are well suited to their environment. For a list of permitted street trees, contact the City Arborist.

D. Public Rights of Way Tree and Plant Care: It is the duty of the owner and occupant of any real property with frontage along a public sidewalk to maintain any trees, shrubs, and plant material between such property and the curb line of the street. The city shall have the right, as determined by its sole discretion, to plant, prune, maintain, and remove trees, plants, and shrubs within rights of way, streets, and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

E. Clear Vision: All trees, shrubs, and other plant material located within the public rights of way or in public places shall comply with the clear vision standards of this Title.

F. Illegal To Cut, Injure, Or Top Trees:

1. It shall be unlawful for any person to remove trees situated on city property, including streets and roadways of the city, without obtaining permission from the city arborist for that purpose.

2. It shall be unlawful as a normal practice for any person, firm, or city department to top any tree on city property. Topping is the severe cutting back of limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other cause, or other obstructions where other pruning practices are impractical, may be exempted from this subsection at the determination of the city arborist.

G. Pruning, Corner Clearance: Every owner of any tree or shrub overhanging any street, sidewalk or right of way within the city, shall prune the branches so that such branches shall not severely obstruct the light from any streetlamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased, or dangerous trees and shrubs, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with visibility of any traffic control device, sign or sight triangle at intersections or constitutes a hazard on a sidewalk. Any costs incurred by the city will be collected from the adjacent property owner.

H. Appeal: Any person may appeal a decision of the city arborist to the community service director, who may hear the matter and make a final decision within sixty (60) days. (Ord. 2009-40, 11-24-2009)

SUPPLEMENTARY STANDARDS

A. Fee In Lieu of Open Space: A fee in lieu of landscaped open space in commercial, industrial, multi-family, and public facility developments may be permitted by the planning commission for required open space that is less than five thousand (5,000) square feet in size, provided that the development can be adequately served by existing parks and recreation facilities. The amount of the fee shall be set forth in the city's fee schedule. Any fee in lieu paid to the city shall be set forth in a development agreement. Open space fees in lieu shall be held by the city in a reserved account to be used solely for improvements to parks and recreation facilities.

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Where possible, the fees collected by the city shall be used to improve the park or open space nearest the location where those fees were paid.

B. Modification: The percentage of required landscaped open space may be modified through a development agreement, subject to planning commission recommendation and city council approval. No modification shall be granted, however, unless the following standards are met:

1. The granting of the modification will not adversely affect the rights of adjacent landowners or residents;

2. The modification desired will not adversely affect the public health, safety, or general welfare; and

3. The granting of the modification will not be opposed to the general spirit and intent of this title or the general plan. (Ord._____)

C. Preservation, Maintenance, And Ownership:

a. 1. The planning commission and city council shall require the preservation, maintenance, and ownership of all required open space for nonresidential, multi-family, or planned single-family residential developments through one or a combination of the following: Dedication of the land as a public park or parkway system;

b. Dedication of the land as permanent open space on the recorded plat;

c. Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association; or

d. Through compliance with the provisions of the condominium ownership act as outlined in Title 57 of the Utah code, which provides for the payment of common expenses for the upkeep of common areas and facilities.

2. Landscaping for all single-family residential properties shall be maintained in accordance with the provisions of this chapter and applicable regulations of the zone in which the property is located.

3. In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity.

PROHIBITED WATERING PRACTICES

Regardless of the age of a development, water shall be properly used. Waste of water is prohibited.

ENFORCEMENT, PENALTY FOR VIOLATIONS

The Community Development Director or designee is authorized to enforce all provisions of this Ordinance.

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