WEST HAVEN CITY
PLANNING COMMISSION AGENDA

MEETING TO BE HELD
October 12, 2022 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON OCTOBER 12, 2022 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: 5:00 PM WORK SESSION 6:00 PM REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY 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 ROUNDY
2. **PLEDGE OF ALLEGIANCE-**COMMISSION MEMBER WILSON
3. **ACTION ON MINUTES-** SEPTEMBER 28, 2022
4. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION-**REGARDING APPROVAL OF A CONDITIONAL USE FOR AN ACCESSORY DWELLING UNIT THAT IS LARGER THAN 1,200 SQ FT. LOCATED AT 3801 S 3650 W (Applicant: Erica and Scott Larsen)
6. **DUSCUSSION AND ACTION-**REGARDING A CONDITIONAL USE APPLICATION FOR A MOBILE SMALL ENGINE REPAIR HOME OCCUPATION LOCATED AT 2638 S 3300 S PARCEL NUMBER 154060015 (Applicant: Wayne Worton)
7. **DISCUSSION AND ACTION-**REGARDING FINAL PLAT APPROVAL FOR PONDEROSA SUBDIVISION LOCATED AT APPROXIMATELY 1930 S 1350 W PARCEL NUMBER 150660004 (Applicant: Black Pine)
8. **DISCUSSION AND ACTION-** REGARDING A PRELIMINARY SITE PLAN LOCATED ON THE SOUTHEAST CORNER OF 4000 S AND 4700 W PARCEL NUMBER 080480108 (APPLICANT: Ryan Halder-KG Store 2512 LLC)
9. **DISCUSSION AND ACTION-**REGARDING PRELIMINARY PLAT APPROVAL FOR PARCEL A THE VILLAGE AT GREEN FARM LOCATED AT APPROX 3700 S AND 4450 W PARCEL NUMBERS 080370238, 080370206,080370222, 080370207, 08037020 080370072 (Applicant: Nilson Homes)
10. **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 (801) 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 OCTOBER 12, 2022
@
5:00 pm – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING WORK SESSION

DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN DEEM

REPORTS AND DISCUSSION AS FOLLOWS:

1- Discussion-Patio Home Ordinance
2- Discussion-Agenda items
3- Discussion-Staff Items

Planning Commission Meeting Minutes
September 28, 2022 6:00 PM

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

Present:	*Darin Deem*	*Chairman*
	Kirt Nalder	*Commission Member*
	Natalie Wilson	*Commission Member*
	Scott Epperson	*Commission Member*
	Andrew Reyna	*Commission Member (Via Zoom)*
	Melinda Stimpson	*Commission Member*
Staff Present:	*Charis Sully*	*Deputy Recorder*
	Alika Murphy	*City Planner*
	Amy Hugie	*City Attorney*
Absent:	*Becky Roundy*	*Vice-Chairman (Vacation)*

5:30 WORK SESSION
Natalie Wilson and Becky Roundy were absent from the Work Session, Andrew Reyna attended via Zoom. There was a discussion about revisiting the Patio Home Ordinance during the next Planning Commission meeting Planning Commission discussed agenda items.

AGENDA

1. **INVOCATION-**COMMISSION MEMBER NALDER
2. **PLEDGE OF ALLEGIANCE-**COMMISSION MEMBER EPPERSON
3. **ACTION ON MINUTES-** SEPTEMBER 14, 2022
4. **REPORT-** ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. **DISCUSSION AND ACTION-** REGARDING A PRELIMINARY PLAT, SITE PLAN AND MASTER DEVELOPMENT AGREEMENT FOR WEST HAVEN VILLAS SUBDIVISION LOCATED AT 2069 W 2200 S PARCEL NUMBER 150720011 (APPLICANT: LEISURE VILLAS)
6. **PUBLIC HEARING-**TO CONSIDER A PROPOSAL TO REZONE THE FAIR GROVE ESTATES SUBDIVISION FROM COMMERCIAL C-2 TO COMMERCIAL C-2 TO AGRICULTURAL A-1, RESIDENTIAL R-2, AND RESIDENTIAL PATIO HOMES
7. **DISCUSSION AND ACTION ON PUBLIC HEARING-**TO CONSIDER A PROPOSAL TO REZONE THE FAIR GROVE ESTATES SUBDIVISION FROM COMMERCIAL C-2 TO AGRICULTURAL A-1, RESIDENTIAL R-2, AND RESIDENTIAL PATIO HOMES
8. **PUBLIC HEARING-**TO CONSIDER A PROPOSAL TO REZONE THE JONI ACRES SUBDIVISION FROM GREEN-OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
9. **DISCUSSION AND ACTION ON PUBLIC HEARING-** TO CONSIDER PROPOSAL TO REZONE THE JONI ACRES SUBDIVISION FROM GREEN-OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
10. **PUBLIC HEARING**-TO CONSIDER A PROPOSAL TO REZONE THE SECLUSION MEADOWS SUBDIVISION FROM OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
11. **DISCUSSION AND ACTION ON PUBLIC HEARING**- TO CONSIDER A PROPOSAL TO REZONE THE SECLUSION MEADOWS SUBDIVISION FROM OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
12. **PUBLIC HEARING**- TO CONSIDER A PROPOSAL TO REZONE THE WINDSOR FARMS SUBDIVISION FROM OPEN SPACE W/CONDITIONS TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
13. **DISCUSSION AND ACTION ON PUBLIC HEARING**-TO CONSIDER A PROPOSAL TO REZONE THE WINDSOR FARMS SUBDIVISION FROM OPEN SPACE W/CONDITIONS TO AGRICULTURAL A-1 AND RESIDENTIAL R-2
14. **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 Epperson*

DRAFT

3. ACTION ON MINUTES-*SEPTEMBER 14, 2022*

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

4. REPORT- *ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS*

Alika Murphy gave an update on the previous Council meeting.

5. DISCUSSION AND ACTION- *REGARDING A PRELIMINARY PLAT, SITE PLAN AND MASTER DEVELOPMENT AGREEMENT FOR WEST HAVEN VILLAS SUBDIVISION LOCATED AT 2069 W 2200 S PARCEL NUMBER 150720011 (APPLICANT: LEISURE VILLAS)*
Dave Erickson was present for this item.
Mr. Erickson stated that there is a need for quality senior housing. He also explained that their housing projects are perfect for empty nesters because there is no yard to maintain, and they have over a million dollars in amenities.

Commission member Epperson stated that he had some concerns about the road transitioning from private to public in the back on 2350 and access to the property to the west that may become landlocked.

Alika stated that based on the staff report if it is deemed necessary to have a stub into the possibly landlocked property, Shari recommended denial of the project and if it was deemed not necessary than recommend approval.

Mr. Erickson stated that this is a surprise to them. The property is not landlocked because they have 150 feet of frontage to the south that would allow a private drive next to the existing home. He stated that it is not fair to require one property owner to use their property to create a stub road for the other property.

Commission member Stimpson stated that this is not what the commission had envisioned when they created the Patio Home Ordinance. She expressed her concern over the density and having a traffic study, and a trail on the property that was discussed during the rezone process.

Mr. Erickson stated that the trail was a surprise and according to the property owner the trail was supposed to go between the property to the west and the Kosoff property and the property to the west did not want the trail, so it was redirected to go somewhere else, possibly further west. Traffic study was submitted, and it says 248 trips a day 16 in the morning and 20 in the afternoon.

**Commission member Wilson arrived at the meeting*

Commission member Stimpson stated that there is some miscommunication about the trail. When this property was rezoned, it was agreed that the trail would be on 2200 W in front of homes. The discussion to move the trail all the way to the East and through this property was an earlier agreement.

Mr. Erickson said that the trail he though the trail has been completed.

Commission member Stimpson stated that it has not been completed.

Commission member Nalder stated that the issue is when the ordinance was passed the intent was not to have 4 connected units, it was for 2. He also stated that the City is not getting anything in exchange for the higher density and that's an issue.

Mr. Erickson stated that this development fits the ordinance

Amy stated that it does not fit the ordinance unless the Master Development Agreement is approved by the city.

Commission member Reyna stated that his biggest concerns are with the density with the zero lot line and no incentive for the city.

Chairman Deem stated that he would like this better if there were single homes next to the existing homes and more dense towards the industrial area.

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Commission member Epperson stated that he likes the concept just not where it is being proposed

Commission member Nalder made a motion to recommend denial to the City Council and Planning Commission would look at it again with City Councils input. Commission member Stimpson seconded the motion. *Commission member Deem, nay; Commission member Epperson, nay; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The motion passes 4-2.*

6. PUBLIC HEARING-*TO CONSIDER A PROPOSAL TO REZONE THE FAIR GROVE ESTATES SUBDIVISION FROM COMMERCIAL C-2 TO COMMERCIAL C-2 TO AGRICULTURAL A-1, RESIDENTIAL R-2, AND RESIDENTIAL PATIO HOMES*

Amy explained that this is to fix the Open Space Zoning issues. When these properties were initially developed, they were done under an ordinance that never allowed for residential development. There are over 800 illegal lots. There were 2 main concerns from residents with the rezoning of their property and those were in regard to Animal Keeping and Accessory Building Height. Both The Animal Keeping ordinance and Accessory Building Ordinance were changed to be based on lot size instead of zone. Any permits that were granted by the city prior to this will be grandfathered in.

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

Brett Talbot stated his concern for the current CCR's that they have a would like to know what is going to happen with those.

**Amy stated that the city has no legal authority to enforce them or take them away, it is a civil matter that has nothing to do with the city.*

Richard Murdock asked if these changed affect his ability to add on to the current outbuilding that he has.

**Amy stated that the Accessory Building Ordinance would control that. The rezone does not affect that.*

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

7. DISCUSSION AND ACTION ON PUBLIC HEARING-*TO CONSIDER A PROPOSAL TO REZONE THE FAIR GROVE ESTATES SUBDIVISION FROM COMMERCIAL C-2 TO AGRICULTURAL A-1, RESIDENTIAL R-2, AND RESIDENTIAL PATIO HOMES*

Commission member Wilson made a motion to recommend approval of the Fair Grove Estates Subdivision from Commercial C-2 to Agricultural A-1, Residential R-2 and Residential Patio Homes as listed in the packet. Commission member Nalder seconded the motion. *Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*

8. PUBLIC HEARING-*TO CONSIDER A PROPOSAL TO REZONE THE JONI ACRES SUBDIVISION FROM GREEN-OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2*

Commission member Wilson made a motion to enter into public hearing. Commission member Epperson seconded the motion*. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*
Ralph Crook would like to know what the difference is between A-1 and R-2

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*Chairman Deem stated that A-1 requires larger lot sizes than R-2.

Jan Orozco would like to know why we are doing this.

*Chairman Deem stated that the current zone does not allow homes and this is to fix an error to make what is there legal.

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

***9. DISCUSSION AND ACTION ON PUBLIC HEARING-** TO CONSIDER A PROPOSAL TO REZONE THE JONI ACRES SUBDIVISION FROM GREEN-OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2*

***Commission member Epperson made a motion to recommend approval to City Council to rezone Joni Acres Subdivision from Green-Open Space to Agricultural A-1 and Residential R-2 property located at. Commission member Wilson seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*

***10. PUBLIC HEARING**-TO CONSIDER A PROPOSAL TO REZONE THE SECLUSION MEADOWS SUBDIVISION FROM OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2*

***Commission member Wilson made a motion to enter into public hearing. Commission member Stimpson seconded the motion**. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*
Gerald Teela asked for clarification on his existing shop that was permitted.

Chairman Deem stated that if it is permitted and built legally than they would be grandfathered in.

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

***11. DISCUSSION AND ACTION ON PUBLIC HEARING-** TO CONSIDER A PROPOSAL TO REZONE THE SECLUSION MEADOWS SUBDIVISION FROM OPEN SPACE TO AGRICULTURAL A-1 AND RESIDENTIAL R-2*

***Commission member Wilson made a motion to recommend to City Council to rezone the Seclusion Meadows Subdivision from Open Space to Agricultural A-1 and Residential R-2. Commission member Nalder seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*

***12. PUBLIC HEARING**-TO CONSIDER A PROPOSAL TO REZONE THE WINDSOR FARMS SUBDIVISION FROM OPEN SPACE W/CONDITIONS TO AGRICULTURAL A-1 AND RESIDENTIAL R-2.*

Amy suggested two changes to this rezone:
Parcel number 154060001 Address 3264 W 2700 S recommending A-1
Parcel number 1540600026 Address 3251 W 2700 S should also be A-1
These two parcels were discussed during work session and based on their size and because of the powerlines the suggestion was made by one of the property owners that they are rezoned to A-1 instead of R-2
Amy also stated that the map shows one parcel that is City owned as being rezoned to R-2 however it was not included in the ordinance.
***Commission member Wilson made a motion to enter into public hearing. Commission member Epperson seconded the motion**. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye.*

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The vote was unanimous.
Amanda Hansen asked about limitations on outbuildings. She also asked at what point is something considered grandfathered in.

**Chairman Deem stated that it is based off of lot size and there is an ordinance for that. He also stated that if it was permitted under the zone, they would be grandfathered in.*

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

***13. DISCUSSION AND ACTION ON PUBLIC HEARING**- TO CONSIDER A PROPOSAL TO REZONE THE WINDSOR FARMS SUBDIVISION FROM OPEN SPACE W/CONDITIONS TO AGRICULTURAL A-1 AND RESIDENTIAL R-2*

***Commission member Wilson made a motion to recommend to City Council to rezone Windsor Farms Subdivision from Open Space w/conditions to Agricultural A-1 and Residential R-2 with two changes to the ordinance of parcels 15060001 3264 W 2700 S and 154060026 3251 W 2700 S to be rezoned to A-1. Commission member Epperson seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Wilson, aye; Commission member Stimpson, aye; Commission member Reyna, aye. The vote was unanimous.*

14. ADJOURNMENT

***Commission member Nalder made a motion to adjourn at 7:20 PM. Commission member Epperson seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Reyna, aye; Commission member Wilson, aye; Commission member Stimpson, aye. The vote was unanimous.*

DRAFT

Charis Sully
Charis Sully
District Recorder

Date Approved: _____

Planning Commission
Staff Review Memo

October 12, 2022

Alika Murphy, City Planner I

ACCESSORY DWELLING UNIT IN EXCESS OF 1,200 SQUARE FEET	
Request:	Consideration of a CUP for an accessory dwelling unit that exceeds the 1,200 sq ft maximum
Property Address:	3801 S 3650 W
Property Zone:	A-1
Property Size:	0.69 Acres
Applicant:	Erika and Scott Larson
Governing Document(s):	WHZC Chapter 157 (online version)
Decision Type:	
Staff Recommendation:	See comments under "Staff Review"

Background

Erika and Scott Larson are looking to purchase a home at 3801 S. 3600 W. The property has a metal building on it that is about 3600 sq ft that was, at one point, used as a shop by a previous owner. Erika has applied to convert a portion of the shop into an ADU, the proposal is to have an 1,800 sq ft ADU, which exceeds the 1,200 sq ft maximum set by WHZC 157.463(B).

Erika has spoken to staff about her plans to convert 1,800 sq ft of the existing metal building into living space, and the remainder of the shop being used for personal storage/garage.

The shop has an existing driveway access that will continue to serve the ADU. All portions of the ADU are within 150' of the road, so there will not be an issue with the fire department being able to reach the living space in the event of a fire.

Staff Review/Recommendation

WHZC 157.474 allows the Planning Commission to grant a conditional use for an ADU in excess of 1,200 square feet. 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.*
    SR: This is an existing building with setbacks already in place. There is ample parking in front of and within the shop. The ADU is not immediately adjacent to a residence.
    b. *For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles.*
    SR: N/A
    c. *For ADU's with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.*
    SR: N/A

As this is an existing building and Conner has made all reasonable changes to reduce the size of the ADU, **staff recommends that the Commission grant the CUP for an 1,800 sq ft ADU at this location, with the following conditions:**

1- **A fire inspection shall be required both before the remodel begins and prior to occupancy being issued.**
2- **All permits, inspections and conditions of the Building Department shall be strictly adhered to.**

(Google Street View of property)




3765
S 3650 W
3788
3801 S 3650 W, West Haven, UT 84401
S 3650 W
3820
3843
3854

CITY OF WEST HAVEN

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	Erica and Scott Larsen
ADDRESS	3801 S. 3650 W. West Haven
PHONE	[redacted]
EMAIL	[redacted]

CONTRACTOR INFORMATION, IF OTHER THAN OWNER	
CONTRACTOR NAME	Erica and Scott Larsen
BUSINESS NAME	
ADDRESS	
PHONE	
EMAIL	
LICENSE #	

PROPERTY INFORMATION			
ADDRESS:	3801 S. 3650 W. West Haven		
PARCEL #:	LOT SIZE: 30,056.4	LOT#: 64	SUBDIVISION:
PRIMARY DWELLING SQ. FT. 4,630	ACCESSORY DWELLING SQ. FT. 1800	NUMBER OF PARKING SPACES _____	

[signature] 9/22/22
APPLICANT'S SIGNATURE DATE

OWNER'S SIGNATURE DATE

FOR OFFICE USE		
DATE RECEIVED: 9/22/22	ISSUED DATE:	PERMIT NUMBER:
STAFF APPROVAL DATE	CONDITIONAL USE REQUIRED	☑ YES ☐ NO

Planning Commission
Staff Review Memo

October 12, 2022

Alika Murphy, City Planner I

Madsen Motorsports- Conditional Use

Request: Approval of conditional use permit for a small engine repair business
Property Address: 2638 S 3300 W
Property Zone: R-2
Property Size: 0.34 acre
Applicant: Wayne Worton

Governing Document(s): WHZC Chapter 157.880-157.899 Home Occupation
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

The applicant is seeking approval for a home occupation license to operate a small engine repair business. This application was submitted prior to the change in the home occupation ordinance but given that the zoning was affected by the open space zoning, their application was postponed. At the 10/5/22 Council meeting, the property was rezoned to R-2. Because it was a complete application prior to the home occupation ordinance being approved, they are entitled to have their application reviewed under the prior home occupation ordinance. The applicant's plan is to build a shop to keep the vehicles that he works on.

The following standards from Chapter 157.880-157.883, "Home Occupations" are applicable to this request. Staff's evaluation of the criteria is in italics below the standard.

> **157.881(C)(3) -** Activities which noticeably produce excessive foot and vehicular traffic, parking, sounds or noises, lighting, vibration, or anything that is uncommon to the established character of the surrounding area to such a degree so as to constitute a nuisance, as defined at Utah Code §78B-6-1101, to the residents of the immediate area, as determined by the Planning Commission.
>
> - *Utah Code defines a nuisance as "anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property."*

- ***This home occupation will not be producing any pollutants, traffic or parking impact. Overall, it will not be affecting the well-being of the community.***

157.881.3(E) - Automotive and engine related businesses are allowed in residential or agricultural zones which allow a home occupation business, but must comply with the following minimum conditions, along with any other conditions that the Planning Commission feels are necessary based on the circumstances:

1. Only three cars, which are not registered to the homeowner, are allowed to be parked on the premises at any time. "Parked" is of a temporary nature and should only mean two weeks at the most.
   - ***Personal and customer cars should be parked in separate areas.***
2. No storage of any vehicles that are not registered to the homeowner. A car must have work actively being performed on it and shall not be stored and remain on the premises longer than thirty (30) days without work being performed on it unless it is stored inside an outbuilding.
   - ***If the home occupation is granted, Applicant should be required to limit the vehicles to only those which he is currently working on for customers.***
3. The three allowed cars shall be parked in a garage or outbuilding or on a paved, hard surface (concrete or asphalt) on the property. There shall be no street parking.
4. The business shall operate only part-time hours. 24 hours per week or less
   - ***The applicant will have a shop/accessory building in which he will do all work. If the home occupation is granted, no work should be performed before 6:00 a.m. or after 10:00 p.m.***
5. While work is being performed on a car, the garage door shall remain shut.
   - ***To the extent possible, all work will be done in an enclosed garage with proper ventilation.***

Staff Review

Staff recommends approving the conditional use permit with the following conditions:

1- No client vehicles or engines may be on the property unless they are actively being worked on.
2- No work may be performed before 6:00 am or after 10:00 pm.
3- Any violations of the West Haven City nuisance ordinance will result in revocation of the business license and conditional use permit.

CONDITIONAL USE PERMIT APPLICATION

West Haven City Planning Commission

4150 S 3900 W

West Haven, UT

801-731-4519

Property Address: 2638 S. 3300 W. **Parcel#:** 15-404-0015

Existing Zone: _____ **No. of Acres or Sq. Ft.:** 0.34 Acres **#Res. Units:** 1

Bldg. Sq. Ft.: 800 sq ft **Building Height (stories & ft.):** 20 - 24 ft

What Use is requested? Small engine repair - Mobile.

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

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

_____

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

_____

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

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

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

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

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

_____

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

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

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

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

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

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

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

_____

CONTINUED ON BACK


3271
2625
2633
Parking / RV pad
Shop
2638
3300 W ST
2649
2654
2667

Planning Commission
Staff Review Memo

September 14, 2022

Alika Murphy, City Planner I

Final Plat Approval- Ponderosa Subdivision

Request: To grant approval of a preliminary plat for a 1-lot commercial subdivision
Property Address: Approx 1930 S 1350 W
Property Zone: Mixed-Use
Property Size: 4.57 acres
Applicant: BlackPine (Ben Neff, Daniel Stephens, Spencer Stephens, Dallin Curriden)

Governing Document(s): WHZC Chapter 157
Decision Type: Administrative Recommendation
Staff Recommendation: See comments under "Staff Review"

Background

The applicant is presenting a 1-lot commercial property preliminary subdivision plat located at approximately 1930 S 1350 W. They are taking the north part of Parcel# 15-066-0004 to create this 1-lot subdivision that will be developed accordingly with the Mixed-Use requirements.

At the September 14, 2022 Planning Commission meeting, the Commission unanimously recommended the prelim plat to the Council, who approved the prelim at the September 21, 2022 Council meeting.

Staff Review

The lot has ingress and egress access to 1350 W and staff has discussed with the applicants the idea of preparing a traffic impact report. The applicant has not presented a site plan at this time, but will be required to do so and follow the process prior to any site development. As far as the zoning goes mixed-use allows for development including residential and commercial:

§ 157.310 PURPOSE; DEFINITION.

(A) (1) The Mixed Use Zone is characterized as a pedestrian-friendly Zone made up of developments which are required to contain two or more of the following elements: commercial, residential, open space, recreational, cultural, and institutional uses.

(2) To wit, the Zone may include:

(a) Areas of mandatory commercial overlays as designated on the general plan map;

(b) Developments with combined commercial and residential uses, such as a corner store with house attached, a main floor home business with a residence above it, or first-floor commercial suites with residences above, and the like;

(c) Walkable commercial opportunities within the district which allow residents to walk to, rather than drive to, those businesses;

(d) Higher density multiple-family residential buffers between Commercial, Industrial, or Manufacturing Zones and lower density residential areas as appropriate;

(e) A mix of different housing types and densities, including single-family homes, townhomes, apartments, and affordable housing units;

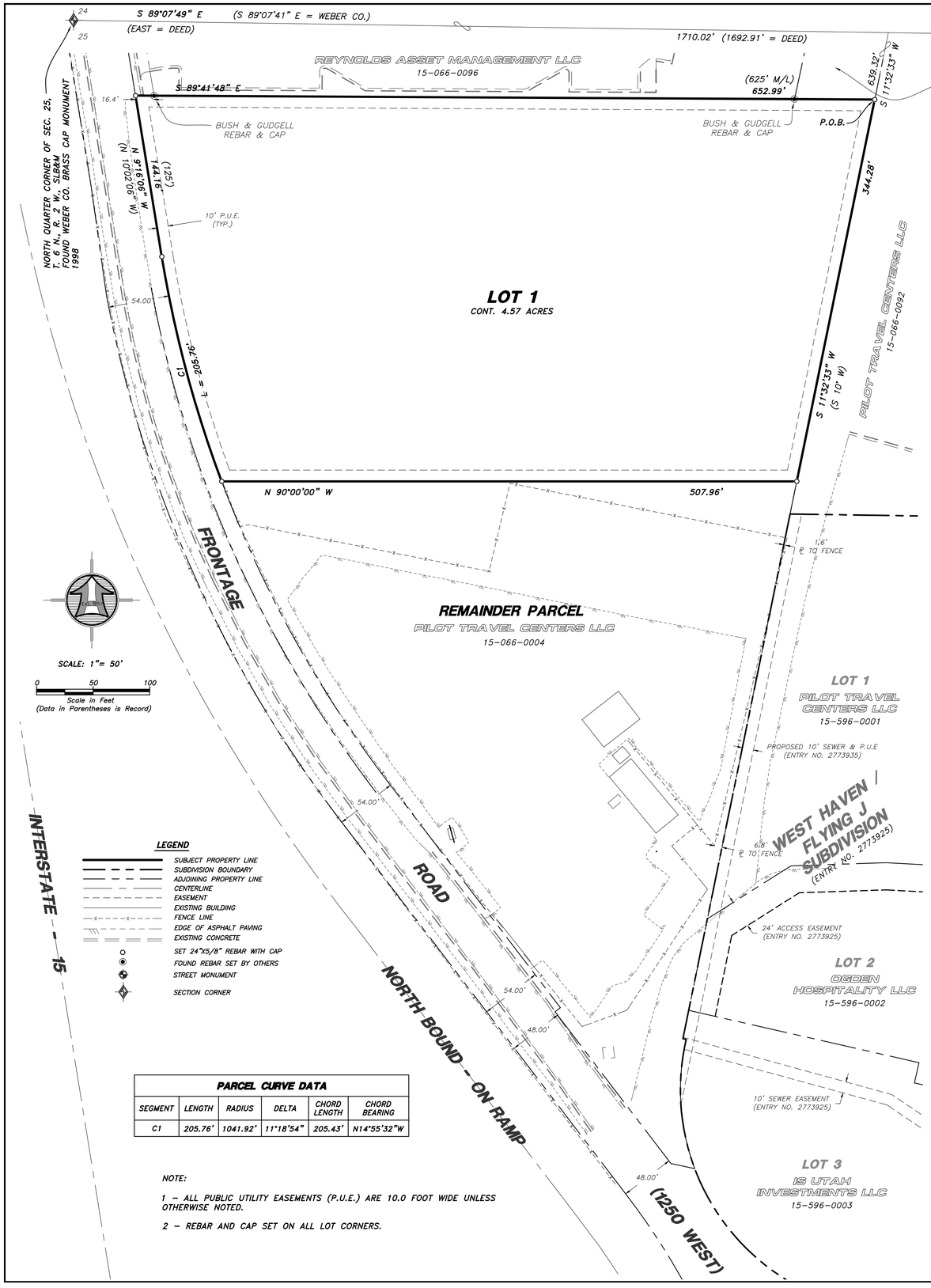
(f) The preservation of open space through the use of clustering in residential and non-residential developments;

(g) Neighborhood and regional parks, and other recreational features (trails excluded);

(h) Community cultural facilities, such as community centers and facilities for the arts; and

(i) Institutional uses such as libraries, educational institutions, religious facilities, or public buildings.

Based on compliance with the standards for the zone, **it is Staff's position that the Commission recommend Council grant approval of the final plat.**



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	205.76'	1041.92'	11°18'54"	205.43'	N14°55'32"W

NOTE:

1 – ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 – REBAR AND CAP SET ON ALL LOT CORNERS.

PONDEROSA SUBDIVISION

WEST HAVEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN.
JULY 2022

WEST HAVEN CITY ATTORNEY

I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS ___ DAY OF _____, 2022.

_____
CITY ATTORNEY

WEST HAVEN ENGINEER

I HEREBY CERTIFY THAT I APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS. SIGNED THIS_____DAY OF _____,2022.

_____
SIGNATURE

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION ON THE _____DAY OF _____ 2022.

_____
CHAIRMAN, WEST HAVEN PLANNING COMMISSION

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS THEREON ARE HEREBY ACCEPTED BY THE WEST HAVEN CITY COUNCIL. SIGNED THIS _____DAY OF _____2022.

_____
MAYOR

_____
ATTEST

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JARED HADLEY FOR TRIAD DEVELOPMENT. THE CONTROL USED WAS ENTRY NO.'S 2773935 & 903978 AND ROS#'S 2112 & 4267 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 25, T6N, R2W, SLB&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 WHICH BEARS SOUTH 89°07'49" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

22-111 22-111v19.dwg 08/03/2022 RS

DEVELOPER:
TRIAD LAND DEVELOPMENT
JARED HADLEY
(801) 710-2718

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOWN HEREAFTER AS PONDEROSA SUBDIVISION IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

PROFESSIONAL LAND SURVEYOR
11386802
Roger C. Slade
STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS EAST 1692.91 FEET AND SOUTH 10° WEST 663.90 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF P C THOMAS INVESTMENT COMPANY LLC AND ALSO BEING THE INTERSECTION OF THE WESTERLY LINE OF PILOT TRAVEL CENTERS LLC PROPERTY, TAX ID NO. 15-066-0092 AND THE NORTHERLY PROJECTION OF THE WEST LINE OF WEST HAVEN PILOT / FLYING J SUBDIVISION, RECORDED AS ENTRY NO. 2773935 LOCATED 1710.02 FEET SOUTH 89°07'49" EAST AND 639.32 FEET SOUTH 11°32'33" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25;

RUNNING THENCE SOUTH 11°32'33" WEST (SOUTH 10° WEST BY RECORD) 344.28 FEET ALONG THE WESTERLY LINE OF SAID PILOT TRAVEL CENTERS LLC PROPERTY, ALSO BEING ALONG SAID NORTHERLY PROJECTION; THENCE NORTH 90°00'00" WEST 507.96 FEET TO A POINT DESCRIBED IN ENTRY NO. 903978, RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS BEING 14.00 FEET EASTERLY OF THE EAST LINE OF AN EXISTING 40 FOOT WIDE FRONTAGE ROAD; THENCE 14.00 FEET EASTERLY CONCENTRIC AND PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 1041.92 FOOT RADIUS CURVE, A DISTANCE OF 205.76 FEET, CHORD BEARS NORTH 14°55'32" WEST 205.43 FEET, HAVING A CENTRAL ANGLE OF 11°18'54"; AND (2) NORTH 09°16'06" WEST 144.16 FEET (NORTH 10°02'06" WEST 125 FEET BY RECORD) TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF REYNOLDS ASSET MANAGEMENT LLC PROPERTY, TAX ID NO. 15-066-0096; THENCE SOUTH 89°41'48" EAST 652.99 FEET (625 FEET MORE OR LESS BY RECORD) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 4.57 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AS SHOWN AND DESCRIBED HEREON AND NAME SAID TRACT PONDEROSA SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEST HAVEN CITY. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS____DAY OF_____, 2022.

PILOT TRAVEL CENTERS LLC

_____

BY: DAVID A. CLOTHIER
AUTHORIZED REPRESENTATIVE

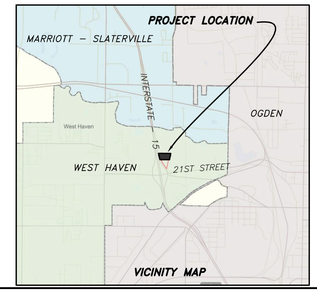
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, DAVID A. CLOTHIER, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS AN AUTHORIZED REPRESENTATIVE OF PILOT TRAVEL CENTERS, A DELAWARE LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED REPRESENTATIVE OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____
_____IN BOOK_____OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
COUNTY RECORDER

BY:_____
DEPUTY

N:\2022\22-111 Triad\drawings\22-111v19 Subdiv.dwg, 8/3/2022 3:06:29 PM, DWG To PDF.pc3

Planning Commission
Staff Review Memo

October 5, 2022
Shari Phippen, Community Development Director

PRELIMINARY SITE PLAN APPROVAL

Request:	Grant preliminary site plan approval for a convenience store
Property Address:	Approx 4675 W 4000 S
Property Zone:	Commercial C-2
Property Size:	1.9 acres
Applicant:	KG Store 2512, LLC (Agent: Ryan Harper)
Governing Document(s):	WHZC 157.290-294; 157.630-640; 157.730-737
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background

We have received an application for a Kum & Go convenience store to be located on the SE corner of 4000 South and 4700 West. The applicant has been made aware that they will need to receive outside approval of the following items:

- DABS approval to sell liquor of any kind
  - The question was raised regarding the proximity to Quest Charter School. DABS rule 32B-1-202 states that alcoholic beverage licenses will not be granted within 600' of a community location (church, park, public/private school, public playground, and library).
  - The distance is measured from the nearest patron entrance of the proposed location requesting the license to the property boundary of the community location.
  - The distance from the patron entrance of the convenience store to the closest property boundary of the charter school is approximately 1,000 feet.
  - The proximity requirement does not apply as it relates to the charter school.
  - Recognizing that the property is located next door to a church, the applicant has been advised that they will need to contact the Church of Jesus Christ of Latter-day Saints corporate offices and seek a waiver prior to DABS issuing the license.
  - The State allows for such waivers to be issued by the owners of community location properties.
  - The enforcement of this will happen by the State of Utah- they will not issue a license without the waiver being in place.

- State of Utah DEQ approval on storage of underground fuel tanks
    - Prior to any underground fuel storage tank being constructed/installed, all applicants are required to have the design and placement of the structures reviewed and approved by the State DEQ.
    - We will require, and the applicant is aware, that they provide us with approvals from the DEQ prior to receiving a permit to begin any work on the site.

- Central Weber Sewer
    - We have received a will-serve letter from Central Weber Sewer stating that they have sufficient capacity to serve the project and outlining the CWS requirements for construction/maintenance.

- Hooper Water Improvement District
    - Similar to the letter received by CWS, prior to receiving final approval of their site plan and civil design documents, applicant is required to provide the City with a will-serve letter from HWID.

Staff Review

As this is a ***conditional*** use in the C-2 zone, the site plan review process also satisfies the conditional use review. Conditional uses **are permitted**, and the City must approve them, unless there is a significantly detrimental impact that cannot reasonably be mitigated.

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

§157.291 Site Development Standards

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential	17'-10"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	7%	Y
Minimum lot area	None	1.9 acres	Y
Min lot width	None	340'	Y
Min yard setbacks			
Front	15 ft.	120' (approx.)	Y
Rear	10 ft. when adjacent to residential	54' (approx.)	Y
Side	10 ft. when adjacent to residential	58.65'	Y
Side, adj. to street	15 ft.	80' (approx.)	Y

§157.630 Parking Regulations

Our commercial parking regulations do not provide a specific requirement for convenience store/fuel stations. 157.632 provides that when a uses is not listed above, the Planning Commission should determine which use is most similar to the proposed use and then impose a similar requirement.

The closest use that is specified is a retail store, which requires 1 space per 200 square feet of floor space in the building. This standard would require 28 parking spaces on the site. ***The site plan proposes 38 total parking spaces. This satisfies the requirement and intent of the parking regulations.***

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable are included. There may be portions of 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

§ 157.733 Standards Of Review

(A) Traffic safety and circulation.

(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress and internal circulation? ***At the preliminary level, the site plan complies. The applicant has coordinated and received tentative UDOT approval for the ingress/egress point on 4000 South. As the final civil documents are prepared, the applicant will be required to make any minor modifications necessary to ensure the site is consistent with City standards. Having sat in coordination meeting with the various parties, I do not anticipate any major changes to the site circulation and no changes to the ingress/egress points.***

(B) Parking. Does the site plan comply with city ordinances regarding design, location and number of parking stalls required? ***See previous comments regarding parking. The design/size of the parking stalls meets generally accepted engineering design principles (18x10, 20x9 or similar- 180 sq ft minimum)***

(C) Signage. Does the proposed signage meet the requirements of the city sign ordinance? ***Yes- see previous comments regarding signage***

(D) Landscaping.

(1) The following landscaping shall be provided in each project subject to the provisions of this subchapter:

(a) Front yard. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line. ***Because the building faces 4000 South, that is considered the front yard. As shown on the site plan (p 2/12) and the landscaping plan (p 5/12), there is 15.5' of landscaping along 4000 South, satisfying this requirement.***

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot. ***Per pages 2/12 and 5/12, side and rear landscaping rages from 5' to 20+', satisfying this requirement***

(4) Landscape plans shall include a minimum of three items from the following list:

(a) Trees;

(b) Decorative rock and boulders (gravel and pea gravel are not permitted);

(c) Shrubs;

(d) Groundcover; and

(e) Grass (artificial or other).

Page 5/12 (landscaping plan) provides that the project will have trees, decorate rock and boulders, shrubs and grasses. This requirement has been satisfied.

(E) Building/site layout.

(1) All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in the facade, a mix of roofline projections. ***There are breaks in the façade of the proposed building. The breaks are accomplished by several things- projections, varying building heights, change in materials, inclusion of windows. This requirement has been satisfied.***

(2) All mechanical equipment shall be screened so as to not be seen from any public right-of- way adjacent to the project. ***The mechanical equipment is proposed to be on the building's roof. The design of the building, with the variety of roof heights, is such that the mechanical equipment will not be visible from 4000 South or 4700 West. This requirement has been satisfied.***

(F) Engineering standards. Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements? ***The applicant has met with staff (engineering, fire, public works, etc) to review their plans related to the above. On a preliminary level, staff is satisfied with the proposed infrastructure for these facilities. Prior to final approval and the release of building permits, the applicant will be required to receive staff's formal approval (done through signature/stamp on plans) of the engineering design.***

§ 157.734 DESIGN REQUIREMENTS.

Design approval may include such other conditions consistent with the considerations of this subhapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

(A) Building materials. New buildings shall be designed and constructed to meet the following criteria.

(1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.

(2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.

(3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.

(4) A maximum of six colors for the primary materials may be permitted.

(5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.

(6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.

(7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors

Applicant did not submit the required table of materials and percentages, so Staff cannot fully determine the extent of compliance with these requirements. Based on the elevations included in the submittal, Staff believes there is substantial compliance. Staff has reached out to the applicant for the information and will have it prior to the meeting so that this portion may be updated and any necessary changes recommended to the Commission.

§157.759.B & 157.759.L Sign Regulations

A monument sign is a permitted sign in the C-2 zone, as per 157.759.B

Because this is a standalone project rather than part of a commercial complex, it is a considered a "freestanding commercial" monument sign. The monument sign regulations for such are as follows (see sheet 11/12 of submittal docs for proposed sign design):

300-599 Linear Ft. Frontage	Requirement	Site Plan Proposal	Compliant
Max. area per sign face	65'	64'	Y
Max Height	8'	8'	Y
Max # of Signs	1	1	Y

The sign location (nw corner of the property) is approximately 25' from the edge of 4700 West and 20' from the edge of 4000 South, which puts it out of the clear view area.

Potential Detrimental Impacts

As is common with commercial projects adjacent to a residential use, the concerns that have not already been addressed in this staff report are noise and lighting.

Noise: We have nuisance ordinances in place which govern noise, so any issues which may arise regarding noise complaints will be handled through the City's code enforcement department.

Those noise standards may be found in WHC §90.22. That section of code sets noise standards based on the time of day, proximity to residential areas, and use of the land.

Lighting: Similar to noise, the City has ordinances in place governing lighting and light pollution. That can be found in WHZC 157.775-785. It sets in place standards for commercial lighting, including a required reduction in output, requirements that light be shielded/directed downwards so as not to trespass on adjoining properties. Developer has provided the City with graphics of their proposed lighting fixtures, all of which seem to satisfy these requirements. The code has a mechanism in place for enforcement under the nuisance ordinance.

The other issue that is often brough up when looking at this type of project are environmental concerns. As previously stated in this staff report, fuel stations are required to meet federal EPA standards which are administered by the State of Utah Department of Environmental Quality. Prior to the City issuing any permits for construction or groundwork on this site, the applicant will be required to provide the City with documentation that they have received that necessary approval.

Staff Recommendation

Based on the above compliance with all relevant City codes, **it is Staff's position that the Commission should grant preliminary site plan approval, subject to the following conditions:**

- **Prior to final approval, the applicant shall provide the City with the following:**
    - **Documentation of its progress with the required approvals of the DABS and the DEQ**
    - **A will-serve letter from the Hooper Water Improvement District**
    - **Finalized elevations showing the distribution of architectural materials across the building to ensure compliance with the design criteria.**

Applicant is aware that even with final approval of the site plan, no construction may begin prior to having a fully approved set of site construction documents.

SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date August 1, 2022

Address of Site: SEC 4000 S (HWY 37) & S 4700 W Property Parcel # 08-048-0108

Applicant's Name: Ryan Halder, KG Store 2512, L.L.C., an Iowa limited liability company

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

A convenient store with fuel canopy that includes a Business License (Major) and Class B Beer License and

Site plan design, be approved on 1.9 (acreage) of

Property ~~in the~~ C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: Ran D. Jones (Owner/Petitioner) Date: 8/4/22

I authorize Ryan Halder, KG Store 2512, L.L.C., an Iowa limited liability company to act as my representative in all matters relating to this application.

EBJ-2 LLC (Owner)

Ran D. Jones (Agent as Authorized by Owner)

Percentage of Landscaping 38 Anticipated Parking spaces 28

_____ 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

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

PUD DEVELOPMENT PLANS
KUM & GO STORE #2512
4000 S & 4700 W
WEST HAVEN, UTAH

PROJECT TEAM:

DEVELOPER/APPLICANT:
KUM & GO, L.C.
1459 GRAND AVENUE
DES MOINES, IA 50309
CONTACT: RYAN HALDER
PH: (515)457.6232
E: RYAN.HALDER@KUMANDGO.COM

ENGINEER:
OLSSON
1880 FALL RIVER DRIVE, SUITE 200
LOVELAND, CO 80538
CONTACT: MEGAN WALTER
PH: (970)461.7733
E: MWALTER@OLSSON.COM

SURVEYOR:
MCNEIL ENGINEERING
8610 SOUTH SANDY PKWY, SUITE 200
SANDY, UT 84070
CONTACT: DAVID DRAPER
PH: (801) 255.7700
E: DAVE.D@MCNEILENG.COM

GEOTECHNICAL ENGINEER:
GSH GEOTECHNICAL, INC.
473 WEST 4800 SOUTH
SALT LAKE CITY, UTAH 84123
CONTACT: ROBERT A. GIFFORD
PH: (801)685.9190
BOBBY@GSHGEOTECH.COM

LANDSCAPE ARCHITECT:
IN SITE DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UT 84003
CONTACT: CORY WHITING
PH: (801)756.5043
E: CWHITING@INDGLLC.COM

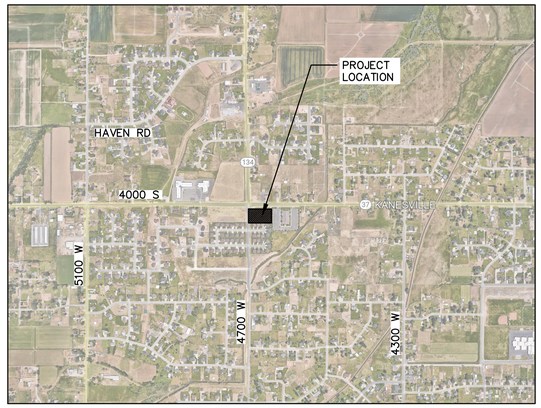
WHERE & MEANS MORE.

BENCHMARKS:
NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOUND WEBER COUNTY MONUMENT BENCHMARK ELEVATION = 4247.7' (PER WEBER COUNTY TIE SHEET)

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°34'27" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN A

LEGAL DESCRIPTION:
PART OF THE NORTH 1/2 SECTION 8, TOWNSHIP 5 NORTH, RANGE 2WEST, SALT LAKE BASE & MERIDIAN, US SURVEY

FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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2	C1.0	SITE PLAN
3	C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
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5	L1.0	LANDSCAPE PLAN
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ZONING INFORMATION

CURRENT: COMMUNITY COMMERCIAL (C-2)	
MINIMUM LOT AREA	NOT SPECIFIED
MINIMUM LOT WIDTH	NOT SPECIFIED
SITE AREA PER UNIT	NOT SPECIFIED
FRONT YARD SETBACK NORTH (FEET)	15' BLDG,LNDS,PRK/25' PUMPS
LEFT SIDE YARD SETBACK WEST (FEET)	15' BLDG,PUMPS/5' LNDS,PRK
RIGHT SIDE YARD SETBACK EAST (FEET)	5' LNDS,PRK/25' PUMPS
REAR YARD SETBACK SOUTH (FEET)	10' BLDG/5' LNDS,PRK/25' PUMPS
MAXIMUM HEIGHT (FEET)	35'

LOT 1 SITE DATA

STORE TYPE		MARKETPLACE-RP-2021V1
PARCEL NUMBER		08-048-0108
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	17'-10"
	PARAPET	21'-0"
	BLADE	22'-7"
	FUEL CANOPY	20'-10" (MIN)
GROSS FLOOR AREA		5,620 SF
GROSS CANOPY AREA		3,936 SF
GROSS LOT AREA		84,649 ± 1.943 ACRES
BUILDING COVERAGE		5,620 SF (7%)
LANDSCAPE COVERAGE		32,156 SF (38%)
PARKING/DRIVE/SIDEWALK COVERAGE		46,873 SF (55%)
BICYCLE PARKING		2 SPACES
TOTAL EMPLOYEES		16-18
EMPLOYEES PER SHIFT		3 TO 5
REQUIRED PARKING	STANDARD	26
	ADA	2 (VAN)
	TOTAL	28
	PARKING RATIO = 1 STALL/200 SF	
PROVIDED PARKING	STANDARD	24 & 12 FUELING
	ADA	2 (VAN)
	TOTAL	38
	PARKING RATIO = 1 STALL/147 SF	

CONFIDENTIAL DOCUMENT:
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olsson
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#2512 - WEST HAVEN, UTAH
4000 S (HWY 37) & 4700 W

COVER SHEET

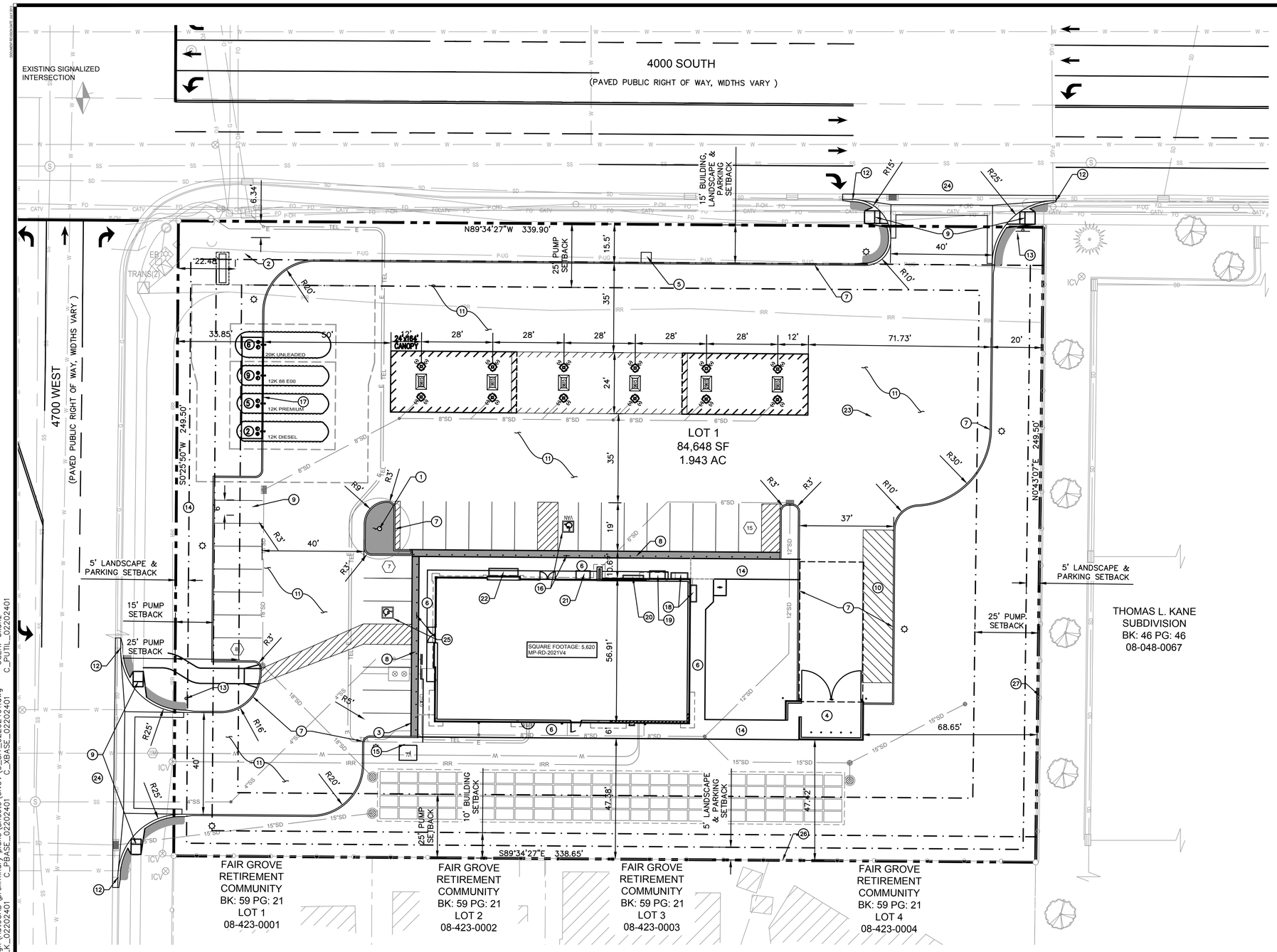
KG PROJECT TEAM:
RDM: TC
SDM: DG
CPM: BS

△	DATE	REVISION DESCRIPTION

DATE: 08/17/2022

SHEET NUMBER:
C0.0
1 OF 12

DWG: F:\2022\02001-02500\022-02401\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_TTL01_02202401.dwg USER: bkunz
DATE: Aug 17, 2022 9:15am XREFS: C_PTBLK_02202401



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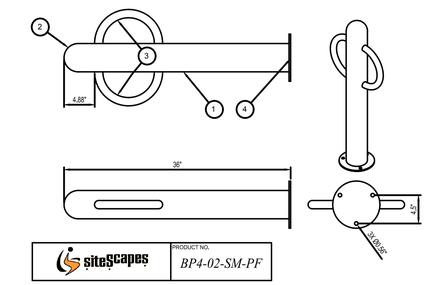
1" = 20'
0' 10' 20' 40'
SCALE IN FEET

FLAG NOTES:

1. PROPOSED 40' FLAGPOLE WITH 3'x5' AMERICAN FLAG IN A COLORED CONCRETE ISLAND
2. PROPOSED 8' MONUMENT SIGN, OWNER SUPPLIED & CONTRACTOR INSTALLED
3. PROPOSED BIKE RACK, OWNER SUPPLIED & CONTRACTOR INSTALLED, SEE DETAIL THIS SHEET
4. PROPOSED 15' X 25' TRASH ENCLOSURE WITH NICHIHA
5. PROPOSED AIR MACHINE ON 4' X 4' PAD
6. PROPOSED 4" BUILDING SIDEWALK
7. PROPOSED 6" INTEGRAL CURB
8. PROPOSED ZERO CURB WITH BOLLARDS, 5' SPACING (TYP)
9. PROPOSED ADA RAMPS
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
12. CONNECT TO EXISTING CURB & GUTTER
13. PROPOSED STOP SIGN
14. PROPOSED 4" THICK CONCRETE SITE SIDEWALK, WIDTH PER PLAN
15. PROPOSED ELECTRIC TRANSFORMER
16. PROPOSED ADA VAN PARKING STALL & BOLLARD MOUNTED SIGN
17. PAINT CURB ALONG FRONT OF UNDERGROUND STORAGE TANKS YELLOW
18. PROPANE CAGE
19. ICE MERCHANDISE
20. FIREWOOD
21. MISCELLANEOUS MERCHANDISE
22. RED BOX(ES)
23. PROPOSED SITE LIGHT POLE, SEE UTILITY PLAN
24. FULL MOVEMENT ACCESS
25. PROPOSED ADA PARKING STALL & BOLLARD MOUNTED SIGN
26. EXISTING 6' VINYL FENCE, PROTECT IN PLACE
27. EXISTING RETAINING WALL & CHAIN LINK FENCE, PROTECT IN PLACE
28. PROPOSED ADA PARKING STALL & BOLLARD MOUNTED SIGN

LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- SAWCUT LINE
- COLORED CONCRETE PAVEMENT
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- GRATED STORM INLET
- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
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- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR
- SIGN



siteSCAPES PRODUCT NO. BP4-02-SM-PF

*Available in powder coat and DuraCoat finishes

BOLLARD BIKE RACK DETAIL

NOTES:
1. BIKE RACK TO BE INSTALLED IN CENTER OF 5'-0" x 6'-6" CONCRETE PAD.
2. BOLLARD SHALL HAVE A ONYX POWDER COAT FINISH.

MATERIALS LIST
(1) TUBING – ø4½" x ⅛" WALL STEEL TUBING.
(2) CAP – ø4½" x ⅛" WALL STEEL DOME.
(3) LOOP – ø1.315" x .133" WALL STEEL TUBING.
(4) SURFACE PLATE – ø7⅞" x ¾" THICK STEEL PLATE WITH THREE ø⅝" MOUNTING HOLES.
(5) MOUNTED WITH THREE ø⅝" x 4–5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED).

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°34'27" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN A

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SITE PLAN

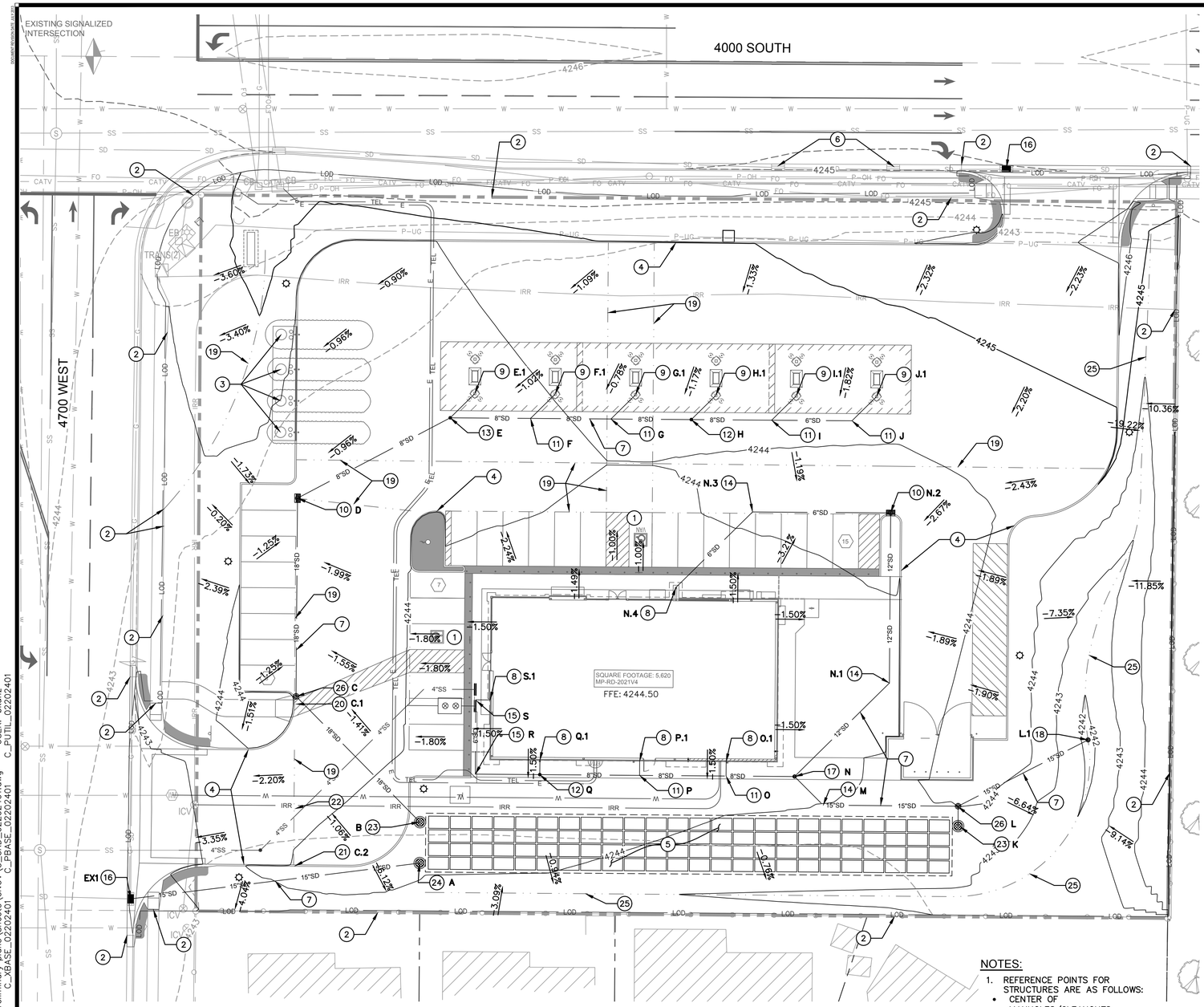
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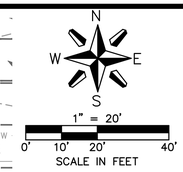
REVISION DESCRIPTION	DATE

DATE: 08/17/2022

SHEET NUMBER: C1.0
2 OF 12

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DATE: Aug 17, 2022 9:15am
XREFS: C_PTBLK_02202401 C_PBASE_02202401 C_XBASE_02202401
USER: bkunz C_PUTIL_02202401





STORM PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
B–C	18"	61.55'	0.50%
C–C.1	8"	2.70'	0.50%
C–D	18"	69.03'	0.50%
C.1–C.2	8"	56.50'	0.75%
D–E	12"	60.14'	0.50%
E–E.1	6"	12.02'	0.50%
E–F	8"	28.00'	0.50%
EX1–A	12"	101.49'	0.50%
F–F.1	6"	12.02'	0.50%
F–G	8"	28.00'	0.50%
G–G.1	6"	12.02'	0.50%
G–H	8"	28.00'	0.50%
H–H.1	6"	12.02'	0.50%
H–I	8"	28.00'	0.50%
I–I.1	6"	12.02'	0.50%
I–J	6"	28.00'	0.50%
J–J.1	6"	12.02'	0.50%
K–L	18"	6.92'	0.50%
L–L.1	15"	50.84'	0.50%
L–M	15"	46.98'	0.50%
M–N	15"	14.14'	0.50%
N–N.1	12"	46.39'	0.50%
N–O	8"	23.87'	0.50%
N.1–N.2	12"	59.27'	0.50%
N.2–N.3	6"	48.12'	0.50%
N.3–N.4	6"	37.43'	0.50%
O–O.1	6"	5.00'	0.50%
O–P	8"	30.13'	0.50%
P–P.1	6"	5.00'	0.50%
P–Q	8"	34.78'	0.50%
Q–Q.1	6"	4.99'	0.50%
Q–R	6"	22.46'	0.50%
R–S	6"	25.90'	0.50%
S–S.1	6"	5.00'	0.50%

STORM STRUCTURE TABLE				
ID	NORTHING EASTING	RIM/GROUND/ TOC ELEV.*	INVERT IN	INVERT OUT
A	N: 3593503.39 E:1477335.76	4244.22		12" (W)=4239.86
B	N: 3593517.63 E:1477335.86	4244.41	18" (NW)=4239.86	
C	N: 3593561.48 E:1477292.67	4243.60	18" (N)=4240.17 8" (S)=4241.55	18" (SE)=4240.17
C.1	N: 3593558.77 E:1477292.65	4243.62	8" (S)=4241.56	8" (N)=4241.56
C.2	N: 3593502.28 E:1477292.23	4244.54		8" (N)=4241.99
D	N: 3593630.51 E:1477293.18	4243.09	12" (NE)=4241.02	18" (S)=4240.52
E	N: 3593658.51 E:1477346.40	4243.68	8" (E)=4241.48 6" (NE)=4241.57	12" (SW)=4241.32
E.1	N: 3593666.95 E:1477354.97			6" (SW)=4241.63
EX1	N: 3593490.92 E:1477235.04	4242.27	12" (E)=4239.36	
F	N: 3593658.30 E:1477374.40		8" (E)=4241.62 6" (NE)=4241.71	8" (W)=4241.62
F.1	N: 3593666.74 E:1477382.97			6" (SW)=4241.77
G	N: 3593658.09 E:1477402.40		8" (E)=4241.76 6" (NE)=4241.85	8" (W)=4241.76
G.1	N: 3593666.53 E:1477410.96			6" (SW)=4241.91
H	N: 3593657.89 E:1477430.40	4244.15	8" (E)=4241.90 6" (NE)=4241.99	8" (W)=4241.90
H.1	N: 3593666.32 E:1477438.96			6" (SW)=4242.05
I	N: 3593657.68 E:1477458.40		6" (E)=4242.13 6" (NE)=4242.13	8" (W)=4242.04
I.1	N: 3593666.11 E:1477466.96			6" (SW)=4242.19
J	N: 3593657.47 E:1477486.40		6" (NE)=4242.27	6" (W)=4242.27
J.1	N: 3593665.91 E:1477494.96			6" (SW)=4242.33
K	N: 3593516.27 E:1477523.36	4243.65	18" (N)=4239.86	
L	N: 3593523.19 E:1477523.36	4244.00	15" (W)=4240.02 15" (NE)=4240.02	18" (S)=4239.89
L.1	N: 3593546.30 E:1477566.64	4241.73		15" (SW)=4240.27
M	N: 3593523.54 E:1477476.38		15" (NW)=4240.25	15" (E)=4240.25
N	N: 3593533.54 E:1477466.38	4244.33	8" (W)=4240.62 12" (NE)=4240.45	15" (SE)=4240.32
N.1	N: 3593566.09 E:1477499.43		12" (N)=4240.68	12" (SW)=4240.68
N.2	N: 3593625.36 E:1477499.87	4243.38	6" (W)=4241.23	12" (S)=4240.98
N.3	N: 3593625.72 E:1477451.75		6" (SW)=4241.47	6" (E)=4241.47
N.4	N: 3593599.45 E:1477425.09			6" (NE)=4241.65
O	N: 3593533.71 E:1477442.51		8" (W)=4240.74 6" (N)=4240.82	8" (E)=4240.74
O.1	N: 3593538.71 E:1477442.55			6" (S)=4240.84
P	N: 3593533.94 E:1477412.38		8" (W)=4240.89 6" (N)=4240.97	8" (E)=4240.89
P.1	N: 3593538.94 E:1477412.42			6" (S)=4240.99
Q	N: 3593534.20 E:1477377.61	4244.43	6" (W)=4241.14 6" (N)=4241.14	8" (E)=4241.06
Q.1	N: 3593539.19 E:1477377.64			6" (S)=4241.16
R	N: 3593534.36 E:1477355.15		6" (N)=4241.25	6" (E)=4241.25
S	N: 3593560.26 E:1477355.34		6" (E)=4241.38	6" (S)=4241.38
S.1	N: 3593560.23 E:1477360.34			6" (W)=4241.40

FLAG NOTES:

1. ADA ACCESSIBLE STALL & AISLE (NOT TO EXCEED 2.00% GRADE IN ANY DIRECTION)
2. MATCH EXISTING GRADE (CONTRACTOR TO VERIFY)
3. SEE TANK APRON SPOT ELEVATION DETAIL ON THIS SHEET FOR UST LID ELEVATIONS
4. PROPOSED 6" INTEGRAL CURB
5. PROPOSED STORMTECH UNDERGROUND STORM CHAMBERS
6. EXISTING PUBLIC STORM TO BE PROTECTED IN PLACE
7. INSTALL HDPE STORM SEWER PIPE; LENGTH, SIZE, AND SLOPE PER TABLE
8. CONNECT TO BUILDING DOWNSPOUT, SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS
9. CONNECT TO CANOPY DOWNSPOUT
10. INSTALL 2'x3' ADS CURB INLET
11. INSTALL WYE
12. INSTALL WYE w/TRAFFIC RATED CLEANOUT
13. INSTALL 12" ADS NYLOPLAST DRAIN BASIN w/ SOLID LID
14. INSTALL 45° BEND
15. INSTALL 90° BEND
16. EXISTING PUBLIC CURB INLET TO BE CONVERTED INTO VALLEY GRATE INLET
17. INSTALL 18" ADS NYLOPLAST DRAIN BASIN w/ SOLID LID
18. INSTALL 24" ADS NYLOPLAST DRAIN BASIN w/ DOME GRATE
19. PROPOSED GRADE BREAK
20. INSTALL 8" ADS DURASLOT ADAPTER (PART NUMBER 0862DS) TO CONNECT TO 8" DOWNSTREAM PIPE
21. INSTALL 8" ADS DURASLOT END CAP (PRODUCT NUMBER 0833DS)
22. INSTALL 8" ADS DURASLOT WITH STANDARD 6" HEIGHT SLOT RISER (PRODUCT NUMBER 0826DS)
23. UNDERGROUND DETENTION/RETENTION FACILITY INLET STRUCTURE
24. UNDERGROUND DETENTION/RETENTION FACILITY OUTLET STRUCTURE
25. PROPOSED GRASS DRAINAGE SWALE
26. INSTALL 24" ADS NYLOPLAST DRAIN BASIN w/ SOLID LID

NOTES:

1. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
   - CENTER OF MANHOLES/CLEANOUTS
   - CENTER OF INLET FACE AT TOP OF CURB FOR CURB INLETS
   - CENTER OF INLET FOR GRATE INLETS
   - CENTER AT END OF FLARED END SECTION
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - CENTER OF MANHOLES/CLEANOUTS
   - INSIDE WALL OF CURB INLET
   - CENTER OF GRATE INLET
   - LENGTHS LISTED ARE 2D MEASUREMENTS
3. ALL PROPOSED DRAINAGE STRUCTURES AND PIPES ON THIS SITE ARE PRIVATE.
4. ALL PROPOSED PIPES ARE HDPE.
5. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

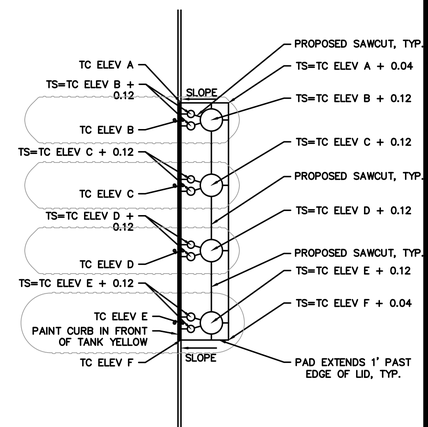
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FLOOD ZONE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED BY THIS FIRM PANEL 49057C0425E DATE 12/16/2005.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- SIGHT TRIANGLE
- GRADE BREAK LINE
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- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
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- SIGN



A TANK APRON SPOT ELEVATION DETAIL
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#2512 - WEST HAVEN, UTAH

4000 S (HWY 37) & 4700 W

PRELIMINARY GRADING & DRAINAGE PLAN

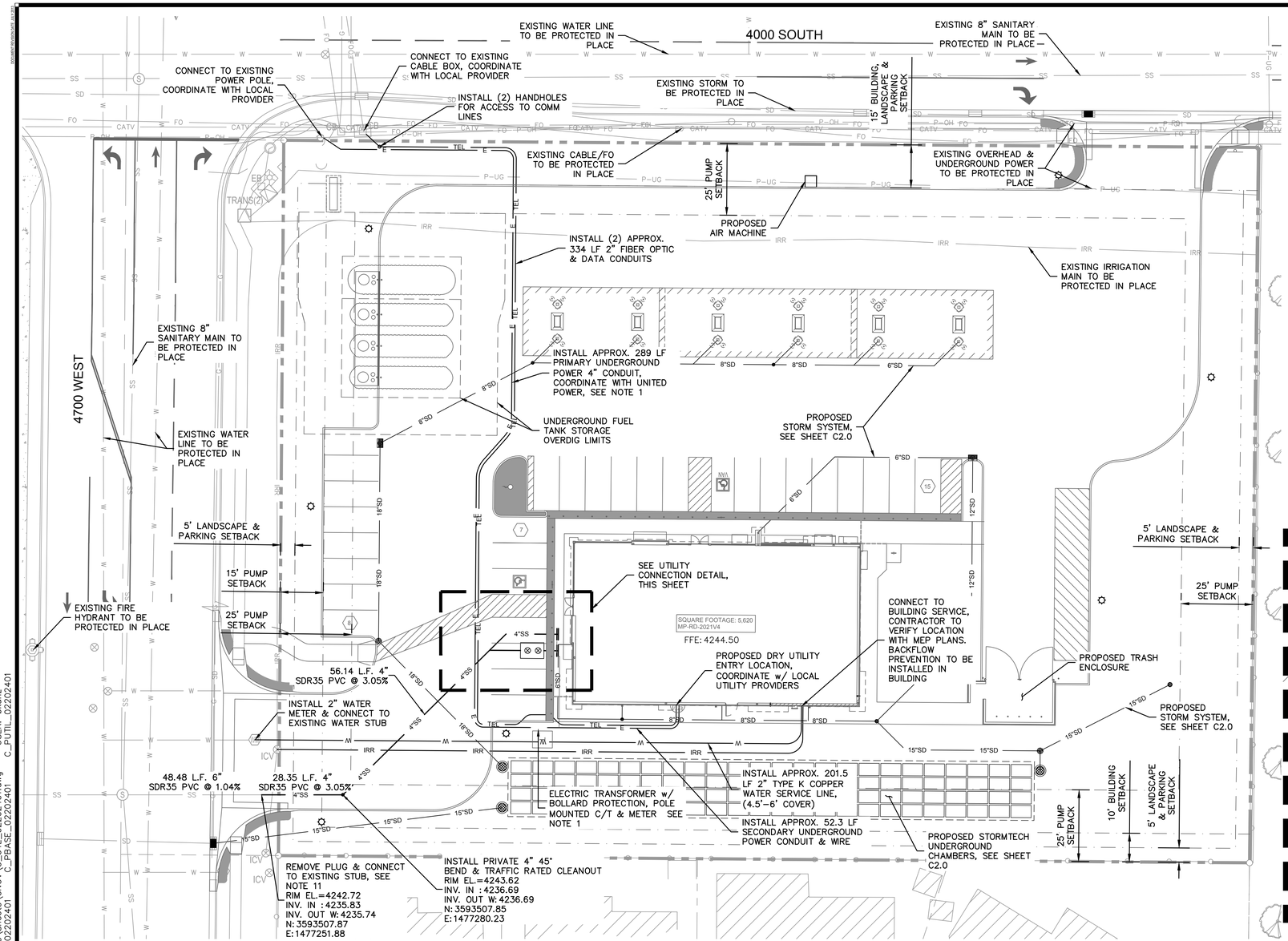
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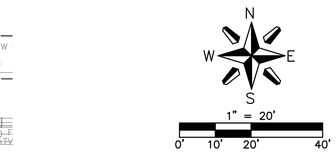
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DATE: 08/17/2022

SHEET NUMBER: C2.0
3 OF 12

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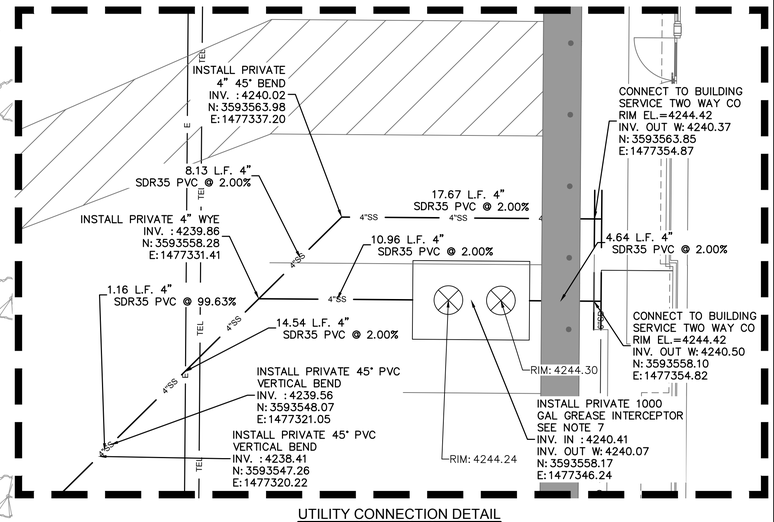




LEGEND

- PROPOSED BOUNDARY
- PROPOSED INTEGRAL CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- OP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC LINE
- SD — EXISTING STORM SEWER
- UGE — EXISTING UNDERGROUND POWER
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WV — WATER VALVE
- PROPOSED BOLLARD
- CTL — CONTROL POINT
- GM — GAS METER
- TRAFFIC SIGNAL ARM
- GREASE INTERCEPTOR LID
- STORM SEWER STRUCTURE
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- SIGN
- T — PROPOSED TRANSFORMER

CSU	COLORADO SPRINGS UTILITIES
CO	CLEANOUT
SS	SANITARY SEWER
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC



UTILITY CONNECTION DETAIL
SCALE: 1" = 5'

PRIVATE UTILITY NOTES:

1. PROPOSED TRANSFORMER PAD AREA TO BE EXCAVATED AND PREPARED AND POLE FOR C/T AND METER SET BY CONTRACTOR, PAD & TRANSFORMER TO BE INSTALLED BY THE LOCAL PROVIDER. CONTRACTOR SHALL TRENCH & INSTALL CONDUIT BETWEEN POINT OF CONNECTION & TRANSFORMER & INSTALL POLE FOR C/T AND METER, THE LOCAL PROVIDER SHALL PULL CONDUCTORS.
2. ALL PROPOSED SITE LIGHTING WILL CONSIST OF FULL CUT-OFF DESIGN, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN AND POLE BASE DETAIL. DISTANCE FROM CENTER OF POLE TO BACK OF CURB = 4' UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL MAINTAIN MINIMUM 18" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
4. ALL PROPOSED DOMESTIC WATER SERVICE PIPING SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE.
5. ALL PROPOSED SANITARY SEWER SERVICE PIPING SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
6. ALL PROPOSED DRY UTILITY CONDUIT PIPING SHALL BE PVC SCH40 UNLESS NOTED OTHERWISE.
7. PROPOSED 1000 GALLON GREASE INTERCEPTOR WITH WATERTIGHT TRAFFIC RATED LIDS, PER SOUTH ADAMS COUNTY SANITATION DISTRICT STANDARD DETAIL.
8. ALL PROPOSED SANITARY SERVICE CLEANOUTS (CO) SHALL HAVE WATER TIGHT LIDS.
9. CONTRACTOR SHALL COORDINATE FLOW TESTING OF ALL PROPOSED FIRE HYDRANT WITH SOUTH ADAMS COUNTY WATER DISTRICT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. CONTRACTOR TO PATCH & REPLACE PAVEMENT IN-KIND FOR ALL UTILITY PAVEMENT CUTS.
11. EXISTING STUB INVERT IS UNKNOWN AND ASSUMED TO BE A 6" SDR35 PIPE AT A SLOPE OF 1.04% FROM THE EXISTING MANHOLE. CONTRACTOR SHALL LOCATE EXISTING STUB AND REPORT BACK TO ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BENCHMARK:
NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FOUND WEBER COUNTY MONUMENT BENCHMARK ELEVATION = 4247.7' (PER WEBER COUNTY TIE SHEET)

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

811 Know what's **below.** **Call** before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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50309
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F: 515-223-9873

#2512 - WEST HAVEN, UTAH
4000 S (HWY 37) & 4700 W

PRELIMINARY UTILITY PLAN

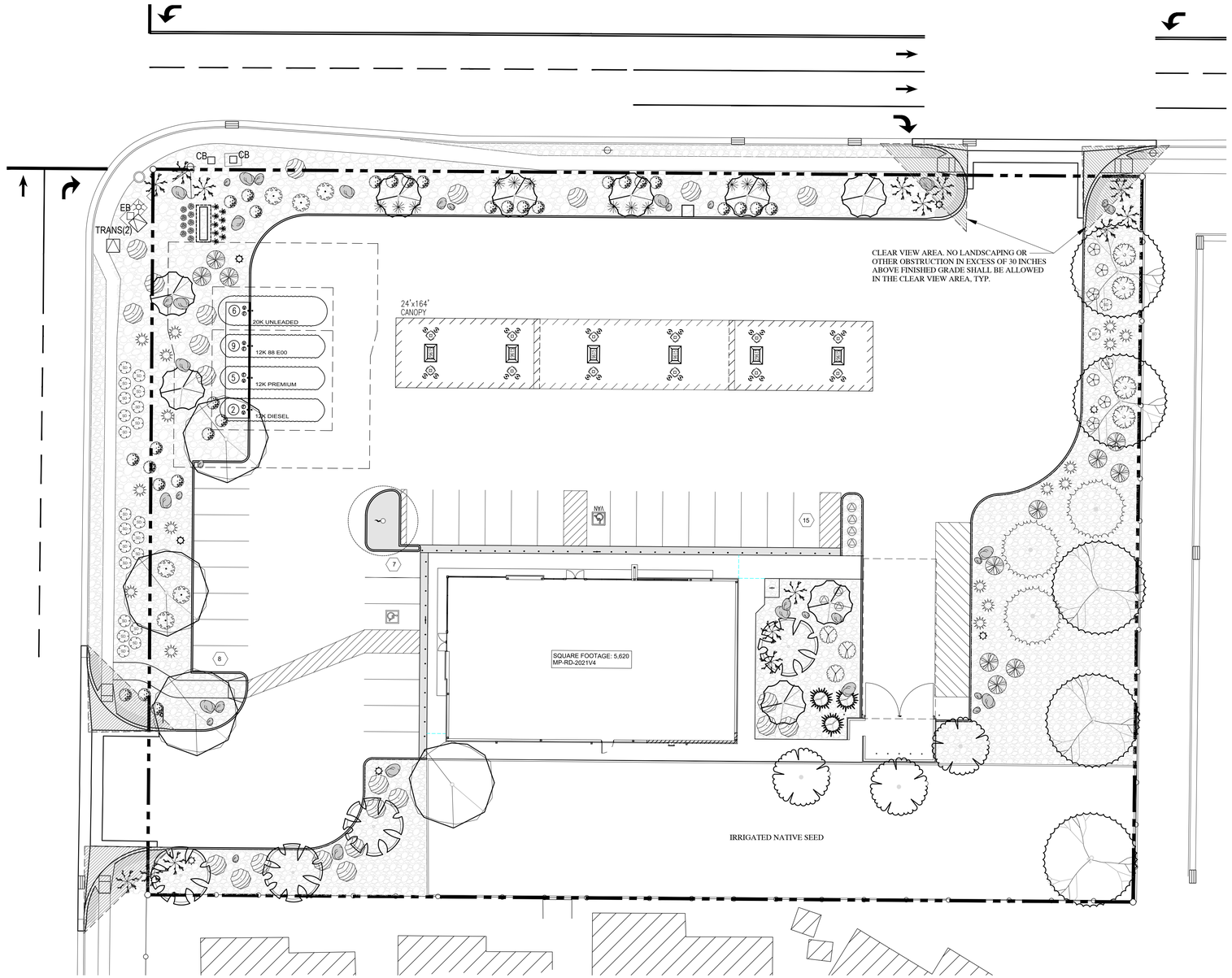
KG PROJECT TEAM:
RDM: TC
SDM: DG
CPM: BS

REVISION DESCRIPTION	DATE	△

DATE: 08/17/2022

SHEET NUMBER:
C3.1
4 OF 12

DWG: F:\2022\02001-02500\022-02401\40-design\AutoCAD\preliminary plans\Sheets\GNCVVC_UTL_02202401.dwg
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DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	4	2" CAL
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	4	2" CAL.
	PRUNUS SARGENTII 'PINK FLAIR' SARGENT CHERRY	9	2" CAL.
	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	5	2" CAL.
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	3	2" CAL.

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL PINE	3	6'-7' TALL
	PINUS NIGRA AUSTRIAN PINE	3	6'-7' TALL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' PP8722 IVORY HALO IVORY HALO VARIEGATED DOGWOOD	12	5 GAL.
	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	12	5 GAL.
	PRUNUS BESSEYI 'P011S' TM PAWNEE BUTTES SAND CHERRY	11	5 GAL.
	SPIREA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	14	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GROW-LOW FRAGRANT SUMAC	24	5 GAL.
	ROSA X 'MEISWETDOM' TM SWEET DRIFT GROUNDCOVER ROSE	25	5 GAL.
	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH	18	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	16	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	38	5 GAL.
	TAXUS CUSPIDATA 'MONLOO' TM EMERALD SPREADER JAPANESE YEW	5	5 GAL.

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' FEATHER REED GRASS	18	5 GAL.
	HEMEROCALLIS X 'APRICOT SPARKLES' DAYLILY	10	1 GAL.
	HEMEROCALLIS X 'PURPLE DE ORO' PURPLE DE ORO DAYLILY	10	1 GAL.
	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	13	5 GAL.

SITE LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY
	3" DEPTH OF $\frac{3}{4}$" - 1" SCREENED AND CRUSHED ROCK. ROCK TO BE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAIL FOR ADDITIONAL INSTALLATION NOTES. ROCK COLOR AND TYPE T.B.D. BY OWNER AND CONTRACTOR DURING SUBMITTAL PROCESS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLAN
	DECORATIVE LANDSCAPE BOULDERS 2' - 4' IN SIZE. BOULDERS SHALL COMPLIMENT ROCK MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLAN

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. 3 TO 1" SCREENED DECORATIVE CRUSHED ROCK MULCH TO BE INSTALLED AT THE A 3" DEPTH IN ALL PLANTING AREAS. PULL ROCK MULCH A MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

CALCULATIONS

TOTAL LOT AREA=	84,694 (1.943 ACRES)
TOTAL LANDSCAPE AREA =	32,156 S.F.
- LAWN AREA =	0 (0%)
- XERISCAPE AREA =	32,156 S.F. (100%)

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

olsson
1880 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olssonadison.com

STATE OF UTAH
DARREN G. WILSON
NO. 356187
8-9-2022
LICENSED LANDSCAPE ARCHITECT

Kum & Go
1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

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#2512 - WEST HAVEN, UTAH
4000 South (HWY 37) & 4700 W

PRELIMINARY LANDSCAPE PLAN

KG PROJECT TEAM:
RDR: KELLIE WISBROCK
SDM: RYAN HALDER
CPM: PERRY DEPHILLIPS

	DATE	REVISION DESCRIPTION
1		

DATE: 8-9-2022

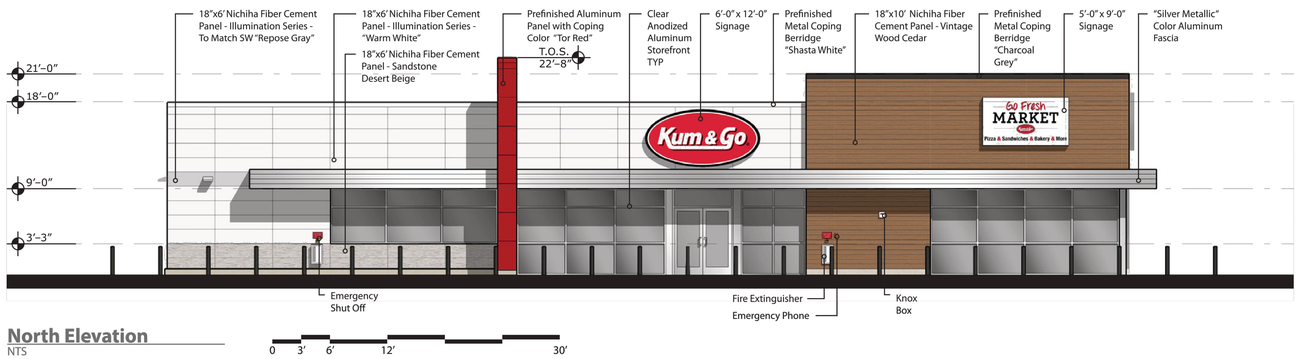
SHEET NUMBER: L1.0

5 OF 13

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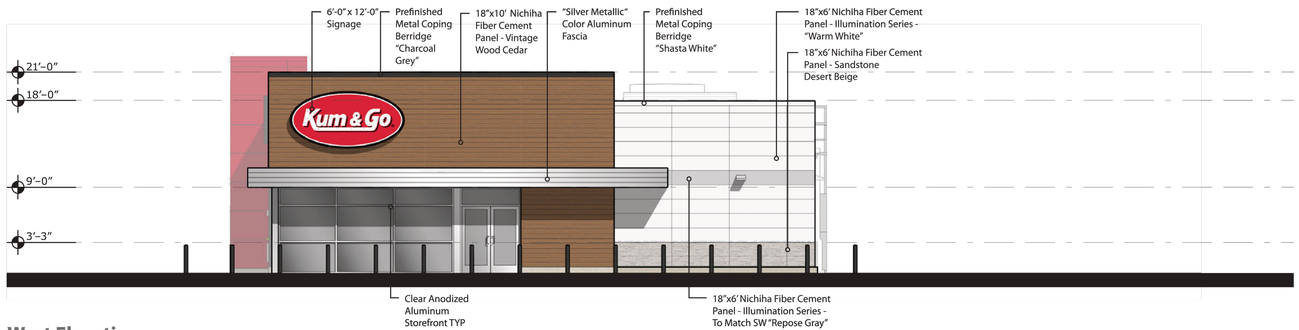
Proposed Building Signage

Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6'x 12'	72 SF
	"Go Fresh Market" Sign	5'x 9'	45 SF
West Elevation	"Kum & Go" Sign	6'x 12'	72 SF
South Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
	Total		189 SF



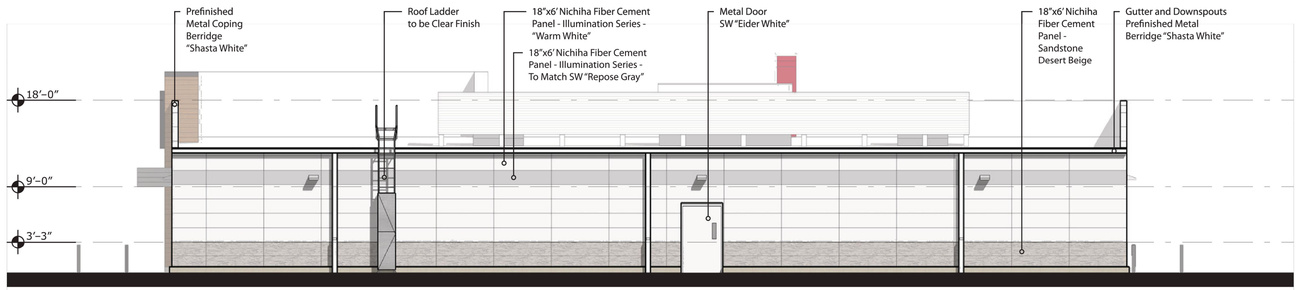
North Elevation
NTS

0 3' 6' 12' 30'



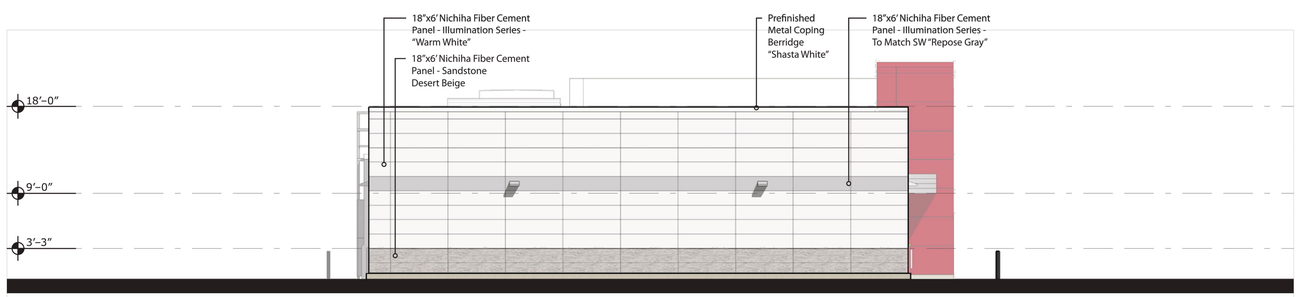
West Elevation
NTS

0 3' 6' 12' 30'



South Elevation
NTS

0 3' 6' 12' 30'



East Elevation
NTS

0 3' 6' 12' 30'

brr

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OVERLAND PARK, KS 66204

www.brrarch.com

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FAX: 913-262-9044

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50309
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#2512 - WEST HAVEN, UT
WEST ST & SOUTH ST

EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

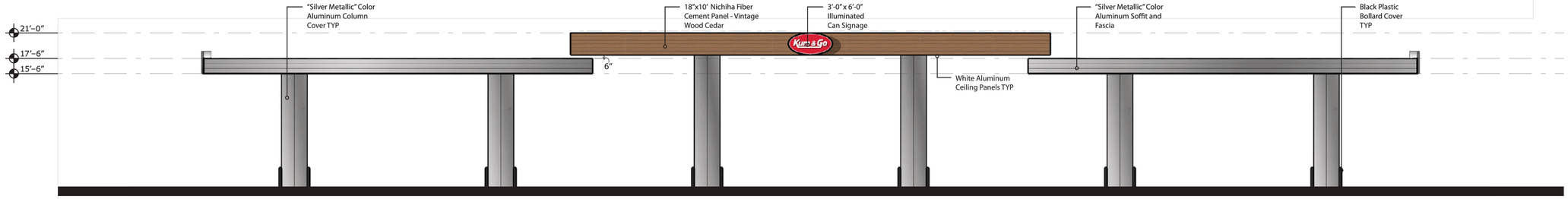
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DATE: 08/17/2022

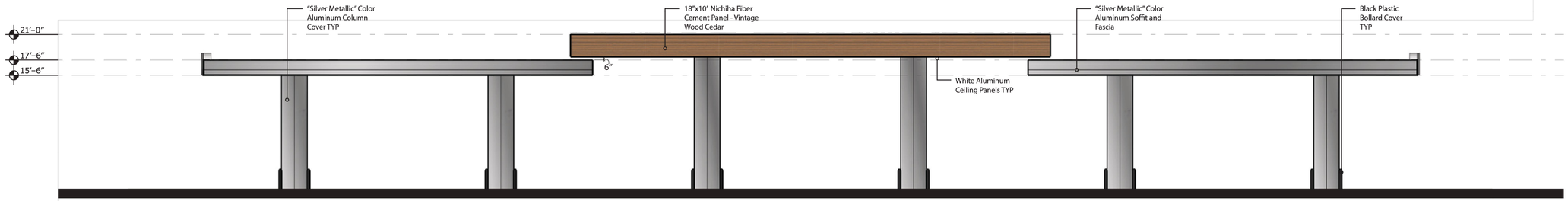
SHEET NUMBER:
A1.1
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Proposed Canopy Signage

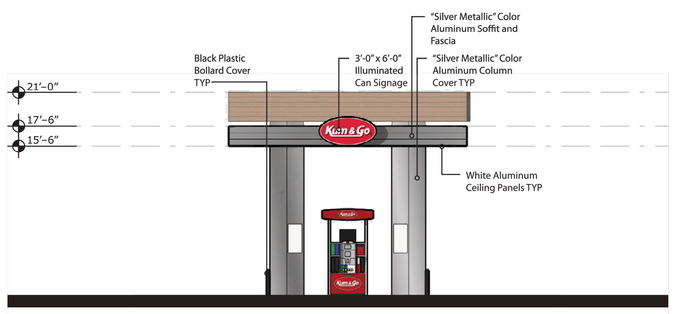
Location	Sign	Size	Area
North Elevation	**"Kum & Go" Sign**	3'x 6'	18 SF
South Elevation	**No Signage**	---	0 SF
East Elevation	**"Kum & Go" Sign**	3'x 6'	18 SF
West Elevation	**"Kum & Go" Sign**	3'x 6'	18 SF
	Total		54 SF



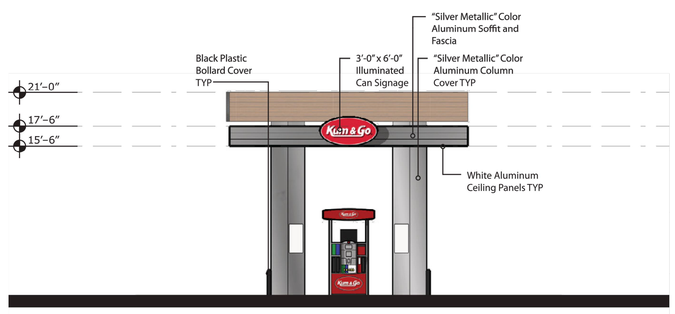
North Elevation
NTS
0 3' 6' 12' 30'



South Elevation
NTS
0 3' 6' 12' 30'



East Elevation
NTS
0 3' 6' 12' 30'



West Elevation
NTS
0 3' 6' 12' 30'

brr

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WEST ST & SOUTH ST

CANOPY ELEVATIONS

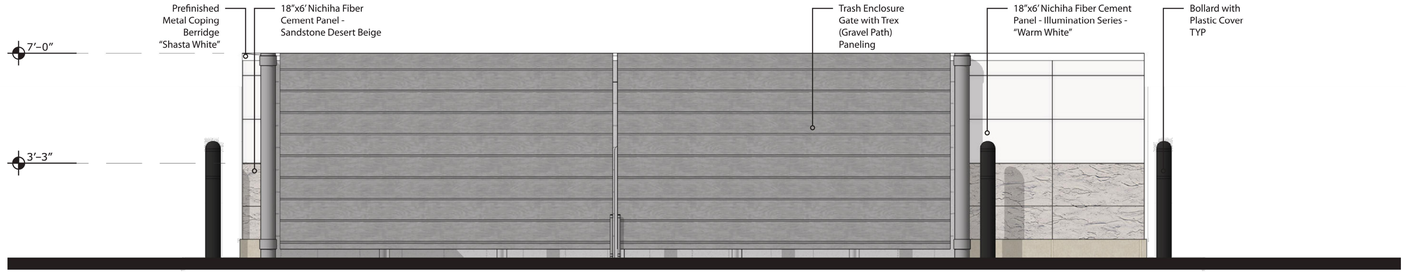
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION

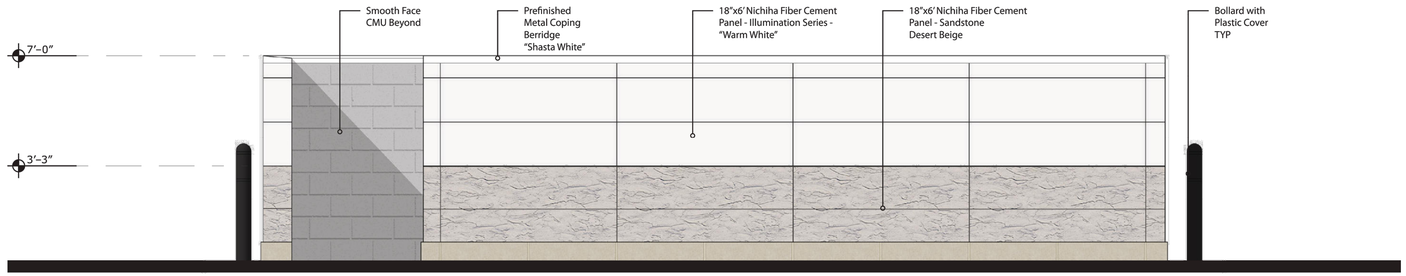
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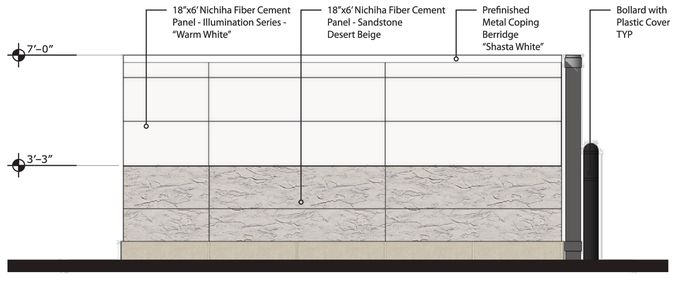
North Elevation
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0 3' 6' 12'



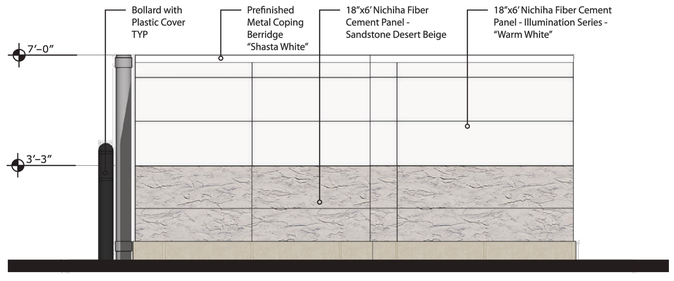
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0 3' 6' 12'



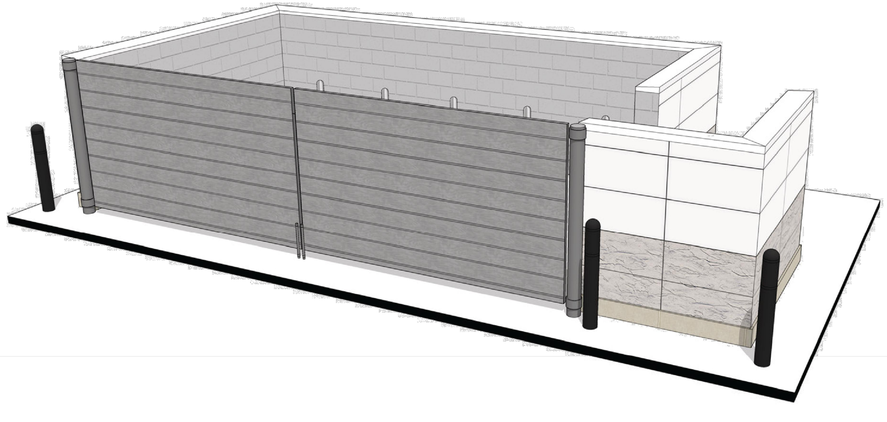
East Elevation
NTS

0 3' 6' 12'



West Elevation
NTS

0 3' 6' 12'



Perspective
NTS

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TRASH ENCLOSURE ELEVATIONS

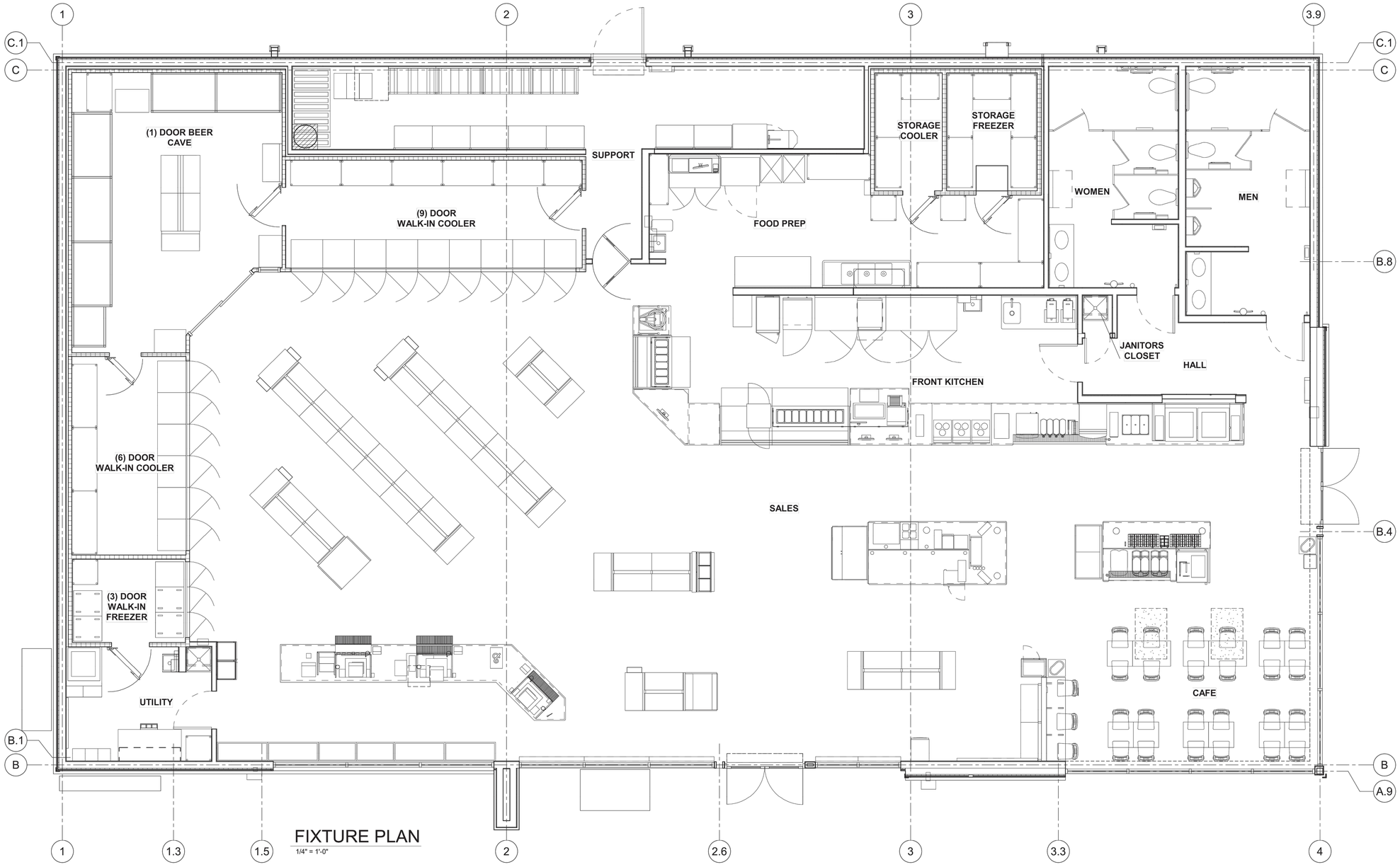
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 08/17/2022

SHEET NUMBER:
A1.3
8 OF 12



FIXTURE PLAN

1/4" = 1'-0"

NORTH

brr

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FIXTURE PLAN

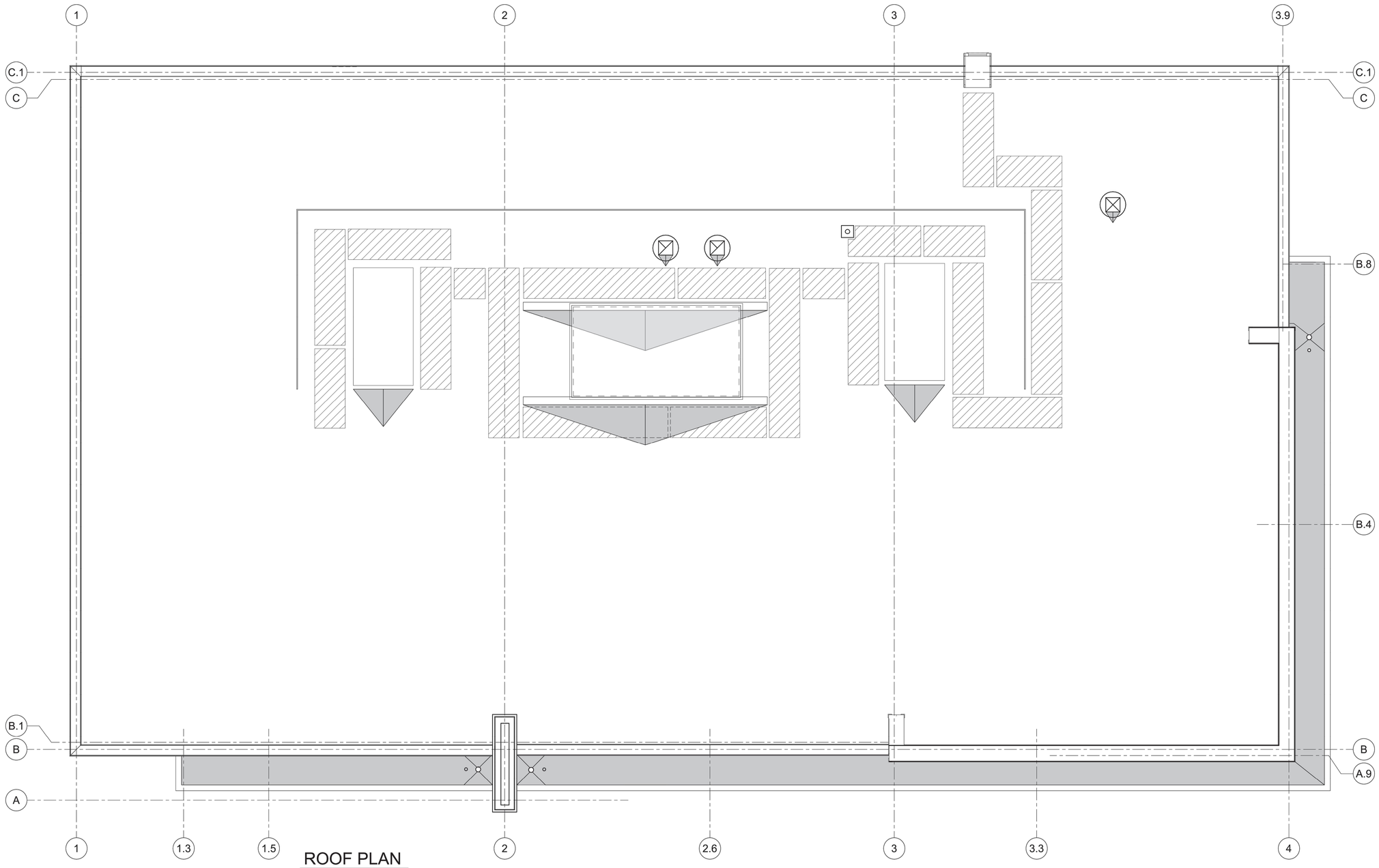
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 08/17/2022

SHEET NUMBER:
A1.4
9 OF 12



ROOF PLAN

1/4" = 1'-0"

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ROOF PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

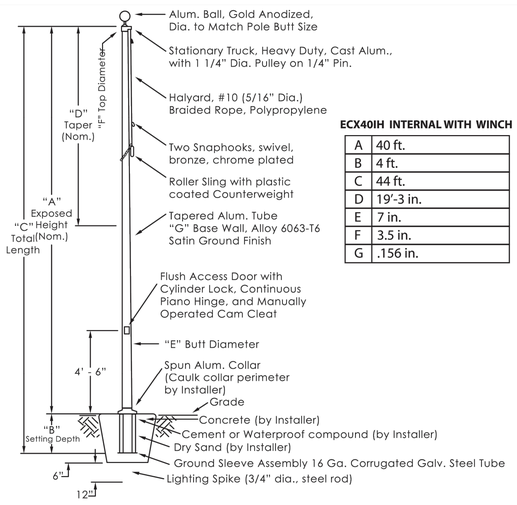
	DATE	REVISION DESCRIPTION
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DATE: 08/17/2022

SHEET NUMBER:
A1.5
10 OF 12

NORTH

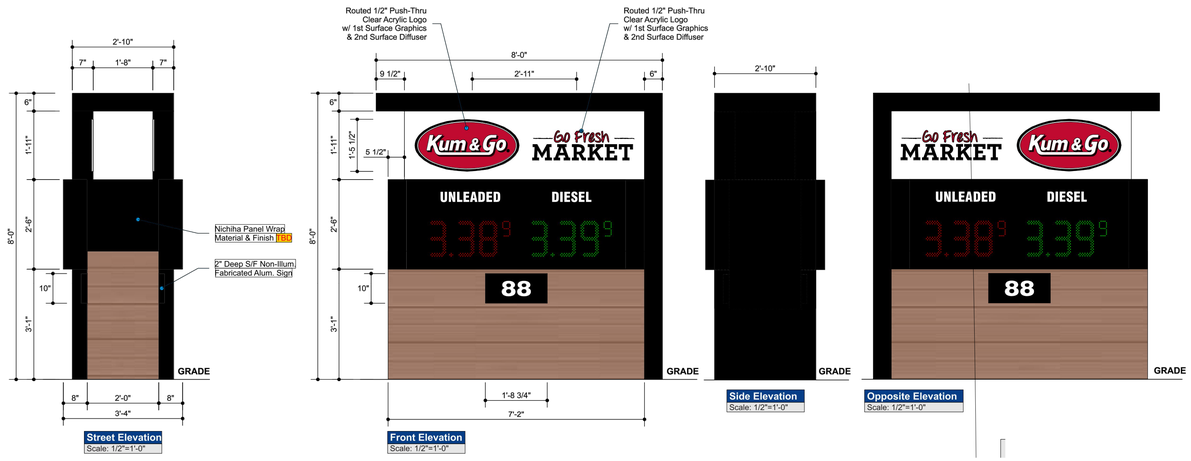
NOTE:
FLAG POLE IS OWNER SUPPLIED - OWNER INSTALLED



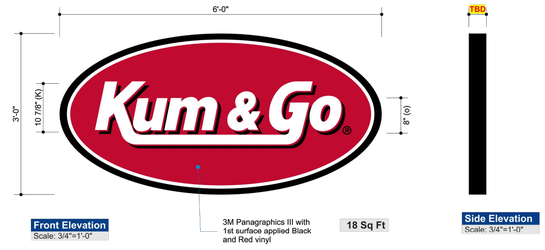
ECX40IH INTERNAL WITH WINCH

A	40 ft.
B	4 ft.
C	44 ft.
D	19'-3 in.
E	7 in.
F	3.5 in.
G	.156 in.

A 40' FLAG POLE
NOT TO SCALE



B 8' MONUMENT SIGN
NOT TO SCALE





C 3'x6' OVAL BUILDING SIGN
NOT TO SCALE





D 6'x12' OVAL BUILDING SIGN
NOT TO SCALE





E 5'x9' GO FRESH MARKET BUILDING SIGN
NOT TO SCALE

811 Know what's **below.** **Call** before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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4000 S (HWY 37) & 4700 W

SIGN ELEVATIONS

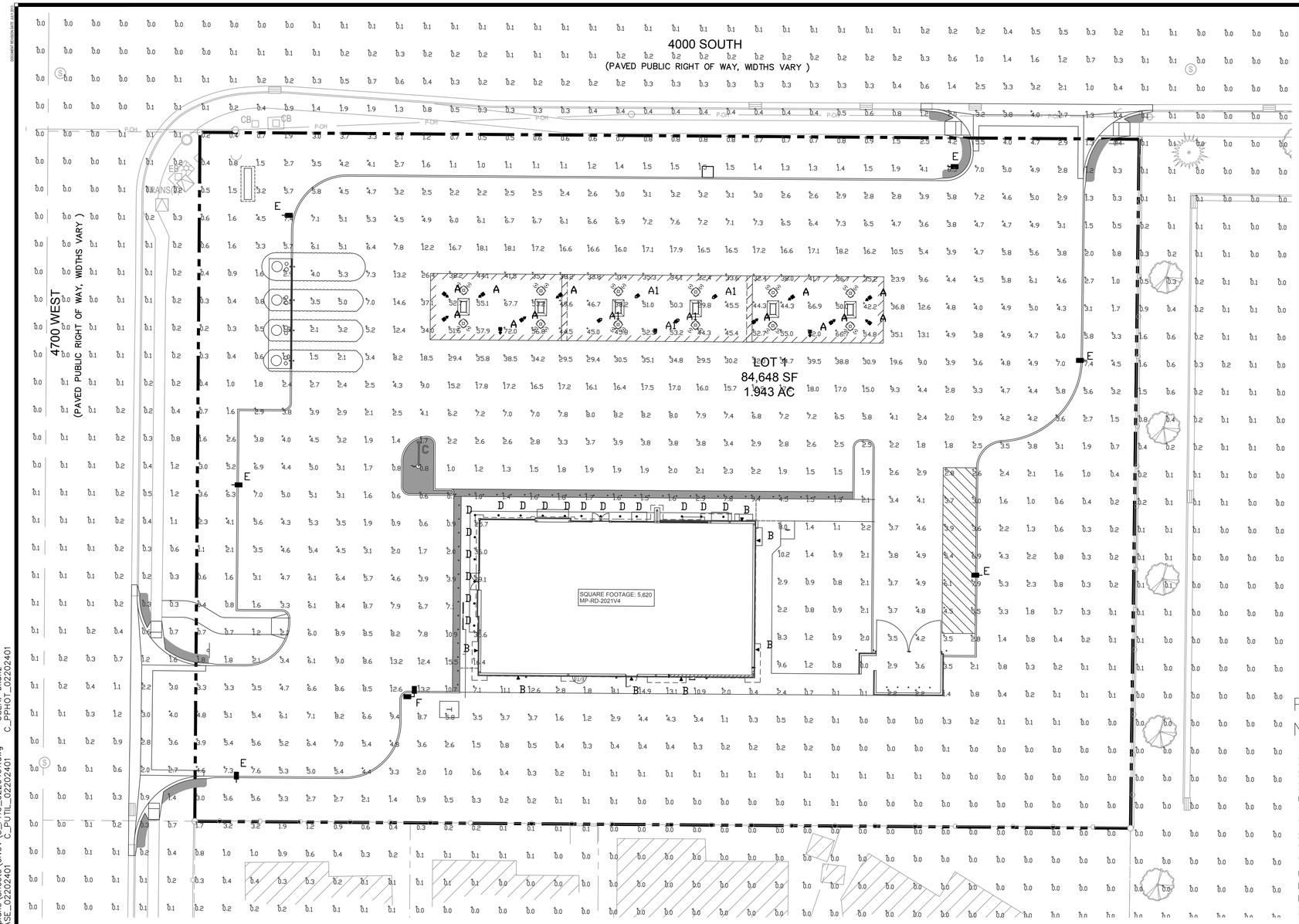
KG PROJECT TEAM:
RDM: TC
SDM: DG
CPM: BS

	DATE	REVISION DESCRIPTION
1		

DATE: 08/17/2022

SHEET NUMBER:
A1.6
11 OF 12

DWG: F:\2022\02001-02500\022-02401\40-design\AutoCAD\preliminary plans\Sheets\GNCVC_ARC_02202401.dwg
DATE: Aug 17, 2022 9:17am
USER: bkunz
XREFS: C_PTBLK_0220240





PHOTOMETRIC DATA FOR FIXTURE TYPES 'B & D' ARE BASED UPON ANOTHER MANUFACTURER'S TEST AND AS A RESULT CAN NOT BE VERIFIED BY LSI INDUSTRIES FOR THIS CALCULATION.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15.5'	1.000	1.000	1.000	23101	188
	5	A1	SINGLE	SCV-LED-23L-SCFT-50 - 17.5' MH	1.000	1.000	1.000	24361	191.5
	7	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
	17	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1579	23.8
	6	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE -16' POLE+2.5'BASE	1.000	1.000	1.000	19664	148.5
	1	F	2 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-D90 -16' POLE+2.5'BASE	1.000	1.000	1.000	39328	297

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.58	72.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	46.67	72.0	29.8	1.57	2.42
INSIDE CURB	Illuminance	Fc	7.70	39.5	0.6	12.83	65.83

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED. FIXTURE NOMENCLATURE NOTED DOES NOT INCLUDE MOUNTING HARDWARE OR POLES. THIS DRAWING IS FOR PHOTOMETRIC EVALUATION PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION DOCUMENT OR AS A FINAL DOCUMENT FOR ORDERING PRODUCT.

Know what's **below.**
Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

10000 ALLIANCE RD.
CINCINNATI, OH. 45242
PH: (513) 793-3200
FAX: (513) 793-3003

THIS DOCUMENT HAS BEEN RELEASED BY OLSSON FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

Kum&Go

1459 Grand Avenue
Des Moines, Iowa
50309
P: 515-226-0128
F: 515-223-9873

#2512 - WEST HAVEN, UTAH
4000 S (HWY 37) & 4700 W

PHOTOMETRIC PLAN

KG PROJECT TEAM:
RDM: TC
SDM: DG
CPM: BS

REVISION DESCRIPTION | DATE | △

DATE: 08/08/2022

SHEET NUMBER:
SE1.1
12 OF 12

DWG: F:\2022\02001-02500\022-02401\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_PH0_02204401.dwg USER: bkunz
DATE: Aug 17, 2022 9:17am XREFS: C_PBASE_02202401 C_XBASE_02202401 C_PUTIL_02202401 C_PPHOT_02202401

Planning Commission
Staff Review Memo

October 6, 2022

Shari Phippen, Community Development Director

Preliminary Plat- The Village @ Green Farm

Request: Grant approval of a preliminary plat for 94 townhomes as part of the Green Farm MDA
Property Address: Approx. 3675 S 4600 W
Property Zone: Mixed Use (Subject to MDA)
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 by the City Council on October 5, 2022. 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.

A portion of the amended MDA requires that with each new phase submitted for approval, Nilson Homes provide the City with a table of phases and total number of housing units which have been constructed or approved. As this application was submitted prior to that amendment being approved, that has not been included. However, I have reached out to the developer for that information and it will be provided in the Commission meeting.

This phase proposes to construct 94 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.

It should be clearly noted that the MDA allows Nilson to construct townhomes as part of the project, but there is no requirement that the townhomes all be owner-occupied. They may choose to have a variety of ownership and occupancy situations in the townhomes.

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.

The developer has proposed that all of the roads except for 3675 South (which will connect to 4700 West) be owned and maintained by the Green Farm HOA and has indicated on the plat that they will be private roads.

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 preliminary plat is compliant in all material respects with the MDA, it is Staff's position that it should be recommended to the Council for approval.

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

NO. OF LOTS 122 **NO. OF BUILDINGS** 22 **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 9	NUMBER OF PARKING 123	PERCENTAGE OF LANDSCAPING 13.6%		
PHASE 2	NO. OF BUILDINGS 13	NUMBER OF PARKING 195	PERCENTAGE OF LANDSCAPING 46.4%		
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** _____
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.

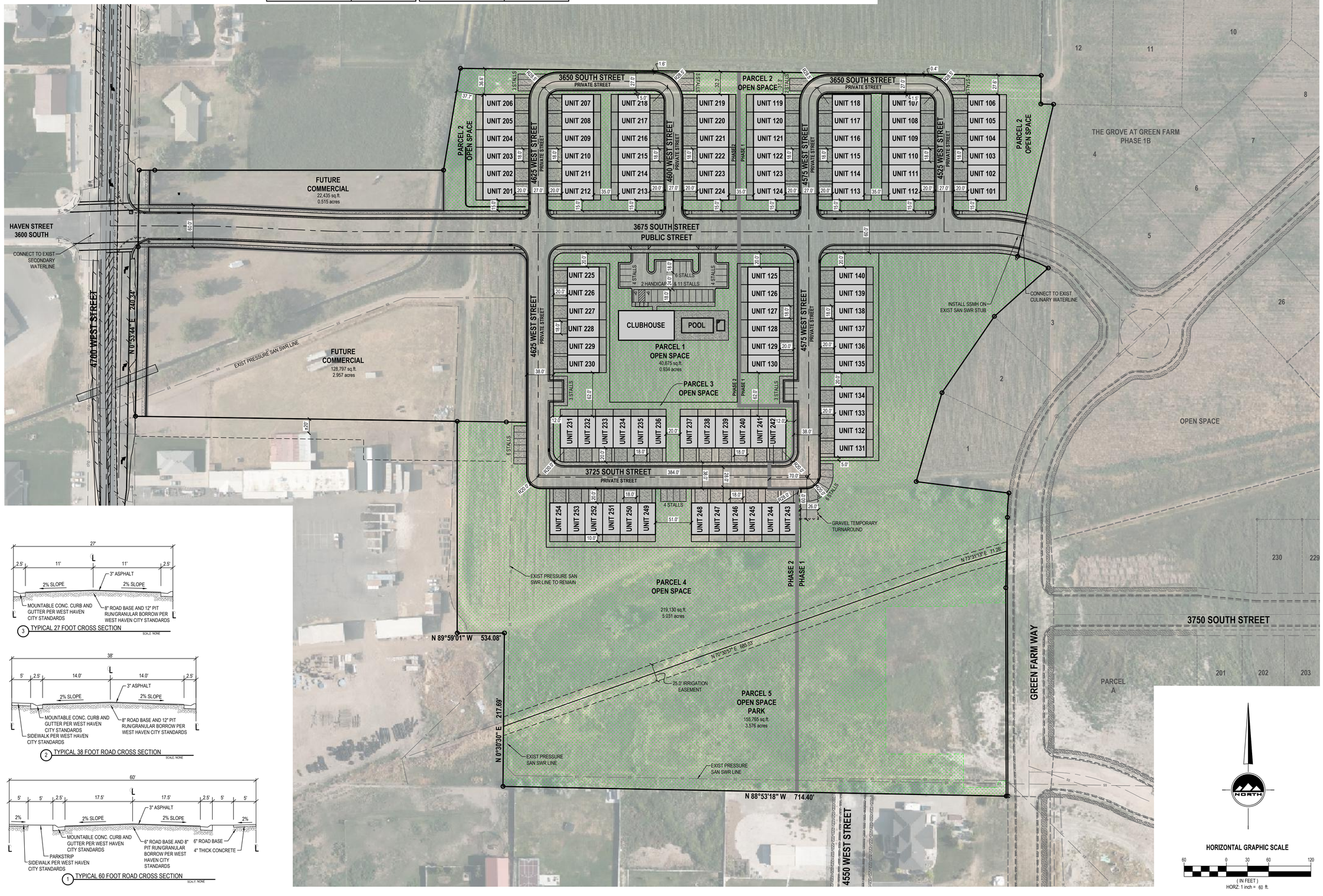
PHASE 1 & 2 TOWNHOME AREA TOTAL	
DESCRIPTION	QUANTITY
TOWNHOME UNITS	94
PROJECT AREA	784,152 sq.ft. / 18.00 acres
UNITS PER ACRE	5.22 UNITS/ACRE

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	167,155 sq.ft/3.84 acres/49.6%

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	398,387 sq.ft. / 9.15 acres
PERCENTAGE	50.8%

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

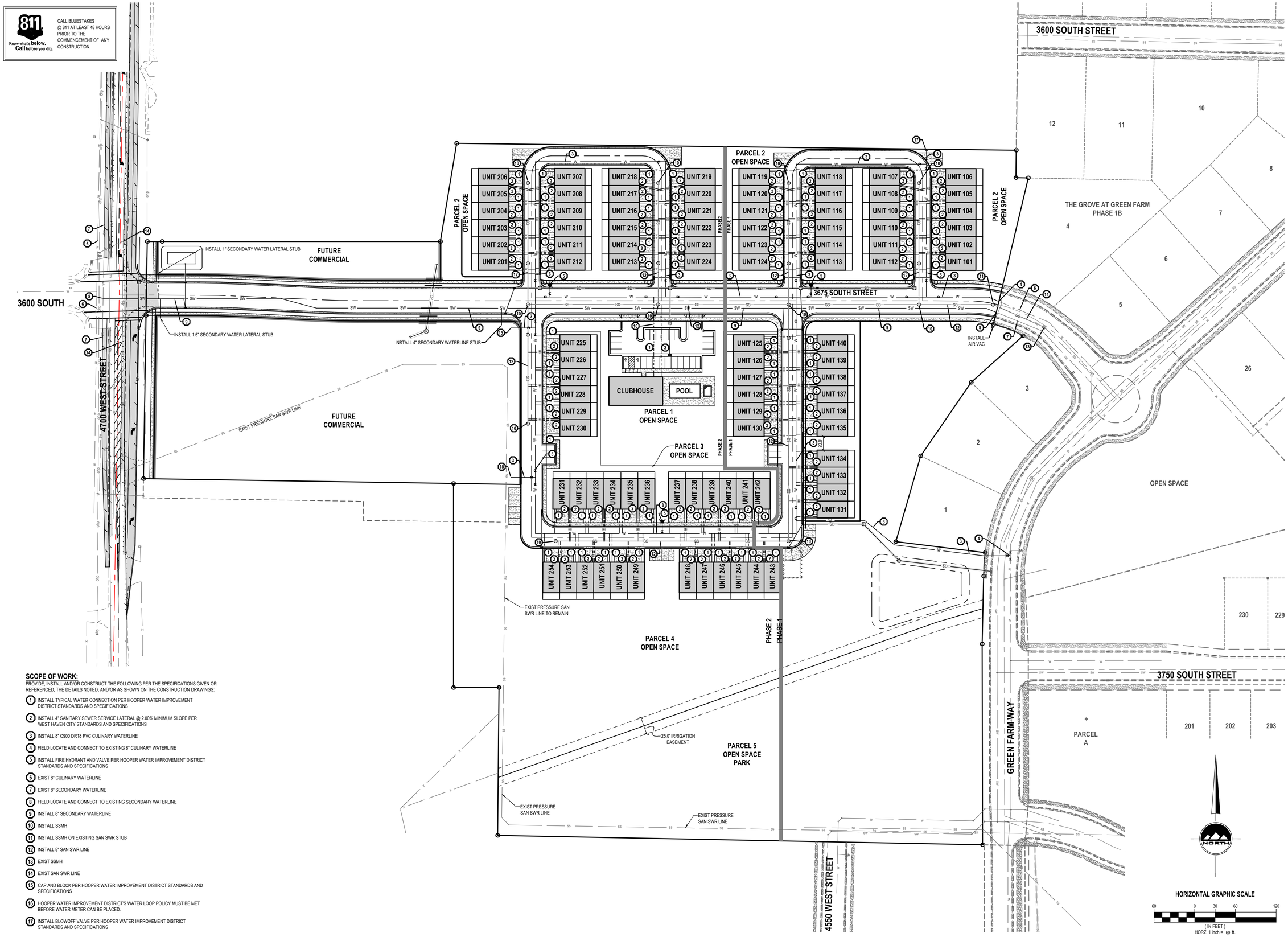
THE VILLAGE AT GREEN FARMS
PARCEL A
3700 SOUTH 4450 WEST
WEST HAVEN, UTAH

PARCEL A
PARCEL PLAN

PROJECT NUMBER 9479
PRINT DATE 6/23/22
DRAWN BY K.SIMMONS
CHECKED BY 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.

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FOR:
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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

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