AMENDED

WEST HAVEN CITY
PLANNING COMMISSION AGENDA

MEETING TO BE HELD
December 14 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON DECEMBER 14, 2022 THE WEST HAVEN PLANNING COMMISSION WILL HOLD THE FOLLOWING PUBLIC MEETINGS: 5:00 PM WORK SESSION 6:00 PM REGULAR PLANNING COMMISSION MEETING. JOIN US DIGITALLY ON ZOOM HTTPS://US06WEB.ZOOM.US/J/86539464549 OR WATCH US LIVE ON YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA

1. **INVOCATION-** Commission Member Reyna
2. **PLEDGE OF ALLEGIANCE-** Commission Member Nalder
3. **ACTION ON MINUTES-** November 09, 2022
4. **REPORT-** Actions taken by City Council on Planning Commission recommendations
5. **DISCUSSION AND ACTION-** Regarding a conditional use permit for Petes Place Bar and Grill, a Bar/Tavern located at 2040 S 1900 W – Parcel 15-070-0026 (Applicant: Josh Skidmore)
6. **DISCUSSION AND ACTION-** Regarding a preliminary site plan located on the North-East corner of 3500 W and 4000 S- Parcel 08-672-0003 (Applicant: Ryan Halder- Kum & Go)
7. **DISCUSSION AND ACTION-** Regarding a final site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S – Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Genneva Blanchard)
8. **DISCUSSION AND ACTION**- Setting a public hearing to consider and act on an update to the West Haven City Moderate Income Housing Plan
9. **DISCUSSION AND ACTION**- Setting a public hearing to consider an amendment to WHZC 157.400, Residential Patio Home Zone
10. **DISCUSSION AND ACTION-** Regarding cancelling the December 28th Planning Commission Meeting
11. **DISCUSSION AND ACTION**- Regarding adoption of the 2023 West Haven City Planning Commission meeting schedule
12. **ADJOURNMENT**

Charis Sully

Charis Sully, Deputy Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at (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 DECEMBER 14, 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 regarding West Haven Villas patio home project
2- Discussion-Agenda items
3- Discussion-Staff Items

Planning Commission Meeting Minutes
November 9, 2022 6:00 PM

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

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

5:00 WORK SESSION
The Planning Commission discussed priorities for 2023 and two major ones would be redoing the General Plan and reviewing our zoning code and making it complaint with State and Federal requirements. They also discussed agenda items.

AGENDA

1. **INVOCATION-** Commission Member Epperson
2. **PLEDGE OF ALLEGIANCE-** Commission Member Wilson
3. **ACTION ON MINUTES-** October 26, 2022
4. **REPORT-** Actions taken by City Council on Planning Commission recommendations
5. **DISCUSSION AND ACTION-** Regarding a preliminary site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S – Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Genneva Blanchard)
6. **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 Epperson

2. PLEDGE OF ALLEGIANCE was offered by Commission Wilson

3. ACTION ON MINUTES-October 26, 2022

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

4. REPORT- Actions taken by city council on planning commission recommendations

Shari gave an update on the previous Council meeting.

5. **DISCUSSION AND ACTION-** Regarding a preliminary site plan for Honnen Equipment, a heavy equipment sales and service business located at 1971 W 2100 S – Parcel 15-788-0003 (Applicant: HBH 1900 West, LLC- Genneva Blanchard)

Genneva Blanchard and Tim Stokes were present for this item.

Shari asked how tall the sign was.

DRAFT

Mr. Stokes stated that there are 3-4 sizes that they can choose from but the tallest one would be best.

Shari explained that the city ordinance does not allow for a pole sign unless you have 10 acres or more.

Mr. Stokes said they would like to do at least 15 feet tall.

Shari said she would have to do some research and get back with them.

Chairman Deem asked what they plan on doing for landscaping along 2200.

Ms. Blanchard stated that if the city is okay with it they would like to move the fence back and do all of the landscaping outside of the fence rather than inside where is seems useless.

Commission member Epperson expressed his concern for the maintenance on landscaping if it is outside of the fence.

Mr. Stokes stated that they contract out all of their landscaping maintenance and this area would be included in the contract.

***Commission member Wilson made a motion to approve preliminary site plan approval for Honnen Equipment located at 1971 W 2100 S. Commission member Epperson seconded the motion**. Commission member Deem, aye; Commission member Epperson, aye; Commission member Roundy, aye; Commission member Stimpson, aye; Commission member Wilson, aye, Commission member Reyna, aye. The motion passes.*

6. ADJOURNMENT

***Commission member Roundy made a motion to adjourn at 6:18PM. Commission member Wilson seconded the motion.** Commission member Deem, aye; Commission member Epperson, aye; Commission member Reyna, aye; Commission member Roundy, 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

December 14, 2022

Alika Murphy, City Planner I
Shari Phippen, Community Development Director

Pete's Place Bar & Grill, LLC- Conditional Use

Request: Approval of conditional use permit for a tavern
Property Address: 2040 S 1900 W
Property Zone: C-2
Property Size: 0.32 acre
Applicant: Josh and Kim Skidmore

Governing Document(s): WHZC Chapter 157.290-157.296, 157.515-157.529
Decision Type: Administrative
Staff Recommendation: See comments under "Staff Review"

Background

The applicants are seeking approval for a conditional use permit for their tavern located at 2040 S 1900 W. The property is zoned C-2 and according to our city code (WHZC 157.294) it is listed as conditional use.

	C-1	C-2	C-3
Tavern/bar (only north of 3300 S)	N	C	C

The following standards from Chapter 157.520, "Conditional Use Standards" (online version) are applicable to this request. Staff's evaluation of the criteria is bolded text below the standard.

(A) *General plan.* The proposed use conforms to policies of the city's general plan.
- **The general plan calls out that property as commercial and a tavern/bar is permitted with a conditional use permit.**

(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.
- **This business is using an existing building that has had a similar use prior to these applicants purchasing the property. Before being granted a business license, the applicants must be granted a tavern license through the state. They**

will have one year or 365 days to apply and be granted a license or their conditional use permit will be revoked.

(C) *Access.* Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

- **Access to the property does not cause traffic or any pedestrian conflict.**

(D) *Circulation.* On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

(D) *Parking.* The location and design of off-street parking complies with standards of this subchapter.

- **Parking must comply with parking ordinance (157.630-157.640)**

(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

(G) *Utility services.* Utility capacity supports the use at normal service levels.

(H) *Screening.* The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

- **Currently there is sufficient space between this building and other businesses. There is no fence or landscape treatments.**

(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

- **The property is not immediately surrounded by neighbors that would be affected by any hours of operation or delivery of goods.**

(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

- **New signs or updated signs will comply with the current sign ordinance**

(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

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

Staff Review

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

1- Applicants must obtain a state tavern license before approval of a business license through the city. Failure to obtain the state liquor license within 365 days from approval of the conditional use permit will result in the permit being revoked.
2- 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: 2040 South 1900 West **Parcel#:** 150700026

Existing Zone: C2 **No. of Acres or Sq. Ft.:** .32 **#Res. Units:** 0

Bldg. Sq. Ft.: 2840 **Building Height (stories & ft.):** 1 story/18 feet

What Use is requested? Bar/Tavern

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

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

-Describe how the use will contribute to the general well-being of the community?
Brings in revenue for the city, provides jobs,

-Will the proposed use be detrimental to the health, safety, and general welfare of persons in the community? -___Yes_X_No

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

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

-Will the proposed use generate traffic in the area? If so, how much is anticipated? 20-30 vehicles per day

-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 ___ No If yes, please explain

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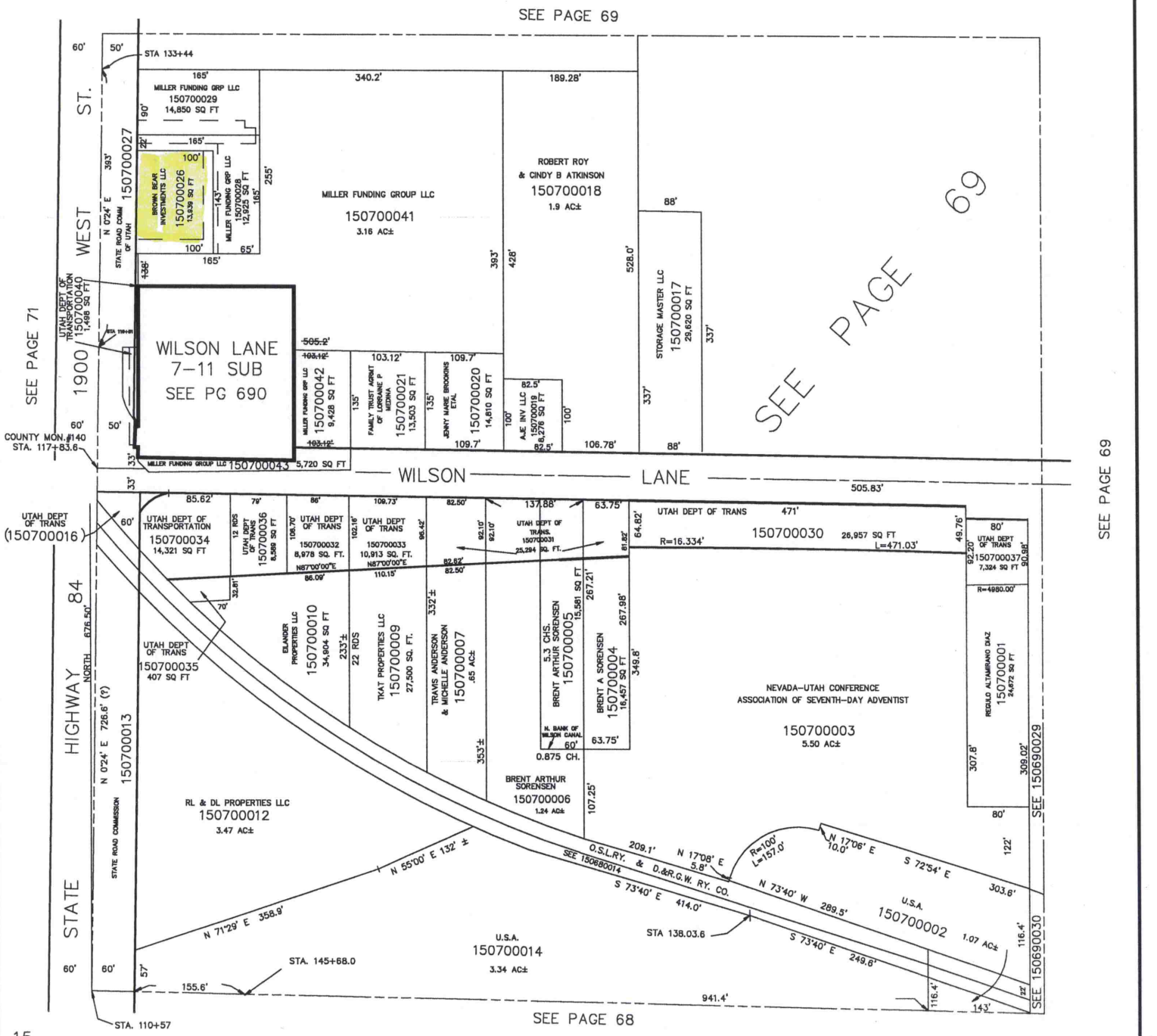
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SECTION 25, T.6N., R.2W., S.L.B.& M.

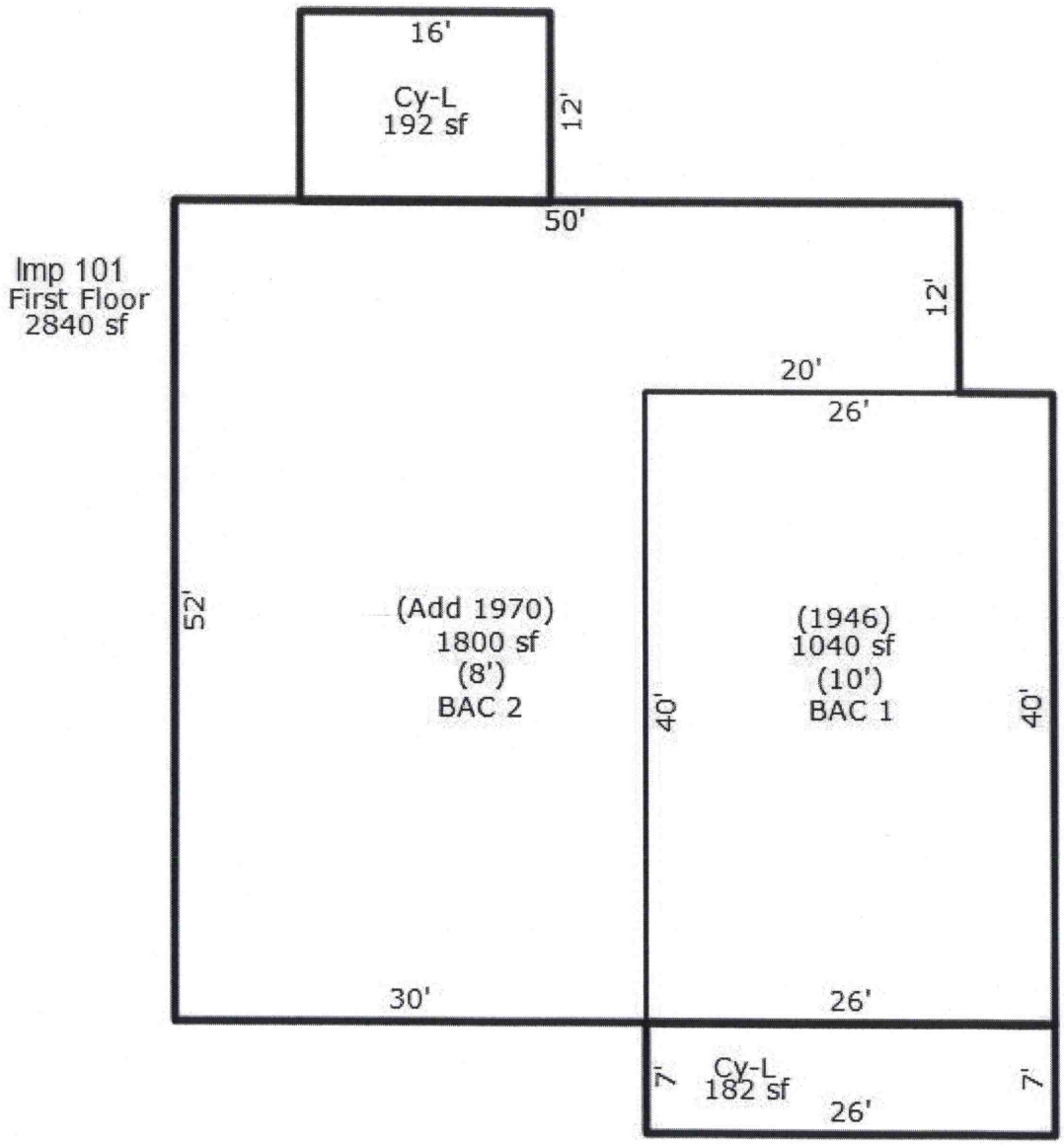
IN WEST HAVEN CITY

TAXING UNIT: 277

SCALE 1" = 100'



KBR 02-92


16'
Cy-L
192 sf
12'
50'
Imp 101
First Floor
2840 sf
12'
20'
26'
52'
(Add 1970)
1800 sf
(8')
BAC 2
(1946)
1040 sf
(10')
BAC 1
40'
40'
30'
26'
7'
Cy-L
182 sf
7'
26'


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04/09/2020

Planning Commission
Staff Review Memo

December 14, 2022
Shari Phippen, Community Development Director

PRELIMINARY SITE PLAN APPROVAL

Request:	Grant preliminary site plan approval for a convenience store
Property Address:	Approx 3500 W 4000 S
Property Zone:	Commercial C-2
Property Size:	1.385 acres
Applicant:	KG Store 2512, LLC (Agent: Ryan Halder)
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 NE corner of 4000 South and 3500 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
  - 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 closest community location to the convenience store is Saint Mary's Catholic Church but is more than 600' from the store.
  - 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 convenient store property to the closest property boundary of the church is about 2,500 feet.

- 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	18'-10"	Y
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	6.58%	Y
Minimum lot area	None	1.385 acres	Y
Min lot width	None	266.22'	Y
Min yard setbacks			
Front	15 ft.	165' (approx.)	Y
Rear	10 ft. when adjacent to residential	33' (approx.)	Y
Side	10 ft. when adjacent to residential	40' (approx.)	Y
Side, adj. to street	15 ft.	136' (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 use 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 19 parking spaces on the site. ***The site plan proposes 19 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. There is no access proposed on to 4000 South, so no coordination with UDOT is required. 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.***

(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 proposed parking stalls are 19x9 which falls just short of the required 180' square foot minimum. They will need to either be widened or slightly lengthened in order to comply.***

(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 30.6' 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 30+', 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 3500 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 subchapter 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 (sw corner of the property) is approximately 50' from the edge of 3500 West and 20' from the edge of 4000 South, which removed it from 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:**
    - **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.

DocuSign Envelope ID: 8755DA34-2A61-4CE6-8198-787C178A0C78

SITE PLAN
RESORT COMMERCIAL, COMMERCIAL
OR MANUFACTURING

Date 11/3/2022

Address of Site: 3500 West 4000 South, West Haven Property Parcel # APN 08-672-0003

Applicant's Name: Ryan Halder, Kum & Go, L.C.

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 1.385 (acreage) of

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

Signed: Stephen Grange (Owner/Petitioner) DocuSigned by: STEPHEN GRANGE 0403EA90DC854E8... Date: 11/17/2022

I authorize Ryan Halder, Kum & Go, L.C. to act as my representative in all matters relating to this application.

KOKOMO PROPERTIES LLC DocuSigned by: STEPHEN GRANGE 0403EA90DC854E8... (Owner)

_____ (Agent as Authorized by Owner)

Percentage of Landscaping 28% Anticipated Parking spaces 19

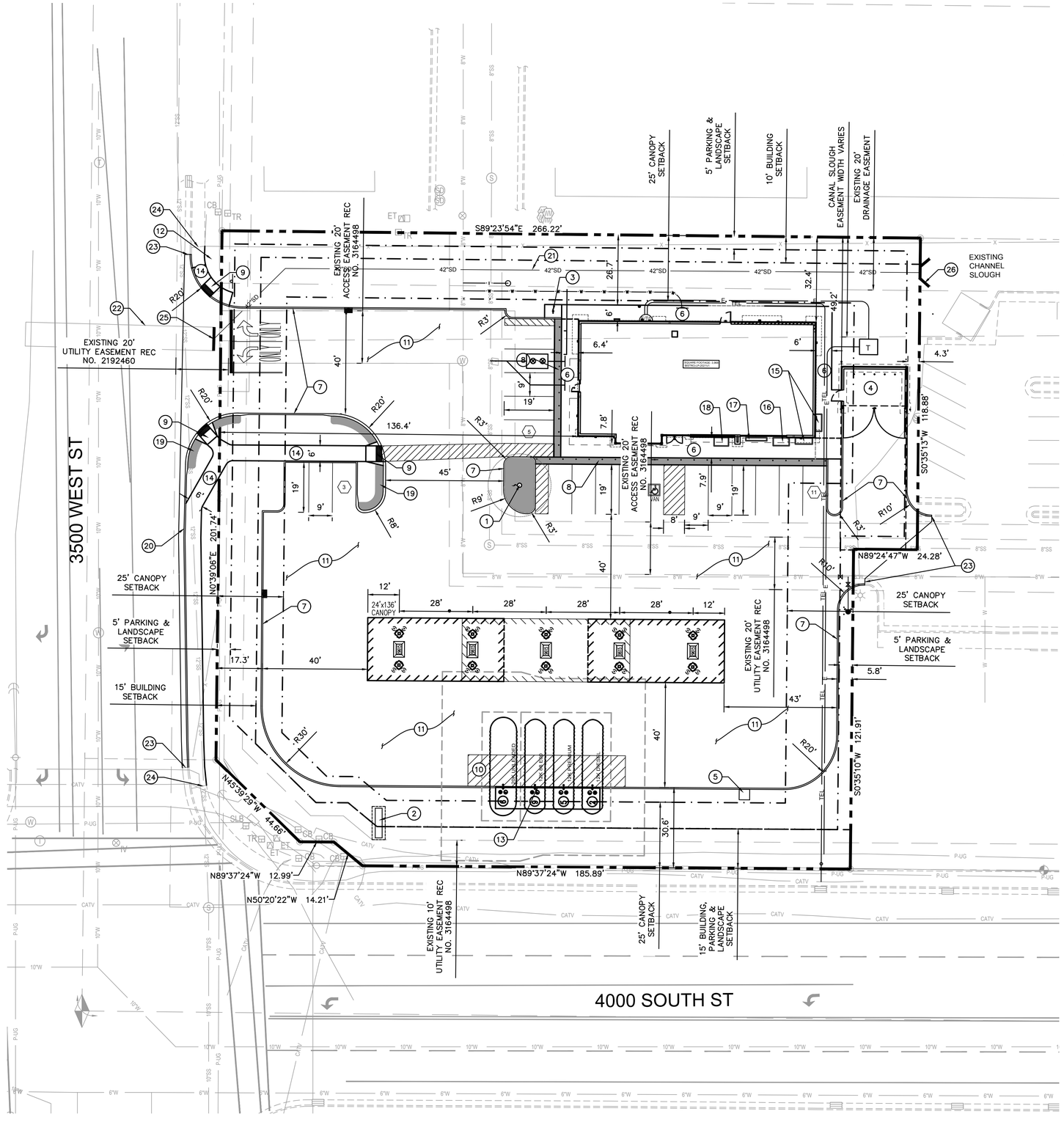
_____ **Please initial to indicate that you have received a copy of the site plan requirements and Chapter 28**

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



N
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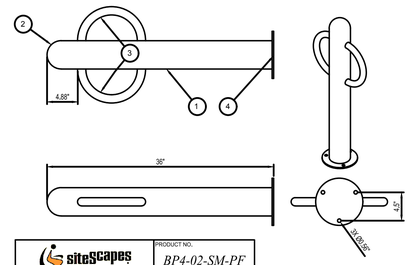
1" = 20'

0' 10' 20' 40'

SCALE IN FEET

FLAG NOTES:

1. PROPOSED 40' FLAGPOLE
2. PROPOSED 8' MONUMENT SIGN
3. PROPOSED BIKE RACK
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 INTEGRAL CURB
8. PROPOSED ZERO CURB WITH BOLLARDS
9. PROPOSED ADA RAMP
10. 12' X 60' DELIVERY VEHICLE LOADING ZONE
11. PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
12. PROPOSED STOP SIGN
13. PAINT CURB ALONG FRONT OF TANKS YELLOW
14. PROPOSED SITE SIDEWALK
15. PROPANE CAGE
16. ICE MERCHANDISE
17. FIREWOOD
18. MISCELLANEOUS MERCHANDISE
19. PROPOSED ROLL OVER CURB
20. PROPOSED VERTICAL CURB & GUTTER PER CITY OF WEST HAVEN STANDARDS
21. PROPOSED STORM PIPE TO ENCLOSE EXISTING CANAL SLOUGH
22. EXISTING BOX CULVERT
23. CONNECT TO EXISTING CURB & GUTTER
24. CONNECT TO EXISTING SIDEWALK
25. CONNECT TO EXISTING BOX CULVERT
26. PROPOSED CONCRETE HEADWALL



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 – ø7½" 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 BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°23'54" WEST ALONG THE MONUMENT LINE OF 4000 SOUTH STREET, BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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
- FIRE HYDRANT
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- GREASE INTERCEPTOR
- SIGN

CONFIDENTIAL DOCUMENT:
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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.

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

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Kum & Go

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

SITE PLAN

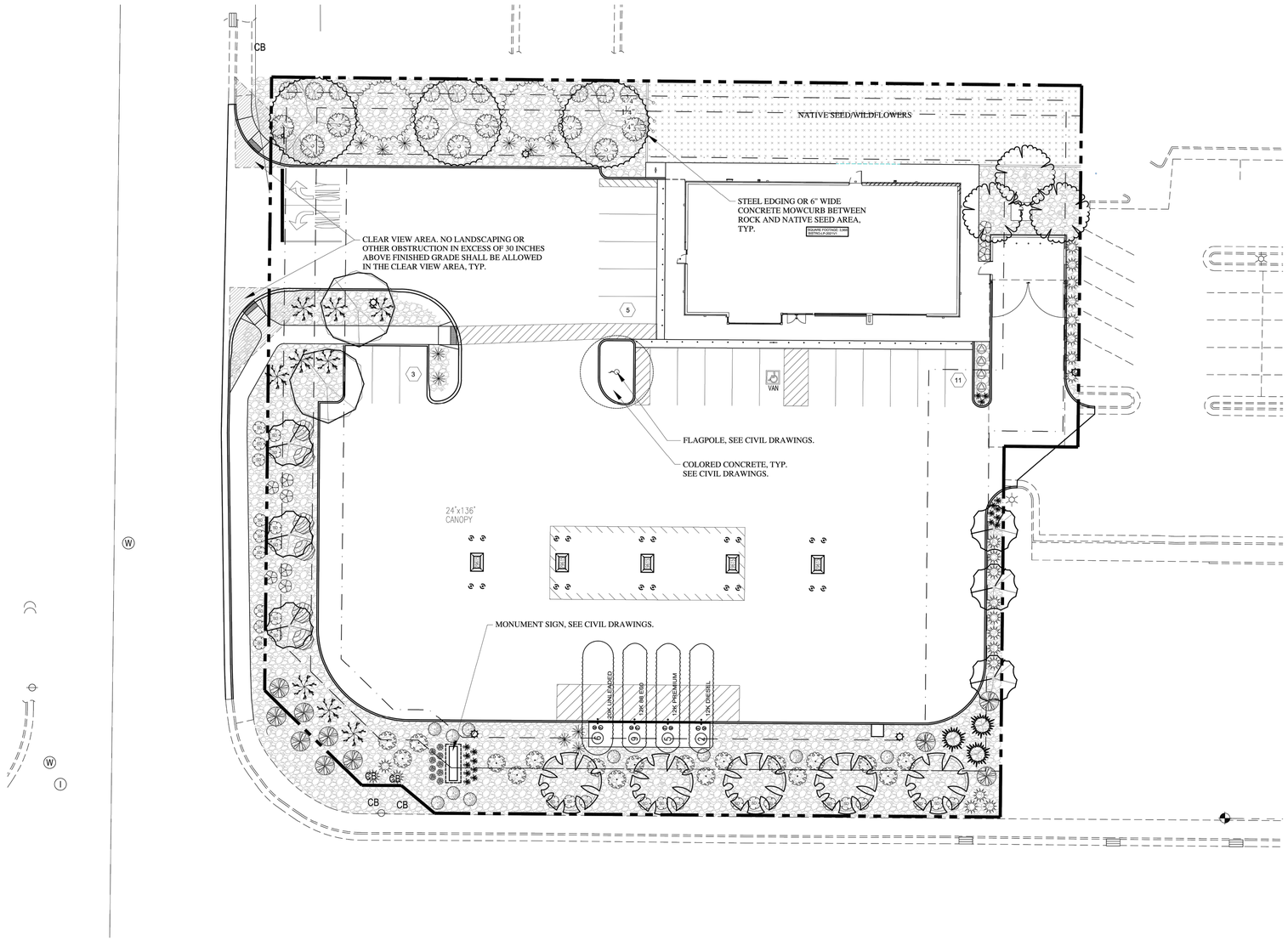
KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

	REVISION DESCRIPTION	DATE
1		

DATE: 11/22/2022

SHEET NUMBER:
C1.0
2 OF 11

DWG: F:\2022\03501-04000\022-03775\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_SIT01_02203775.dwg USER: bkunz
DATE: Nov 22, 2022 3:28pm C_PTBLK DP_02203775
XREFS: C_XBASE_02203775 C_PBASE_02203775 C_PUTIL_02203775



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD	5	2" CAL.
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	2	2" CAL.
	PRUNUS SARGENTII `PINK FLAIR` SARGENT CHERRY	6	2" CAL.
	TILIA AMERICANA 'REDMOND' REDMOND AMERICAN LINDEN	3	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	2	6'-7' TALL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'BAILHALO' PP8722 IVORY HALO IVORY HALO VARIEGATED DOGWOOD	9	5 GAL.
	PHYSOCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	10	5 GAL.
	PRUNUS BESSEYI `P011S` TM PAWNEE BUTTES SAND CHERRY	18	5 GAL.
	SPIREA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	4	5 GAL.
	RHUS AROMATICA `GRO-LOW` GROW-LOW FRAGRANT SUMAC	6	5 GAL.
	ROSA X 'MEISWETDOM' TM SWEET DRIFT GROUNDCOVER ROSE	30	5 GAL.
	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH	9	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	15	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	10	5 GAL.
	TAXUS CUSPIDATA 'MONLOO' TM EMERALD SPREADER JAPANESE YEW	9	5 GAL.

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' FEATHER REED GRASS	22	5 GAL.
	HEMEROCALLIS X `APRICOT SPARKLES' DAYLILY	19	1 GAL.
	HEMEROCALLIS X `PURPLE DE ORO' PURPLE DE ORO DAYLILY	9	1 GAL.
	PENNISETUM 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	11	5 GAL.

SITE LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY
	7" DEPTH OF 4-6" SCREENED COBBLE ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC. SEE DETAILS 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

SEED MIX LEGEND

SYMBOL	DESCRIPTION	QTY
	SEED MIX TO BE INSTALLED IN ALL AREAS PER PLANS.	~3,794 S.F.

PLANTING RATE:
(Pounds of Pure Live Seed / Acre)

GRASS & WILDFLOWER MIX	BROADCAST	DRILLED	PERCENTAGE
SLENDER WHEAT GRASS (AGROPYRON TRACHUCAULUM)	2.75	2.06	13.75 %
BLUEBUNCH WHEAT GRASS (AGROPYRON SPICATUM)	2.75	2.06	13.75 %
SHEEP FESCUE (FESTUCA OVINA)	0.80	0.60	4.00 %
SANDBERG BLUEGRASS (POA SANDBERGII)	0.50	0.38	2.50 %
WESTERN WHEAT GRASS (AGROPYRON SMITHII)	2.75	2.06	13.75 %
GREEN NEEDLEGRASS (STIPA VIRIDULA)	2.75	2.06	13.75 %
PROSTRATE SUMMER CYPRESS (KOCHIA PROSTATA)	1.50	1.13	7.50 %
BLANKET FLOWER (GAILLARDIA ARISTATA)	2.00	1.50	10.00 %
BLUE FLAX (LINUM LEWISII)	1.50	1.13	7.50 %
RED MEXICAN HAT (RATIBIDA COLUMNARIS)	0.25	0.18	1.25 %
BASIN BID SAGEBRUSH (ARTEMISIA TRIDENTATA TRIDENTATA)	0.15	0.11	0.75 %
RUBBER RABBITBRUSH (CHRYSOTHAMNUS NAUSEOSUS)	0.30	0.23	1.50 %
WINTERFAT (CERATOIDES LANATA)	2.00	1.50	10.00 %
TOTALS	20.0	15.00	100.00 %

SEE SHEET L1.1 FOR SEED MIX NOTES.

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: 6"-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. ¾" 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

CALCULATIONS

TOTAL LOT AREA= 60,334 (1.39 ACRES)
TOTAL LANDSCAPE AREA = ~19,465 S.F.
- LAWN AREA = 0 (0%)
- XERISCAPE AREA = ~19,465 S.F. (100%)

N

20' 0 20' 40' 60'

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

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

STATE OF UTAH DARREN G. WILSON NO. 356187 11-2-2022 LICENSED LANDSCAPE ARCHITECT

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

#2515 - WEST HAVEN, UTAH

PRELIMINARY LANDSCAPE PLAN

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

REVISION DESCRIPTION	DATE

DATE: 11/22/2022

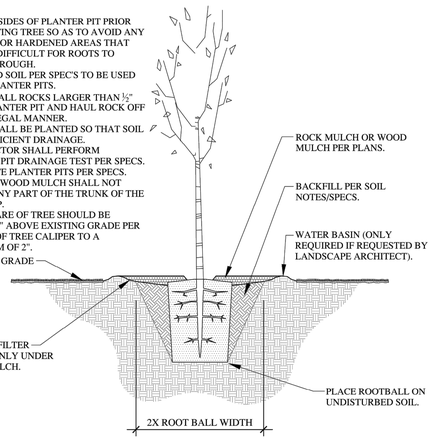
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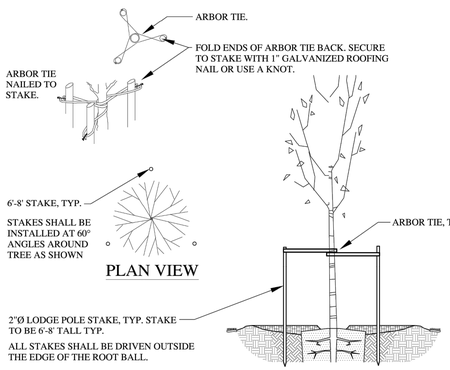
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DATE: Nov 21, 2022 1:27pm XREFS: 2515-CIVIL CVD_11.15.22[6722]

DOCUMENT REVISION DATE: JULY 2013

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



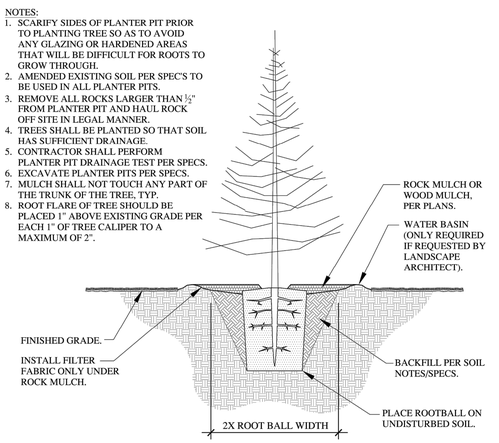
1 DECIDUOUS TREE PLANTING
SCALE: NTS



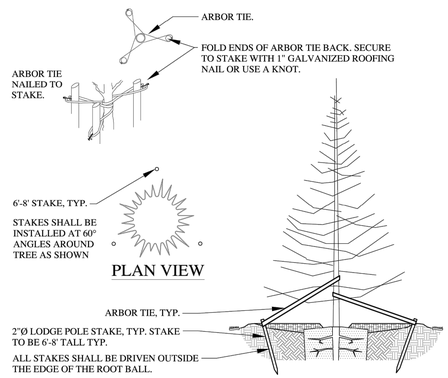
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

2 DECIDUOUS TREE STAKING
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".

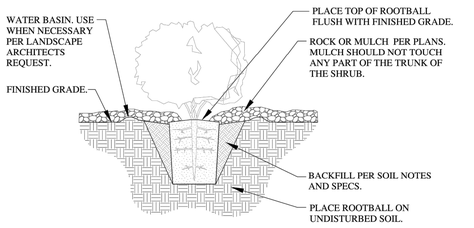


3 EVERGREEN PLANTING
SCALE: NTS



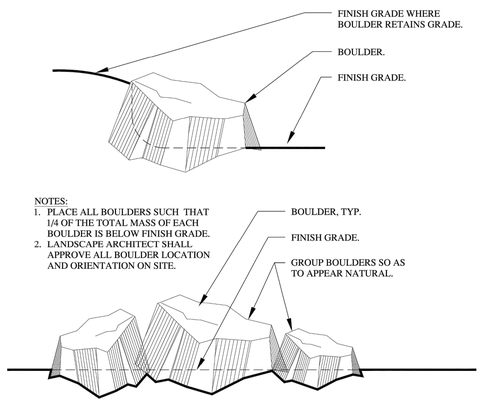
NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS BASE BID.

4 EVERGREEN TREE STAKING
SCALE: NTS



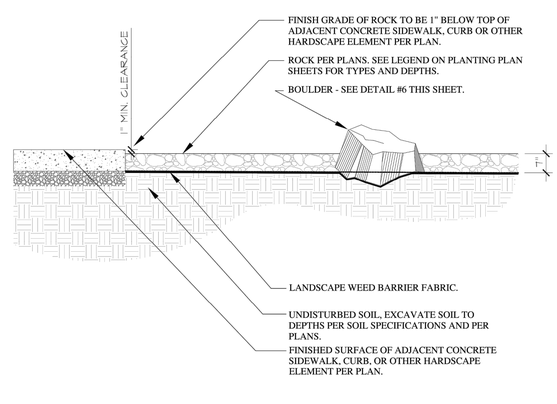
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

5 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: NTS



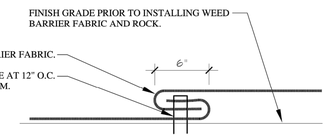
NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
2. LANDSCAPE ARCHITECT SHALL APPROVE ALL BOULDER LOCATION AND ORIENTATION ON SITE.

6 BOULDER PLACEMENT
SCALE: NTS

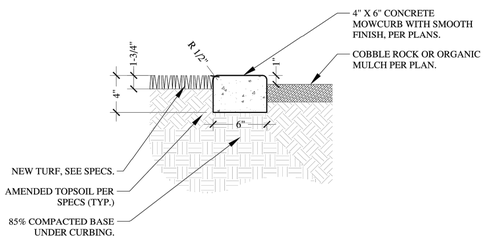


NOTES:
1. INSTALL A 1" LAYER OF ¾"-1" ROCK TO COVER WEED FABRIC THEN INSTALL A 6" LAYER OF 4"-6" COBBLE ROCK ON TOP OF THE 1" LAYER FOR A TOTAL DEPTH OF 7".
2. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
3. 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.
4. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
5. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
6. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.

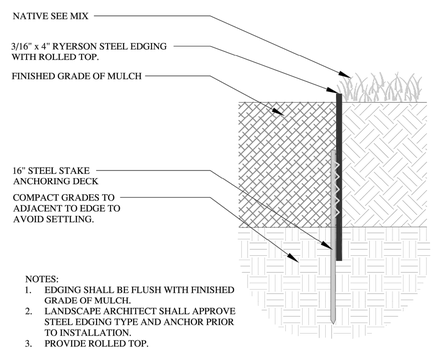


7 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS



NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS.

8 6" MOW CURB (BID ALTERNATE)
1" = 1'-0"



NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH.
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION.
3. PROVIDE ROLLED TOP.

9 STEEL EDGING (BASE BID)
SCALE: NTS

ART 1 GENERAL
01 SECTION INCLUDES
A. PREPARATION OF SOIL, FERTILIZING, SEEDING AND MAINTENANCE.
02 DEFINITIONS
A. WEEDS: INCLUDES CHEATGRASS (BROMUS TECTORUM), DANDELION, JIMSONWEED, QUACKGRASS, HORSETAIL, MORNING GLORY, RUSH GRASS, MUSTARD, LAMBSQUARTER, CHICKWEED, CRESS, CRABGRASS, CANADIAN THISTLE, NUTGRASS, POISON OAK, BLACKBERRY, TANSY RAGWORT, JOHNSON GRASS, POISON IVY, NUT SEDGE, NIMBLE WILL, BINDWEED, BENT GRASS, WILD GARLIC, PERENNIAL SORREL, AND PHRAGMITES.
03 SUBMITTALS
A. CERTIFICATION: SUBMIT CERTIFICATION OF GRASS & WILDFLOWER SPECIES AND LOCATION OF SEED SOURCE.
B. MAINTENANCE DATA: INCLUDE MAINTENANCE INSTRUCTIONS, CUTTING METHOD AND MAXIMUM HEIGHT; TYPES, APPLICATION FREQUENCY, AND RECOMMENDED COVERAGE OF FERTILIZER.
04 QUALITY ASSURANCE
A. SEEDS.
1. VENDOR: COMPANY SPECIALIZING IN SUPPLYING SEED WITH A MINIMUM FIVE YEARS EXPERIENCE, AND CERTIFIED BY THE STATE OF UTAH.
2. INSTALLER QUALIFICATIONS: COMPANY APPROVED BY THE SEED VENDOR.
05 REGULATORY REQUIREMENTS
A. COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER AND HERBICIDE COMPOSITION.
B. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF FERTILIZER AND HERBICIDE MIXTURE.
06 MAINTENANCE SERVICE
A. FURNISH SERVICE AND MAINTENANCE OF SEEDED AREAS UP TO THE END OF WARRANTY.
B. ERADICATE AND KEEP AREAS WEED FREE BEFORE ACCEPTANCE.

ART 2 PRODUCTS
01 MATERIALS
A. RESTORING NATIVE GRASS SEED.
1. NATIVE GRASS MIX. NATIVE GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED; MECHANICALLY PREMIXED TO THE SPECIFIED PROPORTIONS. NATIVE GRASS SEED SHALL BE A BLEND OF THE SEED TYPES AS NOTED IN THE SEED MIX LEGEND.
2. STANDARDS. GRASS SEEDS SHALL COMPLY WITH " STANDARDS OF OFFICIAL SEED ANALYSIS OF NORTH AMERICA" ; FOR 85% PURITY, 80% GERMINATION AND 1% (MAXIMUM) WEED SEED (68% PLS),
3. DELIVERY. SEED SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, BEARING THE DEALER'S GUARANTEED ANALYSIS AND GERMINATION PERCENTAGE AND A CERTIFICATE OR STAMP OR RELEASE BY A COUNTY AGRICULTURE COMMISSIONER.
4. SEED TO BE APPLIED BY HYDRAULIC METHOD SHALL BE MIXED WITH WOOD FIBER MULCH,

PER ACRE AND FERTILIZER AT 200 POUNDS PER ACRE MINIMUM.

ART 3 EXECUTION
.01 EXAMINATION
A. VERIFY THAT PREPARED SOIL BASE IS ARE READY TO RECEIVE THE WORK OF THIS SECTION.
.02 PREPARATION
A. PREPARE SUB-GRADE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
B. PLACE 4" DEPTH OF TOPSOIL.
.03 PLANTING SEED
A. SEEDING SHALL NOT BE PERFORMED WHEN THE WIND VELOCITY EXCEEDS 5 MILES PER HOUR, OR IS DETERMINED DETRIMENTAL TO THE UNIFORM DISTRIBUTION OF SEED.
B. GRADE PLANTING AREAS SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE AND REMOVE RIDGES AND FILL IN DEPRESSIONS AS REQUIRED.
C. SEED SHALL BE APPLIED BY HYDRAULIC METHOD WITH A HYDRO-SEEDER AT THE COVERAGE RATE RECOMMENDED BY THE SEED VENDOR. SEED MAY BE APPLIED BY BROADCAST OR DRILLED METHOD AT THE RECOMMENDED.
D. RATE OF APPLICATION.
1. NATIVE GRASS SEED MIX SHALL BE APPLIED AT A SUPPLIER ACCEPTABLE RATE TO OBTAIN 70% GROWTH AND ACCEPTANCE AT END OF WARRANTY PERIOD.
E. ALL MATERIALS MUST BE AVAILABLE FOR INSPECTION PRIOR TO APPLICATION.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
.04 MAINTENANCE REQUIREMENTS FOR NATIVE AREA DURING WARRANTY PERIODS
A. FURNISH SERVICE AND MAINTENANCE OF RESTORED AREA UNTIL 70% COVERAGE IS ESTABLISHED AND ACCEPTED BY THE OWNER.
B. AREA MUST BE FREE OF SIGNS OF EROSION AND EVASIVE SPECIES.
C. AREA MUST BE KEPT FREE OF LITTER AND MOWED AND TRIMMED AS REQ. EACH FALL.
.05 WARRANTY
A. ERADICATED ALL INVASIVE WEEDS.
B. ALL LANDSCAPING WILL BE COVERED BY A WARRANTY FOR A PERIOD OF ONE YEAR OR UNTIL ACCEPTED BY THE OWNER.
C. SEEDED AREAS. AT THE END OF THE WARRANTY PERIOD, SEEDED AREAS SHALL HAVE A 70 PERCENT COVERAGE OF FULL, ESTABLISHED GROWTH; FREE OF ALL NOXIOUS WEEDS.
1. AT END OF WARRANTY PERIOD, REPLANT AREAS SHOWING ROOT GROWTH FAILURE, BARE OR THIN SPOTS, AND ERODED OR SETTLED AREAS WITHIN 10-DAYS OF WRITTEN NOTICE. PLANT WITH MATERIALS OF LIKE KIND AND SIZE, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON THE DATE OF PLANTING. ALL CORRECTIVE WORK WILL BE AT NO ADDITIONAL COST TO THE OWNER.

10 SEED MIX NOTES

olsson
1800 Fall River Dr Suite 200
Loveland, CO 80538
TEL 970.461.7733 www.olssonolsson.com

STATE OF UTAH — DARREN G. WILSON — NO. 356157 — 11-2-2022 — LICENSED LANDSCAPE ARCHITECT

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

#2515 - WEST HAVEN, UTAH

PRELIMINARY LANDSCAPE DETAILS

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

REVISION DESCRIPTION	DATE

DATE: 11/22/2022

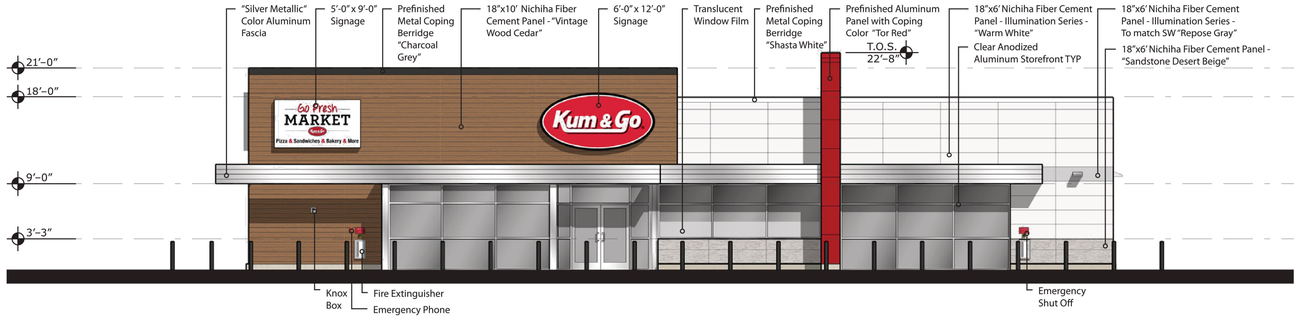
SHEET NUMBER: L1.1

6 OF 11

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

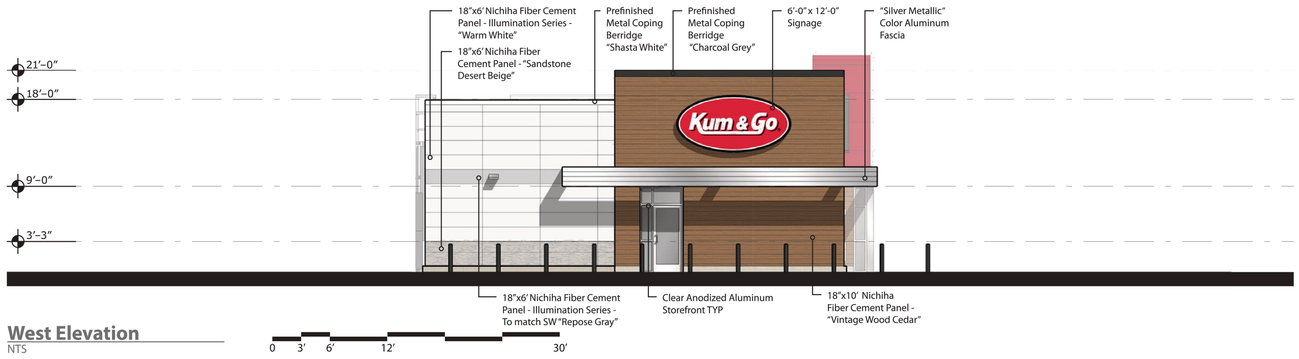
Proposed Building Signage

Location	Sign	Size	Area
South 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
North Elevation	**No Signage**	---	0 SF
East Elevation	**No Signage**	---	0 SF
	Total		189 SF



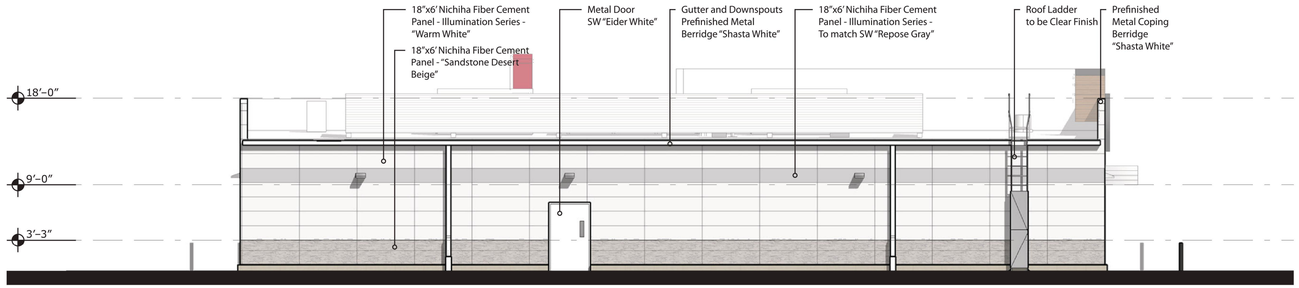
South Elevation
NTS

0 3' 6' 12' 30'



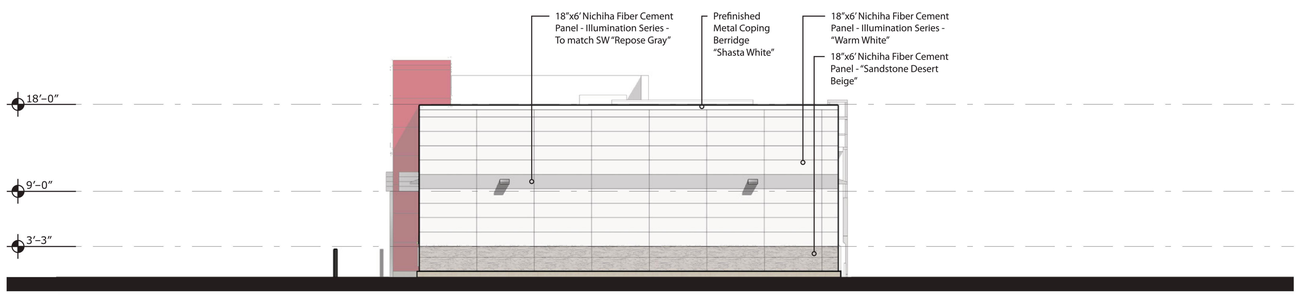
West Elevation
NTS

0 3' 6' 12' 30'



North Elevation
NTS

0 3' 6' 12' 30'



East Elevation
NTS

0 3' 6' 12' 30'

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

SEAL

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

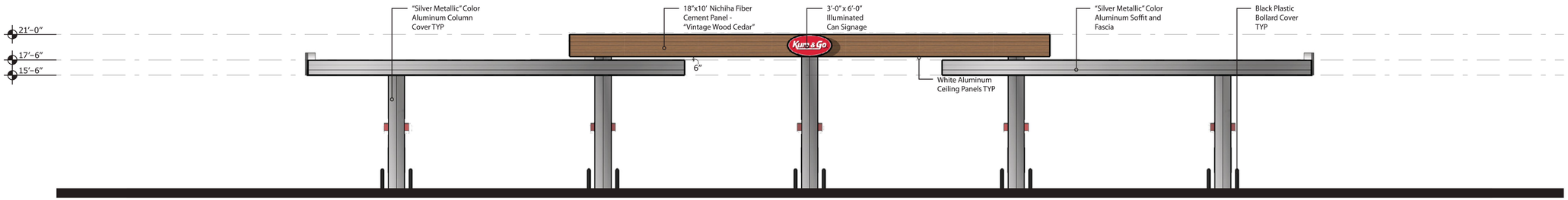
	DATE	REVISION DESCRIPTION

DATE: 11/22/2022

SHEET NUMBER:
A1.1
7 OF 11

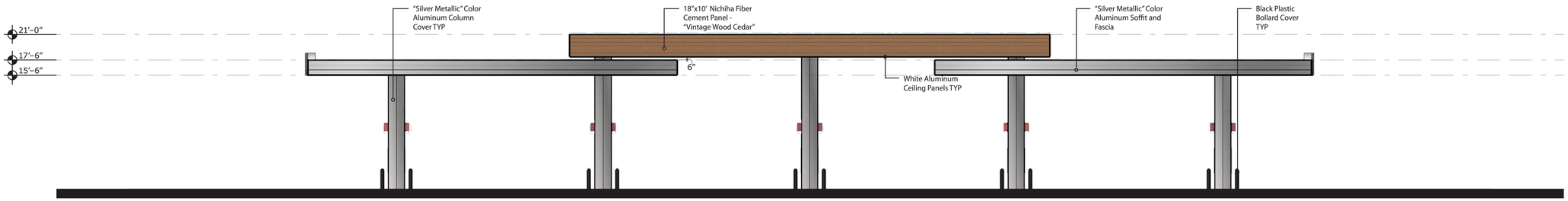
Proposed Canopy Signage

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



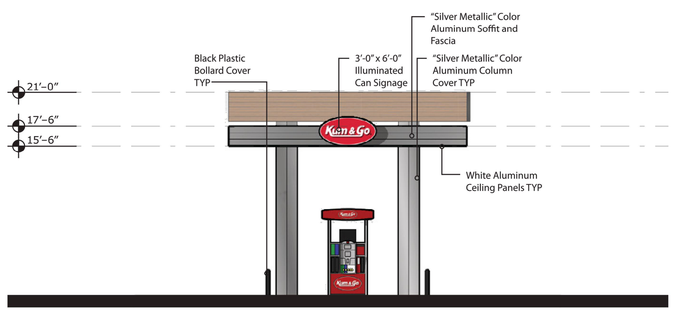
South Elevation
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0 3' 6' 12' 30'



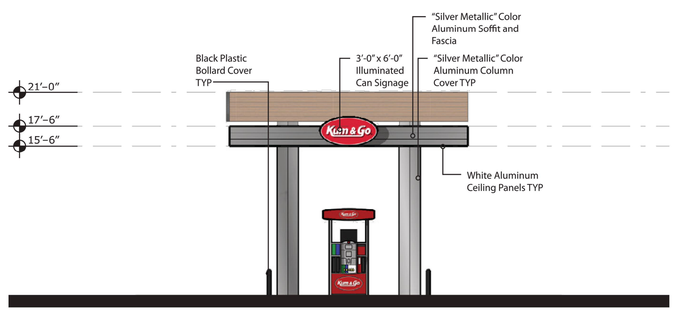
North Elevation
NTS

0 3' 6' 12' 30'



West Elevation
NTS

0 3' 6' 12' 30'



East Elevation
NTS

0 3' 6' 12' 30'

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

SEAL

Kum & Go

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

CANOPY ELEVATIONS

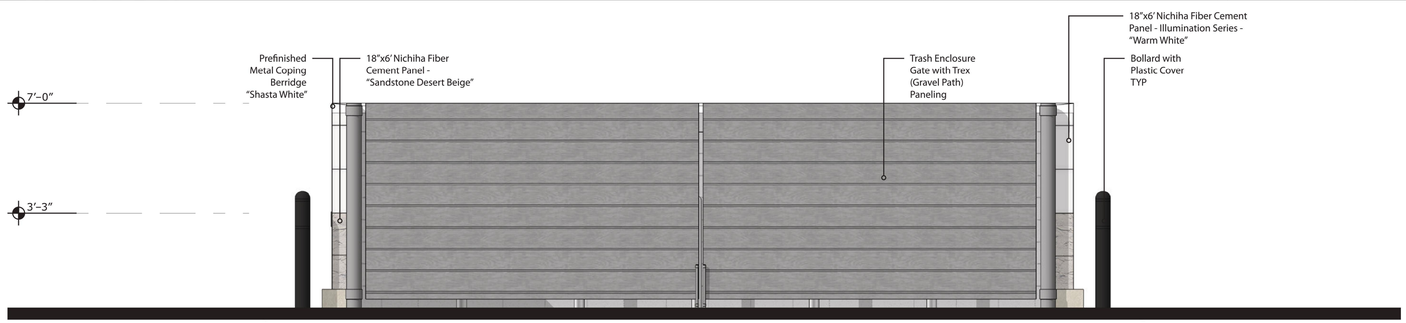
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
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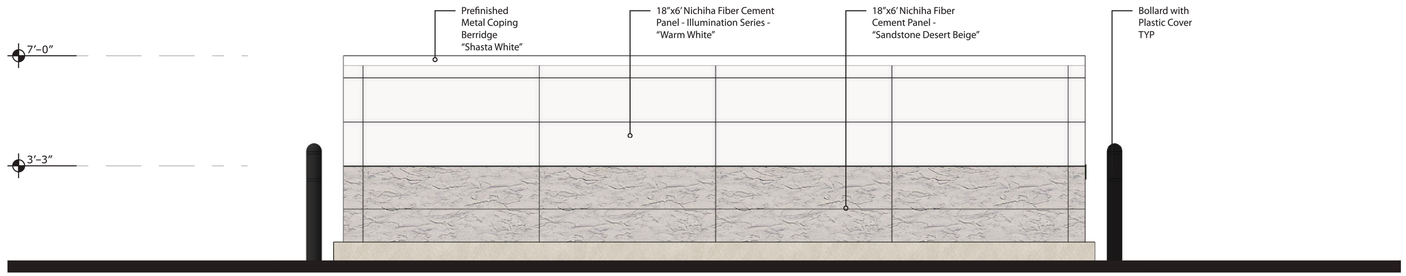
DATE: 11/22/2022

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A1.2
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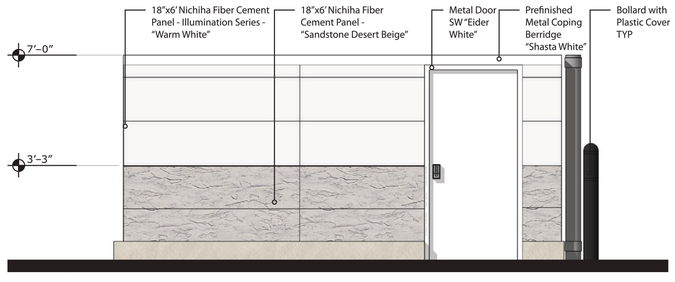
South Elevation
NTS

0 3' 6' 12'



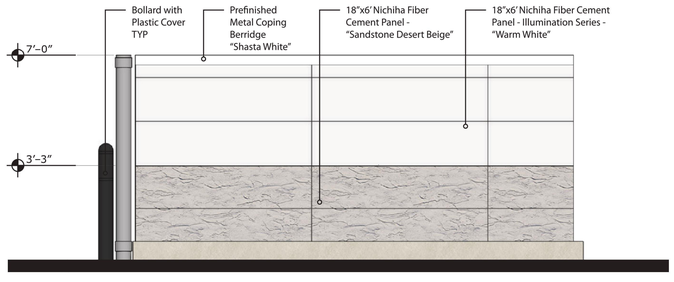
North Elevation
NTS

0 3' 6' 12'



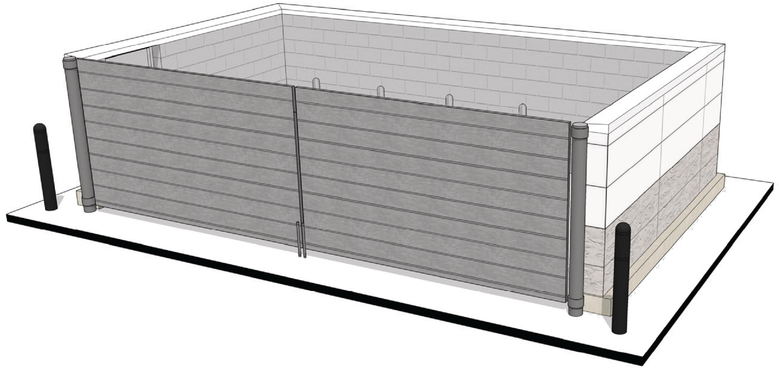
West Elevation
NTS

0 3' 6' 12'



East Elevation
NTS

0 3' 6' 12'



Perspective
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

SEAL

Kum & Go

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 11/22/2022

SHEET NUMBER:
A1.3
9 OF 11

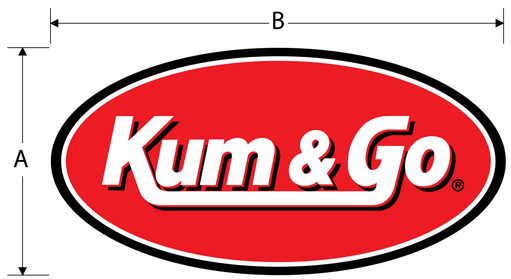


A - HEIGHT	B - WIDTH	AREA
5 FT	9 FT	45

TYPICAL CONSTRUCTION OF MARKET FRESH SIGNS:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

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

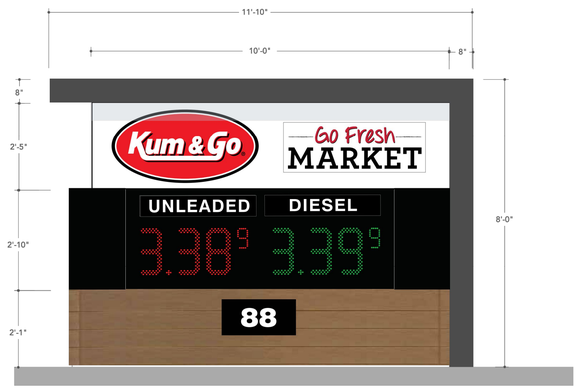


A - HEIGHT	B - WIDTH	AREA	AREA
3 FT	6 FT	14.4 SQ FT	18 SQ FT

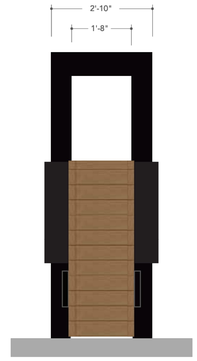
TYPICAL CONSTRUCTION OF KUM & GO FLEX FACE OVAL:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED

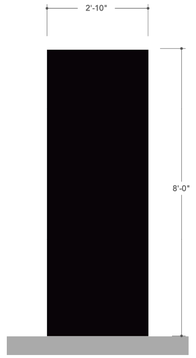
C 3'x6' OVAL BUILDING SIGN
NOT TO SCALE



A Elevation
scale: 1/2" = 1'- 0"

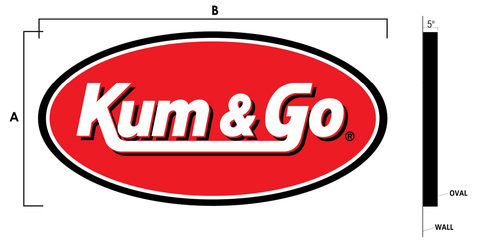


B Elevation
scale: 1/2" = 1'- 0"



C Elevation
scale: 1/2" = 1'- 0"

B 8' MONUMENT SIGN
NOT TO SCALE



OVAL MEASUREMENTS & SQUARE FOOTAGES

A - HEIGHT	B - WIDTH	AREA	AREA
6 FT	12 FT	56.52 SQ FT	72 SQ FT

TYPICAL CONSTRUCTION:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)

D 6'x12' OVAL 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.

olsson
www.olsson.com
1680 Fall River Dr Suite 200
Loveland, CO 80538
TEL: 970.461.7723

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

#2515 - WEST HAVEN, UTAH
4000 S (HWY 37) & 3500 W

SIGN ELEVATIONS

KG PROJECT TEAM:
RDM: JOSH RABE
SDM: RYAN HALDER
CPM: SCOTT NEWBERRY

REVISION DESCRIPTION | DATE | △

DATE: 11/22/2022

SHEET NUMBER:
A1.4
10 OF 11

DWG: F:\2022\03501-04000\022-03775\40-design\AutoCAD\preliminary plans\Sheets\GNCV\C_ARC_02203775.dwg
DATE: Nov 23, 2022 12:33pm XREFS: C_PTBLK DP_02203775
USER: bkunz

Planning Commission
Staff Review Memo

December 12, 2022

Shari Phippen, Community Development Director

FINAL SITE PLAN APPROVAL

Request:	Grant final site plan for Honnen Equipment, a heavy equipment sales and service business
Property Address:	1971 W 2100 S
Parcel(s):	15-788-0003
Property Zone:	Commercial C-2
Property Size:	5.26
Applicant:	HBH 1900 West, LLC (Agent: Genneva Blanchard)
Governing Docs:	WHZC 157.730-737
Decision Type:	Administrative Recommendation
Recommendation:	See comments under "Staff Review/Recommendation"

Background

Honnen Equipment is currently located at 3400 S Midland Dr. Their business has expanded to the point where they need to relocate and have selected a side in West Haven on Wilson Lane, directly across from the Weber School District bus depot.

WHZC 157.294.B states that heavy equipment sales and service is a conditional use in the C-2 zone, so they are required to obtain both site plan approval and a conditional use permit, which can be wrapped into a single review process.

At the 10/26 meeting, the Planning Commission gave preliminary approval to a Conditional Use Permit to operate the business. Typically, the CUP and site plan are reviewed as part of a single process. However, they requested that we look at the operation of the business prior to submitting a site plan so that any business-related issues could be factored into the site design.

The applicant met with staff on 10/27 to review technical issues related to the site. Weber Fire was presented and has stated that they accept the current planned access. There was some discussion about a crash gate along 2200 South, but fire has verbally stated that they do not need that access in order to deal with fire issues which may arise.

At the 11/4/22 PC meeting, the Commission granted preliminary site plan approval for this project.

Typically, we wait until the civil engineering drawings are substantially approved prior to having the applicant come back for final site plan approval. There are some instances, however, where because of issues related to the purchase of the property, we will grant final site plan approval for smaller projects prior to having approved civil drawings, if we can be certain that the design of the project will not change based on the review of civil drawings and any changes that may be needed to those.

That is the case with this project.

Site Design Review

The issues outstanding are:

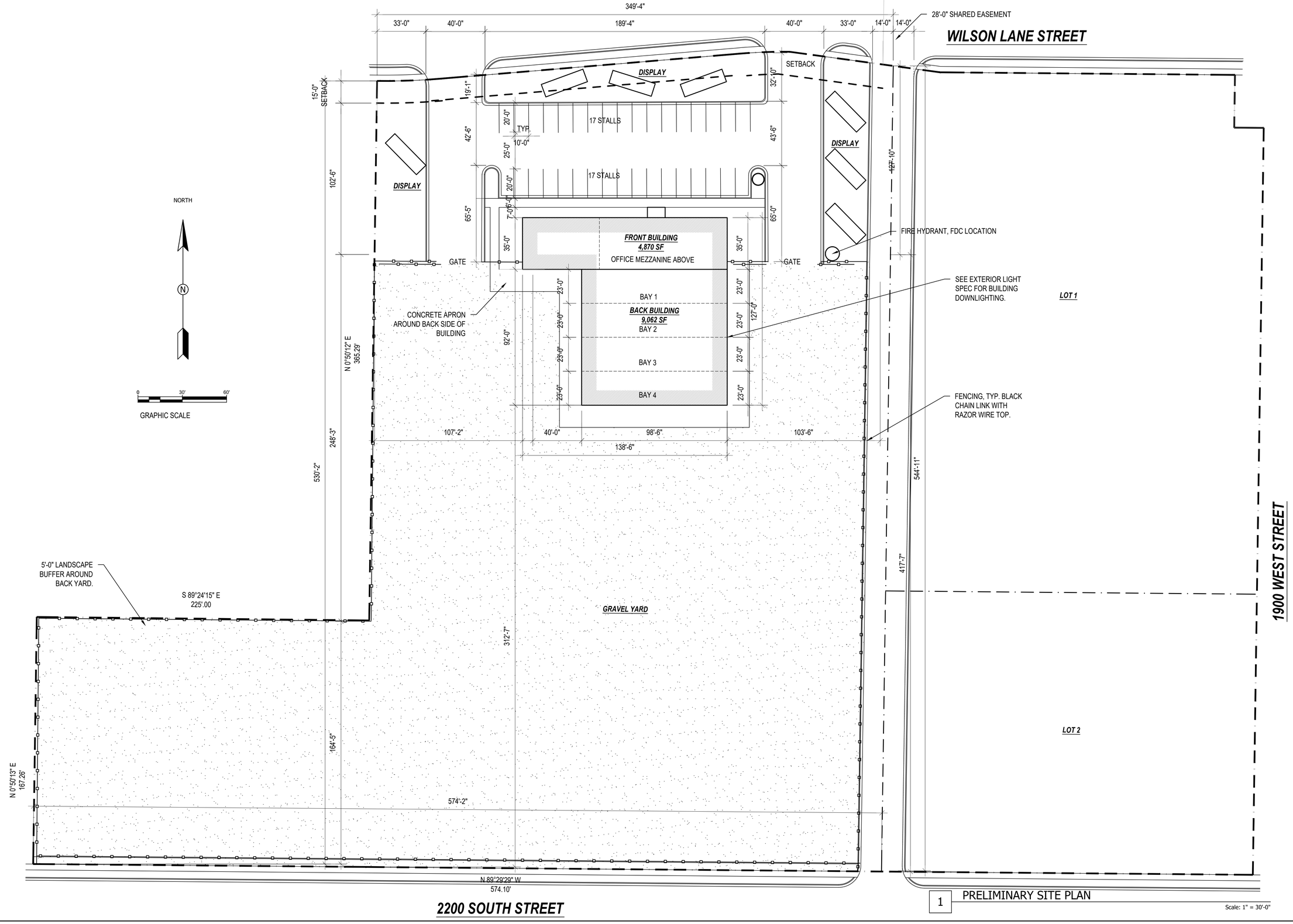
1- They do not have an approved set of civil drawings
   a. These are in the process of being reviewed. The applicant has been made aware that no permits for site improvements will be issued until the City Engineer has approved and stamped the civil drawings.
2- The sign that they are proposing (a pole sign) is not a permitted sign type in the C-2 zone. There are pole signs in various C-2 zones throughout the City, but pole signs were omitted (inadvertently, I believe) when the City redid its sign code in 2021.
   a. John Deere requires Honnen to have JD specific signs, as part of JD's branding. Regardless of the commercial zone that Honnen is in, JD dictates the signage they need to have.
   b. It is not uncommon for national manufacturers to have brand-specific marketing, including on-site signage.
   c. I would encourage the PC to undertake a revision of the sign ordinance to take into account pole signs on commercial properties.
   d. The developer may also want to consider pursuing a variance that, if granted, would enable them to construct a pole sign.

Staff Review/Recommendation

In all material respects, Staff finds the project is compliant with the standards necessary to receive final site plan approval.

Accordingly, it is Staff's position that the Commission grant final site plan approval, with the following conditions:

1- Prior to any permits being issued, developer will have a signed set of civil drawings.
2- No sign permit will be issued until the developer has approval to construct the desired pole sign.



1 PRELIMINARY SITE PLAN

Scale: 1" = 30'-0"

STATE OF UTAH
CHAD BAILEY
NO:10896820
LICENSED ARCHITECT

DEVELOP
ARCHITECTS
1144 E 2800 N,
OGDEN, UT 84414
contact:
p: 801.644.4926
e: info@developarchitects.com
web: www.developarchitects.com
DEVELOP ARCHITECTS, LLC

PROJECT TITLE
HBH DEVELOPMENT
APPROX 1900 WEST & WILSON LANE
WEST HAVEN CITY, UTAH
HBH

DOCUMENT DATE
November 17, 2022

PROJECT PHASE
SCHEMATIC

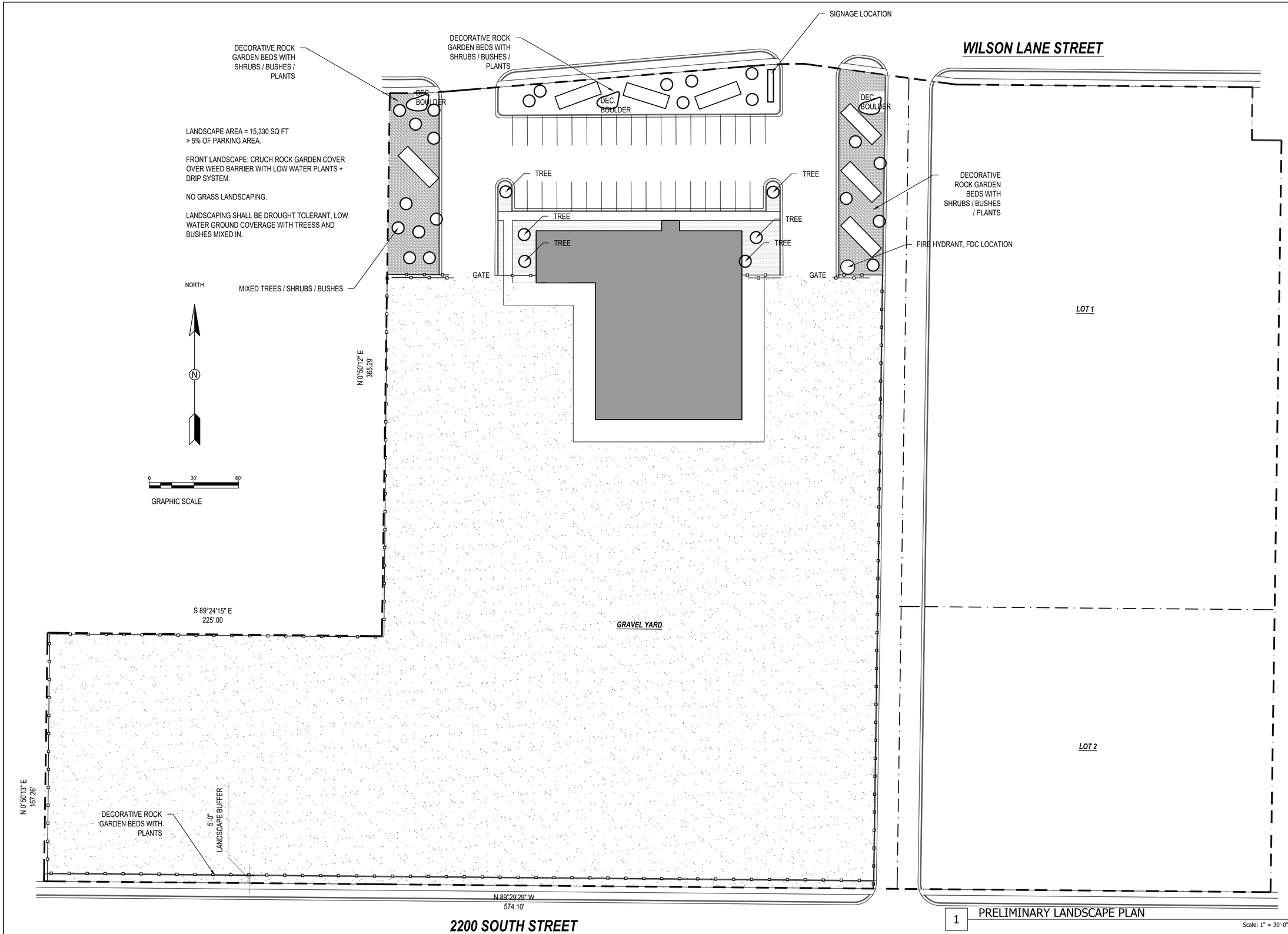
REVISIONS

#	DESCRIPTION	DATE

DRAWING DESCRIPTION
PRELIM SITE PLAN

SITE

SHEET NUMBER



1 PRELIMINARY LANDSCAPE PLAN

Scale: 1" = 30'-0"

STATE OF UTAH
CHAD BAILEY
NO:10896820
LICENSED ARCHITECT

DEVELOP
ARCHITECTS

1144 E 2800 N,
OGDEN, UT 84414

contact:

p: 801.644.4926

e: info@developarchitects.com

web: www.developarchitects.com

DEVELOP ARCHITECTS, LLC

PROJECT TITLE
HBH DEVELOPMENT
APPROX 1900 WEST & WILSON LANE
WEST HAVEN CITY, UTAH
HBH

DOCUMENT DATE
November 17, 2022

PROJECT PHASE
SCHEMATIC

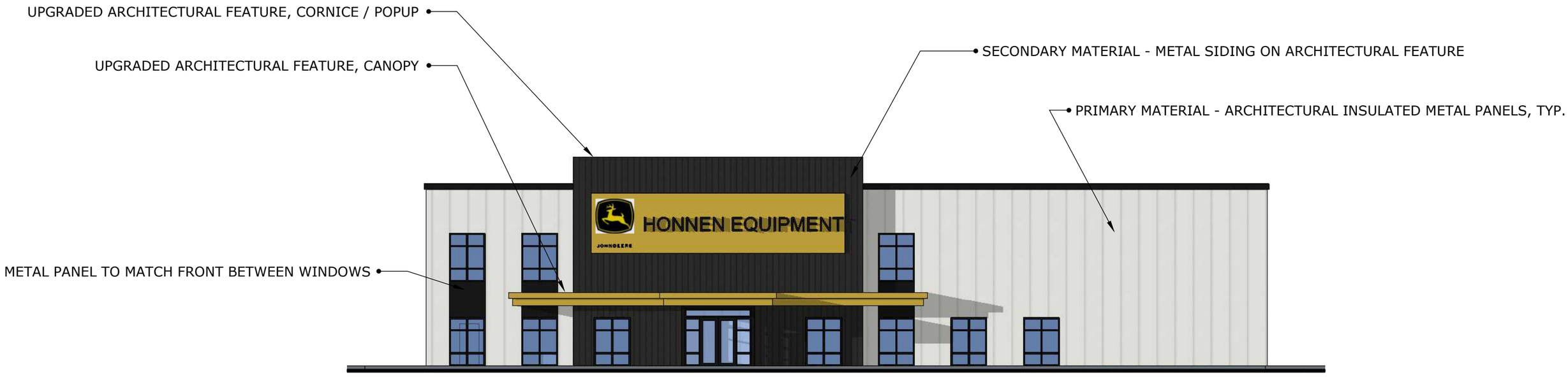
REVISIONS

#	DESCRIPTION	DATE

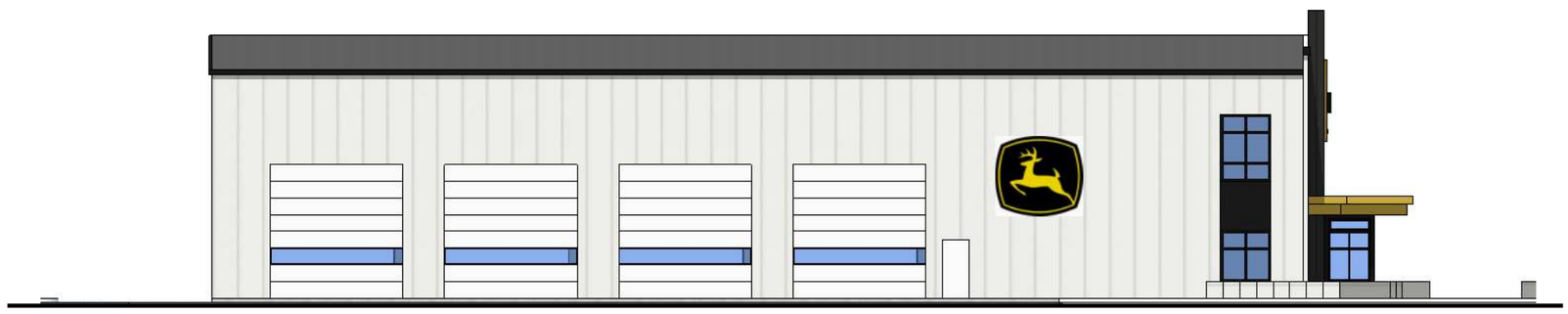
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L-1

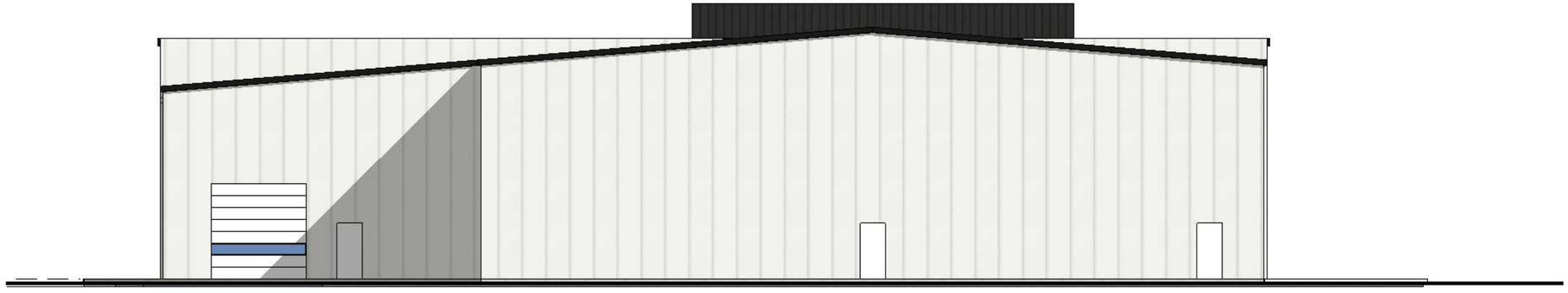
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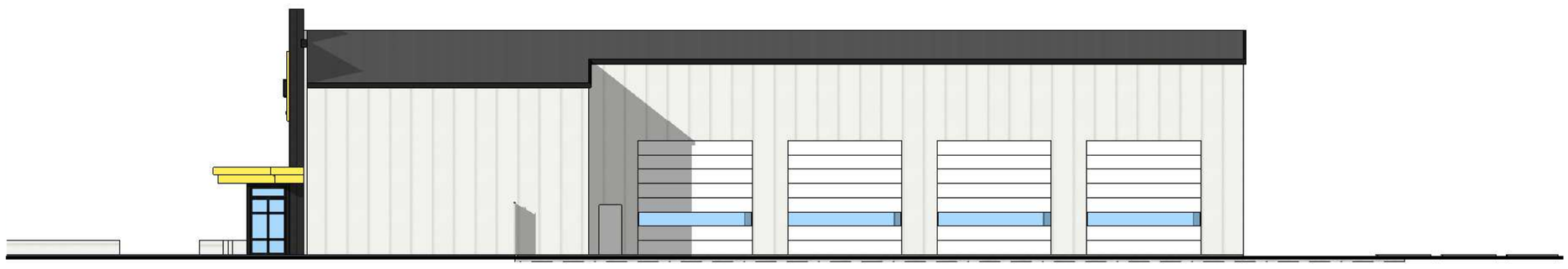
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



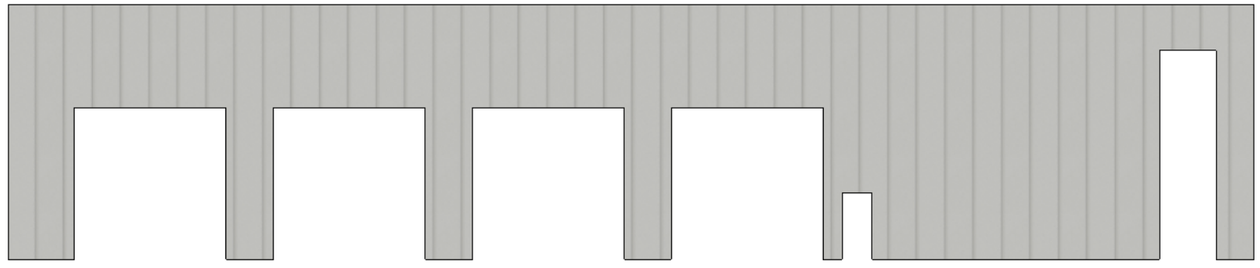
WEST ELEVATION


GRAVEL YARD
SHARED ACCESS

EAST ELEVATION

TOTAL AREA : 2.350 SF

IMPs : 2,350 SF (100%)

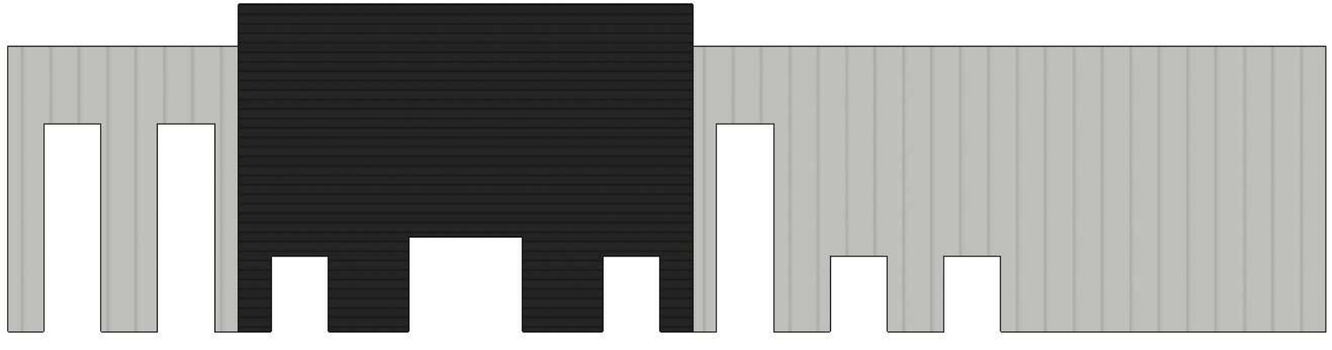


NORTH ELEVATION

TOTAL AREA : 3,708 SF

IMPs : 2,263 SF (61%)

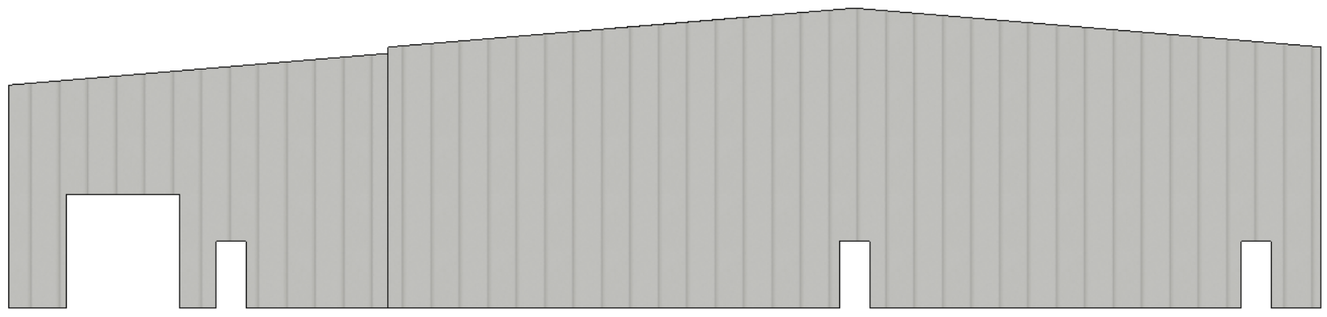
METAL SIDING : 1,445 SF (39%)



SOUTH ELEVATION

TOTAL AREA : 3,707 SF

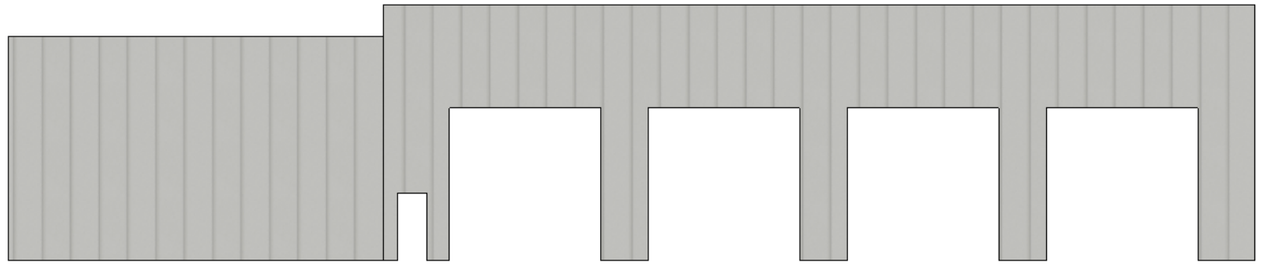
IMPs : 3.707 SFSF (100%)



WEST ELEVATION

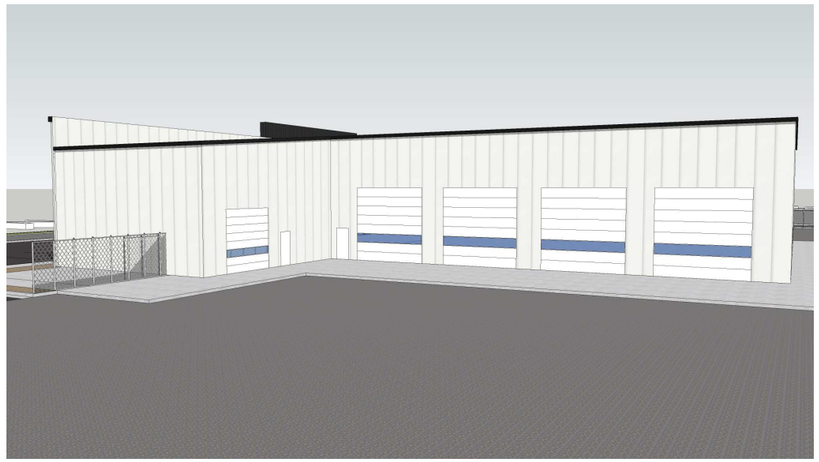
TOTAL AREA : 2.350 SF

IMPs : 2,350 SF (100%)




HONNEN EQUIPMENT


HONNEN EQUIPMENT

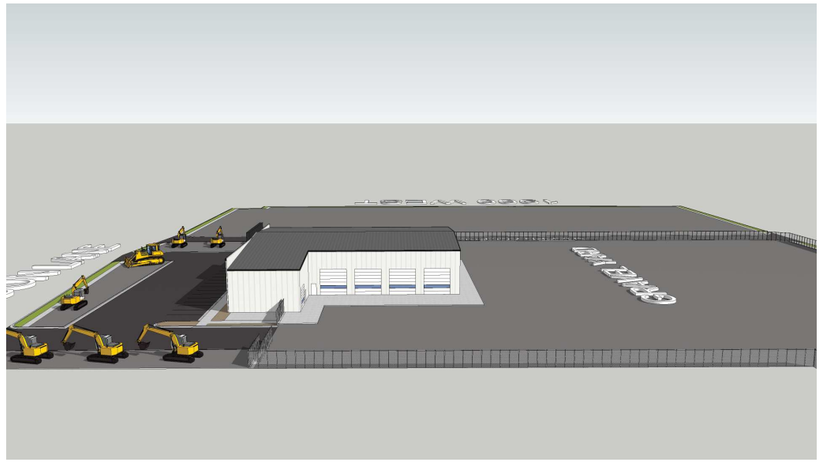




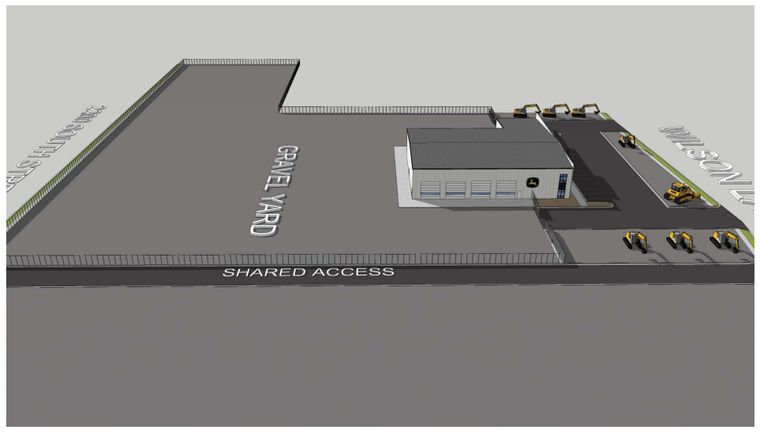

HONNEN EQUIPMENT

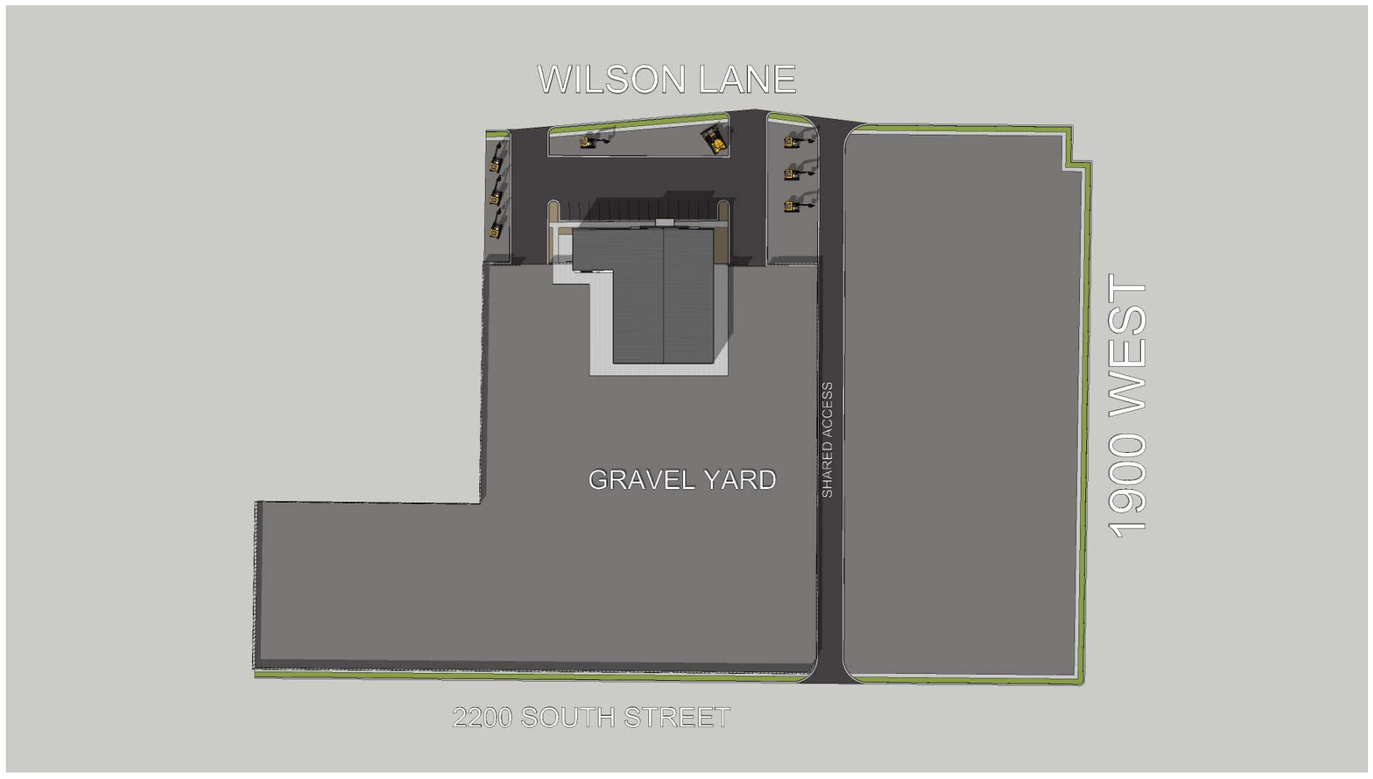

WILSON LANE


HONNEN EQUIPMENT




GRAVEL YARD


GRAVEL YARD
SHARED ACCESS


WILSON LANE
GRAVEL YARD
SHARED ACCESS
1900 WEST
2200 SOUTH STREET

2023 Planning Commission Meeting Schedule

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

Meeting Date	Meeting Time	Application Deadline
January 11, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	December 28, 2022
January 25, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	January 11, 2023
February 8, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	January 25, 2023
February 22, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	February 8, 2023
March 8, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	February 22, 2023
March 22, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	March 8, 2023
April 12, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	March 29, 2023
April 26, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	April 12, 2023
May 10, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	April 26, 2023
May 24, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	May 10, 2023
June 14, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	May 31, 2023
June 28, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	June 14, 2023
July 12, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	June 28, 2023
July 26, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	July 12, 2023
August 9, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	July 26, 2023
August 23, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	August 9, 2023
September 13, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	August 30, 2023
September 27, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	September 13, 2023
October 11, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	September 27, 2023
October 25, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	October 11, 2023
November 8, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	October 25, 2023
December 13, 2023	5:00 p.m. (work session) 6:00 p.m. (regular meeting)	November 29, 2023