

ORDINANCE NO. 08-2025

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-2 AND A-1 TO R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1 - Recitals:

WHEREAS, the City Council finds that the planning commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

WHEREAS, the City Council finds that the full text of the zoning ordinance and its associated and related maps, representing the commission's recommendations for zoning all or any part of the area within the municipality have been subjected to the required public hearing prior to its adoption; and,

WHEREAS, the City Council finds that the City Council lawfully adopted the zoning ordinance as proposed with all later amendments thereto; and,

WHEREAS, the City Council finds that Utah Code ("UC") §10-9a-503 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

WHEREAS, the City Council finds that the City Council may make no amendment to the City's zoning ordinance or zoning maps unless the amendment was proposed by the planning commission or is first submitted to the planning commission for its approval, disapproval, or recommendations; and,

WHEREAS, the City Council finds that West Haven City desires to comply with the procedure specified in UC §10-9a-502 in preparing and adopting an amendment to the zoning ordinance or the zoning map; and,

WHEREAS, upon petition to the West Haven City Planning Commission after the Planning Commission held a public hearing on July 23, 2025 and made a recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of certain property from A-2 and A-1 to R-2 under the Ordinances of the City; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH, that the City Zoning Ordinance is changed and amended as follows:

Zoning Changes:

These described lands and premises within the boundaries of the City are re-zoned from **A-2 and A-1 to R-2**, and the Zoning Map is amended to indicate:

Owners: Paul D Donaldson Trust 50% ETAL

Parcel #'s 150960021

Total Acreage Approx. 19.09 Acres

Description:

BEGINNING AT A POINT NORTH 150.00 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 140.00 FEET; THENCE EAST 187.43 FEET TO THE POINT OF TANGENCY WITH A 220.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 91.193 FEET; THENCE NORTH 66°15' EAST 469.43 FEET TO THE POINT OF TANGENCY WITH A 310.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 143.379 FEET; THENCE NORTH 39°45'00" EAST 217.62 FEET TO THE POINT OF TANGENCY WITH A 240.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 70.70 FEET THROUGH A CENTRAL ANGLE OF 16°52'42"; THENCE NORTH 17°00' EAST 253.59 FEET; THENCE NORTH 38°26'14" EAST 316.73 FEET; THENCE SOUTH 89°17' WEST 1682.24 FEET; THENCE SOUTH 1003.10 FEET TO THE POINT OF BEGINNING.

And

Owners: Paul D Donaldson Trust 50% ETAL

Parcel #'s 150960020

Total Acreage Approx. 22.96 Acres

Description:

BEGINNING AT A POINT NORTH 150.00 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING

THENCE NORTH 140.00 FEET; THENCE EAST 187.43 FEET TO THE POINT OF TANGENCY WITH A 220.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 91.193 FEET; THENCE NORTH 66°15' EAST 469.43 FEET TO THE POINT OF TANGENCY WITH A 310.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 143.379 FEET; THENCE NORTH 39°45'00" EAST 217.62 FEET TO THE POINT OF TANGENCY WITH A 240.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 70.70 FEET THROUGH A CENTRAL ANGLE OF 16°52'42"; THENCE NORTH 17°00' EAST 253.59 FEET; THENCE NORTH 38°26'14" EAST 316.73 FEET; THENCE NORTH 89°17' EAST 400.37 FEET TO THE WESTERLY LINE OF A CANAL RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 8°09'23" WEST 770.00 FEET TO THE POINT OF TANGENCY WITH A 670.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 322.36 FEET; THENCE SOUTH 35°43'23" WEST 276.20 FEET TO THE POINT NORTH 89°32' EAST 1292.49 FEET FROM SAID WEST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°32' WEST 687.69 FEET; THENCE NORTH 150.00 FEET; THENCE SOUTH 89°32' WEST 604.80 FEET TO THE POINT OF BEGINNING. CONTAINING 23.0361 ACRES.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances, and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where otherwise not in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 6th day of August 2025 and after publication or posting as required by law.

DATED this 6th day of August 2025.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 08-2025**, entitled “**AN ORDINANCE OF WEST HAVEN CITY UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-2 TO R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING AN EFFECTIVE DATE FOR THESE CHANGES.**” adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on August 6, 2025 which appears of record in my office, with the date of posting or publication being August 6, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 6th day of August 2025.

Emily Green
City Recorder