



WEST HAVEN CITY COUNCIL AGENDA

AMENDED

December 3, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **December 3, 2025** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING: **5:00 PM: COUNCIL WORK SESSION** AND **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: MAYOR VANDERWOOD

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates
2. Discussion-Annual Meeting Schedule-Shawn Warnke, City Manager
3. Discussion-RAMP Projects and EZ Ramp Grants-Sheri Bingham, Special Events and Grant Coordinator and Shawn Warnke, City Manager

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Mayor Vanderwood
2. **OPENING CEREMONIES**
A. PLEDGE OF ALLEGIANCE Councilmember Saunders
B. PRAYER/MOMENT OF SILENCE Councilmember Morse
3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that **IS NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.
4. **UPCOMING EVENTS**
ULCT Officials Training Day-Local Government Trust December 6, 2025 9:00 AM-1:00 PM
ULCT Officials Training Day (Virtual) December 13, 2025 9:00 AM-1:00 PM
Music Circle-The Barn December 22, 2025 7:00 PM
5. **COUNCIL UPDATES**

***** AGENDA ACTION ITEMS *****

6. **ACTION ON CONSENT AGENDA**
A. CITY COUNCIL MINUTES MEETING HELD November 5, 2025
B. SPECIAL BOARD OF CANVASSERS MINUTES MEETING HELD November 18, 2025
C. STAKER PARSON COMPANIES \$110,335.37 Inv.#214031-5
7. **ADVICE & CONSENT OF: ONE (1) PLANNING COMMISSION MEMBER APPOINTMENT-Submitted by Mayor Vanderwood** To fill the remainder of one, 4-year term. The term will be from October 15, 2025 thru December 31, 2027
8. **SWEARING IN CEREMONY**

9. **ACTION ON RESOLUTION 53-2025-CONSIDERATION OF ADJUSTMENT AND PARTIAL REFUND OF THE STANDARD TRANSPORTATION IMPACT FEE-E.K. BAILEY CONSTRUCTION-3454 W 4000 S-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR**
10. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON RESOLUTION 54-2025-WATER USE AND PRESERVATION ELEMENT FOR THE GENERAL PLAN-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
11. **ACTION ON RESOLUTION 55-2025-APPROVING WEST HAVEN CITY UTAH250 COMMUNITY COMMITTEE**
12. **ACTION ON RESOLUTION 56-2025-LEASE OF CITY REAL PROPERTY-3100 W 3300 S**
13. **ACTION ON 2025 SLOUGH MAINTENANCE PROJECT-REJECTION OF ALL BIDS**
14. **ACTION ON RESOLUTION 57-2025-REPEALING RESOLUTION 50-2025 AND AUTHORIZING THE CITY MANAGER TO SUBMIT GRANT APPLICATIONS FOR RAMP FUNDING**
15. **ACTION ON RESOLUTION 58-2025-ADOPTING A TEMPORARY COMMEMORATIVE LOGO**
16. **PRESENTATION-QUARTERLY CITY MANAGER AUDIT REPORT**
17. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
18. **EXECUTIVE SESSION**-The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.
19. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavenut.gov 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 westhavenut.gov; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN CITY COUNCIL MEETING MINUTES

November 5, 2025 6:00 P.M.

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

| Present: | |
|----------------|--------------------------------|
| Rob Vanderwood | Mayor |
| Nina Morse | Councilmember |
| Carrie Call | Councilmember |
| Ryan Swapp | Councilmember |
| Ryan Saunders | Councilmember |
| Kim Dixon | Councilmember |
| Shawn Warnke | City Manager |
| Emily Green | City Recorder |
| Amy Hugie | City Attorney |
| Stephen Nelson | Community Development Director |
| Excused: | |
| | |

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates

Councilmember Call asked about a follow up on the flooding issues that were brought up in the last meeting.

Stephen Nelson said that he has created a report but not released it yet.

Councilmember Saunders asked how the storage unit setback compared to other cities.

Stephen Nelson said it is not the standard for other cities.

Councilmember Morse said it was worth looking into the ordinance.

Councilmember Swapp suggested looking at vertical units as well.

2. Discussion-RAMP Grant Project List-Councilmember Saunders

Councilmember Saunders gave a presentation on doing a more natural looking playground next to Poulter Pond.

Council agreed to look at pricing for this option.

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Mayor Vanderwood brought the meeting to order at 6:01 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Councilmember Dixon

B. PRAYER/MOMENT OF SILENCE

Councilmember Call

3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented. *No one came up at this time.*

4. **UPCOMING EVENTS**
- | | | |
|---|-------------------|--------------|
| Water Color Workshop-The Barn | November 10, 2025 | 6:00 PM |
| Music Circle-The Barn | November 24, 2025 | 7:00 PM |
| Senior Lunch Bunch-The Barn | November 26, 2025 | 11:30 AM |
| UDOT Open House for the Wester Weber Corridor (SR 177)-Rocky Mt. Jr. High | November 20, 2025 | 5:00-7:00 PM |
| Heart of the Holidays-City Hall | December 1, 2025 | 6:00 PM |

5. **COUNCIL UPDATES**
Councilmember Dixon thanked the staff for help on the pumpkin walk.

Mayor Vanderwood said there was a ground breaking yesterday for Walmart. He said polls closed for the General Election yesterday and thanked the candidates who ran.

6. **PRESENTATION**
A. SERVING AS PLANNING COMMISSION MEMBER-RUSSELL GALT
Mayor Vanderwood presented Russell Galt with a plaque and thanked him for his service as a Planning Commission member.

*****AGENDA ACTION ITEMS*****

7. **ACTION ON CONSENT AGENDA**
A. CITY COUNCIL MINUTES **MEETING HELD** **October 15, 2025**

Councilmember Call made a motion to approve the consent agenda. **Councilmember Morse** seconded the motion.

| | |
|-----------------|--|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

8. **ACTION ON RESOLUTION 51-2025-ADOPTION OF THE CONTRACT EXTENSION BETWEEN WEST HAVEN CITY AND WASTE MANAGEMENT**
Shawn Warnke said this contract will change the terms to 5 year intervals. The current contract allows a 3% increase but could get approval for higher through City Council. The new contract has a hard cap of 3%.

Councilmember Saunders made a motion to adopt resolution 51-2025. **Councilmember Dixon** seconded the motion.

| | |
|-----------------|--|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

9. **PUBLIC HEARING-TO SOLICIT PUBLIC INPUT ON AMENDING THE CITY CODE REGARDING GARBAGE AND WASTE COLLECTION REQUIREMENTS**

Councilmember Dixon made a motion to enter into public hearing. **Councilmember Morse** seconded the motion.

| | |
|-----------------|--|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Morse made a motion to leave public hearing. **Councilmember Saunders** seconded the motion.

| | |
|-----------------|--|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

10. **ACTION ON ORDINANCE 12-2025-AMENDING THE CITY CODE REGARDING GARBAGE AND WASTE COLLECTION REQUIREMENTS**

Councilmember Call made a motion to adopt ordinance 12-2025. Councilmember Saunders seconded the motion.

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|----------|--|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Saunders, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

11. **ACTION ON RESOLUTION 49-2025-AMENDING THE WEST HAVEN CITY PERSONNEL POLICY HANDBOOK-SHAWN WARNKE, CITY MANAGER**

Councilmember Dixon made a motion to adopt resolution 49-2025. Councilmember Morse seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

12. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**

There were no items to discuss at this time.

13. **EXECUTIVE SESSION-The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.**

Councilmember Morse made a motion to enter into an executive session. Councilmember Saunders seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

Mayor Vanderwood said the closed session was used to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property.

Councilmember Call made a motion to leave the executive session. Councilmember Dixon seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

14. **ADJOURNMENT**

Councilmember Morse made a motion to adjourn at 6:43 PM. Councilmember Dixon seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse |
| NAYS: | |
| RECUSED: | |

Emily Green
City Recorder

Date Approved:



WEST HAVEN CITY SPECIAL BOARD OF CANVASSERS MEETING MINUTES

November 18, 2025 6:00
City Council Chambers
4150 South 3900 West, West Haven, UT. 84401

| Present: | |
|--|--|
| Carrie Call Ryan Saunders Kim Dixon Shawn Warnke Emily Green | Councilmember Councilmember Councilmember City Manager City Recorder |
| Excused: | |
| Rob Vanderwood Nina Morse Ryan Swapp | Mayor Councilmember Councilmember |

1. **MEETING BROUGHT TO ORDER:**

Councilmember Call brought the Meeting to order at 6:01 PM and welcomed those in attendance.

2. **ACTION ON RESOLUTION 52-2025-FOR THE PURPOSE OF ACCEPTING THE 2025 GENERAL ELECTION CANVASS RESULTS**

*Emily Green read the official results of the Municipal General Election.
There were 3,509 ballots cast.*

Mayor:

Rob Vanderwood 2,191
Austin Daniel Slaughter 1,301

City Council:

Ryan Saunders 2,527
Ryan Swapp 2,122
Brad Smith 1,408

Successful candidates are Rob Vanderwood for Mayor, Ryan Saunders, and Ryan Swapp for City Council.

Councilmember Dixon made a motion to adopt resolution 52-2025. **Councilmember Saunders** seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders |
| NAYS: | |
| RECUSED: | |

3. **ADJOURNMENT**

Councilmember Saunders made a motion to adjourn at 6:12 PM. **Councilmember Dixon** seconded the motion.

| | |
|----------|---|
| AYES: | Councilmember Dixon, Councilmember Call, Councilmember Saunders |
| NAYS: | |
| RECUSED: | |

Emily Green

City Recorder

Date Approved:

STAFF REPORT

TO: Shawn Warke, City Manager
FROM: Ed Mignone, City Engineer
Stephen Nelson, Community Development Director
DATE: November 25, 2025
SUBJECT: Request for Reduction in Assessed Transportation Impact Fee
Zeppe's West Haven/EK Bailey Construction
3454 W 4000 S



Background

The City assesses transportation impact fees for commercial development based on the new trips expected from the project(s) specific land use and building area. The building area used for determining the fee is based on submitted site plans, recorded subdivision plats, and/or building department applications. Since transportation impact fees are not standardized across land uses, the maximum transportation fee is \$225.32 x expected new trips generated.

The Institute of Transportation (ITE) Trip Generation Manual is a source of new trips expected from categorical land uses. The ITE Manual is the predominant reference used nationally by traffic engineers and municipalities. It also served as the basis for the City's Impact Fee Analysis (IFA).

For certain commercial uses, the number of new trips expected can be reduced by eliminating "pass-by" trips. Per ITE, "a pass-by trip is a trip that takes place on a road that stops at a nearby commercial development without deviating from the primary route." The ITE Manual does provide pass-by percentage data. In some instances, the number of trips in an IFA includes ITE pass-by reduction rates.

The Zeppe's building consists of 1,564 square feet dedicated to the restaurant and its associate drive-through. The appropriate ITE land use category for this facility is 934 – fast food restaurant with a drive-through. Per the City's IFA, the appropriate transportation impact fee is \$53,056.30 per 1000 square feet. The ITE data are predicated on a net trip generation of 238 trips (pass-by trips inclusive). The Zeppe's fee was based on a total of 368 new daily trip generation (pass-by trips included). If the ITE pass-by traffic rate of 55% is applied, the gross daily trips generated by this use is 669 trips per 1000 square feet.

Based on the City's IFA, Zeppe's transportation impact fee was \$82,980.21. EK Bailey Construction, as the site developer, paid the assessed fee.

State law allows an applicant to request an impact fee adjustment.

11-36a-402. Required provisions of impact fee enactment.

(1) (d) A provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.

West Haven City Code also allows the City Council to adjust impact fees.

§ 33.025 ADJUSTMENT OF STANDARD IMPACT FEE.

(B) The City Council may also adjust the calculation of the amount of an impact to be imposed on a particular development based upon studies and data submitted by the developer.

Note that Zeppe's only comprises 1654 square feet of approximately 5,000 square feet available in the total building. EK Bailey Construction is not challenging the transportation impact fee assessed to the yet-undefined general commercial space.

EK Bailey submitted a traffic study to the City for review in consideration of modifying the expected number of trips to be generated by Zeppe's compared to that expected by direct application of ITE trip rates.

Discussion

EK Bailey Construction submitted a traffic evaluation and analysis prepared by Randy Whalen, PE of Falcon Traffic, dated November 5, 2025.

Mr. Whalen provided peak-demand transaction data for a Zeppe's restaurant and his projection of average daily traffic for the site. Mr. Whalen estimated that gross daily trips generated are 548 trips or 350.38 trips per 1000 square feet.

Applying the 55% Pass-by rate, the net new daily number of trips is 247.

Accordingly, the assessed transportation impact fee would be 247 trips x 225.32/trip = **\$55,654.04**

This would result in a refund of **\$27,236.17** (Initial fee: \$82,980.21 -\$ 55,654.04).

Recommendation:

Staff believes that State Statutes and City Ordinances provide a route to adjust impact fees adopted under the City's IFA. EK Bailey Construction remitted the initially assessed amount and has provided the supporting documentation required for their request for a reduction.

Staff has reviewed the information provided and concurs that, based on the analysis conducted by Falcon Traffic, a reduction in the transportation impact fee for Zeppe's is technically supported and warranted.

Staff recommends that EK Bailey Construction be reimbursed in the amount of \$27,236.17.



West Haven Building Permit

| | | | | | |
|---|--|---|--|----|--------------|
| Application Accepted Date: 12/28/2023 | | Valuation | | \$ | 1,001,015.40 |
| Type of Improvement: Commercial (New Building) | | PERMIT FEES | | | |
| Description: Construction of new drive thru retail building. | | | | | |
| Tenant / Project Name: West Haven Retail | | | | | |
| Bldg. Address: 3454 W 4000 S | | Building Fee \$ 6,330.05 | | | |
| City: West Haven State: UT Zip: 84401 | | Plan Review Fee \$ 4,114.53 | | | |
| Subdivision: Ellies Landing Townhomes 2nd Phase: | | State Fee \$ 63.30 | | | |
| Block: Amended Parcel ID #: 086720002 | | Parks Impact Fee \$ 0.00 | | | |
| Zone: Mixed Use Sec: ;T S;R W | | Roads Impact Fee \$ 103,179.05 | | | |
| Property Owner: Bailey V Properties P:(801) 698-7100 | | Bond Fee \$ 0.00 | | | |
| City: Pleasant View State: UT Zip: 84414 | | Storm Sewer Impact Fee \$ 3,394.56 | | | |
| Permit Contact: Chad Bailey P:(801) 823-9506 | | Sub Total: \$ 117,081.49 | | | |
| Email: chad@developarchitects.com | | Sewer Impact Fee \$ 19,200.00 | | | |
| CONTACT INFORMATION | | Sewer Impact Inspection Fee \$ 100.00 | | | |
| Engineer of Record: JLB Structural | | Other Fees: \$ 19,300.00 | | | |
| Email: joseph.l.bingham@gmail.com P: (801) 624-9044 | | Excluded Fees: \$ 0.00 | | | |
| Design Professional: Develop Architects | | Permit Total: \$ 136,381.49 | | | |
| Contact Name: Chad Bailey P: (801) 823-9506 | | Amount Paid: \$ 35,329.43 | | | |
| City: Ogden State: ut Zip: 84414 | | Remaining Due: \$ 101,052.06 | | | |
| Email: chad@developarchitects.com | | | | | |
| General Contractor: E.K.Bailey Construction | | APPROVALS | | | |
| License #: 248601-5501 P: (801) 698-7979 | | DATE | | | |
| Address: 1243 N Washington BLVD | | INFO | | | |
| City: Ogden State: UT Zip: 84414 | | Plan Review Finalized: Yes 12/11/24 Robyn | | | |
| Email: mark.bailey@ekbailey.com | | | | | |
| Electrical Contractor: | | | | | |
| License #: P: | | | | | |
| City: State: Zip: | | | | | |
| Plumbing Contractor: Apex Mechanical | | | | | |
| License #: 6366015-5501 P: | | | | | |
| City: Ogden State: Utah Zip: | | | | | |
| Email: | | | | | |
| Mechanical Contractor: | | | | | |
| License #: P: | | | | | |
| City: State: Zip: | | | | | |
| Email: | | | | | |
| APPLICATION DETAILS | | | | | |
| Main Floor: 4935 sq. ft. VB B Business | | | | | |
| # Stories: ` | | Max Occupancy: TBD | | | |
| Fire Sprinkler: No | | Const. Material: Wood Framed | | | |
| Power AMPS: 1000 | | Power VOLTS: 480 | | | |
| This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy. | | | | | |
| Applicant Name: Chad Bailey | | | | | |
| Signature of Builder/Authorized Agent or Owner: Date: | | | | | |
| Application Approved By: Date: | | | | | |
| Robyn 12/11/2024 | | | | | |
| Permit Issued By: Date: | | | | | |
| Receipt #: | | | | | |

Resolution No. 53-2025

RESOLUTION OF WEST HAVEN CITY ADJUSTING THE ASSESSED IMPACT FEE FOR EK BAILEY CONSTRUCTION BUILDING PERMIT 25-0085(C); AUTHORIZING THE MAYOR TO SIGN THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution; and

WHEREAS, the City has adopted a Transportation Impact Fee (2019), and followed all required processes as required by UCA §11-36a, and

WHEREAS, the City assessed EK Bailey a transportation impact fee \$82,980.21 for Zeppe's West Haven, located 3454 W 4000 S, building permit 25-0085 (C), and that fee was in line with the adopted impact fee analysis; and

WHEREAS, Ek Bailey paid for the impact fee on March 10, 2025, to secure their building permit and ability to construct their building; and

WHEREAS, West Haven's Transportation Impact Fee Analysis and state code and city ordinance allow a property owner to submit a study and City to adjust an assessed transportation impact based on findings of said study to more accurately gauge the impact of a specific use; and

WHEREAS, EK Bailey submitted a traffic memo and impact fee calculation to the City on November 3, which showed the proper impact fee calculation for Zeppe's West Haven should have been \$55,654.04; and

WHEREAS, West Haven's staff has reviewed the memo and calculations and concur that, based on the analysis conducted by Falcon Traffic, a reduction in the transportation impact fee for Zeppe's is technically supported and warranted, and

WHEREAS, to do so will promote the health, welfare, safety, and general well-being of the citizens and is in the best interest of West Haven City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN AS FOLLOWS:

SECTION II.

1. That West Haven City has reviewed the memo and calculations (Attachment A) and concur that, based on the analysis conducted by Falcon Traffic, a reduction in the transportation impact fee for Zeppe's is technically supported and warranted.
2. The City shall issue a partial refund of \$27,236.17 for the Transportation Impact Fee for Building Permit 25-0085 (C).
3. That the City finds this impact fee adjustment is supported by the adopted Transportation Impact Fee Analysis. The approval of said refund does not nullify or modify West Haven's Impact Fee schedule or Transportation Impact Fee Analysis.
4. That the Mayor is authorized to sign this Resolution.
5. This resolution shall be effective immediately as allowed by law.
6. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 3rd day of December 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

[illegible]

ATTACHMENT “A”

Attached to **Resolution No. 53-2025**
Traffic Memo and Impact Fee Adjustment Analysis

DRAFT



November 5, 2025

Genneva Blanchard
Representing the Developer, EK Bailey Construction

Dear Genneva,

RE: Transportation Impact Fee Calculation – Zeppe’s West Haven - 3454 W 4000 S, West Haven, UT

The purpose of this letter is to more accurately project the trip generation for Zeppe’s Italian Ice for the purpose of calculating traffic impact fees in St. George, Utah. The actual buildout land use: Zeppe’s – 1,564 sf.

The City’s Impact Fee process shows a Calculated Impact Fee of \$53,056.40 per 1,000 sf for fast food with a drive-thru, which it is assumed that that is the land use that Zeppe’s was charged in the permit fees. This letter will update the trip rates based on actual transaction data, which shows that Zeppe’s operates much differently than a typical fast food. It will also look at the pass-by rates that were suggested with the 11th Edition of ITE.

Trip Generation

Typically, the Institute of Transportation Engineers (ITE) Trip Generation Handbook (11th Edition) is used to estimate trips for land uses. Zeppe’s has a different model than a typical Fast Food with a Drive-Thru. Zeppe’s has limited hours from 11:30 am to 10:00 pm, which also limits its daily trips to/from the site.

To obtain more accurate data than ITE for the trip rate, transaction data was surveyed from July 7 – July 11 of 2025. This data was provided from Zeppe’s Point of Sale software and represents that Zeppe’s is busier during the summer. These five weekdays were averaged to come up with an average daily transaction rate: 274 transactions per day (this data is attached to this letter). The total transactions included both in-store and drive-thru transactions. The total transactions were multiplied by 2.0 to estimate trips to/from the site. Total transactions times 2.0 should be a conservative estimation of trips generated as it is more common for additional transactions (i.e., a single vehicle with multiple transactions) than it is for less transactions (i.e., walk in purchases, no purchases after driving on the site, etc). Other studies have found that this is a conservative method for estimating trips and can be much more accurate than ITE Average Trip Rates, especially when land uses do not fit neatly within typical ITE land uses. This yields a daily trip rate of 548 trips total, with the daily trip rate being 350.38 trips per thousand square feet, without pass-by.



Pass-by Trips

Pass-by trips and internal trips for each land use were estimated. Pass-by trips represent those trips which already pass the site as background traffic. This traffic already exists on the roadway and does not constitute additional traffic. As calculated, impact fees should not be paid on pass-by traffic. ITE 11th Edition has typical pass-by traffic rates for most retail-related land uses. Unfortunately, ITE pass-by data is not specific to this type of use, but it would be approximately 55%. A copy of land uses 934 pass-by rates is attached. All available land uses can be found at <https://www.ite.org/ITEORG/assets/File/Trip%20Generation%20Appendices%20PUBLISHED/Appendices>

The following table shows the PM Peak Hour Trip Rates based on ITE data, adjusted with pass-by trips. The rate per trip was calculated at \$225.32 based on the impact fee analysis.

| Zeppe's West Haven Daily Impact Calculations | | | | | | | | |
|---|---------------------|--------------------------------|----------|-------|-----------------|-------------------|--------------------------------|---------------|
| Facility | ITE Land Use | Trip Rate (per 1,000 sf) | 1,000 sf | Trips | Pass-by Rate | Adjusted Trips | Impact Fee Cost Per Trip | Impact Fee |
| Zeppe's | Transaction Data | 350.38 | 1.564 | 548 | 55% | 247 | \$225.32 | \$55,654.04 |

Based on the above information, it is requested that the City reduce the impact fee by \$27,236.17 (\$82,980.21 – \$55,654.04).

Sincerely,

Randy Wahlen, PE
Falcon Traffic
randywahlen@comcast.net
801-395-40542

Zeppe's West Haven Transaction Data

| | Monday | Tuesday | Wednesday | Thursday | Friday |
|---------------------------------------|------------|--------------|------------|------------|------------|
| Date | July 7th | 8-Jul | 9-Jul | 10-Jul | 11-Jul |
| Time | | | | | |
| 11:30 am - noon | 6 | 4 | 6 | 6 | 2 |
| Noon - 1:00 pm | 10 | 7 | 10 | 4 | 9 |
| 1:00 pm - 2:00 pm | 7 | 17 | 19 | 8 | 7 |
| 2:00 pm - 3:00 pm | 12 | 12 | 14 | 17 | 12 |
| 3:00 pm - 4:00 pm | 18 | 20 | 24 | 18 | 22 |
| 4:00 pm - 5:00 pm | 30 | 18 | 13 | 11 | 16 |
| 5:00 pm - 6:00 pm | 18 | 16 | 21 | 18 | 18 |
| 6:00 pm - 7:00 pm | 27 | 25 | 28 | 24 | 37 |
| 7:00 pm - 8:00 pm | 44 | 34 | 42 | 49 | 31 |
| 8:00 pm - 9:00 pm | 43 | 39 | 52 | 47 | 45 |
| 9:00 pm - 10:00 pm | 40 | 52 | 40 | 31 | 63 |
| 10:00pm- 11:00pm | 21 | 17 | 18 | 31 | 21 |
| total transactions | 276 | 261 | 287 | 264 | 283 |
| Average Daily Transactions | | 274.2 | | | |

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

City Council Staff Review Memo

December 3, 2025

Stephen Nelson, Community Development Director



General Plan Water Use and Preservation Element

Request: Discussion and consideration of the West Haven General Plan Water Element.

Governing Document(s): [Utah Code 10-20-404](#)

Decision Type: Legislative

Staff Recommendation: Approval

I. BACKGROUND

Utah Senate Bill (SB) 110 of 2022, and subsequent legislation SB 76 in 2023, required most cities to integrate a Water Use and Preservation Element (Water Element) into their general plans. The Water Use and Preservation Element plans are required to address the following:

1. The effect of permitted development or development patterns on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for existing development.
3. Methods of reducing water demand and per capita water use for future development.
4. Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.
5. How the General Plan Water Element will impact the Great Salt Lake.
6. How regional water conservation goals will be achieved through the General Plan Water Element.

The complete requirements can be found in [Utah Code 10-20-404](#). The main sections include:

- (2)(a)(i)(c) and (d)
- (2)(a)(iv)
- (2)(d)

(Please review page 30 of the proposed plan for a compliance guide)

The water element is required to be approved by December 31, 2025.

West Haven contracted with Landmark Design, the City's contract planning firm, in May of 2025 to create a water element for the General Plan and then review the City's current landscape requirements.

II. STAFF REVIEW

Below are the tasks that staff and Landmark Design went through to compile the plan.

Task 1: Existing Conditions Analysis + Water Provider Outreach

The City, in partnership with Landmark Design, held a kick-off meeting in May 2025. The City and Landmark Design then reached out to and held meetings with each of the culinary water providers within the city's boundaries, including:

- Bona Vista Water Improvement District
- Taylor-West Weber Water Improvement District
- Hooper Water Improvement District
- West Haven Special Service District
- Weber Basin Water Conservancy District

During these meetings, staff ask several questions to better understand each district's operations, water supply, and delivery methods in West Haven, and to coordinate future growth. Staff asked each provider to provide mapping and water use data, if available, for the City. Then Landmark Design reviewed and analyzed this data. Staff have provided a summary of these meetings to the water providers in Appendix A within the proposed plan.

During this review process, West Haven City staff had a booth at West Haven Days and conducted a digital survey to gather feedback on water use within the City. This survey found that 76.37% of respondents were either very concerned or somewhat concerned about water use and preservation in West Haven. In addition, 49.09% of respondents do not believe that their community is doing enough to protect its water resources. Staff have included the survey results and summary within the proposed plan and in Appendix B.

Task 2: Draft Water Use and Preservation Plan

Landmark Design has drafted the current version of the plan, with feedback from West Haven planning staff, the DRC, and the Planning Commission. This included an outline of the draft, a summary of the districts' roles, and a review of current and future land use within the City.

Task 3: Final Plan and Presentations

A public hearing was held on November 12, 2025. Landmark Design and West Haven planning staff presented the plan to the Planning Commission. The Planning Commission suggested several changes and clarifications, which have been incorporated. The plan itself is not being proposed for the City Council to review.

Task 4: Update Landscape Ordinance (Future)

Based on the recommendations approved in the final Water Element, Landmark Design, and planning staff will edit and propose changes to the city landscape ordinance. The current landscape ordinance already meets most of the recommendations in the draft, but staff feels it could be further fine-tuned.

Other Changes (Future)

West Haven City is currently updating the Land Use Element of the General Plan. It may be appropriate to note that, with this update, other changes to the Water Element may be needed in the future.

III. Planning Commission Consideration, Recommendations, and Public Hearing

Public Hearing.

The Planning Commission held the required public hearing on November 12, 2025. One resident commented and focused on the long-term stewardship of water and the Great Salt Lake. The public hearing was advertised as required by law, including by sending notices to affected entities, such as each neighboring municipality and the water districts. Staff also placed a notice in the November newsletter.

Planning Commission

The Planning Commission held a workshop on October 22, 2025, to review the draft plan. In this workshop, they provided several items of feedback and discussed different elements of the Plan. At the November 12 meeting, the Planning Commission spoke favorably of the draft overall and was generally complimentary of the plan, but noted a few concerns and recommended changes. Some of the main concerns were the limited data available to the City, the limited amount of feedback from residents, concerns that local water provider data is not always consistent across providers, and that a few statements within the draft ventured outside of water planning. The Planning Commission gave a positive recommendation of the draft Water Element, instructing staff to make the appropriate changes before City Council review. The Planning Commission felt that staff could make the recommended changes before the City Council and that it didn't need to return to the Planning Commission for additional review. Staff noted these concerns and feedback, made the requested changes, and sent an index list of changes back to the Planning Commission to ensure transparency within the process.

IV. Staff Recommendation

Staff recommends that the City Council review the proposed plan and provide any applicable feedback. If the City Council would like additional time to review the document or make changes, staff recommends continuing the item. If the item is continued, staff would

recommend that the City Council consider the item again before December 31, 2025, to ensure compliance with state code.

Possible Motions

Approval

"I motion that the City Council approve Resolution 54-2025 General Plan Water Use and Preservation Element, finding that the plan addresses the requirements within Utah Code 10-20-404 and adequately addresses water conservation goals for the City.

Approval of Conditions

"I motion that the City Council approve Resolution 54-2025 General Plan Water Use and Preservation Element, finding that the plan addresses the requirements within Utah Code 10-20-404 and adequately addresses water conservation goals for the City, with the following conditions: [insert conditions]

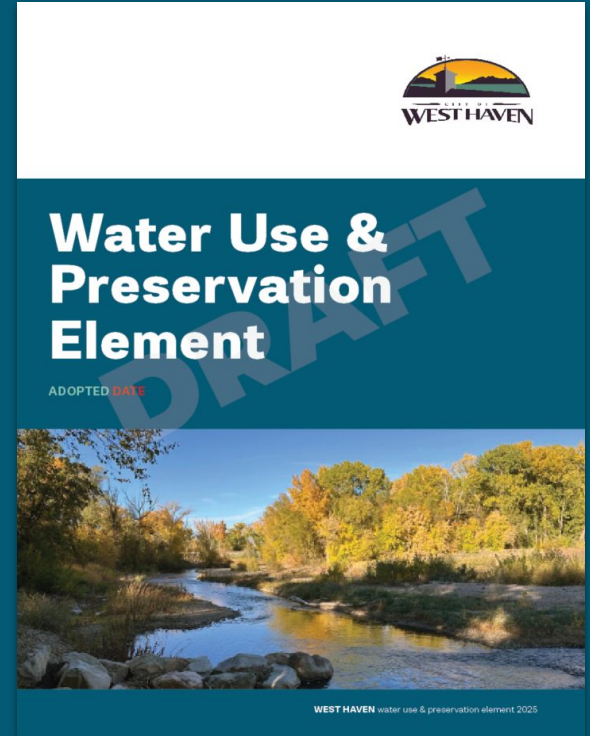
Continuation

"I motion that the City Council table discussion of the Resolution 54-2025 General Plan Water Use and Preservation Element, and that the City Council reconsider the item on December ____, 2025 for additional review. [insert conditions or recommended changes]

WATER USE & PRESERVATION ELEMENT

City Council

December 3, 2025



Project Background

Context: Role of the General Plan

- An **advisory guide** to land use decisions.
 - Describes **where you are, where you want to be, and how you will get there.**
 - Does not create regulations or requirements but **may recommend new policies or strategies.**
-

Context: Required Elements

Per Utah state code, there are now **four sections that are required:**

1. Land Use
 2. Housing
 3. Transportation
 4. **Water Use & Preservation**
-

S.B. 110: Water as Part of the General Plan (2022)

- Requires most municipalities and all counties to amend their general plans to **address how land use planning impacts water use.**
 - Must be adopted by **December 2025.**
-

Requirements (10-20-404)

1. The effect of **permitted development or development patterns** on water demand and water infrastructure.
 2. Methods of reducing water demand and per capita water use for **existing** development.
 3. Methods of reducing water demand and per capita water use for **future** development.
 4. Opportunities to modify the city's operations to **eliminate practices or conditions that waste water.**
-

Requirements (10-20-404)

1. Consult with the **public water system or systems serving the municipality with drinking water** regarding how implementation of the land use element and water use and preservation element may affect:
 - a. Water supply planning, including drinking water source and storage capacity.
 - b. Water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans.
-

West Haven Water Use & Preservation Element

Introduction

- Water Element Requirements
- Water System Consultation

Culinary Water Systems Serving West Haven

- Bona Vista Water Improvement District
 - Taylor West Weber Water Improvement District
 - Hooper Water Improvement District
 - West Haven Special Service District
-

- Figure 1



Key Themes from Water System Consultation (see Appendix A)

- Growth Pressure vs. Water Supply Realities
 - Water Planning & Administrative Process
 - Water Rights & Constraints
 - Opportunities for Strengthening Local Conservation
 - Education & Awareness
-

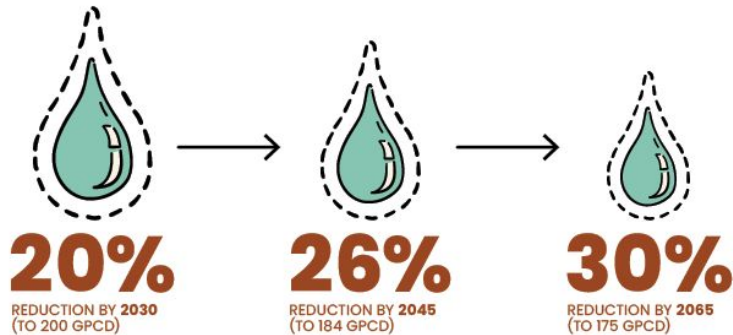
Water Planning Context

- The Weber River Watershed
 - Weber Basin Water Conservancy District
 - Regional Water Conservation Goals
 - From Source to Tap
 - Effect of Development on Water Demand
 - Culinary Water System Profiles
-

Regional Considerations

- **The Weber River Watershed**
 - Supplies approximately 21% of the state's drinking and agricultural water
- **Regional Goal:**

FIGURE 1 – REGIONAL WATER CONSERVATION GOAL



Culinary vs. Secondary Water

- **Culinary water:** Treated to drinking water standards; primarily for indoor use, sometimes used outdoors where no secondary system exists.
 - **Secondary water:** Untreated, used for outdoor irrigation; metering required for all pressurized connections by Jan 1, 2030.
 - **Benefits of metering:** Reduces waste, detects leaks, supports informed water use.
 - **Suppliers:** Secondary water provided mainly by Weber Basin and Roy Water Conservancy Districts, plus smaller canal companies.
 - **Data gap:** City-specific usage data for both systems remains limited.
-

Effect of Development on Water Demand & Infrastructure

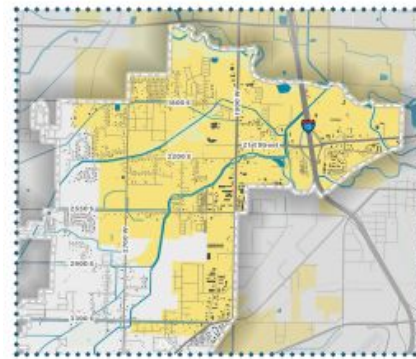
- **Land use drives water demand:** Different uses (ag, residential, institutional, commercial, industrial) have distinct needs and infrastructure implications.
 - **Agricultural:** Declining acreage reduces ag water demand but shifts pressure to municipal systems as land converts to development.
 - **Residential:** Largest share of M&I demand; varies by lot size and housing type. Outdoor irrigation = 50–70% of use; reducing irrigated areas is most effective for conservation.
-

Effect of Development on Water Demand & Infrastructure

- **Institutional:** Small share of total demand but visible opportunity for leadership through water-wise landscaping and efficient irrigation.
 - **Commercial & Mixed-Use:** Varies by scale; mixed-use can improve efficiency and reduce infrastructure needs. Incorporate water-wise design and stormwater reuse.
 - **Industrial:** Depends on operations; siting near infrastructure supports efficiency. Use conservation measures like drought-tolerant landscaping and water reuse.
-

System Profiles (Sample)

- Profiles summarize each provider's service area, sources, infrastructure, and conservation goals.
- Data presented reflects district-wide information, as city-specific data is generally unavailable.
- A regional perspective is important



BONA VISTA WATER IMPROVEMENT DISTRICT

Bona Vista Water Improvement District (BVWID) provides water to the communities of Harrisville, Farr West, Marriott-Slaterville, Plain City, and portions of West Haven, Pleasant View, and Ogden City. The District maintains approximately **10,298** connections, serving an estimated population of **35,570**.

CONTACT:
801.621.0474
BONAVISTAWATER.GOV

TABLE 1 – BONA VISTA WATER IMPROVEMENT DISTRICT PROFILE

| | |
|------------------------------|--|
| West Haven Service Area Size | 3.9 sq mi (2,508.5 acres) |
| Location | North/Northeastern West Haven |
| Water Sources | 3 wells, 1 spring, with additional water through WBWCD & Ogden City |
| Metering Status | All connections are metered |
| Secondary Water | Obtained through Pineview Water Systems or Mountain View Irrigation |
| Conservation Goal | 200 gpcd by 2030 (down from 250-270 gpcd) |
| Future Water Supply | The existing supply is projected to meet demand through 2030–2040 with additional water sources required to support future growth. Plans include developing a well to utilize 10.03 acre-feet of water rights. A reservoir is also under construction. |
| Other Considerations | Bona Vista has not supplied culinary water for irrigation since 1996. New developments may require exceptions to landscape code since culinary water cannot be used outdoors. |

BREAKDOWN OF CURRENT LAND USES

The areas of West Haven served by the Bona Vista Water Improvement District include some of the City's most diverse land uses. These areas encompass a mix of housing types and residential densities, as well as civic spaces, commercial areas, and light and heavy industrial uses.

ANTICIPATED FUTURE LAND USES

Growth is expected to continue in this area, primarily with additional residential development. While the City does not anticipate significant expansion of heavy industrial uses, it expects increases in light industrial and commercial development. Several properties in the area are also likely to be developed as mixed-use centers, with higher residential and commercial density than other parts of the City.

Why are the goals different?

- GPCD (gallons per capita per day) is common but may be calculated differently among providers. Note that there is no national standard.

Other entities may calculate GPCD differently, depending on their needs.



A city with many summer homes might calculate GPCD by adding seasonal occupants to its population

$$\text{GPCD} = \frac{\text{Water Use} + \text{Seasonal}}{\text{Population}} / 365$$



A county studying how much water is consumed by its population might exclude water returned to the watershed from its GPCD calculation.

$$\text{GPCD} = \frac{\text{Water Use} - \text{Water Returned}}{\text{Population}} / 365$$



A water provider treating drinking water might only consider potable water when calculating GPCD.

$$\text{GPCD} = \frac{\text{Potable Water Use}}{\text{Population}} / 365$$

Shaping West Haven's Water Future

- Resident Perspectives
 - Proven Policies & Practices
 - Indoor Water
 - Outdoor Water
 - Development Patterns
 - Water Stewardship
 - Clarifying Administrative Responsibilities with Water Providers
 - Advancing shared water conservation objectives
 - Updating Local Policies to Reduce Water Demand & Guide Sustainable Growth
-

Resident Perspectives (Appendix B)

- **Broad concern:** 76% of residents are somewhat or very concerned about water use and preservation.
 - **Desire for action:** 49% feel the City isn't doing enough; 38% are unsure — opportunity for stronger outreach and visible leadership.
 - **Shared values:** Residents prioritize sustainability and a reliable future water supply.
 - **High willingness to change:** 76% would replace 40–100% of private landscaping with water-wise alternatives — strong support for conversion programs.
 - **Program preferences:** Strong interest in landscape-related incentives (smart controllers, turf conversion, design help); turf conversion interest is rising fastest.
-

Program Participation

FIGURE 3 – UTAH WATER SAVERS PROGRAM PARTICIPATION BY WEST HAVEN RESIDENTS



12

TOILET REBATE
(SINCE 2019)



53

TURF CONVERSION REBATE
(SINCE 2021)



270

SMART CONTROLLER REBATE
(SINCE 2018)

Practices & Policies

- **Indoor efficiency:** Upgrading to advanced fixtures and technologies offers a cost-effective, proven way to reduce indoor water use and overall demand.
- **Outdoor water reduction:** Since landscape irrigation accounts for over 60% of residential water use, targeting outdoor water efficiency is critical for meaningful conservation.

FIGURE 4 – WATER DEMAND COMPARISON



Practices & Policies

- **Water-smart development:** Encouraging smaller lots, cluster development, and infill preserves open space, lowers water demand, and promotes infrastructure efficiency while supporting vibrant communities.
-

Water Stewardship

Building on proven conservation strategies, West Haven plays an important role in guiding thoughtful growth, preserving community character, and promoting sustainable water use to ensure responsible stewardship of shared water resources. Starting point goals:

- **Clarifying administrative responsibilities** with water providers to ensure coordinated conservation efforts.
 - **Advancing shared water conservation goals** by collaborating with providers, developers, and residents.
 - **Updating local policies and standards** to reduce water demand and support sustainable growth, backed by community outreach and education.
-

Looking Forward/Goals

- Population Projections
- Estimated Culinary Water Demand
- Goals & Strategies

Projected Growth/Water Demand

- Projected growth increases water demand; understanding this guides land use decisions.
- Culinary demand estimated using estimated units and state standards (.45 acft/unit); secondary water not included due to data gaps.

FIGURE 6 – ESTIMATED UNITS

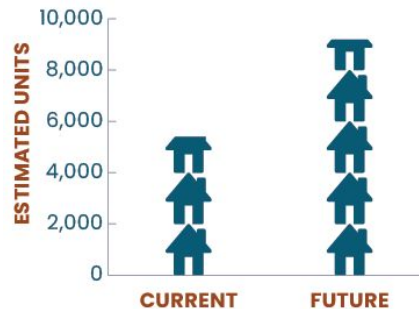
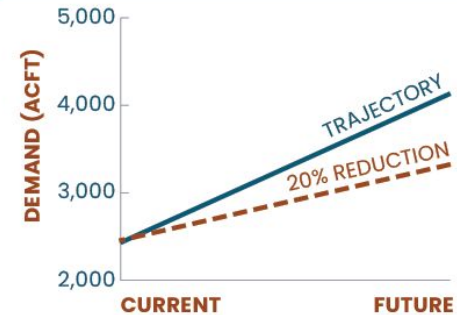


FIGURE 7 – ESTIMATED CULINARY WATER DEMAND



Recommended Goals & Implementation Strategies

Goal 1: Clarify administrative responsibilities with water providers.

- **Implementation 1.1:** Clearly define the City's role versus water providers' responsibilities in the development review process.
 - **Implementation 1.2:** Require early notification of water providers at the concept or preliminary plat stage to evaluate water availability, provide recommendations, and confirm system capacity before approvals.
 - **Implementation 1.3:** Establish a regular coordination schedule with water providers, including WBWCD, to review development activity, anticipate needs, and share updates.
 - **Implementation 1.4:** Work with WBWCD and other stakeholders to implement a formal data-sharing process using quarterly reports, shared GIS layers, or project summaries to track growth and water use.
-

Goal 1: Clarify administrative responsibilities with water providers.

- **Implementation 1.5:** Provide guidance to developers on engaging water providers for large or high-demand projects.
 - **Implementation 1.6:** Standardize documentation and administrative procedures across service areas where feasible, ensuring flexibility for provider-specific requirements and areas without access to secondary water.
 - **Implementation 1.7:** Partner with providers to audit water use at City-owned facilities and public landscapes to identify efficiency opportunities.
 - **Implementation 1.8:** Convert high-water-use turf in City rights-of-ways, medians, and facility buffers to low-water-use landscaping using xeric or native species through a phased approach.
-

Goal 2: Advance shared water conservation objectives across the community.

- **Implementation 2.1:** Conduct a targeted review of West Haven's development approval process—including landscaping standards, irrigation requirements, and subdivision ordinances—to identify specific steps that make it difficult or costly for developers to implement water-efficient practices. Based on this review, prepare recommended updates to city code and development checklists.
 - **Implementation 2.2:** Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits, and ensure ongoing efficiency through post-occupancy monitoring.
 - **Implementation 2.3:** Review landscaping, zoning, and other relevant standards to ensure they do not create barriers for residents seeking to implement water-wise landscape improvements. Provide guidance or resources as needed.
 - **Implementation 2.4:** Create a landscape guide and practical tools to help residents and commercial property owners install or update water-efficient landscaping.
-

Goal 2: Advance shared water conservation objectives across the community.

- **Implementation 2.5:** Encourage resident participation in incentive programs for turf conversion, smart irrigation, and other high-demand measures, leveraging neighborhood recognition initiatives such as “Yard of the Month.” Consider incorporating water-wise criteria into the recognition process to celebrate sustainable landscaping practices.
 - **Implementation 2.6:** Collaborate with WBWCD to provide public education, workshops, design consultations, irrigation monitoring, and seasonal reminders.
 - **Implementation 2.7:** Work with WBWCD to manage water within the Weber River system to help maintain flows to the Great Salt Lake, aligning local water use practices, conservation programs, and infrastructure planning with regional water balance goals.
 - **Implementation 2.8:** Use planning tools, such as overlay zones, to protect sensitive areas (wetlands, streams, riparian corridors, steep slopes, floodplains), promote infill development, and guide growth to appropriate locations.
-

Goal 3: Update local policies and standards to reduce water demand and guide sustainable growth

- **Implementation 3.1:** Review existing and proposed land use patterns and encourage development that reduces water demand through the General Plan, zoning, and other planning tools.
 - **Implementation 3.2:** Coordinate with local water providers and districts during Land Use Element planning to align development strategies with water availability, infrastructure capacity, and conservation goals.
 - **Implementation 3.3:** Review and update the landscaping ordinance to support water conservation, including guidance on site-specific design, soil preparation, runoff reduction, and management of high-evaporation features, while maintaining flexibility for residents and developers.
-

Goal 3: Update local policies and standards to reduce water demand and guide sustainable growth

- **Implementation 3.4:** Explore opportunities to integrate water efficiency into other local standards, including site design, stormwater management, irrigation specifications, construction requirements, and Low-Impact Development (LID) practices.
 - **Implementation 3.5:** Coordinate water use and preservation strategies across City plans and guiding documents—including the Land Use Plan, infrastructure, parks, and design guidelines—to ensure consistent application of policies and programs.
 - **Implementation 3.6:** Apply and reinforce updated codes and standards through consistent enforcement, complemented by education, guidance, and technical support for residents and developers.
-

Thank you!

Resolution No. 54-2025

**RESOLUTION OF WEST HAVEN CITY ADOPTING THE WEST HAVEN CITY
WATER USE AND PRESERVATION ELEMENT FOR THE GENERAL PLAN;
AUTHORIZING THE MAYOR TO SIGN THE RESOLUTION; AND PROVIDING FOR
AN EFFECTIVE DATE.**

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution; and

WHEREAS, water is a limited resource in the region and planning for its uses and effects will impact the future of West Haven City, and

WHEREAS, Utah passed Senate Bills 110 (2022) and 76 (2023), requiring most municipalities to integrate a Water Use and Preservation Element into their general plans; and

WHEREAS, Utah law requires most municipalities to adopt a Water Use and Preservation Element by December 31, 2025; and

WHEREAS, West Haven faces significant pressure to accommodate increasing residential and commercial development demands in the area; and

WHEREAS, West Haven desires to be a regional partner and steward of this limited resource and the City wants to take proper steps to help ensure water for future generations; and

WHEREAS, the Planning Commission held the required public hearing and made a positive recommendation on November 12, 2025; and

WHEREAS, at this time, the City wishes to adopt the proposed plan based on the Planning Commission's recommendation; and

WHEREAS, to do so will promote the health, welfare, safety, and general well-being of the citizens and is in the best interest of West Haven City;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WEST HAVEN AS FOLLOWS:**

SECTION II. ADOPTION OF THE WEST HAVEN GENERAL PLAN WATER USE AND PRESERVATION ELEMENT:

1. That West Haven City General Plan Water Use and Preservation Element outlined in Attachment “A”, attached hereto and incorporated herein.
2. All other provisions of the West Haven City General Plan shall remain in full force and effect unless specifically amended hereby.
3. That the Mayor is authorized to sign this Resolution.
4. This resolution shall be effective immediately as allowed by law.
5. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 3rd day of December 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

| | |
|-----------|----------|
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |

DRAFT

ATTACHMENT “A”

Attached to **Resolution No. 54-2025**
West Haven City General Plan Water Use and Preservation Element

DRAFT



Water Use & Preservation Element

ADOPTED DATE



USEFUL TERMS

Acre-foot: A unit of water volume equal to 325,851 gallons, or the amount of water needed to cover one acre of land to a depth of one foot.

Culinary water: Also called potable water, this is water that has been treated to meet drinking water standards.

Equivalent Residential Unit: An Equivalent Residential Unit (ERU) represents the typical water demand of a single-family home (3.08 persons in West Haven).

Locascapes® Approach: A simplified approach to landscaping that utilizes a series of landscaping patterns and practices that takes into account Utah's unique climate.

Municipal and Industrial (M&I): Treated water used for urban, municipal, and industrial purposes.

Per capita use: The average amount of water used per person, calculated by dividing total municipal and industrial (M&I) water use by the total population. Expressed in gallons per capita per day (GPCD).

Secondary water: Untreated water used for irrigation of landscapes or other non-potable purposes.

Water right: The legal entitlement to use a specified amount of water from a defined source. Water rights must be put to beneficial use, or they may be forfeited.

Water share: The portion of water in a shared water "stock" that an individual has purchased and is allowed to use. Water shares are distinct from water rights.

Watershed: An area of land where water drains into a particular stream, river, or other body of water. Watersheds are often protected for drinking water collection.

Water-wise: Refers to practices and strategies that emphasize the efficient and sustainable use of water.

Xeriscape: A style of landscape design requiring little or no irrigation or other maintenance, used in arid regions.

Zeroscape: A landscape design—or lack thereof—characterized by little to no vegetation, often consisting of dirt, gravel, or rocks, and generally discouraged.

Introduction

In 2022, the State of Utah adopted S.B. 110, “*Water as Part of the General Plan*.” This new legislation requires most municipalities, including the City of West Haven, to integrate water and land use planning into their general plans. As part of this mandate, the water use and preservation element should address:

1. The effect of permitted development on water demand and infrastructure;
2. Methods for reducing water demand and per capita use for existing development;
3. Methods for reducing water demand and per capita use for future development; and
4. Opportunities to modify municipal operations to eliminate practices or conditions that waste water.

Water System Consultation

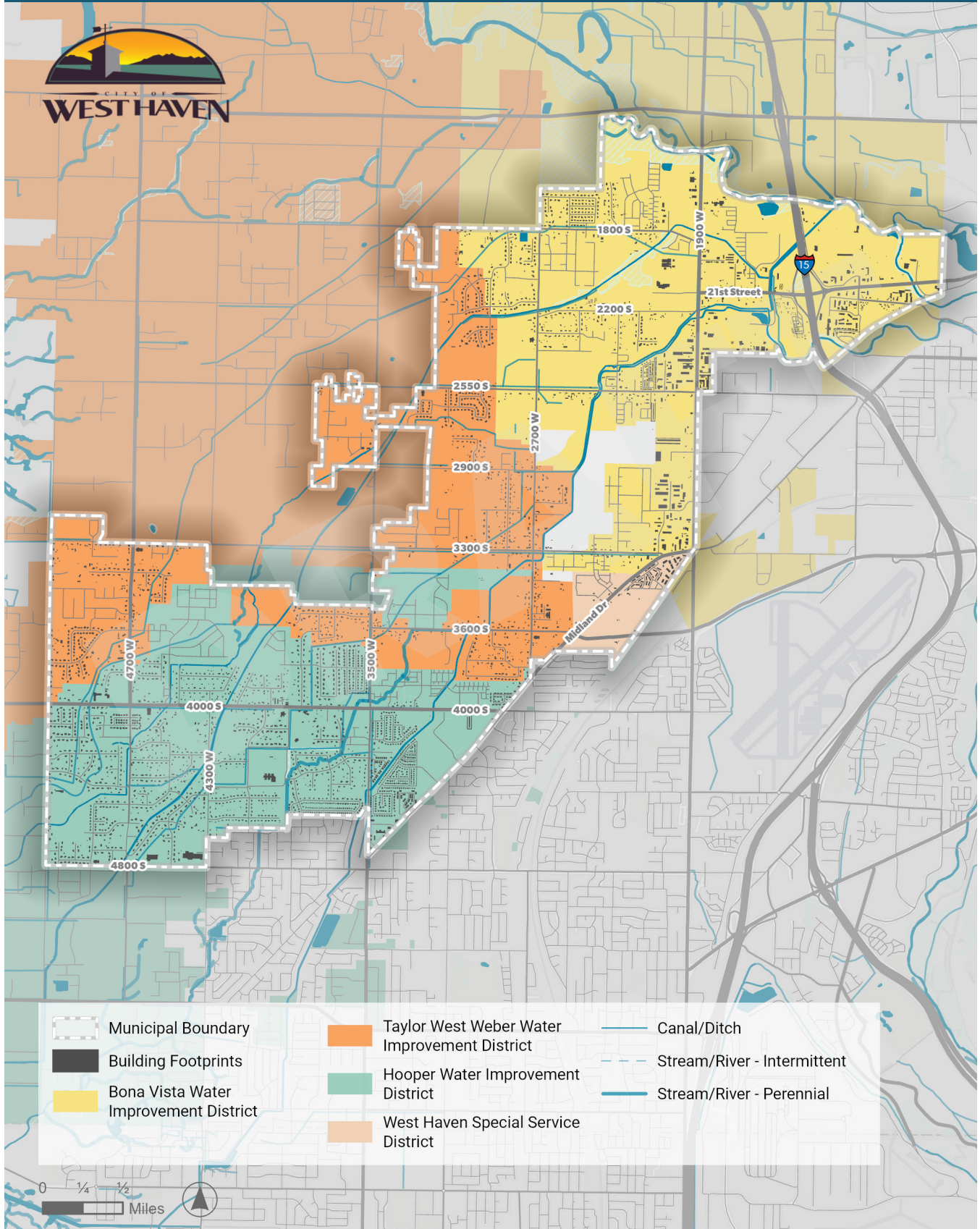
The City of West Haven is not a water provider, meaning the City does not directly provide culinary or secondary water services to residents. Rather, residents receive culinary water service from one of four systems ([Map 1](#)), which obtain some or all of their supply from the Weber Basin Water Conservancy District (WBWCD).

CULINARY WATER SYSTEMS SERVING WEST HAVEN

- Bona Vista Water Improvement District
- Taylor West Weber Water Improvement District
- Hooper Water Improvement District
- West Haven Special Service District

In compliance with State requirements, the City met with the various system managers—including the wholesale provider, WBWCD—to discuss water supply planning, system management, water use, administrative processes, and potential policy recommendations. Themes that emerged from those conversation are highlighted on [Page 3](#) (see also [Appendix A](#)).

MAP 1 – WATER PROVIDER SERVICE AREAS



KEY THEMES FROM WATER SYSTEM CONSULTATION



GROWTH PRESSURE VS. WATER SUPPLY REALITIES:

Rapid development is a major driver of water system stress across the region. While water managers have planned for future needs based on current land use assumptions, growth is outpacing water availability in some areas. **Long-term sustainability will likely require enhanced conservation efforts, the development of new water sources, or a combination of both.**



WATER PLANNING & THE ADMINISTRATIVE PROCESS:

Water providers **expressed a strong interest in enhancing coordination and communication** with the City. As the land use authority, West Haven oversees land use decisions, while water providers manage infrastructure and supply. This division can create disconnects that impact water-smart planning and development.



WATER RIGHTS & CONSTRAINTS

Access to new water rights remains a significant constraint, particularly as **existing rights are nearly fully allocated.**



OPPORTUNITIES FOR STRENGTHENING LOCAL CONSERVATION:

Water providers see strong potential for West Haven to advance its conservation goals through thoughtful use of local planning and regulatory tools. **Zoning, landscaping standards, building codes, and enforcement all play a critical role in shaping water use.** Emerging opportunities such as smart infrastructure and incentive programs can further support residents in reducing demand. Because access to secondary water varies across the City, West Haven can tailor policies to local conditions, ensuring conservation strategies are both effective and equitable.



EDUCATION & AWARENESS:

Most providers agree that **long-term conservation success relies on sustained public education, increased awareness, and cultural shifts in water use.** Cities and water providers have an opportunity to work together to explore more effective ways to engage residents.

Given that West Haven is not a direct water provider, this Water Use and Preservation Element focuses on the tools available to the City in its role as the land use authority. Through its general plan, zoning regulations, landscape standards, and development review process, the City influences how water is used across the community—ensuring that growth aligns with available resources and supports regional conservation efforts. To carry out this responsibility effectively, the Element is organized around three core goals: (1) clarifying West Haven’s administrative responsibilities with water providers; (2) advancing shared water conservation objectives across the community; and (3) updating local policies to reduce water demand and guide sustainable growth. These goals frame the City’s role and will be explored in greater detail in the following sections.

Water Planning Context

Water has played a central role in shaping settlement and land use patterns in and around West Haven. Early settlers depended on farming, supported by irrigation companies that delivered agricultural water to the valley. For more than a century, the area remained predominantly rural, with homes and schools serving small farming communities. Regional growth and the construction of I-15 gradually shifted land use toward suburban development. Since incorporation in 1991, West Haven has grown from just over 2,000 residents to more than 24,000, blending its agricultural heritage with new residential neighborhoods, parks, and a major commercial and industrial corridor.



Image: Gateway Canal Construction, WBWCD

The Weber River Watershed

West Haven's water supply originates in the Weber River Watershed, one of five major river basins that eventually drain into the Great Salt Lake (**Map 2**). The Weber River Watershed is a critical resource that provides numerous ecosystem services, recreational opportunities, wildlife habitat, and supplies approximately 21% of the state's drinking and agricultural water.¹ Historically, the region's water resources were developed to support productive farmlands and a growing population.² Today, the Weber Basin's water serves a broader range of uses, including irrigation, municipal and industrial supply, power generation, flood control, and recreation.³ To coordinate and manage these expanding demands, the Weber Basin Water Conservancy District (WBWCD) was established in 1950.

WEBER BASIN WATER CONSERVANCY DISTRICT

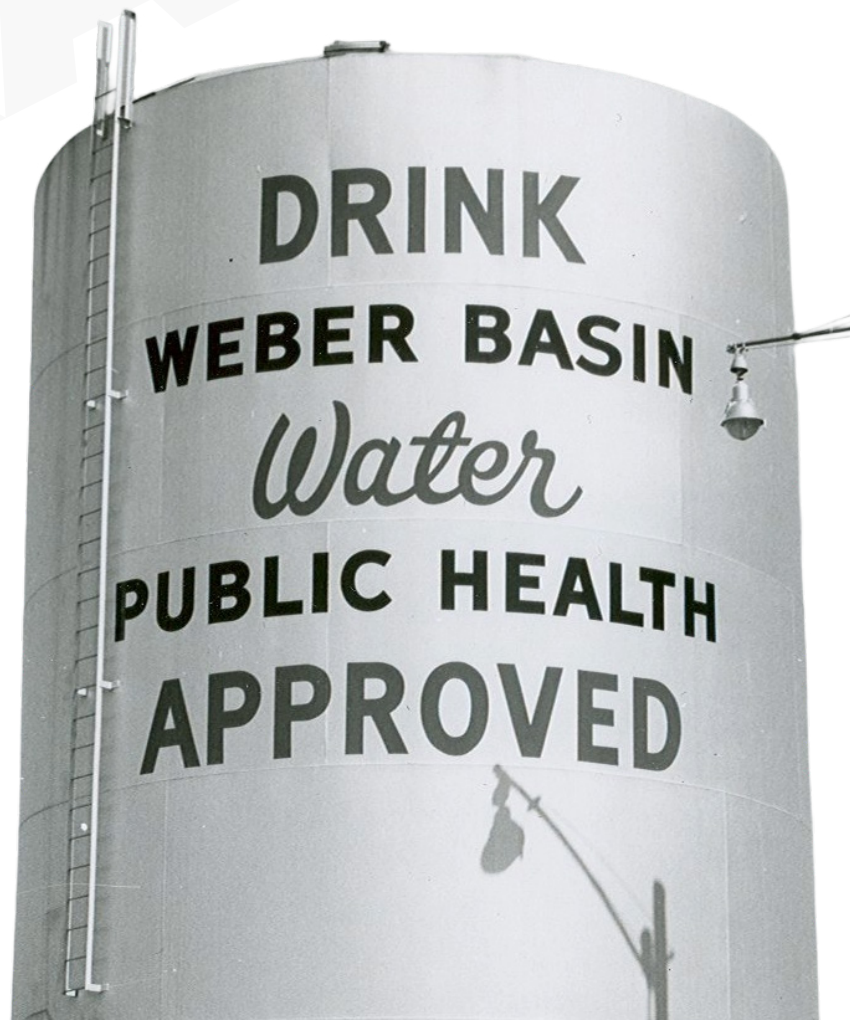
As the regional water supplier for the Ogden and Weber River drainages, WBWCD provides water to more than 700,000 residents across five counties, delivering approximately 230,000 acre-feet annually for municipal, agricultural, industrial, and secondary uses. Governed by a nine-member board, the District manages a complex system of reservoirs, treatment plants, wells, and pipelines. Its mission is to responsibly conserve, develop, and manage regional water resources—ensuring reliable, high-quality supplies, financial stability, watershed protection, support for irrigation and urban landscapes, and strong public service.¹

The City's consultation with WBWCD provided important insights and context for water planning in West Haven. A summary of those insights can be found on **Page 7** (see also **Appendix A**).

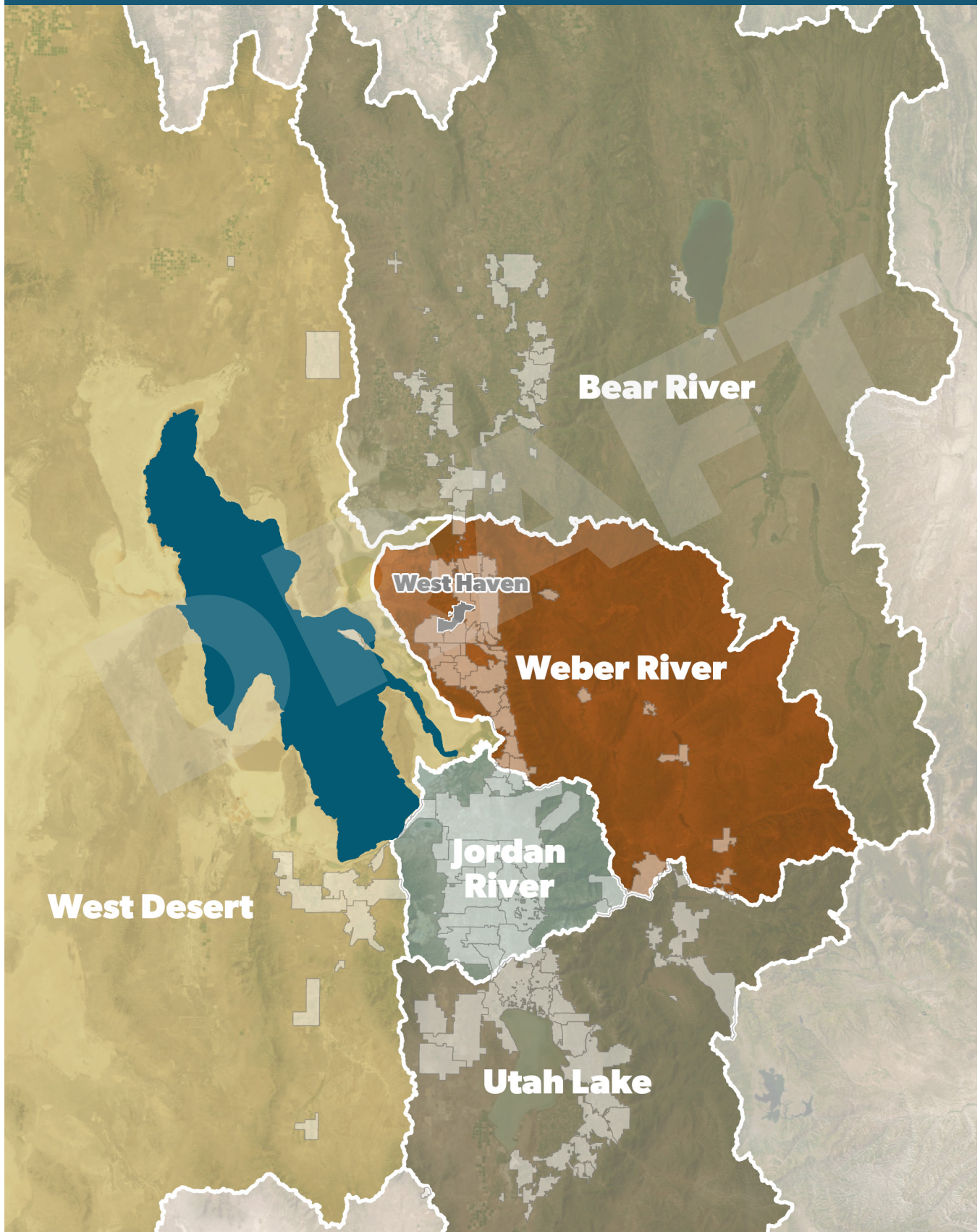
1 Weber Basin Water Conservancy District. (2018). Drought Contingency Plan. Retrieved from <https://weberbasin.gov/AboutUs>.

2 Utah Division of Water Resources. (2009, September). Weber River Basin: Planning for the Future. Utah State Water Plan.

3 Weber River Watershed Project. (n.d.). StoryMap. Retrieved from <https://storymaps.arcgis.com/stories/7454f04cc52f4d0a90d2f117f95e52db>.



MAP 2 – MAJOR WATERSHEDS



- **Growth Pressure:** Weber Basin's water supply is increasingly stressed by regional development, with West Haven among the fastest-growing areas. Current supplies may not fully support projected growth without conservation. Sustainable growth is the most effective long-term strategy for balancing supply and demand.
- **The Great Salt Lake:** In the past 5–10 years, the lake has become central to regional water planning, driving funding and policy action. Efforts focus on reducing depletions, especially from outdoor use, while improving indoor efficiency for long-term sustainability.
- **Limited Water Availability:** About 250,000 acre-feet of water has been developed, 206,000 within government blocks and 45,000 by outside agencies, leaving only 6,000–7,000 acre-feet available.
- **Competitive Water Rights:** High demand for limited water rights makes them highly competitive. While some rights can be leased or held for future use, state law generally requires ongoing beneficial use to prevent forfeiture, making new acquisitions both complex and costly.
- **Drought Management:** In severe droughts (e.g., 2021–2022), WBWCD cuts agricultural/secondary contracts 10–20%, prioritizing indoor water. Extreme drought could reduce outdoor use by up to 60% and indoor by up to 20%.
- **Optimization of Existing Supplies:** The current focus is on optimizing existing supplies, with potential to develop 5,000 additional acre-feet.
- **The Bear River Project:** Larger projects, such as the Bear River Project (up to 50,000 acre-feet), face challenges from ongoing negotiations and changes in water availability that affect inflows to the Great Salt Lake.
- **Public Awareness/Lead by Example:** WBWCD emphasizes public awareness campaigns and leading by example to encourage water conservation.
- **Code Enforcement:** Clear, enforceable requirements support effective water conservation.
- **Proactive vs. Reactive:** Starting with a water-efficient landscape avoids the higher costs and challenges of retrofitting/redesigning later.

REGIONAL WATER CONSERVATION GOALS

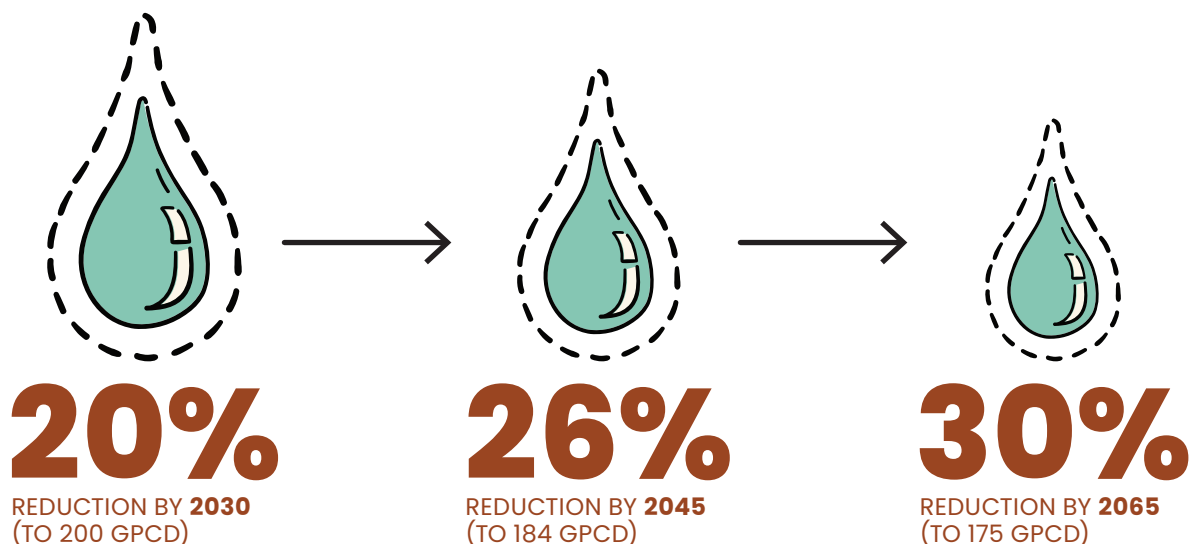
The Utah Division of Water Resources has established water conservation goals for each region of the state. For the Weber Basin, the target is to reduce per capita water use by 20% by 2030, 26% by 2040, and 30% by 2065 (**Figure 1**). In support of these regional goals, the Weber Basin Water Conservancy District (WBWCD) has outlined a long-term strategy to efficiently manage the Basin's water resources through 2060. Details regarding the District's conservation strategies can be found in the *WBWCD Water Conservation Plan (2021)*.¹

WBWCD'S ROLE IN REGIONAL CONSERVATION:

1. **Water Conservation Plan:** WBWCD maintains a water conservation plan that provides a comprehensive strategy to meet state goals for reduced per capita water use.
2. **Secondary Water Metering:** The District has been installing secondary water meters to monitor and manage water usage more effectively. A study found that metering reduced consumption by 20%-29% in certain areas.
3. **Conservation Rebates:** WBWCD offers rebates for water-efficient products, such as irrigation systems and water-saving appliances, to encourage residents to adopt conservation practices.
4. **Educational Resources:** The district provides resources to help residents understand water conservation techniques and the importance of reducing water usage.

¹ Weber Basin Water Conservancy District. (2021). Executive summary: Water conservation plan. Retrieved from https://weberbasin.gov/Docs/Weber_Basin_Executive_Summary_WCP.pdf

FIGURE 1 – REGIONAL WATER CONSERVATION GOAL



From Source to Tap

Water in West Haven is supplied by four distinct systems, each serving specific areas and uses (**Map 1**). From regional sources, supplied by WBWCD, water travels into local storage facilities and then through a distribution network to individual service connections. There are two broad categories of water users: municipal and industrial (M&I) and agricultural. M&I uses are further divided into residential, commercial, industrial, and institutional uses.

As West Haven and the surrounding region continue to urbanize, it is critical to recognize that changes in land use also trigger changes in water use. Urban development, especially on previously non-irrigated lands, can have lasting impacts on water demand, watershed health, and long-term community resilience. Understanding how different land uses interact with water supply, demand, and conservation is essential to ensuring a secure water future for everyone.

A QUICK NOTE ON CULINARY & SECONDARY WATER

CULINARY WATER

Culinary water (also referred to as potable, or domestic) is **treated to meet drinking water standards and is suitable for indoor use**. Culinary water may be applied to outdoor uses where no secondary water is available. Note that city-specific culinary water use data is currently limited.

SECONDARY WATER

Some suppliers provide secondary water, which is **untreated and intended only for outdoor use**. By January 1, 2030, all pressurized secondary connections are required to be metered. Meters improve water management by minimizing waste, identifying leaks, and helping residents make informed decisions about their water use.

While secondary water is not the primary focus of this element, it plays a critical role in West Haven's broader water system, particularly for outdoor irrigation and landscape conservation. West Haven receives secondary water primarily from the Weber Basin Water Conservancy District and the Roy Water Conservancy District, as well as a number of smaller canal companies serving portions of the community. As with culinary water, city-specific data for secondary water is generally limited.

THE EFFECT OF PERMITTED DEVELOPMENT ON WATER DEMAND AND INFRASTRUCTURE

Water use varies significantly across different land use types. Agricultural, residential, institutional, commercial, and industrial uses have distinct water needs and patterns, creating varying implications for long-term water supply planning and infrastructure needs. The following section provides a high-level overview of West Haven's predominant land uses and their implications for water use and demand

AGRICULTURAL USE

Agricultural land in and around West Haven has been declining rapidly in recent years due to development pressure, rising operational costs, infrastructure constraints, and strain from drought conditions. This trend is expected to continue, reducing overall agricultural water demand while shifting pressures onto municipal and secondary water systems as former farmland is converted to M&I uses.

RESIDENTIAL USE

Residential water use accounts for the majority of municipal and industrial (M&I) water demand, with consumption varying widely across housing types and densities. Large-lot single-family homes generally use the most water, while smaller-lot single-family homes, townhomes, multi-family units, and studios typically consume less. Factors such as lot size, development density, landscaping, irrigation efficiency, and indoor appliance efficiency further influence use. Outdoor irrigation is the largest and most discretionary component, especially in arid regions like Utah, representing 50–70% of total household consumption. Reducing irrigated outdoor areas remains one of the most effective and cost-efficient strategies for lowering municipal water demand.

INSTITUTIONAL USE

Institutional water use in West Haven, including schools, parks, and government buildings, accounts for a small portion of overall municipal demand but remains an important focus for conservation. Much of this use occurs outdoors on school grounds, ball fields, and public parks, providing opportunities to showcase water-efficient practices. By implementing water-wise landscaping, native plantings, and efficient irrigation technologies such as smart controllers, pressure regulators, and automatic shut-off systems, the City can reduce water demand, lower maintenance costs, and enhance the long-term sustainability and resilience of its properties while serving as an example for the broader community.

COMMERCIAL & MIXED-USE

Commercial water demand in West Haven varies depending on development type and scale. Neighborhood and community centers typically use moderate amounts for landscaping, building operations, and maintenance, while larger regional commercial areas require more due to bigger footprints and higher customer or employee activity. Mixed-use developments that combine commercial and residential uses help concentrate water demand, reducing water use per unit compared to more dispersed residential development. The *Utah Growing Water Smart (2024)* guidebook emphasizes that integrating land use and water planning through compact, mixed-use development supports more efficient water use and infrastructure. Thoughtful site planning—such as locating commercial uses near major roads and existing infrastructure—can further reduce water demand while supporting West Haven’s growth goals.¹

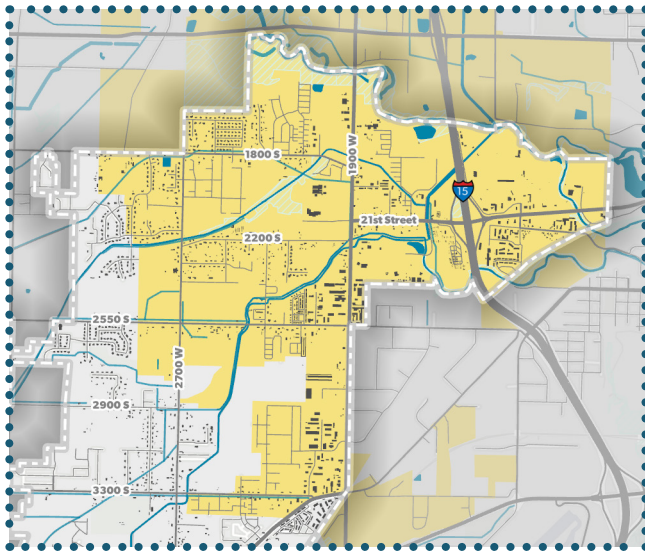
INDUSTRIAL USE

Industrial water use depends on facility type and operational needs, such as manufacturing, cooling, processing, and material transport. Locating industrial development near major transportation corridors and existing utilities supports efficient water delivery and management. As with commercial areas, conservation strategies such as drought-tolerant landscaping, on-site stormwater reuse, and smart irrigation can reduce overall demand while enabling sustainable industrial growth and compatibility with surrounding land uses.

CULINARY WATER SYSTEM PROFILES

Understanding how different land uses affect water demand is only part of the picture; it is equally important to consider how water is delivered and managed, as these factors directly influence local planning efforts. West Haven is served by four culinary water providers, and understanding each system’s characteristics helps ensure that land use policies and development decisions reflect the realities of supply, geography, and growth patterns. The profiles that follow summarize each provider’s service area, sources, infrastructure, and conservation goals. Data presented reflects district-wide information, as city-specific data is generally unavailable. **This highlights the importance of a regional perspective, since water resources extend beyond municipal boundaries and decisions in one area can affect supply and demand elsewhere.** Reported goals and usage metrics vary because there is no national standard for measuring water use. Gallons per capita per day (GPCD) is commonly used, but it can be calculated in multiple ways.

¹ Kopp, Kelly and Joanna Endter-Wada. *Utah Growing Water Smart: The Water-Land Use Integration Guidebook for Northern Utah* (4th ed.). Logan, UT: Utah State University, Western Resource Advocates, and the Babbitt Center for Land and Water Policy, 2024. <https://doi.org/10.26077/CC80-F84D>



BONA VISTA WATER IMPROVEMENT DISTRICT

Bona Vista Water Improvement District (BVWID) provides water to the communities of Harrisville, Farr West, Marriott-Slaterville, Plain City, and portions of West Haven, Pleasant View, and Ogden City. The District maintains approximately **10,298** connections, serving an estimated population of **35,570**.

CONTACT:
801.621.0474
BONAVISTAWATER.GOV

TABLE 1 – BONA VISTA WATER IMPROVEMENT DISTRICT PROFILE

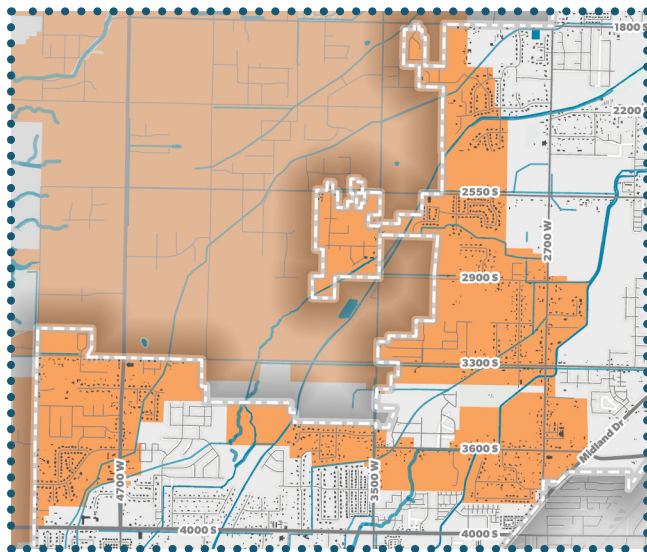
| | |
|-------------------------------------|--|
| West Haven Service Area Size | 3.9 sq mi (2,508.5 acres) |
| Location | North/Northeastern West Haven |
| Water Sources | 3 wells, 1 spring, with additional water through WBWCD & Ogden City |
| Metering Status | All connections are metered |
| Secondary Water | Obtained through Pineview Water Systems or Mountain View Irrigation |
| Conservation Goal | 200 gpcd by 2030 (down from 250-270 gpcd) |
| Future Water Supply | The existing supply is projected to meet demand through 2030–2040 with additional water sources required to support future growth. Plans include developing a well to utilize 10.03 acre-feet of water rights. A reservoir is also under construction. |
| Other Considerations | Bona Vista has not supplied culinary water for irrigation since 1996. New developments may require exceptions to landscape code since culinary water cannot be used outdoors. |

BREAKDOWN OF CURRENT LAND USES

The areas of West Haven served by the Bona Vista Water Improvement District include some of the City's most diverse land uses. These areas encompass a mix of housing types and residential densities, as well as civic spaces, commercial areas, and light and heavy industrial uses.

ANTICIPATED FUTURE LAND USES

Growth is expected to continue in this area, primarily with additional residential development. While the City does not anticipate significant expansion of heavy industrial uses, it expects increases in light industrial and commercial development. Several properties in the area are also likely to be developed as mixed-use centers, with higher residential and commercial density than other parts of the City.



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT (TWWWID)

Taylor West Weber Water improvement District (TWWWID) is the culinary water provider for Taylor, West Weber, and specific areas of Hooper and West Haven. The District maintains approximately **2,985** connections, serving an estimated population of **8,468**.

CONTACT:
801.731.1668
TAYLORWESTWEBERWATER.COM

TABLE 2 – TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT PROFILE

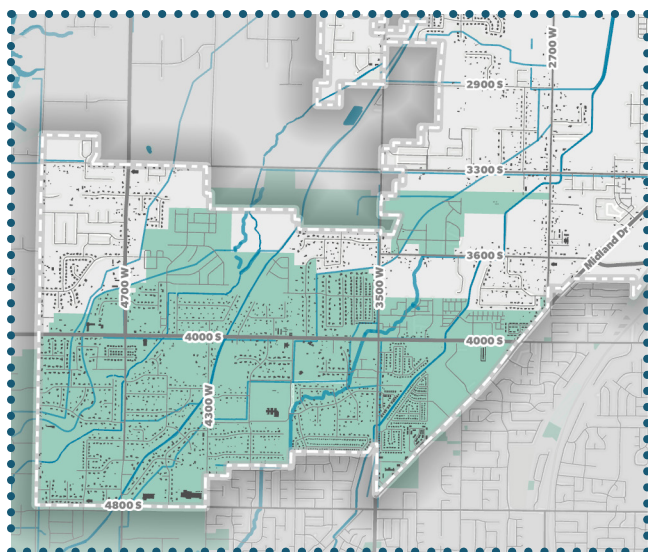
| | |
|-------------------------------------|---|
| West Haven Service Area Size | 3 sq mi (1,920 acres) |
| Location | Central/North-central West Haven |
| Water Sources | 3 wells (1 well is in West Haven at 2815 W 3300 S) with additional water through WBWCD |
| Metering Status | Most connections are metered. Data can be accessed through the My Water Advisor 2.0 App |
| Secondary Water | Obtained through Weber Basin Water, Hooper Irrigation, or Wilson Irrigation, not all areas are served |
| Conservation Goal | 103 gpcd by 2030 (down from 109 gpcd) |
| Future Water Supply | The District is actively securing long-term water availability by requiring developers to dedicate water rights and provide pressurized secondary systems for new subdivisions. It continually purchases additional rights, upgrades pipelines, and has added major storage capacity with new 2-million and 3-million-gallon tanks. |
| Other Considerations | Some areas lack secondary water access, so exceptions to landscaping requirements may be needed, including for commercial properties. Most new development is occurring in unincorporated Weber County with City growth concentrated along 1900 Street, outside the District boundary. |

BREAKDOWN OF CURRENT LAND USES

This area is primarily composed of single-family homes, with a few multifamily developments. Commercial activity is limited and concentrated along major corridors. Civic uses, such as parks and churches, are also present within the area.

ANTICIPATED FUTURE LAND USES

This area is expected to continue developing with primarily single-family homes and some multifamily units. The City also anticipates additional neighborhood-level commercial development along key corridors.



HOOPER WATER IMPROVEMENT DISTRICT (HWID)

Hooper Water Improvement District (HWID) serves parts of Roy City, West Haven, Hooper City, West Point City, and unincorporated areas of Weber and Davis counties. The District maintains approximately **5,951** connections, serving an estimated population of **19,485**.

CONTACT:
801.985.1991
HOOPERWATER.COM

TABLE 3 – HOOPER WATER IMPROVEMENT DISTRICT PROFILE

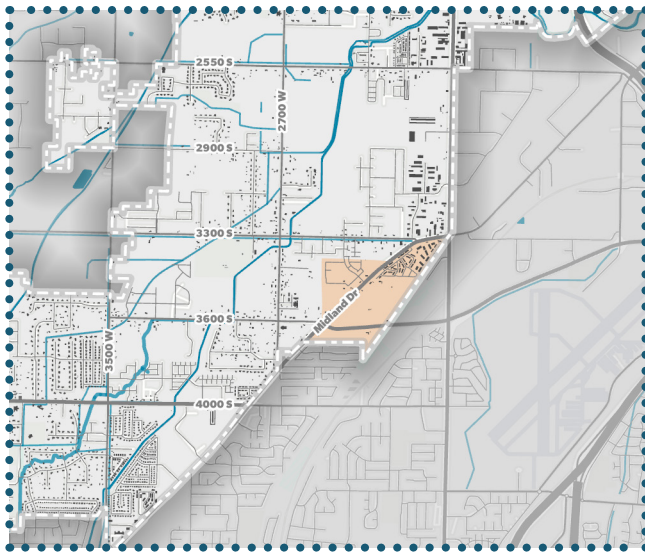
| | |
|-------------------------------------|--|
| West Haven Service Area Size | 3 sq mi (1,920 acres) |
| Location | South/Southwestern West Haven |
| Water Sources | 3 wells (with plans to drill 4 additional wells), additional water through WBWCD |
| Metering Status | Most connections are metered, meters are required for new development |
| Secondary Water | Obtained through Roy Water Conservancy District, WBWCD, Hooper Irrigation Company, or Davis Weber Canal Company |
| Conservation Goal | 175 gpcd by 2065 (current is 63-76 gpcd, exceeding the 2065 goal) |
| Future Water Supply | The District anticipates 25,630 connections by 2060–2065, at which point developers will need to secure their own water rights. Currently, three wells operate at half capacity, with a fourth ready but inactive and a fifth planned within 5–10 years. These wells should meet demand through 2045, after which 1–3 additional wells will likely be needed. |
| Other Considerations | All new development must include a secondary water plan. Properties annexing into the District are required to bring water rights with them, typically purchased through Weber Basin. Continued coordination with Weber Basin and nearby jurisdictions will help ensure consistent development standards and efficient use of both culinary and secondary systems. Industrial growth poses a particular concern due to potential higher water demands. |

BREAKDOWN OF CURRENT LAND USES

This area is primarily suburban in character, including single-family homes, townhomes, apartment complexes, commercial areas, schools, and parks. Most commercial activity is concentrated along Midland Drive and 4000 South, and includes restaurants, offices, gas stations, and other businesses.

ANTICIPATED FUTURE LAND USES

This area, particularly along Midland Drive and 4000 South, is expected to experience increased development. A new retail center and additional housing are likely along these main corridors, while other parts of the area may see smaller-scale commercial development as well as additional single-family and lower-density multifamily housing.



WEST HAVEN SPECIAL SERVICE DISTRICT (WHSSD)

West Haven Special Service District (WHSSD) provides culinary water service to a small area of West Haven in addition to managing the local sewer system. The water utility service area includes approximately **350** connections, serving an estimated population of **3,360**.

CONTACT:
801.731.5819
WESTHAVENUT.GOV/DEPARTMENTS/UTILITIES

TABLE 4 – WEST HAVEN SPECIAL SERVICE DISTRICT PROFILE

| | |
|-----------------------------|---|
| Service Area Size | 0.27 sq mi (172.04 acres) |
| Location | East-central West Haven |
| Water Sources | Purchased through Roy City |
| Metering Status | Most connections are metered |
| Secondary Water | Obtained through Roy Water Conservancy District or WBWCD. |
| Conservation Goal | 61 gpcd by 2050 (current is 70-81 gpcd). Goal comes from Roy City |
| Future Water Supply | The District's culinary water is purchased from Roy City, with a maximum allocation of 500 acre-feet per year, though current usage is approximately 220 acre-feet annually. Future growth may approach this limit, so continued monitoring and coordination with Roy City will be important to ensure adequate water supply for new development. |
| Other Considerations | As a small Special Service District (SSD), the SSD currently relies on Roy City for water. Coordination with Roy on capacity and future demand will be important to support sustainable growth. |

BREAKDOWN OF CURRENT LAND USES

The area contains a variety of housing types—single-family homes, townhomes, and apartments—including several of the City's most dense residential developments.

ANTICIPATED FUTURE LAND USES

This area is expected to remain primarily residential in the foreseeable future, with likely growth in multifamily housing. Limited commercial development may also occur.

Shaping West Haven’s Water Future

The culinary water system profiles highlight patterns, capacities, and challenges that provide a foundation for broader planning efforts in West Haven. Building on these insights, the following section presents high-level considerations to guide West Haven’s water future, including resident perspectives and priorities, proven water conservation policies and practices, and strategies for advancing community-wide water stewardship.

Resident Perspectives

Understanding resident values and priorities is foundational to shaping any city’s water future. In alignment with state requirements to integrate water and land use planning, West Haven gathered resident perspectives on conservation, water-wise landscaping, and local priorities—insights that can guide strategies for reducing water demand in both existing and future development. Engagement efforts included a dedicated water awareness booth at West Haven Days as well as a public survey conducted from mid-June to early August 2025 (**Figure 2**). Although this survey was based on voluntary responses and not statistically representative, it provides a useful initial look at community attitudes and priorities. A summary of findings from the West Haven public survey is provided in **Appendix B**. Complementing it, the statistically valid *Utah Wellbeing Survey (2024)*¹ found that water supply (73%) and water quality (72%) ranked among the top long term concerns for West Haven residents, signaling strong public interest. Utah Water Savers program participation data offered additional insight into how residents engage with incentives and conservation programs (**Figure 3**).

1 Utah State University. (2024). West Haven wellbeing survey findings 2024. Utah Wellbeing Project. <https://www.usu.edu/utah-wellbeing-project/reports/2024/westhaven-wellbeing-survey-findings-2024>

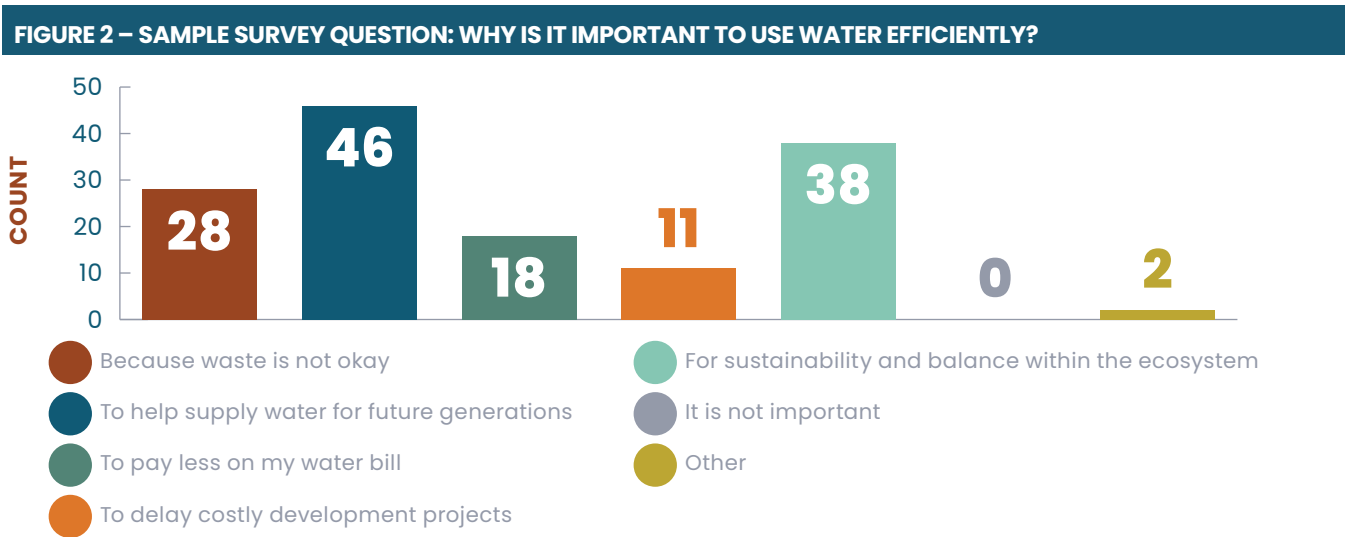
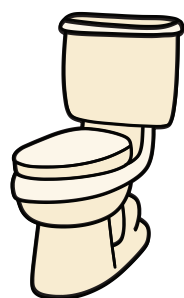


FIGURE 3 – UTAH WATER SAVERS PROGRAM PARTICIPATION BY WEST HAVEN RESIDENTS



12

TOILET REBATE
(SINCE 2019)



53

TURF CONVERSION REBATE
(SINCE 2021)



270

SMART CONTROLLER REBATE
(SINCE 2018)

KEY TAKEAWAYS FROM PUBLIC ENGAGEMENT

1. **Concern for water use and preservation in West Haven:** The majority of survey respondents (76%) were somewhat or very concerned about water use and preservation, indicating broad recognition of the issue.
2. **Perceived need for greater community action:** Nearly half (49%) believe West Haven is not doing enough to protect water resources, and another 38% are unsure. This suggests an opportunity for stronger communication, education, and visible action from the City.
3. **Values driving efficient water use:** Residents frequently cited maintaining a reliable water supply for future generations and sustainability as top motivations for using water efficiently, reflecting values strongly aligned with the community's long-term goals.
4. **High willingness to convert landscapes:** A notably high share (76%) of residents indicated they would replace 40–100% of their private landscapes with water-wise alternatives (well above regional norms) highlighting strong potential for landscape conversion programs and alignment of resident support with City landscaping standards.
5. **Clear program preferences:** Survey results and rebate data both show strong interest in landscape-focused incentives (irrigation technology, turf conversion, and design consultations). Smart controllers have been the most popular rebate historically, but turf conversion is growing quickly.

Proven Policies & Practices

Indoor and outdoor water conservation measures, combined with water-conscious development patterns, represent proven practices that can substantially reduce overall water demand.¹ By targeting the largest sources of consumption—outdoor irrigation and indoor fixtures—and guiding how the City grows, West Haven can support sustainable development while protecting regional water resources, including the Great Salt Lake.

MAXIMIZING INDOOR WATER EFFICIENCY

Modern appliances and plumbing fixtures are far more efficient than older models, making upgrades to high-efficiency toilets, faucets, and showerheads a cost-effective way to reduce indoor water use. In 2024, Utah updated building and plumbing codes to encourage the use of WaterSense-labeled fixtures. While these statewide standards provide a strong foundation, West Haven can go further by exploring local code updates that promote advanced efficient fixtures, leak detection technologies, and water reuse systems in both new construction and remodels.

OUTDOOR WATER CONSERVATION CONSIDERATIONS

Irrigation of landscapes represents more than 60% of residential water use in Utah, making it one of the most effective areas for conservation to reduce overall demand.²

- **Regional Impact:** Strengthening landscape standards is critical for local and regional sustainability, including protecting the Great Salt Lake. Outdoor irrigation accounts for a significant portion of water use, and unlike indoor water—which largely returns to natural waterways after treatment—a large share of outdoor water is lost through evaporation and plant transpiration. Because much of this water does not recharge local groundwater or surface water, outdoor use has a much greater and more lasting impact on regional water levels.³ By coordinating with local water providers, West Haven can support regional conservation by ensuring that landscaping standards and local codes encourage efficient irrigation, water reuse, and other practices that reduce overall community demand.

1 Utah Division of Water Resources. (2019). Utah's Regional M&I Water Conservation Goals. Retrieved from <https://water.utah.gov/wp-content/uploads/2019/11/Regional-Water-Conservation-Goals-Report-Final.pdf>

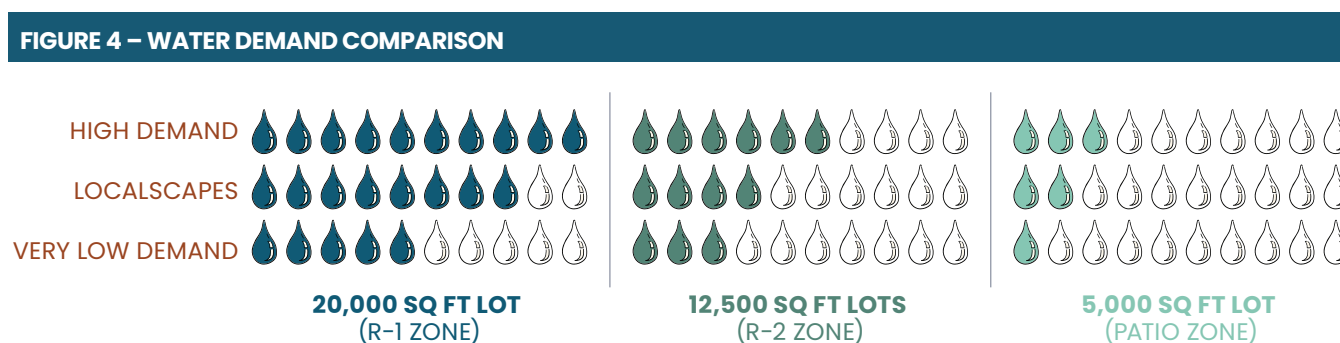
2 Utah State University Extension. (n.d.). Water-wise policies and programs in Utah. Retrieved November 18, 2025, from <https://extension.usu.edu/climate/research/water-wise-policies-and-programs-utah>

3 Utah Division of Water Resources. (2025). Municipal & Industrial Water Conservation Opportunities Report. https://water.utah.gov/wp-content/uploads/2025/09/MI-Water-Conservation-Opportunities-Report-09_02_2025.pdf

- **Keeping Standards Relevant:** West Haven’s current landscaping standards already incorporate numerous water-wise principles and are in the process of being further refined (see also [pages 23–24](#)). To maximize the ordinance’s effectiveness, the City should continue to regularly review, update, and maintain these and other related policies and standards.
- **Landscape Design Matters:** Effective water-wise landscapes begin with designs and practices that reflect Utah’s climate and prioritize water efficiency. The Localscapes® approach offers a practical framework for translating these principles into real-world landscapes that are both functional and visually appealing (visit localscapes.com for more information). The impact of these design choices becomes clear when comparing water use across different landscapes.

Figure 4 illustrates how water demand varies across three typical West Haven lot sizes, based on landscape design factors such as turf area, plant selection, and irrigation efficiency. It compares high-demand, Localscapes®, and very low-demand scenarios, with droplets representing relative water consumption **per unit**. It is important to note that higher-density housing, such as townhomes or small-lot homes, generally use less water per unit due to smaller or shared yard spaces. Since higher densities accommodate more people, water demand may increase per acre. This highlights the importance of thoughtful land use planning that balances density with efficient landscaping to manage overall community water demand effectively.

Given that landscape irrigation accounts for approximately 60% of residential water use in Utah and also represents the majority of household consumption, reducing irrigated areas through thoughtful landscape design offers a significant opportunity to curb water demand. West Haven can promote sustainable growth by offering practical, water-wise landscaping guidance tailored to various development patterns and community preferences.



WATER-CONSCIOUS DEVELOPMENT PATTERNS

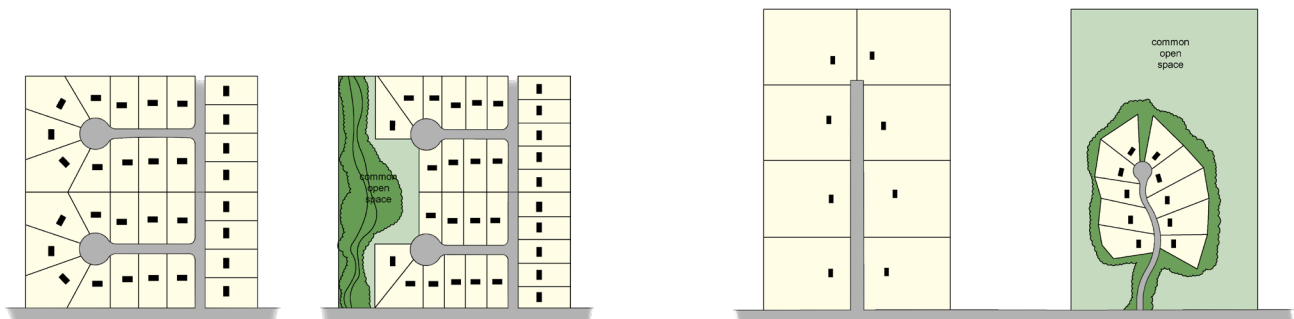
Variables such as lot size, development density, landscape composition, and irrigation efficiency all influence water consumption. Promoting water-conserving development patterns can save water while supporting efficient use of infrastructure, protecting natural resources, enhancing walkability, managing stormwater, and maintaining neighborhood character.¹

- **Lot Size & Density:** Where appropriate, aligning density standards with water-wise landscaping policies can help maximize water savings per household. This can include encouraging smaller lot sizes or mixed-use development in targeted areas while ensuring efficient landscaping practices are incorporated.
- **Cluster Development:** Grouping structures on the most suitable portions of a site allows the remaining land to be preserved as natural, non-irrigated open space.² This strategy can help reduce the need for extensive irrigation and infrastructure while protecting non-irrigated land (**Figure 5**).
- **Infill & Redevelopment:** In areas with existing infrastructure, encouraging strategic infill can preserve green space and reduce water demand compared with expanding into undeveloped areas. The City can provide incentives or flexible zoning to support reinvestment in central areas, helping to use land and water resources wisely.

1 Nolon Blanchard, J. C., Elliott, D. L., Nolon, J. R., Beckwith, D., & Nuding, A. (2018). Integrating water efficiency into land use planning in the Interior West: A guidebook for local planners. Land Use Law Center & Western Resource Advocates. Retrieved from https://westernresourceadvocates.org/wp-content/uploads/2019/06/Integrating-Water-Efficiency-into-Land-Use-Planning_6.3.2019.pdf

2 Kopp, Kelly and Joanna Endter-Wada. Utah Growing Water Smart: The Water-Land Use Integration Guidebook for Northern Utah (4th ed.). Logan, UT: Utah State University, Western Resource Advocates, and the Babbitt Center for Land and Water Policy, 2024. <https://doi.org/10.26077/CC80-F84D>

FIGURE 5 – EXAMPLES OF CLUSTER DEVELOPMENT



Clustering structures on the most suitable areas of a site preserves open space on the remaining land, reducing the need for extensive irrigation and infrastructure while protecting non-irrigated natural areas.

Water Stewardship

West Haven is committed to balancing thoughtful growth, preserving community character, and responsibly managing shared resources, particularly water. Anticipated development includes residential neighborhoods, multi-family housing, industrial areas, commercial centers, and mixed-use corridors. As the community grows, the City plays a critical role in guiding development, coordinating with water providers, and promoting practices that reduce water demand—laying the foundation for efficient, sustainable water use across the community and the larger region.

WATER STEWARDSHIP GOALS

Although West Haven does not directly provide water, it influences how growth and development affect water use. The following overarching goals provide a starting point for advancing water stewardship across the community:

1. **Clarifying administrative responsibilities with water providers:** establishing clear roles and expectations ensures coordinated implementation of conservation practices.
2. **Advancing shared water conservation objectives across the community:** collaboration with water providers, developers, and residents maximizes water efficiency across the community.
3. **Updating local policies to reduce water demand and guide sustainable growth:** local codes, ordinances, and standards help manage growth responsibly while minimizing water use. Supported by community outreach and education, clear policies and standards can be highly effective in reducing water use and demand.

1. CLARIFYING ADMINISTRATIVE RESPONSIBILITIES WITH WATER PROVIDERS

Establishing clear roles and expectations with water providers ensures that water service and development approvals proceed efficiently and predictably. As West Haven grows, clearly defined responsibilities help prevent delays, reduce miscommunication, and ensure that infrastructure planning and water demand management remain aligned.

EARLY COORDINATION & INTEGRATIONS WITH LAND USE

Water providers emphasized the value of early involvement in development review. While developers currently obtain “will-serve” letters before approval, notifying providers at the concept or preliminary plat stage allows them to evaluate water availability, provide recommendations, and confirm system capacity. Early coordination helps the City integrate density considerations, landscaping standards, and water-efficient design throughout the approval process.

CLEAR ROLES & RESPONSIBILITIES

Providers need clarity on the City’s role versus their own in development oversight. Defining responsibilities for water service review, impact fee collection, and final approval ensures each party understands when and how to engage. While providers do not need to review every zoning or land use decision, they should be informed of large or high-demand projects that could significantly affect water supply or delivery systems.

STANDARDIZED ADMINISTRATIVE PRACTICES & COMMUNICATION

Processes vary among providers, particularly regarding secondary water requirements and impact fees. West Haven can collaborate with providers to standardize procedures—such as documentation, notifications, and the timing of will-serve letters—while allowing flexibility for provider-specific policies and gaps in secondary service provision. Regular communication, including scheduled meetings or updates, helps ensure that providers and the City stay aligned on current projects, anticipated development, and ongoing infrastructure needs. Consistent practices clarify expectations for developers, promote equity across service areas, and support more predictable and efficient development review.

2. ADVANCING SHARED WATER CONSERVATION OBJECTIVES

West Haven plays a central role in promoting water-wise practices through education, incentives, and coordinated programs. By guiding and supporting residents and property owners, the City can encourage efficient landscaping, irrigation, and water use practices that complement development standards and water provider initiatives. Coordinated efforts help ensure that conservation is applied consistently across neighborhoods, supporting long-term water sustainability.

CONSERVATION INTEGRATION

West Haven can partner with water providers to embed water conservation into all stages of development, from planning and approvals to post-occupancy management. Tools such as an overlay zone could be used to protect sensitive areas, promote infill development to optimize infrastructure, and incorporate green infrastructure like rain gardens and bioswales to manage stormwater and reduce reliance on potable water. Barriers to conservation should be minimized, and incentives—such as fee reductions or expedited permitting—offered for water-efficient practices. Subdivision regulations can further support conservation by requiring documentation of water supply adequacy, referral to water agencies for review, and confirmation of sustainable supply before final approval.

COMMUNITY ENGAGEMENT & EDUCATION

Shared conservation goals are most effective when residents and developers understand the benefits and responsibilities of efficient water use. West Haven residents have expressed strong interest in water-wise landscaping, incentive programs, and practical guidance on conservation. The City can work closely with the Weber Basin Water Conservancy District (WBWCD) to provide coordinated outreach, educational programs, and incentive initiatives—such as landscape consultations, turf conversion, or smart irrigation controller programs—and develop guides or resources that help residents apply these practices, reinforcing water-wise practices across the community.

MONITORING & FEEDBACK

Effective progress depends on regular data sharing and feedback. The City and providers can exchange water use data, program participation rates, and performance metrics to understand how conservation efforts are performing. This data-informed approach enables the City to identify successes, address challenges, and adjust policies or programs over time, ensuring that strategies remain effective and water savings are maximized.

3. UPDATING LOCAL POLICIES TO REDUCE WATER DEMAND & GUIDE SUSTAINABLE GROWTH

Local codes, ordinances, and standards are critical tools for shaping sustainable growth while reducing water demand in West Haven. Clear policies provide developers, residents, and City staff with predictable guidance for incorporating water efficiency into landscaping, building design, and infrastructure planning.

LANDSCAPING ORDINANCE UPDATE

West Haven is in the process of updating its landscaping ordinance to better reflect water conservation priorities. The current ordinance already emphasizes drought-tolerant and native plants, limits turf in park strips, and promotes efficient irrigation. The update will refine these standards, incorporating insights from recent development trends, public input, and guidance from the Weber Basin Water Conservancy District (WBWCD) to ensure requirements are practical, enforceable, and effective. Opportunities to strengthen the ordinance include defining xeriscapes, providing clearer design guidance, requiring proper soil preparation, promoting site-specific landscaping that reduces runoff, and regulating high-evaporation features such as ponds and pools. **Water-efficient highlights from West Haven's current landscaping ordinance can be found on the following page.**

INTEGRATING WATER EFFICIENCY INTO OTHER LOCAL STANDARDS

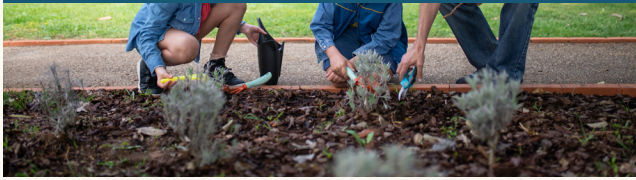
Beyond landscaping, the City can strengthen codes and standards to promote overall water efficiency—through site design, stormwater management, irrigation practices, and infrastructure requirements integrated into new development. Examples include engineering and irrigation specifications and drawings, design guidelines, low-impact development (LID) practices such as bioswales or detention areas, and form-based codes that influence building placement, density, and streetscape design. Together, these tools can help maintain West Haven's rural character and neighborhood quality while accommodating sustainable growth.

CODE ENFORCEMENT

Effective policy depends on consistent enforcement paired with education and outreach. By clearly communicating expectations and offering guidance on water-wise practices, the City can help residents and developers understand and confidently follow updated standards. This combination of accountability and support strengthens compliance and increases the impact of local codes and conservation goals.

CURRENT WEST HAVEN LANDSCAPING REQUIREMENTS

TURF ≠ PARK STRIPS:



Turf is prohibited in park strips and any landscaped area less than 8 feet wide, ensuring grass is used only where it serves a functional purpose.

PRACTICAL TURF AREAS



Turf and lawn areas are limited across all land uses.

EFFICIENT IRRIGATION DESIGN



Irrigation systems should be designed to maximize irrigation efficiency.

RETAIN MOISTURE W/ MULCH



All irrigated non-turf areas must have at least a three-inch layer of mulch to conserve water, control weeds, and regulate soil temperature. Concrete, asphalt, or other non-porous materials may not be placed under the mulch.

PLANT SELECTION & HYDROZONING



Plants suited to the site's conditions should be used. Native or locally adapted plants are preferred, and plants with similar water needs should be grouped together (hydrozoning).

PLANT MATERIAL COVERAGE



Planter beds must have at least 50% ground coverage when plants are fully grown.

SMART CONTROLS



All irrigation systems must be automated and equipped with a WaterSense-labeled smart controller that adjusts watering based on weather conditions, including automatic rain delay or shut-off features.

WATER-EFFICIENT DESIGN



Homebuilders and developers of new single-family homes in planned developments with shared landscaping must follow all water-efficient landscaping and irrigation standards and provide water-efficient design examples, such as the Locascapes® style, to prospective buyers.

Looking Forward

Understanding how projected growth may impact water demand is critical for guiding land use decisions. While precise data is limited, a rough analysis was conducted to estimate overall culinary (domestic) water demand for West Haven. Secondary water use was not estimated due to its high variability and dependence on factors that are not currently well documented. Population projections ([Figure 6](#)) illustrate general growth trends. Current and projected culinary demand was calculated by multiplying the estimated number of existing and future units by the state standard of 0.45 acre-feet per unit ([Figure 7 & 8](#)). An Equivalent Residential Unit (ERU) represents the typical water demand of a single-family home (3.08 persons in West Haven). While some units are part of mixed-use developments, ERUs provide a consistent method to approximate demand. The City should work with water providers to develop more detailed projections that include commercial and industrial uses, as well as secondary water pending data availability.

This analysis also establishes a preliminary baseline for tracking progress toward regional water reduction goals, such as the 20% per capita reduction target ([Figure 8](#)). West Haven is growing, and this growth will increase water demand. The goals and strategies that follow outline how the City and water providers can reduce demand, improve efficiency, and promote more sustainable water use.

FIGURE 6 – POPULATION PROJECTION BASED ON ASSUMED AVERAGE GROWTH

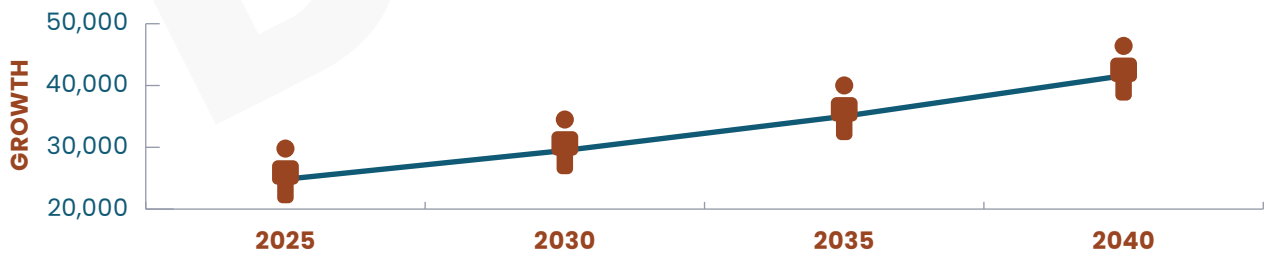


FIGURE 7 – ESTIMATED UNITS

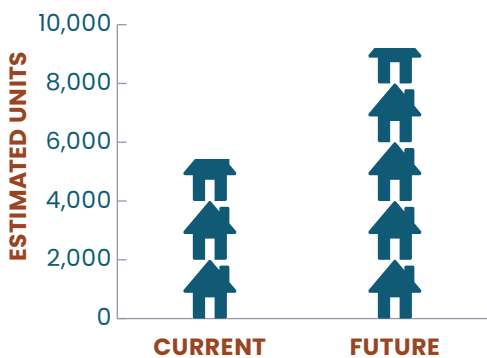
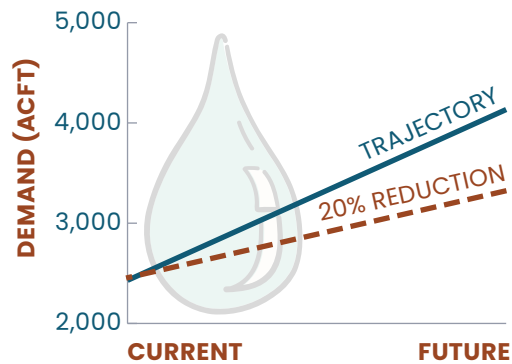


FIGURE 8 – ESTIMATED CULINARY WATER DEMAND



Recommended Goals & Implementation Strategies

Goal 1: Clarify administrative responsibilities with water providers.

- **Implementation 1.1:** Clearly define the City's role versus water providers' responsibilities in the development review process.
- **Implementation 1.2:** Require early notification of water providers at the concept or preliminary plat stage to evaluate water availability, provide recommendations, and confirm system capacity before approvals.
- **Implementation 1.3:** Establish a regular coordination schedule with water providers, including WBWCD, to review development activity, anticipate needs, and share updates.
- **Implementation 1.4:** Work with WBWCD and other stakeholders to implement a formal data-sharing process using quarterly reports, shared GIS layers, or project summaries to track growth and water use.
- **Implementation 1.5:** Provide guidance to developers on engaging water providers for large or high-demand projects.
- **Implementation 1.6:** Standardize documentation and administrative procedures across service areas where feasible, ensuring flexibility for provider-specific requirements and areas without access to secondary water.
- **Implementation 1.7:** Partner with providers to audit water use at City-owned facilities and public landscapes to identify efficiency opportunities.
- **Implementation 1.8:** Convert high-water-use turf in City rights-of-ways, medians, and facility buffers to low-water-use landscaping using xeric or native species through a phased approach.

Goal 2: Advance shared water conservation objectives across the community.

- **Implementation 2.1:** Conduct a targeted review of West Haven's development approval process—including landscaping standards, irrigation requirements, and subdivision ordinances—to identify specific steps that make it difficult or costly for developers to implement water-efficient practices. Based on this review, prepare recommended updates to city code and development checklists.

- **Implementation 2.2:** Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits, and ensure ongoing efficiency through post-occupancy monitoring.
- **Implementation 2.3:** Review landscaping, zoning, and other relevant standards to ensure they do not create barriers for residents seeking to implement water-wise landscape improvements. Provide guidance or resources as needed.
- **Implementation 2.4:** Create a landscape guide and practical tools to help residents and commercial property owners install or update water-efficient landscaping.
- **Implementation 2.5:** Encourage resident participation in incentive programs for turf conversion, smart irrigation, and other high-demand measures, leveraging neighborhood recognition initiatives such as “Yard of the Month.” Consider incorporating water-wise criteria into the recognition process to celebrate sustainable landscaping practices.
- **Implementation 2.6:** Collaborate with WBWCD to provide public education, workshops, design consultations, irrigation monitoring, and seasonal reminders.
- **Implementation 2.7:** Work with WBWCD to manage water within the Weber River system to help maintain flows to the Great Salt Lake, aligning local water use practices, conservation programs, and infrastructure planning with regional water balance goals.
- **Implementation 2.8:** Use planning tools, such as overlay zones, to protect sensitive areas (wetlands, streams, riparian corridors, steep slopes, floodplains), promote infill development, and guide growth to appropriate locations.

Goal 3: Update local policies and standards to reduce water demand and guide sustainable growth

- **Implementation 3.1:** Review existing and proposed land use patterns and encourage development that reduces water demand through the General Plan, zoning, and other planning tools.
- **Implementation 3.2:** Coordinate with local water providers and districts during Land Use Element planning to align development strategies with water availability, infrastructure capacity, and conservation goals.
- **Implementation 3.3:** Review and update the landscaping ordinance to support water conservation, including guidance on site-specific design, soil preparation, runoff reduction, and management of high-evaporation features, while maintaining flexibility for residents and developers.

- **Implementation 3.4:** Explore opportunities to integrate water efficiency into other local standards, including site design, stormwater management, irrigation specifications, construction requirements, and Low-Impact Development (LID) practices.
- **Implementation 3.5:** Coordinate water use and preservation strategies across City plans and guiding documents—including the Land Use Plan, infrastructure, parks, and design guidelines—to ensure consistent application of policies and programs.
- **Implementation 3.6:** Apply and reinforce updated codes and standards through consistent enforcement, complemented by education, guidance, and technical support for residents and developers.

DRAFT

TABLE 5 – WATER USE & PRESERVATION ELEMENT CHECKLIST (10-20-404)

| FOUR PRIMARY COMPONENTS: | | |
|--|---|-----------------------------|
| The effect of permitted development or patterns of development on water demand and water infrastructure. | | pages 10-11, & 29 |
| Methods of reducing water demand and per capita water use for future development. | | pages 18-20, 24-25, & 27-29 |
| Methods of reducing water demand and per capita water use for existing development. | | pages 27-29 |
| Opportunities for the municipality to modify operations to eliminate practices or conditions that waste water. | | pages 27-29 |
| SHALL INCLUDE: | | |
| Regional goals | Consider applicable regional water conservation goals recommended by the Division of Water Resources. | pages 8 & 26 |
| Consider the water conservation plan | If Section 73-10-32 requires the municipality to adopt a water conservation plan pursuant to Section 73-10-32, the municipality's water conservation plan. <i>Not applicable, water provider conservation plans were reviewed instead.</i> | pages 12-15 |
| Recommend policies | Recommend water conservation policies to be determined by the municipality. | pages 27-29 |
| Landscaping options for park strip | Recommend landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip. <i>This requirement is already met through existing standards. The updated landscaping ordinance will further refine requirements.</i> | page 25 |
| Review land use ordinances | Review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water. | pages 24, 28-29 |
| Sustainable landscaping | Consider principles of sustainable landscaping | pages 24-25, 28 |
| Consult with public water systems | Consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect: 1. Water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114 2. Water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. | pages 1-3 |
| The Great Salt Lake | Consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake. | pages 5, 7, 18, & 28 |
| Recommendation for low water use landscaping standards for new development | Include recommendation for low water use landscaping standards for new: Commercial, industrial, or institutional development, Common interest community (defined in Section 57-25-102), Multifamily housing projects. <i>This requirement is already met through existing standards. The updated landscaping ordinance will further refine requirements.</i> | pages 11-12, 24, & 28 |

Appendix A

Outreach Summary Report

WEST HAVEN water use & preservation element 2025



OUTREACH SUMMARY REPORT

WEST HAVEN
CULINARY WATER PROVIDERS

KEY THEMES, IDEAS, & TAKEAWAYS

WEST HAVEN WATER USE & PRESERVATION ELEMENT
SUMMER 2025



INTRO & BACKGROUND

Water is a renewable, yet finite natural resource. This reality, coupled with years of severe drought, has made the preservation of water resources a priority for Utah's local governments, state leaders, water providers, and the public. Recognizing planning's critical role in water management, the state adopted *S.B. 110: Water as Part of the General Plan* in 2022. This new mandate requires most municipalities and all counties to amend their general plans to address how land use planning impacts water use. As part of the process, **cities are asked to consult with the public water systems serving the municipality with drinking water** regarding how implementation of the land use element and water use and preservation element may affect:

1. **Water supply planning**—includes drinking water sources and storage capacity.
2. **Water distribution planning**—includes master plans, infrastructure management, and impact fee facilities plans.

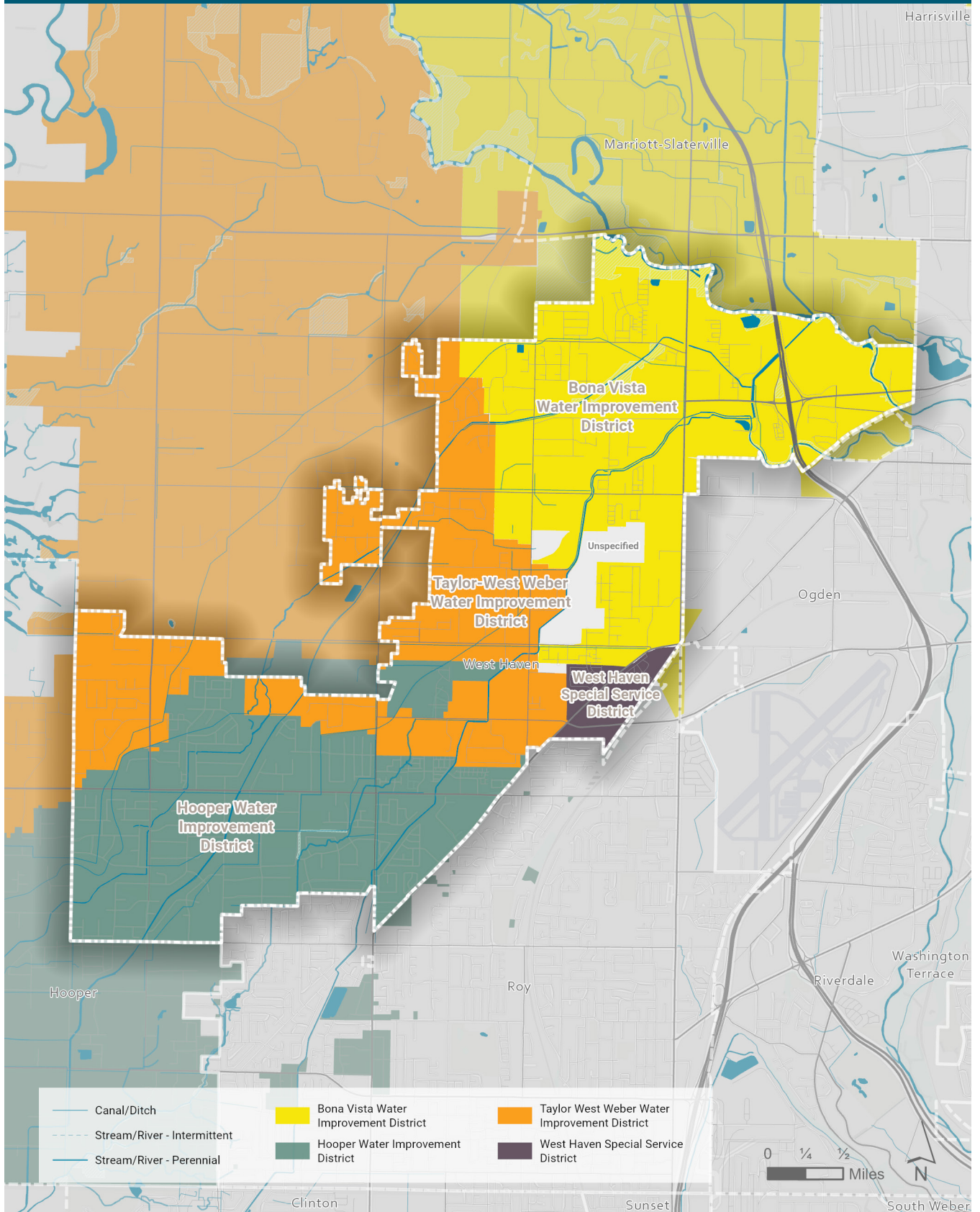
West Haven is not a water provider, meaning the City does not supply culinary (or secondary) water to residents. Depending on where they live in the City, residents receive water from one of four private water retailers: West Haven Special Service District, Taylor West Weber Water Improvement District, Bona Vista Water Improvement District, and Hooper Water Improvement District. These companies obtain some or all of their water from Weber Basin Water Conservancy District, the wholesale water provider for the region. Representatives from the five culinary water providers (retailers and wholesale provider) were contacted and invited to participate in brief interviews.

WEST HAVEN'S CULINARY WATER PROVIDERS (SEE MAP 01):

- West Haven Special Service District
- Taylor West Weber Water Improvement District
- Bona Vista Water Improvement District
- Hooper Water Improvement District
- Weber Basin Water Conservancy District (regional wholesale water provider)

During these interviews, water providers responded to a consistent set of questions aimed at encouraging discussion around key water issues in West Haven, drawing on their unique experiences and perspectives. Topics included water supply planning, system management, water use, administrative processes, and potential policy recommendations. This brief report summarizes insights from five culinary water providers and **does not necessarily represent the views of West Haven City or its residents**. The findings will help inform the development of the *West Haven Water Use & Preservation Element (2025)*.

MAP 01 – CITY OF WEST HAVEN CULINARY WATER PROVIDERS



KEY THEMES, IDEAS, & TAKEAWAYS

Interviews with West Haven's culinary water providers highlight perspectives on challenges and concerns regarding water use, management, and supply. While each water provider operates in a unique context, several common themes emerged. Chief among them include **future water availability, the growing challenge of regional population growth, evolving attitudes toward conservation, and a shared need for enhanced communication and coordination**. The following themes reflect the most frequently discussed challenges and concerns, offering insights that can help guide West Haven's future planning and policy decisions related to water use and preservation.

COMMON THEMES

GROWTH PRESSURE VS. WATER SUPPLY REALITIES

Rapid development is a major driver of water system stress across the region. Although water managers have planned for future needs based on current land use assumptions, growth is, in some areas, outpacing water availability. Long-term sustainability will likely require enhanced conservation efforts, the development of new water sources, or a combination of both.

- **Regional Conservation Goals:** Regional water conservation goals aim to decrease per capita water usage, targeting 200 gallons per capita per day (gpcd) by 2030, 184 gpcd by 2040, and 175 gpcd by 2060 for the Weber Basin. These goals place a heightened emphasis on securing water for the Great Salt Lake. Achieving a balance between growth and reduced water consumption poses a considerable challenge across the state, underscoring the need for ongoing and increased water stewardship initiatives.
- **Local Growth Pressures:** West Haven has been one of the fastest growing areas within the Weber Basin, with projections indicating a near-doubling of its population in 40 years, largely driven by single-family residential development.
- **Limited Remaining Capacity:** Some water providers report limited remaining capacity which, combined with water supply realities, makes the accommodation of sustainable growth very challenging.
- **Planning Scenario Limitations:** Current regional water planning projections do not fully account for potential annexations, shifts to more water-intensive land uses such as industrial development, or faster-than-anticipated growth. Existing infrastructure and water rights may be insufficient to support development beyond these baseline assumptions.

WATER PLANNING & THE ADMINISTRATIVE PROCESS

Water providers have expressed a strong interest in enhancing coordination and communication with the City. As the land use authority, West Haven oversees land use decisions, while water providers manage infrastructure and supply. This division can create disconnects that impact water-smart planning and development.

- **Disconnect Between Land Use Authority and Water Capacity:** As the land use authority, cities approve development projects but may not have comprehensive information regarding current water supply capacity or infrastructure constraints. By improving communication and coordination, West Haven can make more informed development decisions, ultimately enhancing water-smart planning and development.
- **Desire for Earlier Provider Involvement:** Water providers expressed interest in being engaged earlier in the development review process. While they do not need to be involved in every project detail, many emphasized the value of collaborating on major land use changes and receiving regular updates on decisions that affect water demand.
- **Limitations of “Will-Serve” Letters:** It is helpful to recognize the limitations of “will-serve” letters, which are the standard form of documentation for water service. These letters often do not adequately capture long-term water sufficiency, particularly in the context of evolving growth patterns and shifting conservation expectations.
- **Opportunities for Regional Collaboration:** Opportunities to improve coordination among smaller water systems were discussed, with some noting that increased collaboration could lead to more consistent service and improved efficiency. However, there was general agreement that a fully regionalized system is neither necessary nor desired.

WATER RIGHTS, CONSTRAINTS, & SOURCES

Access to new water rights remains a significant constraint, particularly as existing rights are nearly fully allocated.

- **Reliance on Existing Rights:** Water providers rely on existing water rights, with no new claims permitted by the state. Transferring surface water shares is often difficult due to certain restrictions.
- **Groundwater Dominance:** Groundwater rights are typically the most utilized and frequently transferred.
- **Policy Limitations and Uncertainty:** State-level water policies aimed at protecting aquifers and the Great Salt Lake introduce both limitations and uncertainty, especially regarding future source development and the long-term viability of major projects like the Bear River Development.

OPPORTUNITIES FOR STRENGTHENING LOCAL CONSERVATION

Water providers see strong potential for West Haven to advance its water conservation goals through thoughtful application of local planning and regulatory tools. Zoning, landscape ordinances, building codes, and enforcement mechanisms offer cities influence over water use patterns. There is also growing momentum around tiered pricing, smart infrastructure, and incentive programs that empower residents to conserve. While variation in access to secondary water presents some challenges, it also presents opportunities to tailor policies to be more context-sensitive.

- **Use of City-Level Tools:** Providers encourage cities to apply zoning, landscape ordinances, water-efficient building codes, and enforceable regulations to manage water demand, while acknowledging political and administrative constraints.
- **Ordinance Evaluation and Enforcement:** West Haven's existing water-efficient landscaping ordinance is a valuable tool, but there may be opportunities to strengthen and more consistently enforce it.
- **Water-Wise Standards in Secondary Water Gaps:** Providers advocate for a context-sensitive approach to water-wise landscape standards (such as requirements tailored to properties that lack access to secondary water).
- **Tiered Pricing for Conservation:** Weber Basin is expanding tiered rate structures to secondary water systems, creating stronger financial incentives to reduce outdoor consumption.
- **Water-smart Technology:** Tools such as AMI meters, real-time usage apps, and smart irrigation systems are seen as highly effective for encouraging conservation. For example, Taylor West Weber uses AMI and mobile tools to help residents monitor daily water use.

EDUCATION & AWARENESS

Most providers agree that long-term conservation success relies on sustained public education, increased awareness, and cultural shifts in water use. Cities and water providers have an opportunity to work together to explore more effective ways to engage residents.

- **Education's Role in Behavior Change:** Providers highlight the critical role of education in transforming conservation norms, especially when coupled with tools like AMI systems that provide real-time water use data.
- **Public Understanding Gaps:** A key challenge noted by both providers and West Haven is that many residents lack a clear understanding of where their water originates and how the local water systems operate.
- **City Leading by Example:** West Haven can lead by example and improve consistency between City practices and its public conservation messaging.

Appendix B

Public Engagement Summary

WEST HAVEN water use & preservation element 2025

SURVEY FLYER



West Haven Water
**Make your Voice
Heard!**

Help West Haven plan for a
sustainable water future!

**SCAN THE QR CODE TO
TAKE A 5 QUESTION
SURVEY!**

Scan me!



WEST HAVEN DAYS BOOTH

As part of the city's outreach, a dedicated water awareness booth was featured at the West Haven Days celebration. Staffed in partnership with the Weber Water Conservancy District, the booth included interactive displays, educational materials, and flyers inviting participants to take a survey (see below). A working model illustrated how water is delivered from natural sources to residents' homes, helping attendees visualize the infrastructure and resources involved in water delivery. Representatives were on hand to answer questions, share conservation tips, and encourage community participation in local water-saving initiatives.

UTAH WATER SAVER REBATE PROGRAM PARTICIPATION

Beyond the public survey, many West Haven residents are engaging in Utah Water Savers programs. The following information, provided by the Conservancy District, reflects participation levels; updated data will be available as program reporting cycles are completed.

How many residents have taken advantage of each program offered by Utah Water Savers?

- Toilet rebate: 12 (since 2019)
- Smart controller rebate: 270 (since 2018)
- Turf conversion rebate: 53 (2022–2023 only)

How many people have received rebates each year through the turf conversion program?

- 2022: 15 enrolled, 4 completed
- 2023: 38 enrolled, 2 completed (many of these may have been completed in 2024)

Which rebates are most popular for our residents?

- Smart controllers seem to be the most popular, but the program has been running for 7 years vs 4 years for turf conversion.

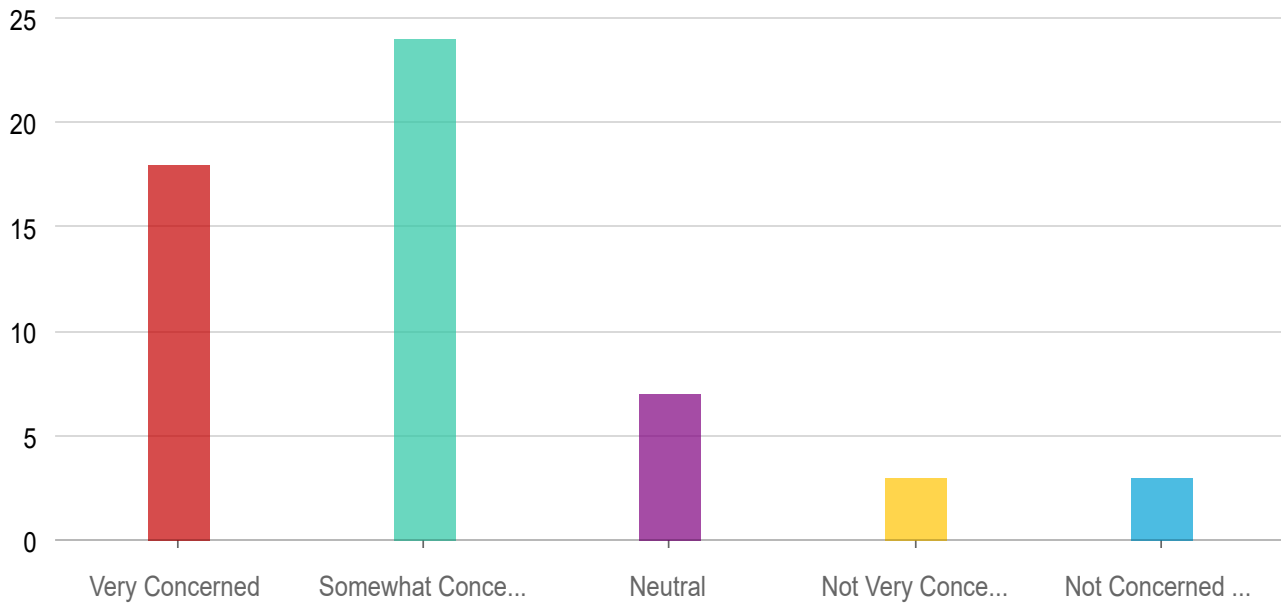
PUBLIC SURVEY

From mid-June to early August, West Haven conducted a five-question survey to assess public perceptions and attitudes toward water conservation. The survey was promoted via social media and at a water awareness booth during West Haven Days, with a total of 55 residents participating. While this is a small, non-statistically representative sample, the findings still offer useful insight into community perspectives—especially when considered alongside the empirically based results of the USU Wellbeing Project.¹ The following pages present the results of West Haven's survey.

¹ Utah State University. (2024). West Haven wellbeing survey findings 2024. Utah Wellbeing Project. <https://www.usu.edu/utah-wellbeing-project/reports/2024/westhaven-wellbeing-survey-findings-2024>

West Haven Water

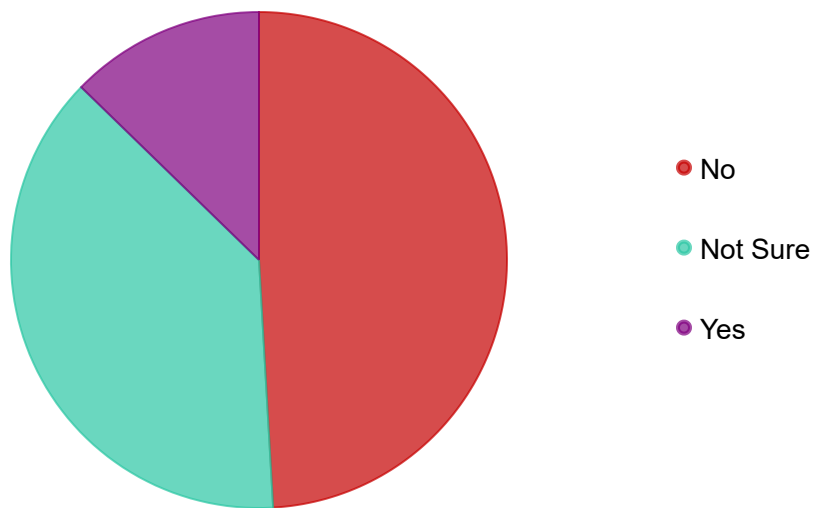
How concerned are you about water use and preservation in West Haven?



| Answers | Count | Percentage |
|----------------------|-------|------------|
| Very Concerned | 18 | 32.73% |
| Somewhat Concerned | 24 | 43.64% |
| Neutral | 7 | 12.73% |
| Not Very Concerned | 3 | 5.45% |
| Not Concerned at All | 3 | 5.45% |

Answered: 55 Skipped: 0

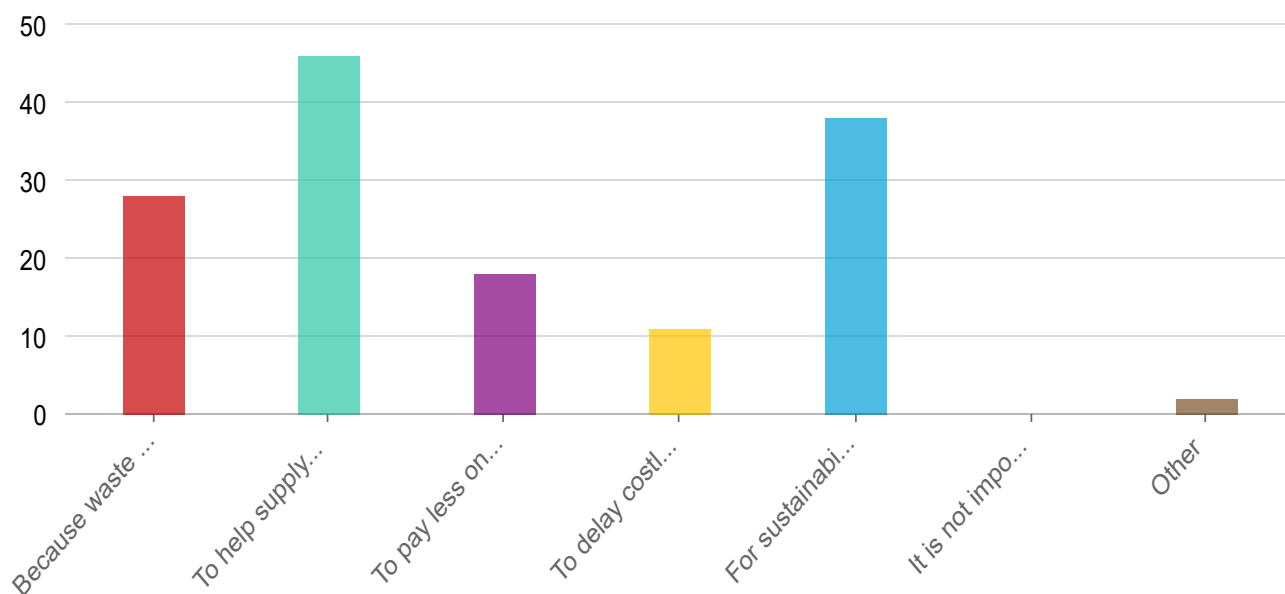
Do you believe your community is doing enough to protect its water resourc...



| Answers | Count | Percentage |
|----------|-------|------------|
| No | 27 | 49.09% |
| Not Sure | 21 | 38.18% |
| Yes | 7 | 12.73% |

Answered: 55 Skipped: 0

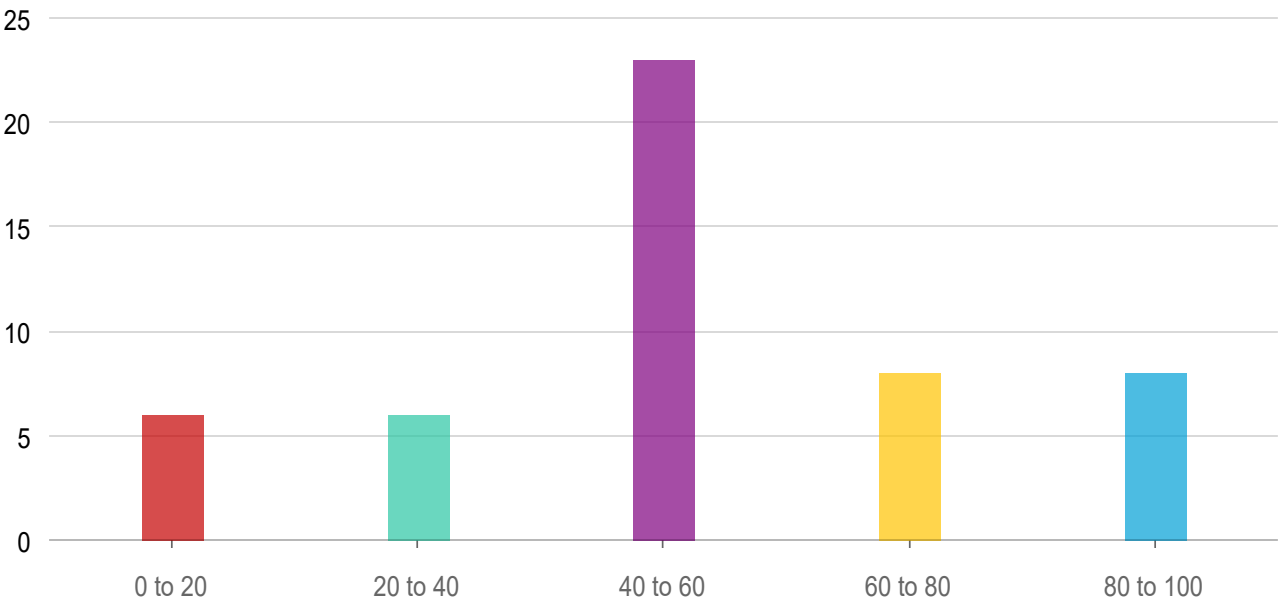
Why is it important to use water efficiently?



| Answers | Count | Percentage |
|---|-------|------------|
| Because waste is not okay | 28 | 50.91% |
| To help supply water for future generations | 46 | 83.64% |
| To pay less on my water bill | 18 | 32.73% |
| To delay costly development projects | 11 | 20% |
| For sustainability and balance within the ecosystem | 38 | 69.09% |
| It is not important | 0 | 0% |
| Other | 2 | 3.64% |

Answered: 55 Skipped: 0

How much of your landscape are you willing to transition to waterwise...

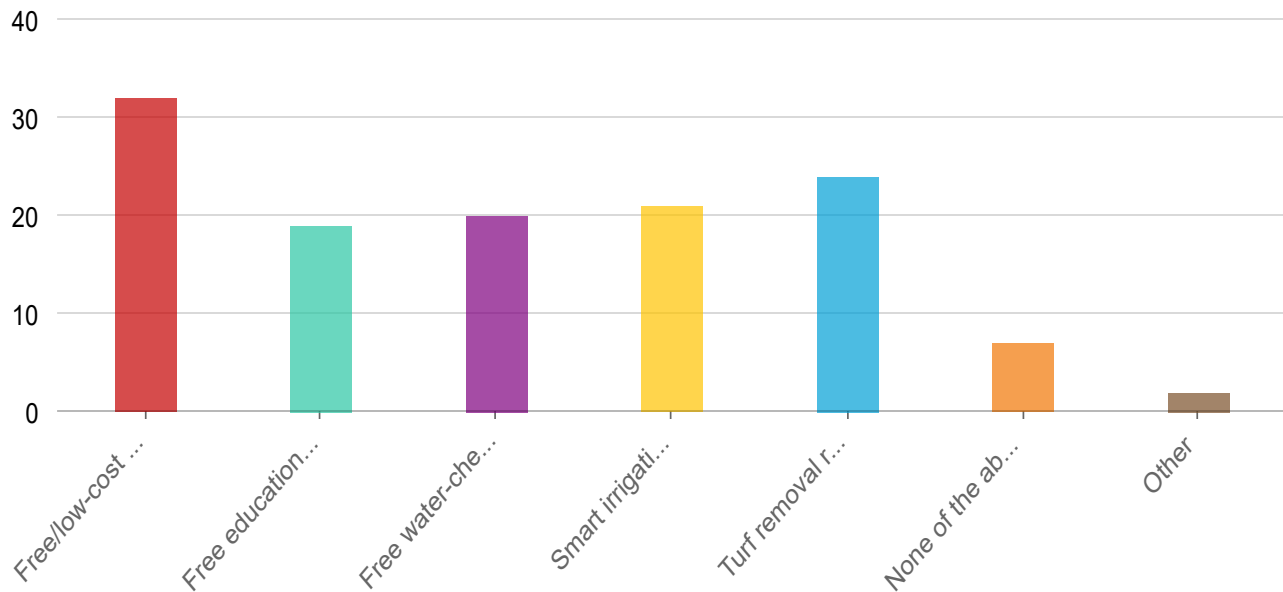


| Stats | Value |
|-------|-------------------|
| Min. | 0 |
| Max. | 100 |
| Avg. | 49.01960784313726 |

Sum.

2,500

Answered: 51 Skipped: 4

Would you be interested in any of the following programs if they were available?

| Answers | Count | Percentage |
|---|-------|------------|
| Free/low-cost Landscape Design Consultations | 32 | 58.18% |
| Free education programs on landscape design and water-conserving practices | 19 | 34.55% |
| Free water-check by a trained evaluator who assess your landscape to provide you with a customized irrigation schedule | 20 | 36.36% |
| Smart irrigation controller rebate to purchase an irrigation controller that automatically adjusts watering schedules based on local weather conditions | 21 | 38.18% |
| Turf removal rebate to replace lawn with drought-resistant landscaping | 24 | 43.64% |
| None of the above | 7 | 12.73% |
| Other | 2 | 3.64% |

Resolution No. 55-2025

**RESOLUTION OF WEST HAVEN CITY SUPPORTING AMERICA250 UTAH AND
RECOGNIZING AND APPROVING WEST HAVEN CITY UTAH250 COMMUNITY
COMMITTEE; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION
AND FOR THE CITY MANAGER TO SIGN ANY OTHER DOCUMENTS ON BEHALF
OF THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including applying for grants; and

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, this partnership will be formed by creating a local committee called the West Haven City Utah250 Community Committee; and

WHEREAS, the West Haven City Utah250 Community Committee will focus on important events, people, and places within Weber County to commemorate and celebrate Weber County's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. MISCELLANEOUS ITEMS:

1. The City Council recognizes the West Haven City Utah250 Community Committee as its advisory committee, allowing the Mayor to appoint the committee members subject to the advice and consent of the City Council.

2. That the City and the West Haven City Utah250 Community Committee will partner with America250 Utah.
3. That the City and the West Haven City Utah250 Community Committee will support signature programs of the America250 Utah Commission; and
4. That the City will support the West Haven City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Weber County.
5. That the City Manager is authorized to sign any and all documents necessary to effectuate the underlying intent of this Resolution, including signing of supporting documents, grant applications, Exhibits A and B.
6. That the Mayor is authorized to sign this Resolution.
7. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 3rd day of December 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

| | |
|-----------|----------|
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |

EXHIBIT "A"



MEMORANDUM OF UNDERSTANDING

Between the

AMERICA250 UTAH COMMISSION

and

West Haven City

1. Parties

This Memorandum of Understanding ("MOU") is between America250 Utah Commission, hereinafter referred to as ("A250UT"), a state governmental entity, and (West Haven City), a Utah municipality or county, hereafter referred to as (WHC or West Haven City).

2. Purpose

The purpose of this memorandum is to outline the materials and information that (West Haven City) will share with A250UT in direct connection to the stipend received.

3. MOU Agreement

Now, therefore, in consideration of the mutual promises and undertakings of the parties to the MOU, and for the other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties enter into this MOU subject to the following terms and conditions:

SPECIAL TERMS

4. A250UT agrees to:

- a. Allocate a stipend of \$ 1,500 to (West Haven City) for use on events or promotion of local America250 Utah community initiatives.
- b. Provide updates on America250 Utah events and programs around the state during every other month calls starting in August 2025.
- c. Maintain open communication lines for questions and support.

5. (WHC) agrees to:

- a. Promote America250 Utah in at least one public forum, e.g., social media post, onstage mention, or promotional materials.
- b. Collect and keep record of local anniversary events and information to share with A250UT as part of a brief archive report due August 2026, including:
 - i. How stipend dollars were utilized
 - ii. Local event/initiative(s), date(s), location(s), purpose, attendance, social media engagement, etc.
 - iii. Additional digital artifacts, including photographs
 - iv. Post at least one event on NowPlayingUtah.com specifically tagging America250 Utah
- c. To allow America250 Utah to share contact information of its designated contact for (West Haven City) local America250 committee on the America250 Utah website for public use and access. Please designate contact below:
 - i. Contact name Rob Vanderwood
 - ii. Contact email rob@westhavenut.gov
 - iii. Contact Phone number 801-745-5168
 - iv. Address 4150 S 3900 W West Haven, UT 84401



6. Compliance with Laws

In performance of this MOU, both parties shall comply with all applicable federal, state, and local laws, codes, regulations, rules and orders.

* * *

By signing below, (Shawn Warnke) represents that it has carefully read this MOU and has had the opportunity to review and discuss the MOU with legal counsel. No representations, statements, or inducements, either oral or written, apart from those contained in this MOU, have been made.

Nicole Handy
Executive Director, America250 Utah Commission
Department of Cultural and Community Engagement

Date

Shawn Warnke, City Manager

Name: Shawn Warnke
Title: City Manager
Affiliation: West Haven City

December 3, 2025

Date

For additional information contact:

Chris Abbott
Associate Director, America250 Utah Commission
Utah Department of Cultural & Community Engagement
chrisabbott@utah.gov
801.707.7833

EXHIBIT “B”

AMERICA250 UTAH LOGO USAGE AGREEMENT

This Trademark License Agreement (“Agreement”) is entered into on _____ (“Effective Date”) by and between the State of Utah’s Department of Cultural and Community Engagement, a state governmental entity with a principal place of business at 3760 S. Highland Dr., Millcreek, UT 84106 (“Department”) and [Entity], a Utah [county/municipal/tribal government], with a principal place of business at _____ (“Entity”). The Parties execute the Agreement under relevant provisions of the Interlocal Cooperation Act at Title 11, Chapter 13 of the Utah Code.

BACKGROUND FACTS

In preparation for America’s 250th anniversary (“Semiquincentennial”) in 2026, Utah’s goal is to create a brand identity for the Semiquincentennial that can bring communities together and generate awareness for the anniversary. To that end, America250 Utah has chosen to utilize a licensing agreement for its logo and name with the national foundation, America250™. The Department’s hope is that, in coordination with counties, cities, tribes, and organizations planning events around the state, we can create a unifying America250 Utah brand that creates a sense of cohesion leading up to 2026, bringing together celebrations and commemorations around the state and country.

To permit local governments to access the America250 Utah logo and use the America250 name in individual brand identity, we will share this Agreement, which functions as a standalone licensing agreement, with county, city, and tribal committees that complete the steps detailed in the next paragraph. These local governments will receive a community-specific logo to use. To become a Utah250 Community member and receive a community-specific logo, Entity must do each of the following:

- 1) Pass a resolution in a public meeting of its governing commission or council;
- 2) Submit to the Department a list of Entity’s Utah250 Community committee members;
- 3) Share with the Department the committee’s plans and detail how Entity will utilize any funds or branding received by America250 Utah in alliance with America250 Utah’s mission, vision, and pillars; and
- 4) Sign and return this Agreement to the Department.

SCOPE OF WORK

After communities have completed the above four steps, America250 Utah will share a unique, community-specific logo with the municipality and an organizing stipend. Counties and Tribal nations that create a Utah250 Community committee may receive a stipend of \$3,000 and city councils may receive a stipend of \$1,500.

2.7 Entity has no authorization, express or implied, to bind the Department or the State of Utah to any agreements, settlements, liability, or understanding and agrees not to perform acts as an agent for the Department.

2.8 The Department and the America250 Foundation, Inc. (“Foundation”) have executed a separate agreement (“Contract”), available to Entity upon request, that governs the Department’s right to use and sublicense at least one separate trademark from which the Trademark is derived. In using the Trademark, Entity shall be bound to all terms and limitations applicable to the Department under the Contract. Among other things, those terms and limitations include Branding and Trademark Usage Guidelines that govern the use of the Trademark. Though the Department has reviewed the Contract and made the good-faith determination that nothing in this Agreement conflicts with the separate agreement, this determination does not constitute legal advice. Entity shall be responsible for securing legal advice and opinions from its own legal counsel.

ARTICLE III—USE OF TRADEMARK

3.1 Except as authorized under this Agreement, Entity will not use the Trademark or trade name in any manner for or in connection with the use, advertising, sale, offer for sale, or promotion of any Licensed Products without the express written consent of the Department. Entity agrees to comply with all licensing terms and limitations applicable to the State of Utah under its STATE & TERRITORY PARTNERSHIP & SUBLICENSE AGREEMENT with America250.org.

3.2 Entity undertakes fully and without reservation to render to the Department all assistance in connection with any matter pertaining to the Trademark protection, including furnishing documents, records, files, or other information; making available its employees; and executing all necessary documents. The Foundation will maintain the registration for the Trademark.

3.3 Apart from its license rights under this Agreement, Entity will not acquire any right, title, or interest in the Trademark during this Agreement.

3.4 Entity may not challenge the validity or ownership of the Trademark or assist in any claim that is adverse to the Department or the State of Utah. Furthermore, Entity may not commit an act that may prejudice the Foundation or the Department’s rights in the Trademark or damage the Foundation or the Department’s reputation. Entity may not attempt to register a trademark similar to the Trademark. The Parties agree that if Entity violates this or any other provision in this Agreement, the Department or the State of Utah will suffer economic harm and the Department or the State of Utah will be entitled to seek reasonable damages.

3.5 In addition to the permitted uses described in Article III, Entity may use the Trademark to do each of the following:

- i. Promote events and programs commemorating the Semiquincentennial.
- ii. Share the Trademark with agencies and organizations in the Entity’s city, county, or tribal jurisdiction;

TERMS AND CONDITIONS

The parties agree as follows:

ARTICLE I—DEFINITIONS

Unless the Agreement clearly indicates the contrary, the following terms have the following meanings:

1.1 “Confidential Information” means information that is deemed private, protected, controlled, or confidential under applicable state and federal laws, including personal information. The Department and the State of Utah reserve the right to identify, during and after this Agreement, additional reasonable types of categories of information that must be kept confidential under federal and state laws.

1.2 “Trademark” means the Entity-specific logo that the Department creates and provide to Entity under this Agreement.

1.3 “Licensed Products” means any Entity-designed or -produced products that feature the Trademark.

1.4 “Licensed Territory” means the United States and its territories, and possessions.

ARTICLE II—GRANT OF TRADEMARK LICENSE

2.1 If for any reason Entity wishes to utilize the America250 Utah or America250™ logos or marks in a way not permitted by this Agreement, Entity must first submit a request to Nicole Handy for Department review and approval.

2.2 Upon the terms and conditions in this Agreement, the Department grants to Entity and Entity accepts, for the Agreement term, the limited right to use the Trademark in the Licensed Territory.

2.3 Unless sooner terminated under Article VI, the Agreement will remain in force until December 31, 2026. If the Agreement is renewed, the new Agreement shall expire five (5) years from the prior expiration date.

2.4 The Department shall be permitted to provide input on and final say on the Trademark’s use in any Licensed Product.

2.5 This Agreement may be amended or modified only by written agreement of both parties, which amendment will be attached to this Agreement. Automatic renewals will not apply to this Agreement, even if listed elsewhere in the Agreement.

2.6 The Department may use the Trademark however it wishes and may grant license rights for any use of its Trademark to other vendors during the term of this Agreement.

- iii. Produce, sell, and distribute merchandise bearing the Trademark, subject to all other terms of this Agreement, including Article IV;
 - iv. Create and promote an America250 website with Entity's county, city, or tribal name prominently represented; and
 - v. Utilize the Trademark—but not any of the separate trademarks from which the Trademark is derived—for fundraising, corporate sponsorship, or any other commercial activity.
- 3.6 Entity may not do any of the following:
- i. Alter the Trademark in any way;
 - ii. Pursue merchandising or royalty agreements involving the words "America250" or any registered America250 mark; or
 - iii. Use the Trademark in connection with the promotion of any partisan or political event or activity.

ARTICLE IV—QUALITY CONTROL

4.1 As noted in Section 2.8, the Trademark derives from separate trademarks owned by the Foundation. Entity may not design or sell products that feature any of those separate trademarks without the Department's prior written approval.

4.2 Entity will produce, sell, and distribute Licensed Products in accordance with all applicable federal, state, and local laws. The quality of the Licensed Products will at all times be equal to or greater than the quality of any other products currently produced or sold by Entity.

4.3 On each anniversary of this Agreement, or from time to time upon the Department's reasonable request, the Department may review random samples of Licensed Products. The Department may also review any labels, cartons, containers, packing and wrapping material, and advertising and promotional items used in connection with the use Trademark by Entity.

4.4 If the Department objects to a quality change in the Licensed Products, it will inform Entity immediately, in writing, and specify the reasons for such disapproval. Entity will have twenty-one (21) days from the certified mail receipt of such notice to cure any defects. If the Parties acknowledge that the cure will take longer than twenty-one (21) days, Entity may ask for one 14-day extension. If any defects are not cured, the Department may terminate the Agreement under Article 6.1.

ARTICLE V—ADVERTISING

5.1 From time to time upon the Department's reasonable request, Entity will furnish to the Department, without cost, representative advertising, promotion, and sales examples of materials bearing the Trademark to the Department to ensure that the Trademark's use accords with this Agreement.

5.2 In all printed materials, Entity must acknowledge that the Foundation owns and the Department sublicenses the Trademark.

ARTICLE VI—DEFAULT AND TERMINATION

6.1 The Department may terminate this Agreement with cause at any time by written notice to Entity. Cause includes Entity's breach of any provisions in this Agreement or if Entity is otherwise in default and does not cure the breach or default within twenty-one (21) days after written notice by the Department, delivered via USPS certified mail.

6.2 This Agreement may also be terminated without cause (for convenience), in advance of the expiration date, by either party, upon one hundred eighty (180) days' prior written termination notice being given to the other party.

6.3 If this Agreement is terminated by the Department for cause, or terminated without cause by either party, the Parties will confer on the sale of remaining Licensed Product and the Department reserves the right to demand that the remaining inventory be sold within one hundred eighty (180) days. Upon termination of this Agreement, and after the one hundred eighty (180) day sell-off period, Entity will be prohibited from selling Licensed Product. If any portion of the stipend has not been used or spent by Entity, then within five business days of notice of termination from the Department, Entity shall refund the unused portion of the stipend. If Entity creates a material breach of this Agreement, the Department shall have the right to demand and collect the stipend from Entity.

ARTICLE VII—INDEMNIFICATION AND INSURANCE

7.1 Entity shall hold harmless, defend, and indemnify the Department against any and all claims, demands, and causes of action arising out of any defects or Entity's failure to perform as to the Licensed Products or any material used in connection therewith or any use thereof.

7.2 Entity represents that it is a fully self-insured governmental entity covered by Utah's Division of Risk Management or a comparable agency within its county, municipal, or tribal government. Based solely on this representation, Entity shall not be required to carry additional insurance. If at any time during the Agreement term the first sentence of this section ceases to be true, Entity shall immediately purchase commercial general liability insurance from an insurance company authorized to do business in the State of Utah. The limits of such insurance shall be no less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate, and Entity shall add the State of Utah as an additional insured with notice of cancellation.

7.3 Entity warrants that any Licensed Products provided by them under this License Agreement will not, to Entity's knowledge, infringe any third-party copyrights, patents, Trademark, or trade secrets that exist, arise, or are enforceable under the laws of the United States.

ARTICLE VIII—MISCELLANEOUS

8.1 The Parties are governmental entities subject to the Governmental Immunity Act ("Act").

The execution of this Agreement does not constitute a waiver or forfeiture of any protections or defenses under the Act.

8.2 This Agreement is governed by the laws, rules, and regulations of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Exclusive venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.

8.3 Entity agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Entity further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Entity's employees.

8.4 Entity will not represent itself as the agent or legal representative for the Department, the State of Utah, or the Foundation for any purpose whatsoever, and has no right to create or assume any similar obligation, express or implied, for or on behalf of the Department, the State of Utah, or the Foundation in any way. This Agreement does not create any agency, partnership, or joint venture between the parties.

8.5 This Agreement will not be assigned, transferred, or sublicensed by Entity except with the Department's prior written consent. Any violation of the preceding sentence is null and void and any attempt by Entity to assign, transfer, or sublicense its rights will result in immediate termination of this Agreement and Entity's rights to the Trademark. Subject to such restriction and to the restriction against assignment provided above, this Agreement binds to the parties' benefit and their permitted successors.

8.6 If any part of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the remaining portions of the Agreement shall remain valid.

8.7 Neither party will be held responsible for delay or default caused by fire, riot, act of God, and/or war that is beyond that party's reasonable control. The Department or the State of Utah may terminate this Agreement after determining such delay will prevent successful performance of this Agreement.

8.8 A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.

8.9 In the event of any judicial action to enforce rights under this Agreement, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.

8.10 This Agreement constitutes the complete and final agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

8.11 All notices and statements required under this Agreement will be in writing addressed to the parties as set forth below and sent certified mail or email, return receipt requested, unless an address change notification is given in writing. The mailing date is the date the notice or statement is given.

If to the Department:

Salt Lake City, UT 84114

If to Entity:

Attn: Nicole Handy
Department of Cultural and Community
Engagement
3760 South Highland Drive

(This section is intentionally left blank. Signature page follows)

IN WITNESS, the parties have caused this instrument to be duly executed as of the day and year first above written.

State of Utah, Department of
Cultural and Community
Engagement:

[Entity Name]:

Print Name:
Title:
Date:

Print Name:
Title:
Date

Resolution No. 56-2025

RESOLUTION OF WEST HAVEN CITY AUTHORIZING AN AGREEMENT REGARDING THE LEASE OF CITY REAL PROPERTY; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION AND THE CITY MANAGER TO SIGN THE LEASE AGREEMENT ON BEHALF OF THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to entering into agreements regarding protecting the health, safety, and welfare of the public; and,

WHEREAS, the City and the West Haven Special Service District ("District") owns certain real property within City limits that the City plans on using for different purposes in the future; and

WHEREAS, the City and District wish to maintain the City property until that time which the City and District plan to use that property; and

WHEREAS, at this time, the City and District wish to enter into a lease agreement with a private citizen to help maintain the City property; and

WHEREAS, at this time, the City and District feels that the best way to accomplish its goals of maintaining the City and District property is to enter into a Lease of City and District Property, as attached as Attachment "A"; and

WHEREAS the City Council now desires to adopt this Lease of City and District Property by accepting the terms thereof; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. AGREEMENT:

1. That the Lease of City and District Property between the designated applicant, the District, and the City, a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
2. That the City Manager is authorized to sign any and all documents necessary to affect this Lease, including signing the Lease itself.
3. That the Mayor is authorized to sign this Resolution adopting the extension of the Lease Agreement.
4. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the ____ day of December 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood

Councilmember Carrie Call

Councilmember Kim Dixon

Councilmember Nina Morse

Councilmember Ryan Saunders

Councilmember Ryan Swapp

Yes _____

No ☒

Yes

No

Yes

No

Yes ☐

No

Yes

No

Yes 

No 

ATTACHMENT “A”

Attached to Resolution 56-2025

**LEASE OF CITY AND DISTRICT PROPERTY BETWEEN THE CITY, THE DISTRICT,
AND THE DESIGNATED APPLICANT**

DRAFT

LEASE OF CITY AND DISTRICT PROPERTY

This Lease is made on the ____ day of _____, 2025, between West Haven City, a municipal corporation of the State of Utah, ("City"), of 4150 SOUTH 3900 WEST, West Haven, Utah 84401, and the West Haven Special Sewer District, a special district of the State of Utah ("District"), of 4150 SOUTH 3900 WEST, West Haven, Utah 84401, and Dave Prevedel of _____, hereinafter sometimes referred to as "Lessee"), of the following parcel of ground located in the City of West Haven, State of Utah at approximately, 3100 West 3300 South West Haven, Utah of approximately twelve (12) acres in size legally described and depicted in Exhibit "A" along with four (4) shares in the Wilson Irrigation Water Company ("Property."). Throughout this Lease, the City, District, and Lessee may be referred to individually as "Party" or collectively as "Parties."

1. The City agrees to lease to the Lessee and the Lessee agrees to lease from the City the above-described Property.
2. The term of this lease will be for twelve (12) months from the 1st day of January 2026, until the 31st day of December 2026, or until earlier rescinded as provided below.
3. The lease payments will be in the amount of \$1,152.00 for the first twelve (12) months and the annual payment will be payable by the Lessee to the City on the 1st day of July 2026. The lease payment was determined by multiplying \$46.00 per acre by 12 acres, plus \$150 per water share, multiplied by 4 shares. If any lease payment is not paid within five (5) days of its due date, the Lessee agrees to pay an additional late charge of five percent (5%) of the rental due.
4. If the Lessee would like to extend the Lease Term for an additional term of twelve (12) months, they shall contact the District Superintendent thirty (30) days prior to the Lease termination. The District Superintendent, with the concurrence of the City Manager, shall have the authority to extend the lease term for unlimited terms based upon the needs of the District and City. The District Superintendent and City Manager have the authority to include in any Lease extension any additional lease rates or to address any other issues that have arisen in the current or past Lease Terms.
5. The Lessee agrees to use the Property for growing and harvesting alfalfa as though it were the Lessee's Property and to otherwise maintain the Property in a good, safe, and sanitary condition as if the Property belonged to the Lessee, which ownership Lessee specifically disclaims.
6. The Lessee has paid the City a security deposit of \$100.00. This security deposit shall be held as security for the repair of any damages to or restore the Property

by the Lessee. This deposit will be returned to the Lessee within ten (10) days of the termination of this lease, minus any amount needed to repair or restore the Property.

7. Lessee agrees to maintain the Property in a clean and sanitary manner and not to make any alterations to the Property, including installing utilities or building structures, without the City's written consent. At the termination of this Lease, Lessee agrees to leave the Property in the same condition as or better condition than when it was received, except for normal wear and tear and subject to proper authorization for any improvements installed by Lessee.
8. The District and City will supply no utilities to the Property for the benefit of Lessee. If utility improvements are already at the Property or are later installed when determined appropriate by the District and City, Lessee agrees to pay for using and benefits derived from such utilities as may be or become available to this subject property.
9. Lessee agrees not to sublet the Property or assign this Lease without the District's and City's written consent. Lessee agrees to allow the City and District reasonable access to the Property for inspection and repair.
10. The Lessee has inspected the Property and has found it satisfactory for their needs.
11. If the Lessee fails to pay the lease payment on time or violates any other terms of this Lease, the District and City may terminate this lease in accordance with state law. The District and City may also re-enter and take possession of the Property and take advantage of any other legal remedies available.
12. The Lessee agrees to be responsible and accepts responsibility for the repair and upkeep of the Property.
13. The Lessee agrees to indemnify and hold the District and City harmless from any liability caused by Lessee's operations or use of the Property covered by this Lease.
14. The District and City and their guests shall have the right to enter and use the Property for public parking for West Haven Days events in June of each year. The District Superintendent shall notify the Lessee regarding the specific dates of West Haven Days in any given year, and the Lessee shall prepare their operations in anticipation of those specific dates. Specifically, the Lessee agrees to harvest the alfalfa in June, just before the West Haven Days event, to accommodate the City's and District's use of the Property as public parking. The City shall have no liability to Lessee regarding any crop damage that may occur as a result of the Property being used for public parking during that time period each year.
15. The following are additional terms of the Lease:

- a. If a complaint is reported to the City and District regarding issues with the Property, Lessee shall be immediately contacted and Lessee shall remedy the issue within forty-eight (48) hours or otherwise make adequate arrangements to remedy the situation that is acceptable to the District Superintendent.
 - b. If the Lessee does not remedy the issue within forty-eight (48) hours of notification and does not make adequate arrangements to remedy the situation which is acceptable to the District Superintendent, then the City and District shall have the right to notify the Lessee of immediate termination of the Lease.
 - c. If there are repeated issues and violations of maintaining the Property, the District Superintendent shall have the right to notify the Lessee of immediate termination of the Lease after giving the Lessee forty-eight (48) hours' notice.
 - d. Any decision by the District Superintendent to terminate the Lease may be appealed by the Lessee to the City Manager, whose decisions shall be final and not subject to review or appeal by the Lessee. Lessee must contact the City Manager within the forty-eight (48) hour notice period to file an appeal.
- 16.** The Parties agree this Lease is the entire agreement between them. This Lease binds and benefits both the City and Lessee and any successors.
- 17.** The Parties agree that no presumption shall be attached to this Agreement because it may have been prepared by one of the Parties or by one Party's attorney.
- 18.** The Parties agree that the failure of either Party to enforce any of the provisions hereof shall not be construed as a general relinquishment or waiver of that or any other provision.
- 19.** The Parties agree that all notices required shall be in writing given only by in person, by email, or by mail, addressed to the other Party at the address on the face hereof and shall be deemed given on the date of dispatch or posting in the U.S. Mail postage paid, or emailed. Notices under this Lease shall be delivered to the following addresses or email addresses or such other address as a Party may designate in writing:

The City:
Attn: Shawn Warnke, City Manager
West Haven City
4150 South 3900 West
West Haven, Utah 84401

shawnw@westhavenut.gov

The District:
Attn: John Wallace, District Superintendent
West Haven City
4150 South 3900 West
West Haven, Utah 84401
johnw@westhavenut.gov

Lessee:

Phone Number and Email:

- 20.** Any other provisions in this Lease to the contrary notwithstanding, the District Superintendent and City Manager shall have the unilateral right to terminate this Lease with not less than thirty (30) days' notice for any valid governmental purpose between the months of November through March (outside of the agricultural season). The District Superintendent and City Manager shall determine in their sole discretion what constitutes a valid governmental purpose, and this decision is final and not subject to review or appeal by the Lessee.
- 21.** If the Lease is terminated, the Lessee shall have thirty (30) days from the date of notice of termination to restore the property to its original state.
- 22.** This Lease shall be interpreted by the laws of the State of Utah.
- 23.** If issues arise regarding this Lease, including eviction or enforcement of terms, they shall be litigated in the Second District Court, Weber County, or in the Utah District of the federal court. The Lessee agrees that any damages awarded to them will be limited to the amount of the annual lease.

West Haven City
By: Shawn Warnke, City Manager

Dave Prevedel

West Haven Special Sewer District
By: John Wallace, District Superintendent

EXHIBIT "A"

EAST PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3300 SOUTH STREET BEING LOCATED SOUTH $00^{\circ}50'10''$ WEST 40.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (BASIS OF BEARING BEING THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH $89^{\circ}13'27''$ WEST); RUNNING THENCE SOUTH $00^{\circ}49'49''$ WEST 492.86 FEET; THENCE SOUTH $58^{\circ}39'56''$ WEST 499.48 FEET; THENCE NORTH $00^{\circ}15'36''$ EAST 758.39 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE SOUTH $89^{\circ}13'27''$ EAST 430.37 FEET TO THE POINT OF BEGINNING. CONTAINING 6.139 ACRES.

WEST PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3300 SOUTH STREET BEING LOCATED NORTH $89^{\circ}13'27''$ WEST 430.96 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH $00^{\circ}00'00''$ EAST 40.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (BASIS OF BEARING BEING THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH $89^{\circ}13'27''$ WEST); RUNNING THENCE SOUTH $00^{\circ}15'36''$ WEST 758.39 FEET; THENCE SOUTH $58^{\circ}39'56''$ WEST 46.96 FEET TO THE NORTH LINE OF THE WESTWOOD ESTATES SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH $89^{\circ}13'35''$ WEST 302.01 FEET; THENCE NORTH $00^{\circ}15'36''$ EAST 758.39 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE SOUTH $89^{\circ}13'27''$ EAST 342.01 FEET TO THE POINT OF BEGINNING. CONTAINING 6.139 ACRES.

Resolution No. 57-2025

**RESOLUTION OF WEST HAVEN CITY REPEALING RESOLUTION 50-2025;
AUTHORIZING THE CITY MANAGER TO SUBMIT GRANT APPLICATIONS FOR
RAMP FUNDING; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION
AND FOR THE CITY MANAGER TO SIGN THE GRANT APPLICATIONS AND ANY
OTHER DOCUMENTS ON BEHALF OF THE CITY; AND, PROVIDING FOR AN
EFFECTIVE DATE.**

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including applying for grants; and

WHEREAS, Weber County makes grant money available through RAMP for community betterment; and

WHEREAS, the City has applied for and successfully received RAMP grants in the past and has used those grant monies for the betterment of the City; and

WHEREAS, on October 15, 2025, the City Council passed Resolution 50-2025 which provided a list of RAMP grants that the City Manager was authorized to apply for; and

WHEREAS, at this time and after additional information was obtained, the City Council has reconsidered the list of RAMP grants that the City Council wishes the City Manager to apply for; and

WHEREAS, the City Council wishes to repeal Resolution 50-2025 and authorize the City Manager to apply for a different list of RAMP grants by passing this Resolution; and

WHEREAS the City Council now desires to authorize the City Manager to submit grant applications to apply for RAMP funding from Weber County, the list as shown below; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That the City Council repeals Resolution 50-2025 that was passed on October 15, 2025.

2. That the City Council has reviewed proposals for grant applications for RAMP funding through Weber County. The Council approves the following projects for grant submissions, as listed below, and hereby authorizes the City Manager to submit those grant applications:

- **Major Grant.**

- Windsor Park Phase 2 - Earthwork, Irrigation, Planting, and Trail - 1.7-million-dollar project
 - \$500,000 grant
 - Remaining funds Park Impact Fees, ARPA funds

- **Arts and Museums.**

- Art Murals - Underpass on 4000 South and/or the back of the salt sheds at the Public Works Complex (approximately 125' in length) - \$50,000
 - \$20,000 budget money
 - \$25,000 grant
 - \$5,000 in-kind
- West Haven Days Celebration (includes concert, Queen Contest, Adult and Youth Rodeo) - \$35,000
 - Part of West Haven Days Budget
 - \$35,000 grant
- Arts Council - Yearly arts program and Arts Festival - \$20,000
 - \$20,000 grant
 - Cash items from the Arts Council budget
 - In-kind volunteer hours

- **Parks and Recreation.**

The City Council authorizes City staff to select and submit up to three of the four proposed park and recreation projects, or to combine the small and large pavilions into a single grant application.

- Poulter Pond Park - 30' x 30' pavilion - \$156,000
 - \$78,000 Grant
 - Remainder park fees and in-kind
- Poulter Pond Park- 9'x 9' pavilions - \$44,000- \$55,000 (4- 5 pavilions at \$11,000 per pavilion)
 - \$22,00 - \$27,500 grant
 - Remainder Park Impact Fees and in-kind
- Poulter Pond playground - \$230,000

- \$115,000 grant
 - Remainder Park Impact Fees and in-kind
 - Green Farm's Center - Park Restroom - \$166,000
 - \$83,000 - grant
3. That the City Manager is authorized to sign any and all documents necessary to affect these grant applications, including signing the grant applications themselves.
 4. That the Mayor is authorized to sign this Resolution.
 5. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 5th day of November 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

| | |
|-----------|----------|
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |
| Yes _____ | No _____ |

RESOLUTION 58-2025

A RESOLUTION OF WEST HAVEN CITY, UTAH, APPROVING AND ADOPTING A TEMPORARY COMMEMORATIVE LOGO; AND PROVIDING FOR AN EFFECTIVE DATE.

Section I. Recitals

WHEREAS, the City of West Haven (hereinafter “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, on April 19, 1775, the 13 original colonies entered into the American Revolutionary War against Great Britain in order to free itself from tyranny and to establish a democratic form of governing themselves instead of by a foreign power; and

WHEREAS, in celebration of the 250 years from April 19, 1775, and to commemorate the American Revolutionary War, the City wishes to approve and adopt a temporary red, white, and blue logo for West Haven City; and

WHEREAS, the City Council intends that this temporary logo will be used from January 1, 2026, to January 1, 2027; and

WHEREAS, at this time, the City Council wishes to approve and adopt this temporary logo to represent the City and which will be used on all letterhead and correspondence; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN, UTAH THAT:

Section II.

1. That the City approves and adopts the temporary commemorative West Haven City logo, which is attached as Exhibit A, to represent the City, from January 1, 2026, to January 1, 2027, the City will go back to using the current logo.
2. The foregoing Recitals are fully incorporated herein.

Section III. Repealer of Conflicting Enactments

All orders and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this

repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 4 - Prior Resolutions

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

Section 5 - Savings Clause

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

Section 6. Date of Effect

This Resolution shall be effective on the 3rd day of December 2025, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY,
STATE OF UTAH, on this 3rd day of December 2025.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

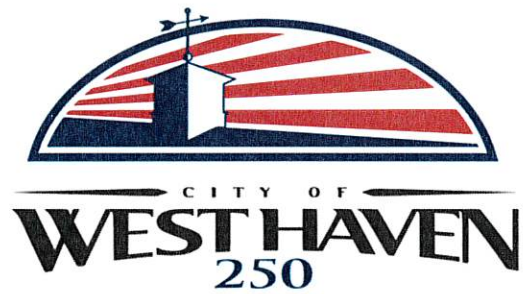
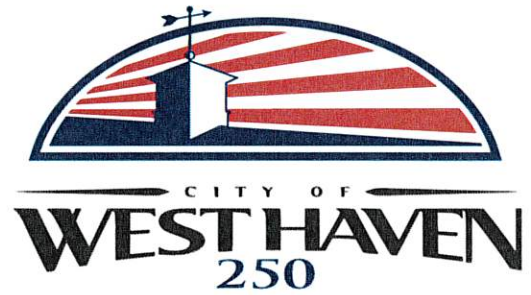
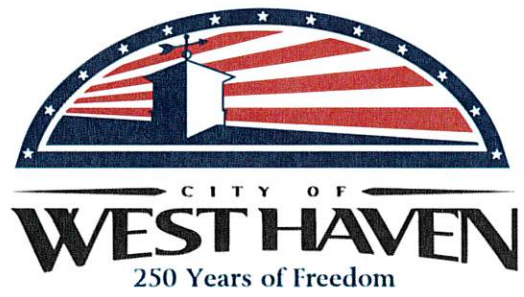
Emily Green, City Recorder

| | | |
|-----------------------------|-----------|----------|
| 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 _____ |

EXHIBIT A

**Attached to Resolution 58-2025
Temporary Commemorative Logo for West Haven City**

DRAFT



STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: December 3, 2025

SUBJECT: City Manager Quarterly Audit Report – 1st Quarter of FY 2026



Background

Section 36.22(B) of the West Haven City Purchasing Policy states,

(A) The City Manager shall be responsible for conducting an audit of all purchases made for the city for compliance with the requirements of this chapter.

(B) On the first City Council meeting following the end of each fiscal quarter, the City Manager shall provide a written report to the City Council with detailed findings regarding those purchases made in that fiscal quarter that total between \$10,000.00 and \$50,000.00.

Below is a report of the purchases made in the 1st Quarter of FY 2026 within the spending limits outlined by the City Council.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

[Report].Amount Paid = {between}10000-50000

| Vendor | Vendor Name | Invoice Number | Description | GL Account Number | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid | Voided |
|----------------|---------------------------|----------------|-----------------------|-------------------|--------------|-----------------------|-------------|------------|--------|
| 10-4253 | | | | | | | | | |
| 7831 | WEBER COUNTY ANIMAL SERV | 66551 | ANIMAL SERVICES | 10-4253 | 09/01/2025 | 21,411.00 | 21,411.00 | 09/04/2025 | |
| 7831 | WEBER COUNTY ANIMAL SERV | 66552 | ANIMAL SERVICES | 10-4253 | 09/01/2025 | 16,969.00 | 16,969.00 | 09/04/2025 | |
| Total 10-4253: | | | | | | 38,380.00 | 38,380.00 | | |
| 10-4814 | | | | | | | | | |
| 5729 | PUBLIC EMPLOYEES HEALTH P | 584177 2 | COMMUNITY DEVELOPMENT | 10-4814 | 07/15/2025 | 15,195.52 | 15,195.52 | 08/28/2025 | |
| 5729 | PUBLIC EMPLOYEES HEALTH P | 608402 | COMMUNITY DEVELOPMENT | 10-4814 | 08/15/2025 | 13,468.37 | 13,468.37 | 09/04/2025 | |
| Total 10-4814: | | | | | | 28,663.89 | 28,663.89 | | |
| 10-5150 | | | | | | | | | |
| 7627 | UTAH LOCAL GOVERNMENT TR | 1620798 | AUTO INSURANCE | 10-5150 | 07/03/2025 | 16,446.23 | 16,446.23 | 08/21/2025 | |
| 7627 | UTAH LOCAL GOVERNMENT TR | 1620799 | LIABILITY INSURANCE | 10-5150 | 07/03/2025 | 25,777.45 | 25,777.45 | 08/21/2025 | |
| 7627 | UTAH LOCAL GOVERNMENT TR | 1620800 | PROPERTY INSURANCE | 10-5150 | 07/03/2025 | 16,058.85 | 16,058.85 | 08/21/2025 | |
| Total 10-5150: | | | | | | 58,282.53 | 58,282.53 | | |
| 10-5155 | | | | | | | | | |
| 5878 | READY TECHNOLOGIES | 262965 | SERVER | 10-5155 | 07/11/2025 | 10,233.00 | 10,233.00 | 07/17/2025 | |
| Total 10-5155: | | | | | | 10,233.00 | 10,233.00 | | |
| 10-6037 | | | | | | | | | |
| 7814 | WASTE MANAGEMENT | 2174009-2682- | GARBAGE SERVICES | 10-6037 | 07/01/2025 | 39,206.36 | 39,206.36 | 07/17/2025 | |
| 7814 | WASTE MANAGEMENT | 2175557-2682- | GARBAGE SERVICES | 10-6037 | 08/01/2025 | 39,571.65 | 39,571.65 | 08/07/2025 | |
| 7814 | WASTE MANAGEMENT | 2177125-2682- | GARBAGE SERVICES | 10-6037 | 09/02/2025 | 39,052.38 | 39,052.38 | 09/18/2025 | |
| 7844 | WEBER COUNTY TRANSFER S | 001-00807220- | GARBAGE SERVICES | 10-6037 | 06/30/2025 | 31,691.50 | 31,691.50 | 07/17/2025 | |
| 7844 | WEBER COUNTY TRANSFER S | 022-01778469- | GARBAGE SERVICES | 10-6037 | 07/31/2025 | 35,128.37 | 35,128.37 | 08/21/2025 | |
| 7844 | WEBER COUNTY TRANSFER S | 022-01792694- | GARBAGE SERVICES | 10-6037 | 08/31/2025 | 31,549.50 | 31,549.50 | 09/18/2025 | |
| Total 10-6037: | | | | | | 216,199.76 | 216,199.76 | | |

| Vendor | Vendor Name | Invoice Number | Description | GL Account Number | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid | Voided |
|----------------|---------------------------|----------------|------------------------|-------------------|--------------|-----------------------|-------------|------------|--------|
| 13-4515 | | | | | | | | | |
| 9507 | PLAY AND PARK STRUCTURES | PJI-0082242 | ROCKWALL REPLACEMENTS | 13-4515 | 07/21/2025 | 35,249.82 | 35,249.82 | 08/21/2025 | |
| Total 13-4515: | | | | | | 35,249.82 | 35,249.82 | | |
| 13-9004 | | | | | | | | | |
| 9195 | COTTONWOOD TITLE INSURAN | 4955 W 3300 S | 3300 S | 13-9004 | 07/14/2025 | 13,156.00 | 13,156.00 | 08/07/2025 | |
| Total 13-9004: | | | | | | 13,156.00 | 13,156.00 | | |
| 13-9006 | | | | | | | | | |
| 2644 | GARDNER ENGINEERING | 4281 | 5100 W/3300 S | 13-9006 | 07/01/2025 | 14,371.95 | 14,371.95 | 08/07/2025 | |
| 2644 | GARDNER ENGINEERING | 4567 | 5100 W/3300 S | 13-9006 | 08/01/2025 | 15,346.35 | 15,346.35 | 09/04/2025 | |
| Total 13-9006: | | | | | | 29,718.30 | 29,718.30 | | |
| 13-9009 | | | | | | | | | |
| 124 | ADVANCED PAVING/CONSTRU | 5325 | 4300 S ROADWAY PROJECT | 13-9009 | 12/23/2024 | 14,959.63 | 14,959.63 | 09/04/2025 | |
| 124 | ADVANCED PAVING/CONSTRU | 5326 | 4300 S ROADWAY PROJECT | 13-9009 | 12/23/2024 | 11,487.88 | 11,487.88 | 09/04/2025 | |
| Total 13-9009: | | | | | | 26,447.51 | 26,447.51 | | |
| 13-9022 | | | | | | | | | |
| 10009 | ALTERED EDGE CURBING, SOD | 080725 | CURBING | 13-9022 | 08/07/2025 | 19,560.00 | 19,560.00 | 09/18/2025 | |
| Total 13-9022: | | | | | | 19,560.00 | 19,560.00 | | |
| Grand Totals: | | | | | | 475,890.81 | 475,890.81 | | |

| Vendor | Vendor Name | Invoice Number | Description | GL Account Number | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid | Voided |
|--------|-------------|----------------|-------------|-------------------|--------------|-----------------------|-------------|-----------|--------|
|--------|-------------|----------------|-------------|-------------------|--------------|-----------------------|-------------|-----------|--------|

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

[Report].Amount Paid = (between)10000-50000