



## WEST HAVEN CITY COUNCIL AGENDA

February 4, 2026 6:00 P.M.  
City Council Chambers  
4150 South 3900 West, West Haven, UT  
84401

NOTICE IS HEREBY GIVEN THAT ON **February 4, 2026** 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. Presentation-General Plan Map Amendment-Hailey Pratt
3. Continuing Discussion-Related Topics Associated with the Preparation of the Executive Leadership Overview and Strategic Operations Plan, Contract Management Review, and the Fiscal Year 2027 Budget which included but are not limited to Capital Projects, Revenue sources, and City Services, etc.-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**  
Water Color Workshop-The Barn      February 9, 2026      6:00 PM  
Music Circle-The Barn      February 23, 2026      7:00 PM  
Senior Lunch Bunch-The Barn      February 25, 2026      11:30 AM
5. **COUNCIL UPDATES**
6. **PRESENTATION-LEGISLATIVE DAY-YOUTH COUNCIL**

### **\*\*\*AGENDA ACTION ITEMS\*\*\***

7. **PRESENTATION-AUDIT REVIEW FISCAL YEAR 2025 FINANCIAL STATEMENTS-ULRICH & ASSOCIATES, PC**

8. **ACTION ON CONSENT AGENDA**  
A. COUNCIL MEETING MINUTES MEETING HELD January 21, 2026  
B. SPECIAL COUNCIL MEETING MINUTES MEETING HELD January 22, 2026  
C. TAYLOR WEST WEBER WATER IMPROV. DIST. \$125,800.00 Inv.#338
9. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**  
A. ACTION ON ORDINANCE 03-2026-AMENDING TITLE XV LAND USAGE, INCLUDING SECTION 157.004 DEFINITIONS, SECTION 157.294 USES, SECTION 157.331 PERMITTED USES, SECTION 157.631 PARKING SPACE OR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES THE REPEAL OF SECTION 157.355 STORAGE UNIT RESTRICTIONS, THE REPEAL OF SECTION 157.355 STORAGE UNIT RESTRICTIONS, AND THE CREATION OF SECTION 157.619 SELF-STORAGE FACILITY RESTRICTIONS-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR  
B. ACTION ON RESOLUTION 06-2026-AMENDMENT TO THE GENERAL PLAN MAP FOR PARCEL 08-006-0075 UPDATING IT DESIGNATION FROM R-3 (8) MULTI-FAMILY 12 UNITS PER ACRES, TO R-3 (9), MULTI-FAMILY 24 UNITS PER ACRE-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
10. **ADVICE & CONSENT OF: CITY TREASURER APPOINTMENT-SUBMITTED BY MAYOR VANDERWOOD**
11. **ADVICE & CONSENT OF: CITY FINANCE DIRECTOR APPOINTMENT-SUBMITTED BY MAYOR VANDERWOOD**
12. **ADVICE & CONSENT OF: THE TERM OF ONE (1) WEST HAVEN SPECIAL SERVICE DISTRICT BOARD MEMBER APPOINTMENT-For Nate Morse to fill the remainder of one, 4-year term. The term will be from January 21, 2026 thru December 31, 2026**
13. **ACTION ON RESOLUTION 05-2026-CORRIDOR AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION REGARDING SR-126 FROM (1900 WEST) LAYTON PARKWAY TO SR-39 (12<sup>TH</sup> STREET)-SHAWN WARNKE, CITY MANAGER**
14. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
15. **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.
16. **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](mailto: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](http://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**  
**BASIC FINANCIAL STATEMENTS AND**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**WITH INDEPENDENT AUDITOR'S REPORTS**  
**YEAR ENDED JUNE 30, 2025**

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members  
of the City Council  
West Haven City, Utah

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of West Haven City as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Haven City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information West Haven City, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of West Haven City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about West Haven City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of West Haven City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about West Haven City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in

the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 20, 2026, on our consideration of West Haven City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of West Haven City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering West Haven City's internal control over financial reporting and compliance.

*Wich & Associates, P.C.*

Ogden, UT  
January 20, 2026

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# **WEST HAVEN CITY MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

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## **INTRODUCTION**

The following is a discussion and analysis of West Haven City's financial performance and activities for the fiscal year ending June 30, 2025.

## **OVERVIEW OF THE FINANCIAL STATEMENTS**

The government-wide financial statements are comprised of the Statement of Net Position, and the Statement of Activities. These two statements provide a broad overview of the City's finances. The Statement of Net Position shows the overall net position of the City. Increases and decreases in net position are one indicator of the City's overall financial condition. The Statement of Activities helps to identify functions of the City that are principally supported by taxes and other general revenues (governmental activities).

This discussion and analysis is an introduction to the City's Basic Financial Statements. The Basic Financial Statements include three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

The government-wide financial statements include not only the West Haven City itself (known as the primary government), but also a legally separate West Haven Special Service District which operates a sewer system for which West Haven City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself. Complete financial statements for the component unit may be obtained at the entity's administrative offices.

The fund financial statements provide detailed information about individual major funds and not the City as a whole. A fund is a group of related accounts that the City uses to keep track of specific resources that are segregated for a specific purpose. Some funds are required by law to exist, while others are established internally to maintain control over a particular activity. The City's general fund is a governmental type fund and the storm drain fund is a business-type fund.

A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

West Haven City has three Governmental Funds and one Proprietary Fund. Information is presented separately in the governmental fund Balance Sheet and in the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund and Capital Projects Fund which are considered to be major funds and for the Cemetery Special Revenue Fund.

West Haven City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

There are several differences between government-wide and fund statements. Capital assets and long-term debt are included on the government-wide statements, but are not reported on the governmental fund statements. Capital outlays result in capital assets on the government-wide statements, but are expenditures on the governmental fund statements.

**WEST HAVEN CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

**FINANCIAL ANALYSIS OF THE CITY AS A WHOLE**

Below is a two-year comparative of the City's Statement of Net Position

	Governmental Activities		Business-type Activities		Total	
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
Current assets	\$ 18,561,485	\$ 15,057,263	\$ 1,085,800	\$ 1,033,345	\$ 19,647,285	\$ 16,090,608
Other assets	11,211,726	10,995,707	1,076,741	963,431	12,288,467	11,959,138
Capital assets	70,774,999	63,382,486	15,657,432	14,079,239	86,432,431	77,461,725
Total assets	100,548,210	89,435,456	17,819,973	16,076,015	118,368,183	105,511,471
Deferred outflows of resources relating to pensions	495,816	440,089	16,796	15,072	512,612	455,161
Total assets and deferred outflows	101,044,026	89,875,545	17,836,769	16,091,087	118,880,795	105,966,632
Long-term liabilities	478,853	361,836	14,853	10,683	493,706	372,519
Other liabilities	4,520,000	1,608,246	155,665	29,043	4,675,665	1,637,289
Total liabilities	4,998,853	1,970,082	170,518	39,726	5,169,371	2,009,808
Deferred Inflows	6,650	2,416	206	75	6,856	2,491
Total deferred inflows	6,650	2,416	206	75	6,856	2,491
Total liabilities and deferred inflows	5,005,503	1,972,498	170,724	39,801	5,176,227	2,012,299
Net position:						
Net investment in capital assets	70,756,269	63,362,675	15,657,432	14,079,239	86,413,701	77,441,914
Restricted	11,211,726	10,995,707	1,076,741	963,431	12,288,467	11,959,138
Unrestricted	14,070,528	13,544,665	931,872	1,008,616	15,002,400	14,553,281
Total net position	\$ 96,038,523	\$ 87,903,047	\$ 17,666,045	\$ 16,051,286	\$113,704,568	\$103,954,333

One component of the City's net position, 76%, reflects net investments in capital assets (land, buildings, equipment, and infrastructure) less all outstanding debt that was issued to buy or build those assets. As capital assets, these resources are not available for future spending, nor can they all be readily liquidated to pay off the related liabilities. Restricted net position comprises 11% of total net position and is subject to external restrictions on how it may be used. The remaining 13% of net position is unrestricted and may be used at the City's discretion to meet its ongoing obligations to citizens and creditors.

# WEST HAVEN CITY MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE FISCAL YEAR ENDING JUNE 30, 2025

## Major changes in the City's financial position are as follows:

- In governmental activities, the City had an increase in total assets of \$11,112,754, including an increase in capital assets of \$7,392,513. The City had an increase in restricted net position of \$175,944, and an increase in total liabilities and deferred inflows of \$3,033,005.
- In the proprietary fund, capital assets increased \$1,578,193 and restricted net position increased \$113,310.

## Governmental Activities and Business Type Activities

A condensed version of the Statement of Activities follows:

	Governmental and Proprietary Activities					
	Governmental Activities		Business-type Activities		Total	
	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024	June 30, 2025	June 30, 2024
Revenues:						
Program revenues:						
Charges for services	\$ 3,602,320	\$ 2,951,899	\$ 323,633	\$ 309,192	\$ 3,925,953	\$ 3,261,091
Grants and contributions	9,243,804	9,701,271	1,874,815	1,712,325	11,118,619	11,413,596
General revenues:						
Taxes	6,415,314	5,992,340	-	-	6,415,314	5,992,340
Interest	1,212,306	1,409,414	92,786	97,230	1,305,092	1,506,644
Miscellaneous	-	-	-	-	-	-
Total revenues	<u>20,473,744</u>	<u>20,054,924</u>	<u>2,291,234</u>	<u>2,118,747</u>	<u>22,764,978</u>	<u>22,173,671</u>
Expenses:						
General government	2,307,628	1,738,871	-	-	2,307,628	1,738,871
Highways and improvements	5,343,347	4,806,844	-	-	5,343,347	4,806,844
Parks and recreation	2,493,506	2,366,350	-	-	2,493,506	2,366,350
Public safety	2,195,287	1,863,949	-	-	2,195,287	1,863,949
Storm Drain	-	-	676,475	522,771	676,475	522,771
Total expenses	<u>12,339,768</u>	<u>10,776,014</u>	<u>676,475</u>	<u>522,771</u>	<u>13,016,243</u>	<u>11,298,785</u>
Change in net position	8,133,976	9,278,910	1,614,759	1,595,976	9,748,735	10,874,886
Gain (loss) on sale of fixed asset	1,500	11,071	-	-	1,500	11,071
Transfers in (out)	-	-	-	-	-	-
Net position-beginning	<u>87,903,047</u>	<u>78,613,066</u>	<u>16,051,286</u>	<u>14,455,310</u>	<u>103,954,333</u>	<u>93,068,376</u>
Net position-ending	<u>\$ 96,038,523</u>	<u>\$ 87,903,047</u>	<u>\$ 17,666,045</u>	<u>\$ 16,051,286</u>	<u>\$113,704,568</u>	<u>\$103,954,333</u>

A description of major changes to the statement of activities for the year include:

- Total revenues for governmental activities increased by \$378,745, due to an increase in charges for services of \$650,421 while there were increases in taxes of \$422,974 and a decrease in interest earnings of \$201,552 respectively.
- Expenditures for governmental activities increased \$1,563,754, including an increase in highways and improvements of \$536,503, and an increase in general government of \$568,757.

**WEST HAVEN CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

**Capital Assets**

	Governmental Activities		Capital Assets at Year-End Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Water shares	\$ 11,204	\$ 11,204	\$ -	\$ -	\$ 11,204	\$ 11,204
Land	3,502,739	1,988,605	-	-	3,502,739	1,988,605
Construction in Progress	5,380,522	1,046,708	170,126	42,012	5,550,648	1,088,720
Street lights	413,216	408,019	-	-	413,216	408,019
Buildings	8,732,650	9,189,939	-	-	8,732,650	9,189,939
Improvements	12,332,777	10,297,993	-	-	12,332,777	10,297,993
Cemetery	678,638	678,638	-	-	678,638	678,638
Roads	63,200,097	60,089,535	-	-	63,200,097	60,089,535
Machinery and equipment	2,960,850	2,746,780	107,316	107,316	3,068,166	2,854,096
Right of use asset - SBITA	143,952	143,952	-	-	143,952	143,952
Storm drain system	-	-	18,156,149	16,362,899	18,156,149	16,362,899
Subtotal	97,356,645	86,601,373	18,433,591	16,512,227	115,790,236	103,113,600
Accum. depreciation	(26,581,646)	(23,160,743)	(2,776,159)	(2,432,988)	(29,357,805)	(25,593,731)
Capital assets, net, restated	<u>\$70,774,999</u>	<u>\$63,440,630</u>	<u>\$15,657,432</u>	<u>\$14,079,239</u>	<u>\$86,432,431</u>	<u>\$77,519,869</u>

West Haven City added \$10,755,272 in new capital assets in governmental activities during the fiscal year. The following assets were acquired or constructed: Buildings \$4,333,814, Improvements \$2,034,784, roadway infrastructure of \$3,110,562, and land of \$1,514,134.

**Fund Balances**

The fund balance in the General Fund decreased by \$340,221. As of June 30, 2025, the following were set aside as restrictions and commitments in the governmental funds: \$1,518,137 for park impact fees, \$4,747,228 for road impact fees, \$2,453,840 in Class "C" roads, \$2,202,765 for transportation tax, and \$289,756 in RAMP grant money. The council has also assigned \$1,724,465 for special projects in the Capital Projects Fund.

The ending fund balance in the General Fund is \$2,890,629. The unassigned fund balance, which is available for spending at the government's discretion, is \$2,748,731.

**General Fund Budgets**

West Haven City prepares its budget according to state statutes. The General Fund Budget was adjusted during the year to meet the needs of growth in the City.

Actual General Fund revenues were \$342,522 above the original budget and \$1,382,416 below the final adjusted budget. Actual General Fund expenditures before transfers were \$960,695 below the original budget and \$1,036,695 below the final adjusted budget.



**WEST HAVEN CITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEAR ENDING JUNE 30, 2025**

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**ADDITIONAL INFORMATION**

This financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of West Haven City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or any other matters related to the City's finances should be addressed to West Haven City, 4150 South 3900 West, West Haven, Utah 84401.

## **BASIC FINANCIAL STATEMENTS**

**WEST HAVEN CITY**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

	Primary Government			Component Units
	Governmental Activities	Business-Type Activities	Total	West Haven Special Service District
<b>ASSETS</b>				
Cash and cash equivalents	\$ 14,583,012	\$ 1,036,528	\$ 15,619,540	\$ 11,914,091
Due from other governmental units	3,928,691	-	3,928,691	1,514,134
Accounts receivable, net of allowance	22,420	49,272	71,692	407,486
Prepaid expenses	27,362	-	27,362	-
Restricted cash and cash equivalents	11,211,726	1,076,741	12,288,467	60,631
Net pension asset	-	-	-	-
Capital assets:				
Land	3,502,739	-	3,502,739	1,504,134
Water stock	11,204	-	11,204	-
Construction in progress	5,380,522	170,126	5,550,648	142,683
Street lights	413,216	-	413,216	-
Infrastructure	63,200,097	18,156,149	81,356,246	35,702,895
City park and parkway	12,332,777	-	12,332,777	-
Buildings	8,732,650	-	8,732,650	-
Cemetery	678,638	-	678,638	-
Machinery and equipment	2,960,850	107,316	3,068,166	-
Right of use asset - SBITA	143,952	-	143,952	14,321
Less accumulated depreciation & amortization	(26,581,646)	(2,776,159)	(29,357,805)	(11,262,717)
Total capital assets, net	70,774,999	15,657,432	86,432,431	26,101,316
Total assets	100,548,210	17,819,973	118,368,183	39,997,658
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows of resources relating to pensions	495,816	16,796	512,612	-
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	101,044,026	17,836,769	118,880,795	39,997,658
<b>LIABILITIES</b>				
Accounts payable	2,653,572	151,038	2,804,610	41,807
Due to other governments	1,552,586	-	1,552,586	611,205
Accrued liabilities	162,612	4,627	167,239	55,632
Construction bonds and deposits	132,500	-	132,500	25,388
Non-current liabilities:				
Due within one year	18,730	-	18,730	25,000
Due in more than one year	478,853	14,853	493,706	330,000
Total liabilities	4,998,853	170,518	5,169,371	1,089,032
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows of resources - pensions	6,650	206	6,856	-
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	5,005,503	170,724	5,176,227	1,089,032
<b>NET POSITION</b>				
Net investments in capital assets	70,756,269	15,657,432	86,413,701	25,746,316
Restricted net position	11,211,726	1,076,741	12,288,467	60,631
Unrestricted net position	14,070,528	931,872	15,002,400	13,101,679
TOTAL NET POSITION	\$ 96,038,523	\$ 17,666,045	\$ 113,704,568	\$ 38,908,626

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

FUNCTIONS/PROGRAMS	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units
					Governmental Activities	Business-type Activities	Total	West Haven Special Service District
<b>PRIMARY GOVERNMENT:</b>								
Governmental activities:								
General Government	\$ 2,307,628	\$ 3,209,558	\$ -	\$ -	\$ 901,930	\$ -	\$ 901,930	\$ -
Highways and Public Improvements	5,343,347	-	1,832,895	6,740,122	3,229,670	-	3,229,670	-
Parks and Recreation	2,493,506	209,713	16,739	599,952	(1,667,102)	-	(1,667,102)	-
Public Safety	2,195,287	183,049	54,096	-	(1,958,142)	-	(1,958,142)	-
Total governmental activities	12,339,768	3,602,320	1,903,730	7,340,074	506,356	-	506,356	-
Business-type activities:								
Storm Drain	676,475	323,633	-	1,874,815	-	1,521,973	1,521,973	-
Total business-type activities	676,475	323,633	-	1,874,815	-	1,521,973	1,521,973	-
Total primary government	<u>\$ 13,016,243</u>	<u>\$ 3,925,953</u>	<u>\$ 1,903,730</u>	<u>\$ 9,214,889</u>	<u>506,356</u>	<u>1,521,973</u>	<u>2,028,329</u>	<u>-</u>
<b>COMPONENT UNITS:</b>								
West Haven Special Service District	<u>\$ 3,699,840</u>	<u>\$ 4,076,520</u>	<u>\$ -</u>	<u>\$ 1,306,130</u>				<u>1,682,810</u>
<b>General revenues:</b>								
Taxes and special assessments:								
Sales					6,200,608	-	6,200,608	-
Room					72,787	-	72,787	-
Franchise and telecommunications taxes					141,919	-	141,919	-
Interest earnings					1,212,306	92,786	1,305,092	648,658
Gain (loss) on sale of asset					1,500	-	1,500	50,697
Total general revenues					<u>7,629,120</u>	<u>92,786</u>	<u>7,721,906</u>	<u>699,355</u>
Change in net position					8,135,476	1,614,759	9,750,235	2,382,165
Net position - beginning, restated					<u>87,903,047</u>	<u>16,051,286</u>	<u>103,954,333</u>	<u>36,526,461</u>
Net position - ending					<u>\$ 96,038,523</u>	<u>\$ 17,666,045</u>	<u>\$ 113,704,568</u>	<u>\$ 38,908,626</u>

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2025**

	<b>General Fund</b>	<b>Capital Projects</b>	<b>Cemetery Special Revenue</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>				
Cash	\$ 2,119,968	\$ 11,846,541	\$ 616,503	\$ 14,583,012
Due from other governmental units	1,309,729	2,618,962	-	3,928,691
Accounts receivable	22,420	-	-	22,420
Grants receivable	-	-	-	-
Prepaid expenses	27,362	-	-	27,362
Restricted cash	114,536	11,097,190	-	11,211,726
Total assets	<u>\$ 3,594,015</u>	<u>\$ 25,562,693</u>	<u>\$ 616,503</u>	<u>\$ 29,773,211</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 369,821	\$ 2,283,751	\$ -	\$ 2,653,572
Due to other governments	38,453	1,514,133	-	1,552,586
Accrued liabilities	162,612	-	-	162,612
Construction bonds	132,500	-	-	132,500
Total liabilities	<u>703,386</u>	<u>3,797,884</u>	<u>-</u>	<u>4,501,270</u>
Fund balances:				
Nonspendable:				
Prepays	27,362	-	-	27,362
Restricted for:				
Class "C" road	-	2,453,840	-	2,453,840
Park impact fees	-	1,518,137	-	1,518,137
Ramp & municipality grant	114,536	175,220	-	289,756
Road impact fees	-	4,747,228	-	4,747,228
Transportation tax	-	2,202,765	-	2,202,765
Assigned:				
Special projects	-	1,724,465	-	1,724,465
Capital projects	-	8,943,154	-	8,943,154
Cemetery	-	-	616,503	616,503
Unassigned	2,748,731	-	-	2,748,731
Total fund balances	<u>2,890,629</u>	<u>21,764,809</u>	<u>616,503</u>	<u>25,271,941</u>
Total liabilities and fund balances	<u>\$ 3,594,015</u>	<u>\$ 25,562,693</u>	<u>\$ 616,503</u>	<u>\$ 29,773,211</u>

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

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Total fund balances - governmental funds:	\$ 25,271,941
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Amounts reported for governmental activities in the Statement of Net Position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds, but they are reported in the Statement of Net Position. Capital assets consist of the following:

Water Shares	\$ 11,204	
Land	3,502,739	
Street Lights	413,216	
Buildings	8,732,650	
Improvements	12,332,777	
Construction in Progress	5,380,522	
Cemetery	678,638	
Roads	63,200,097	
Machinery & Equipment	2,960,850	
Right of use asset - SBITA	143,952	
Accumulated amortization	(109,641)	
Accumulated depreciation	<u>(26,472,005)</u>	
		70,774,999

Long-term debt, including bonds payable and compensated absences, are not due and payable in the current period and therefore not reported in the funds, but they are reported in the Statement of Net Position

Net pension liability	(357,891)
Compensated absences	(122,351)
Right of use liability - SBITA	(10,597)
Lease liability	(6,744)

Deferred outflows of resources, a consumption of net position that applies to future periods, is not shown in the fund statements.	495,816
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Net pension assets are an asset on the economic measurement and are not a current financial resource, therefore, they are not shown in the fund statements.	-
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Deferred inflows of resources, a use of net position that applies to future periods, is not shown in the fund statements.	<u>(6,650)</u>
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Net position of governmental activities	<u><u>\$ 96,038,523</u></u>
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The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	<b>General Fund</b>	<b>Capital Projects</b>	<b>Cemetery Special Revenue</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>				
Taxes	\$ 6,432,053	\$ -	\$ -	\$ 6,432,053
Licenses and permits	1,349,769	-	-	1,349,769
Intergovernmental revenue	-	1,832,895	-	1,832,895
Grant revenue	54,096	3,268,891	-	3,322,987
Charges for services	1,912,494	-	77,200	1,989,694
Fines and forfeitures	183,049	-	-	183,049
Interest revenue	166,065	1,019,112	27,129	1,212,306
Miscellaneous revenue	14,508	66,800	-	81,308
Road impact fees	-	1,267,008	-	1,267,008
Park impact fees	-	599,952	-	599,952
Total revenues	<u>10,112,034</u>	<u>8,054,658</u>	<u>104,329</u>	<u>18,271,021</u>
<b>EXPENDITURES</b>				
Current:				
General government	1,786,637	225,325	-	2,011,962
Highways and public improvements	1,906,108	147,773	-	2,053,881
Parks and recreation	2,045,216	241,081	-	2,286,297
Public safety	2,192,932	-	-	2,192,932
Capital Outlay:				
General government	9,958	39,890	-	49,848
Highways and public improvements	5,196	6,785,809	-	6,791,005
Parks and recreation	81,208	1,996,482	-	2,077,690
Public safety	-	-	-	-
Total expenditures	<u>8,027,255</u>	<u>9,436,360</u>	<u>-</u>	<u>17,463,615</u>
Excess (deficiency) of revenues over expenditures	<u>2,084,779</u>	<u>(1,381,702)</u>	<u>104,329</u>	<u>807,406</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers-In	-	2,425,000	-	2,425,000
Transfers-Out	(2,425,000)	-	-	(2,425,000)
Total other financing sources (uses)	<u>(2,425,000)</u>	<u>2,425,000</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	<u>(340,221)</u>	<u>1,043,298</u>	<u>104,329</u>	<u>807,406</u>
Fund balances - beginning of year	<u>3,230,850</u>	<u>20,721,511</u>	<u>512,174</u>	<u>24,464,535</u>
Fund balances - end of year	<u>\$ 2,890,629</u>	<u>\$ 21,764,809</u>	<u>\$ 616,503</u>	<u>\$ 25,271,941</u>

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

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Net changes in fund balances - total governmental funds	\$	807,406
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Amounts reported for governmental activities in the Statement of  
Activities are different because:

Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. In the current year, these amounts were as follows:

Capital outlays	\$	8,575,106	
Right of use asset - SBITA		-	
Depreciation expense		(3,335,319)	
Amortization expense		(51,497)	
			5,188,290

Contributions of capital assets increase net position in the Statement of Activities, but do not appear in the governmental funds because they are not financial resources.

Infrastructure		2,204,223
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences		(20,424)
SBITA debt service		11,907
Lease debt service		6,978

The disposition of capital assets results in the reporting of proceeds in the fund financial statements, but the net book value of the asset is reduced in the statement of activities.

-

The Statement of Activities includes the net pension benefit (expense) from the adoption of GASB 68, which is not included in the fund financial statements.

(62,904)

Change in net position of governmental activities	\$	8,135,476
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The accompanying notes are an integral part of these statements.



**WEST HAVEN CITY**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**JUNE 30, 2025**

	<u>Storm Drain</u>
<b>ASSETS</b>	
Current assets:	
Cash	\$ 1,036,528
Accounts receivable	49,272
Total current assets	<u>1,085,800</u>
Noncurrent assets:	
Restricted cash	1,076,741
Net pension asset	-
Construction in progress	170,126
Infrastructure	18,156,149
Machinery & equipment	107,316
Less: accumulated depreciation	<u>(2,776,159)</u>
Total noncurrent assets	<u>16,734,173</u>
TOTAL ASSETS	<u>17,819,973</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred outflows of resources relating to pensions	16,796
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>17,836,769</u>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	151,038
Accrued expenses	4,627
Compensated absences	3,784
Net pension liability	<u>11,069</u>
TOTAL LIABILITIES	<u>170,518</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred inflows of resources relating to pensions	206
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	<u>170,724</u>
<b>NET POSITION</b>	
Net investment in capital assets	15,657,432
Restricted - sewer impact fees	1,076,741
Unrestricted	<u>931,872</u>
TOTAL NET POSITION	<u>\$ 17,666,045</u>

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

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	<u><b>Storm Drain</b></u>
Operating revenues:	
Charges for services	\$ 323,633
Total operating revenues	<u>323,633</u>
Operating expenses:	
Maintenance	199,443
Salaries and benefits	128,510
Depreciation	343,172
Bad debt expense	<u>5,350</u>
Total operating expenses	<u>676,475</u>
Operating income (loss)	<u>(352,842)</u>
Nonoperating revenues (expenses):	
Impact fees	222,824
Grant revenue	611,407
Interest revenue	<u>92,786</u>
Total nonoperating revenues (expenses)	<u>927,017</u>
Income (loss) before contributions	574,175
Capital contributions	<u>1,040,584</u>
Change in net position	1,614,759
Total net position - beginning	<u>16,051,286</u>
Total net position - ending	<u><u>\$ 17,666,045</u></u>

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The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED JUNE 30, 2025**

	<u><b>Storm Drain</b></u>
<b>Cash Flows From Operating Activities</b>	
Receipts from customers	\$ 315,895
Payments to suppliers	(73,381)
Payments to employees	<u>(125,372)</u>
Net cash provided (used) by operating activities	<u>117,142</u>
<b>Cash Flows From Capital and Related Financing Activities</b>	
Impact fees received	222,824
Grant funds received	611,407
Acquisition of capital assets	<u>(880,780)</u>
Net cash provided (used) by capital and related financing activities	<u>(46,549)</u>
<b>Cash Flows From Investing Activities</b>	
Interest and dividends received	<u>92,786</u>
Net cash provided (used) by investing activities	<u>92,786</u>
Net increase (decrease) in cash and cash equivalents	163,379
Cash and cash equivalents, July 1	<u>1,949,890</u>
Cash and cash equivalents, June 30	<u><u>\$ 2,113,269</u></u>
Cash	\$ 1,036,528
Restricted cash	<u>1,076,741</u>
Total cash and cash equivalents, June 30	<u><u>\$ 2,113,269</u></u>

The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

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	<u>Storm Drain</u>
<b>Reconciliation of operating income to net cash provided (used) by operating activities:</b>	
Operating income (loss)	\$ (352,842)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation and amortization expense	343,172
Bad debt expense	5,350
(Increase) decrease in accounts receivable	(7,738)
Increase (decrease) in accounts payable	126,062
Increase (decrease) in accrued expenses	561
Increase (decrease) in compensated absences	632
Increase (decrease) in net pension liability	1,945
Total adjustments	<u>469,984</u>
Net cash provided (used) by operating activities	<u>\$ 117,142</u>
Noncash investing, capital and financing activities:	
Contributed capital assets from developers	<u>\$ 1,040,584</u>

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The accompanying notes are an integral part of these statements.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of West Haven City, Utah conform in all material respects to generally accepted accounting principles (GAAP) as applicable to governments. The City has adopted the provisions of the Governmental Accounting Standards Board (GASB). Preparation of the financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts and disclosures in the financial statements.

The following is a summary of the more significant policies and is presented to assist the reader in interpreting the financial statements and other data in this report. These policies, as presented, should be viewed as an integral part of the accompanying financial statements.

**A. Reporting Entity**

West Haven City was incorporated under the laws of the State of Utah. The City operates under a Council/Mayor form of government and provides the following services as authorized by its charter: Public safety (police and inspection), highways and streets, culture-recreation, public improvements, planning and zoning, and general administrative services.

In defining the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth by the Governmental Accounting Standards board (GASB). Two types of component units exist: blended component units and discretely presented component units.

**Blended component units:** Blended component units, although legally separate entities, are in substance part of the government's operations. They are reported as part of the primary government and blended with the appropriate funds.

**Discretely presented component units:** The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize it is legally separate from West Haven City.

Under GASB Statement No. 61, *The Financial Reporting Entity*, the financial reporting entity consists of the primary government and the following component units:

1. On July 16, 2003, the City adopted an ordinance creating the West Haven City Redevelopment Agency and designating the City Council of West Haven as the governing body of the Agency. There was no financial activity in the component unit during the year ended June 30, 2025.
2. The West Haven Special Service District provides sewer and water services to residents of the City. The Board of Directors of the Special Service District includes some members of the West Haven City Council. West Haven City bills the District monthly for contracted services and maintenance. Total services charged in 2025 were \$650,724. The discretely presented financial statements are for the year ended June 30, 2025, which is the same as the City's year end. The District is presented as an enterprise fund type. Complete financial statements for the component unit may be obtained at the entity's administrative offices.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Government-wide and Fund Financial Statements**

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The City has adopted GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance*. Accordingly, the City has elected to apply all applicable GASB pronouncements and codified accounting standards issued by GASB. The more significant accounting policies established in GAAP and used by the City are discussed below.

The City's basic financial statements consist of both government-wide statements and fund statements. The government-wide statements focus on the City as a whole, while the fund statements focus on individual funds.

***Government-wide Financial Statements***

The government-wide statements present information on all non-fiduciary activities of the primary government. Primary government activities are distinguished between *governmental* and *business-type* activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The *Statement of Net Position* presents the City's non-fiduciary assets and liabilities, with the difference reported as net position. Net position is restricted when constraints placed upon them are either externally imposed or are imposed by constitutional provisions or enabling legislation. The *Statement of Activities* demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function. The City does not allocate general government (indirect) expenses to other functions. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other revenues not meeting the definition of program revenues are reported as general revenues.

***Fund Financial Statements***

The financial transactions of the City are recorded in individual funds. A fund is a separate accounting entity with a self-balancing set of accounts. Fund accounting is used to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. Statements are provided for *governmental funds and proprietary funds*.

The City reports the following major governmental funds:

**General Fund** – This fund is the principal fund of the City. It is used to account for all financial resources not required to be accounted for in another fund.

**Capital Projects Fund** – This fund accumulates funds to manage the expenditure of capital projects that may require the accumulation of funds over a period of more than one year or the expense to be incurred over a long period of time.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Government-wide and Fund Financial Statements (Continued)**

**Cemetery Fund** – The Cemetery fund receives cemetery plot sales and holds these funds for the eventual maintenance and upkeep of the cemetery.

The City reports the following major proprietary fund:

**Storm Drain Fund** - This fund accounts for the fees collected for the Storm Drain, the associated operating costs including depreciation expense. The fund accounts for its activities on the accrual basis of accounting.

**C. Measurement Focus and Basis of Accounting**

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the related liability is incurred, regardless of the timing of the cash flows. Taxes and fees are recognized in the year in which the related sales or other activity has occurred. Grants and similar items are recognized as revenue when all eligibility requirements have been met.

The governmental fund financial statements are prepared and reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Expenditures are generally recorded when the related liability is incurred.

**D. Assets, Liabilities, and Fund Balances/Net Position**

The following are the City's significant policies regarding recognition and reporting of certain assets, liabilities, and equity.

***Cash & Cash Equivalents and Investments***

Cash and Cash Equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

***Inventories***

No significant inventories are maintained by the City; therefore, none are reflected in these statements.

***Restricted Assets***

Certain resources set aside as reserves in accordance with council resolutions and State statutes are classified as restricted assets on the balance sheet because their use is limited.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, and Fund Balances/Net Position (Continued)**

***Capital Assets***

General capital assets are not capitalized in the funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures in governmental funds.

Capital assets are reported in the governmental column in the government-wide financial statements. All purchased fixed assets are valued at cost or estimated historical cost. Capital assets are defined as assets with an initial, individual cost of more than \$5,000.

Donated fixed assets are valued at their estimated fair market value on the date received. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Infrastructure capital assets which are newly constructed are capitalized. The City currently has infrastructure assets recorded.

Depreciation of all exhaustible capital assets is charged as an expense in the related program. Accumulated depreciation is reported on the Statement of Net Position. Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	40 years	Equipment	5-7 years
Improvements	25-50 years	Infrastructure	25-50 years

***Deferred Outflows and Inflows of Resources***

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then. The City has only one item that qualifies for reporting in this category. It is the deferred contributions and differences between projected and actual earnings on its pension plan assets.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.



**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, and Fund Balances/Net Position (Continued)**

***Deferred Outflows and Inflows of Resources***

The City has only two types of items reported under this category. First, unavailable revenue-ARPA funds are reported as deferred inflows of resources since revenue is not recognized until the related expense occurs. The second type is related to the City's pension plan. The City participates in the Utah Retirement Systems and has deferred inflows of resources associated with differences between expected and actual experience and changes in assumptions.

***Pensions***

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

***Long-term Obligations***

In the government-wide statements, long-term debt obligations are reported as liabilities. The face amount of debt issued is reported as other financing sources in the governmental fund financial statements.

**Fund financial statements:**

Governmental fund balances are categorized into four categories in the fund financial statements. Proprietary fund equity is classified the same as in the government-wide statements. The governmental fund balances may be classified as follows:

- a. Non-spendable - Fund balances that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.
- b. Restricted fund balance - Fund balances are reported as restricted when they are constrained by externally imposed legal restrictions, by law through constitutional provision or enabling legislation, or restrictions set by creditors, grantors, or contributors.
- c. Committed fund balance - Fund balances are reported as committed when the Council formally designates the use of resources by ordinance or resolution for a specific purpose and cannot be used for any other purpose unless the City council likewise formally changes the use.
- d. Assigned fund balance - Fund balances are reported as assigned when the City Council or Management intends to use funds for a specific purpose. Normally funds are assigned by the appropriation process of setting the budget. Additionally, funds in special revenue debt service, and capital project funds are by their nature assigned to the purpose of those respective funds.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Assets, Liabilities, and Fund Balances/Net Position (Continued)**

Fund financial statements (continued):

- e. Unassigned fund balance - Fund balances in the general fund are reported as unassigned when they are neither restricted, committed, nor assigned. They may be used for any governmental purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed unless City Council has provided otherwise in its commitment or assignment actions.

Government-wide statements:

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

It is City's policy to first apply restricted resources when the expense is incurred for purposes for which both restricted and unrestricted net position are available.

**E. Revenues and Expenditures**

The following are the City's significant policies related to recognition and reporting of certain revenues, expenditures, and interfund activity.

***Revenue Availability***

Under the modified accrual basis of accounting, revenues are considered to be "available" when they are collected within the current period or expected to be collected soon enough thereafter to pay liabilities of the current period. The City considers property tax revenues, if applicable, to be available if they are collected within 60 days after the end of the current year. Grants and similar items are recognized as revenue when all eligibility requirements have been met. All other revenues, including sales taxes, are considered to be available if they are collected within 60 days after year-end.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. Revenues and Expenditures (Continued)**

***Expenditure Recognition***

In governmental funds, expenditures are generally recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due. Capital asset acquisitions are reported as expenditures, and proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available, the City generally uses restricted resources first, then unrestricted resources.

**F. Budgets and Budgetary Accounting**

Budgets are adopted on a basis consistent with generally accepted accounting principles. An annual appropriated budget is adopted for the General Fund. All annual appropriations lapse at the fiscal year end. Encumbrance accounting is not used by the City.

Summary of City Budget Procedures and Calendar

1. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance.
2. A budget is required by the State of Utah for the General Fund.
3. Each year the City publishes a separate budget document prepared according to this legal level of control.
4. The City's budget is a Financial Plan of all estimated revenues and all appropriations for expenditures. Revenues and Expenditures must balance for the funds required by the State Code as indicated in item 2 above.
5. A tentative budget is presented by the Mayor to the City Council by the first regularly scheduled council meeting in May. The tentative budget is reviewed and tentatively adopted by the Council no later than June 22.
6. The tentative budget is a public record and is available for inspection at the City offices for at least ten days prior to adoption of the final budget.
7. Notice of public hearing on adoption of the final budget is published seven days prior to the public hearing.
8. The public hearing on the tentatively adopted budget is held no later than June 22. Final adjustments are made to the tentative budget by the Council after the public hearing.
9. Occasionally the City Council will exercise their option to open the budget to indicate additional financing sources that become available.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**F. Budgets and Budgetary Accounting (Continued)**

10. The final budget is adopted by ordinance before June 22 and a copy of the budget certified by the Budget Officer is filed with the State Auditor within thirty days of adoption.
11. A budget for the General Fund is adopted on a basis consistent with generally accepted accounting principles (GAAP).

**Summary of Action Required for Budget Changes:**

The Council may, by resolution, transfer unexpended appropriations from one department to another department within the same fund. The budget appropriation for any department may be reduced by resolution.

Fund budgets may be increased by resolution after a public hearing.

**G. Contributions**

Certain proprietary fund types receive contributions for aid in construction from various sources. With the adoption of GASB No. 33, these contributions that were formerly credited directly to contributed capital accounts are now reflected as non-operating revenue.

**H. Compensated Absences**

The City has adopted GASBS 101- Compensated Absences. Liabilities for compensated absences are recognized for leave that has not been used and more likely than not will be used and has not yet been paid. A liability is recognized for leave that has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be paid. The City estimates the amount of sick leave that will be used based on historical usage rates.

**I. Use of Estimates**

The preparation of the accompanying financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**J. Restricted Resources**

The City's policy is to use restricted resources first to fund appropriations when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 2 - DEPOSITS AND INVESTMENTS**

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits as well as time deposits. Investments are stated at cost or amortized cost, which approximates fair value. Each fund's portion of this pool is displayed as "Cash and Cash Equivalents" which also includes cash accounts that are separately held by some of the City's funds. Deposits are not collateralized nor are they required to be by State statute.

The City follows the requirements of the Utah Money Management Act (*Utah Code*, Section 51, Chapter 7) in handling its depository and investment transactions. This Act requires the depositing of City funds in a "qualified depository".

The Act defines a "qualified depository" as any financial institution whose deposits are insured by an agency of the Federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

**A. Deposits**

*Custodial Credit Risk*

Custodial credit risk is the risk that, in the event of a bank failure, the City deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2025, \$914,801 of the City's bank balances of \$1,164,801 was uninsured and uncollateralized.

**B. Investments**

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds.

The City follows the requirements of the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of City funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the types of securities authorized as appropriate investments for the City's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)**

**B. Investments (Continued)**

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Money Management Act; and the Utah State Public Treasurers’ Investment Fund.

The Utah State Treasurer’s Office operates the Public Treasurers’ Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (*Utah Code*, Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant’s average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

*Fair Value of Investments*

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1:* Quoted prices for identical investments in active markets;
- Level 2:* Observable inputs other than quoted market prices; and,
- Level 3:* Unobservable inputs.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)**

**B. Investments (Continued)**

At June 30, 2025, the City had the following recurring fair value measurements.

	Fair Value Measurements Using			
	Total	Level 1	Level 2	Level 3
<b>Investments by fair value level</b>				
Debt securities:				
Utah Public Treasurer's Investment Fund	\$ 27,470,591	\$ -	\$ 27,470,591	\$ -
Total debt securities	\$ 27,470,591	\$ -	\$ 27,470,591	\$ -

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Corporate and Municipal Bonds: quoted prices for similar securities in active markets;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the June 30, 2025 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund.

*Interest Rate Risk*

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the State's Money Management Act. Section 51-7-11 of the Money Management Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days - 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. government sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

*Credit Risk*

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)**

**B. Investments (Continued)**

As of June 30, 2025, the City's investments had the following maturities:

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less than 1	1-5	6-10	More than 10
PTIF Investments	27,470,591	27,470,591	-	-	-
	27,470,591	27,470,591	-	-	-

At June 30, 2025, the City's investments had the following quality ratings:

Investment Type	Fair Value	Quality Ratings			
		AAA	AA	A	Unrated
PTIF Investments	27,470,591	-	-	-	27,470,591
	27,470,591	-	-	-	27,470,591

The City's investment in the Utah Public Treasurer's Investment Fund has no custodial credit risk.

Cash on hand and on deposit:

Cash on deposit	\$ 436,416
Petty cash	1,000
Utility cash clearing	-
PTIF investment	27,470,591
Total cash and investments	<u>\$ 27,908,007</u>

Cash and investments are included in the statement of net position as follows:

Cash	\$ 15,659,615
Restricted cash	12,248,392
Total cash and investments	<u>\$ 27,908,007</u>

**C. Component Unit Deposits and Investments**

At June 30, 2025, the carrying amount of the District's deposits was \$2,083,909 and the bank balance was \$1,926,502. Of the bank balance, \$250,000 was covered by federal depository insurance and the remaining balance of \$1,676,502 was uninsured and uncollateralized.



**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 3 – DISAGGREGATED RECEIVABLES AND PAYABLES**

Amounts due from other governments and accounts receivables from individuals are shown below:

	<b>Primary Government</b>			<b>Component Unit</b>
	<b>Governmental Activities</b>	<b>Business Type Activities</b>	<b>Total</b>	
Receivables:				
Individual accounts	\$ 207,350	\$ 49,272	\$ 256,622	\$ 407,486
Sales tax	1,052,479	-	1,052,479	-
Local transportation	101,553	-	101,553	-
Telecommunication tax	9,235	-	9,235	-
Room tax	15,633	-	15,633	-
Class C Roads	-	-	-	-
Fines	17,522	-	17,522	-
Local Grants	2,283,404	-	2,283,404	-
Franchise tax	22,000	-	22,000	-
Due from West Haven City	-	-	-	1,514,134
Due from WHSSD	214,860	-	214,860	-
Developer reimbursements	-	-	-	-
Less allowance for doubtful accounts	(13,000)	-	(13,000)	(67,000)
Total receivables	<u>\$ 3,911,036</u>	<u>\$ 49,272</u>	<u>\$ 3,960,308</u>	<u>\$ 1,921,620</u>
Due from other governments	\$ 3,888,616	\$ -	\$ 3,888,616	\$ 1,514,134
Accounts receivable	22,420	49,272	71,692	407,486
	<u>\$ 3,911,036</u>	<u>\$ 49,272</u>	<u>\$ 3,960,308</u>	<u>\$ 1,921,620</u>

	<b>Primary Government</b>			<b>Component Unit</b>
	<b>Governmental Activities</b>	<b>Business Type Activities</b>	<b>Total</b>	
Payables:				
Vendors	\$ 2,653,572	\$ 151,038	\$ 2,804,610	\$ 41,807
Due to other governments	1,552,586	-	1,552,586	611,205
Total Payables	<u>\$ 4,206,158</u>	<u>\$ 151,038</u>	<u>\$ 4,357,196</u>	<u>\$ 653,012</u>

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 4 - CAPITAL ASSETS**

The City has no leased assets reported in their governmental activities. Capital assets activity in the governmental activities for the year ended June 30, 2025, was as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
<b><u>PRIMARY GOVERNMENT</u></b>				
<b>GOVERNMENTAL ACTIVITIES</b>				
Nondepreciated Assets				
Water shares	\$ 11,204	\$ -	\$ -	\$ 11,204
Construction in progress	1,553,274	3,827,248	-	5,380,522
Land	1,988,605	1,514,134	-	3,502,739
Total nondepreciated assets	3,046,517	5,341,382	-	8,894,465
Depreciated Assets				
Street lights	408,020	5,196	-	413,216
Buildings	8,683,373	49,277	-	8,732,650
Improvements	10,297,993	994,200	-	11,292,193
Cemetery	678,638	-	-	678,638
Roads	60,089,534	4,151,147	-	64,240,681
Machinery and equipment	2,746,781	238,126	(24,057)	2,960,850
Right of use asset - SBITA	143,952	-	-	143,952
Total depreciated assets	83,554,856	5,437,946	(24,057)	88,462,180
Less accumulated depreciation & amortization				
Street lights	(64,387)	(11,323)	-	(75,710)
Buildings	(2,198,410)	(219,922)	-	(2,418,332)
Improvements	(4,490,721)	(434,808)	-	(4,925,529)
Cemetery	(243,087)	(21,471)	-	(264,558)
Roads	(14,179,533)	(2,405,541)	-	(16,585,074)
Machinery and equipment	(1,984,605)	(242,254)	24,057	(2,202,802)
Right of use asset - SBITA	(58,144)	(51,497)	-	(109,641)
Total	(23,218,887)	(3,386,816)	24,057	(26,581,646)
Net assets depreciated	60,335,969	2,051,130	-	61,880,534
Governmental activities capital assets, net	<u>\$ 63,382,486</u>	<u>\$ 7,392,512</u>	<u>\$ -</u>	<u>\$ 70,774,999</u>

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 4 - CAPITAL ASSETS (CONTINUED)**

**DEPRECIATION EXPENSE**

Depreciation expense of governmental activities was charged to functions as follows:

General government	\$ 272,068
Highways and public improvements	2,658,469
Parks and recreation	456,279
Public Safety	<u>-</u>
<b>TOTAL</b>	<b><u>\$ 3,386,816</u></b>

The City has no leased assets reported in their business-type activities. Capital assets activity in the business-type activities for the year ended June 30, 2025, was as follows:

	Balance <u>June 30, 2024</u>	Additions	Deletions	Balance <u>June 30, 2025</u>
<b><u>PRIMARY GOVERNMENT</u></b>				
<b>BUSINESS-TYPE ACTIVITIES</b>				
Nondepreciated Assets				
Construction in Progress	<u>\$ 42,012</u>	<u>\$ 128,114</u>	<u>\$ -</u>	<u>\$ 170,126</u>
Total nondepreciated assets	<u>42,012</u>	<u>128,114</u>	<u>-</u>	<u>170,126</u>
Depreciated Assets				
Storm drain system	16,362,899	1,793,250	-	18,156,149
Machinery and equipment	<u>107,316</u>	<u>-</u>	<u>-</u>	<u>107,316</u>
Total depreciated assets	<u>16,470,215</u>	<u>1,793,250</u>	<u>-</u>	<u>18,263,465</u>
Less accumulated depreciation				
Storm drain system	(2,357,643)	(334,036)	-	(2,691,679)
Machinery and equipment	<u>(75,345)</u>	<u>(9,135)</u>	<u>-</u>	<u>(84,480)</u>
Total	<u>(2,432,988)</u>	<u>(343,171)</u>	<u>-</u>	<u>(2,776,159)</u>
Net assets depreciated	<u>14,037,227</u>	<u>1,578,193</u>	<u>-</u>	<u>15,487,306</u>
Business-type activities capital assets, net	<u><u>\$ 14,079,239</u></u>	<u><u>\$ 1,578,193</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,657,432</u></u>

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 4 - CAPITAL ASSETS (CONTINUED)**

Capital assets activity in the component unit for the year ended June 30, 2025, was as follows:

	Balance June 30, 2024	Additions	Deletions	Balance June 30, 2025
<b>BUSINESS-TYPE ACTIVITIES</b>				
Nondepreciated Assets				
Land	\$ -	\$ 1,504,134	\$ -	\$ 1,504,134
Construction in progress	11,670	131,013	-	142,683
Total nondepreciated assets	11,670	1,635,147	-	1,646,817
Depreciated Assets				
Collection system	31,081,058	900,661	-	31,981,719
Building	221,006	-	-	221,006
Water system	1,761,106	-	-	1,761,106
Furniture and fixtures	37,356	-	-	37,356
Lift station	951,219	77,720	-	1,028,939
Right of use asset - SBITA	14,321	-	-	14,321
Machinery equipment	601,318	107,790	(36,339)	672,769
Total depreciated assets	34,667,384	1,086,171	(36,339)	35,717,216
Less accumulated depreciation				
Collection system	(9,421,877)	(630,628)	-	(10,052,505)
Building	(56,411)	(5,525)	-	(61,936)
Water system	(486,976)	(43,091)	-	(530,067)
Furniture and fixtures	(37,354)	-	-	(37,354)
Lift station	(132,460)	(20,937)	-	(153,397)
Right of use asset - SBITA	(5,728)	(2,864)	-	(8,592)
Machinery equipment	(384,346)	(49,056)	14,536	(418,866)
Total accumulated depreciation	(10,525,152)	(752,101)	14,536	(11,262,717)
Net assets depreciated	<u>\$ 24,153,902</u>	<u>\$ 334,070</u>	<u>\$ (21,803)</u>	<u>\$26,101,316</u>

Depreciation & Amortization Expense June 30, 2025 \$ 752,101

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 5 – LONG-TERM LIABILITIES**

**GOVERNMENTAL ACTIVITIES**

Long-term liabilities of compensated absences, subscription liability, and net pension liability at year end are as follows:

**GOVERNMENTAL**

Description	Outstanding June 30, 2024	Additions	Payments	Outstanding June 30, 2025	Due within one year
Compensated Absences	\$ 101,927	\$ 20,424	\$ -	\$ 122,351	\$ -
Subscription Liability	22,504	-	(11,907)	10,597	11,800
Lease Liability	13,722	581	(7,560)	6,743	6,930
Net Pension Liability	243,494	114,397	-	357,891	-
	<u>\$ 381,647</u>	<u>\$ 135,402</u>	<u>\$ (19,467)</u>	<u>\$ 497,582</u>	<u>\$ 18,730</u>

**BUSINESS-TYPE**

Description	Outstanding June 30, 2024	Additions	Payments	Outstanding June 30, 2025	Due within one year
Compensated Absences	\$ 3,152	\$ 632	\$ -	\$ 3,784	\$ -
Net Pension Liability	7,531	3,538	-	11,069	-
	<u>\$ 10,683</u>	<u>\$ 4,170</u>	<u>\$ -</u>	<u>\$ 14,853</u>	<u>\$ -</u>

**NOTE 6 – LONG-TERM LIABILITIES FROM COMPONENT UNIT**

All long-term liabilities within the reporting entity exist within the component unit (West Haven Special Service District).

Description	Interest Rate	Outstanding June 30, 2024	Additions	Reductions	Outstanding June 30, 2025	Current Portion
Series 2002 \$880,000 Sewer Revenue Bonds	None	\$ 380,000	\$ -	\$ (25,000)	\$ 355,000	\$ 25,000
			\$ -			
Total Long Term Debt		<u>\$ 380,000</u>	<u>-</u>	<u>\$ (25,000)</u>	<u>\$ 355,000</u>	<u>\$ 25,000</u>

**WEST HAVEN CITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 6 – LONG-TERM LIABILITIES FROM COMPONENT UNIT (CONTINUED)**

<u>June 30,</u>	<u>Principal</u>
2026	\$ 25,000
2027	25,000
2028	25,000
2029	25,000
2030	25,000
2031-2035	127,000
2036-2039	103,000
	<u>\$ 355,000</u>

**NOTE 7 - RESTRICTIONS OF FUND BALANCE**

Restricted for Class "C" Roads and Transportation Tax - This represents the excess of Class "C" Road funds or transportation tax received over the amount spent.

Restricted for Impact Fees - This represents the excess Impact Fees funds received over the amount spent.

Restricted for Ramp Grant – This represents unspent funds received from the Ramp Grant.

**NOTE 8 - RISK MANAGEMENT**

West Haven City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance and participate in a public entity risk pool – the Utah Government Trust. The City maintains comprehensive insurance coverage in aggregate amounts sufficient to protect against all reasonably foreseeable liability risks. Specific liability policies purchased include automobile, general liability, property bond (employee dishonesty), treasurer, public officials and officers, excess liability, and workman’s compensation. As of June 30, 2025, there is no anticipation of unpaid claims. Therefore, a liability is not accrued. Settlement amounts have not exceeded coverage for the current year or the three prior years.

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS**

**Pension Plan**

General Information about the Pension Plan

Plan Description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

**Defined Benefit Plans**

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: [www.urs.org/general/publications](http://www.urs.org/general/publications).

**Benefits Provided**

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

**Summary of Benefits by System**

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

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\* Actuarial reductions are applied

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

\*\* All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

**Contribution Rate Summary**

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2025 are as follows:

	Employee	Employer	Employer 401(k)
<b>Contributory System</b>			
111 - Local Government Division Tier 2	0.70	15.19	-
<b>Noncontributory System</b>			
15 - Local Government Division Tier 1	-	16.97	-
<b>Tier 2 DC Only</b>			
211 - Local Government	-	5.19	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 126,109	\$ -
Tier 2 Public Employees System	145,734	6,716
Tier 2 DC Public Employees Plan	15,214	-
Total Contributions	\$ 287,057	\$ -

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

**Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2025, we reported a net pension asset of \$0 and a net pension liability of \$368,960.



**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

**(Measurement Date): December 31, 2024**

	<b>Net Pension Asset</b>	<b>Net Pension Liability</b>	<b>Proportionate Share</b>	<b>Proportionate Share December 31, 2023</b>	<b>Change (Decrease)</b>
Noncontributory System	\$ -	\$ 287,046	0.0905189%	0.0825367%	0.0079822%
Tier 2 Public Employees System	-	81,914	0.0274659%	0.0306087%	-0.0031428%
	<u>\$ -</u>	<u>\$ 368,960</u>			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025, we recognized pension expense of \$351,685.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 206,450	\$ 564
Changes in assumptions	51,102	8
Net difference between projected and actual earnings on pension plan investments	91,698	-
Changes in proportion and differences between contributions and proportionate share of contributions	15,405	6,284
Contributions subsequent to the measurement date	147,957	-
Total	<u>\$ 512,612</u>	<u>\$ 6,856</u>

\$147,957 reported as deferred outflows of resources related to pensions resulting from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 170,763
2026	171,535
2027	(28,516)
2028	1,645
2029	18,626
Thereafter	\$ 23,748

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2025, we recognized pension expense of \$261,963.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 171,038	\$ -
Changes in assumptions	23,744	-
Net difference between projected and actual earnings on pension plan investments	86,463	-
Changes in proportion and differences between contributions and proportionate share of contributions	-	4,986
Contributions subsequent to the measurement date	61,218	-
Total	<u>\$ 342,463</u>	<u>\$ 4,986</u>

\$61,218 reported as deferred outflows of resources related to pensions resulting from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 161,062
2026	156,686
2027	(35,084)
2028	(6,407)
2029	-
Thereafter	\$ -

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2025, we recognized pension expense of \$89,722.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 35,412	\$ 564
Changes in assumptions	27,358	8
Net difference between projected and actual earnings on pension plan investments	5,236	-
Changes in proportion and differences between contributions and proportionate share of contributions	15,405	1,298
Contributions subsequent to the measurement date	86,739	-
Total	<u>\$ 170,150</u>	<u>\$ 1,870</u>

\$86,739 reported as deferred outflows of resources related to pensions resulting from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 9,700
2026	14,849
2027	6,568
2028	8,052
2029	18,626
Thereafter	\$ 23,748

**Actuarial assumptions:**

The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.5 - 9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB 2010 Employee Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023 valuation were based on an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long-term Expected Portfolio Real Rate of Return
Equity Securities	35%	7.01%	2.45%
Debt Securities	20%	2.54%	0.51%
Real Assets	18%	5.45%	0.98%
Private Equity	12%	10.05%	1.21%
Absolute Return	15%	4.36%	0.65%
Cash and Cash Equivalents	0%	0.49%	0.00%
Totals	100%		5.80%
	Inflation		2.50%
	Expected arithmetic nominal return		8.30%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, and a real return of 4.35% that is net of investment expense.

**Discount Rate:**

The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

**Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate:**

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated used a discount rate that is 1-percentage-point lower (5.85 percent) or 1-percentage-point higher (7.85 percent) than the current rate:

<b>System</b>	<b>1% Decrease or (5.85%)</b>	<b>Discount Rate of (6.85%)</b>	<b>1% Increase or (7.85%)</b>
Noncontributory System	\$ 1,213,968	\$ 287,046	\$ (490,342)
Tier 2 Public Employees System	244,658	81,914	(44,684)
Total	\$ 1,458,626	\$ 368,960	\$ (535,026)

**Pension Plan Fiduciary Net Position:**

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

**Defined Contribution Savings Plans**

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

City of West Haven participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- \*401(k) Plan
- \*457(b) Plan
- \*Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 9 - PENSION PLANS AND RETIREMENT BENEFITS (CONTINUED)**

<b>401(k) Plan</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
Employer Contributions	\$ 29,313	\$ 28,372	\$ 29,384
Employee Contributions	31,191	23,784	22,668
<b>457 Plan</b>			
Employer Contributions	-	-	-
Employee Contributions	1,333	1,572	2,752
<b>Roth IRA Plan</b>			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	5,200	5,200	7,650

**NOTE 10 - POST-EMPLOYMENT BENEFITS**

West Haven City does not provide post-employment benefits for employees, other than COBRA requirements.

**NOTE 11 – CONTRACTED SERVICES**

The City has contracted on an annual basis with Weber County to provide Law Enforcement services and Animal Control. For the year ended June 30, 2025 the City paid \$2,022,530 in Law Enforcement charges and \$118,612 in Animal Control services.

**NOTE 12 – SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS**

The City implemented Governmental Accounting Standards Board Statement No. 96, Subscription-Based Information Technology Arrangements, in fiscal year 2023. The City has four software arrangements that require recognition under GASBS No. 96. The software amortization expense is included on the Statement of Revenues, Expenses and Changes in Fund Net Position. The City now recognizes a subscription-based information technology arrangements (SBITA) liability and an intangible right-to-use asset for the software.

The software arrangement with PrimeGov is a three-year agreement, initiated in fiscal year 2022 with a one-time payment of \$38,533. The agreement is designed to help the City facilitate various steps in the legislative process, including committee appointments, agenda management, virtual council meetings, minutes annotations, and live and archived video streaming. The City has used a 4.82% discount rate for this arrangement based on other software agreements during the same fiscal year.

The software arrangement with Enfusion Technologies is a five-year agreement, initiated in fiscal year 2021 with a one-time payment of \$14,800 and annual payments of \$7,500 through the agreement term. The agreement is designed to provide a digital permitting and inspection solution to apply for permits online, complete plan reviews, schedule and complete inspections, and track and report on permits and inspections. The City has used a 4.82% discount rate for this arrangement based on other software agreements during the same fiscal year.

**WEST HAVEN CITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

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**NOTE 12 – SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS  
(CONTINUED)**

The software arrangement with Revize LLC is a five-year agreement, initiated in fiscal year 2023 with a one-time payment of \$11,933 and annual payments of \$5,900 through the agreement term. The agreement is designed to provide website design including interactive forms, integration with 3<sup>rd</sup> party web applications, and site map development/content reorganizations. The agreement also provides tech support, updates, and website hosting. The City has used a 7.48% discount rate for this arrangement based on other software agreements during the same fiscal year.

The software arrangement with TextMyGov is a three-year agreement, initiated in fiscal year 2022 with a one-time payment of \$11,250. The agreement is designed to allow citizens to find, search, and report information using their mobile phone text messaging service. The agreement also enables the City to send text alerts to keep citizens informed with important updates and to track and record citizen requests. The City has used a 4.82% discount rate for this arrangement based on other software agreements during the same fiscal year.

The total costs of the City's subscription asset are recorded as \$143,952 net of accumulated amortization of \$34,310.

The future subscription payments under SBITA agreements are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 5,107	\$ 793	\$ 5,900
2027	4,752	411	5,163
	<u>\$ 9,859</u>	<u>\$ 1,204</u>	<u>\$ 11,063</u>

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 6,556	\$ 187	\$ 6,743
2027	-	-	-
	<u>\$ 6,556</u>	<u>\$ 187</u>	<u>\$ 6,743</u>

**NOTE 13 – SUBSEQUENT EVENTS**

Management has evaluated the events and transactions that have occurred since the date of the financial statements through the date of the auditor's report, which is the financial statement issuance date.

**REQUIRED SUPPLEMENTARY  
INFORMATION**



**WEST HAVEN CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES -**  
**BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

	GENERAL FUND			
	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<u>REVENUES:</u>				
Taxes				
RAMP tax	\$ 16,700	\$ 16,700	\$ 16,739	\$ 39
Room tax	72,500	72,500	72,787	287
Sales taxes	6,275,800	6,100,000	6,200,608	100,608
Telecommunications taxes	55,000	55,000	54,405	(595)
Franchise tax	108,000	108,000	87,514	(20,486)
Total taxes	6,528,000	6,352,200	6,432,053	79,853
Licenses and permits				
Business licenses	123,000	123,000	132,786	9,786
Building permits	509,900	509,900	911,943	402,043
Miscellaneous building fees	128,800	128,800	305,040	176,240
Total licenses and permits	761,700	761,700	1,349,769	588,069
Charges for services				
Administrative services - WHSSD	611,102	611,102	650,724	39,622
Heritage days & fall rodeo	55,000	55,000	56,331	1,331
Park fees	7,000	7,000	7,676	676
Recreation fees	131,000	131,000	140,992	9,992
Recreation concessions	1,500	1,500	2,015	515
Community room rental	5,000	5,000	85,858	80,858
Sanitation services	776,300	776,300	966,199	189,899
Donations	1,000	2,000	2,699	699
Total charges for services	1,587,902	1,588,902	1,912,494	323,592
Intergovernmental				
Local grants	-	55,000	54,096	(904)
Total intergovernmental	-	55,000	54,096	(904)
Fines & forfeitures	160,000	160,000	183,049	23,049
Miscellaneous revenues				
Miscellaneous	20,000	20,000	13,008	(6,992)
Gain on sale of assets	46,000	-	1,500	1,500
Contribution from fund balance	532,410	2,423,148	-	(2,423,148)
Total miscellaneous revenues	598,410	2,443,148	14,508	(2,428,640)
Interest earnings	133,500	133,500	166,065	32,565
Total revenues	\$ 9,769,512	\$ 11,494,450	\$ 10,112,034	\$ (1,382,416)

**WEST HAVEN CITY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES TO FUND BALANCES -**  
**BUDGET AND ACTUAL - GENERAL FUND (CONTINUED)**  
**FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

EXPENDITURES:	GENERAL FUND			
	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
General government				
Legislative	\$ 184,950	\$ 184,950	\$ 151,003	\$ 33,947
Administration	1,155,600	1,170,600	1,094,438	76,162
Non-departmental	559,300	559,300	450,097	109,203
Planning, zoning and engineering	46,500	56,500	46,317	10,183
Building maintenance and utilities	30,500	38,500	33,780	4,720
Total general government	1,976,850	2,009,850	1,775,635	234,215
Public safety				
Police	2,013,800	2,053,800	2,022,530	31,270
Crossing guards	48,400	48,400	39,525	8,875
Emergency management	30,500	30,500	12,265	18,235
Animal services	118,700	118,700	118,612	88
Total public safety	2,211,400	2,251,400	2,192,932	58,468
Highways and public improvement				
Highways - public works	1,570,300	1,570,300	1,408,862	161,438
Sewer	546,800	546,800	502,442	44,358
Total highways and public improvement	2,117,100	2,117,100	1,911,304	205,796
Parks and recreation				
Parks	1,009,100	1,009,100	871,517	137,583
Parks special events	154,000	156,000	138,069	17,931
Recreation	567,800	568,800	466,762	102,038
Total parks and recreation	1,730,900	1,733,900	1,476,348	257,552
Debt service				
Debt service principal	22,000	22,000	18,886	3,114
Debt service interest	1,500	1,500	2,074	(574)
Total debt service	23,500	23,500	20,960	2,540
Community - economic development	928,200	928,200	650,076	278,124
Miscellaneous	-	-	-	-
Total expenditures	8,987,950	9,063,950	8,027,255	1,036,695
Other financing sources (uses):				
Operating transfers in (out)	(781,562)	(2,430,500)	(2,425,000)	(5,500)
Unappropriated fund balance	-	-	-	-
Total other financing sources (uses):	(781,562)	(2,430,500)	(2,425,000)	(5,500)
Excess (deficiency) of revenues over expenditures	-	-	(340,221)	(340,221)
Fund balance - beginning of year, as restated	3,230,850	3,230,850	3,230,850	-
Fund balance - end of year	\$ 3,230,850	\$ 3,230,850	\$ 2,890,629	\$ (340,221)

**WEST HAVEN CITY**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**UTAH RETIREMENT SYSTEMS**  
**JUNE 30, 2025**  
**with a measurement date of December 31, 2024**  
Last 10 fiscal years\*

		<b>Noncontributory System</b>	<b>Tier 2 Public Employees System</b>
Proportion of the net pension liability (asset)	2025	0.0905189%	0.0274659%
	2024	0.0825367%	0.0306087%
	2023	0.0853103%	0.0388387%
	2022	0.0806033%	0.0326973%
	2021	0.0704971%	0.0242904%
	2020	0.0662942%	0.0215263%
	2019	0.0661714%	0.0191745%
	2018	0.0633695%	0.0196448%
	2017	0.0578928%	0.0154215%
	2016	0.0589255%	0.0162232%
Proportion share of the net pension liability (asset)	2025 \$	287,046	\$ 81,914
	2024 \$	191,449	\$ 59,576
	2023 \$	146,115	\$ 42,291
	2022 \$	(461,624)	\$ (13,839)
	2021 \$	36,161	\$ 3,494
	2020 \$	249,854	\$ 4,841
	2019 \$	487,268	\$ 8,212
	2018 \$	277,641	\$ 1,732
	2017 \$	371,743	\$ 1,720
	2016 \$	333,429	\$ (35)
Covered employee payroll	2025 \$	721,088	\$ 813,360
	2024 \$	583,038	\$ 791,339
	2023 \$	554,557	\$ 847,039
	2022 \$	556,140	\$ 605,594
	2021 \$	517,046	\$ 387,870
	2020 \$	527,237	\$ 298,930
	2019 \$	538,098	\$ 224,210
	2018 \$	563,084	\$ 192,082
	2017 \$	556,048	\$ 126,467
	2016 \$	549,604	\$ 104,802

See accompanying notes to required supplementary information

**WEST HAVEN CITY**  
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**UTAH RETIREMENT SYSTEMS (continued)**  
**JUNE 30, 2025**  
**with a measurement date of December 31, 2024**  
Last 10 fiscal years\*

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Proportionate share of the net pension liability (asset)			
as a percentage of its covered-employee payroll	2025	39.81%	10.07%
	2024	32.84%	7.53%
	2023	26.35%	4.99%
	2022	-83.01%	-2.29%
	2021	6.99%	0.90%
	2020	47.39%	1.62%
	2019	90.55%	3.66%
	2018	49.31%	90.00%
	2017	66.85%	1.36%
	2016	60.70%	-0.03%
Plan fiduciary net position as a percentage of the			
total pension liability	2025	96.0%	87.4%
	2024	96.9%	89.6%
	2023	97.5%	92.3%
	2022	108.7%	103.8%
	2021	99.2%	98.3%
	2020	93.7%	96.5%
	2019	87.0%	90.8%
	2018	91.9%	97.4%
	2017	87.3%	95.1%
	2016	87.8%	100.2%

\* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI.

**WEST HAVEN CITY  
SCHEDULE OF CONTRIBUTIONS  
UTAH RETIREMENT SYSTEMS  
JUNE 30, 2025**

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll
<b>Noncontributory System</b>	2016	89,898	89,898	-	551,762	16.29%
	2017	92,151	92,151	-	562,718	16.38%
	2018	97,054	97,054	-	537,674	18.05%
	2019	100,237	100,237	-	542,700	18.47%
	2020	92,459	92,459	-	500,591	18.47%
	2021	96,312	96,312	-	521,454	18.47%
	2022	108,354	108,354	-	586,646	18.47%
	2023	101,775	101,775	-	566,363	17.97%
	2024	114,786	114,786	-	638,820	17.97%
	2025	126,109	126,109	-	744,202	16.95%
<b>Tier 2 Public Employees System*</b>	2016	15,729	15,729	-	105,491	14.91%
	2017	23,370	23,370	-	156,742	14.91%
	2018	33,707	33,707	-	223,078	15.11%
	2019	36,699	36,699	-	236,159	15.54%
	2020	51,788	51,788	-	330,699	15.66%
	2021	74,683	74,683	-	472,680	15.80%
	2022	122,207	122,207	-	760,469	16.07%
	2023	139,037	139,037	-	868,442	16.01%
	2024	119,486	119,486	-	746,320	16.01%
	2025	145,734	145,734	-	959,407	15.19%
<b>Tier 2 Public Employees DC Only System*</b>	2018	622	622	-	6,397	9.73%
	2019	2,023	2,023	-	15,120	13.38%
	2020	4,433	4,433	-	38,362	11.56%
	2021	9,483	9,483	-	96,388	9.84%
	2022	10,657	10,657	-	109,285	9.75%
	2023	17,221	17,221	-	217,729	7.91%
	2024	16,607	16,607	-	207,741	7.99%
	2025	15,214	15,214	-	230,803	6.59%

\* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

**WEST HAVEN CITY  
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION  
UTAH RETIREMENT SYSTEMS  
FOR FISCAL YEAR ENDED JUNE 30, 2025**

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*Changes in Assumptions:*

There are no changes in the actuarial assumptions or methods since the prior actuarial valuation.

## **AUDITORS' REPORTS**

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS*

The Honorable Mayor and Members  
of the City Council  
West Haven City, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of West Haven City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise West Haven City's basic financial statements, and have issued our report thereon dated January 20, 2026.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered West Haven City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of West Haven City's internal control. Accordingly, we do not express an opinion on the effectiveness of West Haven City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether West Haven City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Wright & Associates, P.C.*

Ogden, Utah

January 20, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL  
CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

The Honorable Mayor and Members  
of the City Council  
West Haven City, Utah

**Report On Compliance**

We have audited West Haven City's compliance with the applicable state compliance requirements described in the State Compliance Audit Guide, issued by the Office of the State Auditor, for the year ended June 30, 2025.

State compliance requirements were tested for the year ended June 30, 2025 in the following areas:

Budgetary Compliance  
Fund Balance  
Restricted Taxes  
Fraud Risk Assessment  
Governmental Fees  
Cash Management  
Impact Fees  
Utah Retirement Systems  
Crime Insurance for Public Treasurers

***Opinion on Compliance***

In our opinion, West Haven City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2025.

***Basis for Opinion***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide (Guide)*. Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of West Haven City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of West Haven City's compliance with the compliance requirements referred to above.

## ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to West Haven City's government programs.

## ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on West Haven City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about West Haven City's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding West Haven City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the West Haven City' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of West Haven City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## **Report On Internal Control over Compliance**

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

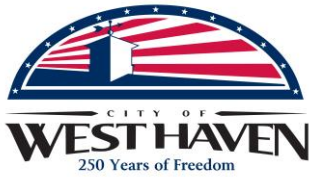
*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose.

*Wright & Associates, P.C.*

Ogden, Utah  
January 20, 2026



## WEST HAVEN CITY COUNCIL MEETING MINUTES

**January 21, 2026 6:00 P.M.**

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

Present:	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Robyn Van Campen	Deputy Recorder
Amy Hugie	City Attorney
Edward Mignone	City Engineer
Stephen Nelson	Community Development Director
Excused:	
Nina Morse	Councilmember

### **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**

Meeting began at 6:00 p.m.

### **REPORTS AND DISCUSSION AS FOLLOWS:**

#### **1. Discussion-Elected Officials and City Manager Updates**

Councilmember Dixon reported from the Historical Preservation Committee that the Peterson home located at 4186 S 5100 W, which is considered a historical site, will be demolished due to black mold found well remodeling the home. There is an historical marker placed in front of the home. They have requested information about the home and then they will turn the historical marker over to the city. No timeframe has been given to when this will take place.

Mayor Vanderwood reminded Councilmembers of their assignments and to get with their people to make sure they are organized and ready to go. There is an events committee meeting 01/22/2026 at 7:00 p.m. at City Hall, which will be our kick-off.

Shawn Warnke wanted to remind councilmembers that on Tuesday 5 p.m. at City Hall. We will start the budget process part of that will be the first draft of the strategic plan and contract review. Ryan Childs and Katie will be here to talk about capital projects which is one of the elements for the strategic plan.

Councilmember Saunders wanted to confirm that the General Plan meeting is still scheduled for January 29 at 5:00 p.m., which Stephen confirmed was correct.

#### **2. Training-Open and Public Meetings Act and Municipal Officer Ethics Act-Amy Hugie, City Attorney**

Amy Hugie went through the Open and Meetings Act and Municipal Officer Ethics Act.

Mayor Vanderwood commented that when people are disruptive in a meeting, that they are given ample warning. He would like in the future to go over some safety measures so that if something happens when know how to handle it.

Shawn Warnke made a comment that there two different disclosures, the annual disclosure and verbal disclosure if there is anything on the agenda that is a conflict of interest.

Councilmember Call brought up the sound issue at The Barn at Green Farms. See if that can be addressed.

### **6:00 Regular City Council Meeting**

1. **MEETING CALLED TO ORDER:**

Mayor Vanderwood

2. **OPENING CEREMONIES**

A. PLEDGE OF ALLEGIANCE

Councilmember Dixon

B. PRAYER/MOMENT OF SILENCE

Councilmember Swapp

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 public comments.*

4. **UPCOMING EVENTS**

Music Circle-The Barn

January 26, 2026

7:00 PM

Senior Lunch Bunch

January 28, 2026

11:30 AM

5. **COUNCIL UPDATES**

*Councilmember Saunders mentioned that the Communities that Care will be having classes for: Strengthening Families will be held on January 23<sup>rd</sup>; February 2<sup>nd</sup>, 9<sup>th</sup>, and 23<sup>rd</sup>; March 2<sup>nd</sup> and 9<sup>th</sup>, 2026 from 6 p.m. to 8 p.m. at Mountain View Junior High in West Haven. He also mentioned that the Communities that Care kickoff meeting recently and they honored some of the youth that were involved in the last years committee to promote public safety such as avoiding drugs, etc. that was held at The Barn.*

*Councilmember Call mentioned that their will be an Acrylic Art Painting Class that will be held on February 9<sup>th</sup>. There is a limited number of seats.*

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

6. **ACTION ON CONSENT AGENDA**

A. SPECIAL SWEARING IN CEREMONY MINUTES

MEETING HELD

January 5, 2026

B. COUNCIL MEETING MINUTES

MEETING HELD

January 7, 2026

**Councilmember Call made a motion** to approve the consent agenda items A and B. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp
<b>NAYS:</b>	
<b>RECUSED:</b>	Councilmember Morse

7. **PUBLIC HEARING - FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON AN ORDINANCE ADOPTING AN IMPACT FEE FOR TRANSPORTATION, STORM WATER, PARKS, RECREATION, OPEN SPACE, AND TRAILS**

*Shawn Warnke gave an overview of what is on the agenda for consideration and the public so they can have some basis to make comments on. He briefly went over what an impact fee is and how state code allows the fee to be charged to maintain the level a service and not to increase the level of service.*

*For a Single-Family Home, the transportation fee will increase to \$688.00 the maximum fee that you can enact is \$2,814.00. Commercial is based upon trips and a cost per trip. There was an increase of \$73.00 per trip. When evaluating this fee, we take a look at what the land use is and the number of trips that will be generated. The proposed increase for Commercial is \$298.00.*

*For Storm Water, we changed the methodology in the context of what is called the demand unit. Currently we were using a per acres basis to make and access impact fees and now we will be impervious square foot. Single Family Dwelling on a quarter acre will be \$35.00. The maximum fee is \$916.00.*

*There is a 90-day notice period prior to the increase so that contractors can anticipate the increase, and move permits accordingly for financing purposes, etc.*

*The Parks, Recreation, Open Space, and Trails, the impact fee will increase to \$3,117.00. The maximum fee \$5,260.00.*

Councilmember Saunders wanted more information on the park impact fee and why it is justifiable to increase the Park Impact Fee 100%. He asked if we were comparable to the fees in other areas.

**Councilmember Dixon** motion to Enter into Public Hearing. **Councilmember Call** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

No public comments.

**Councilmember Dixon** motion to Leave Public Hearing. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

Councilmember Call wanted more information from Ed Mignone/City Engineer requesting why we adopted Service Level D rather than a Service Level C.

Ed Mignone/City Engineer – It is based on balancing the capacity a road has, versus what our tolerable limits for waiting to make cross turns or signalized movements. Typically, a Level F, for example if you have to wait 2 minutes to make a left-hand turn, they would consider that a level fail service. There has to be a balance between when you have a road network allowing volumes to pass. Another example is 4000 South if I wanted a Level A and it had free flowing traffic I would have to wait awhile to get across 4000. It's a way to strike a balance between road capacities and also reasonable waits to make turn movements or cross movements.

Joe Perrin was present via Zoom whom agreed with Ed stating that it is the industry standard to have Level D, which are only used at the peak times of the day. Any other times would be Level A, B, etc.

Mayor Vanderwood allowed George LaMar to speak after public hearing due to technical difficulties he was having with his microphone. Mr. LaMar stated prominently we have been a Level C, the impact fees that we could use for capital improvements for 3300 South connector, etc., we are not collecting and yet on Parks and Recreation we collect impact fees to maintain the level of service. Why are we not using the same approach for our traffic and roadway, and maintain the LOS that citizens enjoy rather than allowing it to deteriorate? Joe Perrin responded to this question by stating that the city chose to go from a rural stand point to an urban based on development.

8. **ACTION ON ORDINANCE 02-2026-AN ORDINANCE ADOPTING AN IMPACT FEE FOR TRANSPORTATION, STORM WATER, PARKS, RECREATION, OPEN SPACE, AND TRAILS AND THE CORRESPONDING IMPACT FEE FACILITY PLANS (IFFP), IMPACT FEE ANALYSIS (IFA) AND SUMMARIES-SHAWN WARNEK, CITY MANAGER**

**Councilmember Call** motioned to adopt Ordinance 02-2026 and ordinance adopting an impact for Transportation, Storm Water, Parks, Recreations, Open Space, and Trails and the corresponding Impact Fee Facility Plans (IFFP), Impact Fee Analysis (IFA), and summaries included. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

9. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**  
**A. ACTION ON ORDINANCE 03-2026-AMENDING TITLE XV LAND USAGE, INCLUDING SECTION 157.004 DEFINITIONS, SECTION 157.294 USES, SECTION 157.331 PERMITTED USES, THE REPEAL OF SECTION 157.355 STORAGE UNIT RESTRICTIONS, AND THE CREATION OF SECTION 157.619 SELF-STORAGE FACILITY RESTRICTIONS**

Stephen indicated that this ordinance is to clarify the definition of Self-Storage Facility. The "Use" would primarily be for commercial zones the proposal is just to update the language. Permitted Use would be in the M-1 Zone (M-2 already permits everything in the M-1 zone). They are also looking to change the setbacks for a Self-Storage Facility on a main corridor from 800 square feet from the center line to 250 square feet.

Councilmember Saunders asked if they would still be required to have the perimeter.

Councilmember Swapp would like to see the setback at 400 square feet.

**Councilmember Saunders** motioned to Table action on Planning Commission recommendations, action on Ordinance 03-2026 amending Title XV Land Usage, Including Section 157.004 Definitions, Section 157.294 Uses, Section 157.331 Permitted Uses, The Repeal of Section 157.355 Storage Unit Restrictions, and the creation of Section 157.619 Self-Storage Facility Restrictions. **Councilmember Swapp** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

10. **ACTION ON RESOLUTION 02-2026-BID AWARD 5100 W IRRIGATION DIVERSION RELOCATION-EDWARD MIGNONE, CITY ENGINEER**

**Councilmember Call** made a motion to award Resolution 02-2026 to Morgan Asphalt \$68,204.00 for the bid on the 5100 W Irrigation Diversion Relocation. **Councilmember Dixon** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

11. **ACTION ON RESOLUTION 03-2026-POLICY ON THE BUY-IN PORTION OF THE TRANSPORTATION IMPACT FEES-SHAWN WARNKE, CITY MANAGER**

Shawn Warnke advised the council that this is to comply accounting standards and reporting. This ordinance will still allow the buy in portion to be used for future facilities. The balance sheet the accountants will account for the buy in portion as an assigned fund balance.

**Councilmember Dixon** motioned to approve Resolution 03-2026 policy on the buy-in portion of the transportation impact fee. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

12. **ADVICE & CONSENT OF: MAYOR PRO TEM Submitted by Mayor Vanderwood**

Mayor Vanderwood presented Ryan Saunders.

**Councilmember Call** motion to give advice and consent to appoint the Mayor Pro Tem to Ryan Saunders. **Councilmember Swapp** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

13. **ADVICE & CONSENT OF: CITY TREASURER APPOINTMENT-SUBMITTED BY MAYOR VANDERWOOD**



Mayor Vanderwood requested that this be Table.

**Councilmember Dixon** motioned to Table the advice and consent of the City Treasure appointment.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

14. **ADVICE & CONSENT OF: ONE (1) WEST HAVEN SPECIAL SERVICE DISTRICT BOARD MEMBER APPOINTMENT-Submitted by Mayor Vanderwood** To fill the remainder of one, 4-year term. The term will be from January 21, 2026 thru December 31, 2026

Mayor Vanderwood presented Alisha Marigoni

**Councilmember Call** motioned to give advice and consent for one (1) West Haven Special Service District Board Member Appointment to fill the remaining 4-year term from January 21, 2026 thru December 31, 2029 to Alisha Marigoni. **Councilmember Dixon** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

15. **ADVICE & CONSENT OF: ONE (1) WEST HAVEN SPECIAL SERVICE DISTRICT BOARD MEMBER APPOINTMENT-Submitted by Mayor Vanderwood** To fill one, 4-year term. The term will be from January 21, 2026 thru December 31, 2029

Mayor Vanderwood presented Nate Morse

**Councilmember Dixon** give advice and consent of one (1) West Haven Special Service District Board Member Appointment to fill one (1) 4-year term from January 21, 2026 thru December 31, 2029. **Councilmember Swapp** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

16. **ADVICE & CONSENT OF: TWO (2) COMMUNITY EVENTS COMMITTEE CO-CHAIR APPOINTMENTS-Submitted by Mayor Vanderwood** To fill two, 1-year terms. The terms will be from January 21, 2026 thru December 31, 2026

Mayor Vanderwood requested this be Tabled.

**Councilmember Saunders** motioned to table. **Councilmember Dixon** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

17. **ACTION ON RESOLUTION 04-2026-AMENDING THE WEST HAVEN CITY PERSONNEL POLICY HANDBOOK**

Shawn Warnke advised the council that awhile back it was approved to have employees use The Barn with only paying the deposit for a financial guarantee for damages. The request is for City employees not be required to pay the deposit.

**Councilmember Call** motion to approve action on Resolution 04-2026 amending the West Haven City Personnel Policy Handbook. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

18. **PRESENTATION-CITY MANAGER QUARTERLY AUDIT-SHAWN WARNKE, CITY MANAGER**

*Shawn Warnke presented the Quarterly Audit report to the council.*

19. **ADJOURNMENT**

**Councilmember Dixon** motion to adjourn. **Councilmember Call** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	<b>Councilmember Morse</b>

*Robyn VanCampen*

Deputy Recorder

Date Approved:



## WEST HAVEN CITY SPECIAL COUNCIL MEETING MINUTES

January 22, 2026 5:00 P.M.  
City Council Chambers  
4150 South 3900 West, West Haven, UT 84401

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

### 5:00 Special City Council Meeting

1. **MEETING BROUGHT TO ORDER:**

*The Council met for special meeting held in the Council Chambers.  
Mayor Vanderwood brought the meeting to order at 5:02 PM and welcomed those in attendance.*

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

2. **ADVICE & CONSENT OF: ONE (1) COMMUNITY EVENTS COMMITTEE MEMBER Submitted by Mayor Vanderwood. To fill a 3-year term. The term will be from January 22, 2026, thru December 31, 2028.**

*Mayor Vanderwood presented Randy Hunter.*

**Councilmember Dixon made a motion** to give advice and consent to appoint Randy Hunter as an Events Committee Member. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

3. **ADVICE & CONSENT OF: ONE (1) COMMUNITY EVENTS COMMITTEE CHAIR APPOINTMENT- Submitted by Mayor Vanderwood. To fill a 1-year term. The term will be from January 22, 2026, thru December 31, 2026.**

*Mayor Vanderwood presented Colleen Hunter.*

**Councilmember Call made a motion** to give advice and consent to appoint Colleen Hunter as the Chair of the Events Committee. **Councilmember Saunders** seconded the motion.

<b>AYES:</b>	<b>Councilmember Dixon, Councilmember Call, Councilmember Saunders</b>
<b>NAYS:</b>	
<b>RECUSED:</b>	

4. **ADVICE & CONSENT OF: ONE (1) COMMUNITY EVENTS COMMITTEE VICE CHAIR APPOINTMENT- Submitted by Mayor Vanderwood. To fill a 1-year term. The term will be from January 22, 2026, thru December 31, 2026.**

*Mayor Vanderwood presented Randy Hunter.*

**Councilmember Saunders made a motion** to give advice and consent to appoint Randy Hunter as the Vice Chair of the Events Committee. **Councilmember Dixon** seconded the motion.

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

5. **ADJOURNMENT**

**Councilmember Dixon made a motion** to adjourn at 5:08 PM. **Councilmember Call** seconded the motion.

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

*Emily Green*

City Recorder

Date Approved:

DRAFT

# Storage Facilities Examples

City Council

2/4/2026





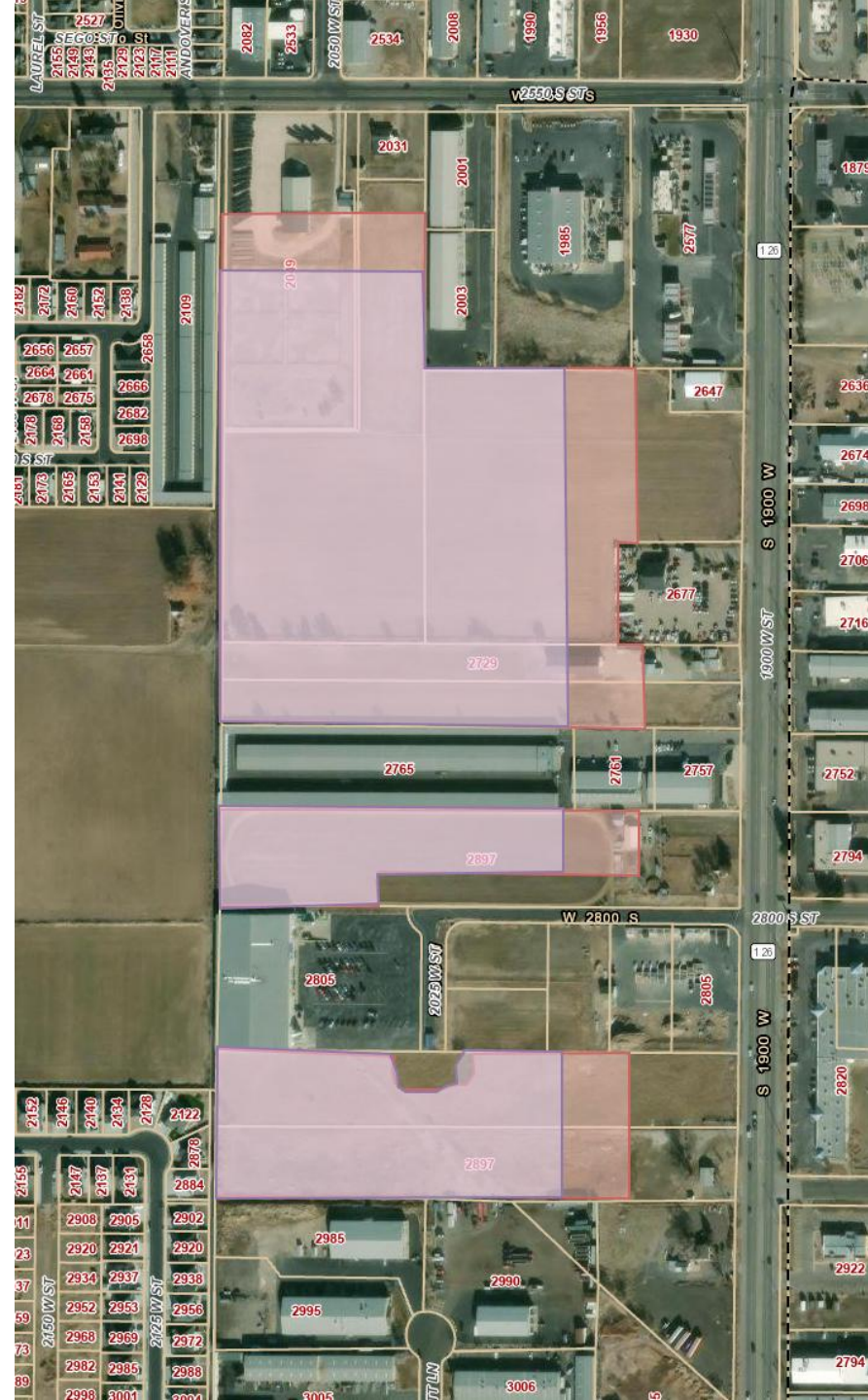
# Property Within West Haven 400' vs. 250' Setback



# West Haven

## Undeveloped M-1 Property

### 400' Setback vs. 250' Setback





West Haven Storage Units







## West Haven Storage Units





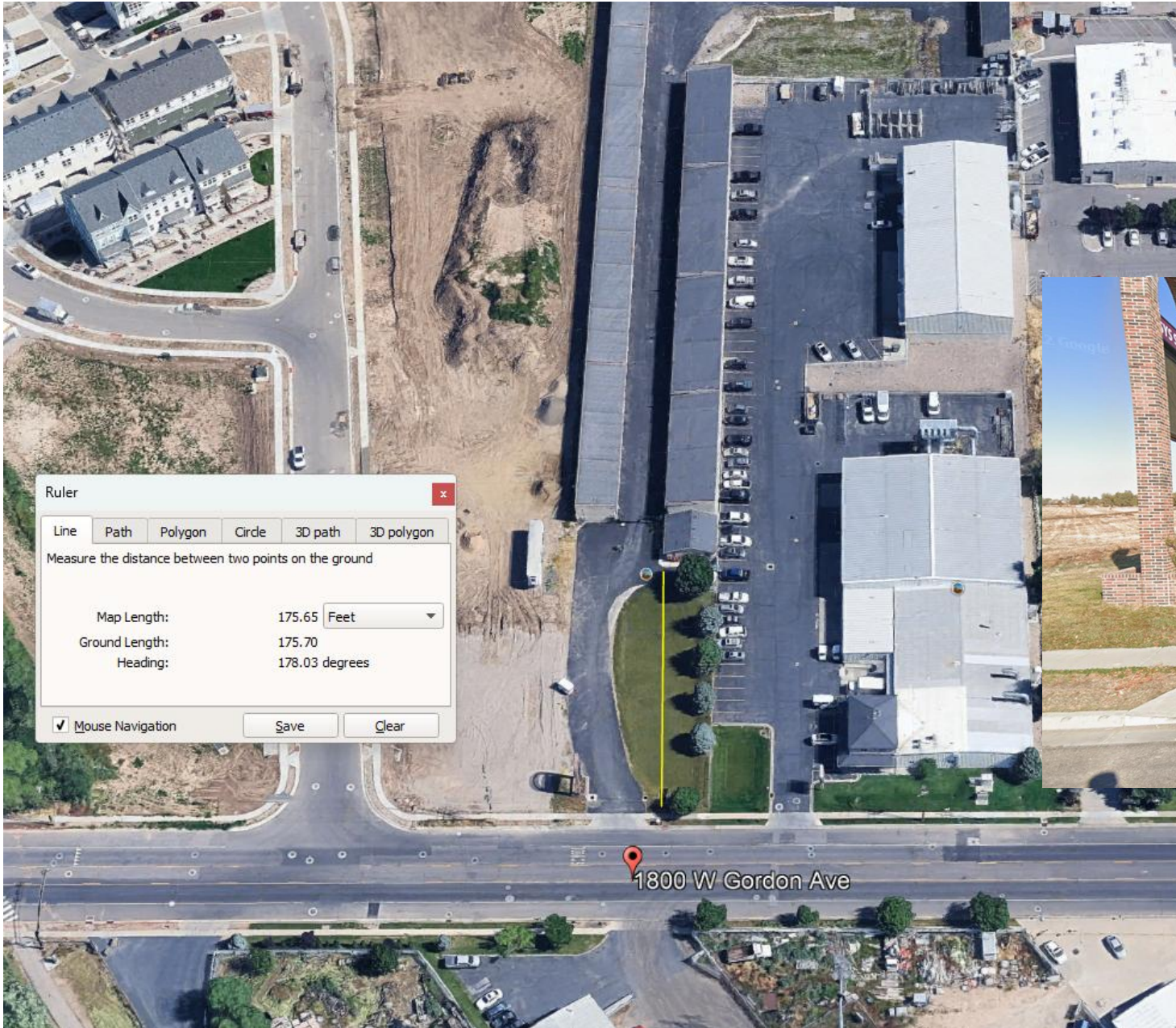


Hooper Storage Units



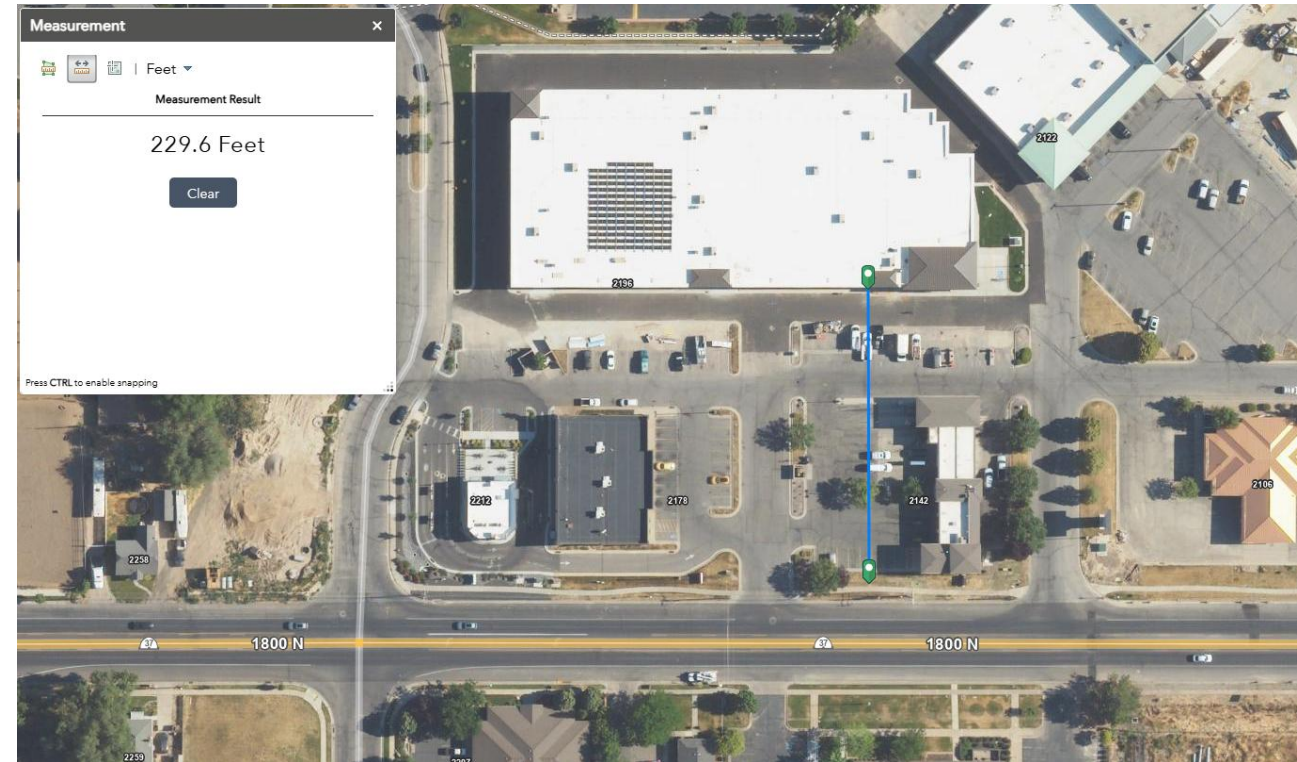


## Layton Storage Units





## Clinton Storage Units







# City Council Staff Review Memo

February 4, 2026

Damian Rodriguez, Planner



## ZONING ORDINANCE AMENDMENT

<b>Proposal:</b>	Approval of the Self-Storage Facility Restrictions
<b>Ordinance Section:</b>	§157.004, §157.294, §157.331, §157.335, §157.355, and the newly proposed §157.619
<b>Applicant:</b>	The West Haven City Development Review Committee
<b>Decision Type:</b>	Legislative
<b>PC Recommendation:</b>	Approval

### **I. BACKGROUND**

The West Haven City Development Review Committee (also referred to as staff) has drafted an amendment to the zoning ordinance to revise the restrictions on storage units and their development within the city. The Council reviewed the proposal at its meeting on January 21, 2026, and provided staff with comments to address before tabling the item until a later date. Staff has amended the proposal per the Council's comments and is now seeking approval of the amended ordinance.

The subject action has been motivated by concerns expressed by a local property owner regarding the current self-storage unit restrictions in §157.335 (Storage Unit Restrictions, M-1 Zone) of the zoning ordinance. Currently, the ordinance permits self-storage units in the M-1 and M-2 Manufacturing Zones, as well as the Mixed-Use Zone; however, any new development of self-storage unit facilities is restricted to select corridors within the city, and the facilities are subject to a setback of no less than 800 feet from the centerline of the street. The owner was surprised to learn that, despite the M-1 zoning designation and a property depth of over 570 feet, they could not develop any self-storage units on their property of interest.

### **II. THE PROPOSAL**

In response to the stated concerns, the staff proposes adopting a *Self-Storage Facility Restrictions* code that provides more reasonable development restrictions for self-storage facilities within the city, namely the setback standards. The proposal aims to clarify and enhance the development standards for Self-Storage Facilities.

The proposal, in its entirety, consists of action on six existing sections of code (§157.004, §157.294, §157.331, §157.335, §157.355, and §157.631) as well as the adoption of a newly proposed code section (§157.619). The amendments that have been to the proposal since the Council's first review in January are as follows:

1. A provision has been added to §157.619, which provides for a setback exemption for Self-Storage Facility buildings that are designed to be compatible with commercial uses that occupy prominent spaces within our commercial and manufacturing corridors within the city.
2. §157.619 was reordered to organize the section of code into (1) general development standards, (2) use restrictions, and (3) design standards.
3. The definition of Open Self-Storage was updated to capture all storage possibilities permitted in these areas while removing language that might be too vague or open to misinterpretation.
4. §157.631 is proposed for amendment to add a minimum parking standard for Self-Storage Facilities as the code doesn't currently prescribe one. A distinction is made for Self-Storage Facilities where Storage Units are accessed from the building exterior and facilities that provide Storage Unit access from within the building.

All actions comprising the proposal are listed and detailed below by their respective section numbers.

#### **§157.004     DEFINITIONS**

Definitions of the relevant terms have been added and can be referenced to prevent future miscommunication. The newly defined terms are as follows:

***SELF-STORAGE FACILITY.*** *A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. These facilities may contain Storage Units, storage lockers, and Open Self-Storage space. Beyond one (1) Dwelling Unit for a Night Watch/Guard, these facilities may not include any habitable space of any kind.*

***STORAGE UNIT.*** *An enclosed space or self-contained unit rented at a self-storage facility to store personal or business property. Access to each storage unit may be from outside or inside the structure.*

***OPEN SELF-STORAGE.*** *Secure outdoor space available to lease to the public for the storage of recreational vehicles, boats, personal watercrafts, ATVs, UTVs, snowmobiles, trailers, heavy equipment, and similar items. Open Self-Storage shall only be contained within a Self-Storage-Facility.*

Currently, the code addresses the permittance and regulations for Storage Units rather than Self-Storage Facilities, and no distinction is made between the two terms. "Self-Storage Facility" is a term that was previously absent from our ordinance; nevertheless, staff have found that it is better understood across industries and less prone to misinterpretation or misuse. A definition of Storage Unit is provided for clarification, as it is not currently defined in the code.



A definition is also provided for Open Self-Storage, a practice occurring within the city but not yet addressed in the zoning ordinance.

#### **§157.294 USES (of the Commercial Zones)**

Currently, the land use table of the Commercial Zones (C-1, C-2, and C-3) specifies the undefined use(s) “Storage units; self-storage” as not permitted in all three zones. Staff agrees with this disallowance of Self-storage facilities within our Commercial Zones, but proposes replacing “Storage units; self-storage” with the defined term “Self-storage facilities.” This will improve clarity by ensuring consistent terminology throughout the ordinance.

#### **§157.331 PERMITTED USES (of the M-1, Manufacturing Zone)**

It is also proposed that Self-storage facilities be explicitly permitted in the Manufacturing Zones by adding them to the list of permitted uses in the referenced section of the M-1 Zone code. Per §157.351(A), any permitted use in the M-1 Zone is also permitted in the M-2 Zone. This section of code only expands on the list of permitted uses in the M-2 Zone; adding Self-storage facilities to this list would be redundant and unnecessary.

Currently, Storage units are permitted in the Mixed Use and Manufacturing Zones via a provision that can be found in the existing STORAGE UNIT RESTRICTIONS Sections of the M-1 and M-2 codes. Misplaced provisions of the code, such as this one, often lead to errors in interpreting permitted uses in affected zones.

#### **§157.335 & §157.355 STORAGE UNIT RESTRICTIONS**

The current storage unit restrictions are present in two identical sections of code: one in the M-1 Zone code and another in the M-2 Zone code. Although currently permitted in the Mixed-Use Zone, there is no corresponding section of the MU Zone code.

§157.335 (STORAGE UNIT RESTRICTIONS, M-1 Zone) reads as follows:

- (A) *No units south of 4000 S.*
- (B) *Storage units are allowed on the following corridors, provided they are set back not less than 800 feet from the centerline of the street (as measured from all four sides of the storage units):*
  - (1) *1900 W;*
  - (2) *2550 S;*
  - (3) *4000 S (north);*
  - (4) *Midland Dr.; and*
  - (5) *2100 S.*
- (C) *Storage units shall be located only in an M-1, M-2, or MU Zone.*
- (D) (1) *All visible walls on the outside perimeter will be required to have decorative brick or split-face block, with a decorative vertical column every 50 feet if the length is over 100 feet.*
  - (2) *Elevations and color schemes are required at final approval.*
  - (3) *No business may operate from within an individual storage unit.*



(4) Open storage uses, and material deviations from the above requirements, shall require a conditional use permit as provided in §§ 157.515 through 157.529.

(Prior Code, § 26.12) (Ord. 2-92, passed - -1992; Ord. 04-2006, passed 2-15-2006; Ord. 06-2014, passed 2-19-2014)

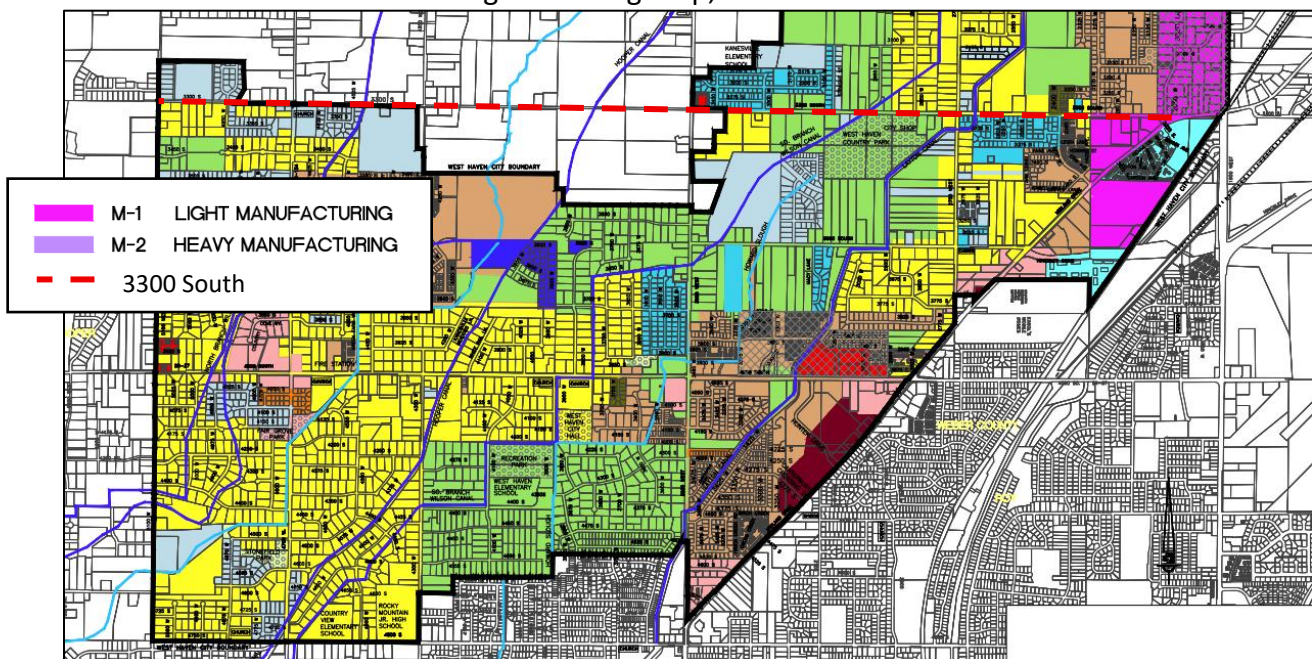
Staff proposes the repeal of both §157.335 and §157.355 in lieu of the newly proposed §157.619, which would consolidate Self-Storage Facility and Storage Unit restrictions in one section of code. It should be noted that the repeal of both §157.335 and §157.355, and the adoption of §157.619, as it is proposed, would result in Storage units no longer being a permitted use in the MU Zone, which staff would recommend. Staff believe that areas of the city zoned MU are better suited to more vibrant, inviting commercial, residential, open space, and institutional land uses.

#### **§157.619 SELF-STORAGE FACILITY RESTRICTIONS (Newly proposed section)**

The primary objective of §157.619 is to establish a more reasonable setback standard for Self-storage facility development within the city, thereby enabling more property owners with adequate lot sizes to develop a Self-storage facility if they so choose. The list of the secondary objectives of the proposal includes the following:

1. Increase clarity of the ordinance by modernizing the language with widely-accepted and understood terminology and defining the relevant terms.
2. Limit the development of Self-storage facilities to M-1 and M-2 Zones north of 3300 South to prevent the development of these facilities on parcels of land that are currently zoned for manufacturing, but whose highest and best use might be residential or commercial, in accordance with the General Plan Map.

Image 1: Zoning Map, South of 3300 S.



3. Add reasonable restrictions or modify current Storage unit restrictions to increase the quality of the product that can be developed within the city.
4. Consolidate the Self-storage facility and Storage unit restrictions into one unified section of code (§157.619).

§157.619 (SELF-STORAGE FACILITY RESTRICTIONS), as proposed by staff, reads as follows:

- (A) *No Self-Storage Facilities shall be permitted south of 3300 South.*
- (B) *Self-Storage Facilities shall be set back no less than 100 feet from any right-of-way boundary and no less than 250 feet from a right-of-way boundary of any of the following major corridors:*
  - (1) *1900 W;*
  - (2) *2100 S;*
  - (3) *Wilson Lane;*
  - (4) *2550 S; and*
  - (5) *3300 S.*
- (C) *A building may be excluded from the setback requirements of Subsection B if the building meets all the following conditions:*
  - (1) *The building is at least two stories in height.*
  - (2) *All storage units in the building are accessed from the building interior.*
  - (3) *The primary facade and all facades that front a major corridor shall be comprised of at least 20% glass.*
  - (4) *Glass shall be included as an exterior material on all facades that are visible from the right-of-way.*
- (D) *Open Self-Storage: Self-Storage Facilities may contain an area for Open Self-Storage. No recreational vehicle, trailer, boat, or similar item shall be occupied while within Open Self-Storage.*
- (E) *Use Restrictions.*
  - (1) *No business may operate from within a storage unit.*
  - (2) *Overnight occupancy of a Storage Unit is not permitted, and the habitation of people or animals within a Storage Unit is strictly prohibited.*
- (F) *Additional Design Standards.*
  - (1) *Where Open Self Storage or outdoor-accessed Storage Units are present, perimeter walls of at least six (6) feet in height shall be provided at the property boundaries. Said walls are required to have decorative brick or split-face block, with a decorative vertical column every fifty (50) feet. Perimeter walls are not required at points where the rear wall of a building is built to the property boundary line, provided the rear wall of the building meets the perimeter wall standards of this subsection.*
  - (2) *Self-Storage Facilities shall be subject to the provisions of the Design Review code of this Chapter, except that the requirements for Upgraded Architectural Features do not apply to buildings or portions of buildings that consist entirely of outdoor-accessed Storage Units.*

#### **§157.631      PARKING SPACE FOR...LAND USES**

This section of code is proposed for amendment to establish a minimum parking requirement for Self-Storage Facilities, as the code currently does not. Staff proposed the following minimum parking requirement:

*Self-Storage Facility 3 spaces, plus 1 space per 2,000 square feet GFA of buildings that provide interior-accessed Storage Units. Office and retail space parking shall be calculated separately based on the prescribed standards of this subchapter*

Self-Storage Facility is a land use that has a relatively low demand for parking, especially in those facilities where all Storage Units can be accessed from the building exterior. The proposed minimum standard requires three parking stalls when no office or retail space is provided and all storage units are accessed from the outside of the building. At a minimum, all facilities will accommodate parking for one employee, one visitor, and one individual who requires ADA accommodations, as required by law. Most visitors to Storage Units accessed from a building exterior drive up to their respective unit.

The requirement for one stall per 2,000 square feet of GFA for buildings that provide units with interior access from within the building has been borrowed from the Warehouse parking standard, as warehousing is a land use with a comparably low parking demand.

#### **III.      RECOMMENDED ACTION**

The Planning Commission held a public hearing and considered the proposal at its January 14, 2026, meeting. No public comment was received. A motion to recommend approval of the proposed amendment passed unanimously.

#### **IV.      POSSIBLE MOTION**

**Approve:** Motion to approve the proposed Ordinance \_\_\_\_-2026, amendments to Title XV, Chapter 157, by modifying §157.004, §157.294, and §157.331, and repealing §157.335 and §157.355, and adopting §157.619, finding that the proposal is consistent with the purpose of the land use ordinance and does not conflict with the provisions of federal or Utah State law.

## **ORDINANCE NO. 03-2026**

**AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, INCLUDING SECTION 157.004 DEFINITIONS, SECTION 157.294 USES, SECTION 157.331 PERMITTED USES, SECTION 157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES, THE REPEAL OF SECTION 157.335 STORAGE UNIT RESTRICTIONS, THE REPEAL OF SECTION 157.355 STORAGE UNIT RESTRICTIONS, AND THE CREATION OF SECTION 157.619 SELF-STORAGE FACILITY RESTRICTIONS.**

### **SECTION 1 – RECITALS**

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

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding the development for Self-Storage Facilities and Storage Units; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code regarding amending the language for Title XV Land Usage, Chapter 157, including Section 157.004 Definitions, Section 157.294 Uses, Section 157.331 Permitted Uses, the Repeal of Section 157.335 Storage Unit Restrictions, the Repeal of Section 157.355 Storage Unit Restrictions, and the Creation of Section 157.619 Self-Storage Facility Restrictions should be made; and

WHEREAS, the City Council finds that the specific changes to the referenced sections are desired and will clarify the standards for Self-Storage Facilities within the City; and

WHEREAS, the Planning Commission held a public hearing and made a positive recommendation of the proposed changes on January 14, 2026; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter and require action by the City as noted above.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Haven City, Utah that the following portions of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. In Title XV Land Usage, Chapter 157, the West Haven City Council repeals Section 157.335 Storage Unit Restrictions and Section 157.355 Storage Unit Restrictions in their entirety.
- b. In Title XV Land Usage, Chapter 157, including Section 157.004 Definitions, Section 157.294 Uses, Section 157.331 Permitted Uses, and 157.631 Parking Space for Residential, Commercial, Institutional, Recreational and other Land Uses shall be amended as outlined in red in Attachment “A”.
- c. In Title XV Land Usage, Chapter 157, West Haven City Council shall adopt a new section: Section 157.619 Self-Storage Facility Restrictions as shown in red, as seen on Attachment “A”.
- d. The Mayor is authorized to sign this Ordinance.

The forgoing Recitals are fully incorporated herein.

#### **Section 2 – Prior Ordinances and Resolutions**

That the above changes, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

#### **Section 3 – Repealer of Conflicting Enactments**

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

#### **Section 4 – Savings Clause**

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

#### **Section 5 – Date of Effect**

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

DATED the 4<sup>th</sup> day of February 2026

## WEST HAVEN CITY

Rob Vanderwood  
Mayor

ATTEST:

Emily Green, City Recorder

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

[illegible]

**RECORDER'S CERTIFICATION**

STATE OF UTAH     )  
                              : ss.  
County of Weber     )

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 03-2026**, entitled “**AMENDING TITLE XV LAND USAGE, INCLUDING SECTION 157.004 DEFINITIONS, SECTION 157.294 USES, SECTION 157.331 PERMITTED USES, SECTION 157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES, THE REPEAL OF SECTION 157.335 STORAGE UNIT RESTRICTIONS, THE REPEAL OF SECTION 157.355 STORAGE UNIT RESTRICTIONS, AND THE CREATION OF SECTION 157.619 SELF-STORAGE FACILITY RESTRICTIONS**”, adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on February 4, 2026 which appears of record in my office, with the date of posting or publication being February 4, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 4<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Emily Green  
City Recorder

(city seal)

# **EXHIBIT A**

**Attached to Ordinance 03-2026**

**AMENDING TITLE XV LAND USAGE, INCLUDING SECTION 157.004  
DEFINITIONS, SECTION 157.294 USES, SECTION 157.331 PERMITTED USES,  
SECTION 157.631 PARKING, THE REPEAL OF SECTION 157.335 STORAGE UNIT  
RESTRICTIONS, THE REPEAL OF SECTION 157.355 STORAGE UNIT  
RESTRICTIONS, AND THE CREATION OF SECTION 157.619 SELF-STORAGE  
FACILITY RESTRICTIONS.**



## § 157.004 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates, or requires, a different meaning.

**ACRE.** A parcel of land containing 43,560 square feet, regardless of the actual configuration of the parcel.

**AGRICULTURE.** The tilling of the soil, the raising of crops, horticulture, and gardening, but not including the keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business such as fruit-packing plants, fur farms, animal hospitals, or similar uses.

**AIRPORT.** Any area of land or water designed and set aside for the landing and taking off of aircraft.

**AIRPORT HAZARD.** Any structure or natural growth, or use of land, which obstructs or restricts the airspace required for the safe flight of aircraft in landing, taking off, or maneuvering at, or in the vicinity of, an airport, or is otherwise hazardous to such landing, taking off, or maneuvering of aircraft.

**AIRPORT LANDING AREA.** The specially-prepared surface within the boundaries of an airport designed for aircraft landing and taking off operations.

**AIRPORT REFERENCE POINT.** The existing control tower or point upon which such a tower would normally be erected on an airport.

**ALLEY.** A public thoroughfare less than 26 feet wide.

**ANIMAL.** Any and all types of livestock, including all those animals for family food production, dogs and cats, and all other subhuman creatures, both domestic and wild, male and female, singular and plural.

**ANIMAL KEEPING.** The keeping of, and caring for, animals.

**ANIMALS FOR FAMILY FOOD PRODUCTION.** Any domesticated animal commonly kept for utility or food production rather than pleasure, and includes, but is not limited to: cattle, sheep, goats, mules, burros, horses, chickens, geese, ducks, turkeys, llamas, swine, or similar animals.

**APARTMENT COURT.** Any building or group of buildings which contain dwelling units and also satisfies the definition of a TOURIST COURT, as defined in this chapter.

**APARTMENT HOTEL.** Any building which contains dwelling units and satisfies the definition of a HOTEL as defined in this chapter.

**APARTMENT HOUSE.** A multiple dwelling; see DWELLING, MULTIPLE-FAMILY.

**APIARY.** Any place where one or more colonies of bees are located.

**APIARY EQUIPMENT.** Hives, supers, frames, veils, gloves, or other equipment used to handle or manipulate bees, honey, wax, or hives.

**AUTOMOBILE RECYCLING (PARTS DISMANTLING).** A process carried out within a completely-enclosed building of systematically disassembling or dismantling automobile vehicles for their component parts, which are cleaned, refurbished, catalogued, and shelf-stored as inventory for the purpose of resale. It includes the storage, both inside and outside the building, for disassembly. The process also includes the immediate removal from the site of the vehicle body hulk and other waste materials.

**AUTOMOBILE WRECKING.** See JUNKYARD.

**BASEMENT.** A story partly underground and having at least one-half of its height above grade. A BASEMENT shall be counted as a story, for purposes of height measurements.

**BED AND BREAKFAST DWELLING.** An owner-occupied dwelling in which not more than two rooms are rented out by the day, offering overnight lodgings to travelers, and where one or more meals are provided by the host family, the price of which may be included in the room rate.

**BED AND BREAKFAST HOTEL.** An owner- or host-occupied building in which at least six, but not more than 20, guest rooms are rented out by the day offering overnight lodgings accommodations and service to travelers with one or more meals; provided, the price of which is included in the daily room rate.

**BED AND BREAKFAST INN.** An owner or host family occupied dwelling in which not more than five sleeping rooms are rented out by the day, offering overnight lodging to travelers with one or more meals provided by the host family, the price of which is included in the room rate.

**BEE.** The common honey bee, *Apis mellifera*, at any state of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

**BEEKEEPER.** A person who owns or has charge of one or more colonies of bees.

**BEEKEEPING.** To hold a colony of bees in a hive for pollination, honey production, study, or a similar purpose.

**BOARDING HOUSE.** A building with not more than five guest rooms where, for compensation, meals are provided for at least five, but not more than 15, persons.

**BUILDING.** Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals, or chattels.

**BUILDING, ACCESSORY.** A detached subordinate building clearly incidental to, and located upon, the same lot occupied by the main building.

**BUILDING, HEIGHT OF.** The vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and the ridge of a pitch or hip roof.

**BUILDING, MAIN.** The principal building, or one of the principal buildings, upon a lot, or the building, or one of the principal buildings, housing the principal use upon the lot.

**BUILDING, PUBLIC.** A building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the state, or any of its subdivisions.

**CABARET.** A business establishment open to public patronage where food and drink is prepared, served, or offered for sale or sold for human consumption on or off the premises, and whose patrons may be entertained by performers who sing or dance or perform theatrical acts, and where the patrons may or may not dance. The term CABARET is inclusive of nightclubs. Such establishments shall be limited to one per lineal mile.

**CARPORT.** A private garage not completely enclosed by walls or doors. For the purposes of this chapter, a CARPORT shall be subject to all of the regulations prescribed for a private garage.

**CELLAR.** A story having more than one-half of its height below grade. A CELLAR shall not be counted as a story for the purpose of height measurement.

**CLUSTER SUBDIVISION.** A subdivision of land in which the residential lots have areas less than the minimum lot area of the zone in which the subdivision is located but which meets the requirements of zoning ordinances of the city.

**CONDOMINIUM RENTAL APARTMENT (CONDO-TEL).** A condominium residential project in which the units, when not occupied by the owner, may be placed in a management rental pool for rent as transient living quarters similar to a motel operation. Because of the transient rental characteristics, a CONDOMINIUM RENTAL APARTMENT is classified as a use category separate and distinct from a condominium dwelling unit.

**CORRAL.** A fenced enclosure used for the close confinement of large animals with hay or grain feeding in contrast to pasture feeding.

**COURT.** An unoccupied space on a lot, other than a yard, designed to be partially surrounded by group dwellings.

**DAIRY.** A commercial establishment for the manufacture or processing of dairy products.

**DAY CARE CENTER.** Any building or structure other than an occupied residence furnishing care, supervision, and guidance for three or more children unaccompanied by a parent or guardian for periods of less than 24 hours per day, or, an occupied residence which furnishes care, supervision, and guidance for six or more children unaccompanied by parent or guardian for periods of less than 24 hours per day. OCCUPIED RESIDENCE shall refer to being used as a residence by a family. The term DAY CARE CENTER is inclusive of kindergartens, preschools, child day care, nursery schools, and all other similar facilities specializing in the education and/or operated by the public school system. (See §§ 157.85 through 157.899, Ord. 03-2006, and Ord. 05-2006.)

**DWELLING.** Any building, or portion thereof, which is designed for use for residential purposes, except hotels, apartment hotels, boarding houses, lodging houses, tourist courts, and apartment courts.

**DWELLING, FOUR-FAMILY.** A building arranged or designed to be occupied by four families, the structure having only four dwelling units.

**DWELLING, GROUP.** Two or more dwellings arranged around a court.

**DWELLING, MULTIPLE-FAMILY.** A building or portion thereof used and/or arranged or designed to be occupied by more than four families, including apartment houses and apartment hotels, but not including tourist courts.

**DWELLING, SINGLE-FAMILY.** A building arranged or designed to be occupied exclusively by one family, the structure having only one dwelling unit.

**DWELLING, THREE-FAMILY.** A building arranged or designed to be occupied by three families, the structure having only three dwelling units.

**DWELLING, TWO-FAMILY.** A building arranged or designed to be occupied by two families, the structure having only two dwelling units.

**DWELLING, UNIT.** One or more rooms in a dwelling, apartment hotel, or apartment motel designed for or occupied by one family for living or sleeping purposes, and having one, but not more than one, kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.

**EDUCATIONAL INSTITUTION.** A public elementary or secondary school, seminary, parochial school, or private educational institution having a curriculum similar to that ordinarily given in grades one through 12 in the public school system. The term EDUCATION INSTITUTION, for the purpose of this chapter, does not include post high school educational facilities.

**ESTABLISHED AIRPORT ELEVATION.** The elevation in feet above mean sea level of the highest point of the land area of an airport.

**EXOTIC PET.** A rare or unusual non-protected animal species that is classified by the U.S. Department of Agriculture and under state law as approved for keeping as a pet, unless otherwise restricted by this chapter. Permitted EXOTIC PETS only include those species commercially available at typical retail pet shops in the area and may include, but not limited to: non-venomous snakes, non-poisonous small reptiles, non-poisonous amphibians, tortoises, ferrets, exotic birds, sugar gliders, degus, hedgehogs, domesticated silver foxes, and non-poisonous insects. EXOTIC PETS do not include any type of pigs, including potbelly pigs or miniature pigs.

**FAMILY.** One or more persons related by blood, marriage, or adoption, plus domestic servants employed for service on the premises, or a group of bachelors or bachelorettes of not more than four persons, who need not be so related, living together as a single nonprofit housekeeping unit.

**FLYAWAY BARRIER.** A solid fence or hedge used in beekeeping at least six feet in height extending ten feet from the hive in each direction. It is used to force bees to fly at least six feet above ground over neighboring property lines.

**FRONTAGE.** All property fronting one side of the street between intersecting or intercepting streets or between a street and a right-of-way, waterway, and dead end street, or political subdivision boundary, measured along the street line. The end of a stub street shall not be construed to be frontage on a street. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

**FRONT LOT LINE.** The property line of the lot toward which the front line of a main building faces or may face, and which abuts a public dedicated street, a right-of-way, or fee title access strip approved by the Planning Commission as a special exception, or a street made public by right of use. (Also see § 157.617 for further flag lot regulations.)

**GARAGE, PRIVATE.** An accessory building designed or used for the storage of not more than four automobiles owned and used by the occupants of the building to which it is accessory and in which no business, commercial service, or industry is carried on; provided, that on a lot occupied by a multiple dwelling, the PRIVATE GARAGE may be designed and used for the storage of one and one-half times as many automobiles as there are dwelling units in the multiple-dwelling. A GARAGE shall be considered part of a dwelling if the garage and dwelling have a roof or wall in common. On any lot or parcel of land on one acre or more in an "A" zoning, there may be adequate storage space provided for vehicles used accessory to the agriculture use of the lot. A PRIVATE GARAGE may not be used for storage of more than one truck for each family dwelling upon the premises, and no such truck shall exceed two and one-half tons capacity.

**GARAGE, PUBLIC.** A building, or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, or storing motor-driven vehicles.

**GARBAGE.** Any non-hazardous, non-medical solid waste.

**GRADE.**

(1) For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.

(2) For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining streets.

(3) For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building. All walls approximately parallel to, and not more than five feet from, a street line are to be considered as adjoining a street.

**GUEST HOUSE.** A separate dwelling structure located on a lot with one or more main dwelling structures and used for the housing of guests or servants and not rented, leased, or sold separate from the rental, lease, or sale of the main dwelling.

**HANDICAPPED PERSON.** A person who has a severe, chronic disability attributable to a mental or physical impairment, or to a combination of mental and physical impairments, which is likely to continue indefinitely, and which results in a substantial functional limitation in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.

**HAZARDOUS WASTE.** A solid waste, or combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or may pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transferred, disposed of, or otherwise managed.

**HAZARDOUS WASTE DISPOSAL FACILITY.** A facility approved by the Environmental Protection Agency (EPA) for the treatment, permanent storage, or disposal of hazardous waste in any fashion so as to prevent contaminants in excess of EPA guidelines from migrating off the facility or into the environment.

**HIVE.** A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may house bees.

**HOME OCCUPATION.** The use of a portion of a dwelling as an office, studio, or workroom for small occupations which are customarily conducted in the home and which are clearly incidental and accessory to the primary use of the dwelling for living purposes, and which also meet all the conditions and requirements of §§ 157.880 through 157.883. (See Ord. 45-2020 found in §§ 157.880 through 157.883.)

**HOTEL.** A building designed for, or occupied as, the more or less temporary abiding place of 16 or more individuals who are, for compensation, lodged, with or without meals, and in which no provision is made for cooking in any individual room or suite.

**HOUSEHOLD PETS.** Animals or fowl ordinarily permitted in the house, and kept for company or pleasure, such as dogs, cats, and canaries, but not including a sufficient number of dogs to constitute a KENNEL, as defined in this chapter.

**INCINERATOR.** Any enclosed device using controlled flame combustion for the incineration, burning, or reduction of non-hazardous and/or non-medical solid waste.

**JUNKYARD.** The use of any lot, portion of lot, or tract of land for the storage of salvage materials, keeping or abandonment of junk, including scrap material, or for the dismantling, demolition, or abandonment of automobiles, or other vehicles, or machinery or parts thereof; providing, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.

**KENNEL.** The land or buildings used in the keeping of four or more dogs at least four months old.

**LIVESTOCK FEED YARD.** A commercial operation on a parcel of land where livestock are kept in corrals or yards for extended periods of time at a density which permits little movement and where all feed is provided for the purpose of fattening or maintaining the condition of livestock prior to their shipment to a stockyard for sale and the like.

**LOCKOUT SLEEPING ROOM.** A sleeping room in a dwelling, dwelling unit, condominium unit, or condominium rental apartment with separate or common access and toilet facilities, but no cooking facilities except a hotplate, which may be rented independently of the main unit for nightly rental by locking interior access. A LOCKOUT SLEEPING ROOM shall not be sold independently from the main dwelling unit.

**LODGING HOUSE.** A building where lodging only is provided for compensation to five or more, but not exceeding 15, persons.

**LOT.** A parcel of land occupied, or capable of being occupied, by a permitted use, building, or group of buildings (main or accessory), together with such yards, open spaces, parking spaces, and other areas required by this chapter, the subdivision ordinance, and the Hillside Development Ordinance of the city, having frontage upon a public street, approved private street, a right-of-way, or fee title access strip approved by the Planning Commission. Except for group dwellings and guest houses, not more than one dwelling structure shall occupy any one lot. (Also see § 157.617 for further flag lot regulations.)

**LOT CORNER.** A lot abutting on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees.

**LOT, INTERIOR.** A lot other than a corner lot.

**MANUFACTURED HOUSE.** A mobile home and/or pre-sectionalized or modular unit house constructed off-site after June 16, 1976, to H.U.D. code standards for later permanent placement on a building lot or other approved location

**MEDICAL WASTE.** Any solid waste which is generated in the diagnosis, treatment, or immunization of human beings or animals, in research pertaining thereto, or in the production of testing of biological.

**MEDICAL WASTE DISPOSAL FACILITY.** Any facility designed to treat, permanently store, incinerate, and/or otherwise destroy medical waste in any manner within EPA guidelines, or in harmony with prevailing health codes and other local restrictions.

**MOBILE HOME.** A movable living unit constructed prior to June 16, 1976, or after June 16, 1976, and which does not meet H.U.D. code standards, and designed to be transported after fabrication on its own wheels, attached wheels, or low-boy, suitable for year-round occupancy and containing a flush toilet, sleeping accommodations, a tub or shower-bath, kitchen facilities, plumbing, and electrical connections provided for attachment to appropriate external systems. Pre-sectionalized, modular, or prefabricated housing not

placed on permanent foundations shall be classified as a MOBILE HOME whether or not such units meet the city's building and housing codes.

**MOTOR HOME.** A self-propelled vehicular unit, other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, and vacation use, which is either self-propelled or is mounted on, or pulled by, another vehicle, including, but not limited to, a travel trailer, a camping trailer, a truck camper, a motor home, a fifth-wheel trailer, and a van.

**NATURAL WATERWAYS.** Areas, varying in width, along streams, creeks, gullies, springs, or washes which are natural drainage channels, as determined by the Building Inspector, and in which areas no buildings shall be constructed.

**NIGHTLY RENTAL.** The rental of a sleeping room, apartment, dwelling unit, or dwelling for time periods of less than 30 days.

**NONCONFORMING BUILDING OR STRUCTURE.** A building or structure, or portion thereof, lawfully existing at the time this chapter became effective, which does not conform to all the height, area, and yard regulations herein prescribed in the zone in which it is located.

**NONCONFORMING USE.** A use which lawfully occupies a building or land at the time this chapter became effective and which does not conform with the use regulations of the zone in which it is located.

**NURSING CARE FACILITY.** Any facility licensed by the State Department of Health as a nursing care facility that provides licensed nursing care and related services to residents who need continuous health care and supervision. These facilities provide SKILLED NURSING CARE, which means a level of care that provides 24-hour inpatient care to residents who need licensed nursing supervision. The complexity of the prescribed services must be performed by or under the close supervision of licensed health care personnel. These facilities are to comply with the provisions in Utah Administrative Code § R432-150, "Nursing Care Facility."

**OFFICIAL MAP.** Any map adopted by the City Council under the provision of UCA § 10-9a-407, as amended.

**OPEN GREEN SPACE.** An open space suitable for relaxation or landscaping. It shall be unoccupied and unobstructed by buildings and/or hard surfaces such as asphalt, cement, and packed gravel, except that such open green space may be traversed by necessary sidewalks and access rights-of-way.

**OPEN SELF-STORAGE.** Secure outdoor space available to lease to the public for the storage of recreational vehicles, boats, personal watercrafts, ATVs, UTVs, snowmobiles, trailers, heavy equipment, and similar items. Open Self-Storage shall only be contained within a Self-Storage-Facility.

**OWNER.** Any person who is either the legal owner, keeper, possessor, or the actual custodian of an animal. OWNERSHIP is established by a person registering as an owner on



a license or other legal document, or being a person claiming ownership and taking, or having possession of, an animal.

**PARKING LOT.** An open area, other than a street, used for the parking of more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers, designed so that access to the parking spaces in the lot is by means of private interior roadways or alleys, and not by direct access from a public street.

**PARKING SPACE.** Space within a building, lot, or parking lot for the parking or storage of one automobile.

**PASTURE.** Fenced area enclosure for animals in which the grass product available on the site is the primary source of feed and in which livestock are kept in a loosely-controlled environment as opposed to being kept in a pen, corral, or stable.

**PAVING MATERIAL.** Asphalt, concrete, or blacktop and the component material thereof that is stored with the intent to create asphalt, concrete, or blacktop.

**PEN.** An enclosed area typically having less than 500 square feet and intended for occupancy by one to two animals.

**PET.** A domesticated animal kept for pleasure rather than utility, including, but not limited to: birds, cats, dogs, tropical-type fish, rabbits, hamsters, mice, and similar animals.

**PRIVATE.** For use by the occupant, his or her friends, and guests, and not for the purpose of remuneration, hire, or sale, or any other commercial use nor use, by an ad hoc informal association or group for the purpose of circumventing this limitation.

**RECREATIONAL RESORT.** A grouping of outdoor and/or indoor recreation facilities and activities designed to attract significant numbers of people as a destination because of the recreational attractions and vacation-type atmosphere. It may include accessory residential units for nightly rental.

**RECREATIONAL VEHICLE.** A vehicular unit, other than a mobile home, designed as a temporary dwelling for travel, recreational, and vacation use, which is either self-propelled or is mounted and/or pulled by another vehicle, including, but not limited to: travel trailer, camp trailer, folding tent trailer, truck camper, or motor home.

**RESIDENTIAL FACILITY FOR DISABLED.** A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a 24-hour per day basis by eight or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager, and that conforms to all applicable standards and requirements of the Department of Social Services, and is operated by, or operated under, contract with that Department. (See §§ 157.950 through 157.955.)

**RESIDENTIAL FACILITY FOR ELDERLY.** A dwelling unit that is occupied on a 24-hour per day basis by eight or fewer elderly persons in a family-type arrangement, and which is described more fully in §§ 157.950 through 157.955.

**RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS.** A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a 24-hour per day basis by eight or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager, and that conforms to all applicable standards and requirements of the Department of Social Services, and is operated by, or operated under, contract with that Department.

**RESIDENTIAL TREATMENT FACILITY.** Facilities that offer room and board and provide for, or arrange for, the provision of specialized treatment, rehabilitation, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. RESIDENTIAL TREATMENT FACILITY means a 24-hour group living environment for four or more individuals unrelated to the owner or provider in accordance with UCA § 62A-2-101 and Utah Administrative Code § R501-19. This does not include a residential facility for persons with a disability.

**SELF-STORAGE FACILITY.** A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. These facilities may contain Storage Units, storage lockers, and Open Self-Storage space. Beyond one (1) Dwelling Unit for a Night Watch/Guard, these facilities may not include any habitable space of any kind.

**SERVICE ANIMAL.** An animal that is legitimately certified, trained, or being trained to assist physically challenged persons, such as hearing-impaired guide dogs, mobility-limited assisting animals, or seeing-eye dogs.

**SIGN.** A presentation or representation of words, letters, figures, designs, pictures, or colors publicly displayed so as to give notice relative to a person, a business, an article or merchandise, a service, an assemblage, a solicitation, or a request for aid; also, the structure or framework, or any natural object, on which any sign is erected, or is intended to be erected, or exhibited, or which is being used, or is intended to be used, for sign purposes.

**SIGN, ADVERTISING.** An off-premises sign 20 square feet or less in area.

**SIGN, ANIMATED.** A sign which involves a motion or rotation of any part created by artificial means, or displays flashing or intermittent lights.

**SIGN, AREA.** The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing SIGN AREA, only one side of back-to-back signs covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. In relation to signs that do not have a frame or a separate background, SIGN AREA shall be computed on the basis of the least rectangle, triangle, or circle large enough to frame the display.

**SIGN, BILLBOARD.** An off-premises sign larger than 20 square feet in area. Two or more separate advertising spaces structurally connected will be considered one sign.

**SIGN, BUSINESS.** A sign which directs attention to a use conducted, project, or commodity sold or service performed upon the premises.

**SIGN, DEVELOPMENT.** A business sign identifying a construction project, or subdivision development. The sign may contain the name of the project, name and an address of the construction firm(s), architect, and developer.

**SIGN, DIRECTIONAL.** Business incidental signs designed to guide or direct pedestrians or vehicular traffic.

**SIGN, FLAT.** A sign erected parallel to, and attached to, or painted on or pasted on, the outside wall or window of a building and projecting not more than 18 inches from such wall or window.

**SIGN, FLOODLIGHTED.** A sign illuminated in the absence of daylight and by devices which reflect or project light upon it.

**SIGN, GROUND.** A sign placed upon the ground, or supported by a frame or supports placed in, or upon, the ground.

**SIGN, IDENTIFICATION AND INFORMATION.** An on-premises sign displayed to indicate the name or nature of a building or use, including all professional and business buildings, home occupations, apartment complexes, and public and semipublic buildings. Temporary and development signs are classified in this category only.

**SIGN, ILLUMINATED.** A sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

**SIGN, NAME PLATE.** A sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises, or indicated a home's occupation legally existing on the premises.

**SIGN, OFF-PREMISES.** A sign which directs attention to a use, project, commodity, or service not related to the premises on which it is located.

**SIGN, POLITICAL OR CAMPAIGN.** A sign soliciting support for a person running for public office, or a sign defending or objecting to an issue or proposal being placed before the public.

**SIGN, PROJECTING.** A sign attached to a building or other structure and extending in whole, or in part, more than 18 inches beyond any wall of the building or structure.

**SIGN, PROPERTY.** A sign related to the property on which it is located and offering such property for sale or lease, or advertising contemplated improvements or announcing the name of the building, owner, designer, or developer of the project, or warning against trespassing.

**SIGN, PUBLIC NECESSITY.** A sign informing the public of any danger or hazard existing on, or adjacent to, the premises.

**SIGN, ROOF.** A sign erected partly or wholly on, or over, the roof of a building, but not including ground signs that rest on, or overlap, a roof 12 inches or less.

**SIGN, SERVICE.** A sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as direction to parking lots, location of restrooms, sale of agricultural products produced upon the premises, or other such pertinent facts.

**SIGN, TEMPORARY.** Any sign, banner, pennant, valance, or advertising display constructed, of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a short period of time only.

**SIGN, WALL.** A sign which is affixed to an exterior wall of a building or structure and which projects not more than 18 inches from the building or structure wall, and which does not extend more than four feet above the parapet, eaves, or building facade of the building on which it is located.

**SOLID WASTE.** Any household garbage, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous materials resulting from industrial, commercial, mining, and agricultural operations and from community activities.

**STABLE.** A detached accessory building for the keeping of animals belonging to, or used by, the property owner or lessee and not for rent or for the stabling of the same for profit.

**STANDARD.** A standard adopted by the American National Standards Institute or the National Fire Protection Association for recreational vehicles, and for mobile homes manufactured prior to June 15, 1976. For manufactured homes built after June 16, 1976, *STANDARD* means the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, being 42 U.S.C. Chapter 70, §§ 5401 et seq., and as amended from time to time.

**STOCKYARD.** A commercial operation consisting of yards and enclosures where livestock are kept temporarily for slaughter, marketing, or shipping, together with necessary offices, chutes, loading and unloading pens, and railroad facilities.

**STORAGE UNIT.** An enclosed space or self-contained unit rented at a self-storage facility to store personal or business property. Access to each storage unit may be from outside or inside the structure.

**STORY.** The space within a building included between the surface of any floor and the surface of the ceiling next above.

**STREET, PRIVATE.** A thoroughfare which has been dedicated to the abutting land owners for joint private access to private property and accepted and approved by the City Council.

**STREET, PUBLIC.** A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare, not less than 26 feet wide, which has been made public by right of use, and which affords the principal means of access to abutting property.

**STRUCTURAL ALTERATIONS.** Any change in supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

**STRUCTURE.** Anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

**TAVERN.** Any business establishment operating under the Class “A” beer license regulations of the city, where the main purpose is for the sale of beer and mix for drinks to public patrons, and the revenue from the sale of beer and mix for drinks exceeds the revenue from the sale of food. The term TAVERN is inclusive of beer parlors and lounges. Such establishments shall be limited to two per lineal one-eighth of a mile distance.

**TEMPORARY STORAGE UNITS, CONTAINERS, OR STRUCTURES.** Any building, structure, container, or unit that can be moved by any means. It is not affixed to a permanent foundation and is not built with materials consistent with residential or commercial construction. This definition shall include, but is not be limited to: tractor trailers; containers originally designed for truck, rail, or boat transportation; commercial storage units that can be rented; and any temporary structure constructed without a building permit.

**THERAPY PET.** A therapeutic pet subject to a reasonable accommodation under federal or state law relating to persons with a disability as part of mental or physical health care under the direction of a legitimate mental or physical health care provider, or as otherwise accommodated by, or being trained for use in, a care facility, hospital, hospice, or like facility.

**TOURIST COURT OR MOTEL.** Any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities, designed for temporary use by automobile tourists or transients, with the garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges.

**TRAILER CAMP or TRAILER COURT.** Any area or tract of land used or designed to accommodate two or more travel trailers, recreational vehicles, or camping parties.

**TRAVEL TRAILER.** A vehicular, portable unit, mounted on wheels, not requiring special highway movement permits when drawn by a motorized vehicle:

- (1) Designed as a temporary dwelling for travel, recreational, and vacation use; and
- (2) When factory-equipped for the road, having a body width of not more than eight feet and a body length of not more than 40 feet.

**USE, ACCESSORY.** A subordinate use customarily incidental to, and located upon, the same lot occupied by the main use and devoted exclusively to the main use of the premises.

**USE, CONDITIONAL.** A use or occupancy of a building or use of land permitted by the Planning Commission as a “special exception” only when authorized upon issuance of a conditional use permit and subject to the limitations and conditions specified therein, as provided in §§ 157.515 through 157.529, intended to allow compatible integration of uses which may be suitable only in certain locations within a particular zone, or only upon certain conditions and/or design criteria being achieved.

**USE, PERMITTED.** Any use lawfully occupying land or buildings as authorized in the zone regulations, and for which no conditional use permit is required.

**WIDTH OF LOT.** The distance between the side lot lines at the minimum setback distance from the front lot line required for the depth of the front yard. Minimum setback is 30 feet.

**WILD ANIMAL.** Any animal which is not commonly domesticated, listed as protected by federal or state law, or which may be perceived as wild or predatory in nature, or any animal which, because of its size, growth propensity, vicious nature or other characteristics, would constitute an unreasonable danger to human life or property if not kept, maintained, or confined in a safe and secure manner. Such animals include, but are not limited to:

- (1) Alligators, crocodiles, and caiman;
- (2) Bears (Ursidae);
- (3) Cat family (Felidae), except commonly-accepted domesticated cats, and includes cheetahs, cougars, leopards, lions, lynx, panthers, mountain lions, tigers, wild cats, and similar animals;
- (4) Dog family (Canidae), except all domesticated dogs, and includes wolf, part wolf, fox, part fox, coyote, part coyote, dingo, and similar animals;
- (5) Porcupine (Erethizontidae);
- (6) Primate (non-human), and includes all subhuman primates;
- (7) Raccoon (Prosynnidae); all raccoons, including eastern raccoons, desert raccoon ring-tailed cat, and similar animals;
- (8) Skunks;
- (9) Venomous fish and piranhas;
- (10) Venomous snakes and lizards; and
- (11) Weasels (Mustelidae), including weasels, martens, wolverines, badgers, otters, ermine, mink, mongoose, and similar animals (this category does not include ferrets commercially available at typical retail pet shops in the area).

**YARD.** An open space on a lot, other than a court, unoccupied and unobstructed from the ground upward by permanently-parked vehicles, buildings, or structures, except as otherwise provided herein.

**YARD, FRONT.** A yard on the same lot with a building, between the front line of the building exclusive of steps and the front lot line, and extending across the full width of the lot. The depth of the FRONT YARD is the minimum distance between the nearest part of the front lot line and the nearest part of the front line of the building or buildings on the lot.

**YARD, REAR.** A yard on the same lot with a building, between the rear line of the building exclusive of steps and the rear lot line, and extending the full width of the lot. The depth of the *REAR YARD* shall be the minimum distance between the nearest part of the rear lot line and the nearest part of the rear line of the building.

**YARD, SETBACK.** The minimum distance for the depth or width of a yard required by this chapter for the zone in which the lot or parcel is located.

**YARD, SIDE.** A yard on the same lot with a building, between the side line of the building exclusive of steps and the side lot line, and extending from the front yard to the rear yard. The width of the *SIDE YARD* shall be the minimum distance between the nearest part of the side lot line and nearest part of the side line of the building.

(Prior Code, § 2.08) (Ord. 2-92, passed - -1992; Ord. 13-2005, passed 11-2-2005; Ord. 30-2019, passed 9-4-2019; Ord. 39-2019, passed 12-18-2019; Ord. 23-2020, passed 6-17-2020; Ord. 05-2022, passed 3- -2022)

§ 157.294 USES.

(A) Abbreviations. In the following list of possible uses, those designated in any zone as:

(1) "P" will be a permitted use;

(2) "C" will be allowed only when authorized by a conditional use permit obtained in §§ 157.515 through 157.529; and

(3) "N" will not be allowed in that zone.

(B) Uses permitted. Uses within Commercial Zones are as follows:

Use	C-1	C-2	C-3
A			
Adult novelty, bookstore, video (see §§ 157.540 through 157.544)	-	-	-
Air conditioning, sales and service (HVAC)	N	P	P
Altering, pressing, and repairing of wearing apparel	P	P	P
Amusement enterprises	N	C	C
Antique, import, or souvenir shop	C	P	P
Apartment, multi-family	N	N	N
Arcade	P	P	P
Archery shop and range; provided, it is conducted within a	N	P	P



completely-enclosed building			
Art and artist's supply store	C	P	P
Assisted living center, medical rehabilitation	C	C	C
Athletic and sporting goods store	C	P	P
Athletic club	C	P	P
Auction establishment	N	C	C
Automobile, new or used, sales and service	N	C	C
Automobile new parts sales and service	N	P	P
Automobile maintenance service (lube, oil, brakes)	N	P	P
Automobile repair, including paint, body and fender, brake, muffler, upholstery, or transmission work; provided, it is conducted within a completely-enclosed building	N	C	C
Awning sales and service	N	P	P
B			

Bakery manufacture, limited to goods retailed on premises	P	P	P
Bank or financial institutions	P	P	P
Barber shop	P	P	P
Batting cages, indoor or outdoor	N	C	P
Beauty culture school	N	P	P
Bed and breakfast hotel	N	C	P
Bed and breakfast inn	C	C	P
Beer club, bar (see "Tavern")	-	-	-
Bicycle sales and service	C	P	P
Billiard parlor; no alcohol	C	P	P
Boat sales and service	N	C	P
Bookstore, retail	P	P	P
Bottling and distribution plant	N	N	C
Bowling alley	N	C	P
Boxing arena	N	N	C

Building materials retail sales yard	N	C	C
Bus terminal	N	N	C
C			
Caf or cafeteria	P	P	P
Call center	N	P	P
Camera store	P	P	P
Candy store, confectionery	P	P	P
Cannabis, production and/or sales	N	N	P
Car wash, automatic (refer to § 157.293(B))	N	C	P
Car wash, manual spray (refer to § 157.293(B))	C	P	P
Car wash, stand alone	N	N	P
Carbonated water sales	C	P	P
Carpenter and cabinet shop	N	C	P
Catering establishment	C	C	P
China, crystal/silver shop	P	P	P
Christmas tree sales	C	C	P

Church; rent, cannot build	N	C	C
Church, temporary revival; rent, cannot build	N	C	C
Circus, carnival, or other transient amusement	N	N	C
Clinics, medical or dental	P	P	P
Clothing and accessory store	P	P	P
Coffee shop	P	P	P
Communication equipment building	N	P	P
Contractor shop, provided work conducted within a completely enclosed building	N	N	C
Convenience store	N	C	C
Costume rental	P	P	P
D			
Dairy products store	P	P	P
Dance hall/minors/ non-alcoholic	N	C	C
Day care/preschool	C	C	C

Delicatessen	P	P	P
Department store	N	P	P
Detective agency	C	P	P
Diaper service, including cleaning	N	P	P
Drapery and curtain store (blinds, retail)	P	P	P
Driving range; indoor	C	P	P
Drug store	N	C	P
Dry cleaning establishment	N	C	P
Dry cleaning pickup station, no dry cleaning on premises	C	P	P
E			
Education institution; post high school without housing	C	P	P
Educational institution; tutoring, learning centers	C	P	P
Electrical and heating appliances and fixtures sales and service	N	P	P
Electronic equipment sales and service	C	P	P

Employment agency	N	P	P
Event center	N	C	C
Express and transfer service	N	P	P
F			
Fabric and textile store	P	P	P
Farm implement sales	N	C	P
Flooring	N	C	C
Florist shop	P	P	P
Fruit store or stand	P	P	P
Fueling station; liquid natural gas (LNG)	N	N	C
Fueling station; vehicles under 40,000 GVW	N	C	P
Fueling station; vehicles under 40,000 GVW with car wash	N	C	P
Furniture sales and repair	C	P	P
Fur apparel sales, storage, or repair	P	P	P
G			

Garden supplies and plant materials sales	C	P	P
Gift store	P	P	P
Glass sales and service	C	P	P
Go cart track; indoors	N	C	C
Golf course	N	C	C
Government buildings or uses, non-industrial	C	P	P
Greenhouse and nursery; soil and lawn service	C	P	P
Grocery store	N	P	P
Gun range; indoors	N	C	C
Gun sales and service	N	C	C
Gunsmith	C	P	P
Gymnasium	C	P	P
H			
Hardware store	C	P	P
Health club	C	P	C
Health food store	P	P	P
Heavy equipment rental, sales, and	N	C	C

service (only north of 3300 S)			
Heliport	N	N	C
Hobby and crafts store	P	P	P
Home improvement large box	N	C	C
Homeless shelter	N	N	N
Hospital	N	C	C
Hospital supplies	C	P	P
Hotel	N	C	P
House cleaning and repair	N	P	P
Household appliance sales and incidental service	N	P	P
I			
Ice cream manufacture	N	N	C
Ice cream parlor (small production allowed)	P	P	P
Insulation sales	N	C	C
Insurance agency	P	P	P
Interior decorator and designing establishment	P	P	P



J			
Janitor sales service and supply	N	P	P
Jewelry store sales and service	P	P	P
K			
Kennel; indoor with outdoor exercise area	N	C	C
L			
Laboratory, dental, or medical	N	P	P
Landscaping/yard care (only north of 3300 S)	N	C	C
Launderette or laundromat	C	P	P
Lawn mower sales and service	N	P	P
Leather goods, sales, and service	P	P	P
Legal office	P	P	P
Library public	P	P	P
Linen store/retail	P	P	P
Linen supply service	N	N	C
Liquor store	N	N	C

Locksmith	P	P	P
Lodge or social hall	N	N	C
Luggage store	P	P	P
Lumber yard	N	N	C
M			
Machine shop operations incidental to any use permitted in C- 3 district	N	N	C
Manufacturer of goods retailed on premises	N	C	C
Meat custom cutting and wrapping; excluding slaughtering	N	C	C
Meat, fish, and seafood store retail	C	P	P
Miniature golf	C	C	C
Mobile homes sales	N	N	C
Monument works and sales	N	C	P
Mortuary	N	P	P
Motel	N	C	P
Motorcycle, ATVs, and motor scooters sales and service	N	C	C

Museum	P	P	P
Music store	P	P	P
N			
Needlework, embroidery, or knitting store	P	P	P
Nightclub or social club (only north of 3300 S)	N	N	C
Novelty/souvenir store (non-adult)	P	P	P
Nursery school	C	P	P
Nursing care facility	N	C	C
O			
Office; general uses included, business, property management, investment firms, advertising agency, secreterial services	P	P	P
Offices in which goods or merchandise are not commercially created, exchanged, or sold	C	P	P
Office machines sales and service	N	P	P
Office supply	P	P	P

Optometrist, optician, or oculist	P	P	P
Ornamental iron sales or repair	N	C	C
P			
Packaging and mailing sales/service	P	P	P
Paint or wallpaper store	N	P	P
Pallet repair and manufacturing	N	N	N
Parking lot or garage for passenger autos (for example, park and ride) only within 1,000 ft. of I-15	N	C	C
Pawnshop	N	N	C
Payday loans and service	N	N	C
Pest control and extermination	N	C	P
Pet and pet supply store	P	P	P
Pet grooming (no overnight stay)	C	P	P
Pharmacy	P	P	P
Photo studio	P	P	P

Photographic supplies	P	P	P
Physician or surgeon	C	P	P
Plumbing shop retail store	N	P	P
Popcorn or nut shop	P	P	P
Post office	N	P	P
Printing, copying, lithographing, publishing, or reproductions sales and services	N	C	P
Private liquor club (only north of 3300 S)	N	N	C
Propane sales as an accessory use	N	P	P
Public building	C	C	C
Public utilities substation	C	C	C
Q			
Quilting sales and service	P	P	P
R			
Racquet club; indoors	N	P	P
Radio and television sales and service	C	P	P

Radio, television of FM broadcasting station	N	C	P
Real estate agency	P	P	P
Reception center or wedding chapel	N	C	C
Recreation center	C	C	C
<del>Recreational vehicle/trailer storage (no permanent structures greater than 800 sq. ft.)</del>	<del>N</del>	<del>N</del>	<del>C</del>
Recycling center/collection	N	N	N
Rental agency for home and garden equipment	N	C	P
Residential treatment facility	N	C	C
Restaurant; drive-in	C	C	P
Restaurant; no alcohol	C	P	P
Restaurant; serving alcohol	N	C	C
Restaurant with caberet (see §§ 157.540 through 157.544)	-	-	-
Retail sales establishment	C	P	P
Roller skating rink	N	C	P

Roofing sales	N	P	P
S			
Salvage yard; storage and keeping of scrap materials, automobiles, machinery	N	N	N
Sand blasting	N	N	N
Second-hand store	N	C	P
Seed and feed store, retail	N	C	P
Semi-truck fueling station; convenience store over 40,000 GVW (in C-2 Zone, only north of 3300 S)	N	C	C
Sewing machine sales and service	P	P	P
Sexually-oriented business (see §§ 157.540 through 157.544)	-	-	-
Sheet metal shop and retinning; providing conducted within completely-enclosed building	N	N	C
Shoe repair or shoeshine shop	P	P	P
Shoe store	P	P	P

Sign manufacture or sign painting (see §§ 157.755 through 157.761)	N	N	C
Spa, including massage therapy	C	C	P
<u>Self-Storage Facilities in accordance with §157.619 Storage units; self-storage</u>	N	N	N
Supermarket	N	C	P
T			
Tailor shop	P	P	P
Tanning salon	C	P	P
Tattoo parlor (only north of 3300 S)	N	C	C
Tavern/bar (only north of 3300 S)	N	C	C
Taxidermist	N	C	C
Telecommunications tower	C	C	P
Temporary building for uses incidental to construction work; such buildings shall be removed upon completion of construction work	C	C	C



Theater; live indoor	N	P	P
Theater; movie indoor	N	P	P
Theater; outdoor	N	N	C
Tire recapping or retreading sales and service	N	N	C
Tire sales and service	N	P	P
Tobacco shop; includes vape (only north of 3300 S)	N	C	C
Toy store, retail	C	P	P
Trade or industrial school	N	C	P
Trailer sales and service	N	C	P
Travel agency	P	P	P
Tree trimming/arboriculture (only north of 3300 S)	N	C	C
U			
Upholstery shop	C	P	P
Used car lot	N	C	C
V			
Variety store	N	P	P

Vegetable store or stand	C	P	P
Ventilating equipment sales and service	N	C	C
Veterinary (small and large animal with kennel services)	N	C	C
W			
Warehouse (no manufacturing)	N	N	C
Welding shop	N	N	C
Wholesale business	N	N	C
Window washing establishment	C	C	P

(C) Undefined designation.

(1) The City Manager, or his or her designee, shall determine the appropriate classification for each commercial application.

(2) In the event that no specific commercial designation, as outlined in this section, is applicable to the use requested in the commercial application, the City Manager, or his or her designee, shall review the application and may make one of the following decisions:

(a) Determine the closest designation and whether a conditional use permit is necessary;

(b) Shall forward the application to the Planning Commission for the Commission to determine a designation, and whether a conditional use permit is necessary; or

(c) Deny the application and issue findings regarding the reason for the denial.

(3) The City Manager, or his or her designee, has the authority and may approve the application of commercial entities that have little to no impact on adjacent parcels or businesses.

(4) All determinations or denials by the City Manager, or his or her designee, may be appealed to the Planning Commission for review.

(Prior Code, § 22.10) (Ord. 2-92, passed - -1992; Ord. 21-2021, passed 7-21-2021)

§ 157.331 PERMITTED USES.

- (A) Accessory uses and buildings customarily incidental to a permitted use;
- (B) Any permitted use in a C-3 Zone except dwelling units;
- (C) Agriculture;
- (D) Animal hospitals;
- (E) Animals and fowl for family food production;
- (F) Boat building;
- (G) Bookbinding;
- (H) Body and fender work, if conducted within an enclosed building;
- (I) Bottling works, soft drinks;
- (J) Carpenter shops, cabinet shop;
- (K) Carpet and rug cleaning and dyeing;
- (L) Coal, fuel, and wood yards, enclosed within a building or by a solid fence of not less than six feet in height;
- (M) Construction of buildings to be sold and moved off the premises;
- (N) Dairy;
- (O) Dry cleaning plants;
- (P) Dwelling units for night watch person or guard and family;
- (Q) Egg handling, processing, and sales;
- (R) Electric appliances and/or electronic instruments assembling;
- (S) Express offices;
- (T) Garages, public;
- (U) Honey extraction;
- (V) Ice manufacturing and storage;
- (W) Kennels;
- (X) Knitting mill;
- (Y) Laboratories;
- (Z) Laundries;

(AA) Lithographing, including engraving and photo engraving;

(BB) Machine shop;

(CC) Manufacturing, compounding, processing, packing, and treatment of the following products:

(1) Bakery goods;

(2) Candy;

(3) Dairy products; and

(4) Pharmaceuticals.

(DD) Manufacturing, compounding, assembling, and treatment of articles of merchandise from the following previously-prepared materials:

(1) Cellophane;

(2) Canvas;

(3) Cloth;

(4) Cork;

(5) Felt;

(6) Shell;

(7) Straw;

(8) Textile;

(9) Wood; and

(10) Yarn.

(EE) Manufacturing and maintenance of the following:

(1) Business machines;

(2) Cameras and photographic equipment;

(3) Electric and neon signs, billboards, and/or commercial advertising structures;

(4) Light sheet metal products, including heating and ventilating ducts and equipment;

(5) Musical instruments;

(6) Novelties;

(7) Rubber and metal stamps; and

(8) Toys.

(FF) Monument works;

(GG) Motion picture studios;

(HH) Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales, and reconditioning;

(II) Parking lots;

(JJ) Planning mill;

(KK) Printing, including engraving and photo engraving, blueprinting, photo stating, and duplication;

(LL) Public transit yards;

(MM) Public and quasi-public uses;

(NN) Radio and television transmitting towers;

(OO) Retail sales of products produced by, or developed in conjunction with, or normally required and used in the performance of, a commercial or manufacturing operation permitted in this Zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building, or if the main use is not a building, then on the same property; provided, however, no retail sales of products may be made in conjunction with a warehousing or wholesale business;

(PP) Rubber welding;

(QQ) Sign painting shop;

(RR) Self-storage facilities in accordance with §157.619

~~(SSRR)~~ Service station;

~~(TTSS)~~ Single-family dwelling;

~~(UUTT)~~ Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watch person, which buildings must be removed upon completion or abandonment of the construction work;

~~(VVUU)~~ Tire retreading and/or vulcanizing;

~~(WWVV)~~ Transfer companies;

~~(XXWW)~~ Truck service stations;

~~(YYXX)~~ Trucking terminals;

~~(ZZYY)~~ Upholstering, including mattress manufacturing, rebuilding, and renovating;

~~(AAZZ)~~ Used car lots;

(~~BBB~~AAA) Veterinaries, and hotel and beauty parlors for cats and dogs;

(~~CCC~~BBB) Warehouses;

(~~DDD~~CCC) Weaving;

(~~EEE~~DDD) Welding shops; and

(~~FFF~~EEE) Wholesale businesses.

(Prior Code, § 24.04) (Ord. 2-92, passed - -1992; Ord. 08-2016, passed 5-4-2016)

§ 157.619 SELF-STORAGE FACILITY RESTRICTIONS.

(A) No Self-Storage Facilities shall be permitted south of 3300 South.

(B) Self-Storage Facilities shall be set back no less than 100 feet from any right-of-way boundary and no less than 250 feet from a right-of-way boundary of any of the following major corridors:

- (1) 1900 W;
- (2) 2100 S;
- (3) Wilson Lane;
- (4) 2550 S; and
- (5) 3300 S.

(C) A building may be excluded from the setback requirements of Subsection B if the building meets all the following conditions:

- (1) The building is at least two stories in height.
- (2) All storage units in the building are accessed from the building interior.
- (3) The primary facade and all facades that front a major corridor shall be comprised of at least 20% glass.
- (4) Glass shall be included as an exterior material on all facades that are visible from the right-of-way.

(D) Open Self-Storage: Self-Storage Facilities may contain an area for Open Self-Storage. No recreational vehicle, trailer, boat, or similar item shall be occupied while within Open Self-Storage.

(E) Use Restrictions.

- (1) No business may operate from within a storage unit.
- (2) Overnight occupancy of a Storage Unit is not permitted, and the habitation of people or animals within a Storage Unit is strictly prohibited.

(F) Additional Design Standards.

(1) Where Open Self Storage or outdoor-accessed Storage Units are present, perimeter walls of at least six (6) feet in height shall be provided at the property boundaries. Said walls are required to have decorative brick or split-face block, with a decorative vertical column every fifty (50) feet. Perimeter walls are not required at points where the rear wall of a building is built to the property boundary line, provided the rear wall of the building meets the perimeter wall standards of this subsection.



(2) Self-Storage Facilities shall be subject to the provisions of the Design Review code of this Chapter, except that the requirements for Upgraded Architectural Features do not apply to buildings or portions of buildings that consist entirely of outdoor-accessed Storage Units.

§ 157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES.

Land Use    Required Parking

Land Use

Required Parking

Residential (see notes to table)

    Dwelling, single-family detached

2 spaces

    Dwelling, two- to four-family

2 spaces per dwelling unit

    Dwelling, single-family attached (townhome, twin home)

Single car garage: 1 space per dwelling unit, plus 1 guest parking space per 4 dwelling units

2+ car garage: 2 spaces per dwelling unit, plus 1 guest parking space per 4 dwelling units

    Dwelling, multi-family apartment

1 space per studio/1-bedroom apartment

2 spaces per 2+ bedroom apartment

Guest parking: 10% of total apartments in the project

Commercial

    Auto repair shop

1 space per service bay, plus 1 space per 250 square feet GFA

    Automobile sales, new/used

5 spaces, plus 1 space per 2,000 square feet GFA. This is exclusive of on-site inventory parking

    Bus facility, intermodal transit hub

1 space per employee at highest shift, plus 1 space per bus

    Car wash

5 stacking spaces per bay or lane, plus 1 space per service stall

Drive-through facility

5 stacking spaces per lane, in addition to the parking required for the specific land use

Dry cleaner, laundry facility

1 space per 250 square feet GFA

Financial services

3 spaces per 1,000 square feet GFA, plus required stacking

Flex space (no set end user)

30 spaces, plus 1 space per 250 square feet GFA

Food production

2 space per 1,000 square feet GFA

Hotel/motel/B&B

1 per room

Laboratory

1 space per 1,000 square feet GFA

Manufacturing

2 spaces per 1,000 square feet GFA

Medical/dental office or clinic

1 space per 250 square feet GFA

Office, general

1 space per 250 square feet GFA

Repair shop, general

3 spaces per 1,000 square feet GFA

Restaurant, tavern, bar, lounge, café

1 space per 100 square feet GFA, plus required stacking

Retail goods and/or services

1 space per 250 square feet GFA

Self-Storage Facility

3 spaces, plus 1 space per 2,000 square feet GFA of buildings that provide interior-accessed Storage Units. Office and retail space parking shall be calculated separately based on the prescribed standards of this subchapter

#### Warehouse

20 spaces, plus 1 space per 2,000 square feet GFA. Office space parking shall be calculated separately based on office, general standards

#### Wholesale distribution

20 spaces, plus 1 space per 2,000 square feet GFA. Office space parking shall be calculated separately based on office, general standards

#### Institutional

##### Assisted living center/nursing home

1 space per 4 beds, plus 1 per employee at highest shift

##### Auditorium/church/assembly hall

1 space per 100 square feet GFA

##### Day care/preschool

1 space per employee, plus one space per 5 children

##### Education, 10-12

1 space per faculty member and full-time employee, plus 1 space per 3 students at maximum enrollment

##### Education, college, university, vocational

1 space each per faculty member and full-time employee, plus 1 space per 3 students at maximum enrollment

##### Education, K-9 (see notes to table)

1 space each per faculty and full-time employee, plus one space per 10 students at maximum enrollment

##### Funeral/mortuary/crematorium

10 spaces plus 1 space per 4 fixed seats in the parlor(s)

##### Government services

5 spaces, plus 2 spaces per 1,000 square feet GFA

##### Hospital

1.5 space per hospital bed, plus 1 per employee at highest shift

## Recreation/Culture/Entertainment

Art gallery, museum

1 space per 1,000 square feet GFA

Event venue, private

10 spaces, plus 1 space per 50 square feet GFA

Gym/fitness/recreation center, indoor

3 spaces per 1,000 square GFA

Gym/fitness/recreation center, outdoor

8 spaces per field, seat, lane, and the like, plus 3 spaces per 1,000 square feet GFA

Theater, movie or live

1 space per 4 fixed seats

### Notes to table:

- All residential parking requirements are independent of any garage parking which may be provided.

- Single-family residences which do not provide a garage are required to provide an additional two off-street spaces per unit.

- A minimum of 50% of the parking spaces provided for multi-family residential projects shall be covered.

- Day cares, preschools and K-9 schools are also subject to design requirements for how the pickup/drop off is handled. See § 157.633 for such requirements.

- For other uses not listed above, the parking requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

- The city reserves the right to increase the required amount of off-street parking for residential uses if, in the opinion of Engineering and Community Development staff, the ownership and design of the right-of-way serving the development is insufficient to support on-street parking.

- Where computation of parking requirements results in a fraction, the required parking spaces shall be rounded to the next highest number.

(Prior Code, § 44.04) (Ord. 2-92, passed - -1992; Ord. 13-2020, passed 5-6-2020; Ord. 07-2023, passed 4-5-2023)

# City Council Staff Review Memo

February 4, 2026

Damian Rodriguez, Planner

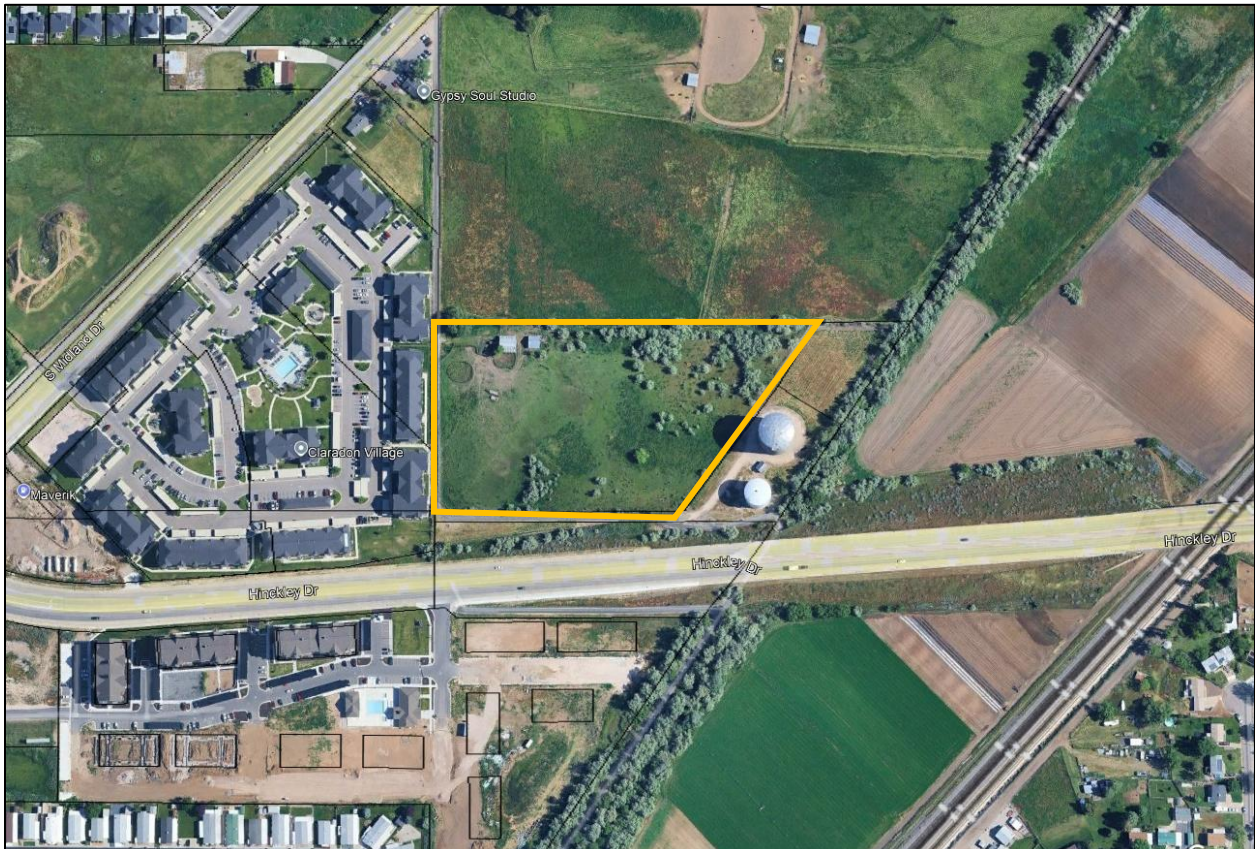


## PETITION TO AMEND THE GENERAL PLAN

**Request:** Amend an R-3 (8) zoning designation on the General Plan Map to R-3 (9)  
**Property Location:** 2410 Hinckley Drive  
**Property Zone:** M-1, Light Manufacturing  
**Property Size:** 7 Acres  
**Applicant:** Hayley Pratt, Castlewood Development

**Governing Document(s):** West Haven City General Plan Map & WHZC §157.706  
**Decision Type:** Legislative  
**Staff Recommendation:** Approve

Image 1: Site Aerial, Existing conditions



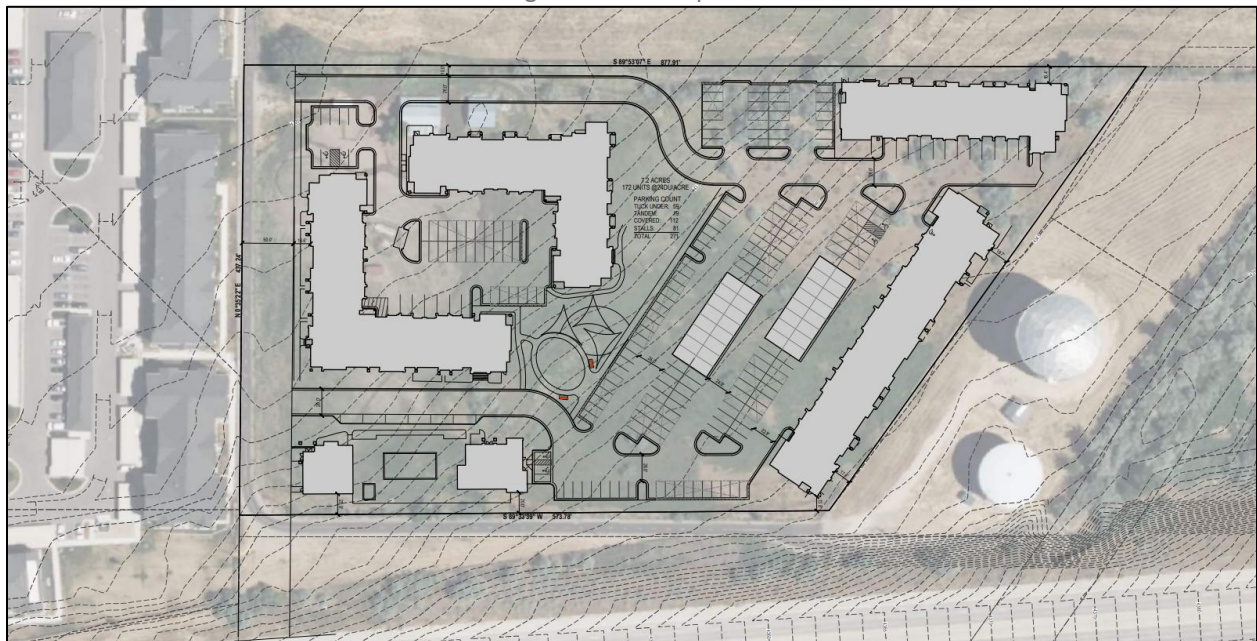


## I. **BACKGROUND**

The R-3 Zone is unique in that it does not have a set density standard in its applicable site development standards section of code, but that section (§157.083(B)) refers to the General Plan Map, which has density designations identified for the various areas of the city zoned R-3, Residential. See image 4 and the Density Table below for more context.

The applicant is seeking approval of a petition to amend the General Plan Map to change the R-3 density designation of the property at 2410 Hinckley Drive (the subject property) from the 8 designation (12 units per acre) to the 9 designation (24 units per acre). The purpose of the petition is to enable higher-density development at the site than would be possible under the density designation currently envisioned for the property in the General Plan Map.

Image 2: The Concept Plan



The permitted density in the R-3 Zone varies across the city, as indicated by the density designations on the General Plan Map. Those density Designations are as follows:

DENSITY DESIGNATION	UNITS PER ACRE
6	5 units per acre
7	10 units per acre
8	12 units per acre
9	24 units per acre

Approval of the petitioned amendment to the General Plan would change the residential unit allowance from 12 units per acre to 24 units per acre if the property were to be successfully rezoned from M-1, Light Manufacturing, to R-3, Residential. The property's zoning designation is currently M-1 (Light Manufacturing). To enable the development of the concept plan, the

Zoning Map would also need to be amended to change the zoning designation of the subject property to R-3, Residential. This petition affects only the General Plan Map, and approval of the petition will not amend the Zoning Map.



Image 3: Vicinity Zoning Map

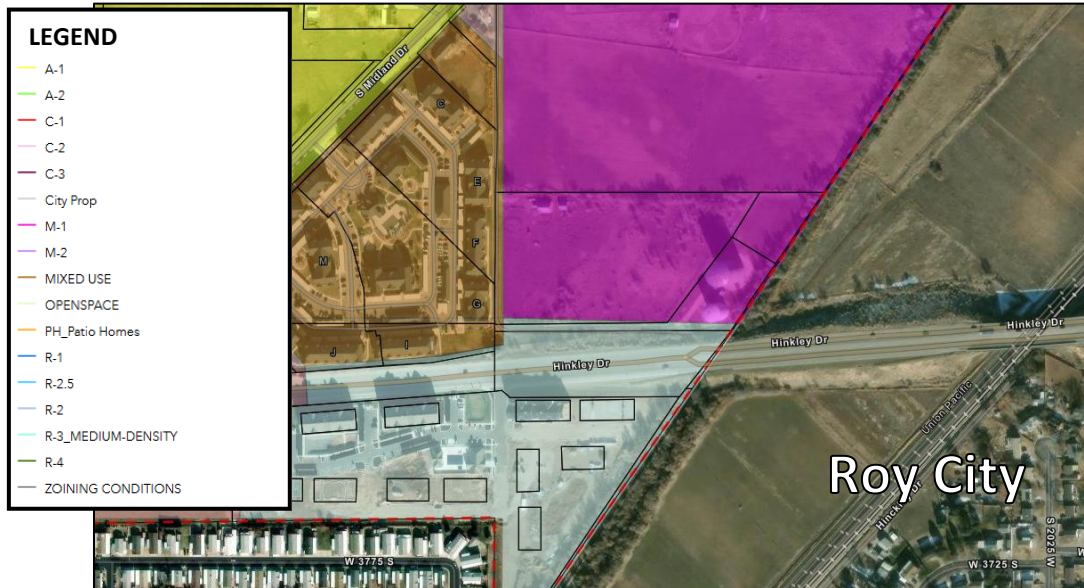
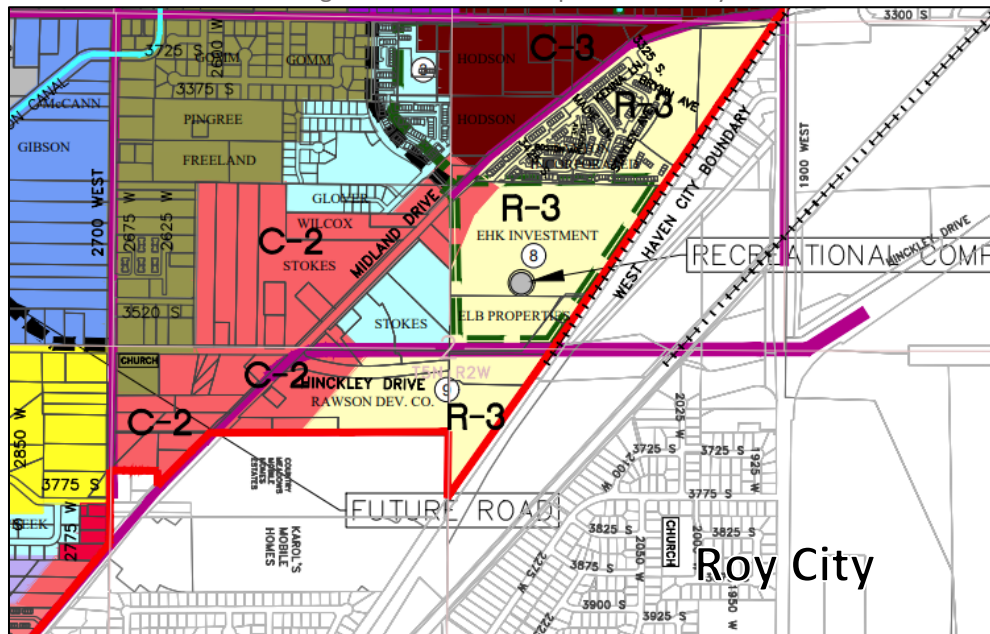


Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	M-1	Agriculture and Single-Family Residential
East	M-1	Taylor-West Weber Water Improvement District Operations
South	R-3	Multiple-Family Residential
West	Mixed Use	Multiple-Family Residential

Image 4: General Plan Map of the Vicinity



## II. STAFF REVIEW

Staff's review of the petitioned General Plan amendment as it pertains to the state general plan requirements, municipal planning principles, and planning theory is as follows:

### 10-20-404 General Plan Preparation

Utah State Code 10-20-404 sets out the required elements of a general plan, and Subsections (2)(b) through (d) set forth the considerations for each element. By virtue of their function, those same considerations should then be regarded when evaluating the impact of a petitioned amendment to the General Plan.

Note that not all the listed considerations are linked to a staff finding, as staff responded to only those considerations that are immediately relevant to the proposed amendment.

*(b) In drafting the land use element, the planning commission shall:*

*(i) identify and consider each agriculture protection area within the municipality;*

**Findings:** The subject property is not within an agricultural protection area but is rather currently zoned for light manufacturing.

*(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and*

*(iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.*

**Findings:** The subject property is not associated with a station area plan but lies just outside the Roy FrontRunner Station Area boundary. Station areas are half a mile in radius, whereas the subject property is .59 miles from the Roy FrontRunner Station.

*(c) In drafting the transportation and traffic circulation element, the planning commission shall:*

*(i)(A) consider and coordinate with the regional transportation plan developed by the municipality's region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or*

**Findings:** The Wasatch Front Regional Council (WFRC) is the applicable metropolitan planning organization (MPO) for the subject property and all of West Haven City. The regional transportation plan maintained by WFRC identifies several projects in the preferred future scenario that will have a significant impact on the subject property. See Image 5 on the next page, where the subject property is denoted with an orange boundary and future transportation improvements are denoted with color-coded lines.



Image 5: The WFRC Regional Transportation Plan Map

In the preferred scenario, the subject property will benefit from multiple regionally connected bicycle/pedestrian paths. The Denver & Rio Grande Western Rail Trail (Green) will follow the existing Denver & Rio Grande Railroad to the east of the subject property. A protected bike lane is also slated for Hinckley Drive (Green), providing an east-west active transportation option just south of the subject property. A bike lane is also envisioned as part of the widening of Midland Drive (red). These paths would be in addition to the existing city trail that provides a north-south active transportation option to which is immediately adjacent to the subject property on its west boundary (not depicted on this map).

Staff finds that, given the existing transportation infrastructure and WFRC's regional transportation plan, a high-density residential land use is compatible with the subject property, and approval of the request petition is supported by the regional transportation plan.

- (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization; and*
- (ii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-21-203.*
- (d) In drafting the water use and preservation element, the planning commission:*
  - (i) shall consider:*
    - (A) applicable regional water conservation goals recommended by the Division of Water Resources; and*
    - (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan in accordance with Section 73-10-32, the municipality's water conservation plan;*
  - (ii) shall include a recommendation for:*
    - (A) water conservation policies to be determined by the municipality; and*

- (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;*
- (iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;*
- (iv) shall consider principles of sustainable landscaping, including the:*
  - (A) reduction or limitation of the use of lawn or turf;*
  - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;*
  - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;*
  - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;*
  - (E) reduction of yard waste; and*
  - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;*
- (v) shall 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 consistent with Section 19-4-114; and*
  - (B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;*
- (vi) shall 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;*

**Findings:** The concept underlying this petition would have a significant impact on the demand for internal water use, e.g., toilet, shower, dishwasher, and washing machine demands. Conversely, the concept plan would have a similar impact on external (site irrigation) water use to what is already permitted in the M-1 Zone, as multiple-family dwellings are subject to the same landscaping and irrigation standards as commercial and industrial developments.

The local water districts and Weber Basin Water Conservancy District (WBWCD) have goals to lower water use on a per-capita basis. Though the development of this property will likely increase water use, the per-unit use would likely decrease due to exterior landscape standards. Staff finds that the petition is in keeping with the WBWCD's water conservation goals and its efforts to increase the efficiency of both interior and exterior water use on a per-capita basis. The city's landscape standards for multiple-family residential projects strongly support this goal.

Intense residential densification should be avoided due to its significant impact on interior water use; however, the City should continue to find a balance in its different needs, including for housing and economic development. The petition may be appropriate for the subject property, and the approval thereof can help protect low-density, open space, and agricultural lands elsewhere in the city by concentrating dwelling units in appropriate areas that contain supportive infrastructure.

*(vii) may include recommendations for additional water demand reduction strategies, including:*

- (A) creating a water budget associated with a particular type of development;*
- (B) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;*
- (C) providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;*
- (D) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and*
- (E) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and*

*(viii) for a town, may include, and for another municipality, shall include, a recommendation for low water use landscaping standards for a new:*

- (A) commercial, industrial, or institutional development;*
- (B) common interest community, as defined in Section 57-25-102; or*
- (C) multifamily housing project.*

**Findings:** Low-water-use landscaping standards are currently in City code and will apply to the development concept. Multiple-family housing projects are subject to the design requirements of §157.988, which restrict aspects of site landscaping to low-water-use practices. For example, no more than 15% of the total site landscaped area may be turf grass, excluding areas designated as outdoor active recreation areas. Turf grass remains one of the most intensive demands on exterior water in this high-desert climate and is also among the least efficient to irrigate, as a relatively high percentage of water dispersed from sprinkler heads is lost to evapotranspiration and surface runoff.

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

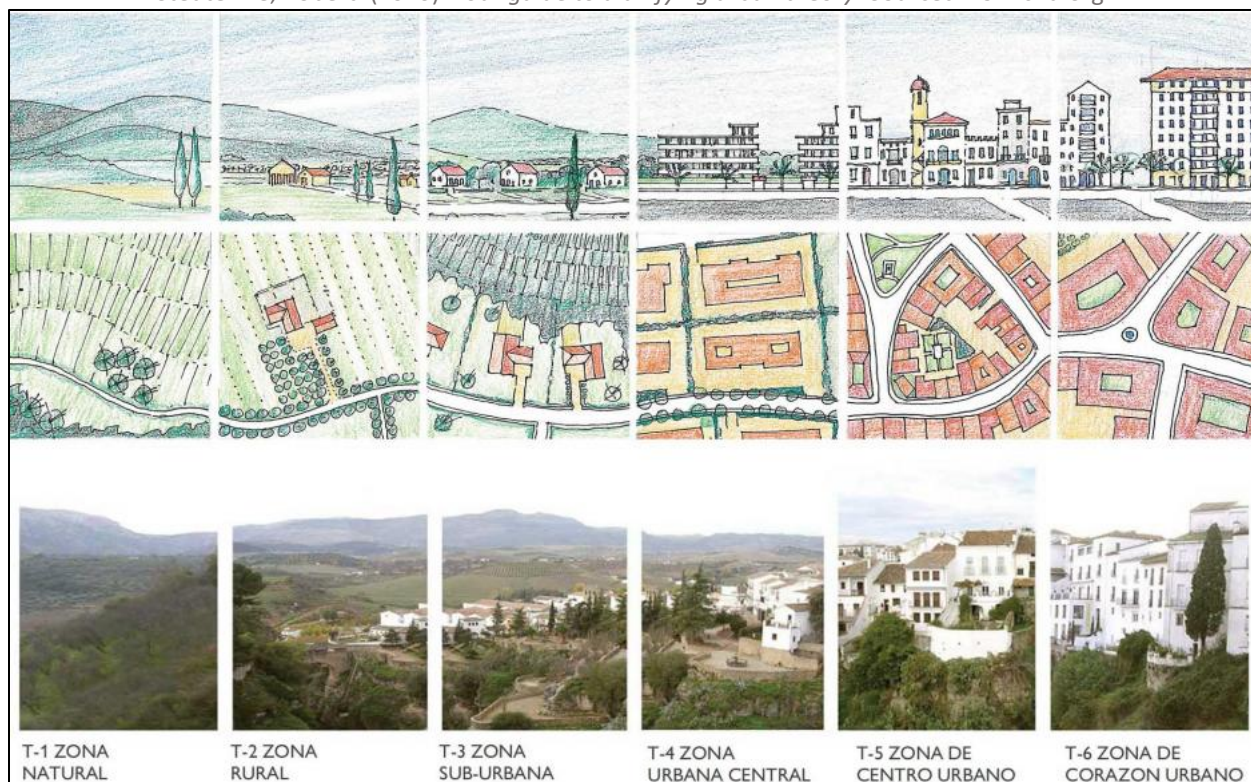
### **Professional Planning Principles, Theory, and Concepts**

The Rural-to-Urban Transect is a theoretical tool often leveraged by New Urbanists to divide the built environment into six zones based on the intensity and social character of the landscape. See Image 6 on the next page, where the transect divisions become more urban, with density and intensity increasing from left to right.



Essentially, the proper development of Zones 5 and 6 of the Transect enables greater protection of open space in Zones 1 and 2 when the theory is applied to regional development over time. This development pattern also helps municipalities and governments plan for infrastructure and economic growth. Having areas of higher density allows for the concentration and efficiency of needed facilities and infrastructure improvements in a smaller area, rather than extending these facilities across larger regions. The City has historically followed this pattern with its most dense developments along the eastern side of the City, with the urban fabric gradually becoming less dense as you move west and away from major transportation corridors. However, there are also benefits to creating developments with a variety of housing types and options, and a mix of compatible land uses, especially for “missing middle housing” and local commercial and public needs. (Neuman, Brad (2025), *Understanding the “Rural-Urban Transect” tool*. Sourced from Michigan State University: [canr.msu.edu](http://canr.msu.edu))

Image 6: Rural-to-Urban Transect Zones/Divisions  
Steuteville, Robert. (2020). *Your guide to a unifying urban theory*. Sourced from [cnu.org](http://cnu.org)



**Finding:** The petition is consistent with the prevailing urban fabric to the west and south, across Hinckley Drive, and would enable development well-suited to the surrounding area and well connected to multiple modes of transportation. It is staff’s opinion that the density of the concept plan, like the surrounding developments, is most consistent with the T-5 Zone, and allowing the area to develop as such could help the city protect its natural features and rural areas in the future, preventing such from being consumed by urban/suburban sprawl in this ever-growing need for housing.

### **West Haven's Current General Plan and Moderate-Income Housing Plan**

West Haven's current Moderate Income Housing Plan recommends that the city consider "higher density or moderate income residential development near major transit investment corridors." (p. 4) This area is located within .58 miles from Roy Frontrunner station and will have direct access to the Dever Rio Grand Trail, which connects to the station. This will allow for direct access to these systems. However, as the plan and state law were updated, the plan's updated focus is on increasing density in "commercial or mixed-use zones near major transit investment corridors" (See Resolution No. 13-2024). The proposed change would not incorporate any mixed-use elements, and therefore not apply to the Goal 1 of the recent updates to the plan.

**General Plan Update:** One item to consider is that the City is currently doing a study to update its General Plan. As such, the City anticipates making changes to the General Plan Map and making broader recommendations for future development. At this point, staff can't predict what those changes will be. It may be worth considering holding off on changes until the full General Plan is considered this summer.

### **Local Utilities and Infrastructure**

The districts, utility providers, and others have had a chance to weigh in on the proposal. At this stage, no detailed plans have been filed, and all providers noted that any development of the property, whether under current zoning or future zoning recommended by the current General Plan Map or the proposed change to the General Plan Map, would require additional infrastructure to be installed. An official notice has been provided to each affected entity of this proposed change. A development of this size may face some infrastructure and utility challenges, however there are currently services around the area that could likely support the proposed future development.

## **III. RECOMMENDED ACTION**

A change to the General Plan amendment is a legislative decision. This allows the City broad discretion in its decision-making. The standard for this type of decision are 1) if the land use regulation is preempted by state or federal law, and 2) it is reasonably debatable that the land use regulation is consistent with state law (see Utah Code 10-20-1109 (3)(ii)). This generally means that a City can use the tools allowed to help provide for the health, safety, welfare, and generally prosperity of its residents by facilitating "orderly growth, allowing growth in a variety of housing types, and contributing toward housing affordability" (See Utah Code 10-20-101). By doing this, the City will wrestle with questions of density, open space, commercial development, transportation, water use, and more.

**Findings:** Staff finds that, based on general planning principles, historic growth and surrounding land use, infrastructure in the area, and the findings in Section II of this report, the subject property is a good tract to consider for a higher density designation on the General Plan. The following are items for consideration.

1. West Haven has traditionally planned for more dense development along eastern side of the City. The surrounding property is developed with higher-density multi-family projects
2. The site has access to vehicle, bicycle, and pedestrian transportation system, and is near major public transportation corridors and stations.
3. The increase in density will have an impact on public services in the area. Any development of the property will require significant improvements.
4. West Haven is currently working on the update of the General Plan, which may have an impact on the vision for this parcel and the surrounding area.

#### **IV. PUBLIC HEARING**

A public hearing on the petition was held on December 10, 2025. During the hearing, a member of the public provided the following comments on the petition:

- High-density residential development does not equate to housing affordability and more should be done to increase affordability.
- The proposed density increase would have a significant impact on the water usage at the property.

#### **V. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the subject petition to amend the General Plan Map at its meeting on December 10, 2025. A motion to deny the petition was made and passed unanimously. Some of the stated concerns of the Planning Commission are as follows:

- The traffic impact on Hinckley that could result from the development of the concept would be undesirable.
- There is no clear process for an amendment like this in the state code, and all amendments should be a part of a comprehensive plan.
- We are currently revising the General Plan in a structured, comprehensive fashion, and this petition could be contrary to that revision.
- The development would result in less water usage on a per unit basis, but will ultimately have a greater impact on water than developments that might be approved under the R-3-8 Zoning designation or the current zoning designation of the subject property.

#### **VI. POSSIBLE MOTION**

**Approval:** *Motion to approve the petitioned amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9, finding that the amendment is consistent with the requirements of the state and professional planning principles*

**Approve with conditions:** *Motion to approve the petitioned amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9,*



*finding that the amendment is consistent with the requirements of the state and professional planning principles when the following conditions of approval are applied:*

[List Conditions]

**Deny:** *Motion to deny the petitioned amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9, finding that the amendment is not consistent with state general plan requirements or professional planning principles, no reasonable condition can be applied to make the petition compliant, and the City is currently doing a full review of the General Plan and is scheduled to update the full general plan map in the summer of 2026.*

West Haven Licensing and Permitting

Printed: 12/04/2025

**2410 Hinckley Dr, West Haven  
UT**

9320597

11/25/2025 - 11/24/2026

**General Plan Amendment**

c21fb160-ca40-11f0-87ed-1f7f85bfcd8c

New

Active

---

## Application Review Status

Final-Review

Reviewing

11/25/2025

11/25/2025

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## Fees

There are no fees

## Payments

There are no payments

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## Application Form Data

(Empty fields are not included)

First Name

**Castlewood Development**

Last Name

**Hayley Pratt**

Phone



Email



Address



City

**Midvale**

State

**UT**

Zip Code

**84047**

Is the applicant different from the property owner?

**Yes**

First Name

**ELB Properties, LC**

Last Name

**See Above**

Owner Phone

**[REDACTED]**

Owner Email

**[REDACTED]**

Address

**See owners affidavits**

City

**See owners affidavits**

State

**UT**

Zip Code

**See owners affidavits**

Upload Owner Authorization Form

 **Property Owner Affidavit, Combined.pdf**

Property Address

**2410 Hinckley Dr, West Haven UT**

Parcel Number(s)

**080060075**

Total No. of Acres

**7.05**

Describe Proposed Change

Castlewood Development respectfully requests that West Haven City consider a General Plan amendment for our property from R-3 (8) to R-3 (9). This amendment would adjust the allowable residential density from 12 dwelling units per acre to 24 dwelling units per acre.

This request is driven by the land use context surrounding the site. The properties adjacent to and near our parcel are already designated for residential uses consistent with the R-3 (9) category. Aligning our property with the surrounding Future Land Use designations will promote cohesive neighborhood planning, support compatible development patterns, and avoid isolated lower-density

pockets within an area otherwise surrounded by similar residential intensive uses.

Updating the Future Land Use Map to reflect R-3 (9) will:

- Ensure consistency with existing and planned developments in the immediate area.
- Promote efficient land use by allowing densities already envisioned in the broader neighborhood.
- Support West Haven City's long-term planning goals by enabling appropriately scaled residential growth.

For these reasons, Castlewood Development respectfully requests approval of this General Plan amendment. We appreciate the City's consideration and look forward to working collaboratively to support thoughtful, compatible development within West Haven.

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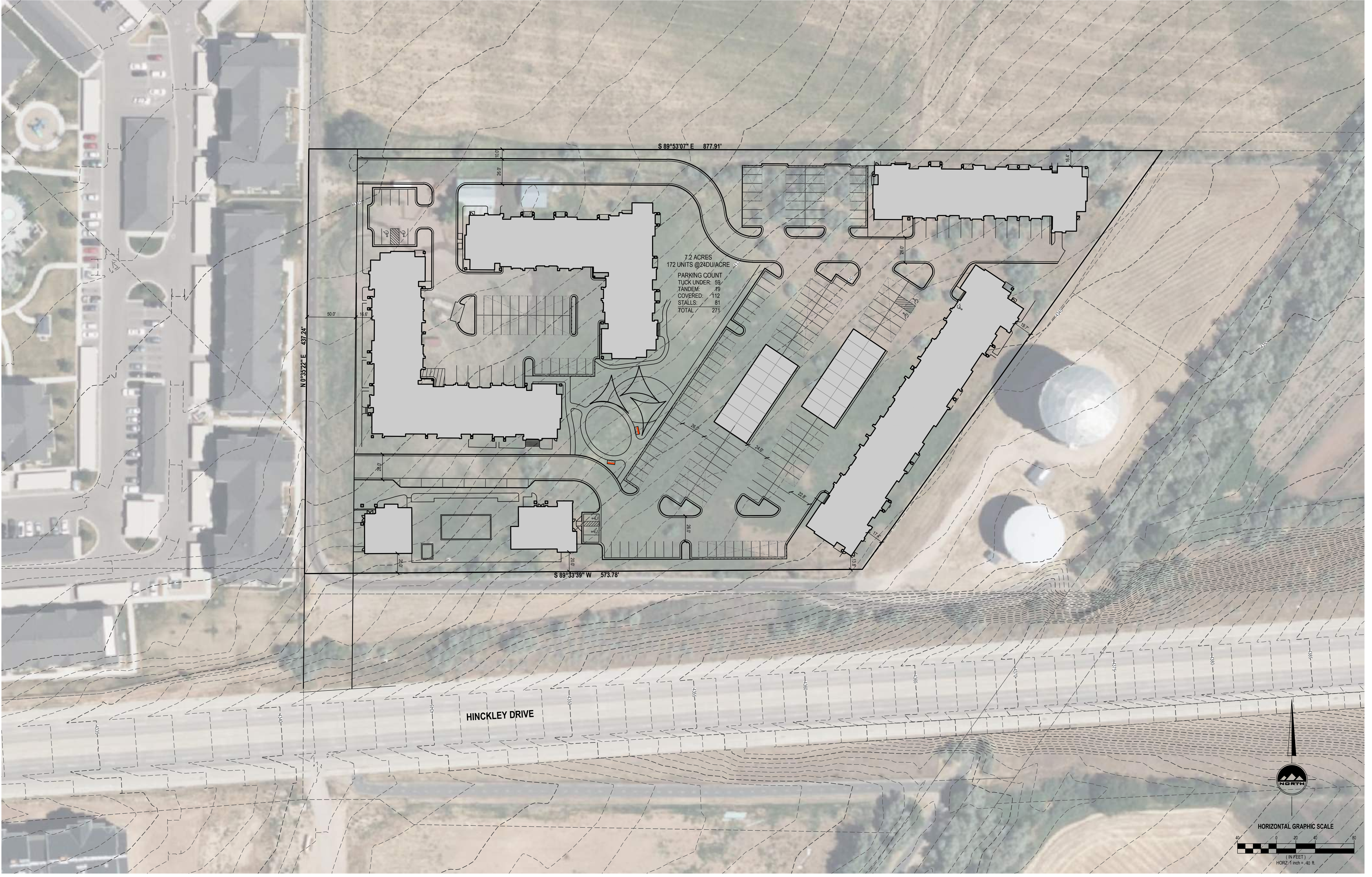
## Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Hayley Pratt - 11/25/2025 1:53 pm



WEST HAVEN - HINCKLEY DRIVE CONCEPT





**Resolution No. 06-2026**

**RESOLUTION OF WEST HAVEN CITY ADOPTING AN AMENDMENT TO THE WEST HAVEN CITY GENERAL PLAN MAP OF THE GENERAL PLAN FOR PARCEL 080060075, UPDATING ITS DESIGNATION FROM R-3 (8) 12 UNITS PER ACRE, TO R-3 (9) 24 UNITS PER ACRE; 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 is required to keep, and update from time to time, a General Plan, including a land use element that “designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate.” UCA §10-20-404(2)(a)(i)(A)

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 recommendation on December 10, 2025; and

WHEREAS, at this time, the City wishes to approve the proposed amendment, finding that the amendment is consistent with the requirements of the state and professional planning principles; 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 Map be altered as follows:

The following property on designation on the General Plan Map be updated from R-3 (8) 12 Units per Acre, to R-3 (9) 24 Units per Acre

**Parcel: 080060075**

**Legal Description**

PART OF THE SOUTH HALF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING NORTH 450.00 FEET ALONG THE QUARTER SECTION LINE, THENCE EAST 1060 FEET MORE OR LESS TO THE WEST LINE OF THE RIO GRANDE WESTERN RAILWAY RIGHT OF WAY THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO A POINT 85 FEET NORTHEASTERLY FROM THE QUARTER SECTION LINE, THENCE NORTHWESTERLY 100 FEET THENCE SOUTHWESTERLY 160 FEET, TO THE QUARTER SECTION LINE, THENCE WEST 680 FEET MORE OR LESS ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY ACROSS THE WEST 16.5 FEET THEREOF, CONTAINING 9.12 ACRES, M/L. EXCEPT: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00D36'14" EAST 20.00 FEET, THENCE SOUTH 89D56'44" EAST 574.04 FEET, THENCE NORTH 35D41'55" EAST 329.71 FEET, THENCE SOUTH 54D02'56" EAST 165.16 FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERN RAILWAY, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 150.06 FEET, THENCE LEAVING SAID RIGHT OF WAY NORTH 54D02'56" WEST 98.67 FEET, THENCE SOUTH 35D41'55" WEST 153.81 FEET, THENCE NORTH 89D56'44" WEST 646.03 FEET TO THE POINT OF BEGINNING. (E# 2543791) LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE GRANTORS NORTH PROPERTY LINE AND THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE WESTERN RAILWAY BEING LOCATED NORTH 00D36'14" EAST 450.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND SOUTH 89D56'46" EAST 1072.49 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 313.43 FEET THENCE NORTH 54D02'56" WEST 165.16 FEET, THENCE NORTH 35D41'55" EAST 199.44 FEET, THENCE SOUTH 89D56'46" EAST 194.21 FEET TO THE

POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

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 4th day of February 2026.



PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 4th day of February 2026.

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]

## STAFF REPORT

TO: Mayor and City Council  
FROM: Shawn Warnke, City Manager  
DATE: January 21, 2026  
SUBJECT: Resolution Adopting the 1900 West (SR-126) Corridor Agreement with UDOT

---



In or around 2023, the Utah Department of Transportation (UDOT) completed the SR-126 Corridor Study, including the segment from Layton Parkway in Layton north to 12th Street in Marriott-Slaterville. (In West Haven, SR-126 is referred to as 1900 West.) UDOT circulated a Corridor Agreement formalizing the recommended solutions from the SR-126 Corridor Study to all municipalities within the study area, including Layton, Clearfield, Sunset, Roy, West Haven, and Marriott-Slaterville.

Based on the findings of the SR-126 Corridor Study, the Corridor Agreement sought to formalize the study's recommendations, including locations for future traffic signals, pedestrian, and transit-related improvements (typically described in the exhibits to the attached Corridor Agreement). UDOT believes this Corridor Agreement is needed to manage traffic flow, improve multimodal safety, and plan for future corridor development, traffic needs, and other considerations within the SR-126 corridor.

For some reason, UDOT Region One's copy of the original Corridor Agreement only includes Clearfield City's signature when it was first proposed in 2023.

As you know, West Haven City is currently working with UDOT to implement a traffic signal at the intersection of 1900 West (SR-126) and 1800 South. Administratively, UDOT is requesting that West Haven City sign this Corridor Agreement, which was originally proposed in 2023 by UDOT, with the added notation on Exhibit B that states the following:

- Amendment - added location of future signalized intersection at 1800 South and SR-126
- No other future signalized intersections will be allowed between 2100 South and 1200 South (SR-39). Alignment of 1800 South must be modified to eliminate skew.

Given the need to install the traffic signal at the 1900 West 1800 South intersection and UDOT's requirement to formalize the notation in Exhibit B of the Corridor Agreement, City staff recommends approval.

**Resolution No. 05-2026**

**RESOLUTION OF WEST HAVEN CITY AUTHORIZING ADOPTION OF THE  
CORRIDOR AGREEMENT BETWEEN THE CITY AND THE UTAH DEPARTMENT OF  
TRANSPORTATION REGARDING SR-126 FROM LAYTON PARKWAY TO SR-39 (12<sup>th</sup>  
STREET); 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 with state agencies regarding protecting the health, safety, and welfare of the public; and,

WHEREAS, the Utah Department of Transportation ("UDOT") has conducted a corridor study on SR-126 from Layton Parkway to SR-39 (12<sup>th</sup> Street); and

WHEREAS, based on the findings of that corridor study, UDOT and certain cities, including West Haven, wish to enter into a Corridor Agreement (attached as Attachment "A") to plan for the future traffic, pedestrian, and transit-related improvements from the SR-126 Corridor Study from Layton Parkway to SR-39 (12<sup>th</sup> Street); and

WHEREAS, UDOT has presented the City with the Corridor Agreement which outlines what each party's responsibilities and agreements are; and

WHEREAS the City Council now desires to adopt the Corridor Agreement 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 Corridor Agreement, Location: SR-126 and Layton Parkway SR-39, between UDOT and the City, a copy along with its exhibits of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
2. That the Mayor is authorized to sign the Corridor Agreement itself; and the City Manager is authorized to sign any and all other documents necessary to affect this Corridor Agreement.

3. That the Mayor is authorized to sign this Resolution.
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 4<sup>th</sup> day of February 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 4th day of February 2026.

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 _____

DRAFT

**ATTACHMENT “A”**

**ATTACHED TO RESOLUTION 05-2026**

**CORRIDOR AGREEMENT, ALONG WITH EXHIBITS, BETWEEN THE CITY AND  
UTAH DEPARTMENT OF TRANSPORTATION**

DRAFT

**CORRIDOR AGREEMENT**  
**Location: SR-126 from Layton Parkway to SR-39**

This **CORRIDOR AGREEMENT** made and entered into this day of \_\_\_\_\_, between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**," **Layton CITY, Clearfield CITY, Sunset CITY, Roy CITY, West Haven CITY, and Marriott-Slaterville CITY**, all collectively referred to herein as the "**PARTIES**." The area of interest, as it relates to this agreement, is identified in a map shown in **Exhibit A** along SR-126 between Mile Posts 0 and 14.5.

**RECITALS:**

**WHEREAS**, based on the findings of the SR-126 Corridor Study, **the PARTIES** desire to enter into a **CORRIDOR AGREEMENT** to plan for the future traffic, pedestrian, and transit related improvements from the SR-126 Corridor Study from Layton Parkway to SR-39 (12<sup>th</sup> Street);

**WHEREAS**, in order to manage traffic flow, improve multimodal safety, and plan for future corridor development, traffic needs, and other considerations within the corridor as described herein;

**WHEREAS the PARTIES agree to enter into this CORRIDOR AGREEMENT to accomplish this common goal.**

**AGREEMENT:**

**NOW THEREFORE**, based on the recitals above and other good and valuable consideration, this **CORRIDOR AGREEMENT** is hereby entered into by the **PARTIES** to establish the terms and conditions whereby the **CORRIDOR AGREEMENT** can be accomplished, and it is agreed by and between the **PARTIES** the **CORRIDOR AGREEMENT** as follows:

1. Traffic Improvement Recommendations: The **PARTIES** adopt the traffic recommendations from the SR-126 Corridor Study. A table and map of the improvements are attached in **Exhibit B**. The **PARTIES** agree that traffic signals will only be installed once they meet the minimum traffic signal warrants as defined by the most recently adopted Utah Manual on Uniform Traffic Control Devices (Utah MUTCD) and a **UDOT** field review.
2. Access Corridor Control Plan: **the PARTIES** acknowledge that upon development approval, **UDOT** will require the consolidation of multiple access points into a single access point and/or the use of existing or planned streets accessing the SR-126 corridor. The following access management categories are the approved and accepted categories for the **PARTIES**, and

acknowledges that, at **UDOT's** discretion, access may be denied at any location for any proposed access based upon the following access management standards and Utah Administrative Code R930-6(2):

- a. Category 5: Regional priority-urban importance (R-PU) – along the entire study area from Layton Parkway on the south to 1200 S (SR-39). Minimum street spacing is 660 feet and minimum driveway spacing is 350 feet.
3. Multimodal Safety Recommendations: The **PARTIES** adopt generalized locations for pedestrian improvement recommendations from the SR-126 Corridor Study. A map of the improvements proposed for pedestrian safety is attached in **Exhibit C**. The locations identified are not intended to be exact locations for the future pedestrian crossings and are instead areas in need of further study to determine exact crossing locations.

Additional multimodal improvements should also be considered in collaboration with UTA. Some improvements related to safety and accessibility that should be considered include improved lighting, sidewalk access to stops from intersections, additional pedestrian crossings near the stops, and bus stop landing pads.

4. The **PARTIES** along the corridor have expressed interest in different typical roadway sections, which could include bike lanes or medians. UDOT has identified a curb-to-curb pavement width need of 86 feet for two 12-foot lanes in each direction, one 14-foot two-way left turn lane, and 12-foot shoulders on either side. The 12 feet on either side for shoulders will be considered flex space and can be utilized for a variety of treatments such as bike lanes, center medians, sidewalk expansion, parking, or other road needs. Determining how to adapt this flex space would require further coordination and agreement between the **PARTIES**. A map identifying the approximate curb-to-curb pavement widths and existing potential barriers to utilizing the flex space are identified in **Exhibit D**. Areas with less than 86 feet between the curbs are considered constrained sections and will require special consideration moving forward.

The proposed 86-foot typical section and similar UDOT state road typical section examples are shown in **Exhibit E**.

Due to local constrained sections or specific local planning of SR 126, the **PARTIES** formally agree upon and accept the applicable sections from cities along the corridor have been collected and are shown in **Exhibit F**. This approval and acceptance is in an attempt for UDOT to address the local context and needs of the communities along this corridor. Only variations from the typical roadway sections shown in **Exhibit D** will be permitted if included as part of **Exhibit F**. To accommodate right hand turns or



deceleration, UDOT at its sole discretion may require a 12-foot shoulder anywhere along the corridor where deemed necessary.

5. **The PARTIES** shall note and adopt in any future Transportation Master Plans, City General Plans, and Active Transportation Plans the **CORRIDOR AGREEMENT**.
6. This process and corridor agreement is not a financial commitment for any of **the PARTIES** as improvements are made over time. Instead, the projects laid out in this corridor agreement will be prioritized collaboratively by **The PARTIES** to determine an order of importance for implementation. As projects come to the top of the prioritized list, UDOT and the appropriate agency will partner to determine the opportunities available to implement and fund the project.
7. **The PARTIES** acknowledge that this **CORRIDOR AGREEMENT** may be amended at any time with written approval from **UDOT**, and **the PARTIES** to reflect changes not anticipated. Any necessary changes should not degrade the traffic operations or safety of the state highway and overall transportation system as certified by a traffic engineering study performed by a licensed engineer certified and qualified to perform this analysis in the State of Utah. Changes to the agreement that do not impact the overall operations and function of the corridor will require only the jurisdictions impacted by the update to approve an amendment.
8. For any issues not anticipated in the SR-126 Corridor Study, **UDOT**, and **the PARTIES** will work together for a resolution in compliance with Utah Administrative Code R930-6. If Utah Administrative Code R930-6 changes, this **CORRIDOR AGREEMENT** shall remain in effect unless amended.
9. This **CORRIDOR AGREEMENT** cannot be altered or amended, except pursuant to an instrument in writing signed by each of the parties.
10. If any term or provision of this **CORRIDOR AGREEMENT** or application to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this **CORRIDOR AGREEMENT** shall not be affected and each term, condition and provision of this **CORRIDOR AGREEMENT** shall be valid and enforced to the fullest extent permitted by law, so long as removing the severed portion does not materially alter the overall intent of this **CORRIDOR AGREEMENT**.
11. The failure of a party to insist upon strict performance of any provisions of this **CORRIDOR AGREEMENT** shall be construed as a waiver for future

purposes with respect to any such provision or portion. No provision of this **CORRIDOR AGREEMENT** shall be waived unless such waiver is in writing and signed by the party alleged to have waived its rights.

12. Each undersigned represents and warrants that each has been duly authorized for all necessary action, as appropriate, to execute this **CORRIDOR AGREEMENT** for and on behalf of the respective parties. This **CORRIDOR AGREEMENT** may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. A faxed or electronically transmitted "pdf" signature shall be deemed an original for all purposes.

**IN WITNESS WHEREOF**, the parties hereto have caused this **CORRIDOR AGREEMENT** to be executed by their duly authorized officers as of the day and year first above written.

IN WITNESS WHEREOF, UDOT and the Parties have executed this Agreement effective as of the date first above written.

MUNICIPALITIES	UTAH DEPARTMENT OF TRANSPORTATION
BY: DATE:	BY: DATE:
LAYTON CITY - MAYOR	PERMIT ENGINEER
BY: DATE:	BY: DATE:
CLEARFIELD CITY - MAYOR	TRAFFIC and SAFETY ENGINEER
BY: DATE:	BY: DATE:
SUNSET CITY - MAYOR	REGION DIRECTOR
BY: DATE:	BY: DATE:
ROY CITY - MAYOR	CONTRACT ADMIN
BY: DATE:	
WEST HAVEN CITY - MAYOR	
BY: DATE:	
MARRIOT SLATERVILLE CITY - MAYOR	

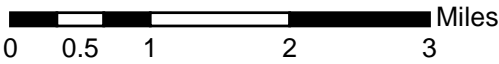
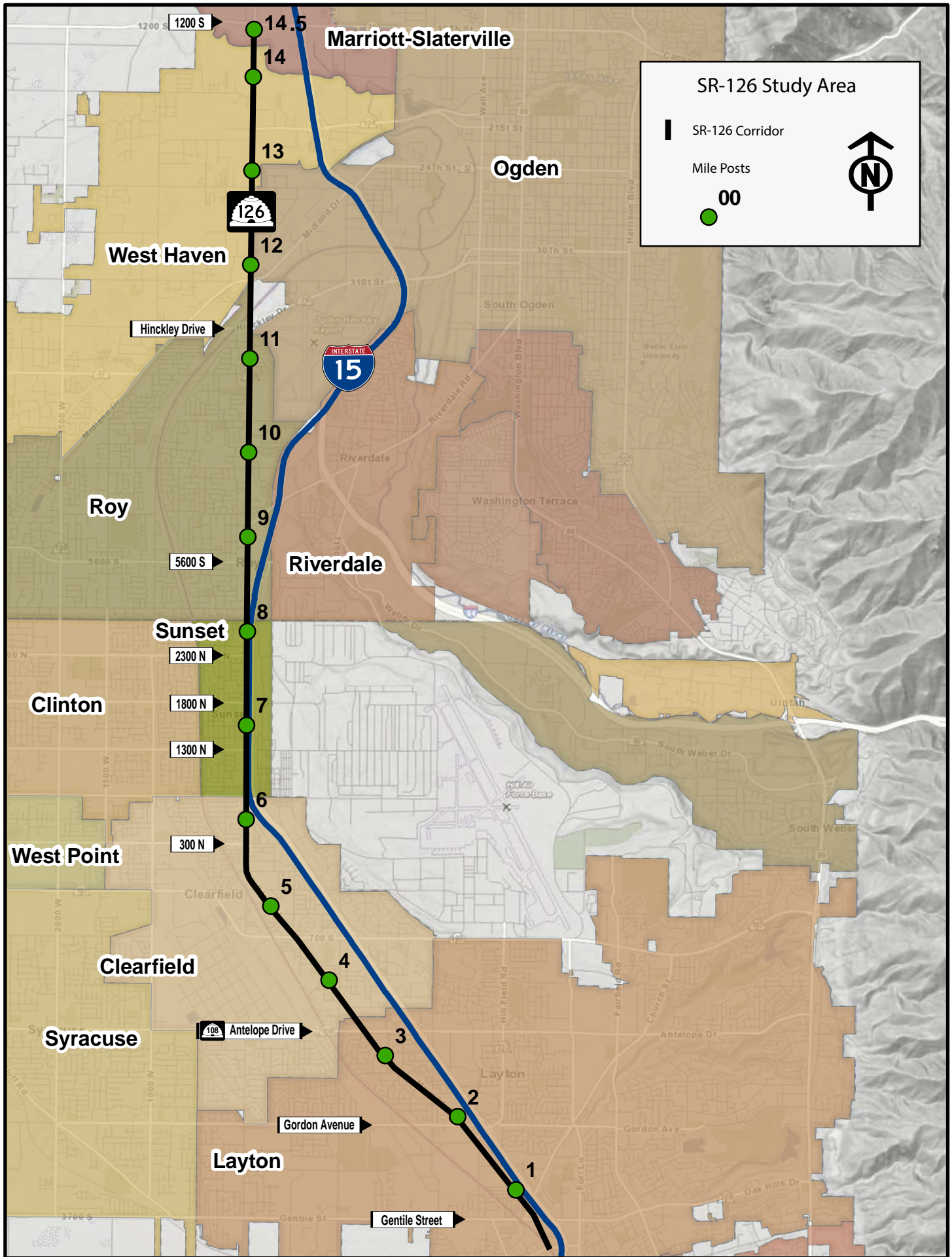


Exhibit B

			Scenario Descriptions	
City	Node Number	Intersection	Already Planned Projects	Recommendations Beyond Planned Projects
Layton	110	SR-126/Layton Pkwy		
Layton	112	SR-126/Gentile St (SR-109)		Add second left-turn lanes on the northbound, southbound, and westbound approaches.
Layton	113	SR-126/S Hill Field U-turn		
Layton	114	SR-126/500 N		
Layton	115	SR-126/W Hill Field U-turn		
Layton	116	SR-126/Hill Field Rd (SR-232)		Add extra through lane in the northbound and westbound directions.
Layton	117	SR-126/N Hill Field U-turn		Add second U-Turn lane for the northbound to southbound turnaround.
Layton	118	SR-126/Gordon Ave		
Layton	120	SR-126/1200 W (Angel St)		Add second left-turn lanes on the eastbound and westbound approaches.
Layton	122	SR-126/1600 N		
Layton	124	SR-126/Antelope Dr (Sr-108)		Change to an innovative intersection design.
Clearfield	209	SR-126/1450 S		New signalized intersection
Clearfield	210	SR-126/1000 E		Remove signal and restrict to right-in/right-out only.
Clearfield	211	SR-126/Pratt St	New signalized intersection due to planned development.	Change to a signalized T-intersection with a right-in/right-out at Pratts Street.
Clearfield	212	SR-126/700 S (SR-193)	Wasatch Choice 2019-2050 RTP includes widening SR-193 from five lanes to seven lanes.	Add second left-turn lanes on the northbound and southbound approaches.
Clearfield	213	SR-126/450 S		
Clearfield	216	SR-126/Center St		
Clearfield	218	SR-126/300 N (SR-107)		
Clearfield	220	SR-126/650 N (SR-103)		Because the intersection is very close to LOS D, no recommendations are currently made.
Sunset	310	SR-126/800 N		
Sunset	312	SR-126/1300 N		
Sunset	314	SR-126/1800 N (SR-37)		
Roy	414	SR-126/5600 S (SR-97)		
Roy	418	SR-126/Riverdale Rd (SR-26)		Additional traffic analysis in the future will be required to determine intersection configuration.
Roy	420	SR-126/4800 S		
Roy	422	SR-126/4400 S		
Roy	424	SR-126/4000 S		
Roy	426	SR-126/Hinckley Dr (SR-79)		
West Haven	510	SR-126/Midland Dr (SR-108)	Wasatch Choice 2019-2050 RTP includes widening Midland Drive from three lanes to five lanes.	Because the intersection is very close to LOS D, no recommendations are currently made.
West Haven	512	SR-126/2550 S		
West Haven	514	SR-126/Wilson Ln (2100 S,SR-104)		
M-S	610	SR-126/12th St (SR-39)		Changed single left to a dual left on the westbound approach.

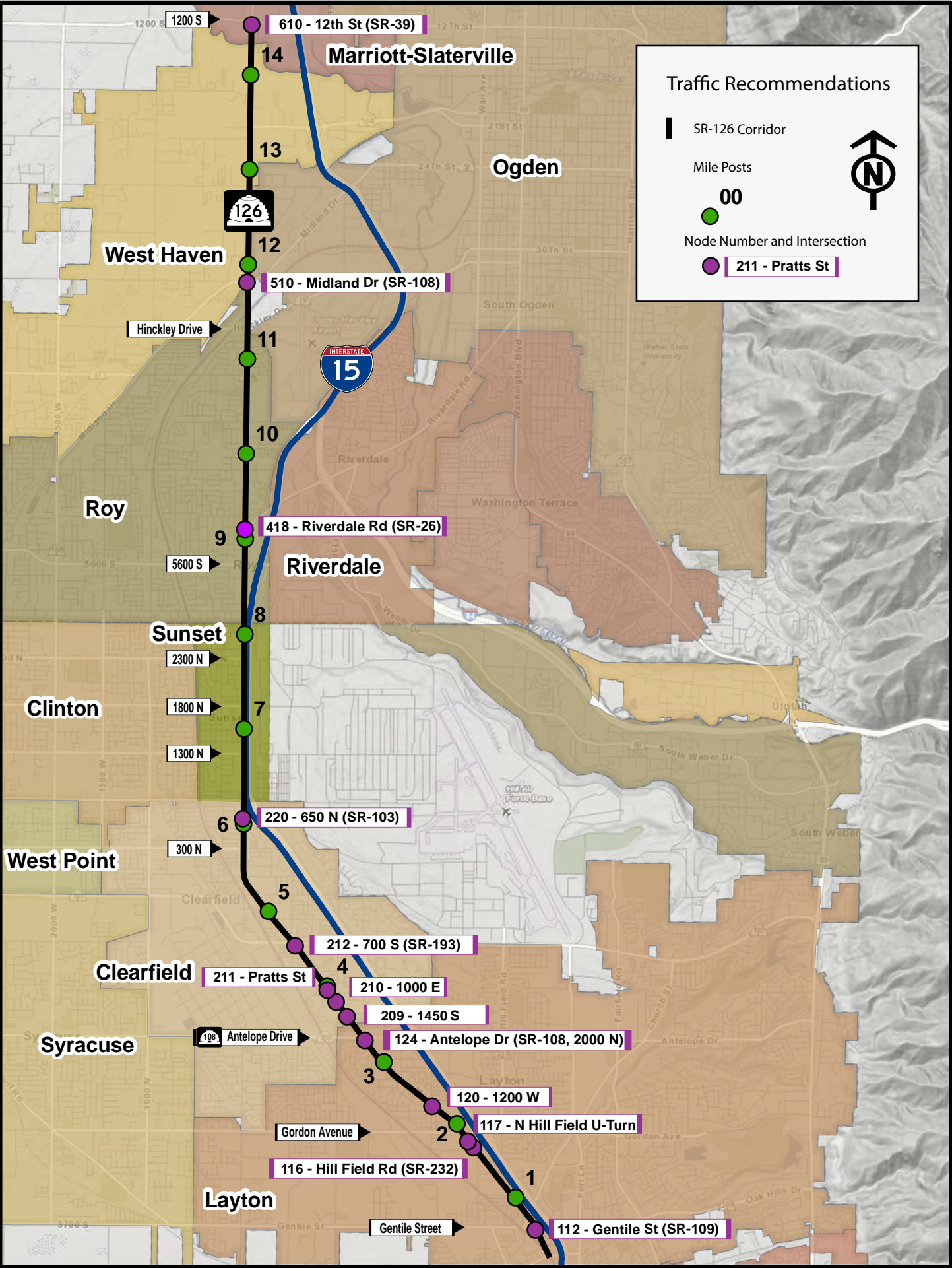
West Haven

Amendment - added location of future signalized intersection at 1800 South and SR-126

No other future siganized Intersections will be allowed between 2100 South and 1200 South (SR-39).  
Alignment of 1800 South must be modified to eliminate skew.



Exhibit B





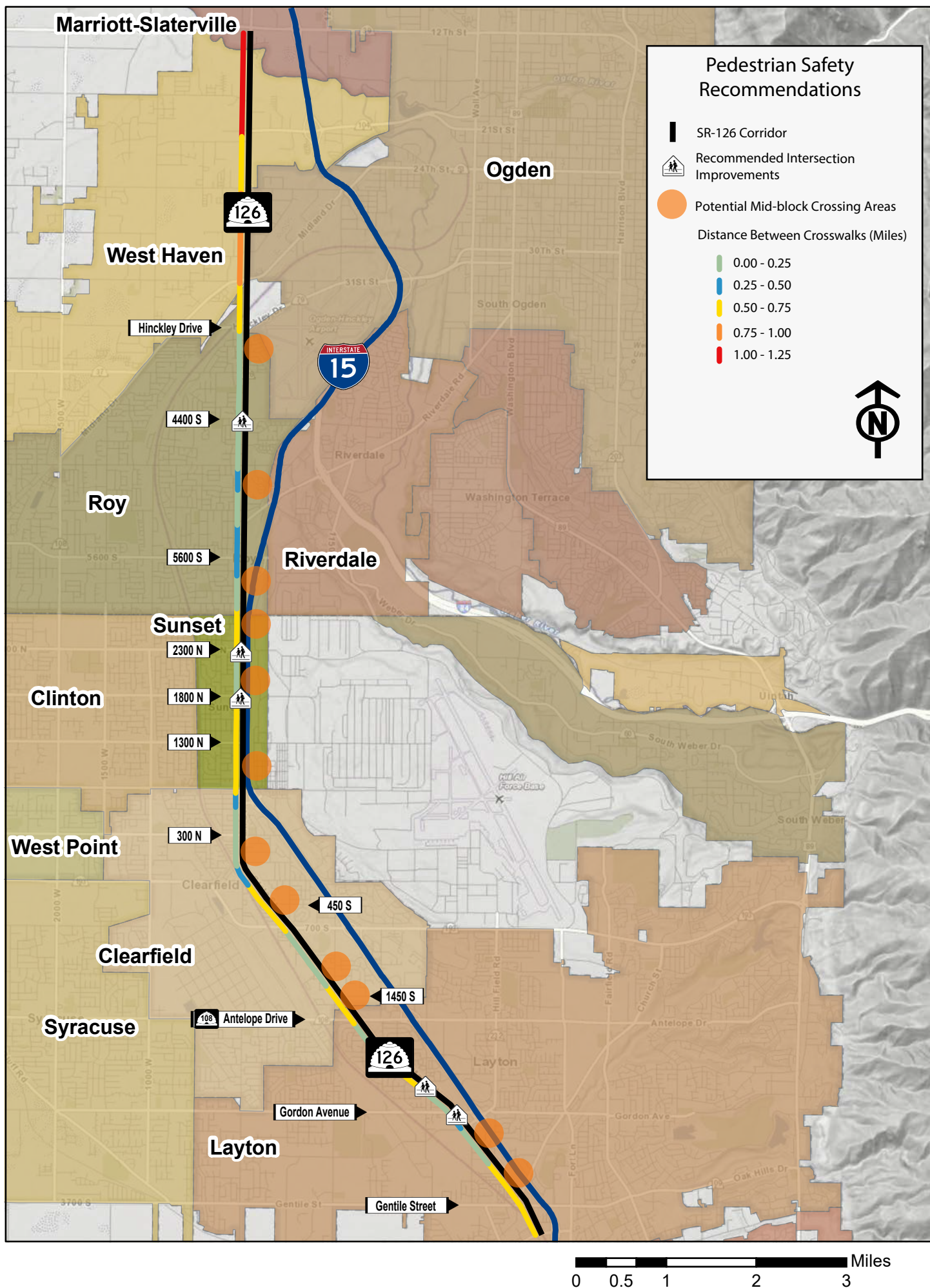
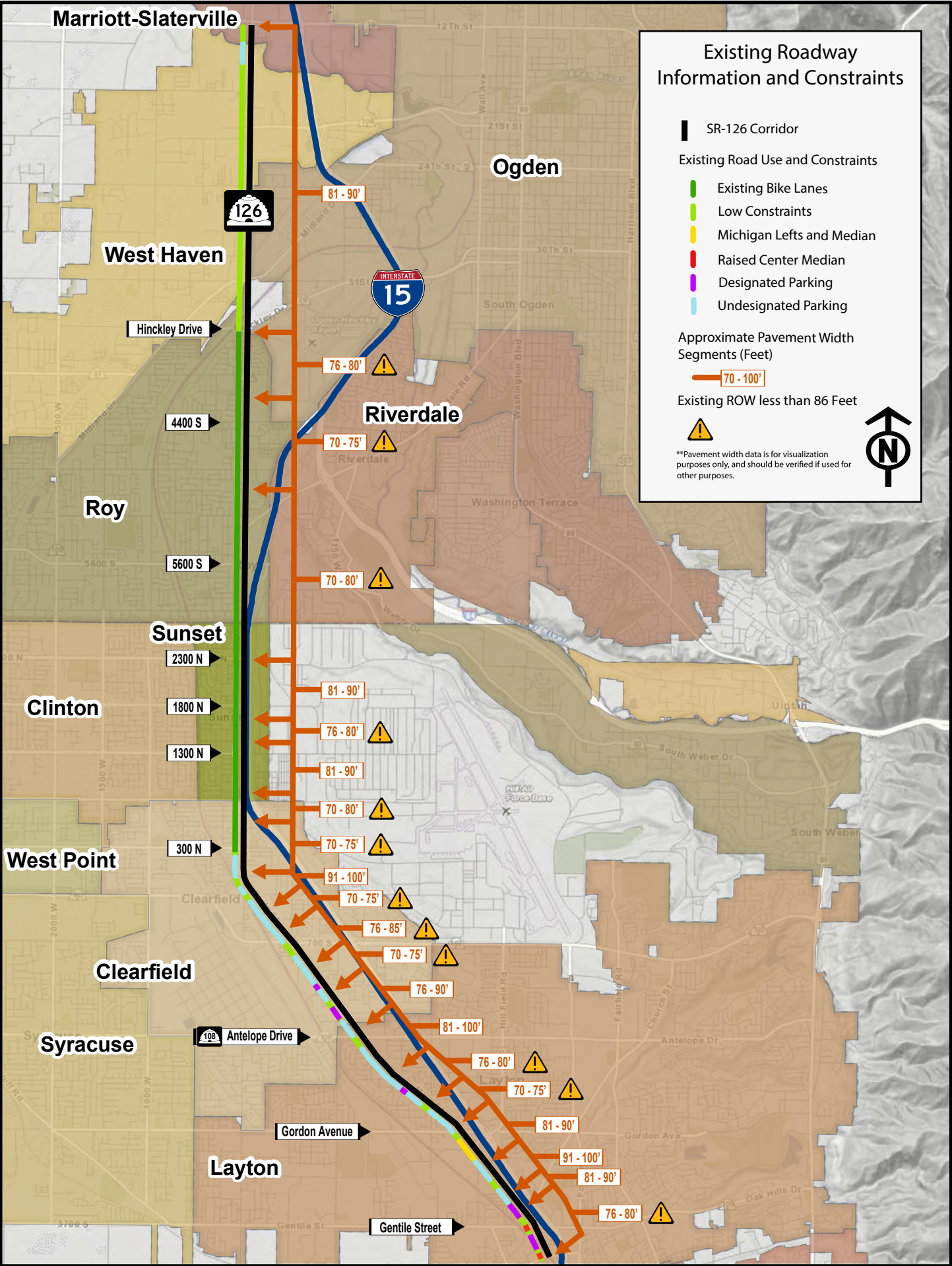




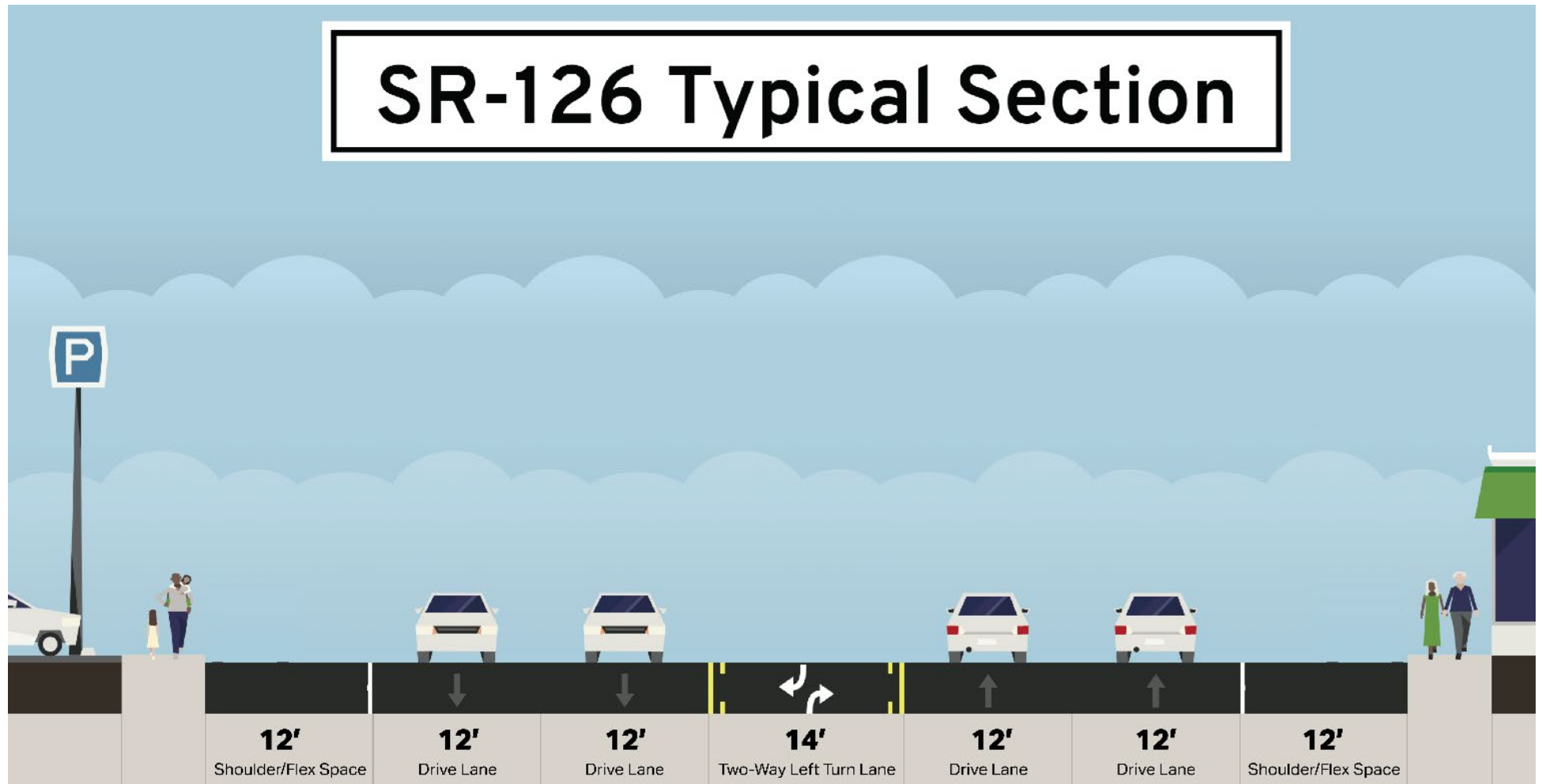
Exhibit D





## Exhibit E

### Proposed Typical Section for SR-126



Made with [Streetmix](#)





Layton City Historic Downtown Urban District

SR-126 PROJECTS

Cross-section

# SR 126 - Gateway Corridor Arterial | 800 North to 300 North & 700 South to 1580 South Cross Section

