



WEST HAVEN CITY COUNCIL MEETING MINUTES

February 18, 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
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Edward Mignone	City Engineer
Stephen Nelson	Community Development Director
Excused:	

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

Councilmember Swapp said we received a new application today for the Parks and Trails Committee.

Shawn Warnke said the City has been working with a landscape architect on Poulter Pond and that it is 95% complete, which includes a cost estimate. The City has been working on a tentative road alignment and will have the property acquisition agent move towards getting legal descriptions and appraisals of the properties. He said the City will likely move forward on the 1800 S and 2100 S connector road in 2027 and we are going to be retro fitting street lights that were planned in the budgeting process.

2. Presentation and Discussion-Rezoning Property at Approx. 4385 W 4000 S (4.5 Acres)-Exploring the Home Ownership Promotion Zone-Shad Edwards

Shad Edwards gave a presentation on a concept plan of a development at 4351 W 4000 S that would utilize the HOPS program.

Proposed Mixed-
Use + Affordable
Homeownership
Development

- Frontage Commercial + HOPZ Residential
- Presented to West Haven City Council



Agenda

- Our Property
- Current Housing Market
- HOPZ Program
- What is a PID
- How does this impact West Haven

Who are We?

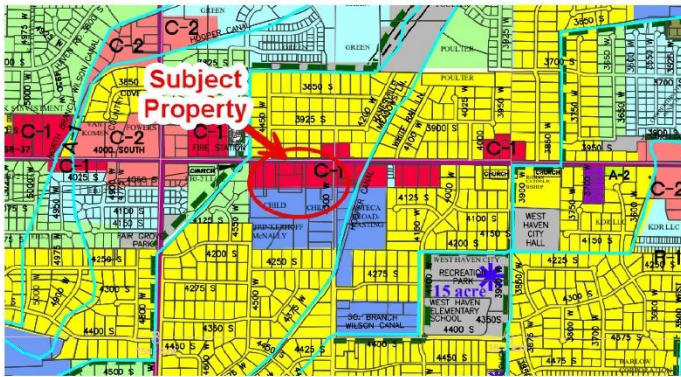
- Local Utahns
- Seeking ways to develop responsibly using Utah's Affordable Housing Programs
- Seeking Conceptual Direction Before Investing Further

4351 W 4000 S

- Corridor Frontage
- Nearby Commercial East & West of Property
- Current Zoning: Agricultural (A1)



General Plan Zoning



The Planning Reality

- Full Commercial across the whole property is not currently market-supported
- Builders indicate single family rural development is not viable
- Awkward parcel shape and corridor exposure require a thoughtful transition use



Project Overview

- One contiguous site
- Commercial development along the frontage
- Owner-occupied affordable housing on rear portion
- Shared access and coordinated planning

Current Market Snapshot

Metric	West Haven, UT	Weber County, UT
Median Home Value	~\$559,500 – \$590,000 (Sales Dec 2025)	~\$427,998 – \$460,292 (Median Dec 2025)
Average/Typical Home Value (Zillow)	~\$518,000 – \$525,000 (Dec 2025)	~\$451,000 (Zillow average)
Median Household Income	~\$101,000-\$104,000 (U.S. Census)	~\$90,005 (U.S. Census)
Median Rent	~\$1,702 – \$1,781 /mo (est.)	~\$1,575 /mo (Median)
Inventory (approx.)	~150-209 homes on market (Late 2025)	~1,493 homes on the market (Late 2025)

Is West Haven Affordable?

Lets do the Math:

- Monthly Take Home Pay at \$105,000: ~\$6,000
- Monthly Payment on \$550,000 home with a 6% interest rate
 - 5% Down: \$27,500
 - 10% Down: \$55,000
 - Principal / Interest: \$3,135 / Month
 - Principal / Interest: \$2,970 / Month
 - Property Tax / Insurance / PMI: \$641
 - Property Tax / Insurance / PMI: \$591
 - Total Monthly Payment: \$3,776
 - Total Monthly Payment: \$3,561
 - Debt to Income: 63%
 - Debt to Income: 59%

What is Utah Doing About It?

- The State of Utah has introduced 5 new programs since 2024 to address home affordability in Utah.
- Some target housing near transit, very high-density projects, and some different financing options
- We are interested in using the program Home Ownership Promotion Zone (HOPZ)

Understanding HOPZ

Home Ownership Promotion Zone

Program Requirements

-  **6+ Units Per Acre Minimum**
-  **Homes Sold ≤ 80% of Median County Sales Price**
-  **Owner-Occupied Units Only**
-  **Less Than 10-Acre Parcels**

Goals of HOPZ

-  **Affordable Homeownership**
-  **No City Risk**
-  **Balanced Neighborhoods**

Building Attainable, Owner-Occupied Housing for Working Families

Why HOPZ?

- Creates Affordable Housing for Teachers, First Responders, Healthcare Workers, and Young Families
- 5-Year Deed Restriction that Owner must live in home
- Creates a financial path for a builder to create an affordable home



5 YEARS



Not Apartments



Not Investor-Owned



Not Rentals



Not High-Rise



Not Public Housing

How is HOPZ Funded?

- The program is funded through the new incremental property tax revenue generated by the development — meaning only the increase in value after development is completed
- 60% of that incremental tax revenue is temporarily allocated to the City.
- The City retains a 3% administrative fee for managing the program.
- The remaining funds are reinvested into the project site to support eligible infrastructure improvements such as roads, utilities, and site development.

How is HOPZ Funded?



How HOPZ Funding Works

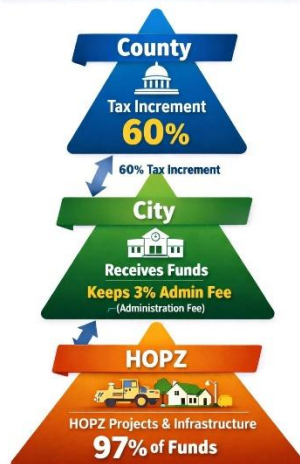
How HOPZ is Funded

Uses Public Infrastructure District (PID)

- Roads
- Utilities
- Site infrastructure

Important:

- No Tax Rate Increase — Only uses the incremental tax difference
- No additional homeowner assessment
- No City General Fund Liability
- Bonds are issued for 15 years — after 15 years, tax flows normally





Public Infrastructure District (PID)

- PID is solely used to receive the funds from the city and repay the bond
- PID's typically have 2 powers, levy a tax on the property within the project and they can collect funds and pay their debt
- This type of PID doesn't need to levy taxes so we will restrict this PID to only being able to collect funds and pay the debt
- Governed separately, no additional city time commitment needed
- City assumes zero financial liability
- Dissolves after the bond is fully repaid



How does a HOPZ overlay work with existing zoning ordinances?

- Other Utah cities adopted HOPZ ordinances to allow zoning flexibility.
- Allows tailored standards while keeping full city control



Creating a HOPZ Overlay (City-Controlled Process)

Proposed Approach

- The City may adopt a Home Ownership Promotion Zone (HOPZ) as a separate section of the zoning code.

Any property proposed for HOPZ designation would:

- Require City Council approval
- Be reviewed on a case-by-case basis
- Remain subject to all City development oversight

Creating a HOPZ Overlay (City-Controlled Process)

Before any HOPZ designation becomes effective, the applicant must submit a Master Development Plan (MDP) illustrating:

- Development layout
- Total number of dwelling units
- Confirmation that median home prices are $\leq 80\%$ of county average for unit type
- Proposed building elevations and design standards
- Total acreage included in HOPZ ordinances within the applicable school district boundaries

FAQ's: PID & HOPZ

Q: What authority does PID have?

A: Limited taxing authority inside project only - No zoning power

Q: Does PID create city debt?

A: No - City carries zero liability

Q: Do residents pay higher taxes?

A: No - Base taxes unchanged

Q: Who governs PID?

A: Separate board under city-approved limits

Q: Does HOPZ override zoning?

A: No - All approvals remain with City Council

Proposed Zoning Strategy

- Front Portion:
 - Commercial rezone



Rear Portion:

- HOPZ designation
- Fee simple townhomes
- Garages + driveways
- Private roads

Our Project's Numbers (Per Unit)

Year	Base Year (Projected)	Projected Total Property Tax	Incremental Tax Difference	60% of Increase
2026	\$402.26	\$2,264.53	\$1,862.27	\$1,117.36
2027	\$402.26	\$2,385.54	\$1,983.28	\$1,189.97
2028	\$402.26	\$2,513.02	\$2,110.76	\$1,266.46
2029	\$402.26	\$2,647.08	\$2,244.82	\$1,346.89
2030	\$402.26	\$2,788.31	\$2,386.05	\$1,431.63
2031	\$402.26	\$2,937.09	\$2,534.83	\$1,520.90
2032	\$402.26	\$3,093.82	\$2,691.56	\$1,614.94
2033	\$402.26	\$3,259.17	\$2,856.91	\$1,714.15
2034	\$402.26	\$3,433.60	\$3,031.34	\$1,818.80
2035	\$402.26	\$3,617.59	\$3,215.33	\$1,929.20
2036	\$402.26	\$3,811.62	\$3,409.36	\$2,045.62
2037	\$402.26	\$4,016.18	\$3,613.92	\$2,168.35
2038	\$402.26	\$4,231.77	\$3,829.51	\$2,297.70
2039	\$402.26	\$4,458.89	\$4,056.63	\$2,433.98
2040	\$402.26	\$4,693.55	\$4,291.29	\$2,574.77

How much will HOPZ Fund?

- Per-Unit Result (15 Years)
 - Total tax increment: ~\$45,645
- 60% HOPZ/PID share per unit: ~\$27,386.94
 - Project Total: ~30 Units
 - $\$27,386.94 \times 30 \text{ units} = \$821,608$

Results of the Program

- Target Sales Price = \$300,000 - \$325,000
- Example: \$315,000 @ 5% Interest, \$6,000 Take Home Pay
 - 5% Down: \$15,750
 - 10% Down: \$31,500
 - Principal / Interest: \$1,606 / Month
 - Principal / Interest: \$1,522 / Month
 - Property Tax / Insurance / PMI: \$363
 - Property Tax / Insurance / PMI: \$308
 - Total Monthly Payment: \$1,969
 - Total Monthly Payment: \$1,830
 - Debt to Income: 33%
 - Debt to Income: 30.5%

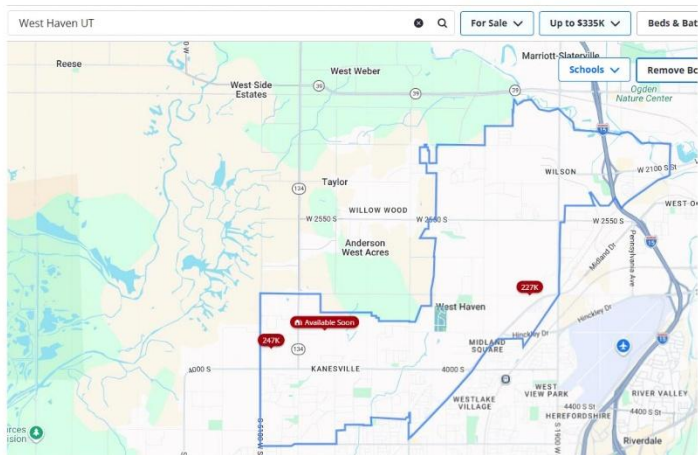
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Results of the Program

- \$~821,000 is funded towards infrastructure costs with no cost to the city or the West Haven Taxpayer
- Program requirements ensure all the money is allocated to the project, the builder is not pocketing this money
- Reduced project costs allows builder to reduce the sale price to meet the 80% of average median sales price requirement



Note: Available Soon shows townhomes available starting at \$459,000+

FIELDS at GREEN FARM
 1000 SOUTH GREEN FARM
 WEST HAVEN, UT 84001

Our Ask

1. Support commercial frontage rezone
2. Support exploring HOPZ designation
3. Authorization for staff coordination

No approvals tonight — seeking alignment.

Closing

This project allows West Haven to:

- Capture commercial value
- Deliver attainable homes
- Avoid infrastructure costs
- Maintain community character

Thank you!

6:00 Regular City Council Meeting

1. **MEETING BROUGHT TO ORDER:**

*The Council met at their regularly scheduled meeting held in the Council Chambers.
Mayor Vanderwood brought the meeting to order at 6:00 PM and welcomed those in attendance.*

2. **OPENING CEREMONIES**

A. PLEDGE OF ALLEGIANCE

Councilmember Swapp

B. PRAYER/MOMENT OF SILENCE

Councilmember Dixon

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

4. **UPCOMING EVENTS**

Music Circle-The Barn

February 23, 2026

7:00 PM

General Plan Open House-The Barn

February 24, 2026

5:30 PM

Senior Lunch Bunch-The Barn

February 25, 2026

11:30 AM

5. COUNCIL UPDATES

Mayor Vanderwood said there has been quite a few reports of graffiti around the city and wanted to personally thank the Taylor 5th Ward in helping clean up.

*****AGENDA ACTION ITEMS*******6. ACTION ON CONSENT AGENDA****A. BUDGET KICK OFF MEETING MINUTES****MEETING HELD****January 27, 2026****B. COUNCIL MEETING MINUTES****MEETING HELD****February 4, 2026**

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

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

7. PUBLIC HEARING-FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON AN ORDINANCE AMENDING THE CITY CODE REGARDING PARKING REGULATIONS IN CHAPTER 72, SCHEDULE I. PARKING PROHIBITED

Edward Mignone said this is the help facilitate a request from City Council to paint the curb red on Hinckley Drive and in front of Quest Academy on 4000 S for safety concerns.

Councilmember Saunders made a motion to enter into public hearing. **Councilmember Swapp** seconded the motion.

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

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Dixon made a motion to leave public hearing. **Councilmember Swapp** seconded the motion.

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

8. ACTION ON ORDINANCE 04-2026-AN ORDINANCE AMENDING THE CITY CODE REGARDING PARKING REGULATIONS IN CHAPTER 72, SCHEDULE I. PARKING PROHIBITED

Councilmember Call said the curb is already painted in front of Quest Academy and asked if this would make that painting official.

Edward Mignone confirmed it would.

Councilmember Dixon made a motion to adopt ordinance 04-2026. **Councilmember Saunders** seconded the motion.

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

9. PUBLIC HEARING-FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON AN ORDINANCE AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND STRATA NETWORKS LLC

Amy Hugie said this is an agreement to install fiber optic internet in a Nilson Homes project.

Councilmember Swapp asked if STRATA allows their fiber to be used by multiple internet providers.

Tyler Rasmussen said they do usually allow multiple providers but in this instance, they are not doing that.

Councilmember Swapp asked if this violates the UTOPIA agreement.

Amy Hugie said it does not violate the agreement, nor can we allow UTOPIA to be exclusively in our City.

Shawn Warnke said this franchise agreement will be on a portion of the City's right of way and that the agreement is negotiated by the HOA and UTOPIA doesn't typically work with HOA's because they have private roads.

Councilmember Morse said UTOPIA can work with the HOA but the residents would have to ask for it. She said that UTOPIA is already in portions of Green Farm.

Tyler Rasmussen said this particular agreement would not exclude any other provider from being in this area.

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

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

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

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

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

10. ACTION ON ORDINANCE 05-2026-AN ORDINANCE AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND STRATA NETWORKS LLC

Councilmember Call made a motion to adopt ordinance 05-2026. **Councilmember Swapp** seconded the motion.

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

11. PUBLIC HEARING-FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON OPENING THE CURRENT 2025-2026 BUDGET FOR AMENDMENTS

Shawn Warnke said this amendment totals \$61,000 allowing for increases to the maintenance in the parks and cemetery budget.

Edward Mignone said this will allow them to repair the bridge over the Layton canal at 2300 W 2450 S. This will allow for a survey and engineering analysis to evaluate the stability needs of the bridge.

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

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

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

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

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

12. ACTION ON ORDINANCE 06-2026-OPENING THE CURRENT 2025-2026 BUDGET FOR AMENDMENTS

Mayor Vanderwood asked why the responsibility is only on us to repair the damages he asked if Weber Basin Water Conservancy District would also be approached to help.

Edward Mignone agreed that Weber Basin Water Conservancy District does bear some responsibility and said we will be lining up meeting to discuss the issue.

Councilmember Call made a motion to adopt ordinance 06-2026. **Councilmember Saunders** seconded the motion.

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

13. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 07-2026-3RD AMENDMENT TO THE STAKER FARMS MASTER DEVELOPMENT AGREEMENT

Stephen Nelson said he suspects the setbacks align with the R-1 zone but could not confirm that information.

Councilmember Call said she is not in favor of this amendment.

Councilmember Swapp said he has some concerns as well.

Mike Bastian said this doesn't change the layout of lots, it just allows them to reduce to side yard to be able to add RV pads.

Stephen Nelson said the Planning Commission held a public hearing and did not receive comments from the public; they also gave a positive recommendation.

Councilmember Call made a motion to deny ordinance 07-2026. **Councilmember Swapp** seconded the motion. **Motion fails 2:3**

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

Councilmember Saunders made a motion to adopt ordinance 07-2026. **Councilmember Dixon** seconded the motion. **Motion passes 3:2**

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

14. ACTION ON RESOLUTION 07-2026-INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIVERDALE AND WEST HAVEN REGARDING FINANCIAL CONTRIBUTIONS TO SUPPORT THE RIVERDALE SENIOR CENTER

Shawn Warnke said this allows our residents to receive the same membership fees as Riverdale residents through a contribution of \$2,500 annually.

Councilmember Call asked if we need to create a new interlocal agreement to cancel the Roy interlocal agreement for senior services.

Shawn Warnke said that the Roy interlocal agreement requires a 6 month termination period. In order to do that it must be put on the agenda and formalized. He said he thought it may be helpful to get the numbers of how many of residents are utilizing their services.

Councilmember Dixon made a motion to adopt resolution 07-2026. **Councilmember Saunders** seconded the motion.

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

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

There were no items to discuss at this time.

16. **ADJOURNMENT**

Councilmember Call made a motion to adjourn at 7:01 PM. **Councilmember Saunders** seconded the motion.

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

Emily Green

City Recorder

Date Approved: 3/4/26