



## WEST HAVEN CITY COUNCIL AGENDA

April 1, 2026 6:00 P.M.  
City Council Chambers  
4150 South 3900 West, West Haven, UT  
84401

NOTICE IS HEREBY GIVEN THAT ON **April 1, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM**: COUNCIL AND PLANNING COMMISSION 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 CITY COUNCIL AND PLANNING COMMISSION 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. Presentation and Discussion-General Plan Outreach Findings-Landmark Design
2. Discussion-Dogs Running at large, and Unleashed-Councilmember Saunders

### **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 3 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**

Oil Pastel Workshop-The Barn	April 13, 2026	6:00 PM
Senior Lunch Bunch-The Barn-Councilmember Morse	April 22, 2026	11:30
Utah League of Cities and Towns Midyear Conference	April 22-24, 2026	
Music Circle-The Barn	April 27, 2026	7:00 PM
Touch A Truck	May 4, 2026	6:00 PM
5. **COUNCIL UPDATES**

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

6. **ACTION ON CONSENT AGENDA**
  - A. COUNCIL MEETING MINUTES MEETING HELD March 18, 2026

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**  
A. ACTION ON ORDINANCE 09-2026-AMEND CITY CODE § 156.056 STREET AND ALLEY WIDTH, CUL-DE-SACS, EASEMENTS OF THE SUBDIVISION ORDINANCE-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
8. **ACTION ON RESOLUTION 12-2026-AUTHORIZING THE EXTENSION OF AN EXISTING LEASE AGREEMENT REGARDING THE LEASE OF CITY REAL PROPERTY A 5-ACRE PARCEL OF GROUND LOCATED AT APPROXIMATELY 3325 W 4000 S-SHAWN WARNKE, CITY MANAGER**
9. **ACTION ON RESOLUTION 13-2026-AGREEMENT REGARDING THE OPERATION OF THE CONCESSION STAND-SHAWN WARNKE, CITY MANAGER**
10. **ACTION ON RESOLUTION 14-2026-DECLARING A CERTAIN MOWER DECK AS SURPLUS TO THE CITY'S NEEDS, AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY-SHAWN WARNKE, CITY MANAGER**
11. **REVIEW, DISCUSSION AND POSSIBLE ACTION-RELATED TOPICS ASSOCIATED WITH THE FISCAL YEAR 2027 BUDGET WHICH INCLUDE BUT ARE NOT LIMITED TO THE GENERAL FUND, CAPITAL PROJECTS FUND, CEMETERY FUND, STORM WATER FUND, REVENUE SOURCES, CITY SERVICES, AND INCREASE-SHAWN WARNKE, CITY MANAGER**
12. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
13. **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

# City Council and Planning Commission Staff Review Memo

April 1, 2026

Stephen Nelson, Community Development Director



## Joint Workshop for the Land Use Element of the General Plan

<b>Proposal:</b>	Joint Workshop to review Public Input and Discuss the Land Use Element of the General Plan
<b>Ordinance Section:</b>	
<b>Applicant:</b>	West Haven Community Development
<b>Decision Type:</b>	Discussion
<b>Staff Recommendation:</b>	Provide feedback and direction

### I. BACKGROUND

West Haven is currently updating the Land Use Element of the General Plan. Over the past month, the City has actively gathered public feedback on important land-use topics, such as housing, open space, town center development, commercial uses, and mixed-use development. City staff, along with the planning consultant Landmark Design, are now preparing to present the results of this outreach and to request feedback from the Planning Commission and City Council on next steps.

Attached are the results from the recent open house and online survey. At the upcoming meeting, Landmark Design and Community Development staff will present key findings and emerging trends from these efforts and provide recommendations and options to advance the plan's development.

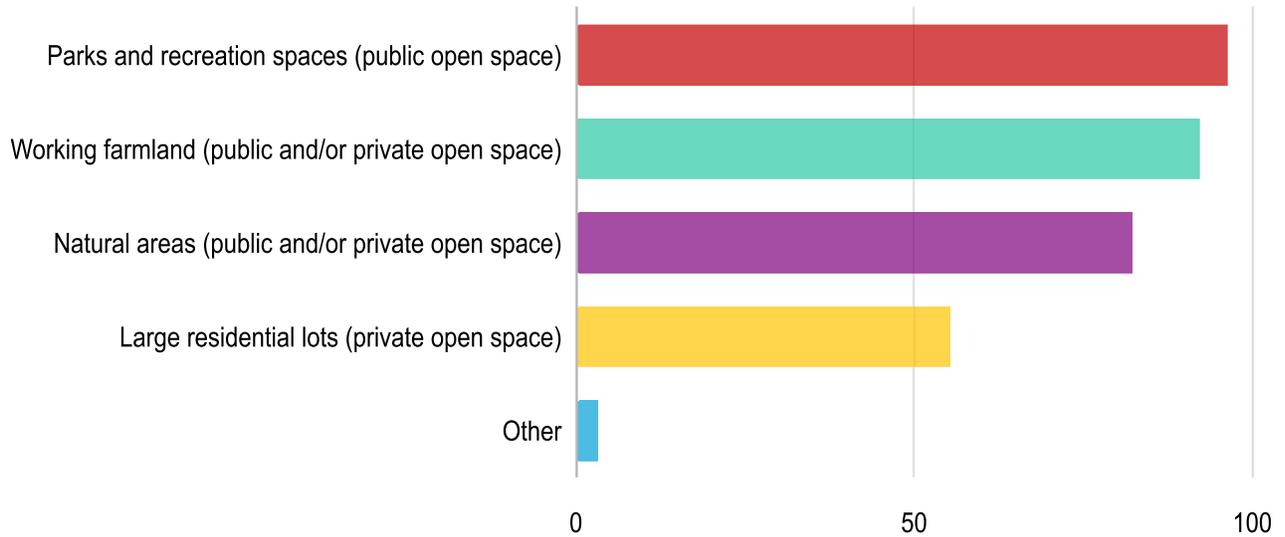
### II. Recommendation

Review the results of the public engagement efforts and provide feedback and direction for the Land Use Element of the General Plan.

# West Haven Land Use

## A. Community Character

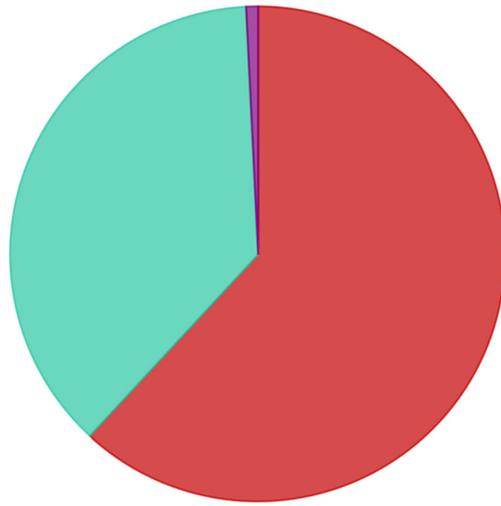
### 1. What strategies do you see as the most meaningful way to preserve open space in...



Response	Count
What about patio homes with larger 3/4-1 acre lots along with agriculture and farming planned in.	1
Keep the high density housing up near the Front Runner. A town Center would be nice but why wouldn't you develop 4000 instead of creating another new center.	1
Not to add to high high density residential apartments, townhouses closely space, single-family homes, etc.	1
I think the city could require new developments to have open or park space without infringing on Property owner rights.	1

Answered: 139 Skipped: 3

### 2. What role do you feel the City should play in utilizing funds to preserve...



● The City should focus on actively preserving open space through acquisition and improvement.

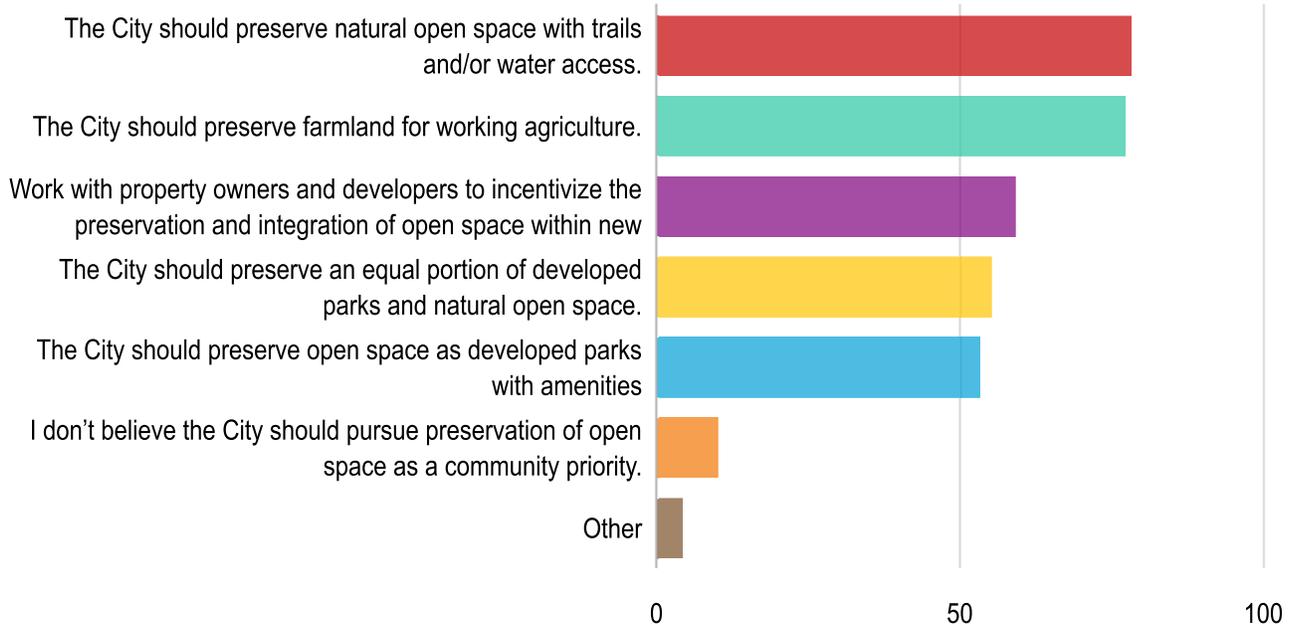
● The City should focus only on improving the parks and open space it currently has.

● The City should not spend any funds on any parks or open space.

Answers	Count	Percentage
The City should focus on actively preserving open space through acquisition and improvement.	86	60.56%
The City should focus only on improving the parks and open space it currently has.	52	36.62%
The City should not spend any funds on any parks or open space.	1	0.7%

Answered: 139 Skipped: 3

● 3. If the City were to actively pursue the preservation of open space, what should be i...



Response	Count
The tremendous amount of recent growth has been piece-mealed and not aesthetically planned. We are losing important farmland & community, quantity over quantity, short sighted planning that has brought in crime.	1
STOP the high density housing and any developments that want to be on less then 1/2 acre lots.. I don't care house many house they loose out on.. don't like it go find another city	1
Stop condensed housing projects	1
Anything that will beautify West Haven and stop all the insipid home, apartment, condo and business building and developing. I hyperventilate every time I see new construction. I moved here for the semi-rural feel and now it feels like Suburbia.	1

Answered: 139 Skipped: 3

● 4. What else would you like to share about how West Haven's parks, open spaces,...



Trails, parks, ponds like the Green Farm Subdivision, and Hopefully the Pond it being new will be getting cleaned up even more than it is now. If subdivisions need to have a SMALL HOA fee like that subdivision it could work to help in keeping up on those things. I love the trails and open area it is my favorite. I love how the mix of townhouses patio homes and regular homes it makes for a diverse subdivision with all ages.	1
Trail system is broken up in small sections and could be connected and expanded to give residents a safer, more enjoyable place to exercise, recreate.	1
There's lot of families interested and moving in West Haven area for it's amazing community and location. The city needs more parks / recreational areas due the huge amount of kids. New and big playgrounds need it asap, more trees around parks!	1
There has been so much development that this is no longer the area I want to live. I am actively looking for a move.	1
The country feel and nature parks are what makes West Haven great. I have a concern for Prevedel Park. It's beautiful and a wonderful place, but with 2 fires happening in the past 2 years, I worry about the fire risk associated with it and how dry it gets there. Could there be an increased focus on park maintenance to help minimize the risk?	1
The city needs to enforce agreements with developers to provide open space and we need to pivot to developers providing more than just grass. We need to push developers to include natural space that does not require huge amounts of water. We as a city need to be concerned with having both green / natural spaces but how we can provide that without wasting water to maintain it.	1
The city could benefit by providing more sidewalks in residential open spaces Specifically on the stretch of road in 4700 (from 3300 south toward 4000). This area has a high volume of children regularly walking along a fairly busy road, including students going to and from Quest Academy Elementary and even Rocky Mountain Junior High, and outside of school hours, small groups of kids. There is little to no shoulder, which creates a real safety concern. Safety being the main priority, but I also feel it would encourage a healthier culture in West Haven for residents ( especially children) to have a safe manner to be outside more. Thank you so much for allowing me to share my thoughts and input. Warmly, Joi Worwood.	1
The area is growing in population faster than the streets can grow to handle the traffic. While being mindful that agricultural area owners have a right to sell their property to a developer, the growth is rapidly making the rural feel go away. And water for agriculture and larger residential plots is becoming more of an issue because of the increased population. It's bad enough with the number of single family homes, but the high density apartments and townhomes/condos are making a much larger impact on available water, sewer capacity, traffic, schools, taxes and other areas. High density development should be more limited.	1

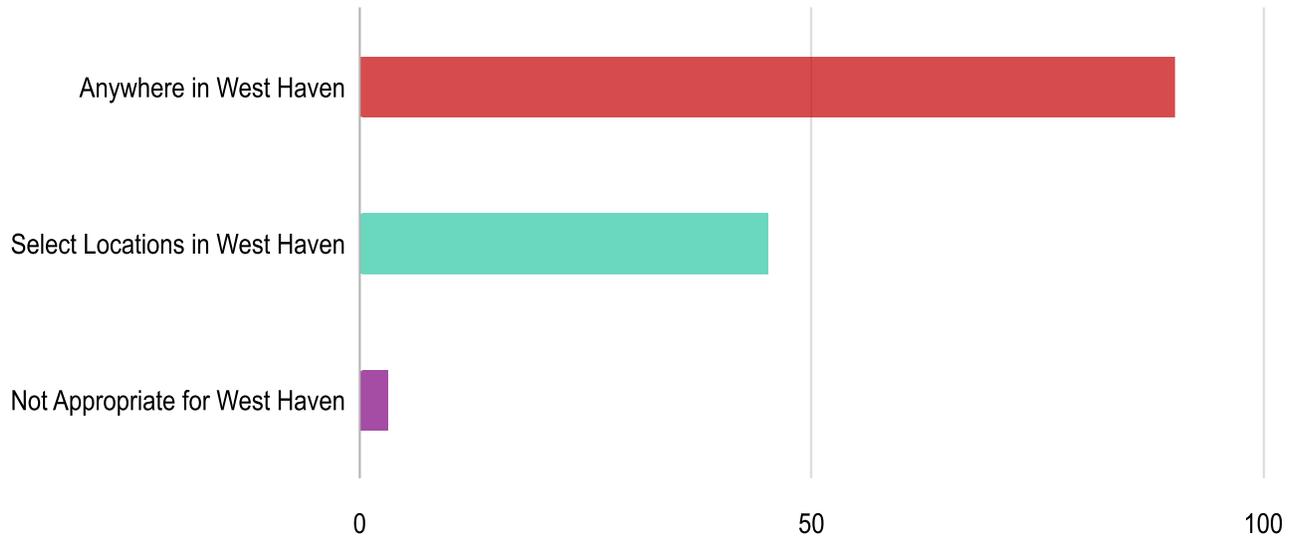
Stop high development housing. Houses that are squished together look awful.	1
Stop building so many condos, townhouses, and commercial properties	1
Require new development to provide in their development plans for new park trails and playground so the city doesn't have to come up with the money to build them. Raise impact fees to keep tax rates lower.	1
Please quit letting people put ADUs on beautiful established residential lots. It is ruining my neighborhood.	1
park area near 2700 W/2550 S	1
No dogs. More agricultural not less and sell the produce to us we will support it. Think like hooper.	1
No condos or large apartment buildings. Agricultural areas preserved to maintain open space.	1
No comment	1
My wish is for the city to be able to maintain the upkeep of natural open spaces, its trails and parks with the collaboration of its residents. Agricultural lands could help provide a sense of rural community by offering their products in market stands when it is possible or appropriate.	1
Mountain Bike Park!!!	1
More walking trails and parks would be incredible. As a young mom who stays home, I am constantly walking and looking for easy to get to locations, but the closest trail is across Midland and 4000 which does not feel like a safe cross for a mother and infant! I, personally, and know of many other in the Salt Point Vista neighborhood would love a trail that connects from 3900 up to the Country Haven park. Paved walking trails are everything.	1
More playgrounds and splash pads for kids. Trails	1
More connecting paved trails for bikes and walkers that wind through/connect neighborhoods.	1
More asphalt trails to integrate with the existing network. The goal of preserving "rural character" is needless pandering to the old people. You can't stop the tide with a broom. Accept your fate.	1
Large scale dog parks that have water, trees, very interactive with trails.	1
Keeping trails shrouded in greenery when possible should be required.	1
keep the farm land in place.	1
It's already too late. You've already built too many small single family neighborhoods/ town homes.	1

It keeps the air cleaner and there is more open space and less light pollution	1
Incentivize agricultural land use, preserve the country feel and substantially limit high density housing. Higher population density will bring higher crime rate and reduce safety.	1
I'd like to keep the small town feel. I don't want it to turn into Ogden. Leave the crime over there.	1
I would like West Haven to reemeber the reason why they were turned into a city was to prevent them from being incorporated into Roy. It was not to become a new city full of apartments and stores that people don't need. Once open space is developed into a city, it is no longer open space, even if there's a park in the middle of 5 million apartments.	1
I would like to see the existing parks taken better care of. The park in Green Farm last summer was full of weeds and dead areas. It was obviously neglected. Take a look at Roy's parks...they are pristine. Also, the trash and weeds accumulating on the sides of the main roads make West Haven look like Clearfield. Do better with what we do have before taking on more.	1
I would like to see only 1 acre lots instead of subdivisions, and if the land is zoned for agriculture, it shouldn't be able to be changed to residential so they can build more houses on the land. It should have to stay what it is zoned for.	1
I really like natural parks and trails. This preserves the natural beauty and ecology while also providing some recreation.	1
I personally think we have enough parks. I moved out here 6 years ago to get rid of the congestion from Roy. The traffic out here with all this new development is getting to be just as bad as Roy. Let's preserve the farm land and slow down the development.	1
I love how Green Farms incorporated the pond, trails, the barn and playgrounds while still having some green space. So much better than piling in as many buildings as possible in a tiny space. It creates a beautiful area that feels like a community rather than dollar signs for the developers. I wish we had more of that in our areas.	1
I don't know if you have lived in a rural area before, but rural areas don't have big box stores.	1
Don't loose the farm atmosphere. That's why we moved here. Not to see all the housing.	1
Dog parks with enclosed areas, some large to allow people with friendly dogs to enter act, some enclosed runs long and wide enough for reactive dogs to run and play for a bit with their people, especially near multi-housing units that allow dogs. Keep the horse park(s). Not sure how that new road will impact the Country Park but would love it to stay, as is.	1

Do NOT put high traffic roads through residential areas. Isolate major road development/expansion to already developed areas that can support the infrastructure without putting children at risk and scarring residential areas that have low traffic and has the country feel we moved here to enjoy.	1
Crime has increased. In just the last few weeks there has been one murder 1.3 mile away from my home due to a burglary. Another convicted murderer has found refuge from Las Vegas 1.5 a mile from me. I see electric scooters going through my neighborhood looking for a suspicious pick up or drop off. ... most likely drugs. There's Saturday night drag racing down 4000 S. to gunshots heard a few times a year. In the last year, I've even seen homeless migrating in; we are not equipped to deal with that social issue. The better homes, that retain/increase value and whose homeowners spend more money within the city, are being sold with a significant decline in how homes are being maintained and are less desirable (\$value decrease of our investments). West Haven was a haven. Due to greed, involving developers in decision-making, and the short sidedness of over growth over a more prudent quality planning for housing, has completely changed our city to where people don't want to live or be.	1
Create an ordinance to limit use of white plastic privacy fences; they have taken over the landscapes of West Haven and are unattractive	1
Connected trails for walking and biking, paved (could be some that are packed road base). Pocket parks in developed neighborhoods that kids can walk to. Larger parks with ball diamonds/soccer fields.	1
bike trails that connect the city, neighborhoods to parks, sometimes riding on the street is dangerous.	1
Better use of turf alternatives and natural plants	1
Besides adding a bike trail in the power grid, when planning to have business/stores centers, can we NOT have a corporation own the lot? This would allow business to purchase the property and be an actual owner with an HOA to pay for parking, lights, shoveling, gardening, etc. This will allow the business's only increase in payment be the taxes and HOA. Once you are locked into a loan, the price should not increase. Corporations have a tendency to raise the rent on their renters so they can become richer, and they do not make the necessary improvements on the buildings. Also, please create a light to turn in and out of instead of all up and down the street. It would be nice to not allow right on red anymore as many people pull out in front of moving traffic.	1
Because of the large footprint of the city, make sure residents in all areas of the city have close access to parks connected by sidewalks, trails and active transportation. Allow density bonus to developers who will put in this infrastructure.	1
Add a splash pad for kids	1

**A. Community Character > 5. Which types of neighborhoods do you feel are most appropriate for creating housing opportunities for West Haven residents? Where should they be used in the City?**

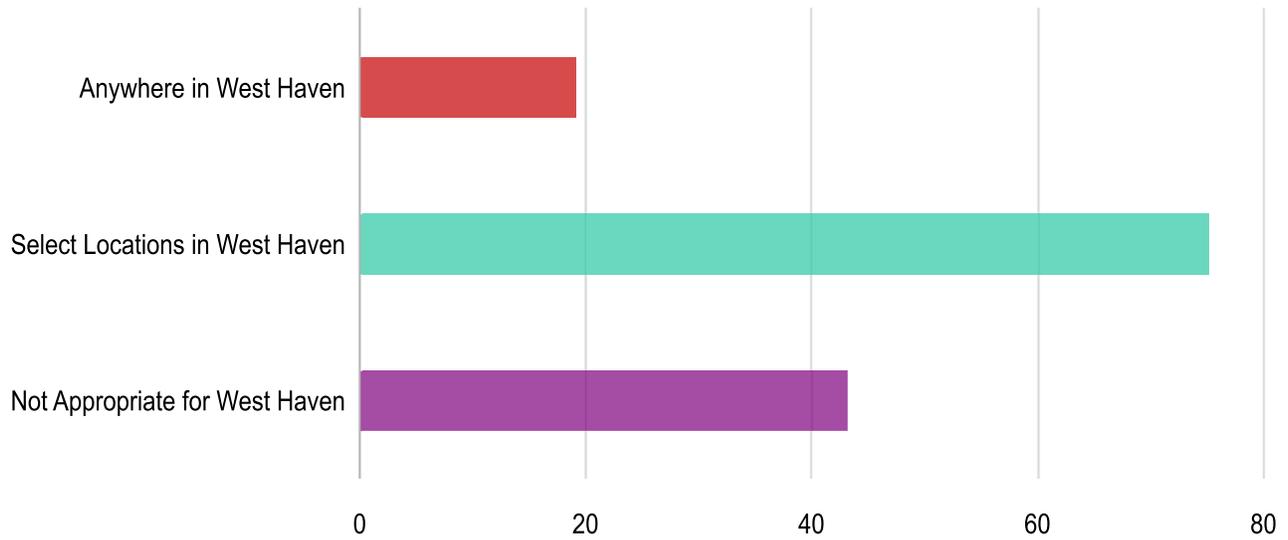
● ● **Traditional single-family residential – houses on individual lots**



Answers	Count	Percentage
Anywhere in West Haven	90	63.38%
Select Locations in West Haven	45	31.69%
Not Appropriate for West Haven	3	2.11%

Answered: 138 Skipped: 4

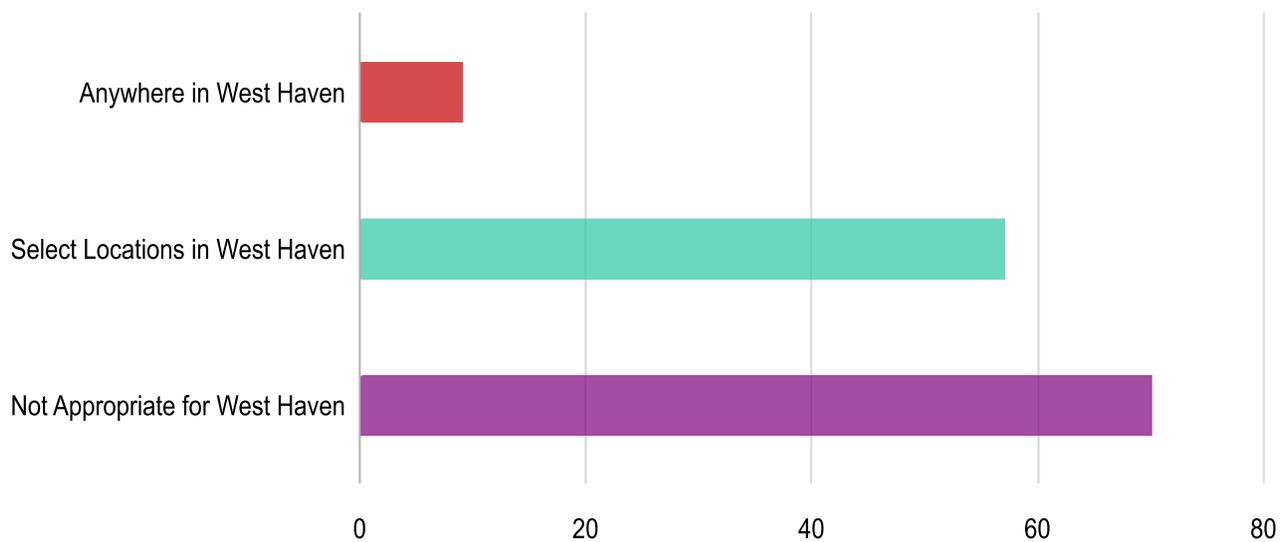
● ● **Low-intensity mixed residential – combination of single-family homes,...**



Answers	Count	Percentage
Anywhere in West Haven	19	13.38%
Select Locations in West Haven	75	52.82%
Not Appropriate for West Haven	43	30.28%

Answered: 137 Skipped: 5

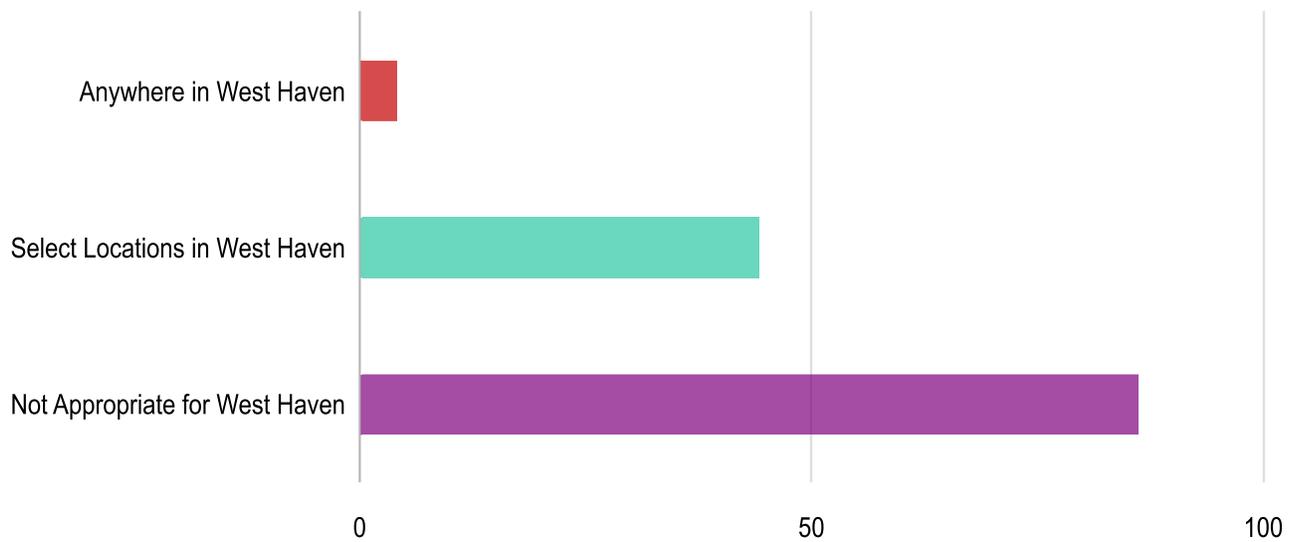
● ● Mid-intensity mixed residential - combination of single-family homes,...



Answers	Count	Percentage
Anywhere in West Haven	9	6.34%
Select Locations in West Haven	57	40.14%
Not Appropriate for West Haven	70	49.3%

Answered: 136 Skipped: 6

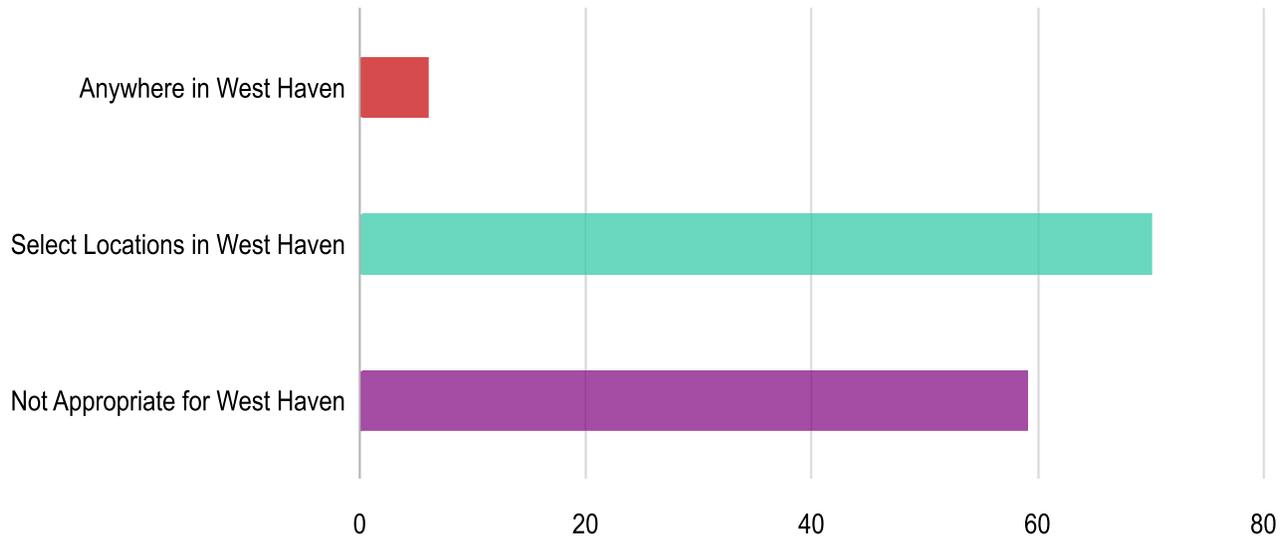
● ● Multifamily residential – townhomes and apartments with shared open...



Answers	Count	Percentage
Anywhere in West Haven	4	2.82%
Select Locations in West Haven	44	30.99%
Not Appropriate for West Haven	86	60.56%

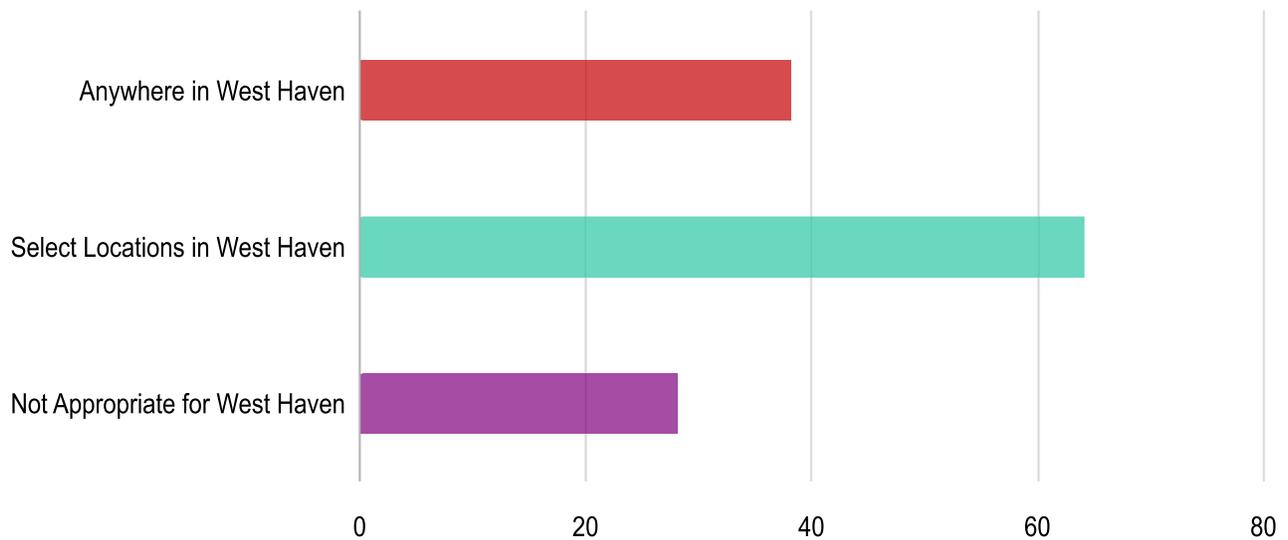
Answered: 134 Skipped: 8

● ● Mixed use residential/commercial – townhomes, condos, or similar...



Answered: 135 Skipped: 7

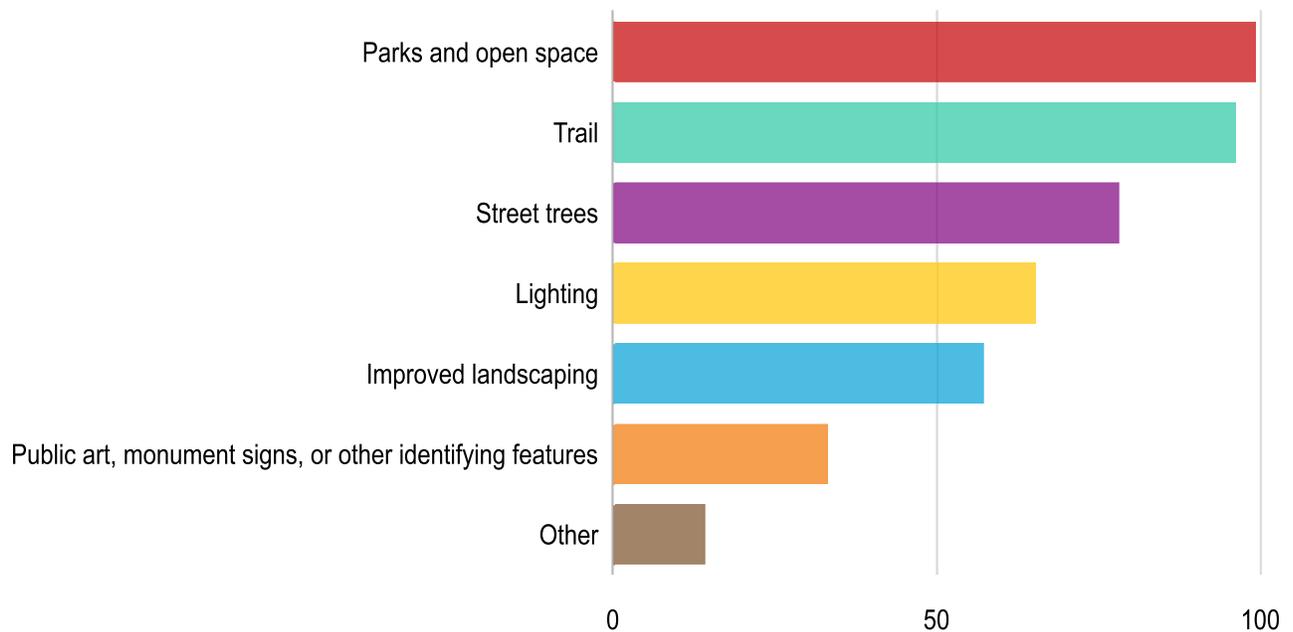
● ● Create more opportunities for Accessory Dwelling Units (ADUs) in...



Answers	Count	Percentage
Anywhere in West Haven	38	26.76%
Select Locations in West Haven	64	45.07%
Not Appropriate for West Haven	28	19.72%

Answered: 130 Skipped: 12

● 6. What neighborhood amenities or additions would help enhance the character of bo...

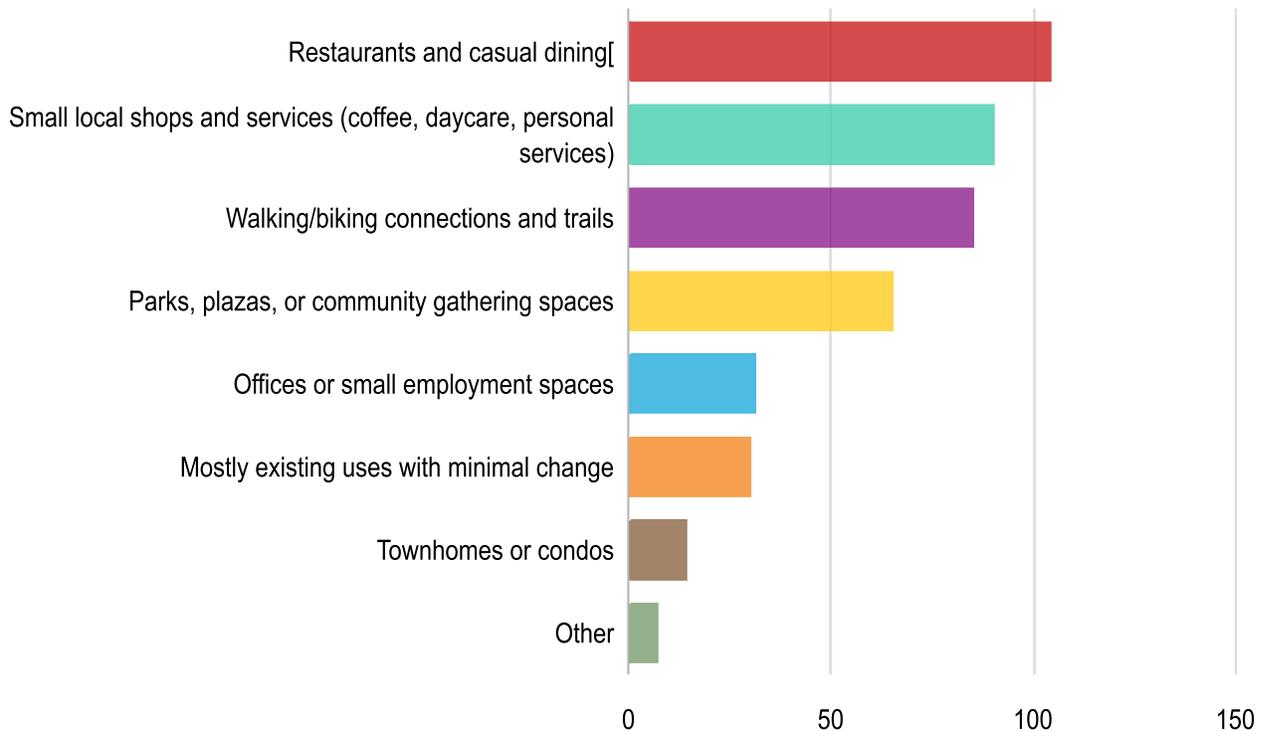


Response	Count
Sidewalks	3
We have done too much already that can't be undone. STOP! I thought we learned our lessons of growth! It's a mess. Pls STOP! Why is this needed?	1
These are all great things but for me it is the consistency. In my neighborhood half the neighborhood has sidewalks while the other doesn't. Some neighborhoods look nice with city features and others look like they haven't lived there in decades.	1
Rec center	1

Playgrounds within the parks and neighborhoods	1
No additional amenities are needed, surrounding towns are a short drive and have all amenities needed	1
Low water landscaping	1
If were a dark sky city lighting shouldn't be a priority, but with more people lighting helps with night safety so that's kind of contradicting.	1
Horses, cow, and farmland.	1
Homes with adequate space for children to play at home and adequate space to park vehicles. Riverwalk is a great example of what not to do. Many homeowners park in their driveway, blocking the sidewalk because the driveway is inadequate length.	1
Enforce code violations (landscape, home business, etc)	1
Better street design to incorporation trails and landscaping into each neighborhood.	1

Answered: 136 Skipped: 6

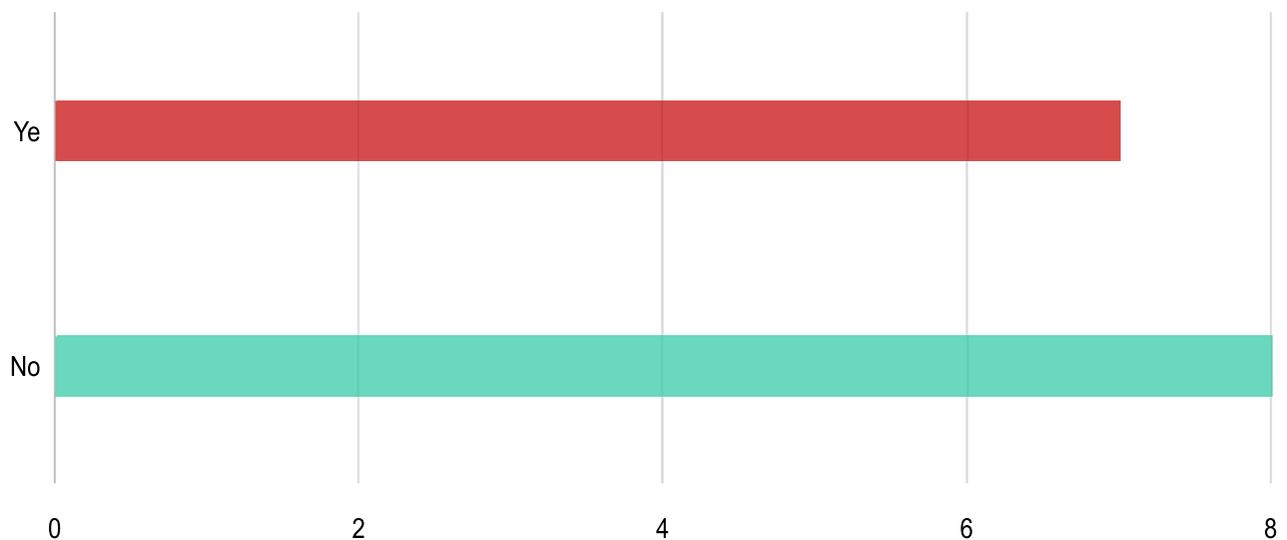
● 7. Which types of uses would you most like to see in neighborhood centers (smaller...



Response	Count
The trails that have been put in are not very enjoyable- they're hot, along the highway, backside of industry. Within a week's time, I got three flat tires and haven't been back to bike.	1
Open farmland.	1
Keep West Haven Rural! We don't need any more businesses here that's what Roy, Clinton, and Ogden are for. I'm mad the Walmart is going in. Stop Building here.	1
If you're going to do it anyway, develop all the community activity stuff you want there and make ways for people to get there walking, biking, or driving. Any business will employ people as will Walmart.	1
I would like to see walkable business areas. Areas where I don't have to get in and out of my car to go to another business.	1
I would like to see a divide between industrial (auto/service) and dining / shopping	1
I do not like the conveyor neighborhood centers. I prefer a town center.	1

Answered: 140 Skipped: 2

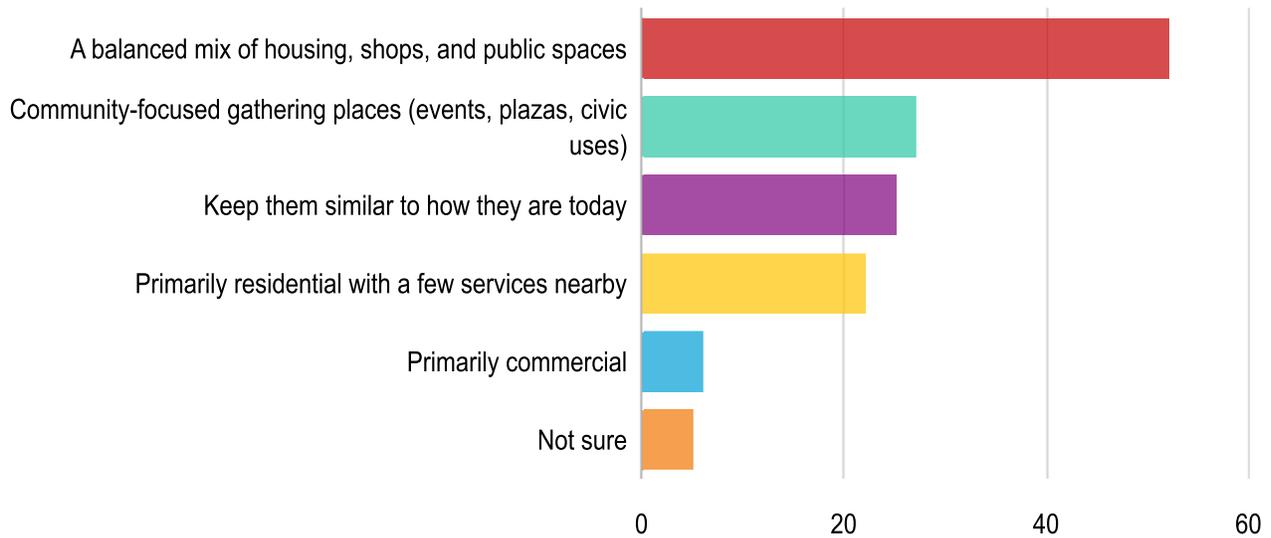
● 7b. You indicated that small, local shops, restaurants, or services would b...



Answers	Count	Percentage
Yes	7	4.93%
No	8	5.63%

Answered: 15 Skipped: 127

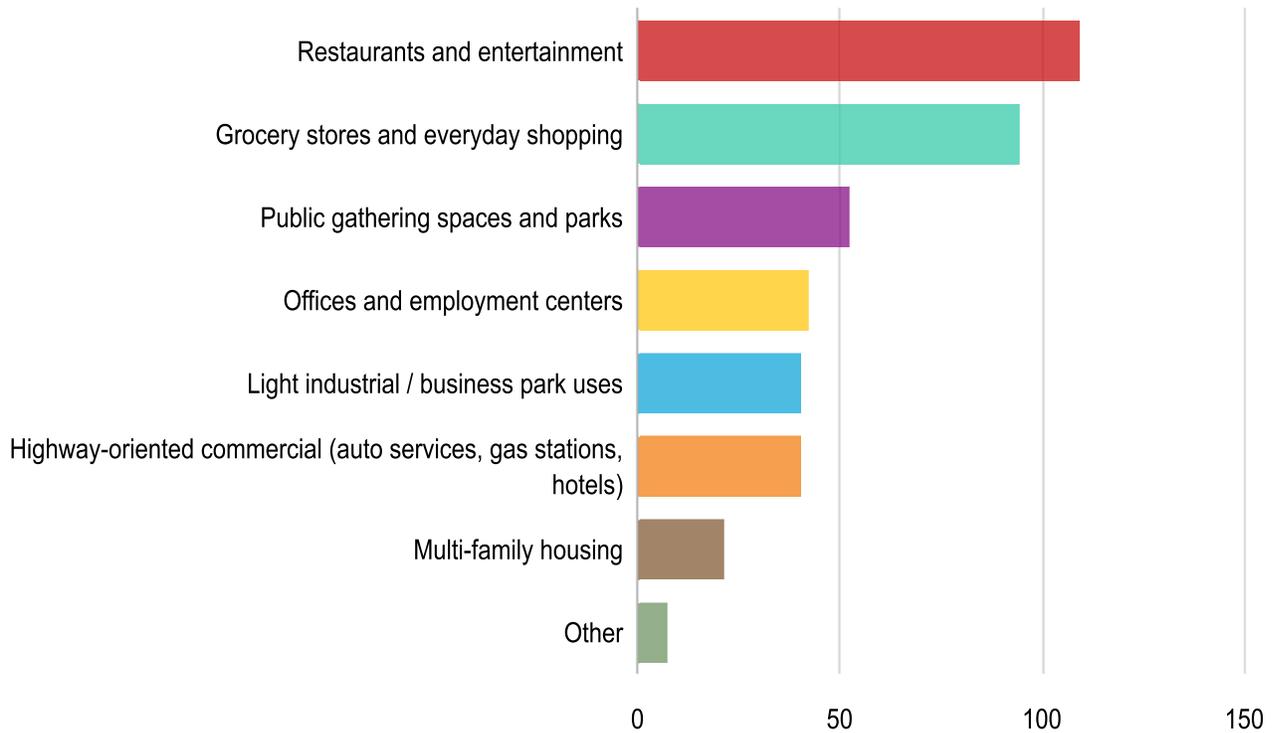
● 8. What overall character do you feel neighborhood centers should have?



Answers	Count	Percentage
A balanced mix of housing, shops, and public spaces	52	36.62%
Community-focused gathering places (events, plazas, civic uses)	27	19.01%
Keep them similar to how they are today	25	17.61%
Primarily residential with a few services nearby	22	15.49%
Primarily commercial	6	4.23%
Not sure	5	3.52%

Answered: 137 Skipped: 5

● 9. What types of uses should be prioritized in the east-side activity hub (21st Street e...



Response	Count
This space has already been consumed with commercial buildings. What else could possibly be expanded into this area??	1
This area currently is largely already developed in a light industrial, area.	1
That area is scary to drive through. Lots of unhoused people walking around and truck stop area.	1
No more density housing! We have done enough damage! Haven't you not been to other cities that are enjoyable? It sure isn't here any longer since the green space has been obliterated. Quality over quantity folks.	1
landscaping, beautification, agricultural. Anything to stop the building and unrestrictive expansion of West Haven that USED to be so charming.	1
If you're going to develop it anyway why not provide for all those multi-homes what they may need close by. Market, food, car care (some are there already))	1
I'd love to see a Chick-fil-A in West Haven.	1

10. How would you like the 21st Street/1900 W area to feel overall?

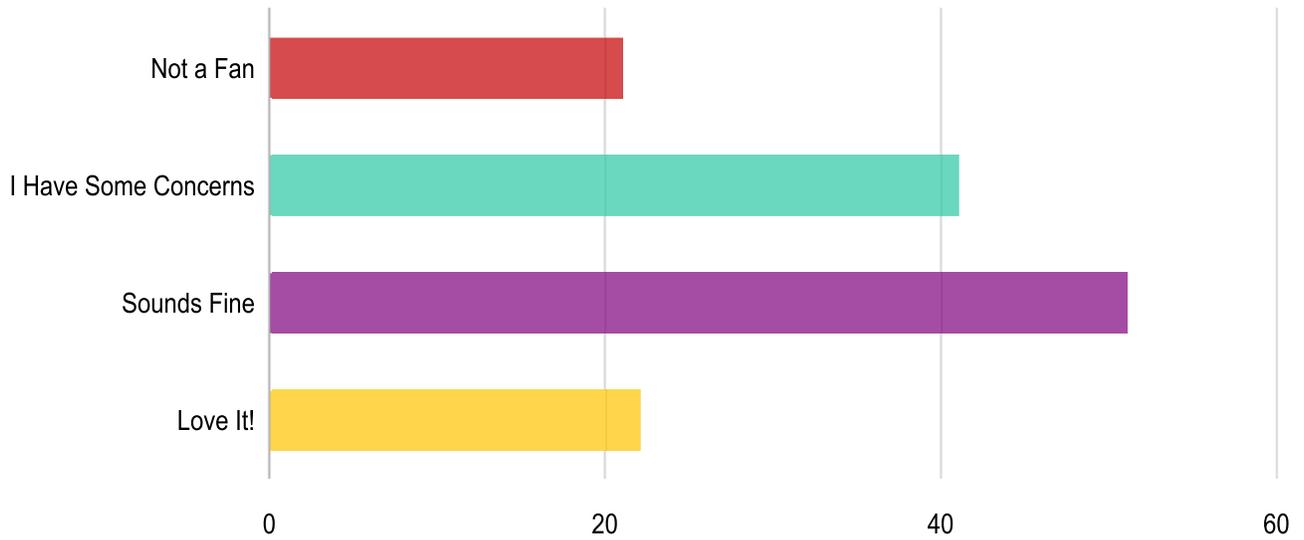


Answers	Count	Percentage
Walkable mixed-use district with small-scale retail, dining, services, housing, and/or plazas	66	46.48%
Regional shopping center	33	23.24%
Primarily employment and business-focused	27	19.01%
Not sure	12	8.45%

Answered: 138 Skipped: 4

B. Future Identity

Do you like the ideas presented in Identity 1?



Answers	Count	Percentage
Not a Fan	21	14.79%
I Have Some Concerns	41	28.87%
Sounds Fine	51	35.92%
Love It!	22	15.49%

Answered: 135 Skipped: 7

- Say more, which ideas shared in Identity 1 do or do not resonate?



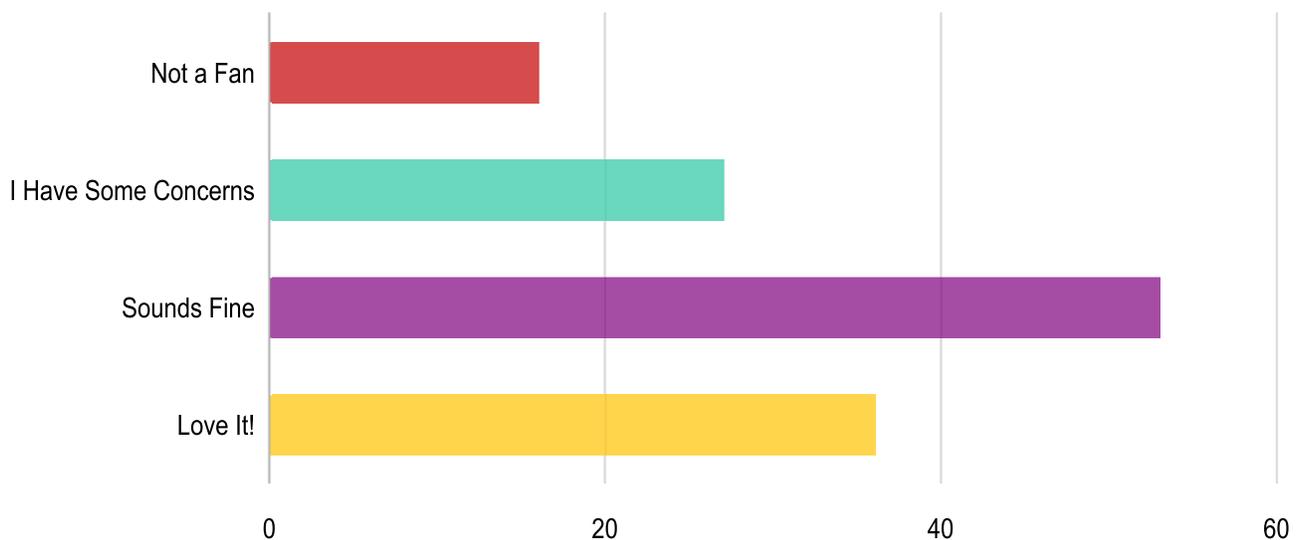
Shopping continues to move online. Focus shopping in current locations instead of adding new areas.	1
Ruining the land. Losing agricultural land is horrible	1
Restaurants, grocery stores, no high occupancy housing	1
Quite neighborhood	1
quickly need a traffic light at 2550 S and 2700 West as it is dangerous with double lanes at stop sign with busses and smaller cars unable to see around larger vehicles and also quickly need a grocery store mid city 2550 S/3500 W area	1
Not enough green areas here.	1
Need more commercial	1
More parks and open space	1
More low density housing with bigger lots. As	1
Mixed use. Res and comm	1
Love paved trails and parks and think we need more of these!!!	1
Less homes more shopping, restaurants, and parks	1
Keep the farming community feel by limiting high density housing, restricting small-size lots (<.5 acres), and keeping commercial areas where they currently exist.	1
Keep commercial areas separate from residential areas. Not every neighborhood needs a Starbucks.	1
just need to follow threw	1
It's ok as is, but not fun when you buy a place with a field view and then years later you have to move due to construction on the field.	1
I'd rather not continue to see large parcels turned into multi-house subdivisions. West Haven should remain rural, which means subdivisions should be kept to a bare minimum and only in certain areas near commercial and already high density areas.	1
I would want to make sure we have a few "town hubs" or downtown areas having the rest of the city mostly living and open spaces.	1
I would add preservation of existing farmland and stop rezoning to allow developers to build neighborhoods on every piece of open land.	1

i like the ideas, however, as a resident of a townhouse in the intersection of 4000 and midland, the traffic to enter or leave my house is ridiculous, also, lots of car accidents there as well.	1
I like the idea of keeping commercial use limited to an area within the city to keep neighborhoods quite , safe, and removed from high theft places like shopping centers tend to be.	1
I like the idea of concentrated areas for commercial, shopping, etc. with separation from quiet residential neighborhoods	1
I like the bigger mixed use area by 21st street with industrial, but I don't like the slower development	1
I like that West Haven is its own quiet safe nook tucked away from the hustle and bustle of consumerism. But humans do need to have some amenities to improve their quality of life so I like that that is available, but contained.	1
I like having the commercial located in an area together. It makes it easier to run errands and whatnot while keeping the overall rural feel.	1
I like gradual growth and the open space is important. Sometimes that can be an excuse for pushing out low income and more affordable housing which I don't like. I think diversity in a community makes us all better.	1
I like Agriculture Preservation.	1
I don't think there is highway access to Midland-4000 South. I-15 is pretty far away. Nobody is going to get off of I-15 to drive all the way out to Midland and 4000 S. I don't think the West Weber Corridor isn't going to be very busy.	1
I don't want to lose my house due to the UDOT plan.	1
I do NOT want to see any more apartment buildings. West haven already had enough high density living. If I wanted more high density living spaces, I would move to SLC	1
I do not like neighborhood centers	1
I believe this option has some strong points, but lacks some open space and may cause some services and commercial areas farther away from most neighborhoods, which means more cars and traffic.	1
I absolutely do not want the neighborhood center Commercial on 2550?	1
High density housing needs to stay east of 3500 west	1
Has potential to change the flavor of the existing community, too much growth	1

Growth is inevitable, it should be managed and planned for appropriately.	1
Gotta have business to bring in money and grow.	1
Get rid of the industrial	1
Focusing on needs yet keeping it from feeling too mixed use. That gets rid of the sweet feeling it is to be in West Haven.	1
Currently we are an agri/industrial with residential sprinkled haphazardly throughout. There was clearly no planning or design to this community.	1
Construction and building creep will continue to happen.	1
Appears there is a proposed park in the vicinity of my neighborhood	1
All three plans have large changes ro 2550 S. This goes against what residents are asking for and keeping west haven more rural.	1
All preservation and shopping is on the outskirts while all residential is in the center. Doesn't feel cohesive.	1
4000 S is developed enough & traffic should be limited.	1

Answered: 55 Skipped: 87

● Do you like the ideas presented in Identity 2?





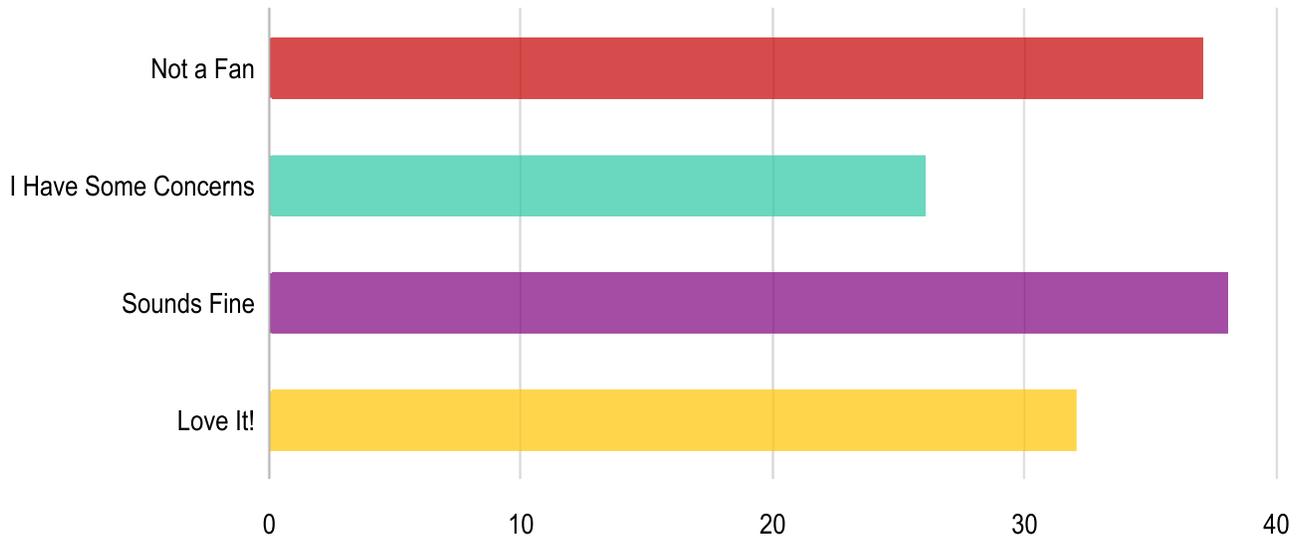
This would be the ideal as parks are more emphasized and industrial moves away from West Haven.	1
This would be a good plan only if it means removing the 3600 connector road	1
This will ruin roadways, people enjoying that a good part of West Haven is not light polluted.	1
This puts neighborhood growth areas on land that is currently agricultural. With 2550 S destined to be a major route, if density is increase in the 2700 W area it needs to be confined to East/West along 2550 S.	1
This is better, not turning West Haven into Centerville.	1
This is better with the preservation but worried about the amount of growth available without having amenities like shopping and commercial to match the growth.	1
This I generally like as environmentally and for the community space is important. I do just think being intentional about affordable housing is important to consider in this idea.	1
This city is growing so it needs to have shopping around to support it.	1
The farmland and agriculture is what gives Westhaven its charm. It has character and originality, well accessible to many social & recreational activities. This combination is hard to find now.	1
The country feel is what makes West Haven special. Not a lot of northern Utah towns have that atmosphere anymore.	1
So much damage is already been done. How do you actually plan to do this? This is just lip service coming off the back of 45% growth in just a handful of years. Again, there's been mismanagement and planning despite what the residents have asked for.	1
Protection of farms and opeln space should be a top priority.	1
People don't want to farm	1
Not sure what "neighborhood growth area" means but if it means. If it means town homes and apartments, please keep it on 1900 W or Midland. 2700 W and 2550 S should be single family homes/parks to fit what is already near by.	1
No more high density living, I love having live stock in my backyard	1
Neighborhood growth on 4000. Already getting congested down by maverick and quest. I heard an ihc was going on that corner to. Just asking for trouble with that school there and no speed zone	1
Need more agricultural areas not less. Also make it accessible to community sell to us we'll support it!	1

need better roads and traffic lights for the already congested intersections on 2550 S and better access to facilities on 4000 S	1
More information	1
Mixed use near transit hub. Infrastructure is already there. Affordable housing	1
Like the thoughts of the rural feel.	1
Keeping the agricultural areas helps keep the small town feel and not feel so over populated with townhomes and apartments.	1
Keeping our country agricultural community. This is why we moved here.	1
Keep the open agricultural feel while allowing for controlled growth in certain areas	1
It's unrealistic and a waste of city resources. Maybe if we had a property tax this could be an option but as growth continues, I believe the city will have other priorities that will vie for those tax dollars. So it's not a great long term strategy.	1
If "highway locations" means 21st street, I'm fine with that since it is the only location by a highway.	1
I'm down with some farm land, but you gotta bring in more businesses to grow.	1
I think preservation of agriculture will become increasingly difficult. If we don't plan for growth then it will happen willy nilly and we won't like the result.	1
I think it's important to protect farms and people who are still planning on operating them but I believe we will see many farmers retiring the farms not continuing. When this happens prioritize 3rd spaces for the community and small businesses	1
I love the idea of preservation and specific sites for building.	1
I love the idea of keeping the rural feel! It has been my dream to live in a place with farms and agriculture. We need to preserve our farmlands.	1
I love being in an open area with large lots. I came from Ogden and don't want to live in the city or I would have stayed there. I came here because it was open and I love that!	1
I like the preservation of farmland and spaces but do not want a large block of high density neighborhoods on 2700 between 2550 and 3300. I moved here to get away from the city, not be swallowed up by it.	1

I like proactive preservation of open space but I wouldn't want it to limit the nice looking development that is also needed in a growing suburb	1
I like open spaces.	1
I don't like how the city has not developed a plan for how and where commercial shops are. It feels like there are no zoning rules or city plans.	1
I don't want to lose my house due to the UDOT plan.	1
I do not wish to see a community center placed at 2700 West and 2550 South. West Haven does not need another downtown. They have a giant Street running down. It called Midland drive full of mixed garbage you've already let in.	1
I do not want that neighborhood center commercial on 2550	1
how much water are we using for those farmlands?	1
How do you plan to keep the farms in place from one generation to the next?	1
Get rid of the industrial	1
Enjoy idea of preservation as long as basic needs are close (grocery stores, etc)	1
Encourage farms to stay but the city cannot dictate that a family cannot sell their land.	1
Driving around the farm areas and seeing the farm animals is a treat for me!	1
Businesses should be scattered around the city so that it becomes walkable. I like preserving some parts of the city so that there is green space throughout, but I would like to see more mixed use West of 1900.	1
All three plans have large changes to 2550 S. This goes against what residents are asking for and keeping west haven more rural.	1
Agricultural use has long defined West Haven and should be celebrated by encouraging its existence. At present, West Haven is a confused mishmash of farms, industrial, neighborhood style residences, large scale high density apartments, etc. No plan	1
Again, you aren't going to stop the loss of farmland.	1

Answered: 55 Skipped: 87

● Do you like the ideas presented in Identity 3?



Answers	Count	Percentage
Not a Fan	37	26.06%
I Have Some Concerns	26	18.31%
Sounds Fine	38	26.76%
Love It!	32	22.54%

Answered: 133 Skipped: 9

● Say more, which ideas shared in Identity 3 do or do not resonate?



This would be great if there was more GREEN	1
This would be going in the wrong direction by trying to squeeze in some model into a puzzle piece, poorly zoned city, to accommodate more congestion & traffic. This is not how you create a community and classy vibe.	1
This could be beneficial in creating a more social culture, if done well. Not just another cookie cutter space but with character in it's architecture.	1
The landowners should be involved in this decision. It appears that the water district owns most of this land. What are their plans? Why not have the town center closer to the current town hall area?	1
The concept is good, given there is no "town center" in West Haven. However, given geographical map of the city and how spread out it is, I'm not sure such a center would benefit the city very much.	1
Stop trying to turn everything within a block of 40th into commercial. Not country living at it's finest.	1
So open space now disappears? Can't we have a forth option with what is liked from each option? 2550 S and 2700 W is a nice place for a city center but that does not mean that we should try and cram everything in one spot. Infrastructure in place 1st	1
Shopping continues to move online. Focus shopping in current locations instead of adding new areas.	1
Same as 2	1
Salt Point was supposed to do exactly this. Let's keep it there. It really belongs on Midland but previous administrations went with high density housing along Midland. Leverage Walmart as the anchor to a to commercial development.	1
Only keep city offices in current locations and keep small.	1
Not a fan of making new if we already have things in place. But I see the benefit	1
NEEDS MORE GREEN	1
need one grocery store around that area and a nice park with trees for residential use. traffic with school/jr high is too busy and needs traffic light already. maybe one restaurant near, but do not want traffic like Clinton City business/intersections	1
My favorite places have a clear Main Street and town area. It's charming and I think we need more of that here	1
Mixed use.	1

Love the city center idea and keeping the commercial to be major roads, but might encroach on existing residents in a negative way.	1
Love a town center, need more open space.	1
Keep the city town center near where the City already has a presence. Near City Hall! No need to take an existing open space intersection and make it main street.	1
Just keep it simple. We are small. Keep it. We do not need multiple big brand restaurants but a few local owned shops and keep this a small community. We are 10 min from those other areas. Keep that in mind as you plan.	1
It still moves people/traffic away from my house	1
I would like to see community gathering spaces and small businesses near 2700 and 2550, and then larger retail along 4000	1
I wonder what the residents who live in the area of the proposed city center think.	1
I was very impressed visiting Daybreak and think we can do something similar here.	1
I really like the city center approach, but there is also an opportunity for that surrounding the Walmart.	1
I love the idea of having amenities within walking distance or a short drive. The 21st exit doesn't really feel like West Haven amenities, more for Ogden residents.	1
I like the idea of having a "downtown/Main Street" with local businesses to support and have West Haven be known for. What I would give to have close hangout spaces.	1
I like the goal of planning for a town center. It becomes a community with an identity. You can get there via public transit and walk around. It's social. Strip malls require the use of cars and there's little sociality.	1
I hope with the adding of a town center and shopping center we get more traffic lights, side walks, and pedestrian crossing in the city.	1
I hate this one most of all! Keep it rural! Support farmers, natural open space, and agriculture. If you have to put something there put something like the Kenneth Baldwin Park with open space and an arena. Put the businesses/infrastructure by the freeway!	1
I generally like town centers but don't feel West Haven needs it as we have especially Ogden so close	1

I feel that West Haven would become too busy with the commercial areas, increasing traffic and congestion, possible increase in crime and pollution, as well as potentially losing some of the agricultural land.	1
I don't like high density housing. Would like a small town feel.	1
I don't want to lose my house due to the UDOT plan.	1
I do not want the neighborhood center commercials on 2550	1
Has potential to provide good services to the community, but may open the community up to too much growth. It is also too close to the quiet side of town and could completely change the rural feel.	1
Get rid of the industrial	1
As a new resident, it would be see a united community	1
Agricultural	1
Absolutely not. You already have this going on 4000. That's the area to develop. I also like 1900 and 21st. You don't want to ruin West Haven and be like Syracuse.	1
A walkablesmall business area would be welcome. A community plaza with outdoor performance space would be a welcome addition.	1
A town center sounds like a fun way to celebrate holidays and events as a city	1

Answered: 53 Skipped: 89



# BACKGROUND INFORMATION



The following information provides background on what a general plan is, what the community has shared through past public engagement, and a set of preliminary, big-picture principles to help guide the city's land use update.

1

## WHAT IS A GENERAL PLAN?

A general plan is an official document intended to outline the long-term goals and priorities for a community. It serves as a blueprint for city leadership as they make decisions about land use, development, infrastructure, and public investments. Updating the General Plan gives residents and city leaders an opportunity to review what works well, identify areas for improvement, and plan responsibly for the future.

In summary, a general plan:

- is a practical vision for the future unique to each of Utah's cities and towns.
- guides growth and land development for both future and present needs.
- is required by state law.
- is a flexible guide, not a rigid set of rules—it is meant to be adapted and updated to reflect a community's evolving needs.

## WHY DOES IT NEED UPDATED?

Some communities regularly update their general plan in accordance with policy, while others update the plan in response to new circumstances such as growth pressure.

A general plan is visionary, meaning it provides guidance for five to ten years while establishing a vision for 20 to 30 years or more. As trends, needs, and priorities shift, a general plan can and should be revised.

## WHICH TOPICS ARE ADDRESSED IN A GENERAL PLAN?

A General Plan covers a wide range of topics that guide how a community grows and changes over time. The State of Utah requires every city's plan to include four key elements: land use, transportation, housing, and water use & preservation.

West Haven is currently updating its Land Use Element, which focuses on where homes, businesses, open spaces, and other uses are located and how they relate to one another across the city.

2

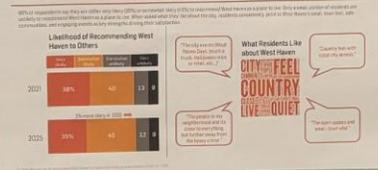
## WHAT WE'VE HEARD FROM THE COMMUNITY

Key findings from a 2025 community survey conducted by Y2 Analytics are shown below. The graphics, sourced from slides presented to the City Council, provide context for the ideas being shared. Past engagement results from the 2021 Y2 Analytics Survey and the 2023 WCG General Plan Survey were also reviewed.

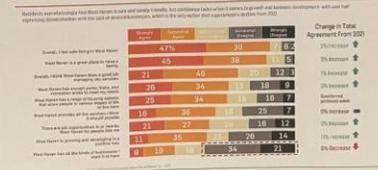
### Key Findings & Takeaways (2025 Survey):

- Residents are more positive about West Haven generally than they were in 2021. Perceptions of West Haven are improving, with 68% saying the city is headed in the right direction—up from 54% in 2021—and 80% likely to recommend it as a place to live. However, concerns remain, as many are unsure if the city has improved over the past five years, and 61% feel it is growing too fast.
- Transportation and infrastructure are among the top concerns for residents. Many feel more investment is needed in infrastructure, planning, and zoning—especially as new apartment construction raises concerns about overcrowding and strained city services. While most residents feel safe walking in the city, many say sidewalks are lacking, and road quality, though generally rated positively, remains an area of focus.
- Economic development is a top priority for West Haven Residents, especially when it comes to grocery stores and local businesses. Over half of respondents feel the city lacks the types of businesses they want, with strong demand for more locally owned grocery stores, restaurants, and retail shops. Key expectations for future development include adequate parking and attractive landscaping. Gas stations are seen as overbuilt and largely unwanted.
- Crime and safety remain key priorities for residents, with police services receiving the highest funding allocation in the survey. Satisfaction with the Weber County Sheriff's Office is good, and residents overwhelmingly prefer to continue the current contract with the County rather than form a local department when faced with rising taxes and costs. Still, concerns persist about under-staffing and whether current services can keep up with West Haven's rapid growth.

### Most Residents Would Recommend Living in West Haven



### Residents Feel Safe Yet Want More Businesses



3



## DRAFT GUIDING PRINCIPLES

Many communities use guiding principles in their General Plan to set the big-picture direction for how they want to grow and change over time. In West Haven, these draft principles were shaped by past public input, guidance from City leadership, and feedback from the project Steering Committee. They give city staff and decision-makers a shared framework for evaluating future development, policies, and investments.

These principles are not regulations. They are broad community values that help ensure each West Haven's land use vision reflects what matters most to residents.

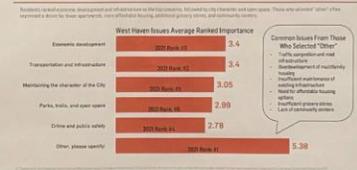
The draft principles are:

- Preserve the rural/small-town character of the community.
- Support emerging activity centers as the economic and cultural hub of the community and the focus for new development.
- Expand commercial goods and services to the resident population, emphasizing local amenities.
- Develop a land use pattern that appropriately integrates with planned transportation networks, especially new highway expansion.
- Protect existing neighborhoods with appropriate transitions/buffers.
- Provide housing that respects the scale and character of the community.
- Preserve open space throughout the community.
- Employ design tactics that enhance the identity of the community.

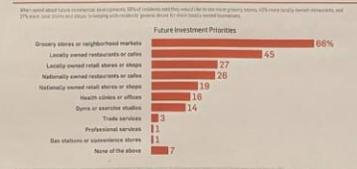
### Majority Believe West Haven Is Growing Too Quickly



### Top Issues For Residents: Economic Development and Infrastructure



### Top Investment Priorities: Grocery Stores and Local Businesses



### 1-in-3 Residents Calls for More Local Services





# COMMUNITY CHARACTER EXPLORATION: VISUAL SURVEY



West Haven is made up of a variety of places that together form our community, from quiet residential neighborhoods and working agricultural lands to active local centers and major commercial districts. The graphic below is a simple illustration of how these different areas connect and complement everyday life by offering unique opportunities for housing, jobs, services, and recreation. To help guide thoughtful planning that supports West Haven's quality of life and community character, we want to hear from you! Follow the prompts below to share your ideas about how these areas should (or shouldn't) evolve over time. **Your input will help shape planning efforts to keep West Haven a great place to live, work, and grow.**



### A OPEN SPACE, PARKS & AGRICULTURE

- West Haven has agricultural roots—most prominently reflected today along the City's western edge, characterized by farmland, open space, and very low-density homes.
- Residents value this rural character; a 2025 survey found the "country feel" and "small-town vibe" are top reasons people chose to live here.
- Future planning can explore ways to preserve and celebrate these landscapes while enhancing trails, open spaces, and city parks that provide recreational opportunities and help maintain the characteristics that residents value.

### B RESIDENTIAL NEIGHBORHOODS

- Residential neighborhoods define much of West Haven, centered on homes, schools, parks, civic spaces and quiet streets.
- A 2025 survey shows that many residents value a safe, family-friendly environment.
- These neighborhoods are here to stay, with opportunities to guide new development so it fits the scale and character of existing homes.
- Some residential growth could allow a modest increase in housing variety beyond traditional single-family homes, including housing types consistent with existing medium-density zoning districts. "Where" and "what" are critical questions to explore.

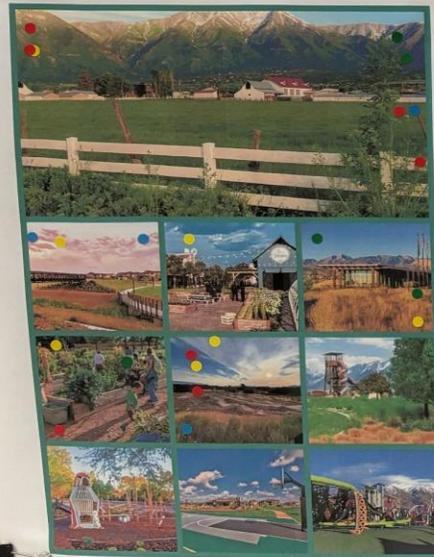
### C NEIGHBORHOOD CENTERS

- West Haven's active gateways, including areas like Midland Drive and 1900 West, also serve as neighborhood centers.
- Many of these corridors are evolving into mixed-use areas, combining homes, businesses, and neighborhood gathering spaces.
- These spaces create opportunities for more walkable streets and trails that connect residents to shops and services close to home.
- They could also provide appropriate locations for townhomes, condos, and other compact housing types that place more residents near jobs, shopping, and everyday services.

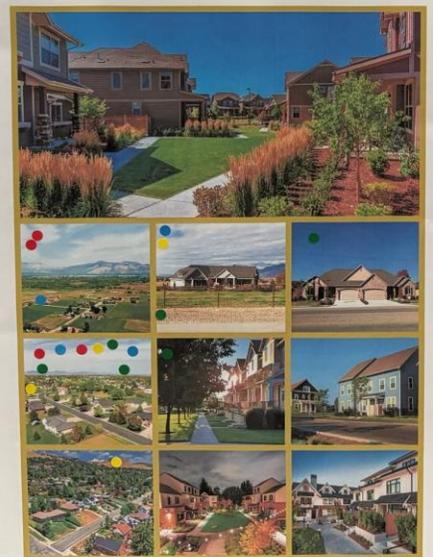
### D SHOPPING, JOBS, & ACTIVITY HUBS

- West Haven's eastern gateway is one of the City's most active areas, where shopping, jobs, multi-family housing, highway commercial and other higher-intensity development naturally fit along major corridors.
- Survey responses show residents want the east side to feel like a true activity center, with grocery stores, restaurants, and local businesses—not just auto-oriented uses.
- This area offers opportunities for larger, regional-serving development supported by thoughtful design and placemaking, which could include a range of similarly intensive uses such as industrial, commercial, and employment centers.

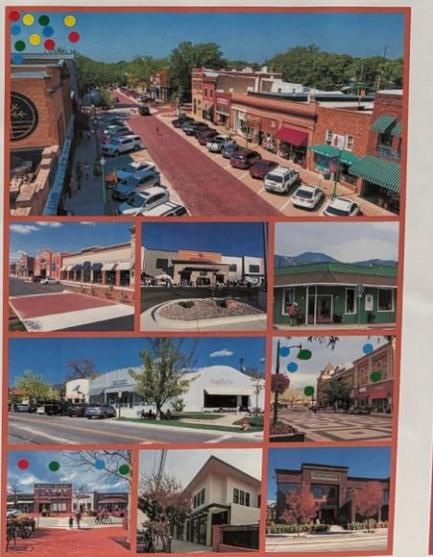
Do any of the below images capture what you envision as the future purpose and character of West Haven's open space, parks, and agricultural lands? Place a sticker on the images that resonate with you (think 5, 10, even 20 years into the future).



Do any of the below images capture what you envision as the future purpose and character of West Haven's residential neighborhoods? Place a sticker on the images that resonate with you (think 5, 10, even 20 years into the future).



Do any of the below images capture what you envision as the future purpose and character of West Haven's neighborhood centers and neighborhood commercial services? Place a sticker on the images that resonate with you (think 5, 10, even 20 years into the future).



Do any of the below images capture what you envision as the future purpose and character of West Haven's shopping, jobs, or activity hubs? Place a sticker on the images that resonate with you (think 5, 10, even 20 years into the future).



WHITTAKER...  
DED...  
are hiring...  
time su...  
youth sp...  
EXIBLE H...  
ACT US...  
ORE INFO...  
731-888...  
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# COMMUNITY CHARACTER EXPLORATION: OPEN-ENDED QUESTIONS



West Haven is made up of a variety of places that together form our community, from quiet residential neighborhoods and working agricultural lands to active local centers and major commercial districts. The graphic below is a simple illustration of how these different areas connect and complement everyday life by offering unique opportunities for housing, jobs, services, and recreation. To help guide thoughtful planning that supports West Haven's quality of life and community character, we want to hear from you! Follow the prompts below to share your ideas about how these areas should (or shouldn't) evolve over time. Your input will help shape planning efforts to keep West Haven a great place to live, work, and grow.



100% THIS

How can West Haven's parks, open spaces, and agricultural lands best serve residents in the future? What types of uses could add recreation and community value while still protecting the City's rural character? Share your thoughts below (think 5, 10, even 20 years into the future).

① PLAN PARKS AWAY FROM RESIDENTS TO AVOID DISTURBANCES

- Maintain Dog Park
- BIKE PARK
- Plan pocket parks near residents so they can walk there.
- In vacant lots, where owner lots would go fine or offer to use as community garden so it can be maintained. They do this in Korea—even on ramp areas have gardens.
- make a bike trail go through the Power Lines, Place a horse trail close to so we can enjoy our country life.
- Keep the agricultural component.
- Would love a local swimming pool!

How can West Haven's residential neighborhoods best serve residents in the future? What types of housing choices, neighborhood amenities, or small-scale additions could support families, seniors, and young adults while still protecting the safe, quiet, and family-friendly character residents value? Share your thoughts below (think 5, 10, even 20 years into the future).

① PREFER WITH GROWTH THE CHOICE OF SMALLER LOT SIZES. CHANGES MADE TO DIVIDE LOTS AT DISCRETION OF OWNER. EXAMPLE OWNER WITH 1 ACRE DIVIDING LAND FOR POSSIBLE SALE OF LOT IN 2 1/2 ACRE PLOTS.

Side walks especially for kids

Concentrate on 1-family homes with 1/4 to 1 acre lots. Less high-density, you don't need housing for your kids 5+ minutes away.

Prepare schools & roads before more homes slow down. Keep the community!

How can West Haven's neighborhood centers best serve residents in the future? What mix of local businesses, housing, and gathering spaces would make areas like Midland Drive and 1900 West more walkable, useful, and welcoming while still fitting West Haven's character? Share your thoughts below (think 5, 10, even 20 years into the future).

① We need more Ratio homes in the updated general Plan. Older people need these, and affordable.

!! less high-density, we want a country feel not big/crowded city !!

How can West Haven's shopping, jobs, and activity hubs best serve residents in the future? What kinds of stores, activities, and gathering places would help this area become a true destination—providing everyday needs, local businesses, and employment—while still being well-designed and easy to live near? Share your thoughts below (think 5, 10, even 20 years into the future).

① Groceries

Don't let West Haven become a strip mall. A walkable town center is my preference.

Another Groceries store besides Walmart. Need a Culver's Food chain.

Shiny shell carwash OR MASTER CAR WASH

NO BIG BOX RETAIL OF ANY SORT INCLUDING GROCERY. THAT'S ALL SO CLOSE - 10 MIN AWAY.

Technical college w/ bus service

Grocery Stores

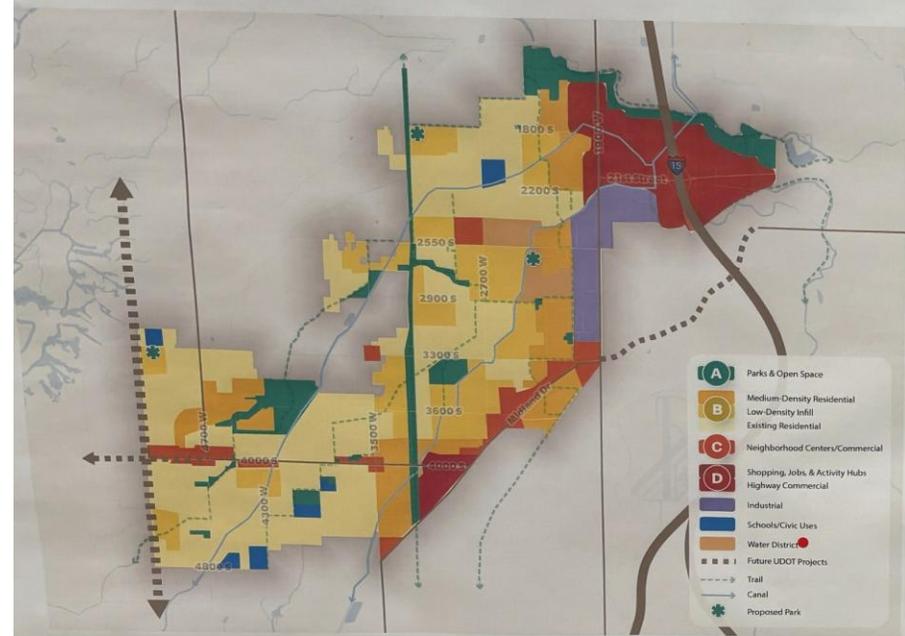
# IDENTITY 1 - BUILDING ON WHAT'S ALREADY IN PLACE



## IDENTITY 1 VISION

Haven could pursue a future that builds on its existing pattern of family-oriented neighborhoods, open spaces, and agricultural areas. This identity reflects a community that changes gradually over time, with new homes, parks, and small-scale activity could be focused in areas such as the 21st Street interchange, along 1900 West, and within the Midland-4000 South corridor, where highway access already supports more intensive uses.

## IDENTITY 1 CONCEPTUAL MAP



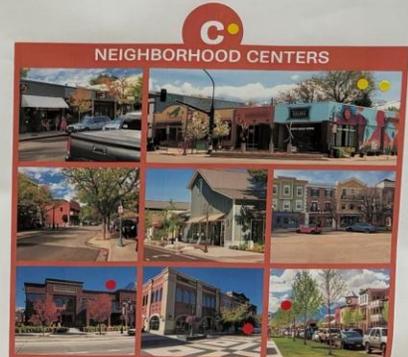
## IDENTITY 1 LAND USE SNAPSHOTS



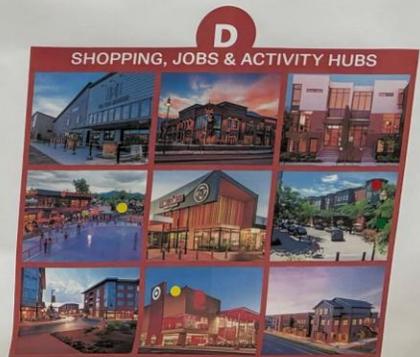
Identity 1 reflects a vision where West Haven's rural landscapes continue to be woven into the City's future—recognizing that some farmland will transition to neighborhoods over time, while strategically adding parks, trails, and green corridors as opportunities arise. Identity 1 envisions a connected open space network that maintains the community's "country feel" while providing lasting places for residents to recreate, gather, and enjoy the outdoors.



Identity 1 focuses on maintaining the City's safe, family-friendly residential neighborhoods by guiding new housing to fit the scale and character of existing homes, schools, and community spaces. In appropriate locations, a range of housing types—including modestly scaled, medium-density options—could be thoughtfully integrated. These options could complement the traditional neighborhood fabric, provide more choices for residents at different stages of life, and respect the character of established neighborhoods.



Identity 1 envisions small neighborhood centers and commercial corridors at specific locations along major roads and gateways. These areas could blend housing with local shops and services, providing residents places to buy everyday goods and access services without needing to drive to larger commercial areas.



Identity 1 considers whether concentrating major shopping, housing, and employment options at the eastern gateway, near the 21st Street interchange, can meet regional demand while preserving a slower pace of growth throughout the rest of the community. It also recognizes existing and planned highway-oriented commercial uses at locations such as Midland Drive and 4000 South.

DO YOU LIKE THIS VISION?  
Place a sticker in the box that represents your feelings.

LOVE IT!	SOUNDS FINE
I HAVE SOME CONCERNS	NOT A FAN

SAY MORE. WHICH IDEAS DO, OR DO NOT RESONATE?  
Share your thoughts in the box.

*Please*  
WATER EASEMENTS = RECONSIDER WITH  
LEAST AMOUNT OF DISRUPTION TO RESIDENTIAL  
LOTS DEVELOPED.



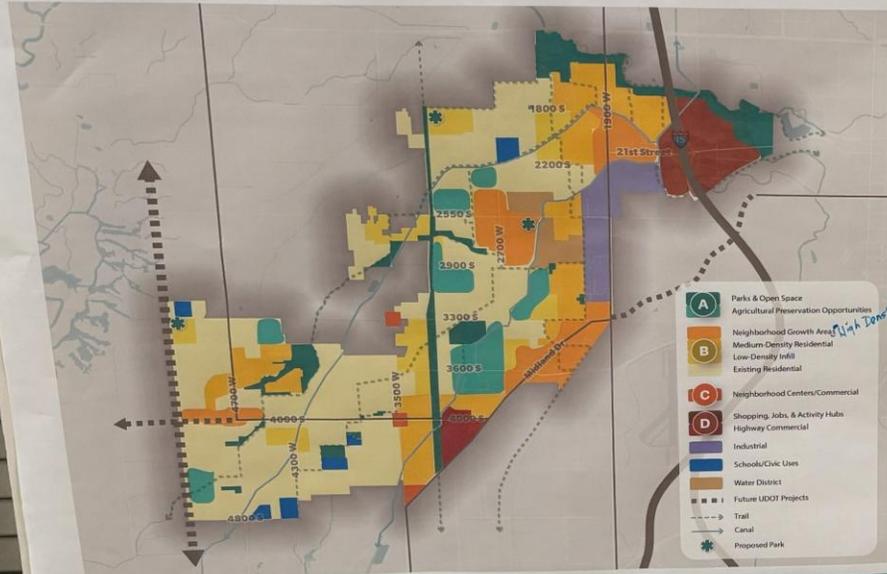
# IDENTITY 2 - AGRICULTURAL PRESERVATION FOCUS



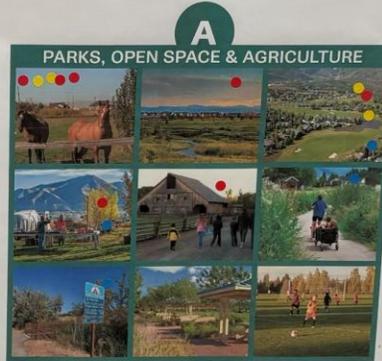
## THE VISION

West Haven could pursue a future where protecting large, connected areas of farmland and open space is a deliberate priority. Rather than a patchwork pattern of growth as land is sold, this vision prioritizes the protection of active farms and other important open spaces, such as river corridors and scenic vistas, for the long term. It explores an approach where the City encourages new housing and businesses to locate in specific areas, helping preserve the community's rural character while allowing for moderate commercial activity at established highway locations.

## IDENTITY 2 CONCEPTUAL MAP



## IDENTITY 2 LAND USE SNAPSHOTS



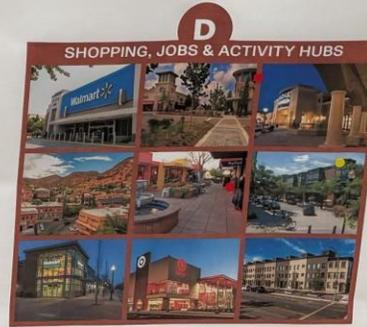
Identity 2 reflects a vision where the City proactively identifies opportunities for agricultural preservation—working with landowners to keep farmland as a permanent, functional part of the landscape. The vision also emphasizes maintaining and connecting parks, open spaces, and trails to create a network of recreational and natural areas.



Identity 2 explores the concept of targeted "neighborhood growth areas" where a broader range of housing types—such as townhomes and medium-density options consistent with existing zoning—could be focused. The idea is to concentrate new housing in specific locations to help preserve larger areas of open space and agricultural land, while maintaining the scale and character of surrounding neighborhoods.



Identity 2 reimagines neighborhood centers and commercial areas as very small, focused points of activity that provide essential services without expanding into larger commercial footprints. While Identity 1 envisions a more expansive mix of uses, this strategy explores whether keeping these centers compact and localized can effectively reduce the pressure to develop the surrounding open space.



Identity 2 envisions the eastern gateway near the 21st Street interchange with a smaller shopping, jobs, and activity hub than Identity 1, allocating more of that area to residential growth—especially on the west side of the freeway. Like Identity 1, it also acknowledges existing and planned highway-oriented commercial uses at key locations such as Midland Drive and 4000 South.

### DO YOU LIKE THIS VISION?

Place a sticker in the box that represents your feelings.

 LOVE IT!	 SOUNDS FINE
 I HAVE SOME CONCERNS	 NOT A FAN

### SAY MORE. WHICH IDEAS DO, OR DO NOT RESONATE?

Share your thoughts in the box.

*I would like West Haven to have a heart  
Right now there is no "where" there.*

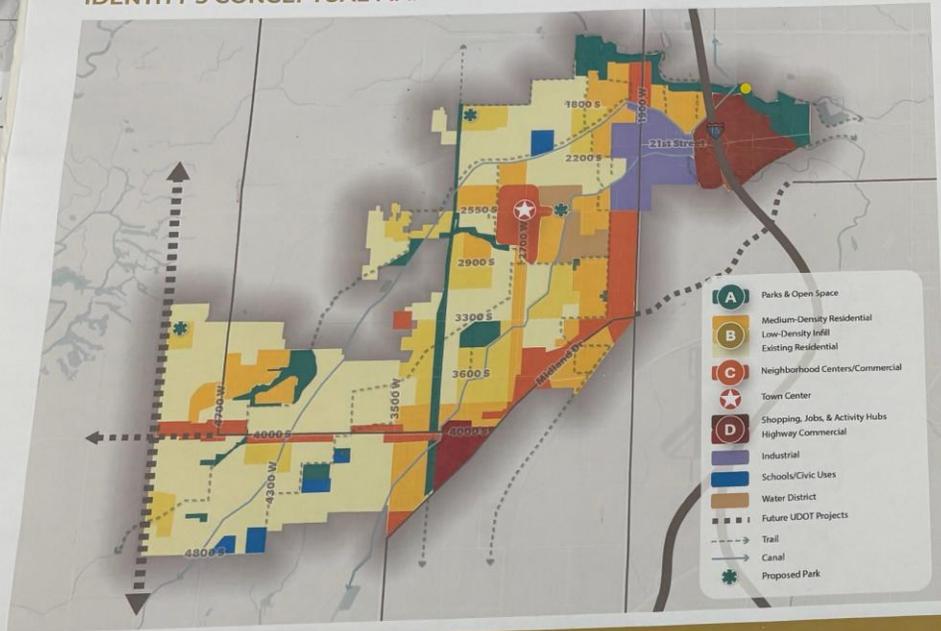


# IDENTITY 3 - A UNIFIED TOWN CENTER

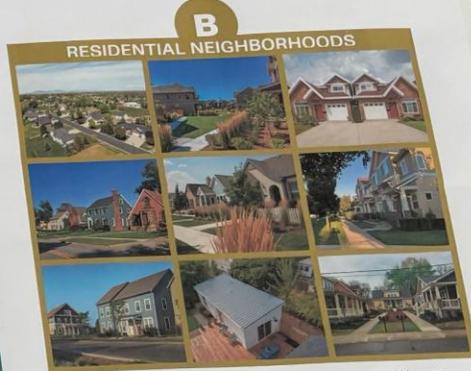
## THE VISION

West Haven could pursue the creation of a unified Town Center that serves as a traditional gathering place for the community. This vision, as shown in the Identity 3 Conceptual Map, transforms the 2550 S / 2700 W intersection into a resident-focused "Main Street" featuring local retail, community spaces, and well-designed infrastructure. By focusing civic life in this central core, the City could explore options for creating a unique place of its own to serve the community.

## IDENTITY 3 CONCEPTUAL MAP

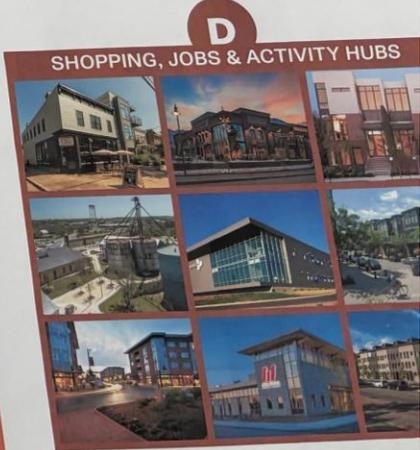
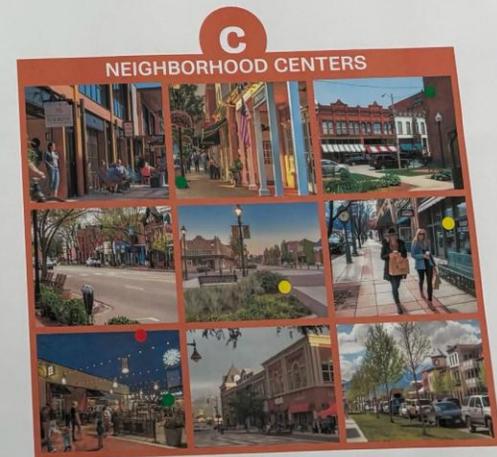


## IDENTITY 3 LAND USE SNAPSHOTS



Identity 3 shares a vision for parks and open space similar to Identity 1. Both see West Haven's rural landscapes continuing to be part of the City's future, with some farmland transitioning to neighborhoods as landowners choose, complemented by strategically added parks, trails, and green corridors. The goal would be to maintain a connected open space network that preserves the community's "country feel" and offers lasting opportunities for outdoor recreation and gathering.

Similar to Identities 1 and 2, residential neighborhoods under Identity 3 would focus on preserving neighborhood scale and character by guiding new housing to complement the style of existing homes. This Identity also explores allowing a broader range of housing types near the unified Town Center and along key corridors.



Identity 3 envisions a new Town Center designed primarily for residents, serving as the community's social and economic anchor. Unlike highway-oriented commercial areas, this center would prioritize pedestrian-friendly streets, local businesses, and public gathering spaces. Because West Haven currently lacks a defined Town Center, this concept offers an opportunity to create an area that could serve as the City's "heart."

## DO YOU LIKE THIS VISION?

Place a sticker in the box that represents your feelings.

LOVE IT!	SOUNDS FINE
HAVE SOME CONCERNS	NOT A FAN

## SAY MORE. WHICH IDEAS DO, OR DO NOT RESONATE?

Share your thoughts in the box.

**A** The proposed area around 2550 S 2700 W is heavy traffic. Not so for as walking venue.

I don't like the idea of a commercial center there, which is residential now & already a busy intersection!

ADD A MAN-MADE LAKE @ CITY CENTER TO WALK AROUND / SIT & CHAT / CONNECT.

I like this concept to create a "heart!"

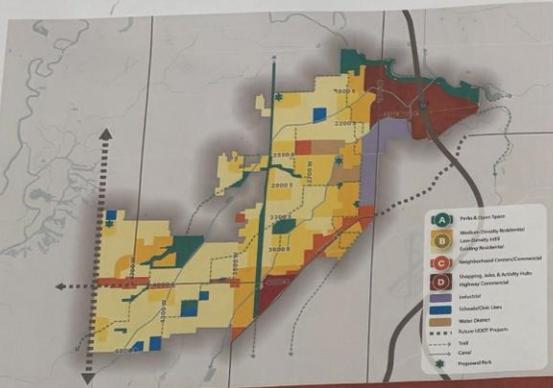


# SIDE BY SIDE VISION COMPARISON



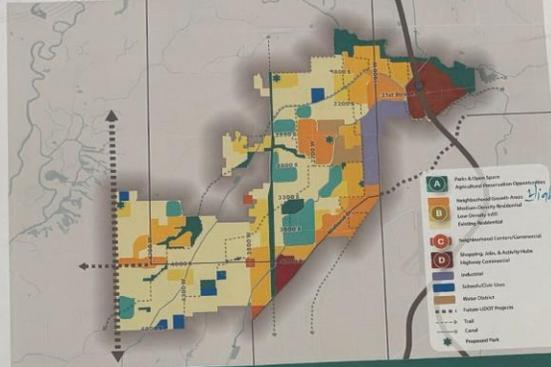
## WHICH STRATEGIES COULD WEST HAVEN EXPLORE?

These three identities are not "final" choices or rigid plans. Instead, they represent different strategies for managing growth, protecting neighborhoods, and preserving open space. Each identity uses a different set of strategies and land use patterns to address the challenges West Haven faces as it changes. The final vision for our City may include a combination of the ideas or "ingredients" shown in these three concepts.



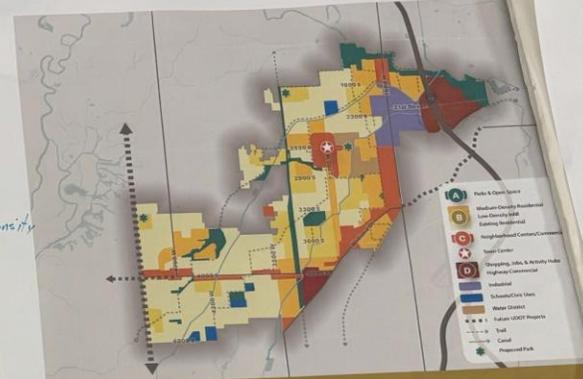
### IDENTITY 1: BUILDING ON WHAT'S ALREADY IN PLACE

West Haven could pursue a future that builds on its existing pattern of family-oriented neighborhoods, open spaces, and agricultural areas. This identity reflects a community that changes gradually over time, with new homes, parks, and small-scale services added as landowners choose to develop and in line with local planning policies. Most of the City would continue to feel quiet and residential, supported by open space, trails, and nearby community amenities. Higher levels of shopping, jobs, and activity could be focused in areas such as the 21st Street interchange, along 1900 West, and within the Midland-4000 South corridor, where highway access already supports more intensive uses.



### IDENTITY 2: AGRICULTURAL PRESERVATION FOCUS

West Haven could pursue a future where protecting large, connected areas of farmland and open space is a deliberate priority. Rather than a patchwork pattern of growth as land is sold, this vision prioritizes the protection of active farms and other important open spaces, such as river corridors and scenic vistas, for the long term. It explores an approach where the City encourages new housing and businesses to locate in specific areas, helping preserve the community's rural character while allowing for moderate commercial activity at established highway locations.



### IDENTITY 3: A UNIFIED TOWN CENTER

West Haven could pursue the creation of a unified Town Center that serves as a traditional gathering place for the community. This vision, as shown in the Identity 3 Conceptual Map, transforms the 2550 S / 2700 W intersection into a resident-focused "Main Street" featuring local retail, community spaces, and well-designed infrastructure. By focusing civic life in this central core, the City could explore options for creating a unique place of its own to serve the community.

WHICH STRATEGIES DO YOU THINK WILL SHAPE THE WEST HAVEN YOU WANT TO SEE?  
Please share which specific ideas from these three concepts—such as the unified Town Center, agricultural preservation areas, residential neighborhoods, or commercial and employment locations—that would help create the future you want for West Haven. If the answer is none, consider sharing other ideas.

*Identity 2*  
*Identity 2 (111)*  
*Identity 2*  
*Identity 2*  
*#2*  
*#3 w/o City Center on 2700*  
*love the idea of a small "city center" like in ID 3, nice walkable catys & shopping*  
*ID 3*  
*ID #2 keep what's left of AG*  
*1900 & 4000 So. Walnut Down To City office seems more advantageous Small City Center*



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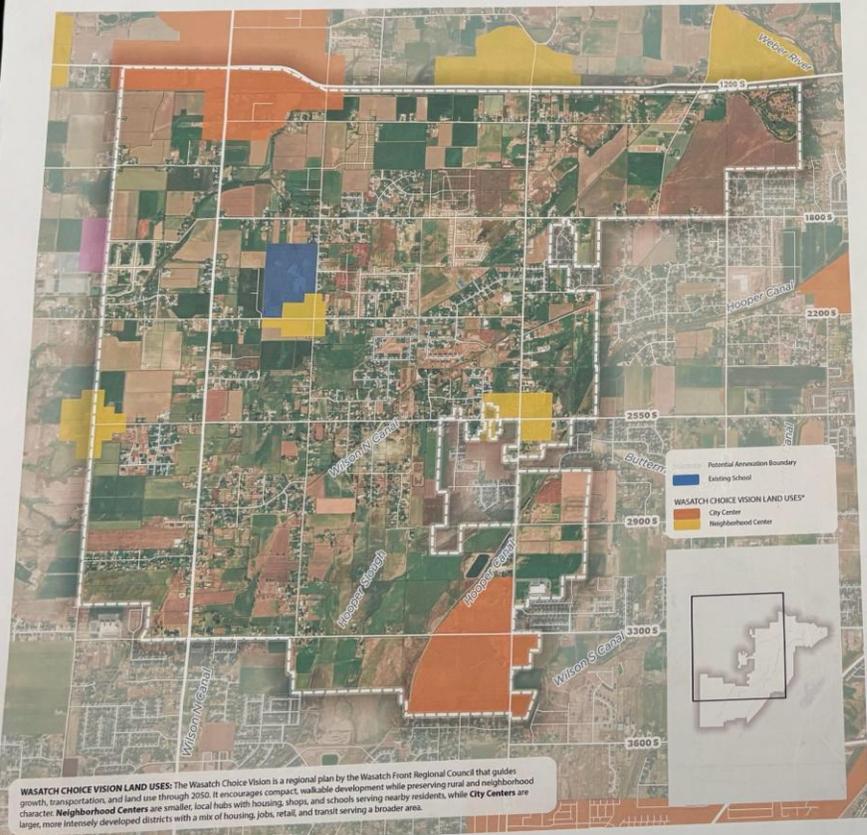


# CONSIDER THIS: FUTURE ANNEXATIONS



## WHAT IS THE PURPOSE OF AN ANNEXATION BOUNDARY?

Utah Code requires all municipalities to adopt an Annexation Policy Plan. This Plan includes a map showing areas the city may consider for annexation into its municipal boundaries (see map below) and helps guide the city's growth and development over the next 20 years. Today, this portion of unannexed county land includes one school, some single-family homes, and sites that regional planning efforts have identified as potential City and Neighborhood Centers. Some areas are also currently preserved for agriculture. Beyond these existing conditions, we invite the community to share their ideas and vision for what this area should become as part of West Haven's long-term future.



## WHAT DO YOU WANT TO SEE (OR NOT SEE) IN THE POTENTIAL ANNEXATION BOUNDARY?

Share your thoughts in the box.

No more Apts for Radio Home. ☆  
 No more Apts please!  
 No more Apts!!  
 green space / trails - Ditto THAT ARE ACCESSIBLE & MAINTAINED  
 SINGLE FAMILY APRES/BUILD VS. DENSITY (TOO MANY TOWNHOMES & APARTMENTS) KEEP IT COUNTRY! SMALL  
 Trails & active transportation  
 I like my patio home, not much property, less outdoor work, more time for fun  
 Trails that meet up with other trails  
 Keep apts, sort of all together -  
 Get planning to use Weber-Davis CANAL for 10' TRAIL on their property. THIS would connect most TRAILS AND IN PLACE THIS SAVES THE ENORMOUS COSTS OF TAKING LAND FOR TRAILS

Kaileigh Haze Charles



# WEST HAVEN CITY COUNCIL MEETING MINUTES

**March 4, 2026 6:00 P.M.**

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

<b>Present:</b>	
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
Stephen Nelson	Community Development Director
Damian Rodriguez	City Planner
Edward Mignone	City Engineer
Jeff Reed	Planning Commission Chairman
George LaMar	Planning Commission Member
James Jenson	Planning Commission Member
Jennifer Streker	Planning Commission Member
Melinda Stimpson	Planning Commission Member
Linda Smith	Planning Commission Member
<b>Excused:</b>	
Andrew Reyna	Planning Commission Vice Chair

## **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. Presentation and Discussion-Economic Plan-Urban and Main Consulting, Rob Sant**  
*Rob Sant gave a presentation on the Economic Plan.*



## **West Haven Economic Development Strategic Plan**



# Meeting Agenda

1. Economic Development Strategic Plan Process
2. Key Development Areas
3. Goals and Strategies
4. Implementation Matrix & KPI's



## What is Economic Development

Economic Development is the intentional, strategic process of enhancing a community's economic well-being, quality of life, and tax base through attracting new businesses, supporting existing employers, and encouraging investment and growth. It involves creating and maintaining a strong local economy that provides stable jobs, supports public services, and enhances the overall livability of the community

### Why Communities Invest in Economic Development



Fostering a range of business types that diversify the local tax base, keep our local economy strong, and celebrate our unique community fabric.



## Strategic Planning Process

**Alignment + Commitment = Success**

### Qualitative Driven

- 7 Member Steering Committee
- 2 Round Table Discussions
- Stakeholder Survey

### Quantitative Driven

- Retail Leakage Study
- Traffic Counts
- Transportation Infrastructure
- Labor Data
- Location Quotient Analysis
- Demographic Analysis

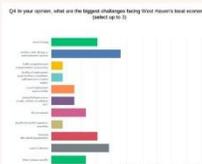
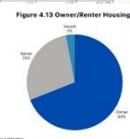
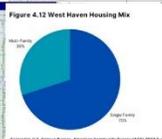


Figure 4.27 Weber County Industry Level Employment Location Quotient > 1.5

Industry	Location Quotient	Employment	Population	State Employment
Accommodation and food services	1.5	1,200	100,000	1,200,000
Administrative and support and waste management and remediation services	1.5	1,100	100,000	1,100,000
Arts, entertainment, and recreation	1.5	1,000	100,000	1,000,000
Construction	1.5	900	100,000	900,000
Health care and social assistance	1.5	800	100,000	800,000
Information	1.5	700	100,000	700,000
Manufacturing	1.5	600	100,000	600,000
Professional, scientific, and technical services	1.5	500	100,000	500,000
Retail trade	1.5	400	100,000	400,000
Transportation and warehousing	1.5	300	100,000	300,000
Utilities	1.5	200	100,000	200,000



# Retail Leakage Analysis

## Overall Picture

Current Retail Capture – 67%  
 Total Taxable Sales Leaking - \$237.65M  
 Potential Sales Tax Revenue - \$1.2M

## Biggest Leaking Categories

1. Arts, Entertainment, and Recreation – 2.40%
2. General Merchandise Stores – 3.51%
3. Food & Beverage Stores – 3.66%
4. Furniture & Home Furnishings – 5.90%
5. Electronics & Appliance Stores – 9.21%

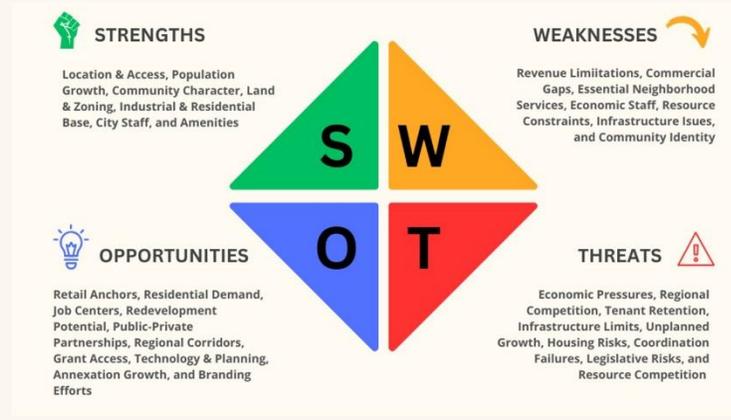
## Best Performing Categories

1. Building Material, Garden Equipment – 216.18%
2. Other Services (Auto Repair) – 145.31%
3. Wholesale Trade – Durable Goods – 115.56%
4. Non-store Retailers – 79.91%
5. Motor Vehicle & Parts Dealers – 65.84%

	City Direct Taxable Sales	Per Capita Spending	Unit Per Capita Spending*	Capture Rate	Per Capita Leakage	Total Leakage
<b>Retail</b>						
Building Material & Garden Equip	\$97,837,028	\$3,556	\$1,592	216%	\$1,366	\$47,294,716
Drafting & Architecture	\$7,452,860	\$91	\$196	17%	(\$889)	(\$1,802,727)
Hardware & Supplies	\$556,193	\$39	\$423	9%	(\$394)	(\$8,271,987)
Food & Beverage	\$1,481,308	\$75	\$9,206	4%	(\$1,852)	(\$1,103,519)
Furniture & Home Furnishings	\$553,048	\$22	\$175	6%	(\$1,145)	(\$6,376,893)
Gas Station	\$9,600,000	\$375	\$192	63%	(\$212)	(\$9,227,588)
General Merchandise	\$2,400,000	\$108	\$2,057	6%	(\$8,878)	(\$20,539,763)
Health & Personal	\$9,126,226	\$34	\$296	12%	(\$252)	(\$6,541,328)
Home Improvement/Retail Trade	\$1,626,486	\$167	\$786	21%	(\$515)	(\$11,147,102)
Motor Vehicle	\$47,853,531	\$1,954	\$3,528	68%	(\$1,634)	(\$24,841,474)
Non-Retail	\$47,275,777	\$1,969	\$2,484	89%	(\$480)	(\$11,869,066)
Sports & Goods	\$1,653,281	\$65	\$456	9%	(\$816)	(\$9,862,089)
Wholesale Trade Durable Goods	\$93,603,281	\$2,051	\$2,294	15%	\$307	\$9,199,725
Wholesale Trade Electronics/Hi-Tech	\$437,041	\$17	\$51	24%	(\$34)	(\$603,315)
Wholesale Trade Non-durable Goods	\$3,717,627	\$157	\$395	41%	(\$225)	(\$5,450,614)
<b>Subtotal Retail</b>	<b>\$272,629,269</b>	<b>\$11,295</b>	<b>\$18,096</b>	<b>61%</b>	<b>(\$2,211)</b>	<b>(\$72,179,266)</b>
<b>Industry</b>						
Agriculture, Forestry, Fishing & Hunting	\$62,760	\$5	\$14	19%	(\$17)	(\$201,740)
Construction	\$47,198,029	\$1,964	\$3,611	30%	\$1,403	\$13,319,212
Information	\$8,208,219	\$342	\$1,157	30%	(\$816)	(\$19,365,000)
Manufacturing	\$79,627,247	\$3,274	\$1,766	24%	\$1,314	\$46,506,853
Mining, Quarrying, & Oil & Gas Extraction	\$11,000	\$0	\$158	0%	(\$538)	(\$3,103,962)
Transportation & Warehousing	\$5,368,009	\$22	\$176	49%	(\$68)	(\$1,504,214)
Utilities	\$19,000,000	\$789	\$1,093	79%	(\$213)	(\$5,122,860)
<b>Subtotal Industry Services</b>	<b>\$154,424,161</b>	<b>\$6,429</b>	<b>\$4,364</b>	<b>14%</b>	<b>\$2,895</b>	<b>\$49,956,424</b>
<b>Accommodation</b>	\$6,451,287	\$262	\$1,217	39%	(\$960)	(\$16,959,766)
Arts, Entertainment, & Recreation	\$503,414	\$19	\$145	2%	(\$440)	(\$2,544,984)
Food Services and Drinking Places	\$794,294	\$11	\$41	2%	(\$440)	(\$1,568,188)
Finance & Insurance	\$1,681,235	\$76	\$132	53%	(\$92)	(\$1,500,860)
Food Services & Drinking Places	\$7,360,514	\$295	\$2,314	25%	(\$1,878)	(\$4,477,713)
Health Care & Social Assistance	\$1,127,838	\$47	\$55	83%	\$61	(\$19,327)
Other Services (except Public Administration)	\$19,267	\$0	\$6	2%	\$1	(\$20,718)
Management of Companies & Enterprises	\$24,350,721	\$1,057	\$728	144%	\$330	\$7,919,207
Other Services (except Public Administration)	\$5,307,473	\$193	\$106	30%	(\$224)	(\$12,471,589)
<b>City Direct Taxable Sales</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$118</b>	<b>0%</b>	<b>(\$118)</b>	<b>(\$2,225,545)</b>
<b>Total Taxable Sales &amp; Leasing</b>	<b>\$45,293,082</b>	<b>\$2,719</b>	<b>\$6,588</b>	<b>41%</b>	<b>(\$3,479)</b>	<b>(\$85,159,616)</b>
<b>Subtotal Services</b>	<b>\$45,293,082</b>	<b>\$2,719</b>	<b>\$6,588</b>	<b>41%</b>	<b>(\$3,479)</b>	<b>(\$85,159,616)</b>
<b>Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$871</b>	<b>0%</b>	<b>(\$875)</b>	<b>(\$20,415,107)</b>
<b>Subtotal Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$871</b>	<b>0%</b>	<b>(\$875)</b>	<b>(\$20,415,107)</b>
<b>Total</b>	<b>\$493,248,161</b>	<b>\$20,542</b>	<b>\$36,439</b>	<b>67%</b>	<b>(\$9,901)</b>	<b>(\$237,649,295)</b>

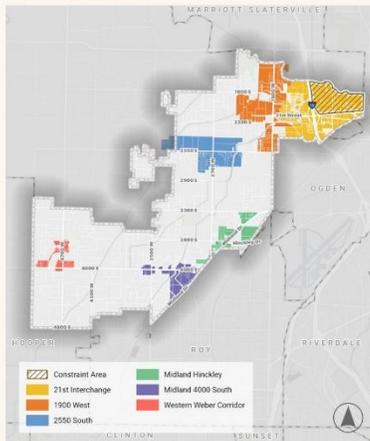
\*Income Adjusted  
 Accommodation included Taxable Accommodations, RV Parks & Recreational Camps, as well as Rooms & Boarding Houses.  
 Per: <https://www.census.gov/data/tables/2012/retail-and-recreation.html>

# SWOT Analysis



# Economic Development Areas

1. 21st Interchange
2. 1900 West
3. 2550 South
4. Midland-Hinckley
5. Midland-4000 South
6. Western Weber Corridor



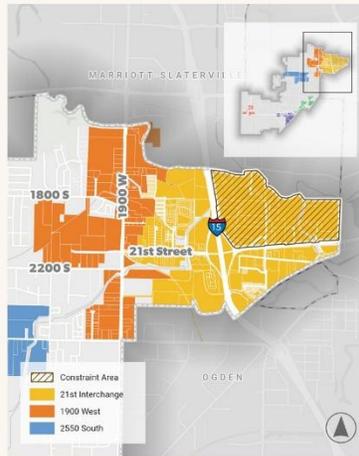
## 21<sup>st</sup> Interchange

### Advantages

- Premier Interstate Frontage
- Strong Existing Industrial Sector
- Vacant and Underutilized Parcels
- Proximity to Major Population Centers

### Impediments

- Constrained Land
- Aging Infrastructure
- Parcel Configuration and Ownership
- Development Risk Perception



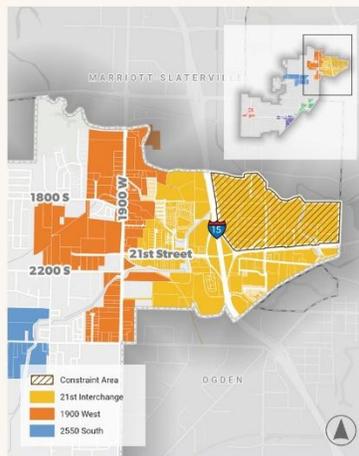
## 1900 West

### Advantages

- Key North-South Connector
- Established Industrial Base
- Proximity to Residential Neighborhoods

### Impediments

- Parcel Configuration and Ownership
- Redevelopment-Driven Growth
- Compatibility Constraints



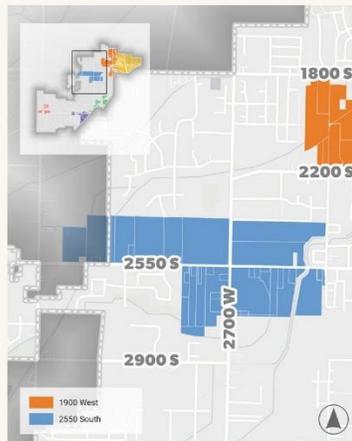
## 2550 South

### Advantages

- Large Vacant Parcels with Single Ownership
- Demonstrated Retail Interest

### Impediments

- Limited Land Availability
- Traffic Impact from Commercial uses



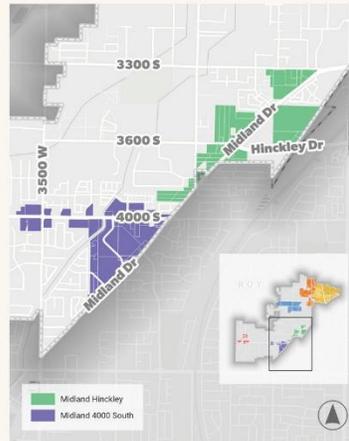
## Midland-Hinckley

### Advantages

- Existing Complementary Uses
- High Traffic Exposure
- Vacant and Underutilized Land

### Impediments

- Fragmented Land Ownership
- Need for Land Assembly



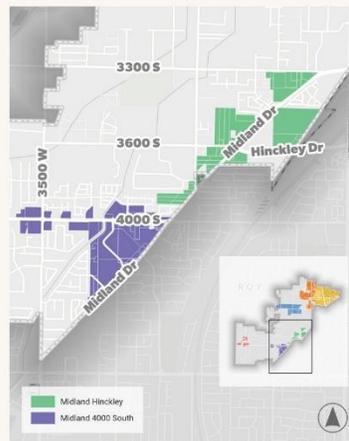
## Midland 4000 South

### Advantages

- Planned Regional Retail Development
- High Traffic Volumes
- Existing Commercial Base

### Impediments

- Limited Vacant Land
- Utility Constraints



## Western Weber Corridor

### Advantages

- Future Regional Connectivity
- Improved Mobility and Access

### Impediments

- Limited Developable Land
- Timing and Uncertainty



# Goals and Strategies



## EDSP Strategies

To achieve five primary goals, the EDSP includes a list of tools, policies, and actions the City may utilize, including:

- 19 Strategies
- 77 Actions Items
  - 48 Primary Actions
  - 29 Secondary Actions

\*It is not anticipated that the City will complete every strategy and action item but should choose the actions needed to best achieve the five EDSP goals.



## Implementation Matrix

West Haven - EDSP		Implementation Plan Matrix											
Support Strategy	Project Lead	Complete	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Priority	Status	Required Resources	Monitor	Key Assumptions
<b>Goal 1: Strengthen and Diversify the Local Economy.</b> West Haven's rapid population growth and strategic location present a unique opportunity to build a resilient and diversified economy that supports long-term community prosperity. Historically, West Haven has relied heavily on residential development, driven by affordable land, strong demand, and diverse economic sectors. The recent redevelopment of West Haven and the region's ongoing transportation transformations have created a strong foundation for expanding the City's commercial base, attracting new employers, and supporting local entrepreneurs. A more balanced economic mix will help boost sales tax revenue, create local jobs, improve municipal competitiveness, and enhance quality of life.													
<b>01. Support Commercial and Retail Operations.</b> Grow and diversify West Haven's commercial footprint by strategically attracting new retail, dining, and service businesses.													
<b>Strategy</b>													
1.1.1	Attract and support the retail sector located in West Haven								Medium	On Track	\$		
1.1.2	Provide financing and infrastructure solutions to key development corridors in the city								High	On Track	\$		
1.1.3	Attract development and other investments to support and expand existing retail corridors								High	On Track	\$		
<b>Secondary</b>													
1.1.4	Attract and support retail investment packages and existing projects for new development and investment								Medium	On Track	\$		
1.1.5	Build an inventory of retail, dining, entertainment, and recreational facilities and opportunities								Low	On Track	\$		
<b>02. Attract and Retain Employers.</b> Cultivate a competitive environment that attracts new employers while supporting the growth and vitality of existing companies.													
<b>Strategy</b>													
2.1.1	Develop strategic partnerships with the "Big" Regional Priority Area								Medium	On Track	\$		
2.1.2	Develop a strategic partnership with West Haven and its neighbors to support and work with these businesses to help them grow in the city								High	On Track	\$		
2.1.3	Launch a business retention and expansion (BRE) program								Medium	On Track	\$		
<b>Secondary</b>													
2.1.4	Attract and support existing and new employers to expand operations, including office, R&D, and IT centers in the city								Medium	On Track	\$		
2.1.5	Develop a strategic partnership with the "Big" Regional Priority Area to support and work with these businesses to help them grow in the city								High	On Track	\$		
2.1.6	Attract and support retail investment packages and existing projects for new development and investment								Medium	On Track	\$		
2.1.7	Build an inventory of retail, dining, entertainment, and recreational facilities and opportunities								Low	On Track	\$		
<b>03. Foster Entrepreneurship and Innovation.</b> Support local entrepreneurs and small businesses to strengthen community, build economic vitality.													
<b>Strategy</b>													
3.1.1	Create Small Business Resource Page on the website								Medium	On Track	\$		
3.1.2	Partner with Small Business Development Center for providing training, financing, and mentorship to West Haven entrepreneurs								Medium	On Track	\$		
3.1.3	Attract and support retail investment packages and existing projects for new development and investment								High	On Track	\$		
3.1.4	Build an inventory of retail, dining, entertainment, and recreational facilities and opportunities								Low	On Track	\$		
<b>Secondary</b>													
3.1.5	Partner or provide small business incubator workspace and mentoring events								Low	On Track	\$		
<b>04. Redesign Urban and Rural and Commercial Sites.</b> Transform open or inefficient industrial areas into modern employment districts and mixed-use opportunities.													
<b>Strategy</b>													
4.1	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												
4.2	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												
4.3	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												
4.4	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												
4.5	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												
<b>Secondary</b>													
4.6	Support redevelopment of open/underused existing industrial development in the 27.27 acre and 100 West Key Development Area into modern and compact higher-density employment. This includes re-zoning and other changes to bring additional density and higher-quality employment to the area, as well as other changes to support higher-quality jobs and economic vitality in the area												



## Key Performance Indicators

1. Commercial Development – Net New Commercial Square Footage.
2. New Jobs – Jobs created or retained through City-assisted efforts.
3. Sales Tax Growth – Annual growth in sales tax revenues (dollars & percent change).
4. Assessed Value Ratio – Ratio of commercial vs. residential assessed value.
5. Grant and Intergovernmental Funding – Annual funding received from grants, partnerships, and lobbying efforts.
6. Infrastructure – Measure percent of key development areas with adequate infrastructure and access for development/redevelopment.
7. Housing – New housing units built within strategic or mixed-use areas.
8. BRE Visits – Number of in-person visits or touchpoints to existing businesses in the City.
9. Development Review – Track average review time by project type.
10. Net Promoter Score – Conduct an annual survey to track how likely stakeholders are to recommend the City as a place to do business.
11. Quality-of-Life – Number of new or improved quality-of-life projects.



## Questions



### CONTACT

Rob Sant, President

+801-698-0469

rob@urban-main.org

### 2. Discussion-Engaging Non-Residents in the Annexation Policy Plan Regarding the General Plan

*Councilmember Swapp said that the unincorporated area has a vested interest in the general plan. He suggested doing an open house and inviting them to give comment on the zoning in the annexation policy plan.*

*Mayor Vanderwood said it was a good idea to bring nonresidents in the have a discussion.*

*Councilmember Dixon agreed.*

### 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 6:02 PM and welcomed those in attendance.*

#### 2. OPENING CEREMONIES

**A. PLEDGE OF ALLEGIANCE**

**Councilmember Morse**

**B. PRAYER/MOMENT OF SILENCE**

**Councilmember Call**

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

4. **UPCOMING EVENTS**

Music Circle-The Barn	March 23, 2026	7:00 PM
Senior Lunch Bunch-The Barn-Mayor Vanderwood	March 25, 2026	11:30 AM
Easter Egg Hunt-R. Kenneth Baldwin Country Park	March 28, 2026	10:00 AM
Oil Pastel Workshop-The Barn	April 13, 2026	6:00 PM
Utah League of Cities and Towns Midyear Conference	April 22-24, 2026	
Ogden Pioneer Days Parade	July 24, 2026	8:00 AM

*Mayor Vanderwood said our Touch a Truck event will be held May 4, 2026.*

5. **COUNCIL UPDATES**

*Councilmember Saunders acknowledged everyone in the audience and thanked them for attending.*

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

6. **ACTION ON CONSENT AGENDA**

A. COUNCIL MEETING MINUTES

MEETING HELD March 4, 2026

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

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

7. **ACTION ON RESOLUTION 10-2026-DECLARING CERTAIN GENERATORS AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE DISPOSAL OF SUCH AS SURPLUS PROPERTY-DANIEL TANNER, EMERGENCY MANAGER**

**Councilmember Saunders made a motion** to adopt resolution 10-2026. **Councilmember Morse** seconded the motion.

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

8. **ADVICE & CONSENT OF: FOUR (4) PARKS AND TRAILS COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill four, 3-year terms. The terms will be from March 18, 2026, thru December 31, 2028**

*Mayor Vanderwood presented Brent Coy, John Monroe, Laura Castro, and LaDonna McKain.*

**Councilmember Call made a motion** to give advice and consent to appoint Brent Coy, John Monroe, Laura Castro, and LaDonna McKain to the Parks and Trails Committee. **Councilmember Morse** seconded the motion.

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

9. **ADVICE & CONSENT OF: ONE (1) COMMUNITY EVENTS COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 3-year term. The term will be from March 18, 2026, thru December 31, 2028**

*Mayor Vanderwood presented Mari Roberts.*

**Councilmember Saunders made a motion** to give advice and consent to appoint Mari Roberts to the Community Events Committee. **Councilmember Morse** seconded the motion.

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

10. **ADVICE & CONSENT OF: THREE (3) ARTS COUNCIL COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood** To fill three, 2-year terms. The terms will be from March 18, 2026, thru December 31, 2027

Mayor Vanderwood presented Reggie Peterson, Mary Jo Stringham, and Nathan West.

**Councilmember Dixon made a motion** to give advice and consent to appoint Reggie Peterson, Mary Jo Stringham, and Nathan West to the Arts Council. **Councilmember Saunders** seconded the motion.

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

11. **ACTION ON RESOLUTION 11-2026-TERMINATION OF AN INTERLOCAL AGREEMENT BETWEEN ROY CITY AND WEST HAVEN CITY REGARDING FINANCIAL CONTRIBUTIONS TO SUPPORT THE ROY SENIOR CENTER**

Councilmember Dixon suggested keeping both contracts to allow for more options for our seniors.

Councilmember Saunders asked if we had the number of seniors attending Riverdale’s luncheons.

Shawn Warnke said he did not have those but is sure that could be provided in the future.

Mayor Vanderwood said the numbers are a bit skewed because the seniors only recently started shifting over to Riverdale City and the numbers Roy City provided are for the full year.

Councilmember Swapp said he thought it would be better to continue contract with both cities to allow our seniors more options.

Councilmember Saunders said he is leaning toward supporting both contracts for now.

**Councilmember Saunders made a motion** to deny resolution 11-2026. **Councilmember Dixon** seconded the motion.

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

12. **REVIEW, DISCUSSION AND POSSIBLE ACTION-RELATED TOPICS ASSOCIATED WITH THE FISCAL YEAR 2027 BUDGET WHICH INCLUDE BUT ARE NOT LIMITED TO THE GENERAL FUND, CAPITAL PROJECTS FUND, CEMETERY FUND, STORM WATER FUND, REVENUE SOURCES, CITY SERVICES, AND INCREASES TO THE LAW ENFORCEMENT CONTRACT ETC.**

Shawn Warnke gave a presentation on the fiscal year 2027 budget.

# FY 2027 Budget

# Upcoming Budget Discussions

- General Fund
  - New and ongoing expenses in the General Fund
  - Sales Tax
  - Capital Project Transfer
  - Property Tax
  - Energy Tax
- Capital Fund
  - FY 2027 Capital Project Budget
- Cemetery Fund
  - Financial Analysis on realizing a
  - Creating a Financial Plan on
- Storm Drain Fund
  - Anticipated Storm Drain Fee

## General Fund Increases

FY 2027 & FY 2028

### Significant Budget Items in FY 2027 in General Fund Increases in FY 2027

- \$707,097- Law Enforcement (City's portion of new Deputies)
- \$7,300- Crossing Guard
- \$30,000- Emergency Manager
- \$45,000- Parks (Mowing Contract)
- \$30,000- Cemetery (Mowing Contract)
- \$30,198- Health Insurance
- \$10,000- Event Center Scheduling Software
- \$27,000- Part-Time Seasonal Employee Parks
- #####- Contract Employee Adjustments
- #####- Administrative Staffing
- \$148,375- Employee Wages (2.5% COLA & 3 Merit)
- \$1,004,971- Grand Total plus contract employee adjustments and administrative staffing

# Significant Budget Items in FY 2028 in General Fund

## Increases in FY 2028

- \$123,886- Change in Law Enforcement Contract associated with Walmart Calls for Service and Population Increase
- \$97,112 – Additional Public Works Employee
- \$190,816– Assistant City Manager
- \$98,210- Office Manager, Public Works/Parks & Recreation
- \$ 510,024

## Wal-Mart generates highest number of police calls in many Utah cities

By Tania Mashburn | Posted - Aug. 11, 2016 at 11:53 p.m.



### WALMART CALL NUMBERS

#### RANKED

Salt Lake City - 350 W. Hope Ave - #2 - 1590 CALLS  
 Ogden - 1959 Wall Ave - #1 - 1062 CALLS  
 West Valley City - 3180 S. 5600 W. - #2 - 1229 CALLS  
 West Valley City - 5675 W. 6200 S. - #8 - 433 CALLS  
 Magna - 3555 S. 8400 W. - #3 - 73 CALLS  
 Riverton - 13502 S Hamilton View Rd - #1 - 198 CALLS  
 Midvale - 7250 S. Union Park Ave - #1 - 258 CALLS  
 Taylorsville - 5469 S Redwood Rd - #1 - 685 CALLS  
 Orem - 1355 S. Sandhill - #1 - 806 CALLS  
 Layton - 745 W Hill Field Rd - #1 - 1008 CALLS  
 South Jordan - 11328 S Jordan Gateway St - #1 - 601 CALLS  
 South Jordan - 3590 W South Jordan Pkwy - #3 - 211 CALLS  
 Provo - 2255 N University Pkwy - #15 - 104 CALLS

#### NOT RANKED

Logan - 1150 S 100 W - 221 CALLS  
 Centerville - 221 W Parrish Lane - 202 CALLS  
 Draper - 1360 Draper Pkwy - 38 CALLS  
 Vernal - 1851 W Highway 40 - 179 CALLS

#### COMPARISON

Salt Lake City  
 Road Home Shelter: 1927 CALLS (#1)  
 Walmart: 1590 CALLS (#2)  
 Motel 6: 459 CALLS (#3)  
 Layton  
 Walmart: 1008 CALLS (#1)  
 Target: 285 CALLS (#7)  
 Orem  
 Walmart: 806 CALLS (#1)  
 Target: 184 CALLS (#5)  
 Provo  
 Walmart: 104 CALLS (#15)  
 Provo Towne Center Mall: 587 CALLS (#1)  
 Ogden  
 Walmart: 1062 CALLS (#1)  
 Shopko: 243 CALLS (#10)  
 West Valley City  
 Valley Fair Mall: 1301 CALLS (#1)  
 Walmart (3180 S 5600 W): 1229 CALLS (#2)  
 Walmart (5675 W 6200 S): 433 CALLS (#8)

## 2026/2027 Costs for 10 Additional Officers

### Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$2,953,768	27.84%	\$2,246,671	31.47%	\$707,097

### Adjustment: Adding 1,000 Additional Calls in FY 2028

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$3,034,294	28.60%	\$2,246,671	35.06%	\$787,623

### Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$80,527	1%	\$-	4%	\$80,527

# 2026/2027 Costs for 10 Additional Officers

## Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$2,953,768	27.84%	\$2,246,671	31.47%	<b>\$707,097</b>

## Adjustment: Adding 1,000 Additional Calls in FY 2028 & 1,127 Additional People

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$3,077,654	29.01%	\$2,246,671	36.99%	<b>\$830,983</b>

## Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
• \$123,886	1%	\$-	6%	<b>\$123,886</b>

# Law Enforcement Funding Formula

- Population is 40%= \$43,360
- Call for Services is 60%= \$80,527
- \$123,886**

# Court Case Increases

West Haven Justice Court Cases  
WH

CY 2018	1,098	
CY 2019	1,401	28%
CY 2020	1,734	24%
CY 2021	2,014	16%
CY 2022	2,720	35%
CY 2023	3,005	10%
CY 2024	2,631	-12%
CY 2025	3,074	17%
CY 2026 (Estimated)	3,566	16%
CY 2027 (Projected)	4,172	17%



# Sales Tax

## Percentage Increase in Sales Tax



## Year-to-Date Comparison from FY 2025 to FY 2026

- \$4,205,316.00 FY 2025 (July - Feb)
- \$4,118,518.00 FY 2026 (July - Feb)
- 0.979359934
- FY 2026 sales tax is trending -2% of last year as a year-to-date (July to Feb), compared to FY 2025, which continued that same trend for the remainder of FY 2027 (March to June). As such, it is projected that sales tax in FY 2027 will be \$6,012,481.03
- Kem C. Gardner Institute estimated that the City would lose approximately \$180,000 (in Sales and C Road Taxes)

FY 2026 Population estimates for purposes of Sales Tax

- 24,617- June 2025
- 22,310-July 2025  
(2,307)

FY 2027 Population estimates for purposes of Sales Tax

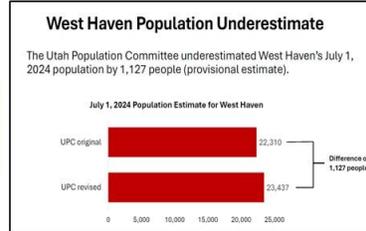
- 22,310-July 2025
- 1,127- Utah Population Committee's Adjustment
- 659- City Manager's Guess (214 new homes CY 2025  
Multiplied by 3.08 Census Avg. Household Size)
- 24,096- Population for July 2026 (Used for FY 2027)

- Will use the unaudited sales tax number from FY 2025, noting that West Haven City's population will hopefully be close to the same as FY 2025, and hoping that inflation of 2.5% in the cost of goods by which sales taxes are charged will close the gap between population numbers from FY 2025 and FY 2027

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JUNE 2025					
2025-12	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Total:	3,903,613	\$77,658,792.71	\$1,987,358.55	\$76,092,442.16	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	24,617	\$484,218.72	\$12,118.37	\$472,100.35

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JULY 2025					
2026-01	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Total:	3,906,840	\$87,969,619.57	\$1,557,842.12	\$86,411,677.45	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	22,310	\$491,080.47	\$51,338.94	\$439,741.53



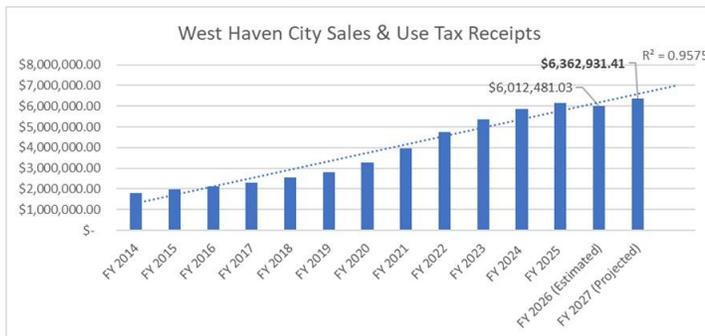
## FY 2027 Sales Tax Estimates

- \$6,137,931- FY 2025 Actuals Unaudited Sales Tax Receipts
- \$6,012,481- FY 2026 Estimated Sales Tax Receipts  
(\$125,450)
- \$6,137,931- FY 2027- Without Wal-Mart
- + \$225,000- With Wal-Mart for 3 months in FY 2027<sup>1</sup>
- \$6,362,931- Budgeted Sales Tax Number in FY 2027
- -\$112,500- Amount due for reimbursement for Hunter Drive (Public Road). See A Budget Account Code 10-6910 Reimbursement for Hunter Drive
- \$6,250,431- Net amount of Sales Tax available for City operations in FY 2027

Note 1: The 10-8-2 Study estimated that the City would receive \$900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of \$75,000 per month, with the City retaining \$37,500 for general government purposes and reimbursing \$37,500 for the reconstruction of Hunter Drive. All of this equates to \$225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining \$112,500 and budgeting \$112,500 in 10-6910 Reimbursement for Hunter Drive.

## FY 2027 Budget Sales Tax Number



- \$6,362,931- Budgeted Sales Tax Number in FY 2027 (Gross Amount)
- \$6,250,431- Net amount of Sales Tax available for City operations in FY 2027

Note 1: The 10-8-2 Study estimated that the City would receive \$900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of \$75,000 per month, with the City retaining \$37,500 for general government purposes and reimbursing \$37,500 for the reconstruction of Hunter Drive. All of this equates to \$225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining \$112,500 and budgeting \$112,500 in 10-6910 Reimbursement for Hunter Drive.

# 10-8-2 Study for Wal-Mart

Quantitative Benefit: The main quantitative benefit is increased sales tax revenues to the City. A 10-year period was used to analyze the sales tax revenues generated by the Development. The analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales. The proposed Development is estimated to produce \$12.92 million (twelve million nine hundred and two thousand dollars) in sales tax revenue during the 10-year analysis period.

SALES TAX ESTIMATE AND REIMBURSEMENT: Table 2 Development Cost/Benefit- Projections Contained in the 10-8-2 Study (Required by Utah Code, reviewed by the City Council on November 6, 2024, adopted by Ordinance No. 33-2024)

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Sales Tax <sup>1</sup>	\$900,000	\$922,500	\$945,563	\$1,104,202	\$1,131,807	\$1,301,936	\$1,479,865	\$1,516,861	\$1,707,523	\$1,906,770	\$12,917,026
<b>Expense</b>											
Public Infrastructure Reimbursement	(\$450,000)	(\$461,250)	(\$472,781)	(\$552,101)	(\$63,868)	-	-	-	-	-	(\$2,000,000)
<b>Net Benefit(Cost)</b>	<b>\$450,000</b>	<b>\$461,250</b>	<b>\$472,781</b>	<b>\$552,101</b>	<b>\$1,067,939</b>	<b>\$1,301,936</b>	<b>\$1,479,865</b>	<b>\$1,516,861</b>	<b>\$1,707,523</b>	<b>\$1,906,770</b>	<b>\$10,917,026</b>

Note <sup>1</sup>: To be conservative, the analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales. This is because 50% is based on point-of-sale transactions, with the other 50% shared and distributed to cities based on population.

# Capital Project Transfer



### GENERAL FUND- June 30, 2022:

- Unrestricted fund balance is currently at 30% of budgeted revenues.
- Total revenues are \$315,255, less than budgeted to date. Major components of this difference include:
  - Revenue from impact fees is \$793,004 less than budgeted to date.
  - Intergovernmental revenue is \$201,169 more than budgeted due to date.
- Expenditures are \$4,281,528 less than budgeted to date due to under-budget variances in the public safety department and public works department, in addition to actual transfers amounting to \$2,674,877 less than budgeted. The overall change in fund balance is a decrease of \$7,141,604.
- The City received \$953,255 of ARPA funds in July and are unspent as of June 30, 2022.

### GENERAL FUND- June 30, 2024:

- Unrestricted fund balance is 32% of projected revenues.
- Total revenues are \$300,171 less than budgeted to date. Major components of this difference include:
  - Intergovernmental revenues are \$279,661 less than budgeted to date due to unrecognized ARPA revenue. This revenue will be recognized when June police expenditures are accrued.
  - Sales and use tax revenues are \$146,989 less than budgeted to date. June tax revenues have not yet been received as of this report date.
- Expenditures are \$1,483,314 less than budgeted to date. The overall change in fund balance is \$1,123,020.
- The City has received ARPA funds totaling \$1,906,510 and has spent \$76,108 in FY23 and \$1,487,967 in FY24, for a remaining balance of \$342,435 as of June 30, 2024. The remaining ARPA funds will be spent when June police invoices are received.

### GENERAL FUND- June 30, 2025:

- The unrestricted fund balance is estimated at 31% of budgeted revenues. The unrestricted fund balance is required to be between 5% and 35% of revenues.
- Total revenues are \$958,251 more than budgeted to date. Major components of this difference include:
  - Licenses and Permits are \$587,640 more than budgeted to date.
  - Sales and use tax revenues are \$31,914 more than budgeted to date.
  - Charges for services are \$223,296 more than budgeted to date.
- Expenditures are \$1,117,674 less than budgeted to date. The overall change in fund balance is a decrease of \$341,223.

## Utah Code 59-12-202 (1) (was amended in 2025, to exclude this language)

The General Sales & Use Tax does not have any restrictions associated with this revenue source, and as such, it may be used for any general governmental purpose; however, Utah Code 59-12-202 (1) declares the State Legislature's purpose and intent of sales tax as codified in which states:

*It is the purpose of this part to provide the counties, cities, and towns of the state with an added source of revenue and to thereby assist them in meeting their growing financial needs. It is the legislative intent that this added revenue be used to the greatest possible extent by the counties, cities, and towns to finance their capital outlay requirements and to service their bonded indebtedness.*

## Property Tax

### Only 5 Cities That Did Not Assess Property Taxes (2023)

- Out of the 255 cities and towns in Utah, only 5 cities did not charge property tax in 2023, which included:
  - Town of Brighton (Resort City- Salt Lake County)
  - Riverton City (Traditional City- Salt Lake County)
  - Moab City (Resort City, Grand County + added advantages for sales tax, TRT Taxes, etc.)
  - West Haven City (Traditional City- Weber County)
  - Marriott-Slaterville City (Traditional City- Weber County)

Info provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

# Taxable Property Values for Tax Year 2023

	<u>West Haven</u>	<u>Ogden</u>	<u>Roy</u>	<u>North Ogden</u>
• Real Property	\$2,542,835,804	\$8,148,770,861	\$2,952,368,856	\$2,157,331,775
• Centrally Assessed	\$36,435,002	\$144,744,426	\$50,380,097	\$17,426,245
• Personal Property	\$59,768,515	\$914,905,944	\$58,655,417	\$11,301,033
<b>TOTAL</b>	<b>\$2,639,039,321</b>	<b>\$9,208,421,231</b>	<b>\$3,061,404,370</b>	<b>\$2,186,059,053</b>

Taxrates.utah.gov (Under the "View" tab, select "Rate Detail", then select the desired taxing entity)

## Tax Rate Comparison

<u>Tax Rate Comparison</u>	<u>Tax Rate</u>	<u>Generated Taxes</u>
• Average Tax Rate in Utah	0.001132	\$2,987,392.51
• Lowest Tax Rate for a City in Weber Co.	0.000245	\$646,564.63
• Avg. Tax Rate for Cities in Weber Co.	0.001146	\$3,024,339.06
• Highest Tax Rate for City in Weber Co.	0.0025	\$6,597,598.30
• Lowest Tax Rate that WHC could adopt	0.000001	\$2,639.04
• Highest Tax Rate that WHC could adopt	0.007	\$18,473,275.25

Information provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

## Determination on Property Taxes

- **Administrative Determination:**
  - Based upon how much money you need to generate for the budget, set the rate accordingly
  
- **Political Determination:**
  - Truth in Taxation in Utah Code requires cities to:
    - Post a prescribed notice that states the percentage increase
    - How much tax will be paid on the average residential assessed value

# Thoughts on Property Taxes

- Why property taxes are controversial:
  - Ownership- Property owners' perception of having to pay taxes on what they own
  - Valuation- Perceived inequities in the valuation and assessment of property (hard to understand, anecdotal evidence)
  - General confusion about property taxes, such as individuals' property taxes increasing based on other factors (evaluation, personal property taxes, adjustments to certified tax rates), all of which do not include the City increasing taxes
  - Lump Sum- Property owners have to pay a lump sum amount at the end of the year
  - Non-Exchange Revenue (No connection between what is being paid for property taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)
- Why instituting a property tax may make sense
  - General acceptance (although see results of 2025 residential survey) of property taxes paying for essential government services like policing
  - Nexus between protecting property (law enforcement) and property taxes

## Auto Fee-In-Lieu

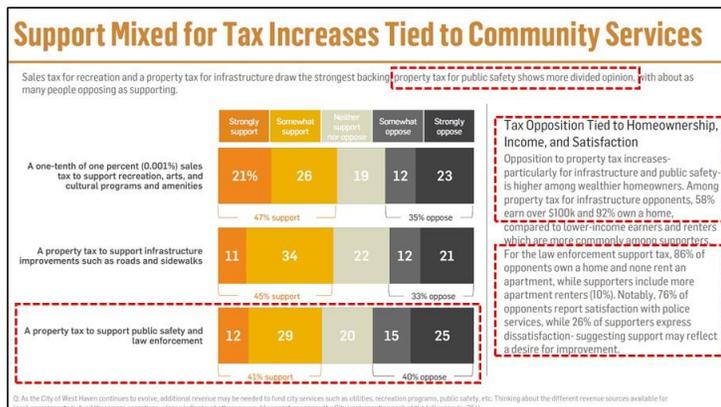
- The Fee-in-Lieu of Personal Property Taxes is collected in lieu of taxes on personal property, including vehicles such as autos, boats, and RVs. The uniform vehicle fee replaces the property tax that was assessed on vehicles before 1999. The fee is based on the vehicle's age and ranges from \$10 for vehicles 12 years old or older to \$150 for those less than 3 years old. Cities and towns receive a proportionate share of the fee revenue based on the property tax breakdown (i.e., if West Haven receives 13.4% of the total property tax bill, then West Haven City would receive 13.4% of the uniform vehicle fee revenue collected).

Sat 9/20/2025 11:28 AM- Email (Note to Self)

- Fee Breakout
- Corridor Fee \$10.00
- County Age-Based Fee \$80.00
- Driver's Education Fee \$2.50
- Electronic Fee \$3.00
- Registration Fee \$56.75
- Uninsured Motorist Fee \$1.00
- 2023 HB 301 Fee \$7.25

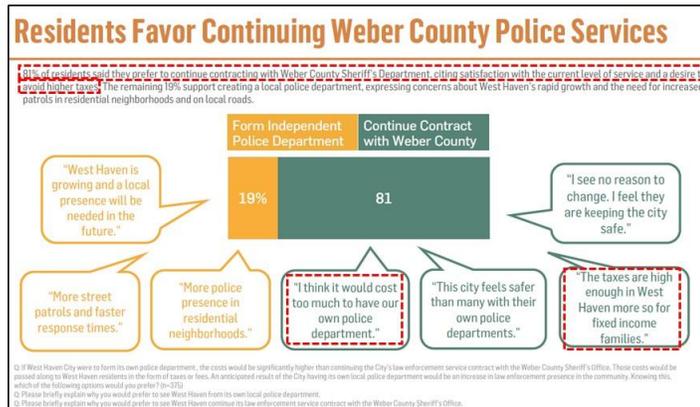
## Mixed Support for Tax Increase

- 86% of opponents are wealthier homeowners who oppose a property tax increase for infrastructure & police
- 76% of opponents report satisfaction with police services



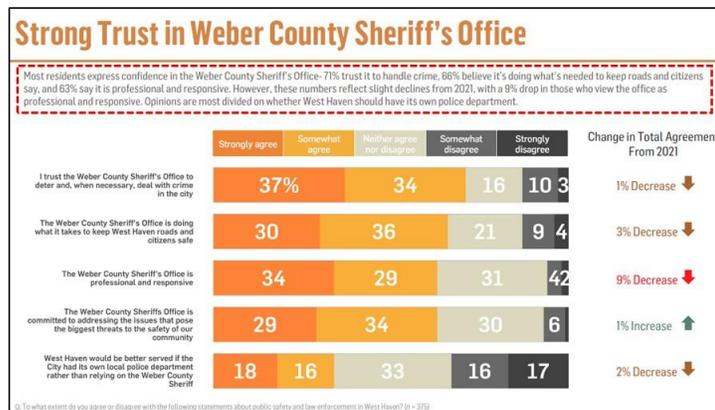
# Residents Favor Weber County Sheriff's Office (WCSCO)

- 81% of residents prefer to continue with WCSCO, citing satisfaction with current levels and desire to avoid higher taxes



# Strong Trust in Weber County Sheriff's Office (WCSCO)

- 71% Trust WCSCO to handle crime
- 66% believe WCSCO roads & citizen safe
- 63% say WCSCO professional & responsive
- Opinions divided on whether WHC should have its own police department



# Energy Tax

## Estimated Energy Tax

- Kirk Nigro, Rocky Mountain Power's Regional Business Manager, who informed the City that Rocky Mountain Power's billable revenue from July 1, 2022, to June 30, 2023, was approximately \$11.3 million. As such, the levied municipal energy tax of 6% is anticipated to generate approximately \$678,000 in general governmental revenue.
- City staff contacted Brad Simons, Dominion Energy Gas Development Services Consultant, who informed the City that Dominion Energy's Billable Revenue in West Haven City from July 1, 2022, to June 30, 2023, was \$8,825,821. As such, the 6% municipal energy tax will generate approximately \$529,549 in general governmental revenue. Dominion Energy is likely to reduce rates towards the end of 2024. That, of course, could reduce revenue.
- In total, the municipal energy tax is anticipated to generate \$1,207,549 for West Haven City in FY 2025.

## Energy Tax Adoption and Implementation

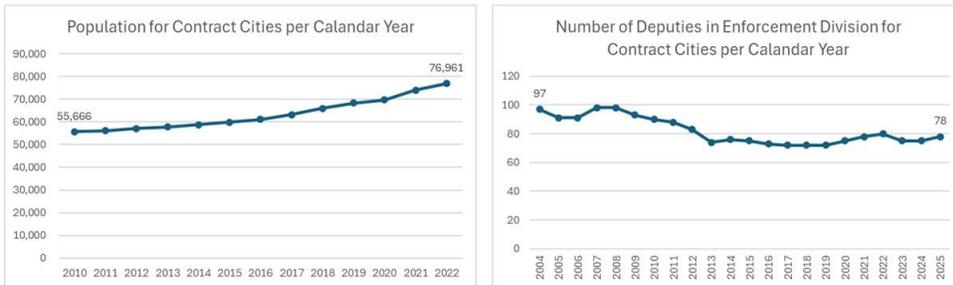
- On May 20, 1998, the West Haven City Council adopted Ordinance No. 14-1998, enacting a tax on every sale or use of taxable energy within the City equaling 6% of the value of the taxable energy delivered to the consumer, which is known as the municipal energy sales and use tax (See the appendix for a copy of this Ordinance 14-1998).
- This ordinance has been reaffirmed with the recodification of the West Haven Code and is now found in § 33.072, Municipal Energy Sales and Use Tax.
- Though the tax was legislatively enacted, it has not been collected due to what appears to be an administrative error. Upon visiting with the City Attorney, it appears that this ordinance remains valid. The remaining administrative steps to implement Ordinance No. 14-1998 are expected to take 60-90 days, including finalizing this ordinance.
- Likely hold a public hearing, though, regarding the administrative implementation

## Thoughts on Energy Taxes

- **Difference between Energy Tax & Property Taxes:**
  - Administered through Utility Providers, the methodology is more straightforward than property taxes (which is more complex with valuations and certified tax rates, etc.)
  - Not a Lump Sum- Paid incrementally through utility bills and rather than at the end of the year in a lump sum (such as property taxes)
  - Non-Exchange Revenue (No connection between what is being paid for energy taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)
- **Why instituting an Energy Tax may make sense**
  - Sales tax that is not listed
  - Perhaps a nexus between the sales and use tax declining and bolstering these sales taxes, with an energy tax (another form of sales tax)
  - Some thought that the City has historically paid for governmental services through sales tax instead of instituting a property tax

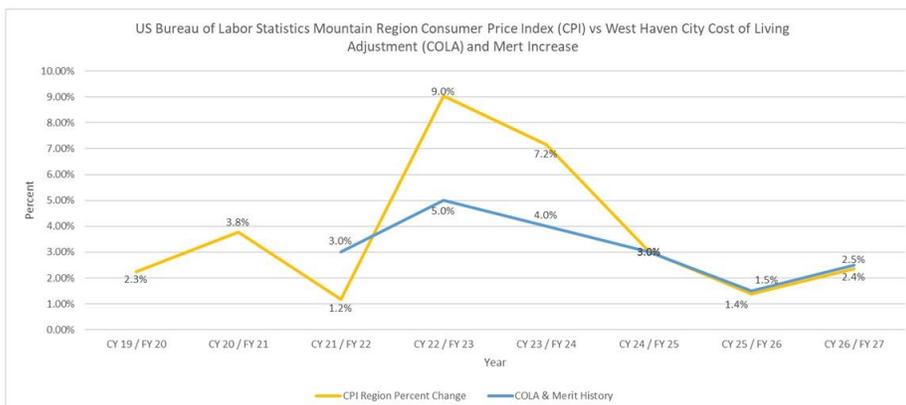
# Supporting Materials

## 10 Additional Deputies



- From 2004 to 2013, the Weber County Sheriff's Office went from 97 full-time deputies in the Enforcement Division to 78 in 2026. This is in contrast to the rising population of our city partners and unincorporated Weber County.
- Today, 46 deputies are funded by contract cities. With current population estimates, this creates a ratio of .57 deputies per 1,000 residents. This is too low. Crime rates, geography, population, officer safety, city partners, and public expectations all must be considered when determining appropriate staffing levels. 10 new FTE positions move deputies per resident from .57 to .72 per 1,000.

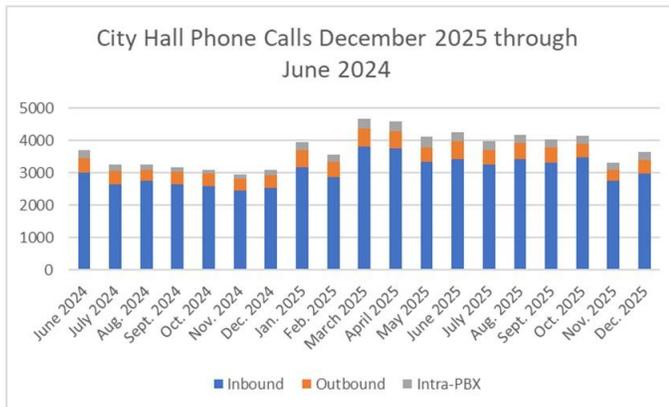
## Cost of Living Adjustments (COLA)



## Medical Insurance FY 2027

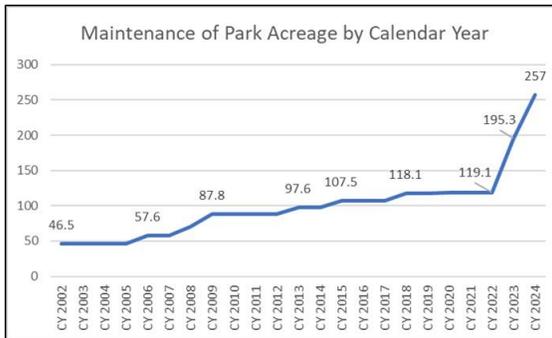
- 4.7% increase in the insurance premiums from PEHP
- In FY 2027 a \$30,198.39 increase above the premiums paid in FY 2026.
- Total premium payments are \$672,717
- Brooke Tuft, PEHP Client Services, who is assigned to West Haven City, mentioned that the average quote to renew with PEHP is about a 8.4% increase for FY 2027.
- From 2020 to 2026, West Haven City's average increase has been 4.54%.

## Barn Reservations- Call Increase



## Maintenance of Park per Calendar Year

Park	Area (Acres)	Calendar Year
Kenneth Baldwin County Park	46.5	2002
City Office Complex Park	11.1	2006
Country Haven Park	2.7	2008
Moulding and Sons Park	10.3	2008
Sports Park, Southern Half	10.4	2009
Stonefield Park	6.8	2009
Cemetery	9.8	2013
Fair Grove	8.9	2015
Holmes Park	1.0	2015
Sports Park, Northern Half	7.6	2018
Tuscan Park	3.0	2018
Sycamore Park	1.0	2020
Prevedel Park	76.2	2023
Staker Farms	8.1	2024
Green Farms	50.3	2024
Salt Point Park	3.3	2024



- Graph is not a perfect representation, used Good Earth Historic Imagery and past City Council resolutions when available, on the acceptance of the park space

- *10-4390 Education- Community Promotion.* As a cost-saving measure implemented in January 2024, the City transitioned to electronically providing City newsletters to its residents. Since then, the City has received feedback from residents requesting a printed newsletter. The newsletter is proposed to be printed and mailed to each utility customer quarterly. Utility customers would receive a mailed copy of the March, June, August, and November newsletters. In the other months, the newsletter will be available electronically. The cost of printing a four-page, colored newsletter on 11" x 17" (ledger-size) paper is \$1,927.60 (4,880 quantity \* \$0.395 cost per print = \$1,927.60). Folding and inserting 4,880 newsletters into an envelope is \$87.84 (4,880 x \$ 0.018 = \$87.84). Budget \$8,400.

## Capital Project Fund

- Other

# Cemetery Fund

Created: 2/1/2026

OBSERVATIONS: With an assumption of 3% interest rate and 2.5% inflation. The interest earnings catches up to the cost in 2077, making the cemetery self-sustaining. If inflation were also 3%, then the interest earnings never catches up through the full capacity of the cemetery.  
The price per plot needs to have occasional increases that will keep up with inflation. \$550 per plot in 10 years doesn't make sense.

- COLUMN A These are expected costs put together by Shawn plus an annual inflation adjustment of 3%
- COLUMN B Actual costs borne by the Cemetery Fund, not the General Fund.
- COLUMN C Earnings on interest with estimated interest rate shown in column G.
- COLUMN D Lot sales revenue coming from Plot Information Sheet. Average sales at \$550 per plot.
- COLUMN E Beginning cash balance plus interest, plus lot sales, minus actual costs.
- COLUMN F Interest rates, which are estimated in the future, but the actual can be changed in this sheet each year.
- COLUMN G Actual excess (deficiency) of lot sales plus interest minus actual costs.
- COLUMN H Hypothetical excess (deficiency) of lot sales plus interest minus expected costs.
- COLUMN I This column shows just the interest earnings paying for the actual costs. When this hits \$0 or higher, the cemetery is self-sustainable.

	A	B	C	D	E	F	G	H	I
YEAR	EXPECTED COSTS	ACTUAL COSTS	INTEREST EARNINGS	LOT SALES (ESTIMATED AFTER 2025)	CEMETERY CASH BALANCE	INTEREST RATE	INTEREST PLUS SALES MINUS ACTUAL COSTS	SALES MINUS EXPECTED COSTS	INTEREST MINUS COST
2026	55,168	-	23,153	31,900	661,507	3.50%	55,053	(116)	(32,016)
2027	56,548	-	23,153	31,900	716,560	3.00%	55,053	(1,495)	(33,395)

## Current Financial Analysis of Cemetery Fund

- With an existing cash balance of \$661,000, with an assumption of 3% interest rate and 2.5% inflation. The interest earnings catch up to the cost in 2077, making the cemetery self-sustaining.
- If inflation were also 3%, then the interest earnings would never catch up to maintain the cemetery reaches its full capacity.

## Estimated Maintenance Expense in FY 2027

<u>Date</u>	<u>Amount</u>	<u>Description</u>
May	\$958	Fertilizer (28-3-10, 20 bags)
October	\$832	Fertilizer (43-0-0, 15 bags)
June/July	\$3,300	Cascade (wet agent-60 bags)
March/Nov	\$30,000	3 <sup>rd</sup> Party Contractor mowing, trimming, and edging
March/Nov	\$10,000	Park Maintenance Operator 1 (\$43.43 total compensation value per hour working 230 hours)
Jan-Dec	\$2,000	Fuel, equipment maintenance
Jan-Dec	\$600	Internet for security camera
Jan-Dec	\$238.24	Rocky Mountain Power Invoice
Jan-Dec	\$573.56	Bona Vista Water Irrigation Invoice
Jan-Dec	<u>\$6,667.00</u>	Depreciation Amount for Roads (See Note 1)
Total	\$55,168.80	

## Items to Make the Cemetery Fund Self-Sustaining

- Target is to make the Cemetery be able to be self-sustaining by 2050
- Evaluate lot sales price and opening and closing fees (potential increase)
- Evaluate instituting a perpetual care fee (a one-time fee due at the purchase of the plot)
- Make a large one-time contribution from the General Fund to the Cemetery Fund to increase the cash balance to generate more interest

## Storm Drain

# FY 2026 Budget Storm Drain Budget

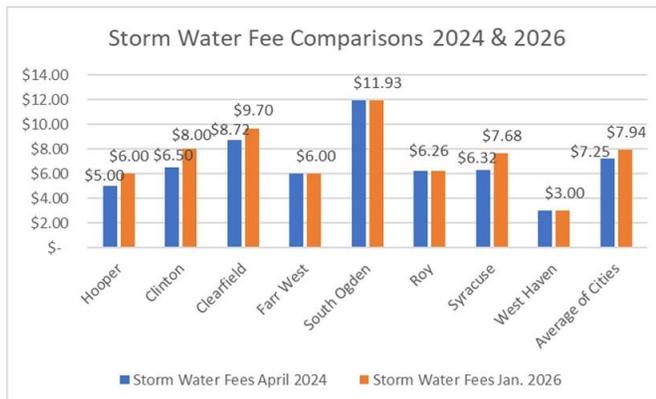
- Operating Revenues
  - \$320,000- Storm Drain Utility Fees
  - \$1,200- Storm Water Inspection Fees
  - \$321,200- Total Operating & Maintenance Budget
- Operating Expenses
  - \$958,575- Total Operations & Maintenance
- Revenues over Expenses
  - -\$637,375<sup>1</sup>
- Note <sup>1</sup>: This amount does not include Administrative Fees of \$161,000

## Administrative Fee to the General Fund

### STORM WATER ADMINISTRATIVE SERVICES ALLOCATION FY2026 BUDGET YEAR

	ALLOCATION %	FY25 ESTIMATES	TOTAL FY 2026 (PER FY25 EST)	Notes
10-4311 CITY MANAGER	5%	\$ 220,060.00	11,003.00	FY 2025 Budgeted total compensation value for position
10-4311 CITY ENGINEER	15%	\$ 193,720.85	29,058.13	FY 2025 Budgeted total compensation value for position
10-6011 PUBLIC WORKS DIRECTOR	15%	\$ 193,720.85	29,058.13	Estimated that compensation was similar to Engineer
10-4335 CITY TREASURER & FINANCE DIRECTOR	15%	\$ 63,000.00	9,450.00	Monthly billing \$5,250 * 12 = \$63,000
10-4311 ACCOUNTS PAYABLE CLERK (CITY RECORDER)	15%	\$ 112,422.51	16,863.38	FY 2025 Budgeted total compensation value for position
10-4330 AUDITORS	15%	\$ 10,600.00	1,590.00	FY 2026 Proposed audit amount
10-6111 UTILITY CLERK/RECEPTIONIST	10%	\$ 88,277.80	8,827.78	Note 2, FY 2025 Budgeted total compensation value for position
10-6111 UTILITY SUPERVISOR (WHSSD RECORDER)	10%	\$ 98,194.15	9,819.42	Note 2, FY 2025 Budgeted total compensation value for position
10-5135 WORKMENS COMPENSATION FUND	5%	\$ 13,364.00	668.20	FY 2025 ULGT Quote
10-5145 TELEPHONE	5%	\$ 46,000.00	2,300.00	FY 2025 ULGT Quote, is subject to audit at end of year based upon wages
10-5150 INSURANCE	5%	\$ 56,216.00	2,810.80	\$32,056- General Liability (\$5 M Aggregate Limit); \$14,723- Property; \$9,437 Auto Physical Damages
10-4390 EDUCATION - COMMUNITY PROMOTION	10%	\$ 8,400.00	840.00	\$8,400 Quarterly Printed Newsletter
10-5170 MAINTENANCE	0%	\$ 76,000.00	-	FY 2025 Budget number
10-5211 JANITOR	10%	\$ 29,801.00	2,980.10	FY 2025 Budgeted total compensation value for position
10-5175 UTILITIES	0%	\$ 66,000.00	-	FY 2025 Budget number
10-5151 VEHICLE MAINTENANCE	10%	\$ 31,000.00	3,100.00	FY 2025 Budget number
10-5152 FUEL	10%	\$ 50,000.00	5,000.00	FY 2025 Budget number
10-5155 COMPUTER EQUIPMENT & SOFTWARE	0%	\$ 159,000.00	-	FY 2025 Budget number
MOWING	Note 1	Note 1	27,684.00	
			161,052.93	

## Storm Water Fee Comparison



# Rough Estimate of Storm Water Fee Increase

- Likely need to increase the \$3.00 per month storm fee by 2 to 3 times (\$6.00 to \$9.00 per month)
- Increase between \$72 to \$108 annually

## Depreciation Amount

From: Shawn Warnke  
 Sent: Friday, March 13, 2026 3:27 PM  
 To: Katie Giddens <katie@childrichards.com>  
 Subject: Storm Water System Deprecation?

Hello Katie

Can you please tell me the depreciation schedule for Storm Water System? Thanks Shawn

In the budget, we are depreciating 370,175 in FY 2026. I am thinking that most of the storm drain system should be a 50 year depreciation schedule. Shawn

Depreciated Assets				
Storm drain system	16,362,899	1,793,250	-	18,156,149
Machinery and equipment	107,316	-	-	107,316
Total depreciated assets	16,470,215	1,793,250	-	18,263,465

13. **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 other items at this time.*

14. **ADJOURNMENT**

**Councilmember Call** made a **motion** to adjourn at 7:36 PM. **Councilmember Saunders** seconded the motion.

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

*Emily Green*  
 City Recorder

Date Approved:

**City Council  
Staff Review Memo**

**April 1, 2026**

Stephen Nelson, Community Development Director



**SUBDIVISION ORDINANCE AMENDMENT**

<b>Proposal:</b>	Approval of the modification to the Subdivision Standards
<b>Ordinance Section:</b>	<b>§ 156.056</b>
<b>Applicant:</b>	The West Haven City Development Review Committee and City Attorney
<b>Decision Type:</b>	Legislative
<b>Staff Recommendation:</b>	Approval
<b>Public Hearing</b>	March 25, 2026
<b>Planning Commission Recommendation:</b>	Planning Commission recommended approval

**I. BACKGROUND**

West Haven City subdivision standards allow a subdivision applicant to create a protection strip within the subdivision under some limited circumstances. A protection strip in land use is a narrow strip of land, often 1–5 feet wide, that borders a subdivision or street and is designed to control access to public improvements. It serves as a legal tool to prevent adjacent property owners from using newly installed facilities (like roads or utilities) until they contribute to the development costs. In practice, this means that a developer will install certain improvements, most often roadways, and place a protection strip between the improvement and adjacent property. Then the adjacent property owner would need to pay the holder of the strip to relinquish the protection strip and gain access to these improvements.

Protection strips are generally considered problematic by most cities for multiple reasons. Some of these include:

1. A private property owner gains the ability to restrict another property owner from access to public infrastructure.
2. Equity in access to public infrastructure. Every development benefits from existing public infrastructure, and that infrastructure was often installed and paid for by another developer. Allowing protection strips in some cases and not others may be in the best interest of some and hurt others in a way the City can't predict.

3. Administering and facilitating the future elimination of these strips. Though the City does not hold these strips, City staff are often called upon to help mediate negotiations between property owners when a developer faces these hurdles.
4. Legal complications. There are often unforeseen legal complications that arise from the creation and then the elimination of these strips.
5. There are already rules and laws in place to protect developers from being required to install infrastructure beyond the needs of the development without other compensation. Under the United States constitutional law, and reflected within State code, cities may only require developers, without additional compensation or agreement, to build and install infrastructure that 1) there is an essential link between a governmental interest, and 2) is roughly proportionate to the impact of the proposed development (see Utah Code 10-20-911). Our development standards are in place to support the needs of the proposed development and serve the public interest. The infrastructure required for development is installed to serve the development and offset its impact. These improvements are required regardless of whether a neighbor chooses to develop in the future.
6. Many cities in the state have also prohibited the creation of protection strips. Because of the issues above and others, many cities and counties within the state have prohibited the creation of these strips in new developments.

Protection strips have caused issues for West Haven City and property owners who have attempted to relinquish these strips. Therefore, at the direction of the City Attorney, Community Development staff have prepared an update to the West Haven Subdivision standards to restrict the creation of any new protection strips. City staff and the City Attorney are recommending eliminating the enabling language and replacing it with restrictive language.

## II. THE PROPOSAL

West Haven City code currently allows the creation of protection strips under limited circumstances. Currently, the City code states the following:

### **§ 156.056 STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS.**

*(J) Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one foot in width between said street and adjacent property; provided that an agreement with the city and approved by the City Attorney has been made by the subdivider, contracting to dedicate the one foot or larger protection strip free of charge to the city for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property, plus the value of one-half the land in the street at the time of the agreement.*

The proposed change is as follows:

(J) *Protection or holding strips, namely, a narrow strip of land used to separate and control access to property, shall not be allowed. .*

**III. Planning Commission Recommendation and Public Hearing**

The Planning Commission held the required public hearing on March 25, 2026. No public comment was received. At this meeting, the Planning Commission debated the merits of protection strips, including the ability they provide for developers to be reimbursed for infrastructure that is constructed, and possible problems that may arise from continuing to allow these protection strips.

The Planning Commission voted to recommend approval of the proposal to the City Council.

**IV. RECOMMENDED ACTION**

The staff recommends that the City Council consider the proposed amendments to the ordinance and whether they achieve their stated goals. The City Council should consider what it believes is in the best interests of the public and the City, including public health and safety. Staff recommends that the City Council **approve** the proposed change.

**V. POSSIBLE MOTIONS**

This is a legislative decision, so the City Council has broad discretion.

**Approval:** Motion that the City Council **approve** Ordinance 09-2026: Amending Title XV Land Usage, § 156.056 Street and Alley Widths, Cul-De-Sacs, Easements; Removing and Replacing Language to Restrict the Creation of Protection Strips.

[insert any findings the City Council desires]

**Approval with Conditions:** Motion that the City Council **approve** Ordinance 09-2026: Amending Title XV Land Usage, § 156.056 Street And Alley Widths, Cul-De-Sacs, Easements; Removing and Replacing Language to Restrict the Creation of Protection Strips, with the following **conditions/amendments:**

[insert conditions or amendments]

**Table:** Motion that the City Council **table** Ordinance 09-2026: Amending Title XV Land Usage, § 156.056 Street and Alley Widths, Cul-De-Sacs, Easements; Removing and Replacing Language to Restrict the Creation of Protection Strips.

[insert conditions or amendments]

**Deny:** Motion that the City Council **deny** Ordinance 09-2026: Amending Title XV Land Usage, § 156.056 Street and Alley Widths, Cul-De-Sacs, Easements; Removing and Replacing Language to Restrict the Creation of Protection Strips.

[insert any findings or considerations the City Council may wish to include]

**ORDINANCE NO. 09-2026**

**AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, § 156.056 STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS; REMOVING AND REPLACING LANGUAGE TO RESTRICT THE CREATION OF PROTECTION STRIPS.**

**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 required construction of improvements within subdivisions; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code found in the Subdivision Regulations, namely § 156.056 Street and Alley Widths, Cul-De-Sacs, Easements, should be made; and

WHEREAS, the City desires to eliminate the ability of a developer to create and enforce protection strips within West Haven; and

WHEREAS, the City Council finds that the specific changes to the referenced section are desired and will clarify the standards for improvements within subdivisions; and

WHEREAS, the Planning Commission held a public hearing and made a positive recommendation of the proposed changes on March 25, 2026; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare are 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:**

- a. The following portions of the West Haven Zoning Code, Title XV Land Usage, namely § 156.056 Street And Alley Widths, Cul-De-Sacs, Easements, shall be amended by the language shown in red, as seen on Attachment “A”.
- b. The Mayor is authorized to sign this Ordinance.

c. 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 1<sup>st</sup> day of April 2026

WEST HAVEN CITY

\_\_\_\_\_  
Rob Vanderwood  
Mayor

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 _____

**RECORDER'S CERTIFICATION**

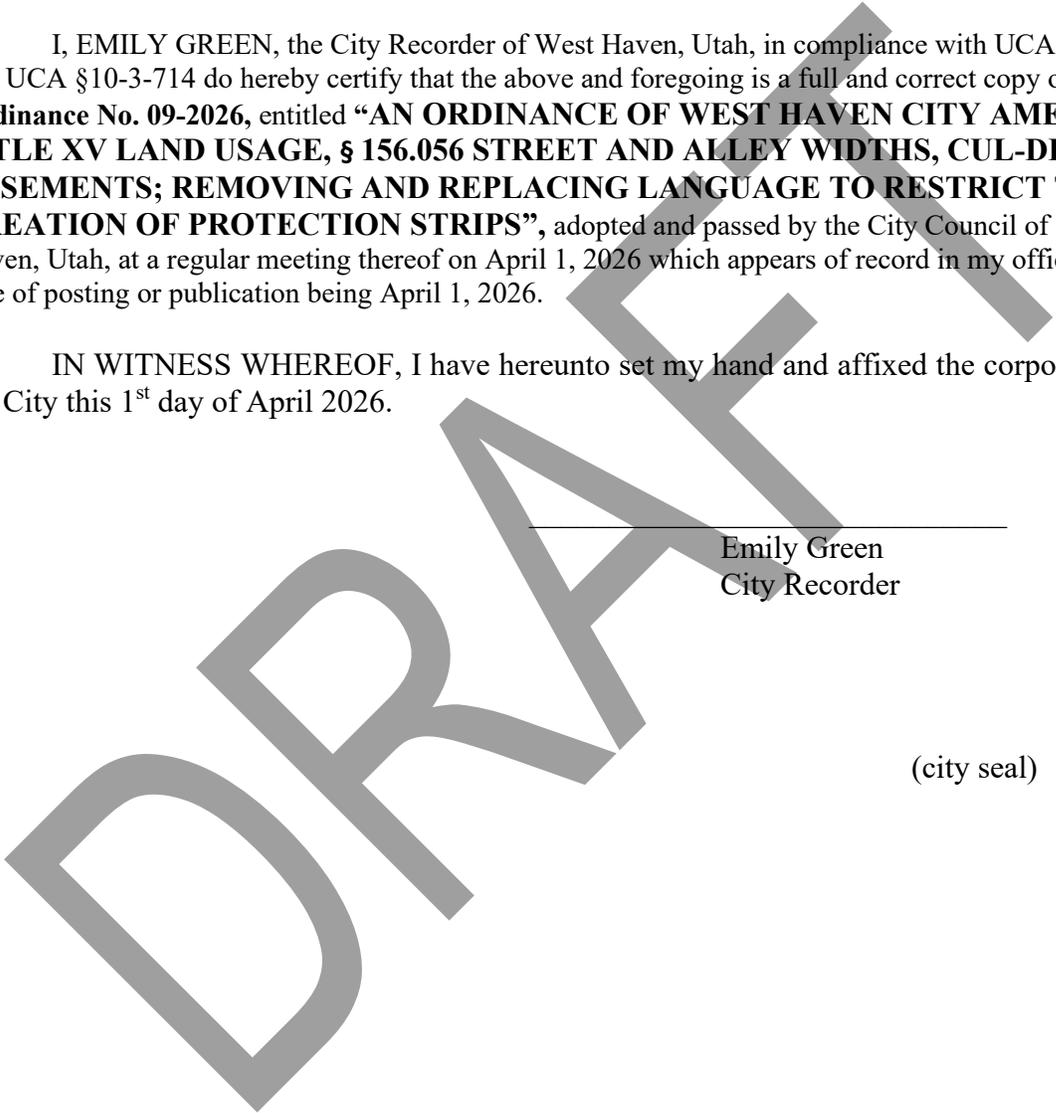
STATE OF UTAH     )  
  : ss.  
County of Weber     )

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. 09-2026**, entitled **“AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, § 156.056 STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS; REMOVING AND REPLACING LANGUAGE TO RESTRICT THE CREATION OF PROTECTION STRIPS”**, adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on April 1, 2026 which appears of record in my office, with the date of posting or publication being April 1, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 1<sup>st</sup> day of April 2026.

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

(city seal)



**EXHIBIT A**

**Attached to Ordinance 09-2026**

**AMENDMENTS TO TITLE XV LAND USAGE, § 156.056 STREET AND ALLEY  
WIDTHS, CUL-DE-SACS, EASEMENTS.**

**DRAFT**

## **§ 156.056 STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS.**

(A) Streets in subdivisions shall be dedicated to the city as public streets, except that private streets improved to city public street standards may be approved in planned residential unit developments (PRUDs).

(B) Major and collector streets shall conform to the width designated on the master street plan wherever a subdivision falls in an area for which a master street plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plan is submitted to the Planning Commission, major or collector streets shall be provided as required by the Planning Commission, with minimum widths of 80 or 100 feet for major streets and 66 feet for collector streets.

(C) Standard residential streets shall have a minimum width of 60 feet, except that minor terminal streets and loop streets, or minor private streets, may have widths of not less than 50 feet.

(D) Minor terminal streets (cul-de-sacs) proposed in the subdivision of flat land where topography presents no barriers to development shall have a maximum length of 650 feet to the beginning of the turnaround or may serve a maximum of 14 lots, whichever is greater. Where a street is designated to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead-end thereof to remain and be available for public use so long as the dead end conditions exists.

(E) Marginal access streets of not less than 40 feet in width shall be required paralleling all limited access major streets, unless the subdivision is so designed that lots back onto such major streets.

(F) Half-streets proposed along a subdivision boundary or within any part of a subdivision shall not be approved.

(G) All proposed streets, whether public or private, shall conform to the city street cross-section standards as recommended by the Planning Commission and adopted by the City Council.

(H) Except where due to special circumstances, street grades over sustained lengths shall not exceed the following percentages: on major public streets, 8%; on collector streets, 10%; on minor streets, 12%; and on private streets, 15%.

(I) Alleys shall have a minimum width of 20 feet. Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission.

(J) Protection or holding strips, namely, a narrow strip of land used to separate and control access to property, shall not be allowed. Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one foot in width between said street and adjacent property; provided that an agreement with the city and approved by the City Attorney has been made by the subdivider, contracting to dedicate the one foot or larger protection strip free of charge to the city for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property; plus the value of one-half the land in the street at the time of the agreement.

(Ord. 3-92 passed 1-15-1992)

## STAFF REPORT

TO: Mayor and City Council  
FROM: Shawn Warnke, City Manager  
DATE: April 1, 2026  
SUBJECT: Authorizing the extension of an existing lease agreement regarding the lease of City real property, a 5-acre parcel of ground located at approximately 3325 W 4000 S,



The City owns 5 acres of real property located at approximately 3325 W 4000 S (Parcel # 08-051-0229), as shown on the map below. In the future, the City plans on using the property for municipal purposes. While the property is used for a municipal purpose, the City wishes to maintain it by leasing it for horse grazing.

In March 2022, the City Council first adopted Resolution No. 08-2023, which approved a Lease Agreement with Brent & Jill Coomb. The basic terms of this Lease Agreement are summarized below:

**Rentable Area:** 5.0 acres  
**Proposed Uses:** Grazing area for horses.  
**Proposed Improvements:** Maintain fence, manage weeds, and control overgrowth.  
**Proposed Conditions:** No more than ten (10) horses.  
**Comments:** The Lessee understands that there is no water available at the property. Water will need to be brought in for the horses.

The adopted Lease Agreement contains a provision that allows the City to grant the Lessee the option to extend the Lease Terms. There are no known issues that would suggest that the City should not continue the lease. As such, it is recommended that the City Council extend the existing lease for an additional 12-month period. This version of the agreement allows the City Manager to extend the lease without requiring City Council approval (please see paragraph 4).



**Resolution No. 12-2026**

**RESOLUTION OF WEST HAVEN CITY AUTHORIZING THE EXTENSION AND AMENDMENT OF AN EXISTING LEASE AGREEMENT REGARDING THE LEASE OF CITY REAL PROPERTY FOR A 5-ACRE PARCEL OF GROUND LOCATED AT APPROXIMATELY 3325 W 4000 S IN WEST HAVEN AS PREVIOUSLY APPROVED.**

**SECTION I – RECITALS:**

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

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

WHEREAS, the City owns certain real property within City limits that the City plans on using for different purposes in the future; and

WHEREAS, the City wishes to maintain the City property until that time which the City plans to use that property; and

WHEREAS, in March 2022, the City Council adopted Resolution No. 08-2023 which approved a Lease Agreement with private citizens which helps maintain the City property; and

WHEREAS, the Lease Agreement has a provision in which allows the City to decide to grant to Lessee the option to extend the Lease Terms for two (2) additional periods of twelve (12) months; and

WHEREAS, the Lease Agreement was extended when the City Council adopted Resolution No. 08-2024 on March 20, 2024;

WHEREAS, the Lease Agreement was extended again when the City Council adopted Resolution No. 19-2025 on April 8, 2025;

WHEREAS, at this time, the City feels that the best way to accomplish its goals of continuing to maintain the City property is to amend the Lease Agreement as is allowed per the Lease Agreement and also extend the Lease Agreement; and

WHEREAS the City Council now desires to adopt the amended and extended Lease 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 Lease Agreement between the designated Lessee and the City, a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
2. That the City Manager is authorized to sign any and all documents necessary to affect this Lease, including signing the Lease itself.
3. That the Mayor is authorized to sign this Resolution.
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 1<sup>st</sup> day of April 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 1<sup>st</sup> day of April 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 \_\_\_\_\_



**ATTACHMENT “A”**

**Attached to Resolution 12-2026**

**LEASE AGREEMENT BETWEEN THE CITY AND THE DESIGNATED APPLICANT  
OF CITY REAL PROPERTY FOR A 5-ACRE PARCEL OF GROUND LOCATED AT  
APPROXIMATELY 3325 W 4000 S IN WEST HAVEN**

**DRAFT**

## AMENDED LEASE OF CITY PROPERTY

This Lease is made on the \_\_\_ day of April, 2026, between West Haven City, a municipal corporation of the State of Utah, ("City"), of 4150 SOUTH 3900 WEST, West Haven, Utah 84401, and BRETT and JILL COOMBS of 4720 SOUTH 5050 WEST, WEST HAVEN, UTAH 84401, hereinafter sometimes referred to as "Lessee"), of the following parcel of ground located in the City of West Haven, State of Utah at approximately 3325 WEST 4000 SOUTH, West Haven, Utah of approximately five (5) acres in size. The City or Lessee may sometimes be referred to individually as "Party" or collectively as "Parties."

1. The City agrees to lease to the Lessee and the Lessee agrees to lease from the City the above-described property:  
PARCEL #08-051-0229  
Approximately 3325 WEST 4000 SOUTH
2. The term of this lease will be for twelve (12) months from the 1<sup>st</sup> day of APRIL, 2026, until the 1<sup>st</sup> day of APRIL, 2027, or until earlier rescinded as provided below.
3. The lease payments will be in the amount of \$230.00 for the first twelve months and the first payment will be payable by the Lessee to the City on the 2<sup>nd</sup> day of APRIL, 2026. If any lease payment is not paid within 5 days of its due date, the Lessee agrees to pay an additional late charge of 5% of the rental due.
4. If the Lessee would like to extend the Lease Term for an additional term of twelve (12) months, they shall contact the City Manager thirty (30) days prior to the Lease termination. The City Manager shall have the authority to extend the lease term for unlimited terms based upon the needs of the City. The City Manager has the authority to include in any Lease extension any additional lease rates or to address any other issues that have arisen in the current or past Lease Terms.
5. The Lessee agrees to use the property only for the following purposes: **for grazing a maximum of ten (10) horses** and all other uses as though it was the Lessee's property and to otherwise maintain the property in a good, safe, and sanitary condition as if the property belonged to the Lessee, which ownership Lessee specifically disclaims. Lessee shall not conduct any commercial business or activities on the property, including boarding horses for anyone outside Lessee's family.
6. The Lessee has paid the City a security deposit of \$100.00. This security deposit shall be held as security for the repair of any damages to the property by the Lessee. This deposit will be returned to the Lessee within 10 days of the termination of this lease, minus any amounts needed to repair the property.
7. Lessee agrees to maintain the property in a clean and sanitary manner and not to make any alterations to the property, including installing utilities or building structures, without the City's written consent. At the termination of this lease, the Lessee agrees to leave the property in the same condition as or better condition

than when it was received, except for normal wear and tear and subject to proper authorization for any improvements installed by Lessee.

8. The City will supply no utilities to the property for the benefit of Lessee. If utility improvements are already at the property or are later installed when determined appropriate by the City, Lessee agrees to pay for using and benefits derived from such utilities as may be or become available to this subject property.
9. Lessee agrees not to sub-let the property or assign this lease without the City's written consent. Lessee agrees to allow the City reasonable access to the property for inspection and repair. City agrees to only enter the property after notifying the Lessee in advance, except in an emergency.
10. The Lessee has inspected the property and has found it satisfactory for their needs.
11. If the Lessee fails to pay the lease payment on time or violates any other terms of this lease, the City may terminate this lease in accordance with state law. The City may also re-enter and take possession of it and to take advantage of any other legal remedies available.
12. The Lessee agrees to be responsible and accepts responsibility for the repair and upkeep of the property. The City agrees that the Lessee may install the following equipment and fixtures to facilitate Lessee's use of the property: fencing and paneling for horse separation, feed equipment, and other equipment and fixtures directly related to keeping horses.
13. The Lessee agrees to indemnify and hold the City harmless from any liability caused by Lessee's operations or use of the property covered by this lease.
14. This lease is subject to any mortgage or deed of trust currently on the property or which may be made against the property in the future. The Lessee agrees to sign any documents necessary to subordinate this lease to a mortgage or deed of trust for the City.
15. The following are additional terms of the Lease:
  - a. If a complaint is reported to the City regarding issues with the property, Lessee shall be immediately contacted and Lessee shall remedy the issue within twenty-four (24) hours.
  - b. If the Lessee does not remedy the issue within twenty-four (24) hours and does not make adequate arrangements to remedy the situation which are acceptable to the City, then the City shall have the right to notify the Lessee of immediate termination of the Lease.

- c. If there are repeated issues and violations of maintaining the property, fencing, manure, etc., the City shall have the right to notify the Lessee of immediate termination of the Lease.
  - d. The Lessee has the right to appeal a decision by the City to terminate the Lease to the whole City Council. The Lessee shall have the opportunity to present all evidence and witnesses on the issues involved in the termination to the City Council. However, the City Council's decision shall be deemed final on the issue.
- 16.** The Parties agree this Lease is the entire agreement between them. This Lease binds and benefits both the City and Lessee and any successors.
- 17.** The Parties agree that no presumption shall be attached to this Agreement because it may have been prepared by one of the Parties or by one Party's attorney.
- 18.** The Parties agree that the failure of either Party to enforce any of the provisions hereof shall not be construed as a general relinquishment or waiver of that or any other provision.
- 19.** The Parties agree that all notices required, shall be in writing given only by mail, addressed to the other Party at the address on the face hereof, and shall be deemed given on the date of dispatch or posting in the U.S. Mail, postage paid, certified mail, return receipt requested.

To the City:  
Attention: City Manager  
4150 S 3900 W  
West Haven, UT 84401

To Lessee:  
Attention: Brett and Jill Coombs  
4720 S 5050 W  
West Haven, UT 84401

- 20.** Any other provisions in this lease to the contrary notwithstanding, the City shall have the unilateral right to terminate this lease with not less than thirty (30) days notice for any valid governmental purpose. The City shall determine in their sole discretion what constitutes a valid governmental purpose.
- 21.** If the Lease is terminated, the Lessee has two (2) weeks from the date of notice of termination to remove the horses from the leased property. The Lessee shall have thirty (30) days from the date of notice of termination to restore the property to its original state.
- 22.** This Lease shall be interpreted by the laws of the State of Utah.
- 23.** If issues arise regarding this Lease including eviction or enforcement of terms, they shall be litigated in the Second District Court, Weber County, or in the Utah District of the federal court.

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for West Haven City  
By: Shawn Warnke, City Manager

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Brett Coombs

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Jill Coombs

DRAFT

## **STAFF REPORT**

TO: City Council  
FROM: James Abbott  
DATE: March 26, 2026  
SUBJECT: Concessions Stands



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### **BACKGROUND**

West Haven Recreation has a concession stand at both the Kenneth R Baldwin Park and the Sports Complex Park. In the past, we have tried to staff the concession stand but when we are short-handed with staff, we are unable to staff both the concession stand and sports games. When we don't have enough staff, we do not open the concession stand. When the concession stand is unable to be open on a consistent basis, it is underutilized and results in less revenue for the city and park patrons are not prepared to use it. In 2024, we were approached by a private company who wanted to run the concession stand for the city. They provided a service to both the city and the community that we could not do ourselves.

The West Haven Recreation department has been satisfied with the partnership with the current concessionaire. The current contract renewal process requires the concessionaire to go in front of city council every year which is inefficient and inconvenient.

### **ANALYSIS**

The West Haven Recreation department would like to extend the concession stand contract for another year to the same company that ran the concession stand the last two years. It was mutually beneficial allowing the concessionaire to stock it and staff it so it can be open on a regular basis. West Haven would continue to be paid a daily rental fee while the concessionaire would take home the net profits from the sales. This arrangement would better utilize the concession stand and allow park patrons to use it as well.

The Recreation Department would like to modify the current contract to allow for a more streamlined renewal process without requiring the concessionaire to attend the city council meeting.

### **CONSIDERATION**

Staff is asking for acceptance of the attached modified concessionaire agreement and contract.

**Resolution No. 13-2026**

**RESOLUTION OF WEST HAVEN CITY AUTHORIZING ADOPTION OF AN AGREEMENT REGARDING THE OPERATION OF THE CONCESSION STAND; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND THE CITY MANAGER TO SIGN THE CONCESSION STAND AGREEMENT ON BEHALF OF THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION I – RECITALS:**

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

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

WHEREAS, the City owns concession stands in conjunction with some of the City's recreation facilities; and

WHEREAS, the City wishes to have the concession stands operated during recreational activities; and

WHEREAS, the City feels that the best way to accomplish its goals at this time is to enter into a Concession Stand Agreement ("Agreement") with private citizens to have the concession stands operated; and

WHEREAS the City Council now desires to adopt this Agreement by accepting the terms thereof; and,

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

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

**SECTION II. AGREEMENT :**

1. That the Concession Stand Agreement between the designated applicants and the City, a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
2. That the City Manager is authorized to sign any and all documents necessary to affect this Agreement, including signing the Agreement itself.

3. That the Mayor is authorized to sign this Resolution adopting the Agreement.

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 1<sup>st</sup> day of April 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 1<sup>st</sup> day of April 2026.

WEST HAVEN CITY

\_\_\_\_\_  
Mayor Rob Vanderwood

ATTEST:

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

**ATTACHMENT “A”**

**WEST HAVEN CITY CONCESSION STAND AGREEMENT**

DRAFT

# WEST HAVEN CITY CONCESSION STAND AGREEMENT

This AGREEMENT entered into as of April \_\_\_\_\_, 2026, by and between WEST HAVEN CITY, a municipal corporation hereinafter "City" and Jeff and Keely McNair, hereinafter called "Concessionaire." The City or Concessionaire may sometimes be referred to individually as "Party" or collectively as "Parties."

IT IS AGREED between the Parties as follows:

## **1. PREMISES**

In consideration of the payments and promises hereinafter provided for on the part of the Concessionaire, the City hereby agrees to enter into a Concession Stand Agreement (hereinafter "Agreement") and grants the Concessionaire the right and necessity to provide a variety of food, i.e., (hamburgers, hot dogs, nachos, pizza, sandwiches, ice cream, snow cones, pre-packaged items, candy items, etc.) and drinks, (subject to existing agreements, see page 5, #7) at the Sports Complex Park and Kenneth R Baldwin Country Park.

The Concessionaire shall provide concession services at all sports events at The Sports Complex Park and the Kenneth R Baldwin Country Park, except charitable or nonprofit events, and corporate or private party events conducted with consent and approval of the City, unless approved in writing by the West Haven Parks & Recreation Director (hereinafter "Director") or designee.

The existing equipment and appliances at the concessions facilities will shall remain the property of the City. The City shall assume responsibility for the cost, maintenance, and repair of all equipment supplied by City and shall maintain such equipment in good working order at all times. The existing equipment is:

### **Sports Complex Park**

Ice Machines (1)  
Pepsi Refrigerators (1)  
Deep Freezer (1)  
Pizza Machine  
Nacho Machine  
Popcorn maker  
Shelving

### **R Kenneth Baldwin Country Park**

Ice Machine (1)  
Refrigerator/Freezer Combo Unit (1)  
Pepsi Fridge (1)  
Shelving

Concessionaire shall furnish, at its own expense, any equipment that is necessary to operate the concessions that is not furnished by the City. Concessionaire shall assume responsibility for the cost of installation of all equipment supplied by Concessionaire

and shall maintain all equipment in good working order at all times, at its own expense. Concessionaire shall not make any repairs, changes, or alterations to the existing building, plumbing, or equipment without prior written permission from the City. Concessionaire shall make reasonable efforts to use City property and equipment within design tolerances and shall be responsible for any damage caused by abuse or misuse. Concessionaire shall immediately notify the City of any damaged or non-working equipment or property.

## **2. TERM**

This Agreement shall have a term of April 1, 2026, through March 30, 2027. If the Concessionaire would like to extend the Agreement for an additional term of twelve (12) months, they shall contact the City Manager thirty (30) days prior to the Agreement termination. The City Manager shall have the authority to extend the Agreement term for unlimited terms based upon the needs of the City. The City Manager has the authority to include in any Agreement extension any additional Agreement rates or to address any other issues that have arisen in the current or past Agreement Terms.

**Sports Complex Park**- The Concessionaire shall be on site for all league and tournament play. At the Sports Complex Park, this will generally be Monday through Thursday from 5:00 pm to 8:30 pm, with some Saturday play running from 8:00 am to 5:00 pm.

**R. Kenneth Baldwin Country Park**- The Concessionaire shall be required on site for all league and tournament play. At R Kenneth Baldwin Country Park, this will generally be Monday through Thursday from 5:00 pm to 8:30 pm with some Saturday play running from 8:00 am to 5:00 pm.

Any other events that may require concessions, shall be agreed upon by both Concessionaire and the City in writing.

Concessionaire may cater for, or open concessions to, third-party individuals and/or organizations as agreed upon by both the Concessionaire and the City in writing.

## **3. COMPENSATION TO CITY**

In consideration of the foregoing grant of concession rights the Concessionaire agrees to pay the City at the Parks and Recreation Department offices a rate of, \$20.00 per working day Monday through Thursday; and a rate of \$30.00 per day for Saturday use, for each concession location (Sports Complex Park and R Kenneth Baldwin Country Park). Payment shall be received on or before the 29<sup>th</sup> of each month and within 15 days after the end of the term of the aforesaid grant. The Concessionaire shall submit to the Parks and Recreation Department a monthly statement of the dates of operation for

each facility along with the amount due for each day and the amount of sales for each day, for each building.

If Concessionaire fails to open or decides not to open the concession stand on a day that the concession stand is contracted to be open, the Concessionaire shall still owe the city the required daily rental fee for that day since it was a contracted day.

No payment is due to the City for agreed upon City-Sponsored events and/or private rental events not included in paragraph 2, above.

#### **4. INSURANCE REQUIREMENTS**

A. Concessionaire shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Concessionaire, its agents, representatives, employees, or subcontractors. The cost of such insurance shall be the Concessionaire's sole responsibility, and the Concessionaire shall pay for all required insurance listed below. Concessionaire shall furnish the City with a certified copy of all insurance policies applying to this Agreement, with the City listed as an additional insured. The City shall review and approve the Concessionaire's insurance policy before Concessionaire begins any work under the Agreement. The Concessionaire's insurer shall be authorized to do business in Utah. The amount of insurance shall not be less than:

- i. Commercial General Liability: \$1,000,000 Combined Single Limit per Occurrence for Bodily Injury, Personal Injury, Property Damage, and Contractual Liability.
- ii. Business Automobile Liability: \$1,000,000 Combined Single Limit per Accident, including "Any Auto" Coverage.
- iii. Workers' Compensation and Employers' Liability: Workers' Compensation Limits as Required by the Labor Code of the State of Utah and Employers Liability Limits of \$1,000,000 per Accident.

B. The policies are to contain, or be endorsed to contain, the following provisions:

- i. The City, its officers, officials, employees, volunteers, and agents are to be covered as additional insureds with primary coverage and not contributing. The coverage shall contain no special limitations on the scope of protection afforded the additional insureds.

- ii. The Concessionaire's insurance coverage shall be primary insurance and any insurance or self-insurance maintained by the City, its officers, officials, employees, volunteers, or agents shall be excess of the Concessionaire's insurance and shall not contribute with it.
- iii. Each policy shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given and approved by the City.
- iv. The Concessionaire shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.
- v. Any insurance coverage written on a claims-made basis shall so state in the certificate of insurance. Concessionaire represents that as long as commercially available, then the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this Agreement are covered.

C. Concessionaire shall agree to disclose to City all incidents or occurrences of accident, injury, and/or property damage covered by the insurance policy or policies.

**5. INDEMNITY**

Concessionaire shall protect, defend, and hold West Haven City, its officers, officials, agents, employees, volunteers, and representatives completely harmless from and against any and all liabilities, losses, suits, claims, judgments, fines, or demands arising by reason of injury or death of any person or damage to any property, including all reasonable cost for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever arising out of or incident to this agreement and/or the use of occupancy of the premises subject to this Agreement or the acts or omissions of Concessionaire's officers, agents, employees, contractors, subcontractors, licenses, or invitees regardless of where the injury, death, or damage may occur, unless such injury, death, or damage is caused by the sole negligence of West Haven City.

The Concessionaire shall give West Haven City reasonable written notice of any such claims or actions. The Concessionaire shall also use counsel reasonably acceptable to

West Haven City in carrying out its obligations hereunder. The provisions of this section shall survive the expiration or early termination of this Agreement.

The Concessionaire for itself, its successors and assigns, covenants, and agrees that no nuisance of any kind whatsoever shall be committed or suffered in connection with its operations under the grant herein contained. The violation of any federal, state, or local law or regulation, including any Weber-Morgan Health Department requirements, shall be deemed a nuisance per se.

**6. PRICE CONTROL**

The Concessionaire has the right to determine pricing for all goods offered for purchase by its patrons.

**7. PRODUCT**

West Haven allows the Concessionaire to sell approved products from any City-approved retailer.

**8. QUALITY CONTROL**

It is the intention of the City that the concession service be of the highest quality attainable. All Concession areas are to be kept clean, and applicable laws, ordinances, rules, and regulations shall be observed including any necessary food handler's permits for individuals employed by the concessionaire to handle food products.

All goods intended for human consumption shall be kept clean, pure, and wholesome and shall comply with all standards established by the Federal, State, County, and Municipal laws and ordinances.

No imitation, adulterated, or misbranded article shall be sold or kept for sale, and all foods kept on hand shall be stored and handled with due regard for sanitation.

All foods kept for service or sale shall be subject to regular inspection by the City and duly authorized agents or appropriate governmental agencies.

Failure by the Concessionaire to maintain this high standard of cleanliness and sanitation may lead to a cancellation of this Agreement (as per section 20).

The Concessionaire shall constantly endeavor to improve the operation with a view toward high quality service to patrons.

**9. DAMAGE AND DESTUCTION**

The City shall not be responsible for any goods, merchandise or equipment stored nor shall it be responsible for damage resulting from power failure, theft, flood, fire, explosion, and for other causes.

**10. SIGNS**

Concessionaire shall not erect, install, operate, nor cause nor permit to be erected, installed, or operated in or upon the premises herein, any sign or other similar advertising device without first having obtained prior written approval of the Director. The cost of such installation shall be borne by the Concessionaire.

**11. INSPECTION**

The Concessionaire shall allow the City's authorized representative's access to the premises leased exclusively to Concessionaire, at all reasonable hours, for the purpose of examining and inspecting said premises, for purposes necessary, incidental to or connected with the performance of its obligations hereunder, or in the exercise of its governmental functions.

**12. HOURS OF OPERATION**

The Concessionaire shall have the leased premises open for business to the public during all hours specified in Section 2 of this Agreement or during hours agreed upon, in writing, by the Director. The Concessionaire may close early if it deems necessary, but only with approval of the Director.

**13. LAW, ORDINANCES, AND REGULATIONS**

All activities conducted under the concessions herein granted shall be carried on in an orderly and lawful manner and in complete compliance with all Federal, State, County, and Municipal laws, ordinances, and regulations applicable thereto.

**14. LICENSES**

The Concessionaire shall, at its own costs and expense, obtain all licenses required for its operation hereunder, including a West Haven City Business License, and all licenses, permits, or certificates required by the Weber-Morgan Health Department. All such licenses shall be obtained and shall be in full force and effect before the Concessionaire begins its operations hereunder. A copy of such licenses necessary for each location shall be submitted to the Director prior to beginning operation at said location.

## **15. CONCESSIONAIRE'S PERSONNEL**

The Concessionaire shall be entirely responsible for the acts and activities of all persons engaged as vendors or salespersons. Concession employees shall at all times be neat and clean. Concessions employees shall at all times be polite and courteous in their dealings with patrons.

The Concessionaire shall not employ any person or persons in or about any building or area directed by them who shall use improper language or act in a loud or boisterous manner and shall upon request of the City immediately dismiss any employee deemed unsuitable. The City shall be the sole judge in the determination of such matters.

The Concessionaire shall train and closely supervise all concession employees so that they are aware of, and habitually practice, the high standards of the City and act in strict conformance with all applicable laws, rules, and regulations of the State of Utah and of West Haven City, and of all Federal, State, and Weber-Morgan Health Department. This shall include all Federal and State labor laws pertaining to minor children in the workforce.

The Concessionaire and all persons working in the concession stand, over the age of 18 years, will need to pass a quality background check by a company approved by the City.

## **16. NON-DISCRIMINATION**

- A. Concessionaire and its employees shall not discriminate against any person because of race, color, religion, age, ancestry, or national origin by refusing to furnish such person any accommodation, facility, services, or privilege in any manner that would directly or inferentially reflect upon or question the acceptability of the patronage or any person because of race, color, religion, age, ancestry, or national origin.
- B. In the performance of this Agreement, Concessionaire agrees as follows:
  - i. They will not discriminate against any employee or applicant for employment because of race, color, sex, religion, age, ancestry, or national origin. They shall take affirmative action to ensure that applicants are employed on a non-discriminatory basis; and that employees are treated, during employment, without regard to their race, color, sex, religion, age, ancestry, or national origin. Such action shall include but not be limited to the following: employment advertising; layoff or termination; rates or pay or other forms or compensation; and selection for training, including apprenticeship.

**17. GARBAGE AND WASTE DISPOSAL**

The concession stands and adjacent areas and the facilities where the operations are conducted therein shall be kept in a clean and sanitary manner. All paper containers of any kind, and refuse of any kind whatsoever, in or around the concession stand shall be collected and deposited in the on-site trash cans. Waste oil shall be disposed of properly, not in the trash or down the drain.

**18. ASSIGNMENT AND SUBLETTING**

The Concessionaire shall not assign, transfer, sublease, pledge, hypothecate, surrender, otherwise encumber, or dispose of this Agreement or any estate created by this Agreement, or any interest in any position of the same, or permit any other person or persons, company, or corporation to occupy the premises, without the prior written consent of the City.

**19. OFF-SEASON / WINTERIZATION**

The Concessionaire shall ensure that all concession facilities (including storage areas) are clean and cleared of all garbage, debris, personal property, etc. to allow for proper building winterization and closure at the end of the season. The City shall winterize City owned equipment, including turning off all fridges and freezers for the winter.

**20. CANCELLATION OF AGREEMENT**

- A. By City: In the event the Concessionaire, shall promptly fail to perform all the covenants and agreements to be performed under terms hereof, and time is of the essence, hereof, the City may, at its option, cancel this Agreement. The City may grant a reasonable time to correct any default, however repeated failures or violations may warrant immediate termination hereof. In such event, there shall be no refund of any part of the consideration for the grant of concessions herein.
  
- B. By Concessionaire: This Agreement shall be subject to cancellation by the Concessionaire for (1) City cessation of use or abandonment of the said facilities, or (2) the default of the City in the performance of any covenants or agreements herein required to be performed by the City and failure of the City to remedy such default for a period of sixty (60) days after receipt from Concessionaire of written notice to remedy the same.

**21. LEGAL FEES**

In the event legal action is required to enforce this Agreement or to obtain damages for the breach thereof, the Party in default agrees to pay all legal costs, including a reasonable attorney's fee, of the other Party.

This written Agreement contains the sole and entire agreement between the Parties and supersedes any and all other agreements between them.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jeff McNair  
CONCESSIONAIRE

\_\_\_\_\_  
Keely McNair  
CONCESSIONAIRE

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Shawn Warnke,  
WEST HAVEN CITY MANAGER

\_\_\_\_\_  
Brock Randall  
WEST HAVEN PARKS & RECREATION DIRECTOR

Approved As To Form:

\_\_\_\_\_  
Amy Hugie  
West Haven City Attorney

## STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager  
John Wallace, Public Works Director

DATE: April 1, 2026

SUBJECT: Authorization for the disposal of the Woods S105 Mower Deck

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### EXECUTIVE SUMMARY

Staff requests that the City Council declare the Public Works Department's Woods S105 mower deck surplus property, allowing City staff to proceed with disposing of the property by the most economical means and to purchase a replacement mower deck.

### REVIEW

The City Council must declare City property surplus before selling or disposing of it. City staff requests that the Council consider declaring the Woods S105 Mower Deck, which is 17 years old (circa 2009), as surplus. This equipment performs most of the mowing of fields or roadsides and is subject to harsh working conditions, including uneven terrain and foreign objects obscured from the operator's view by overgrowth.

In the past few years, failures of this equipment have become a regular issue, causing interruptions and delays in the Public Works Department's operations. As the City's maintenance obligations have increased, associated with additional lane miles and properties that need mowing, it is critical that the City has a reliable mower to keep pace with its maintenance responsibilities.

In the recent past, the City has spent the following amounts for parts and labor to repair and replace parts of the mower:

- |             |                 |
|-------------|-----------------|
| • May 2022  | \$1,004.26      |
| • July 2022 | \$642.74        |
| • June 2025 | <u>\$449.47</u> |
|             | 2,096.47        |

Currently, the mower is in the shop with an estimated repair cost of \$3,345.61 to make it serviceable, which is approximately a quarter of the price of a new mower. At this point, City staff is recommending that the City replace the mower rather than repair it. The cost of a new mower deck is \$11,750. The new mower deck is better-designed and better-equipped, with some of the benefits including:

- The flail system will not drag or cut onto the road surface.
- Eliminates belt problems and pulley winding, which takes time from mowing to clear.
- Has a lower drop angle for ditch edges.

The replacement of the mower was not anticipated in the FY 2026 Budget preparation. However, the Public Works Budget includes \$10,000 under 10-6032 Emergency Projects, which would be used to purchase the new mower deck, along with funds from another line item, with the expense actually coded to the 10-6075 Capital Outlay – Equipment account code. The City sought to trade the value of the existing mower deck for the new mower deck, but the vendor will not accept the Woods S105 as a trade in for the new mower.



**CENTURY**  
**EQUIPMENT COMPANY**  
 453 N 1000 West  
 Logan, UT 84321  
 Ph: (435) 752-1533  
 www.centuryequipment.com

**WEST HAVEN CITY**

4150 SOUTH 3900 WEST Cell Phone:

WEST HAVEN, UT 84401 Home Phone: 8017314519

Quote ID: 15398

By: Karson Hill

Quote Date: 3/25/2026

Valid Until: 3/31/2026

Subject to prior sale, availability, and management approval

Contact Mobile: (435) 938-8798

**Quoted Unit**

Make	Model	N/U	Serial #	Description	Hours	Tag	Sell Price
Maschio	M 140 SE 4.59	N	TBD	Boom/ Flail Mower		000000	\$11,750

Total Sell Price: **\$11,750.00**

**Trades**

No Trades Exist.

Net Trade Allowance	<b>\$0.00</b>
Net Due From Customer	<b>\$11,750.00</b>
Delivery/Freight	<b>\$0.00</b>
Tax Rate (Where Applicable)	<b>0.000</b>
Single Article Tax Amount (TN)	<b>0.00</b>
Sales Tax	<b>\$0.00</b>
<b>Total</b>	<b>\$11,750.00</b>

## **Resolution No. 14-2026**

**RESOLUTION OF WEST HAVEN CITY DECLARING A WOODS S105 MOWER DECK AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY; AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS NECESSARY TO EFFECTUATE THE DISPOSAL OF THE PROPERTY; AND AUTHORIZING THE MAYOR TO SIGN THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **SECTION 1 - RECITALS:**

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

WHEREAS, in conformance with Utah Code ("UC"), the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the City finds that it owns a Woods S105 mower deck; and

WHEREAS, the City finds that this Woods S105 mower deck, specifically outlined in this Resolution, is deemed to be surplus to the City's needs; and

WHEREAS, the City finds that trading in the Woods S105 mower deck associated with the purchase of a replacement, selling the Woods S105 mower deck via competitive bidding or transferring them to another governmental agency, or under terms favorable to the City, or disposal of the Woods S105 mower deck in any other way that is advantageous or economical to the City is in the best interest of the City; and,

WHEREAS, the City finds that the public convenience and necessity, public safety, health, and welfare are at issue and require administrative action by the City as noted above.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of West Haven:

1. The City declares the City's Woods S105 mower deck surplus to the City's needs.
2. The City directs that this specific Woods S105 mower deck be traded in, associated with the purchase of a replacement, sold via competitive bidding, transferred to another governmental agency, or disposed of the surplus property under terms favorable or economical to the City, including selling for scrap.
3. The City authorizes the City Manager to sign all contracts, agreements, or other documents necessary to complete this property disposition, and authorizes the City Recorder to sign any documents as required, attesting to the City Manager having been duly authorized to enter into such arrangements for the City.
4. The City authorizes the Mayor to sign this resolution.

**BE IT FURTHER RESOLVED** that the foregoing recitals are incorporated herein, and this Resolution shall become effective immediately upon its passage.

### **SECTION III - PRIOR ORDINANCES AND RESOLUTIONS**

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

**SECTION IV - REPEALER OF CONFLICTING ENACTMENTS**

All orders and Resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except 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 be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, 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 on the 1<sup>st</sup> day of April 2026, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH**, on this 1<sup>st</sup> day of April 2026.

**WEST HAVEN CITY**

\_\_\_\_\_  
Rob Vanderwood  
Mayor

**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 _____