

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

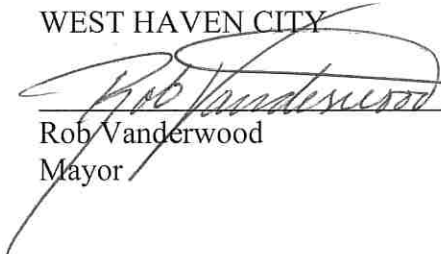
If any provision of this Ordinance be held or deemed invalid, inoperative, or unenforceable, such will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatsoever, this Ordinance being deemed the separate independent and severable act of the City Council of 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 1st day of April 2026

WEST HAVEN CITY



Rob Vanderwood
Mayor

ATTEST:



Emily Green, City Recorder

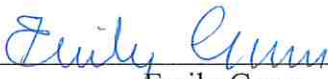
Mayor Rob Vanderwood	Yes	_____	No	_____	<i>n/a</i>
Councilmember Carrie Call	Yes	<input checked="" type="checkbox"/>	No	_____	
Councilmember Kim Dixon	Yes	<input checked="" type="checkbox"/>	No	_____	
Councilmember Nina Morse	Yes	<input checked="" type="checkbox"/>	No	_____	
Councilmember Ryan Saunders	Yes	<input checked="" type="checkbox"/>	No	_____	
Councilmember Ryan Swapp	Yes	<input checked="" type="checkbox"/>	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 1st 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.**

§ 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)