



WEST HAVEN PLANNING COMMISSION AGENDA

April 22, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **Wednesday, April 22, 2026**, THE PLANNING COMMISSION OF

WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

[HTTPS://US06WEB.ZOOM.US/J/86539464549.](https://us06web.zoom.us/j/86539464549)

WATCH LIVE AT [HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA.](https://www.youtube.com/channel/UCEEQNQBTFZJWTGOPHMCNCBA)

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Chairman LaMar
 - b. **PRAYER/MOMENT OF SILENCE** Chairman Smith
3. **ACTION ON MINUTES** - Approve minutes for the meeting of 04/07/2026.
4. **REPORTS** - Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING** – to amend the zoning map for parcel #150690066 from Mixed Use to C-2.
6. **PUBLIC HEARING** - to solicit public input to amend the zoning map for parcel #150690066 from Mixed Use to C-2.
7. **DISCUSSION AND ACTION** – to amend the zoning map and approval of a concept plan for parcel #150690066, located at approximately 1670 W 21st Street, for Mixed Use to C-2. Craig Odekirk Applicant
8. **DISCUSSION AND ACTION** – of an Amended Subdivision Plat, Bailey Condominiums, located at 3454 W 4000 S, parcel #086720002. Bailey V Properties Applicant, Brent Bailey Agent.
9. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 4267 S 3450 W. Russell Burton Applicant.
10. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 3424 W 3950 S. Thomas Layton Applicant.
11. **DISCUSSION** - Discussion of a proposed amendment to the Home Occupation Code.
12. **DISCUSSION** – Discussion of a proposed amendment to the Patio Home Zoning Standards.
13. **DISCUSSION** – Discussion and introduction of the proposed West Haven Economic Development Strategic Plan.
14. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, Deputy 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: robynv@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 www.westhavenut.gov; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

April 7, 2026 6:00 PM

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed Melinda Stimpson (via Zoom) Linda Smith Jennifer Streker James Jenson Damian Rodriguez Robyn VanCampen	Chairman Commission member Commission member Commission member Commission member Planner Deputy Recorder
Absent/Excused	
Andrew Reyna George LaMar	Vice Chairman Commission member (Excused)

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** The meeting was called to order by Chairman Reed at 6:00 PM.
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Chairman Reed
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Streker
3. **ACTION ON MINUTES –** Approve minutes for the meeting of 03/25/2026

Chairman Reed stated that on item #7 leaving public hearing did not state seconded the motion. On item #8 Commission member Smith seconded her own motion was incorrect and was unclear who made the motion. The motion on item #10 listed Commission member Stimpson seconded the motion as well as voting Aye and Nay. Chairman Reed recommended to review the recording to verify who made the motion on items #8 and #10.

Commission member Jenson made a motion to approve the minutes from the meeting March 11, 2026. **Commission member Smith** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker, and Commission member Jenson.

NAYS –

RECUSED –

4. **REPORTS –** Actions taken by City Council on Planning Commission

Damian Rodriguez mentioned that they did have the Joint Planning Commission/City Council meeting last week, that was held successfully. They receive a lot of feedback. Going forward the consultant will draft the language and the map for the land use element for the general plan that will come in the next few weeks.

The final will be brought to the commission around July. Also, he advised that the recommended Ordinance §156.056 was approved by the City Council.

5. **PRESENTATION ON PUBLIC HEARING** – to amend the zoning map for parcel #080060075 from M-1 to R-3.

Damian Rodriguez stated that this is a public hearing for a request to rezone the zoning map. The parcel doesn't have an address, but it is at approximately 2410 Hinckley Dr. The current zone is M-1 and what is being requested is R-3. The property size is approximately seven (7) acres. The motivation for the request is for development of a multi-family concept for development that would be 75-unit townhomes that would consist of buildings of both 4 to 5 units which follows what the general plan calls out, R-3 with a maximum density of 12 units per acre. There is no approval of a site plan in conjunction with the approval of a petition to amend the zoning map, and what has been provided is purely conceptual. It hasn't gone through compliance with the zoning and engineer code. The concept provides an opportunity for owner-occupied housing at moderate density. There are 4 conditions that staff recommend: 1) The site plan, be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval. 2) An official notice of UDOT approval of the plan set and proposed access is provided with an application for preliminary subdivision or preliminary site plan review. 3) An official notice of Taylor West Weber Water District's approval of plan set is provided with an application for preliminary subdivision or preliminary plan review. 4) The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.

Chairman Reed asked Damian Rodriguez if this will come back for approval. He said yes, it is up to the applicant if they want to pursue a site plan or subdivision approval.

Commission member Jenson asked that this is just for a zone change until they come back with a plan.

Damian Rodriguez stated that R-3 is really limited on what can be constructed.

Hayley Pratt/Castlewood Development applicant was present.

6. **PUBLIC HEARING** - to solicit public input to amend the zoning map for parcel #080060075 from M-1 to R-3.

Commission member Smith made a motion to enter public hearing. **Commission member Streker** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –
RECUSED –

No public comments.

Commission member Jenson made a motion to leave public hearing. **Commission member Streker** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –
RECUSED –

7. **DISCUSSION AND ACTION ON PUBLIC HEARING** – to amend the zoning map for parcel #080060075 from M-1 to R-3. Applicant ELB Properties LC, Agent Hayley Pratt/Castlewood Development.

Commission members Smith, Jenson, and Stimpson all liked this concept rather than the one that was presented last time.

Chairman Reed is concerned about the UDOT and the traffic on Hinckley. He is also concerned about the General Plan currently being under review.

Commission member Stimpson likes what is being presented and is also concerned about UDOT.

Commission member Jenson made a motion to recommend the rezoning map of parcel #080060075 from M-1 to R-3. The four (4) conditions are listed in the presentation on item #5 listed above. **Commission member Smith** seconded the motion.

AYES –Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS – Chairman Reed

RECUSED –

8. **DISCUSSION AND ACTION** – For a preliminary site plan approval for an Automobile Repair Facility, Egan Automotive, located at approximately 3972 S 3275 W (parcel #0807050001). Applicant Donna Egan.

Damian Rodriguez presented a summary of this project to the commissioners. This project would be for a full-service automotive repair facility; this is in a Mixed-Use zone and is subject to the rules and restrictions of the Salt Point Development Agreement. In that agreement it states that all new applications shall be considered on the property's underlying zoning standards (Mixed Use and C-3), the concept plan is in the agreement. Staff has determined that an Automobile Repair facility would be allowed as a conditional use as it is designated in the C-3 Zone. A traffic study has been provided by the applicant and shows no concerns about traffic ingress/egress or internal circulation that arose during preliminary discussions with the City Engineer. Prior to the traffic study, 52 parking stalls were required, however after reviewing the traffic study reflects 45 parking stalls are being proposed. There is a good section of the east side of the property that is a Rocky Mountain Power utility easement. There is some discrepancy in the architectural features, 3 of the 4 proposed features are not on the recommended proposed architectural features list. Staff finds that lintel blocks to be comparable to or superior to the upgraded architectural features listed in the code. Window Mullions are comparable to or superior to the upgraded architectural features listed in the code, as well as the Garage doors. Staff is asking that the trash enclosure be constructed with the same material as the building and be six (6) feet in height. Pole signs are permitted east of the canal, however this business will be west of the canal, so staff is recommending a wall or monument sign.

Chairman Reed is a concern about the sight of triangle with a monument sign.

Donna Egan/Applicant was present.

This will be the applicants' second location (1st location is in Kaysville)

Commission member Streker made a motion to grant approval of the proposed parking adjustment for the unusual and unique conditions, reducing the minimum parking space requirements from 55 to 46, finding that this reduction is based on accepted engineering principles as provided by the parking memo by Steven Lord, PE, and unique circumstances relating to the operational characteristics of the of the use, and that such adjustment is equitable and warranted as required in §157.634.

Commission member Smith seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –

RECUSED –

Commission member Jenson made a motion to grant approval of the proposed alternative materials to allow doorway lintel blocks, window mullions, and upgraded garage doors as upgraded architectural features, finding that the requested material is comparable to or superior to the listed and approved materials, as outlined within the staff report. **Chairman Reed** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –
RECUSED –

Commission member Smith made a motion to approve the proposed preliminary site plan for Egan Auto at 3972 S 3275 W, finding that the general design of the proposed site and buildings is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied: 1) Approval is obtained from all members of the Development Review Committee for the site design and civil engineering drawings, prior to final site plan approval. 2) The dumpster enclosure will be no less than six (6) feet in height and will be made of CMU block of at least two different finishes, which match or are compatible with the primary building on the site. **Commission member Streker** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –
RECUSED –

9. **DISCUSSION** – Amend Home Occupation City Code

Damian Rodriguez stated that more corrections have been made in §157.882(F) Parking (a) regarding home occupation parking in regards to all business related utility vehicles, specialized work vehicles and marked business vehicles and trailers, (b) this now describes visitor business parking, (c) addresses parking for Preschools and Daycare Residential, as well as pickup and drop off guidelines. §157.883 Special Restrictions (A) Following business types and commercial activities shall not be permitted as a home occupation (8) Short-Term Rentals must apply for a short-term rental license and not a home occupation.

Commission member Streker wanted to confirm that short-term rentals currently aren't required to get a business license.

Damian Rodriguez advised they do not.

Commission member Jenson was wanting clarification on what would define a short-term rental.

Damian Rodriguez clarified that it would be for Airbnb. Homes that are rented out.

Chairman Reed wanted to know if there was a reason on why pet boarding can't be in a R-1 zone. He also indicated that the problem with automotive home occupations is the noise and the racing down the streets.

Damian Rodriguez advised there is no reason, it hasn't been listed as a permitted use in the past and the list was pulled from another city that wasn't permitting pet boarding as a home occupation.

10. **DISCUSSION** – Amend Patio Home Building Height City Code

Damian Rodriguez went over the new changes that have been made to the code with the feedback that has been received. 1) The Accessory Buildings – removed the exception for larger detached accessory buildings and would now limit it to a maximum of 200 square feet. 2) In this section regarding detached accessory dwelling unit changes were made to comply with the new state code found in 2026 SB 284. The code now requires that the city allow detached accessory buildings in residential zones on lots 11,000 square feet or larger. 3) Zero Lot lines provisions have been removed. 4) Maximum structure height – staff added a sentence to allow for a single habitable room above the garage. 5) Landscape requirements – this section has been referred to the City Attorney for feedback. The current ordinance requires the developer to provide a cash bond for landscape improvements for each lot and landscaping must be installed as part of each lot's construction. After reviewing this code, staff has found that the city has not been actively enforcing these provisions within the ordinance that do not comply with state code. Staff recommends either removing this section or updating it to comply with state code and water-wise landscaping standards.

Chairman Reed stated that sometimes patio homes have 3 car garages would we allow them to build that entire space. His suggestion was maybe only to allow a certain dimension of space to be used.

Damian Rodriguez stated that the way the code reads currently that entire space can be built.

Commission member Stimpson is fine with the habitable space above the garage with a 3-car garage. Her concern was in the §157.416 (a) regarding the wording "No main building or dwelling may exceed a height of twenty-five (25) feet or be more than one (1) story. Basements and below-grade habitable spaces are strictly prohibited. Only a single habitable room in the attic may be permitted and shall be limited to the area directly above the garage." Does the "or" make it either or because of the wording they can still get their two story because of the way it is worded that way because it is less than 25 feet.

Damian Rodriguez that isn't immediately obvious, but we can change the wording on that.

11. **ADJOURNMENT**

Commission member Streker made a motion to adjourn at 7:09 PM. **Chairman Reed** seconded the motion.

AYES – Chairman Reed, Commission member Stimpson, Commission member Smith, Commission member Streker and Commission member Jenson.

NAYS –
RECUSED -

Rebyn Van Campen

Deputy City Recorder

Date Approved:

Planning Commission Staff Review Memo

April 22, 2026

Stephen Nelson, Community Development Director



PETITION TO AMEND THE ZONING MAP

Request: Approval of an amendment to the zoning map from Mixed Use to C-2
Property Location: Parcel 150690066 at approximately 1670 W. 21st Street,
Property Zone: Mixed Use, Light Manufacturing
Property Size: 0.5 Acres
Applicant: Craig Odekirk

Governing Document(s): WHZC §157.705 through §157.715 and the West Haven General Plan
Decision Type: Legislative
Staff Recommendation: Recommend approval to the City Council

Image 1: Site Aerial

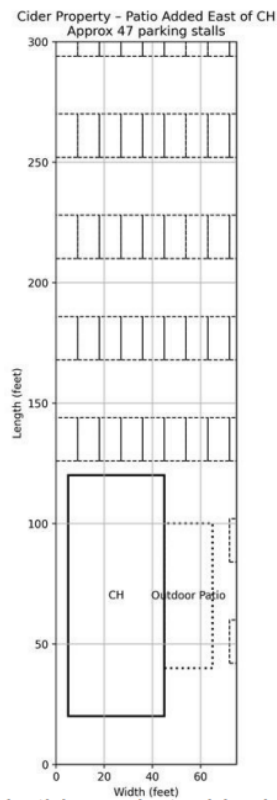


I. BACKGROUND

The applicant requests that the Planning Commission recommend approval of an amendment to the West Haven City Zoning Map, changing the zoning designation of parcel 150690066 from Mixed Use to C-2, Community Commercial. The said parcel (henceforth referred to in this report as the subject property) is located at 1670 W 21st Street.

The rezoning petition is motivated by a concept plan to open a Tavern/Bar, or cider shop, on the property, which is a conditional use within the C-2 Zone. This use would also be allowed in the Mixed Use Zone, but would require the applicant to provide 20% of the property for a different use. Given the property's relatively small size, it presents challenges in accommodating a mix of uses. The applicant has provided a concept plan, below, as required by West Haven standards. The applicant has also provided additional information attached to this report.

Image 2: Development Concept Plan



Current concept site layout used in this packet: cider house building with east patio and approximately 47 parking stalls. Final civil drawings would refine striping, ADA stall placement, and fire/life-safety access.

Image 3: Current Zoning Conditions – WHC Zoning Map, Vicinity of subject property



The existing zoning conditions of the subject property are as depicted in Image 3 above and expressed in Table 1 below. See image 4 for the envisioned future zoning of the subject property and the contiguous properties.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	Mixed Use	Commercial and Townhomes
East	Mixed Use	Single Family Home and Commercial
South (across Hinckley)	C-2	Commercial and some residential uses
West	Mixed Use	Commercial

Department of Alcoholic Beverage Services (DABS) Proximity Restrictions. The applicant, prior to preliminary site plan approval, will need to show that the site meets all of DABS proximity restrictions, which generally requires that the sale of alcoholic beverages be placed a certain distance away from “community locations”, such as churches, schools, etc. There is a private school located across and down the street, and a historic church building (likely not used as a

church) down the street. The property lines of these uses are over 300' from the proposed rezone. The distance requirements are measured from the patron entrance to the property boundary of the community location, or the walking path between the two uses. The distance required depends on the nature of the facility. As a site plan is submitted, these measurements will be required to ensure compliance with state law.

II. **STAFF REVIEW**

Staff's review of the subject petition to amend the zoning map, as it pertains to the requirements of the West Haven Zoning Code, is as follows:

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics.

Purpose of Current Zoning and Proposed Zoning

Mixed Use Zone Purpose

§ 157.310 PURPOSE; DEFINITION.

(A) (1) The Mixed Use Zone is characterized as a pedestrian-friendly Zone made up of developments which are required to contain two or more of the following elements: open space, residential, recreational, cultural/institutional, and/or commercial uses. Except as outlined in § 157.315(F) and (G), no more than one element may occupy more than 80% of the net project size.

The Mixed Use zone is designed to allow and require the development of a mixture of uses as part of a single project. This brings compatible uses closer together to create more complete and walkable developments.

C-2 Zone Purpose

§ 157.290 PURPOSE AND INTENT.

(A) The purpose of the C (Commercial) Zoning Districts is intended to provide area for commercial uses based on considerations such as the intensity of the use, goods and services provided, and the market area. In all cases, these Zoning Districts shall abut an arterial or major collector street. All permitted uses in C-3 are allowed within the Manufacturing Zones...

(2) For the C-2 Zone: Community Commercial Zone is to provide a range of commercial uses greater than that of the C-1, but at a lower intensity than the C-3 Regional Commercial Zone. The basic market for this Zoning District is vehicular-oriented. This type of zoning district is best located at the intersection of arterial streets.

The C-2 Zone is designed to allow standard commercial uses that support residential areas, including retail, restaurants, and office spaces. C-2 does limit some of the more impactful commercial uses found within the C-3 and Industrial (M) zones.

§157.707 Petition Procedure

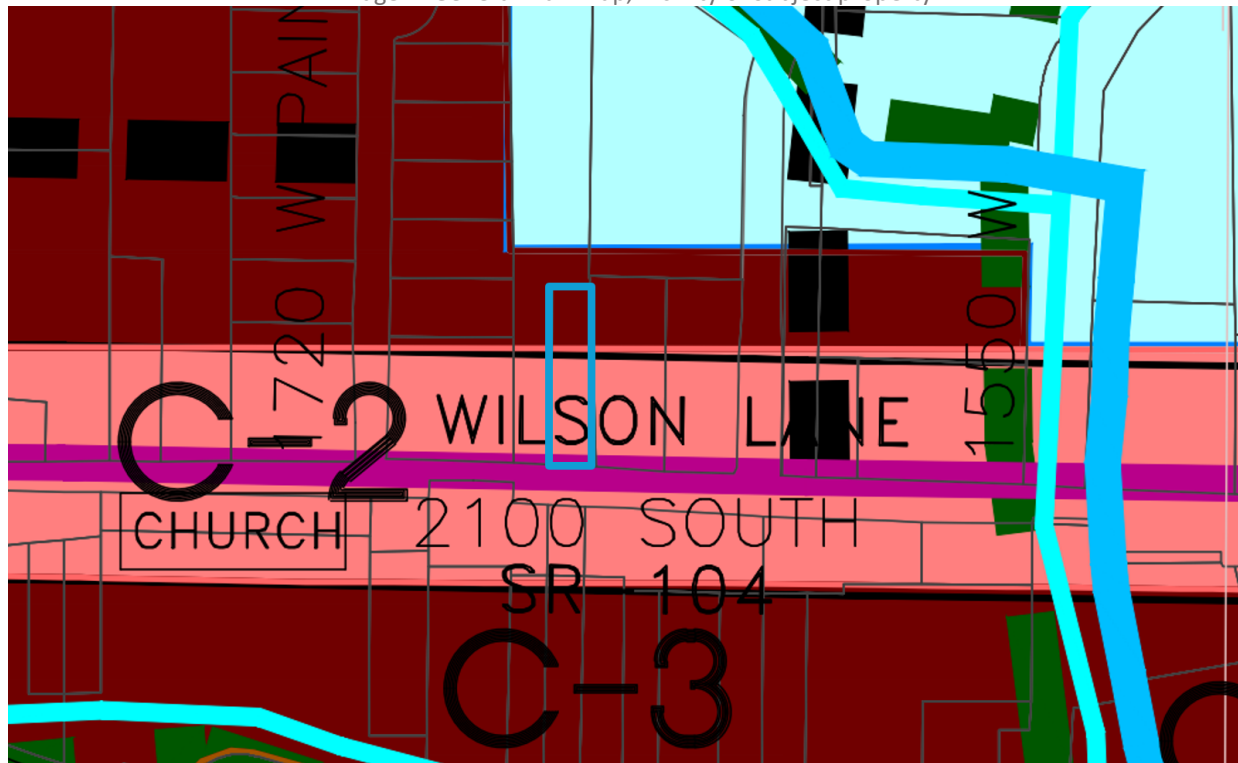
The West Haven City Zoning Code provides the following four procedural elements (A through D below) for the Planning Commission and City Council to consider when reviewing a petition to amend the Zoning Map.

(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept development plan and to specify the general land uses and the general site and building arrangements which will occupy the property and the general time frame and phasing of development if rezoning is granted.

Finding: A development concept has been provided that specifies the general land use and building arrangements.

It is important to note that the attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities. If the zone change is granted, the applicant would need to submit a full site plan and a conditional use permit that complies with West Haven's site design and zoning standards.

Image 4: General Plan Map, Vicinity of subject property



(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development information.

(C) The Planning Commission and the City Council will consider whether the petition should be approved or disapproved based upon the merits and compatibility of the proposed project with the master plan and surrounding land uses, and its impact on the surrounding area.

Finding: The petition and its associated concept plan are compatible with the General Plan and the surrounding land uses. The General Plan identifies the subject property's future land use as split between C-2 along the frontage and C-3 along the rear of the property (see Image 4).

(D) The Planning Commission and City Council will consider also whether the proposed development, and in turn the petitioned for rezoning, is needed to provide a service or convenience brought about by changing conditions, and which therefor promotes the public welfare. They may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen, or eliminate, adverse impacts.

Finding: Staff finds that the petition helps “provide a service or convenience” and provides commercial use that is appropriate and compatible with surrounding land uses. This finding is based on the proposed general land use of the concept, without regard to the technical aspects (most of which are not yet specified) of the concept plan. It will be served by a main roadway, and the surrounding uses are primarily commercial in use. There may be some impact on the surrounding residential areas.

§157.715 City Zoning Alternative Actions

The zoning code also provides the City Council with discretion within the following parameters defined below. Note that staff do not provide commentary for each factor of consideration of the code below, but findings are provided only for those considerations that have been found to be immediately relevant to the proposal.

(A) In all rezoning petition considerations, the City Council, after considering the recommendations of the Planning Commission and after holding the required public hearing(s), may take any of the following final alternative actions:

(1) (a) Where a concept development plan is required as provided for in this subchapter, the City Council may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part, with or without changes or conditions, and adopt an ordinance rezoning the property, or the city may, by motion, grant conditional zoning approval, with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city;

(b) The action of division (A)(1) above represents a zoning commitment by the city with fulfillment based upon a petitioner's future, more complete proposals for development;

(c) Conditional zoning approval shall be valid for a period of one year or such other time period as set by the City Council. Upon the expiration of such period of time, the City Council, after due consideration of additional material submitted, shall either grant an extension of time or rescind its conditional approval and deny the rezoning petition;

(2) The City Council may grant or deny a rezoning petition outright in whole or in part. They may require the petitioner to execute a development agreement with the city where they deem it appropriate and necessary; and

Finding: Because of the surrounding use, the current underlying zoning, and the recommended zoning in the General Plan, staff has no conditions to recommend. If the zoning is approved, the applicant will need to meet all West Haven C-2 and Design Review standards, as well as DABS requirements, prior to being issued a building permit.

(3) The City Council may rezone, or agree to rezone, the subject land to any other zone or zones deemed more appropriate when considering the master plan, citizen's comments, and other factors, and which may allow some, or all, of the petitioner's requested uses.

(B) The City Council, upon its own initiative and after receiving the recommendation of the Planning Commission, may zone or rezone land:

(1) Where it is determined to be in the best interests of the general public;

(2) As a result of amendments to the county master plan, in order to achieve consistency; or

(3) Where changed conditions, public attitudes, or lifestyles so indicate a need.

III. RECOMMENDED ACTION

Based on the findings in Section II of this report, staff recommends that the Planning Commission recommend approval of the petition.

IV. POSSIBLE MOTION

Recommend approval: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property 150690066 at approximately 1670 W. 21st Street from Mixed Use to R-2 and the included concept plan, finding the request complies with the General Plan and is compatible with surrounding land uses.*

[List any other recommendations or findings]

Recommend approval with modified conditions: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property 150690066 at approximately 1670 W. 21st Street from Mixed Use to R-2 and the including concept plan, finding the request complies with the General Plan and is compatible with surrounding land uses when the following conditions of approval are applied:*

[List Conditions]

Recommend denial: *Motion to recommend to the City Council the petition to amend the Zoning Map to change the zoning designation of the property 150690066 at approximately 1670 W. 21st Street from Mixed Use to R-2, and the included concept plan.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table the petition to amend the Zoning Map to change the zoning designation of the property 150690066 at approximately 1670 W. 21st Street from Mixed Use to R-2, and the included concept plan.*

[List reasons for tabling the item]

Printed: 04/15/2026

West Haven Licensing and Permitting
1670 W. 21st Street, Weat
Haven, UT 84401
03/26/2026 - 03/25/2027
Zoning Map Amendment
General

Permit/License #
4329091

Reference Number
eb1941a0-2966-11f1-8b27-9b33d460c5db

Status
Active

Application Status
Under Review

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	03/26/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Zone Amendment Fee 1	\$200.00
Subtotal	\$200.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name
Craig

Last Name
Odekirk

Phone
[REDACTED]

Email
[REDACTED]

Address
[REDACTED]

City

Ogden

State

UT

Zip Code

84403

Is the applicant different from the property owner?

No

First Name

Craig

Last Name

Odekirk

Owner Phone

[REDACTED]

Owner Email

[REDACTED]

Address

[REDACTED]

City

Ogden

State

UT

Zip Code

84403

Property Address

[REDACTED]

Parcel Number(s)

15-059-0066

Total No. of Acres

0.5

Current Zoning (select all that apply)

Mixed Use

Proposed Zoning (select all that apply)

C-2

Describe Project and Requested Use


Craft hard cider production facility operating under Utah low-volume winery rules.

Restaurant and tasting room sized for a realistic 50–80 guest capacity.

Gift shop featuring local maker inventory and veteran-owned products.

Destination concept designed to capture local traffic today and tourism growth toward 2034.

Concept Plan: Required for all multi-family, mixed use, commercial, and industrial zone change applications

 col_craigs_cider_house_HL_Plan.pdf

 Odekirk Owner Affidavit-Zone Change.pdf

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Craig D. Odekirk - 03/26/2026 4:55 pm



COL. CRAIG'S CIDER HOUSE

Business Plan, Planning Commission, and Financing Overview

1670 W 21st Street
West Haven, Utah 84401
Parcel Number: 15-059-0066

Prepared for city planning review, lender discussions, and project development.

Prepared by Scott Odekirk
Back Yard Innovative Industries LLC

Project Overview

Submission summary

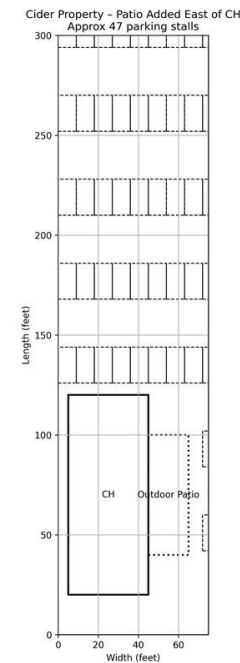
What Col. Craig's Cider House will be

- Craft hard cider production facility operating under Utah low-volume winery rules
- Restaurant and tasting room sized for a realistic 50–80 guest capacity
- Gift shop featuring local maker inventory and veteran-owned products
- Destination concept designed to capture local traffic today and tourism growth toward 2034

**Property
Free &
Clear**

**Production
Target 45k
gal**

**Parking
47 Concept
Stalls**



Current concept site layout used in this packet: cider house building with east patio and approximately 47 parking stalls. Final civil drawings would refine striping, ADA stall placement, and fire/life-safety access.

Site and Building Details

Physical program

Property / site assumptions

- Address: 1670 W 21st Street, West Haven, Utah 84401 - Parcel: 15-059-0066
- Current site concept shows building footprint with east patio and robust parking field
- Parking concept presently exceeds the minimum 20 standard stalls plus 2 ADA stalls

Building concept business plan

- Production cider house with hospitality attached
- Restaurant / tasting room intentionally reduced to 50–80 guests for a realistic operating model
- Gift shop focused on local makers and veteran-support merchandise
- Facility designed so the first phase works under the low-volume license but leaves room for expansion

Space Program Targets

Production area	2,000–2,500 sf
Restaurant/taproom	1,200–1,500 sf
Kitchen	500–700 sf
Gift shop	200–350 sf
Cold storage	400–600 sf
Office/support	200–300 sf
Patio	Seasonal overflow / events

Revenue model

Cider production / distribution	40–50%
Taproom sales	25–30%
Restaurant	15–20%
Gift shop / retail	5–10%

Core differentiators

- Military heritage branding tied to a clear veteran-support mission
- Dedicated cider identity in a regional market dominated by breweries
- Tourism-ready experience with tasting flights, food, retail, and patio use
- Property already owned, improving collateral strength and reducing project risk

Strategic position: build a realistic first-phase cider house now, then scale toward larger production only if market demand justifies it.

Production Plan and Utility Needs

Operational detail

Production plan

- Operate under Utah low-volume winery license with a planning target of 45,000 gallons per year
- Maintain a buffer below the 49,000 gallon limit for compliance and operating flexibility
- Production-first layout for apple handling, fermentation, packaging, storage, and service
- Infrastructure designed to facilitate a future full production license when demand exceeds the low-volume cap

Utility assumptions for planning

- Water: 1,000–1,500 gallons per production day including wash-down and fruit handling
- Sewer: food-processing style discharge, generally similar in volume to water use
- Power: 200–400 amp service to support kitchen, glycol, cooling, lighting, and packaging loads

Primary equipment financed in phase one

Apple mill / grinder

Hydraulic press system

Fermentation tanks

Bright tanks

Glycol chiller

Filtration system

Carbonation system

Kegging / packaging line

Cold storage walk-in

Financial Highlights

Bank discussion level

**Land
Already
Purchased**

**Funding Need
Infrastructure
Only**

**Year 1
~\$1.08M
Revenue**

**Collateral
Multiple
Sources**

Five-year revenue outlook

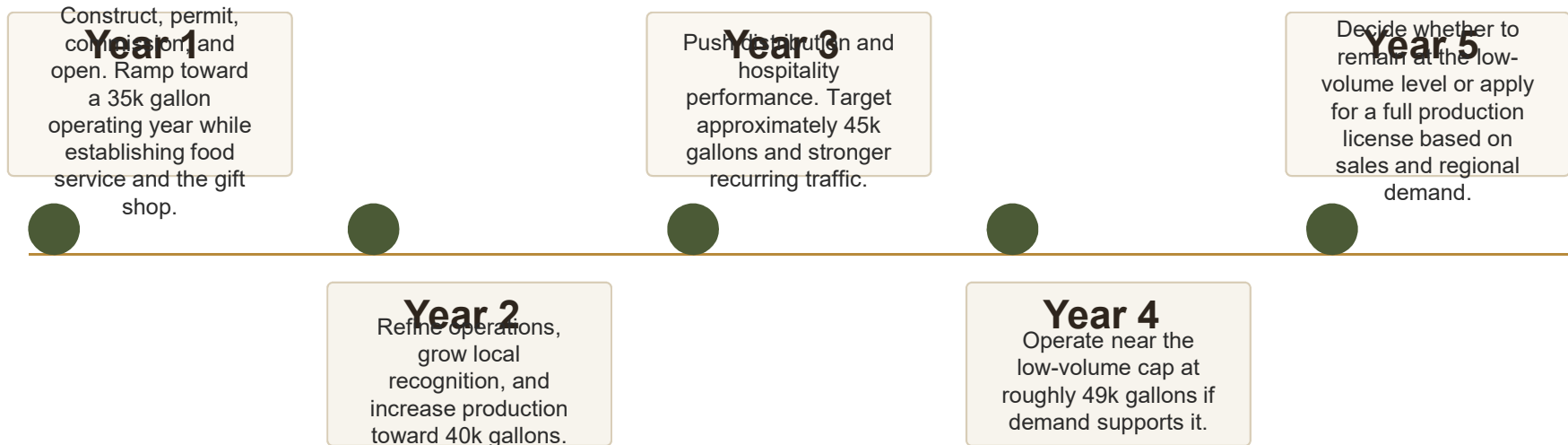
Year 1	\$1.08M
Year 2	\$1.30M
Year 3	\$1.55M
Year 4	\$1.80M
Year 5	\$2.10M

Financial benefits of this model

- Startup risk is lower because the real estate has already been acquired
- Restaurant sizing is intentionally modest; the project is not relying on an oversized dining room to work
- Diversified revenue across production, hospitality, and retail
- The site and infrastructure can support expansion if the first five years outperform expectations

Year 1–5 Growth Plan

Phased development



Key strategic note: the facility is being planned so growth does not force a redesign. If the market proves stronger than the low-volume ceiling, the infrastructure leaves the door open to apply for a full production license.

Community Value and 2034 Opportunity

Why this matters beyond the building

Community benefits

- Creates local jobs across production, kitchen, service, and management roles
- Supports regional agriculture through apples, fruit inputs, and local vendor partnerships
- Provides a community gathering place rather than a pure production warehouse
- Advances a visible veteran-support mission through hiring, events, and retail partnerships

What success looks like

- Recognizable Northern Utah cider brand
- Operating destination: food, patio, and retail
- Reliable distribution footprint
- International-visitor-friendly tasting experience

2034 Olympics Positioning

One of the long-term goals of the brand is to be established and polished in time to capture tourism and international visitors connected to the 2034 Winter Olympics. West Haven offers access to the broader Ogden / Wasatch tourism corridor without depending solely on resort-side real estate.

Bottom line: this project is not just a restaurant or a beverage plant. It is a place-based brand being built with a local mission and a regional tourism future.

For city review

- Review the project as a production-focused cider house with modest hospitality capacity
- Recognize that parking and site planning have been considered early
- Understand that the project brings community benefit, jobs, veteran support, and destination value

For lender review

- The land is already owned
- Collateral sources exist beyond the real estate
- The operating model is intentionally realistic and scalable
- The project can grow into a larger production license if the first five years justify it

Col. Craig's Cider House is being planned as a disciplined first-phase project: realistic size, clear mission, scalable production, and strong long-term upside.

**Planning Commission
Staff Review Memo**

April 22, 2026

Damian Rodriguez, Planner

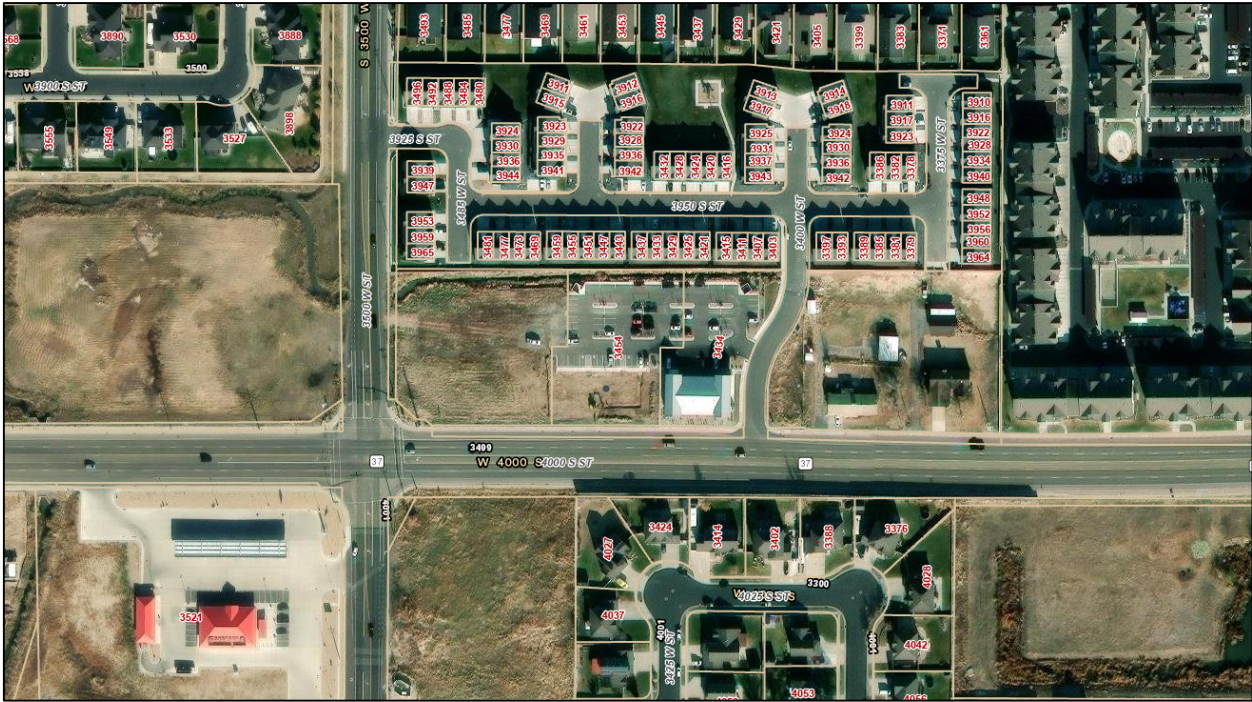


SUBDIVISION AMENDMENT REVIEW

Request: Approval of a condominium plat amending Ellie’s Landing Townhomes
Property Address: 3454 West 4000 South
Property Zone: Mixed Use
Property Size: 0.96 acres
Applicant: Brent Bailey, Bailey V Properties LLC

Governing Document(s): WHSC §156.050, and §156.075 through §156.079
Decision Type: Administrative
Staff Recommendation: Approve

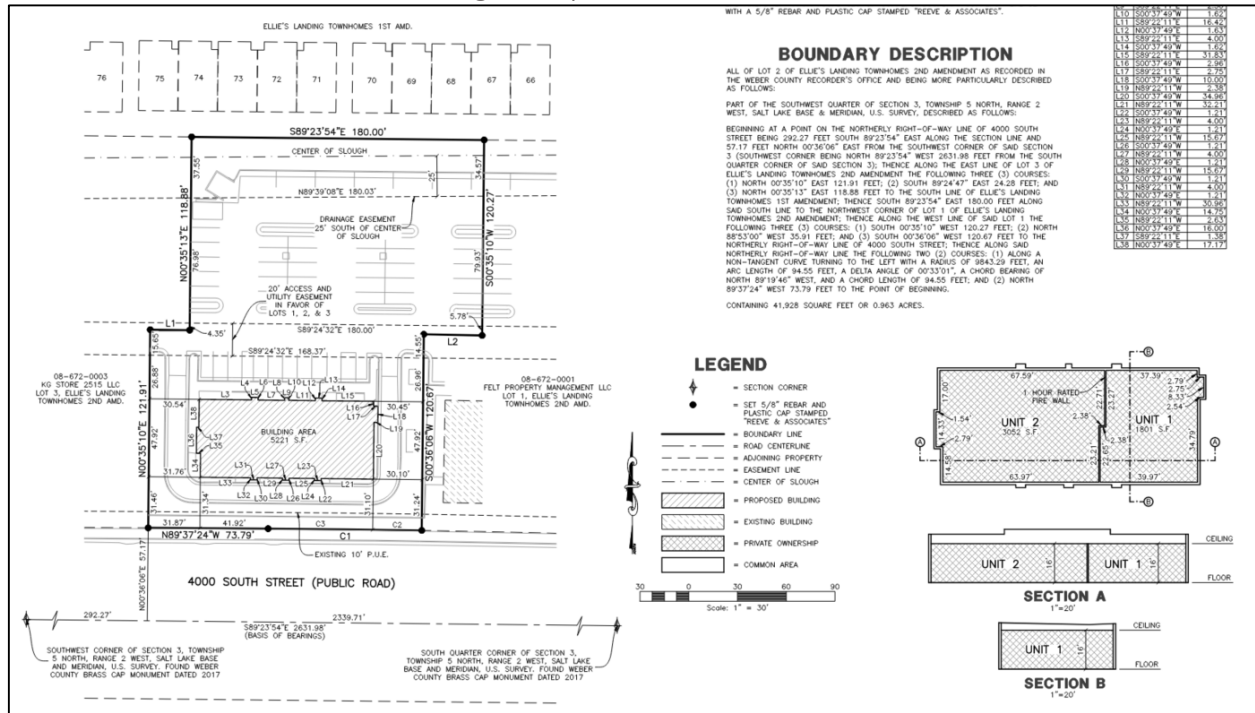
Image 1: Site Aerial



I. BACKGROUND

The applicant requests the approval of an amendment to the Ellie's Landing Townhomes 2nd Amendment Subdivision Plat. The proposed amendment entails the condominiumization of Lot 2, with the individual building units (units 1 and 2) divided for ownership, and the lot's exterior area remaining common.

Image 2: Proposed Plat Amendment



II. PLANNING COMMISSION CONSIDERATIONS

Per West Haven Subdivision Code (WHSC) §156.002, subdivisions and their lots shall not be altered except upon the approval of the Planning Commission or the City Council, when necessary, via a Subdivision Plat Amendment review. The Commission shall approve, approve with conditions, or deny a Subdivision Plat Amendment subject to the standards of the subdivision ordinance, the zoning ordinance, and all other applicable code standards.

III. STAFF REVIEW

The Development Review Committee's analysis of the proposed plat amendment as it pertains to the requirements of the applicable Code is as follows:

§156.077 Condominium Standards

The condominiumization of commercial units is permitted through local and state law if the condominium project complies with the provisions of the zoning ordinance, the building, health, and similar development regulations and ordinances of the city, and with the city subdivision regulations.

The applicant has received a corrections report regarding the initial condominium plat submittal and has satisfactorily addressed all staff comments with the resubmittal. See the attached corrections report for more details.

§156.079 Installation of Improvements

The site is already improved, and the applicant proposes no material changes to the site currently. There is no need for additional improvements.

§157.314 Zoning Standards

The lot and its dimensions are not changed by the proposal, and thus, no lot or development standards of the zoning ordinance are violated.

IV. STAFF FINDINGS

The plat has been updated to comply with and accurately represent the site development standards of the Zoning Ordinance. The applicant has addressed the conditions of approval from the preliminary plan approval.

V. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends that the Planning Commission move to **approve** the condominium subdivision plan.

VI. POSSIBLE MOTION

Approve:

Motion to approve the Bailey Condominium Plat, finding that the plat complies with the local Subdivision and Zoning Ordinances.

Approve with conditions:

Motion to approve the Bailey Condominium Plat, finding that the plat complies with the local Subdivision and Zoning Ordinances when the following conditions are applied:

[List Conditions]

West Haven Improvement Drawing Review



Project	Ellie's Landing, Lot 2 Amendment – Bailey Condominiums
Review Cycle	1 (satisfied comments struck through)
Date:	3/31/2026

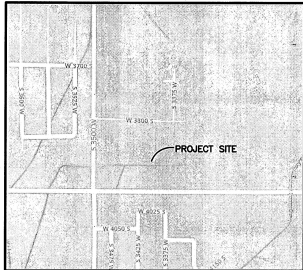
Code Reference	City Department	City Comment	Applicant Response
§156.040(C)	Planning	<p>The application submittal is incomplete. Provide the following documents to complete the application:</p> <ul style="list-style-type: none"> • A title report dated no more than 30 days prior to the application date. 	
§156.50	Planning	<p>Note: The subject property is Commercial Lot 2 of the Ellie's Landing Townhomes Subdivision. The proposed condominium plat constitutes a subdivision amendment and is subject to the standards of UCA §10-20-811</p>	Note added to the plat.
UCA §10-20-811	Planning	<p>The plat for a subdivision amendment shall include a reference to the original plat, and a description of the differences between the amended plat and the original plat shall be provided.</p>	Information added in the Narrativew
§156.040(G)	Planning	<p>Provide a signature block for the sanitary sewer authority.</p>	Block added
§156.041(A)(8)	Planning	<p>Provide a signature block for the City Clerk.</p>	Block added

§156.078	Planning	Provide a copy of the preliminary condominium declaration.	
§156.040(F)	Planning	Note: Once all staff comments are satisfactorily addressed, the plat will be scheduled for Planning Commission review for final approval.	
§32.09(D)	Engineering	See the attached redlined drawings.	Redline drawing addressed, adding callout for the PUE.
IFC	Fire	The Fire Department has no objections. If approved, the building must meet all applicable fire codes.	Noted
IBC	Building	There shall be a 1 hr. rated fire wall separating units 1 & 2. The fire wall shall be constructed to current code. Identify the 1 hr. rated wall on the plat.	Wall noted on the plat in the detail.

*Applicant is responsible for responding to each comment as required by West Haven and Utah State Code. Submittals that fail to respond will be returned to the applicant without closure of the review cycle.

ELLIE'S LANDING TOWNHOMES 2ND AMENDMENT

AMENDING COMMERCIAL LOT 1 OF ELLIE'S LANDING TOWNHOMES
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
JUNE, 2021



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER AND A FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°39'06"E, SAID BEARING IS UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY.

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO AMEND ELLIE'S LANDING TOWNHOMES. BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

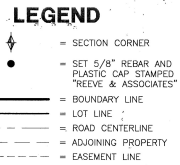
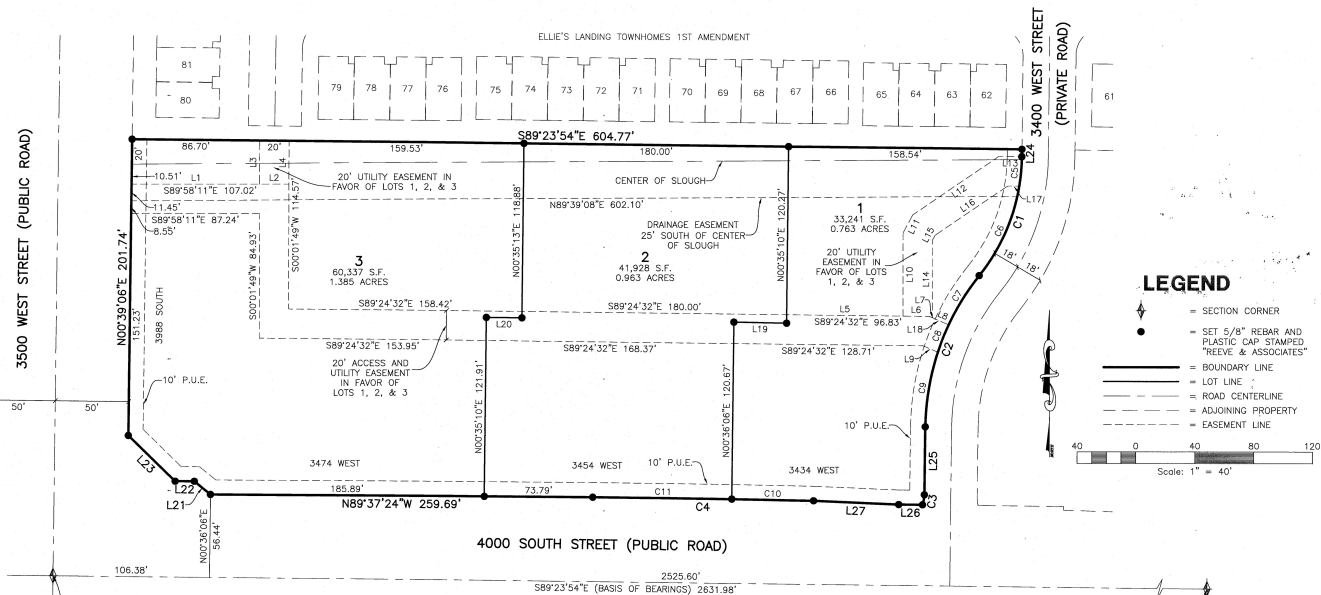
NOTE

SECONDARY WATER HAS BEEN ALLOCATED FOR LOTS 1 AND 2 BASED ON AN ANTICIPATED LANDSCAPE AREA OF 0.19 ACRES FOR LOT 1 AND 0.15 ACRES FOR LOT 2. LARGER TOTAL LANDSCAPE AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

BOUNDARY DESCRIPTION

ALL OF COMMERCIAL LOT 1 OF ELLIE'S LANDING TOWNHOMES AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT BEING S89°23'54"E ALONG THE SECTION LINE, 106.38 FEET AND N00°35'06"E 56.44 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N50°20'22"W 14.21 FEET; THENCE N89°37'24"W 13.00 FEET; THENCE N45°39'29"W 44.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 3500 WEST STREET; THENCE N00°39'06"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 201.74 FEET; THENCE S89°23'54"E 604.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 3400 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: (1) S00°36'06"W 5.00 FEET (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 132.00 FEET, AN ARC LENGTH OF 87.49 FEET, A DELTA ANGLE OF 37°58'27"; A CHORD BEARING OF S19°35'19"W, AND A CHORD LENGTH OF 89.89 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 188.00 FEET, AN ARC LENGTH OF 111.35 FEET, A DELTA ANGLE OF 37°58'27"; A CHORD BEARING OF S19°35'19"W, AND A CHORD LENGTH OF 109.32 FEET; (4) S00°36'06"W 46.52 FEET; AND (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 7.00 FEET, A DELTA ANGLE OF 20°04'42"; A CHORD BEARING OF S10°37'57"W, AND A CHORD LENGTH OF 6.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N89°23'54"E 168.37 FEET; (2) N87°33'09"W 57.99 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 9843.29 FEET, AN ARC LENGTH OF 150.12 FEET, A DELTA ANGLE OF 0°02'29"; A CHORD BEARING OF N89°10'03"W, AND A CHORD LENGTH OF 150.12 FEET; AND (4) N89°37'24"W 259.89 FEET TO THE POINT OF BEGINNING, CONTAINING 135,506 SQUARE FEET OR 3.111 ACRES MORE OR LESS.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'11"E	27.00
L2	S89°58'11"E	20.00
L3	N00°01'49"E	29.84
L4	S00°01'49"W	29.44
L5	S89°24'32"E	79.99
L6	S89°24'32"E	17.64
L7	S66°38'42"E	2.35
L8	S66°38'42"E	12.07
L9	S66°38'42"E	10.53
L10	N00°00'00"W	56.72
L11	N27°51'24"E	13.50
L12	N55°42'47"E	70.79
L13	S89°33'54"E	15.73
L14	N00°00'00"E	92.88
L15	N27°51'24"E	3.88
L16	N55°42'47"E	59.55
L17	S89°23'54"E	79.92
L18	S66°38'42"E	14.36
L19	S89°23'54"E	35.11
L20	S89°24'47"E	24.28
L21	N50°20'22"W	14.21
L22	N89°37'24"W	13.00
L23	N89°37'24"W	44.66
L24	S00°36'06"W	5.00
L25	S00°36'06"W	46.52
L26	N89°23'52"W	16.15
L27	N87°33'09"W	57.99

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	132.00	87.49	85.89	45.42	S19°35'19"W	37°58'27"
C2	188.00	111.35	109.32	57.80	S19°35'19"W	37°58'27"
C3	29.00	7.00	6.97	3.54	S10°37'57"W	20°04'42"
C4	9843.29	150.12	150.12	75.06	N89°10'03"W	0°02'29"
C5	132.00	20.98	20.98	10.08	S04°47'33"W	84°25'51"
C6	132.00	47.41	46.68	34.48	S23°56'46"W	27°15'54"
C7	188.00	39.63	39.54	19.91	S31°49'08"W	13°30'55"
C8	188.00	20.02	20.01	10.02	S21°38'47"W	6°49'41"
C9	188.00	51.76	51.48	26.05	S69°53'01"W	11°37'51"
C10	9843.29	55.57	55.57	27.79	N88°53'33"W	0°19'26"
C11	9843.29	94.55	94.55	47.28	N89°19'46"W	0°33'01"

WEST HAVEN CITY ENGINEER
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS 23 DAY OF June 2021
Steve J. Anderson
WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS 23 DAY OF June 2021
Scotty Handley
WEST HAVEN CITY CHAIRMAN - VICE

WEST HAVEN CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS 28 DAY OF June 2021
Stanley P. Piro
ATTEST Emily Green - City Recorder

WEST HAVEN CITY ATTORNEY
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS 28 DAY OF June 2021
Janey P. Hunsie
WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER
Entry No. 21634038. Fee Paid \$50.00. Filed For Record and Recorded, 29 JUN 2021 At 11:25 AM in Book 76 of the Official Records, Page 42.
Recorded For:
Leann H. Ellis
Webster County Recorder
Deputy.

SURVEYOR'S CERTIFICATE
TREVOR J. HATCH DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT OF ELLIE'S LANDING TOWNHOMES 2ND AMENDMENT IN WEST HAVEN, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, UTAH, CONCERNING ZONING REGULATIONS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 23 DAY OF June 2021
9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO COMMERCIAL LOTS AS SHOWN HEREON AND NAME SAID TRACT, ELLIE'S LANDING TOWNHOMES 2ND AMENDMENT AND DO TO DEDICATE ALL AREA LABELED AS DRAINAGE EASEMENT FOR DRAINAGE PURPOSES TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE, LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID EASEMENTS.
SIGNED THIS 25 DAY OF June 2021
Bailey V. Properties LLC
BAILEY V PROPERTIES LLC
Kokomo Properties LLC
KOKOMO PROPERTIES LLC

ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Weber
ON THE 24 DAY OF June 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Grant Bailey* (AND *Bailey V Properties LLC*) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE 2021 AND SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.
05/05/2021
COMMISSION EXPIRES BY 05/05/2027
Bailey V Properties LLC
NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF Weber
ON THE 25 DAY OF June 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Leann H. Ellis* (AND *Webster County Recorder*) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE 2021 AND SAID RECORDER AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.
Leann H. Ellis
COMMISSION EXPIRES BY 05/05/2027
NOTARY PUBLIC

PROJECT INFO.
Surveyor: T. HATCH
Designer: ANDERSON
Begin Date: 03-11-2021
Name: ELLIE'S LANDING TOWNHOMES 2ND AMEND
Number: 6548-11
Revision: 1*40*
Checked:

RA Reeve & Associates, Inc.
3100 SOUTH 100 WEST, BEARHEAVEN, UTAH 84143
TEL: 801-734-1100 FAX: 801-734-1101
LAND SURVEYING • OIL & GAS ENGINEERING • LAND SUBDIVISIONS
INWIRE DRAWINGS • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE
90-89

**BYLAWS
OF THE
[ELLIE'S LANDING COMMERCIAL OWNERS ASSOCIATION]**

The following are adopted as the administrative Bylaws of the [Ellie's Landing Commercial Owners Association] (the "Association").

**ARTICLE I
PLAN OF OWNERSHIP AND INCORPORATION**

- 1.1 **Submission.** These Bylaws have been adopted by the Owners of Units in [Ellie's Landing Commercial Subdivision] and shall govern the administration of the [Ellie's Landing Commercial Owners Association].
- 1.2 **Definitions.** The words defined in the Declaration of Covenants, Conditions and Restrictions for [Ellie's Landing Commercial Subdivision] (the "Declaration"), shall have the same meaning when used herein unless the context clearly requires another meaning.
- 1.3 **Conflict.** In the event of any conflict, incongruity or inconsistency between the provisions of these Bylaws and the provisions of the Declaration or any amendments thereto, the provisions of the Declaration or any amendments thereto shall in all instances govern and control.
- 1.4 **Office and Registered Agent.** The name and address of the person to receive service of process shall be the registered agent and address of the Association as shown on the official corporate records maintained in the office of the Division of Corporations and Commercial Code of the State of Utah.
- 1.5 **Bylaws Applicability.** All present and future Owners, residents, tenants, renters, lessees, and their guests, licensees, invitees, servants, agents or employees, and any other person or persons who shall be permitted at [Ellie's Landing Commercial Subdivision] shall be subject to and abide by these Bylaws.

**ARTICLE II
BOARD OF DIRECTORS**

- 2.1 **Status and General Authority.** Except as otherwise herein provided, the Development shall be managed, operated, and maintained by the Board of Directors as agent for the Association of Owners. The Board shall, in connection with its exercise of any of the powers hereinafter provided, constitute a legal entity capable of dealing in the Association's name. The Board of Directors shall have, and is hereby granted, the following authority and powers:
 - (a) The authority without the vote or consent of the Owners or of any other person, except for Mortgagees if required by the terms of their Mortgage, to grant or create on such reasonable terms as it deems advisable, utility and similar easements over, under, across, and through the Common Area and Shared Improvements;
 - (b) The authority to execute and record, on behalf of all Owners, any amendments to the Declaration or the Plat which have been approved by the vote or consent of Owners necessary to authorize such amendments as set forth in the Declaration;
 - (c) The power to sue and be sued;

- (d) The authority to enter into contracts relating to the Common Area and other matters over which it has jurisdiction, so long as any vote or consent of the Owners necessitated by the subject matter of the agreement has been obtained;
- (e) The power and authority to convey or transfer any interest in real property owned by the Association, so long as the vote or consent necessary under the circumstances has been obtained, including that of any Mortgagee if required by the terms of its Mortgage;
- (f) The power and authority to purchase, or otherwise acquire, and accept title to, any interest in real property so long as such action has been authorized by any vote or consent which is necessary under the circumstances;
- (g) The authority to promulgate such reasonable rules, regulations, and procedures as may be necessary or desirable to aid the Board in carrying out its functions or to insure that the Development is maintained and used in a manner consistent with the interests of the Owners; and
- (h) The power and authority to perform any other acts and to enter into any other transactions, subject to the rights of the Board of Directors, which may be reasonably necessary for the Board of Directors to perform its functions as agent for the Owners. Any instrument executed by the Board of Directors relating to the Common Area of the Development that recites facts which, if true, would establish the Board's power and authority to accomplish through such instrument what is purported to be accomplished thereby, shall conclusively establish said power and authority in favor of any person who in good faith and for value relies upon said instrument.

2.2 **Indemnification of Board of Directors.** Each member of the Board of Directors shall be indemnified and held harmless by the Owners against all costs, expenses, and liabilities whatsoever (excluding fraudulent and/or criminal actions, intentional misconduct, and gross negligence) including, without limitation, attorney fees reasonably incurred by him in connection with any proceeding to which he may become involved by reason of his being or having been a member of said Board.

2.3 **Board of Directors: Composition, Election, Vacancies.** The Board shall be composed of three (3) members, one to be elected to a three-year term, one to a two year term and one to a one-year term. As members terms expire, new members shall be elected for three-year terms. Members shall serve on the Board until their successors are elected. Board members must be individual Owners, or officers, directors, agents or employees of non-individual owners. Vacancies in the Board membership may be filled by appointment by the remaining members or member of the Board and said appointees shall serve until the next annual meeting when their successors shall be elected for the unexpired term of the member they were appointed to replace.

2.4 **Rights and Duties.** The Board of Directors, subject to the rights and duties of the Owners, this Declaration, and the Bylaws, shall be responsible for the general management and administration of the Association. It is understood that the Board has the obligation to provide for maintenance of the Common Area and Shared Improvements.

2.5 **Personal Property Ownership and Use.** The Board of Directors may acquire and hold for the use and the benefit of all of the Owners tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to

be owned by the Owners in the same proportion as their respective Assessment Allocations and transferable only with the transfer of a Unit.

- 2.6 **Rules and Regulations.** The Board of Directors may make reasonable rules and regulations governing the operation and use of the Common Area and of other matters over which it has jurisdiction, which rules and regulations shall be consistent with the rights and duties established in this Declaration. The Board of Directors may suspend any Owner's voting rights at any meeting of Owners or for periods during which such Owner fails to comply with such rules and regulations, or with any other obligations under this Declaration. The Board of Directors may also take judicial action against any Owner to enforce compliance with such rules and regulations or other obligations or to obtain damages for noncompliance, all to the extent provided by law.
- 2.7 **Capital Improvements.** There shall be no structural alterations or capital additions to the Shared Improvements, or other major capital improvements of the Common Area, without the prior approval of the Board and the approval of a majority of the Assessment Allocations of the Owners.
- 2.8 **Extended Rights.** The Board of Directors may exercise any other right or privilege given to it expressly by this Declaration or by law and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.
- 2.9 **Architectural Control.** The Board shall act in all matters pertaining to architectural control of the Development and shall establish rules and procedures for submitting plans for approval of any proposed construction, alteration, remodeling, signage or other exterior improvements involving any building or other improvement on a Unit, or any Common Area improvements under the Board's jurisdiction.
- 2.10 **Board Meetings, Quorum, Board Action.** The Board may establish its rules for meetings, whether regular or special. A majority of current Board members shall constitute a quorum and the action of a majority of those attending a meeting at which a quorum is present shall be sufficient to constitute the action of the Board. Action by consent shall require the unanimous consent of all current Board members.

ARTICLE III ASSOCIATION VOTING, MEETINGS AND OFFICERS

- 3.1 **Voting.** When voting on Association matters, each Owner shall be entitled to vote their Assessment Allocation, as set forth in Exhibit "C" attached to the Declaration. As used in these Bylaws, the phrases "Vote of the Owners", "approval of the Owners", "Owners vote", "consent of the Owners" or words of similar import, shall be deemed to require a majority of the Assessment Allocations of all Owners as allocated in Exhibit "C" attached to the Declaration.
- 3.2 **Multiple Ownership.** In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised as such Owners may determine between or among themselves, but in no event shall more than the total number of votes appurtenant to such Unit be cast with respect to any issue. A vote cast at any Association meeting or by written consent by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the entire vote attributable to the Unit concerned unless an objection is made at the meeting or in writing by another Owner of the same Unit, in which event no vote will be counted with respect to such Unit except to determine the presence or absence of a quorum.

- 3.3 **Multiple Unit Ownership.** In the event an Owner owns more than one Unit, whether contiguous, combined or separate from each other Unit, the Owner's vote shall be the Assessment Allocation set forth in Exhibit "C" to the Declaration for such Units. In no event shall more than the total number of votes appurtenant to any one Unit be cast with respect to any issue.
- 3.4 **Place of Meeting.** Meetings of the Association shall be held at such suitable place convenient to the Owners as may be designated by the Board of Directors in its notice.
- 3.5 **Annual Meetings.** Annual meetings of Members of the Association shall be held each year on such day and time as is set forth in the notice therefor. At such annual meetings there shall be elected members of the Board of Directors, as needed, pursuant to the provisions of these Bylaws and the Declaration. Financial and budget reports shall also be presented at such meetings as well as other business of the Association properly placed before each meeting.
- 3.6 **Special Meetings.** The President shall call a special meeting of the Owners as directed by a resolution of the Board of Directors or upon the request of any two Owners. No business shall be transacted at a special meeting except as stated in the notice therefor unless consented to by all of the Owners, either in person or by proxy.
- 3.7 **Notice of Meetings.** The Secretary shall serve notice of each annual meeting stating the purpose thereof as well as the time and place of the meeting to each Owner of record at least ten (10), but not more than twenty (20), days prior to such meeting. The Secretary shall serve a notice of each special meeting stating the purpose thereof as well as the time and place of the meeting to each Owner of record at least three (3), but not more than twenty (20), days prior to such meeting. The mailing of notice by prepaid U. S. Mail, by electronic notice, or by delivery in person shall be considered notice served.
- 3.8 **Quorum.** Fifty percent (50%) of the Assessment Allocations of Owners, in person or by proxy, present at any meeting of Members duly called pursuant to notice shall constitute a quorum at all meetings, both annual and special.
- 3.9 **Officers.** The Association shall have a President, a Vice President and a Secretary/Treasurer each of whom shall be elected by and from the Board of Directors. Only the offices of Secretary and Treasurer may be filled by the same person. The officers shall be elected by the Board of Directors in an organizational meeting of the Board immediately following each annual meeting of Members at which the new Board of Directors has been elected.
- (a) **President:** The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board of Directors. He or she shall have all of the general powers and duties that are usually vested in the office of president of a similar type association.
- (b) **Vice President:** The Vice President shall take the place of the President and perform his or her duties whenever the President shall be absent or unable to act. The Vice President shall also perform such other duties as shall from time to time be imposed on him or her by the Board.
- (c) **Secretary/Treasurer:** The Secretary/Treasurer shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association. He or she shall have charge of such books and records as the Board of Directors may direct and he or she shall, in general, perform all duties incident to the office of secretary of a similar type association. He or she shall have responsibility for Association funds and shall be responsible for keeping full

and accurate accounts of all receipts and disbursements in books belonging to the Association. He or she shall be responsible for the deposit of all money and any other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors.

ARTICLE IV ELECTRONIC NOTICE OF MEETINGS

- 4.1 **Notification by Website and Email.** The Association desires to communicate electronically with Members to the fullest extent possible. Any notice sent to Members under the provisions of the Declaration or these Bylaws may be sent by electronic means, including text message, email, or the Association's website. The Association shall maintain records of all notices sent to Members by electronic means, including the electronic address or other address to which notice was sent. A member may, by written demand, require the Association to provide notice to the Owner by mail.
- 4.2 **Notices.** Any notice permitted or required to be delivered by the Board or from the Association to the Owners may be delivered either personally, by U.S. mail, or by electronic means.
- (a) If notice is by mail, it shall be deemed to have been delivered 24 hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to each Owner at the address given by such person to the Board of Directors for the purpose of service of such notice or to the Unit of such person if no address has been given. Such addresses may be changed by Owners from time to time by notice in writing to the Board of Directors.
 - (b) If notice is by electronic means, any notice delivered by the Association to Owners under the provisions of the Declaration or these Bylaws may be sent by electronic means, including but not limited to text message, Facebook, Twitter, email, or the Association's website. The Association shall maintain records of all notices sent to Members by electronic means, including the electronic address to which notice was sent. When a notice is sent electronically, the Association shall first compile a list of Owners' current electronic addresses (such as email or text messaging addresses or other types of well-known electronic forms, such as Facebook) and the Association shall send notification of all Association meetings, proposals, documents, amendments and business to the electronic address of the Owners. The Association secretary shall thereafter send an electronic notice, via email or a comparable electronic means of all Association meetings and business to those Owners who do not object to electronic notification in this manner. A member may, by written demand, require the Association to provide notice to the Unit Owner by mail.
 - (c) If notice is by personal means, notice may be delivered to Owners by hand delivery directly to the Owner or a responsible occupant of an Owner's Unit, or by securely attaching a copy of the notice to the front entry door of the Owner's Unit.
- 4.3 **Waiver.** Members who (a) receive electronic notice, and (b) confirm they have received electronic notice from the Association of any Association business or meeting, are deemed to have waived any defense to or claim against the Association that the Association's electronic notice was not adequate or proper, and may not thereafter challenge or assert that the notice they received was not adequate, proper, or in compliance with the Declaration, the Association's Bylaws, or Utah law.

**ARTICLE V
AMENDMENTS**

- 5.1 **Amendment Procedure.** These Bylaws may be amended, with or without a meeting of the members, by a vote of a Majority of the Assessment Allocations of the Owners.
- 5.2 **Conflict.** In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

(END)

**ARTICLES OF INCORPORATION
FOR
ELLIE’S LANDING COMMERCIAL OWNERS ASSOCIATION**

The undersigned adult natural persons, acting as incorporators, hereby establish a nonprofit corporation pursuant to the Utah Revised Nonprofit Corporation Act (the “Act”) and adopt the following articles of incorporation for such corporation.

**ARTICLE I
NAME**

The name of the corporation is the [Ellie’s Landing Commercial Owners Association] (hereinafter the “Association”).

**ARTICLE II
DURATION**

The Association shall have perpetual existence.

**ARTICLE III
PURPOSES AND POWERS**

1. **Purposes** The Association is organized as a nonprofit corporation and shall be operated to promote the health, safety and welfare of all members of the Association in connection with the [Ellie’s Landing Commercial Subdivision] and to establish, provide, and maintain a desirable commercial community and environment for all member Owners.
2. **Powers** In furtherance of the foregoing purposes, and subject to the restriction set forth in Section 3 of this Article, the Association shall have and may exercise all of the powers now or hereafter conferred upon nonprofit corporations organized under the laws of Utah and may do everything necessary or convenient for the accomplishment of any of the corporate purposes, either alone or in connection with other organizations, entities or individuals, and either as principal or agent, subject to such limitations as may be prescribed by law.
3. **Restrictions Upon Purposes and Powers** The foregoing purposes and powers of the Association are subject to the following limitations:
 - a. **Earnings of Association** No part of the net earnings of the Association (if any) shall inure to the personal benefit of any member of the Association; however, this restriction shall not limit or impair the Association’s right to compensate Members for services rendered or for goods sold or leased to the Association; and
 - b. **Nonprofit Organization.** The Association shall be organized and operated exclusively for non-profitable purposes as set forth in Section 528 of the Internal Revenue Code as it is now or may hereafter be amended, or in any corresponding provision of any future

law of the United State of America providing for exemption of similar organizations from income taxation.

ARTICLE IV DIVIDENDS & DISTRIBUTIONS

The Association shall not pay any dividends. No distribution of the corporate assets to Members (as such) shall be made except as permitted by the Internal Revenue Code and the Utah Code sections governing community associations. Upon dissolutions of the Association, the assets shall be distributed as provided in Article X herein.

ARTICLE V MEMBERSHIP AND VOTING

1. **Members.** The Association shall have Members. Every Owner of a Unit which is subject to assessment shall be a Member of the Association. Each membership shall be pertinent to and may not be separated from ownership of the Unit to which the membership is attributable.
2. **Stock.** No stock in the Association shall be issued. The Board may, in its discretion, issue certificates evidencing a Member's membership in the Association. A person's membership, however, is not affected by the holding of such a certificate and a Member is entitled to all the benefits and subject to all obligation of membership whether or not the Member holds a membership certificated.
3. **Voting.** When voting on Association matters, each Owner shall be entitled to vote their Assessment Allocation, as set forth in Exhibit "C" attached to the Declaration. The Association shall have one class of voting membership.
4. **Right to Vote.** No change in the ownership of a membership shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each Unit must be cast as a Unit, and fractional votes shall not be allowed. If a Unit is owned by more than one person or entity and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall not be entitled to vote on the matter in question. If any Member casts a vote representing a certain Unit, it will thereafter be conclusively presumed for all purposes that he or she was acting with the authority and consent of all other Owners of the same Unit unless objection thereto is made at the time the vote is cast. If more than one vote is cast for a particular Unit, none of the said votes shall be counted and all said votes shall be deemed void. Voting by proxy is allowed as set forth in the Association's Bylaws.
5. **No Cumulative Voting.** In any election of the members of the Board, the Owner(s) of a given Unit shall collectively have one vote for each Director position to be elected. The candidate receiving the highest number of votes for a given Director position shall be deemed elected to such position. Cumulative voting shall not be allowed in the election of members of the Board or for any other purpose.

6. **Transfer of Membership.** The rights and obligations of memberships in the Association shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership to an Owner's Unit and then only to the new Owner of the Unit. A transfer of ownership to a Unit may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Utah. Any attempt to make a prohibited transfer shall be void. Any transfer of ownership to a Unit shall automatically transfer the membership appurtenant to said Unit to the new Owner thereof.

ARTICLE VI SHARE OF STOCK

The Association shall not issue any shares of stock.

ARTICLE VII DIRECTORS

The management of the affairs of the Association shall be vested in a Board of Directors, except as otherwise provided in the Act, these Articles of Incorporation or the Bylaws of the Association. The number of Directors, their classification, if any, their terms of office and the manner of their election or appointment shall be determined according to the Bylaws of the Association from time to time in force. Three Directors shall constitute the Board of Directors.

ARTICLE VIII BYLAWS

The initial Bylaws of the Association shall be those adopted as the Bylaws of the Association in connection with the Declaration of Covenants, Conditions and Restrictions for the [Ellie's Landing Commercial Subdivision]. The Bylaws of the Association may contain any provisions for the regulation or management of the affairs of the Association which are not inconsistent with law or these articles of incorporation, as these articles may from time to time be amended.

ARTICLE IX INITIAL PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT

The address of the initial principal office of the Association is: [Ellie's Landing Commercial Owners Association], 4215 North Alder Creek Drive, Ogden, Utah 84414. The name of the Association's commercial registered agent is BTJD Corporate Services, LLC, registration no. 7187183-0250.

ARTICLE X DISSOLUTION

The Association may be dissolved only upon termination of the Declaration of Covenants, Conditions and Restrictions for the [Ellie's Landing Commercial Subdivision]. Written notice of a proposal to dissolve, setting forth the reasons therefore and the disposition to be made of the assets,

as set forth below, shall be mailed to every Member at least 30 days in advance of any action taken. Upon dissolution of the Association, the assets both real and personal of the Association, shall be distributed to the Members according to the provisions of the Act and the Utah Code sections governing community associations.

**ARTICLE XI
INCORPORATOR**

The name and address of the incorporator of this Association is:

Steve Dearing, 3165 E. Millrock Drive, Suite 500, Salt Lake City, Utah 84121.

**ARTICLE XII
AMENDMENT**

The Association may amend these Articles of Incorporation by a vote of not less than 51% of the members.

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation this ___ day of _____, 2026.

Steve Dearing, Incorporator

[ELLIE’S LANDING COMMERCIAL OWNERS ASSOCIATION]

**ACTION BY
INCORPORATOR**

Effective _____, 2026

The undersigned, being the sole incorporator (the “*Incorporator*”) of [Ellie’s Landing Commercial Owners Association], a Utah nonprofit corporation (the “*Association*”), and with reference to that certain Declaration of Covenants, Conditions, and Restrictions for the [Ellie’s Landing Commercial Subdivision] applicable to the Association (as amended, restated, supplemented, or otherwise modified from time to time, the “*Declaration*”; all capitalized terms as used in Action by Incorporator shall have the same meanings as set forth in the Declaration) hereby adopts the following resolutions:

RESOLVED: That the following persons are hereby appointed to serve as the duly elected and qualified members of the Board of Directors of the Association until each such director’s successor has been duly elected and qualified in accordance with the terms of the Articles of Incorporation, the Declaration and the Bylaws:

Brent Bailey

[REDACTED]

[REDACTED]

RESOLVED FURTHER: That the Incorporator hereby resigns as the incorporator of the Association.

RESOLVED FURTHER: That the Board of Directors of the Association is hereby authorized and directed to take any additional actions as may be deemed necessary, advisable or appropriate to complete the incorporation and organization of the Association pursuant to applicable law.

The undersigned directs that this Action by Incorporator be filed with the minute books and other records of the Association, effective as of the date first written above.

Steve Dearing, Incorporator

**Planning Commission
Staff Review Memo**

April 22, 2026

Damian Rodriguez, Planner

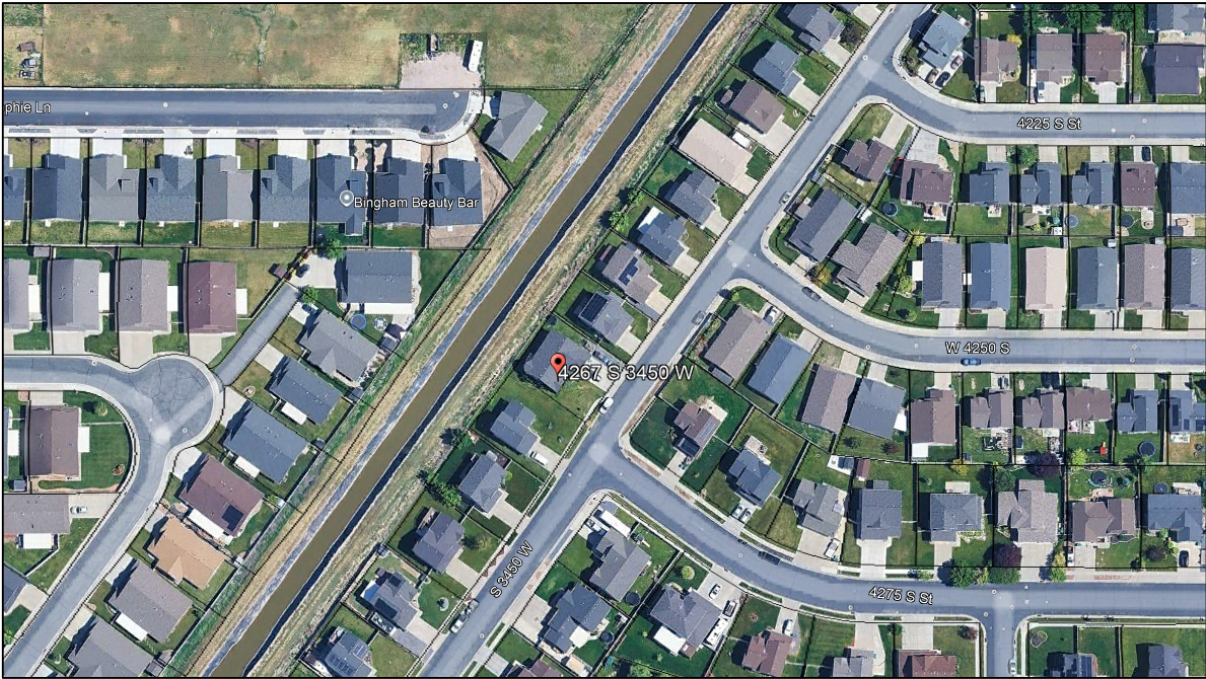


CONDITIONAL USE PERMIT REVIEW

Request: Approval of a CUP for a Home Occupation
Property Location: 4267 S 3450 W
Property Zone: Mixed Use
Property Size: 0.15 acres (6,332 square feet)
Applicant: Russell Burton

Governing Document(s): WHZC §157.520 & §157.881(B)
Decision Type: Administrative
Staff Recommendation: Approve

Image 1: Site Aerial



I. BACKGROUND

Mr. Russell Burton, the applicant and owner of the property at 4267 S 3450 W (the subject property), is requesting that the Planning Commission approve a Conditional Use Permit to allow a Home Occupation that utilizes space outside of the main home on the subject property.

On February 2nd, the applicant applied for a business license to operate a floor covering installation business as a Home Occupation at the subject property. In the business license application, it was specified that there would be space outside the main building used in conjunction with the requested home occupation, including vehicle and trailer storage on the side of the home and storage of tools in the garage. Per the home occupation conditions of §157.881, the use of the business of any yard or space outside the main building, not normally associated with residential use, is approvable only by the issuance of a conditional use permit from the Planning Commission.

The proposal was reviewed by the Planning Commission at its meeting on February 25, 2026, at which meeting the applicant did not attend. Unable to ask clarifying questions of the applicant, the Commission opted to table the item until the applicant could attend.

Image 2: Proposed Storage Areas On-Site



II. STAFF REVIEW

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code is as follows:

Use

The use would be classified as a home occupation, a permitted use in the zone, or a conditional use when an area outside of the home is proposed for use with the business.

§157.520 Conditional Use Standards

Note that not all standards for Conditional Use Permit approval are addressed by staff, but staff provided findings only for those standards that are immediately relevant to the proposed use.

(A) General plan. The proposed use conforms to policies of the city’s general plan.

Findings: A home occupation, when approved by the Planning Commission in accordance with the zoning code, does conform to the policies of the West Haven City General Plan.

(B) Site design. The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

Finding: Staff finds the use to be well-suited to the site's character. Consistent with most contractor services, the work is performed at the job site, which is removed from the residence and has little potential to cause nuisances at the residence or the subject property.

However, the proposed use, as it relates to the site design, is not entirely consistent with the zoning ordinance regarding parking. See the Parking subsection below for the staff’s findings and the associated recommendation.

(C) Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

(D) Circulation. On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

(E) Parking. The location and design of off-street parking complies with standards of this subchapter.

Finding: Per the required conditions of a home occupation established by the zoning ordinance (§157.882), all business-related vehicles must be parked behind the front plane of the home, in a garage, or on a non-permeable surface. The applicant proposes parking a truck and trailer on the side of the home, indicated in red on image 2, on an unimproved surface. This aspect of the proposal is not consistent with the home occupation code.

Additionally, §157.639 provides the following standard regarding off-street accessory vehicle parking in a required side yard setback.

No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete, gravel or asphalt and unless the parking area is directly connected to the driveway serving the main dwelling unit.

Staff recommends the following condition of approval:

- A parking pad of concrete or asphalt is provided on the side of the home where the business-related parking and trailer storage is proposed, and a driveway is constructed to access said parking pad, and said parking pad is graded so as not to drain onto the abutting neighbor's property.

(F) Refuse collection. The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

(G) Utility services. Utility capacity supports the use at normal service levels.

(H) Screening. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

Finding: There is potential for a negative visual impact from the proposed truck and trailer storage on the side of the home; however, staff feels this potential is not great enough to warrant additional mitigation. If the commission is so inclined, a screening condition can be applied, perhaps in the form of an opaque fence gate.

(I) Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

Finding: The proposed hours of operation, 9:00 am to 5:00 pm, are consistent with the home occupation code and in keeping with the quiet, peaceful, and tranquil character that should prevail within a residential community.

(J) Signs. Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

Finding: No signage is proposed with this home occupation request.

(K) Public services. Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

(L) Environmental impact. The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

(M) Nuisance. Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Finding: There are no nuisances anticipated by staff that aren't mitigated through the staff's recommended condition(s) of approval.

§157.881 Home Occupation Conditional Use Standards

Per §157.880, home occupations that are conditional in use are subject to the following three additional criteria of approval:

(a) Will the business produce, or be likely to produce, noise, odors, dust, or smoke that extends beyond the property?

Finding: There is no noise, odors, dust, or smoke presumed to be produced by the business that is not sufficiently mitigated in the proposal.

(b) Will the business produce, or be likely to produce, vehicular traffic such that it becomes a nuisance or a hazard?

Finding: The business will not produce vehicle traffic that becomes a nuisance or a hazard in the neighborhood. Customers will not be coming to the subject property, but all work and will be done at the individual job sites.

(c) If the business uses, produces or stores hazardous chemicals, as defined in UCA § 19-6-302, has a plan been presented which addresses how such chemicals will be used, produced or stored, and is said plan in compliance with all relevant federal, state and local ordinances regarding chemicals?

Finding: The applicant has indicated that the use or storage of such chemicals will not occur at the residence with their requested business.

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, the staff recommends that the Planning Commission move to **approve** the requested Conditional Use Permit for the home occupation at 4267 S 3450 W, finding that there are no detrimental effects of the proposed land use that

can be reasonably anticipated that are not sufficiently mitigated when the staff-recommended conditions of approval are applied.

IV. POSSIBLE MOTION

Approve with conditions (staff recommended):

Motion to approve the requested Conditional Use Permit for a home occupation at 4267 S 3450 W, finding that all anticipated detrimental effects of the proposed land-use are sufficiently mitigated when the following conditions of approval are applied:

1. A parking pad of concrete or asphalt is provided on the side of the home where the business-related parking and trailer storage is proposed, and a driveway is constructed to access said parking pad, and said parking pad is graded so as not to drain onto the abutting neighbor's property.

Approve with modified conditions:

Motion to approve the requested Conditional Use Permit for a home occupation at 4267 S 3450 W, finding that all anticipated detrimental effects of the proposed land-use are sufficiently mitigated when the following conditions of approval are applied:

[List Conditions]

Approve Outright: Motion to approve the requested Conditional Use Permit for the home occupation at 4267 S 3450 W, finding that there are no reasonably anticipated detrimental effects of the land use that are not sufficiently mitigated.

RJB Contractors LLC

02/04/2026 - 12/31/2026

Business License

General

Application Status

Awaiting Final Approval

Permit/License #

9318018

Reference Number

a599bbc0-01ff-11f1-b104-01810d12d385

Status

Active

Application Review Status

Pre-Review

Approved

Date Submitted

02/04/2026

Planning & Zoning

Changes Needed

157.881(A)(1): A Conditional Use Permit (CUP) is required to permit any home occupation that utilizes any accessory building, garage, or space outside of the home. You can apply for a Conditional Use Permit on the City's website, on the Forms page.

<https://www.westhavenut.gov/forms.php>

157.882(E): The parking of business-related vehicles shall remain behind the front plane of the home, in a garage or on a non-permeable surface. Provide a site plan that specifies the location of the business parking with material details.

You can reach out to the City Planner with any questions related to the above corrections.

Damian Rodriguez

E: damianr@westhavenut.gov

P: 385-389-2686

Final-Review

Not Reviewed

Fees

Home Occupation Fee \$50.00

Subtotal \$50.00

Amount Paid \$0.00

Payments

There are no payments

Burton

02/09/2026 - 02/08/2027

Conditional Use Permit

General

Permit/License #

9033422

Reference Number

30c871e0-0602-11f1-84c5-f9218076113a

Application Status

New

Status

Active

Application Review Status

Pre-Review

Reviewing

Date Submitted

02/09/2026

Final-Review

Not Reviewed

Fees

CUP Fee 1

\$110.00

Subtotal

\$110.00

Amount Paid

\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Russell

Applicant Last Name

Burton

Contact Email

[REDACTED]

Phone Number

[REDACTED]

Address

[REDACTED]

City

West Haven, UT

State

UT

Zip Code

84401

Owner Name

Russell Burton

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

[REDACTED]

[REDACTED]

City

West Haven, UT

State

UT

Zip Code

84401

Upload complete and notarized Owner/Agent Authorization form

 Owner-Agent Affidavit Fillable Form.pdf

Property Address

[REDACTED]

City

West Haven, UT

State

UT

Zip Code

84401

Parcel #

[REDACTED]

Property Zone (select all that apply)

R-1

Property Size (in acres)

.25

Briefly Describe Conditional Use Request

No business is conducted at this home location. Only storing in garage work tools, some flooring materials and using the outside side driveway for parking one small trailer and small work pickup truck

Does the proposed use conform with the General Plan?

Yes

Does the utility capacity support the proposed use at normal service levels?

Yes

Are there adequate public services to support the proposed use, including streets, water, sewer, storm drainage, public safety and fire protection?

Yes

What are the proposed Operating Hours?

No onsite business will be done at this location

Are there any environmental impacts? This includes affecting the quality of surrounding air and water, storming chemicals, or introduce any hazard to the premises or any adjacent property?

No

Will the operation of the use create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, light, electromagnetic disturbance, or radiation?

No

Please submit a site plan containing the following: Access, traffic circulation, parking, refuse collection, signage, location of any buildings, and landscape area.

 [Site Plan.pdf](#)

Before proceeding, ensure that your request meets each of the following requirements

GENERAL PLAN: The proposed use conforms to policies of the city's general plan, **SITE DESIGN:** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area, **ACCESS:** Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street, **REFUSE COLLECTION:** The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property, **UTILITY SERVICES:** Utility capacity supports the use at normal service levels, **SCREENING:** The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts, **OPERATING HOURS:** The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses, **SIGNS:** Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses, **PUBLIC SERVICES:** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use, **ENVIRONMENTAL IMPACTS:** The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property, **NUISANCE:** Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation

I confirm that my request conforms with the CUP requirements outlined above.



Signature

I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Russell James Burton - 02/09/2026 2:56 pm

Application Form Data

(Empty fields are not included)

Application Type

New Business

Registered Business Name

RJB Contractors LLC

State Sales Tax #

N/A

Federal EIN #

[REDACTED]

State License Number

[REDACTED]

Type of Business

Home Occupation

Business Description

Floor covering installation

Hours of Operation

9-5

Business Phone

[REDACTED]

Business Email

[REDACTED]

Date your Business is Opening

02/09/2026

Will this business require a beer/liquor license?

No

Owner First Name

Russell

Owner Last Name

Burton

Phone Number

[REDACTED]

Email

[REDACTED]

Mailing Address

[REDACTED]

City

WEST HAVEN

State

UT

Zip Code

84401

Business Location

[REDACTED]

City

WEST HAVEN

State

UT

Zip Code

84401

Is this building or property leased or rented?

No

Do the individual(s) who own and operate the business also live at the residence?

Yes

How many employees does the business have or plan to have?

1

Detail employee parking plan

Side space of property for parking trailer and truck

Does the business use any accessory building, garage, yard, or space outside the main building not normally associated with residential use?

Yes

Please explain business use:

Side space of property for parking tool trailer and truck, will also use garage space for storing any materials and tools for flooring installation services

Does the business use, produce or store hazardous chemicals as defined in UCA § 19-6-302?

No

Will the business allow the residence to retain the general character and appearance of the residential dwelling?

Yes

Will the home occupation remain secondary to the residential use of the dwelling?

Yes

Does this home already have a business license for another home occupation?

No

Will there be any business-related vehicles on the property?

Yes

Describe where these vehicles will be parked

Small truck and trailer on side of the house

Will there be any signs related to the home occupation?

No

Applicant First Name

Russell

Applicant Last Name

Burton

Email

[REDACTED]

Phone

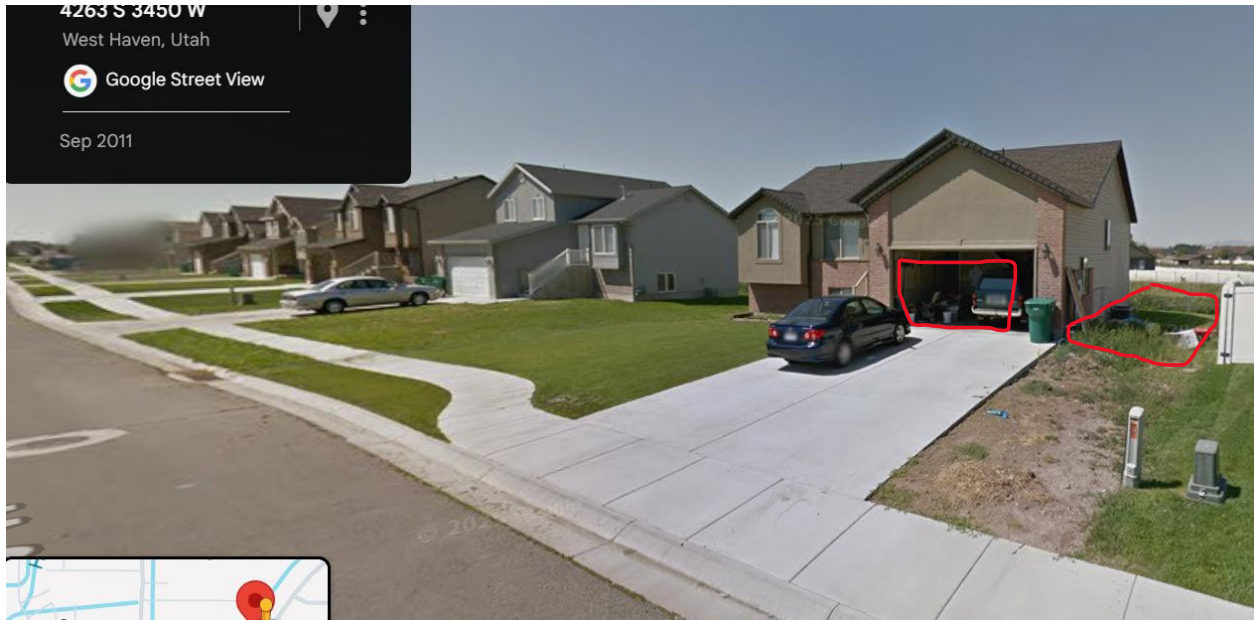
[REDACTED]

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Russell James Burton - 02/04/2026 12:28 pm



Garage are will hold flooring installation tools for off site installation services.

The side of house area will have a small pickup truck with a small utility trailer.

No business is conducted on site at any time. All my installation services are conducted at job site (residential homes that hire for services).

**Planning Commission
Staff Review Memo**

April 22, 2026

Damian Rodriguez, Planner

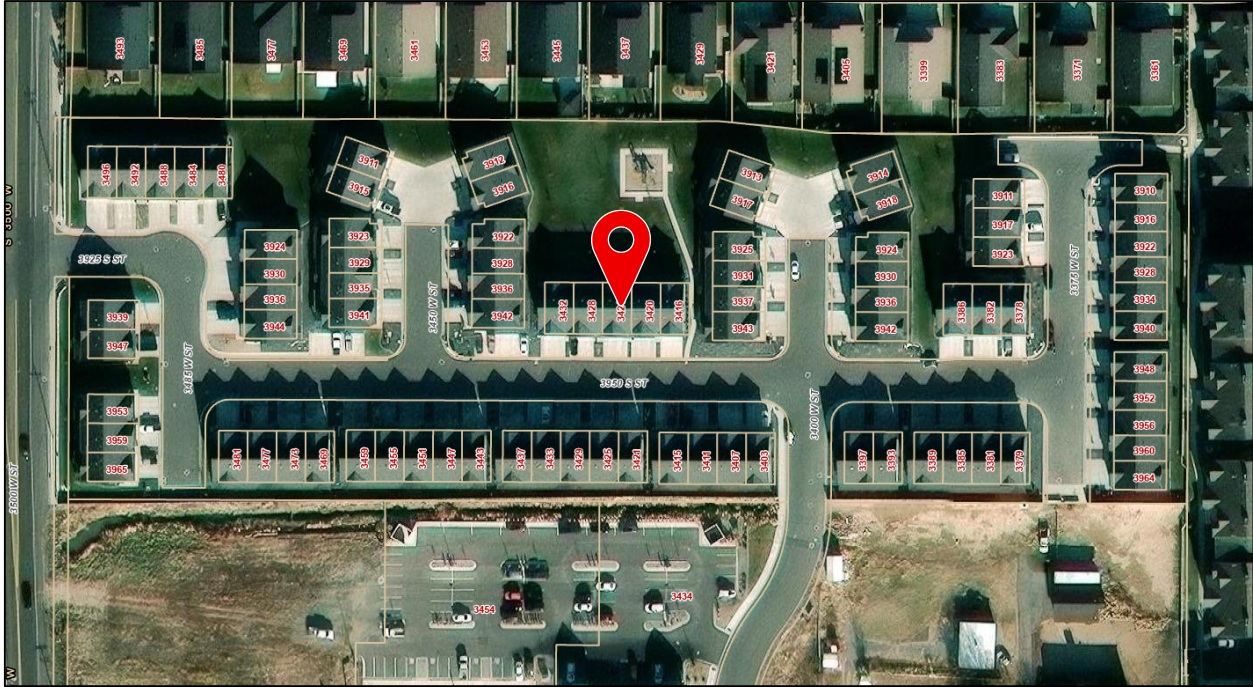


CONDITIONAL USE PERMIT REVIEW

Request: Approval of CUP for a home occupation with more than one employee
Property Location: 3424 W 3950 S
Property Zone: Mixed Use
Property Size: 0.024 acres
Applicant: Thomas Layton

Governing Document(s): WHZC §157.520 & §157.881(B)
Decision Type: Administrative
Staff Recommendation: Approve

Image 1: Site Aerial



I. BACKGROUND

The applicant is requesting that the Planning Commission approve a Conditional Use Permit (CUP) to allow a Home Occupation that employs more than one individual who does not live at the residence at 3424 West 3950 South (the subject property).

See the attached application and the applicant's written statement for more details on the proposed home occupation business.

II. STAFF REVIEW

Staff's review of the proposed use as it pertains to the requirements of the West Haven Zoning Code are as follows:

Use

The use would be classified as a home occupation, a permitted use in the zone, or a conditional use when the home occupation business employs more than one individual who does not live at the residence.

Note that commentary is not provided for every point of consideration, but staff provides findings for only those standards that are found to be immediately relevant to the proposal.

§157.520 Conditional Use Standards

(A) General plan. The proposed use conforms to policies of the city's general plan.

Findings: The proposed use, a home occupation within a residential zone, does conform with the policies of the City's General Plan; and the specific home occupation business can comply with the issuance of a Conditional Use Permit

(B) Site design. The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

Finding: The applicant is essentially operating a home office and uses it just for "administrative tasks". Staff finds there is no additional site plan information or work needed.

(C) Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

Finding: Site access and circulation are not adversely affected by the proposal, given the home occupation's operational nature.

(D) Circulation. On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

(E) Parking. The location and design of off-street parking complies with standards of this subchapter.

Finding: There will not be any additional vehicles parking at the residents. The applicant stated in the application:

There will be no increase in traffic beyond normal residential levels. No additional parking demand or commercial vehicle storage will occur.

(F) Refuse collection. The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

(G) Utility services. Utility capacity supports the use at normal service levels.

(H) Screening. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

Findings: Due to the nature of the proposal, staff find that these items are not relevant to this request.

(I) Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

Finding: The proposed operating hours are 8:00 a.m. to 6:00 p.m. on weekdays, which complies with West Haven Home Occupation standards.

(J) Signs. Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

Finding: No signs are proposed.

(K) Public services. Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

(L) Environmental impact. The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

(M) Nuisance. Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Finding: Because there are no additional vehicles or on-site storage beyond the needs of a home office, staff does not anticipate any impact that may strain public service, cause environmental impacts, or create nuisances.

§157.881 Home Occupation Conditional Use Standards

Per §157.880, home occupations that are conditional in use are subject to the following three additional criteria of approval:

(a) Will the business produce, or be likely to produce, noise, odors, dust, or smoke that extends beyond the property?

Finding: The site will be used for administrative work. The applicant states that there will be no commercial material or vehicles on the residents. The employees will not report to the home but to the job site.

(b) Will the business produce, or be likely to produce, vehicular traffic such that it becomes a nuisance or a hazard?

Finding: It is not anticipated that this proposal will increase traffic in the area or affect residents beyond the normal impact of the residential unit.

(c) If the business uses, produces or stores hazardous chemicals, as defined in UCA § 19-6-302, has a plan been presented which addresses how such chemicals will be used, produced or stored, and is said plan in compliance with all relevant federal, state and local ordinances regarding chemicals?

Finding: The applicant is not proposing to store any commercial material at the property.

§ 157.881 USE.

§ 157.881 USE.

(A) Home occupations shall be allowed as a permitted use in all residential and agricultural zones, provided that the following conditions are met:

(1) Individuals who own and operate the business must also live at the residence.

(2) The business employs no more than one employee who does not live at the residence.

(3) The business does not use any accessory building, garage, yard or space outside the main building not normally associated with residential use.

(4) The business does not use, produce or store hazardous chemicals, as defined in UCA § 19-6-302.

(5) Provided the above conditions are met, and that the business does not otherwise violate any provision of the West Haven City Zoning Code, a home occupation license shall be issued.

Findings: Staff have reviewed the primary requirements for a home occupation list above and found that, other than subsection (2), that the application complies with West Haven standards.

(C) The following uses shall not constitute home occupations and shall not be allowed in any residential or agricultural zone:

(1) Any business which requires more than five employees who do not reside at the residence to report to the residence.

Findings: The application states that no outside employees will report to the residents as part of the home occupation; it is in compliance with this section of the code.

III. **RECOMMENDED ACTION**

Based on the findings listed in Section II of this report, the staff recommends that the Planning Commission move to **approve** the requested Conditional Use Permit for the home occupation at 3424 W 3950 S, finding that there are no detrimental effects of the proposed land use that can be reasonably anticipated that are not sufficiently mitigated.

IV. **POSSIBLE MOTION**

Approve: Motion to approve the requested Conditional Use Permit for the home occupation at 3424 W 3950 S, finding that there are no reasonably anticipated detrimental effects of the land use that are not already mitigated with the proposal.

Approve with conditions: Motion to approve the requested Conditional Use Permit for a home occupation at 3424 W 3950 S, finding that all anticipated detrimental effects of the proposed land-use are sufficiently mitigated when the following conditions of approval are applied:

[List Conditions]

Wasatch Front Coating Enterprises LLC

Home Site Plan



Business Description:

This business operates as a home-based administrative office for a garage floor coating service. All installation work is performed offsite. No customers or clients will visit the residence.

Operations:

The residence is used solely for administrative tasks including scheduling, estimating, and customer communication. No business services are conducted onsite.

Employees:

No employees will report to or work from the residence. All staff travel directly to job sites.

Traffic & Parking:

There will be no increase in traffic beyond normal residential levels. No additional parking demand or commercial vehicle storage will occur.

Deliveries & Storage:

Deliveries will be limited to standard carriers (e.g., FedEx/UPS) consistent with residential use. Materials stored onsite will be minimal, non-hazardous, and kept within the enclosed garage. No outdoor storage.

Exterior Impact:

No exterior modifications or signage. The property will maintain its residential appearance.

Environmental Impact:

No noise, odor, dust, or other impacts will be generated. All work occurs offsite.

Refuse & Utilities:

Waste and utility usage will remain consistent with typical residential use.

Compliance:

This home occupation complies with all City of West Haven zoning requirements and will have no measurable impact on the neighborhood.

Layton

Permit/License #

04/06/2026 - 04/05/2027

8428606

Conditional Use Permit

Reference Number

General

e23d4be0-2ef1-11f1-a3c4-bbab671e0ca7

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Not Reviewed	04/02/2026
Engineering	Not Reviewed	
Fire	Not Reviewed	
Public Works	Not Reviewed	
Planning Commission	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

CUP Fee 1	\$110.00	04/06/2026	Online	\$110.00
Subtotal	\$110.00	Total Paid		\$113.85
Processing Fee	\$3.85			
Total	\$113.85			
Amount Paid	\$113.85			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant First Name

Thomas

Applicant Last Name

Layton

Contact Email

[REDACTED]

Phone Number

[REDACTED]

Address

[REDACTED]

City

West Haven

State

UT

Zip Code

84401

Owner Name

Thomas Layton

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Address

[REDACTED]

City

West Haven


State

UT

Zip Code

84401

Upload complete and notarized Owner/Agent Authorization form

 **CamScanner 04-02-2026 17.44.pdf**

Property Address

[REDACTED]

City

West Haven

State

UT

Zip Code

84401

Parcel #

086600024

Property Zone (select all that apply)

Mixed Use

Property Size (in acres)

.024

Building Sq Ft

1533

Building Height (stories & ft)

2

Briefly Describe Conditional Use Request

This is for a request to have more than 1 non resident employee for home based buyiness. Employees will meet away from residential location for site work. Only the residential owner will have an office at the location for admin functions of daily operations.

Does the proposed use conform with the General Plan?

Yes

Does the utility capacity support the proposed use at normal service levels?

Yes

Are there adequate public services to support the proposed use, including streets, water, sewer, storm drainage, public safety and fire protection?

Yes

What are the proposed Operating Hours?

Operating Hours are from 8am to 6pm weekdays

Are there any environmental impacts? This includes affecting the quality of surrounding air and water, storming chemicals, or introduce any hazard to the premises or any adjacent property?

No

Will the operation of the use create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, light, electromagnetic disturbance, or radiation?

No

Please submit a site plan containing the following: Access, traffic circulation, parking, refuse collection, signage, location of any buildings, and landscape area.

 **Wasatch Front Coating Enterprises LLC Site Plan .docx**

Before proceeding, ensure that your request meets each of the following requirements

GENERAL PLAN: The proposed use conforms to policies of the city's general plan, **SITE DESIGN:** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area, **ACCESS:** Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the

service level of any adjacent street, CIRCULATION: On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property, PARKING. The location and design of off-street parking complies with standards set forth in the West Haven Municipal Code., REFUSE COLLECTION: The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property, UTILITY SERVICES:Utility capacity supports the use at normal service levels, SCREENING: The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts, OPERATING HOURS: The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses, SIGNS: Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses, PUBLIC SERVICES: Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use, ENVIROMENTAL IMPACTS: The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property , NUISANCE: Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation

I confirm that my request conforms with the CUP requirements outlined above.



Signature

I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Thomas Layton - 04/02/2026 6:13 pm

Messages

04/06/2026 15:03 pm - Damian Rodriquez

Hi Thomas,

Your request for a conditional use permit has been received and is tentatively scheduled for Planning Commission review at the 4/22/2026 meeting.

Planning Commission Staff Review Memo

April 22, 2026

Damian Rodriguez, City Planner



DISCUSSION - ZONING ORDINANCE AMENDMENT

Proposal:	Amend the standards and restrictions for Home Occupations
Ordinance Section:	§157.880 - §157.883
Applicant:	The West Haven City Development Review Committee
Decision Type:	Legislative
Staff Recommendation:	Provide feedback on the draft.

I. BACKGROUND

Issue: The primary concern that motivates the proposal is that in months past the city has received home occupation license requests that were reasonably presumed to be beyond the purpose and intent of the Home Occupation, to “allow persons residing in dwellings in residential and agricultural areas to provide a service, develop a product for sale and operate certain kinds of small businesses, while at the same time maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of the city.”

Staff believe that the above-listed land uses, either inherently or through site design choices, were not compatible with the residential communities that were proposed to host them, namely, they were not in keeping with the peace, quiet, and domestic tranquility that should prevail within their host district. Nevertheless, the language of the home occupation purpose and intent section of the code is largely subjective and difficult to enforce. Additionally, a lack of specified restrictions in the code prevented staff from adequately regulating previous requests and approvals.

The proposal was reviewed by the Planning Commission at its work session meeting on March 11, 2026. At that time, the commission opted to table deliberation on the item until the Code Enforcement Officer could attend a work session.

II. AMENDMENTS

In light of the concerns recently discussed by the Commission at its last meeting, staff has made the following amendments to the proposal.

1. §157.882: Parking restrictions have been broken out into additional subsections and regulations governing home preschool and daycares have been added.

HOME OCCUPATION

§ 157.880 PURPOSE AND INTENT.

It is the purpose and intent of this subchapter to allow persons residing in dwellings in residential and agricultural areas to provide a service, develop a product for sale, and operate certain kinds of small businesses, while at the same time maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of the city.

(Prior Code, § 64.02) (Ord. 2-92, passed - -1992, Ord. 16-2022, passed 8-17-2022)

§ 157.881 USE APPLICABILITY.

~~(A) –(A)–The provisions of this chapter shall apply to any business that wishes to operate from a residential dwelling unit or from an approved accessory structure of a residential dwelling unit, unless local or state law exempts the specific commercial activity from requiring a business license.~~

~~(B) Home occupations shall be allowed as a permitted use in all primary dwelling units and in all residential and agricultural zones, provided that ~~the following all of the provisions and conditions of this chapter~~ are met.:~~

~~(C) A Home Occupation may be permitted in an accessory dwelling unit in accordance with the provisions and restrictions of the Accessory Dwelling Unit Subchapter of the Zoning Regulations.~~

~~(D) Farming in an agricultural zone does not require a home occupation business license in accordance with the zoning regulations of the respective zone.~~

~~(1) Individuals who own and operate the business must also live at the residence.~~

~~(2) The business employs no more than one employee who does not live at the residence.~~

~~(3) The business does not use any accessory building, garage, yard or space outside the main building not normally associated with residential use.~~

~~(4) The business does not use, produce or store hazardous chemicals, as defined in UCA § 19-6-302.~~

~~(5) Provided the above conditions are met, and that the business does not otherwise violate any provision of the West Haven City Zoning Code, a home occupation license shall be issued.~~

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Commented [DR2]: These conditions are relocated to 157.882, REQUIRED CONDITIONS

~~(B) (1) Home occupations which do not meet all of the above criteria may be allowed, but shall be required to apply for a conditional use permit from the Planning Commission.~~

~~(2) In reviewing a request for a conditional use permit for a home occupation, the Planning Commission may consider the following factors, and may impose such conditions as necessary and reasonable to offset the potential detrimental impacts as these factors create:~~

~~(a) Will the business produce, or be likely to produce, noise, odors, dust or smoke that extends beyond the property?~~

~~(b) Will the business produce, or be likely to produce, vehicular traffic such that it becomes a nuisance or a hazard?~~

~~(c) If the business uses, produces or stores hazardous chemicals, as defined in UCA § 19-6-302, has a plan been presented which addresses how such chemicals will be used, produced or stored, and is said plan in compliance with all relevant federal, state and local ordinances regarding chemicals?~~

~~(C) The following uses shall not constitute home occupations and shall not be allowed in any residential or agricultural zone:~~

~~(1) Any business which requires more than five employees who do not reside at the residence to report to the residence.~~

~~(2) On lots less than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile or off-highway vehicle, as defined in UCA § 41-1a-102.~~

~~(3) Any activity that violates existing or criminal codes of West Haven, the State of Utah or the U.S. Government.~~

~~(4) Short term boutiques or group garage sales of personal used items held more than once every three months.~~

~~(D) On lots greater than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile, or off-highway vehicle, as defined in UCA § 41-1a-102, may be allowed in residential or agricultural zones, but must comply with the following conditions, along with any other conditions that the Planning Commission feels are necessary based on the circumstances:~~

~~(1) Only three cars which are not registered to the homeowner may be parked or stored on the premises at any time.~~

~~(2) Any vehicles, motorcycles or cars must have work actively being performed on it and shall not remain on the premises longer than 30 days unless it is stored inside an outbuilding.~~

~~(3) The three allowed cars shall be parked in a garage or outbuilding or on a non-permeable surface on the property.~~

Commented [DR3]: I did not add these factors of consideration to Section 157.884, EXCEPTIONS, as I think they're already adequately covered by the 13 review standards for Conditional Use Permits found in 157.520.

Vehicular traffic should not become a nuisance with the adoption of the two car maximum visitation requirement.

~~(4) Any on street parking must comply with West Haven Zoning Code.~~

~~(5) The property must be enclosed with a six foot privacy fence which complies with the West Haven fencing regulations, and all business, including the parking and storage of vehicles, motorcycles, automobiles or off-highway vehicles, must be conducted and contained behind the fence.~~

~~(E) Regardless of lot size, no home occupation shall be allowed which involves the sale of vehicles, motorcycles, automobiles, or off-highway vehicles, as defined in UCA § 41-1a-102, regardless of whether such requires a dealer's license, as defined by the State of Utah Tax Commission.~~

~~(F) Agricultural farming does not require a home occupation business license.~~

~~(G) Home occupations shall be required to pay for an annual business license. Approval of the home occupation shall be deemed null and void if the licensee fails to renew the business license, moves from the residence or ceases to operate the home occupation for a period of 12 consecutive months.~~

~~(Prior Code, § 64.04) (Ord. 2 92, passed 1992; Ord. 45 2020, passed 11 18 2020; Ord. 16 2022, passed 8 17 2022) Penalty, see § 157.999~~

Commented [DR4]: These restrictions are relocated to 157.883

§ 157.882 REQUIRED CONDITIONS.

All home occupations, ~~whether permitted or conditional~~, shall meet ~~all of~~ the following conditions and requirements:

(A) The ~~occupation shall allow the residence to shall~~ retain the general character and appearance of ~~the a~~ residential dwelling.

(B) The portion of the ~~dwelling used in conjunction with the~~ home occupation shall remain secondary ~~in size and intensity~~ to the residential use of the dwelling.

(C) The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

(D) Regardless of the business, any homeowner seeking a license for a second home occupation shall be required to obtain approval from the Planning Commission.

~~(E) (E) All business-related utility vehicles, specialized work vehicles, and marked business vehicles and trailers must be parked behind the front plane of the home, in a garage or on a non-permeable surface, and not on the street.~~

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(F) Parking.

Commented [SN5]: I provided some updates to this section.

a. All business-related utility vehicles, specialized work vehicles, and marked business vehicles and trailers must be parked behind the front plane of the home, in a garage or on a non-permeable surface, and not on the street.

b. No more than two customers, clients, or other business-business-related visitors' vehicles shall be at the property at a time, and said vehicles shall not park on the street but may utilize. Visitor vehicles shall not park on the street but may park in the driveway, garage, or on a non-permeable surface located behind the front plane the driveway for parking of the home. On-site home occupation parking shall not be permitted directly in front of the home, except in an existing driveway. Visitor parking shall apply to customers, clients, employees, and other business-related visitors who do not live at the home.

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Commented [SN6]: Do we want to specify that it is a driveway that leads to a garage or carport?

Commented [SN7]: I added this, do you think we should add this to those sections?

c. Parking for Preschools and Daycares Residential:

- i. Preschool and Daycare shall provide a parking plan as part of each application.
- ii. Drop-off and pick-up. On-street parking is permitted for preschools and daycares in residential areas for vehicles parked less than fifteen (15) minutes.
- iii. On-street parking shall comply with Title VII, Chapter 71 Parking Regulations, and any other applicable regulation adopted by City or State.
- iv. Employee parking and other additional parking shall comply with the provisions of Home Occupation within this Chapter.
- v. This provision is not meant to preclude stacked pickup or drop-off parking for home preschools and daycares.

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Commented [SN8]: What do we want to do with this?

Commented [DR8R2]: I favor removing it entirely. The language you provide in c.i. covers it.

(FG) Any signs related to the home occupation shall comply with the West Haven City sign ordinance.

(H) The individuals who own and operate the business must also live at the residence.

(I) No more than one employee who does not live at the residence may report to the residence at a time for regular business operations.

(J) The business does not use any accessory building, garage, yard, or open space outside of the primary residence for business operations unless permitted in accordance with Section 157.884 of this subchapter. This provision is not intended to prohibit the passive storage of goods, materials, tools, and equipment in a garage or fully enclosed accessory structure, nor is it intended to prohibit business-related parking that is otherwise compliant with the provisions of the ordinance.

(K) An attached garage may be used in conjunction with a home occupation, so long as the minimum required parking for the home and accessory dwelling unit, if applicable, can still be met.

(L) The use, production, or storage of hazardous substances or materials is not permitted.

Commented [DR9]: The reference to state code has been removed. State code has changed.

(M) Outdoor storage of merchandise or materials is not permitted.

(N) The business and its operations do not violate any other provision of the West Haven Municipal Ordinance.

(Prior Code, § 64.06) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

§ 157.883 SPECIAL RESTRICTIONS.

(A) The following business types and commercial activities shall not be permitted as a home occupation:

(1) Automotive sales

(2) Pet boarding/Kennels except as permitted in the A-1 and A-2 Zones

(3) Vehicle, trailer, RV, or equipment rentals

(4) Truck hauling

(5) Industrial assembly

(6) Distribution or wholesale

(7) Event Centers

(8) Short-term rentals must apply for a short-term rental license and not a home occupation.

(9) Retail sales, except as an accessory use to a permitted home occupation or if otherwise permitted in the zone.

(10) Self-storage facilities

(11) Any use that is permitted or conditional exclusively in one or in any combination of the following zones, unless otherwise permitted by the provisions of this subchapter:

a. C-2

b. C-3

c. M-1

d. M-2

(B) On lots greater than one acre, any business which involves the repair, service, inspection or any type of work on any type of vehicle, motorcycle, automobile, or off-highway vehicle, as defined in UCA § 41-1a-102, may be allowed in residential or agricultural zones, but must comply with the following conditions, along with any

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Commented [SN10]: Would it be our opinion that within A-1 and A-2, an owner could get a kennel license as directed within that zone?

Commented [DR10R2]: Language updated

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other conditions that the Planning Commission feels are necessary based on the circumstances:

- (1) Only three cars that are not registered to the homeowner may be parked or stored on the premises at any time.
- (2) The three cars allowed shall be parked in a garage, accessory structure, or on a non-permeable surface on the property.
- (3) Any on-street parking must comply with the West Haven Zoning Code.
- (4) The property must be enclosed with a six-foot privacy fence that complies with the West Haven fencing regulations, and all business, including the parking and storage of vehicles, motorcycles, automobiles, or off-highway vehicles, must be conducted and contained behind the fence.
- (5) Any vehicles, motorcycles, or cars must have work actively being performed on them and shall not remain on the premises longer than 30 days unless they are stored inside a fully enclosed structure.
- (6) All work shall be done in a fully enclosed building with the doors closed to mitigate noise. This includes the operation of any noise-generating tools (e.g., grinders, compressors, & pneumatic tools) in conjunction with business operations.
- (7) Hours of operation are limited to being no earlier than 8:00 a.m. and no later than 6:00 p.m.
- (8) The test operation of any vehicles on the public right-of-way shall be conducted in accordance with all local laws, and the violation of any such laws in conjunction with business operations may result in the revocation of the home occupation business license.

(C) Home day cares shall comply with the additional provisions and restrictions of the Day Care Residential Subchapter of the Zoning Regulations. As they apply to home day cares, if a provision of the Day Care Residential Subchapter conflicts with any provision of this subchapter, the standards of the Day Care Residential Subchapter shall supersede the standards of this subchapter.

(D) Home preschools shall comply with the additional provisions and restrictions of the Preschool Residential Subchapter of the Zoning Regulations. As they apply to home preschools, if a provision of the Preschool Residential Subchapter conflicts with any provision of this subchapter, the standards of the Preschool Residential Subchapter shall supersede the standards of this subchapter.

§157.884 EXCEPTIONS

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Commented [DR11]: This section can be expanded if the commission and council feel that more restrictions warrant the possibility of an exception.

(A) An exception may be granted for one of the following uses upon the request of a Conditional Use Permit and by the approval of the Planning Commission:

(1) The use of any space outside of the primary residential building in conjunction with the home occupation, in which case, a home occupation shall utilize no more than 25 percent of the total property area.

(2) In a residential zone, the retail sale of goods that are grown or crafted on the property; in which case, the use of an accessory structure or space outside of the home is permitted so long as all retail space is located behind the front plane of the home and is no more than 200 square feet in area.

Commented [DR12]: This language is added to prevent a home occupation from becoming larger than the residential use of a residential property.

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Commented [SN13]: Would this prohibit street-side farm stands?

§ 157.8853 FEES LICENSE MAINTENANCE.

(A)–Business license: It is unlawful for any person or organization to engage in a Home Occupation, as defined in Section 157.004 of this chapter, without first obtaining a home occupation business license. Prior to issuance of said license, the conditions set forth in this section must be satisfied, and all applicable fees shall be paid.

Commented [DR14]: This section has been expanded to include license maintenance standards in addition to fees.

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(B) Time limitation: A home occupation business license shall be valid for one year, and may be renewed annually

(C) Fees: Annual license fees shall be assessed and paid in accordance with the West Haven City fee schedule. If the license has not been renewed prior to ~~or within 60 days of~~ expiration, the license will be terminated ~~and all conditional uses granted will be forfeited, including grandfathered conditional uses.~~ At that time, any new or ongoing operation of a Home Occupation shall require the approval and issuance of a new home occupation business license application, which shall be reviewed under contemporary Zoning Regulations without regard to any forgone license or conditional use permit.

Commented [DR15]: I'm not certain why we would terminate a business license within 60 days of its expiration, and I didn't find any other code to support such a termination.

I think if a request for renewal is received but not approved by the city at the date of license expiration then termination can be postponed until the review of the renewal request is complete.

Thoughts?

Commented [DR16]: Distinction added per Legal review

(D) Termination: The licensee shall be responsible for operating the licensed business in conformance with this code. Any business license issued by the city may be suspended or revoked if business operations are found to violate this code or any other state or local laws.

(E) Appeals: A decision of the Community Development Director or their designee, based on or made in the administration or enforcement of this code, may be appealed within 14 calendar days of the date of the written decision, and shall be made in accordance with Section 157.037 of this Chapter.

(Prior Code, § 64.08) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

2. §157.883(B): The special restrictions governing auto repair/service/inspection businesses have been expanded to include the following additional restrictions:
 - a. All work shall be done in a fully enclosed building with doors closed to mitigate the potential of noise nuisances. This includes any operation of noise-generating tools, such as compressors, in conjunction with the business's operations.
 - b. Hours of operation are limited to being no earlier than 8:00 a.m. and no later than 6:00 p.m.
 - c. The test operation of any vehicles on the public right-of-way shall be conducted in accordance with all local laws, and the violation of any such laws in conjunction with business operations may result in the revocation of the home occupation business license.

III. PLANNING COMMISSION ACTION

The proposed code amendment is now brought to the Planning Commission for discussion. Staff will present the proposal in its entirety and ask that the commission discuss the details and provide commentary; this is to refine the proposal so it better serves community health, safety, and welfare, and to prepare it for Planning Commission review and recommendation at a regular meeting.

Planning Commission Staff Review Memo

April 22, 2026

Stephen Nelson, Community Development Director



PATIO HOME ZONING STANDARD UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	§ 157.411-419 PH Zone.
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven has a Patio Home Zone to provide a location where patio homes may be developed. Patio homes are typically single-story, smaller homes, sometimes attached or detached. West Haven Ordinance currently allows for patios to be a maximum height of 25' and indicates that livable space may be allowed above a garage, with no story restrictions, except for homes with zero lot lines. Members of the Planning Commission have recently expressed concern that the code's intent was to restrict all units to single-story structures. West Haven City Mayor also directed Community Development staff to clarify the code to limit homes built within the Patio Home Zone to a single story. As such, staff have prepared a draft and are seeking feedback from the Planning Commission.

Image 1: Patio Homes Located within West Haven



II. THE PROPOSAL

Staff has prepared an update to the code for the Planning Commission's consideration. Since the last planning commission, the staff has conducted a full review of the PH Zone and made the following recommendations.

1. Accessory Buildings. Removed the exception for larger detached accessory buildings. This would limit all accessory buildings to a maximum of 200 sq. ft.
2. Detached Accessory Dwelling Units (DADUs). Made changes to comply with the new state code found in [2026 SB 284](#). This code requires that the City allow for DADUs in residential zones on lots 11,000 sq. ft. or larger. Generally, our ADU code has strict coverage and setback requirements that may make it more difficult to construct DADUs on smaller lots.
3. Zero Lot Lines. Removed the Zero Lot Line provisions
4. Maximum structure height. Staff added a sentence to allow for a single habitable room above a garage for the Commission's consideration. Staff has adjusted the language to clarify that the single story governs the standards and has set a maximum room size based on the 24'x24' two-car garage at 576 sq. ft. Staff has not made any changes to the basement provision at the time of this report and felt unsure how to address some of the Planning Commission Comments.
5. Landscape Requirements. The staff has requested the City Attorney to provide some feedback on this section of code. [Utah Code 10-20-807](#) generally prohibits a City from requiring a developer to provide any type of financial security for private landscaping and restricts who the City requires to install such improvements. The current ordinance requires the developer to provide a cash bond for landscape improvements for each lot, and landscaping must be installed as part of each lot's construction. After review, the staff has found that the City has not been actively enforcing these provisions within the ordinance that do not comply with state code. As such, staff would recommend either removing this section or updating it to comply with state code and water-wise landscaping standards.

III. RECOMMENDED ACTION

Staff is seeking feedback and direction on the proposed draft. If no further direction is provided, the staff would like guidance on how to proceed with a public hearing. No action can be taken on this item until a public hearing is held.

PH ZONE (RESIDENTIAL PATIO HOME ZONE)

§ 157.411 PERMITTED USES.

- (A) Accessory uses and buildings (only behind homes) less than 200 square feet;
- (B) Dwellings, single-family detached;
- (C) Animal keeping (see §§ [157.865](#) through [157.868](#));
- (D) Home occupations with no visiting clientele;
- (E) Pets, the keeping of household pets; and
- (F) Any use not specifically permitted or conditional is strictly prohibited.

(Prior Code, § 31.02) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.412 CONDITIONAL USES.

Conditions for approval shall be determined as provided in §§ [157.515](#) through [157.529](#):

- (A) Church (temporary churches held in open areas, tents, or in temporary structures excluded); and
- (B) Home occupations.

(Prior Code, § 31.03) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.413 BUILDING LOT REQUIREMENTS.

(A) *Density*. There shall be no more than five residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density that the average is still five residential units per acre or less.

(B) *Lot area*. There shall be a minimum of 6,000 square feet in each lot. Corner lots shall be a minimum of 6,400 square feet.

(C) *Lot width*. Minimum lot width shall be 50 feet; corner lots are 60 feet.

(Prior Code, § 31.04) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.414 LOCATION OF STRUCTURES.

(A) *Dwellings.*

- (1) *Front setback.* Twenty feet from the property line to garage, 18 feet for the home;
- (2) *Side setback.* Five feet minimum on each side, except 15 feet minimum for side fronting on a street;
- (3) *Rear setback.* The rear lot line has to average 18 feet.

~~(B) Detached accessory buildings and garages. Accessory buildings larger than 200 square feet shall be as follows. The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise not allowed over 200 square feet. Accessory dwelling units are not permitted.~~

~~(B) Detached accessory buildings and garages. Two hundred square feet and smaller.~~

- (1) *Front setback.* All accessory buildings must be behind the home or behind the plane of the rear wall of the home.
- (2) *Side setback.* Five feet.
- (3) *Rear setback.* Five feet.

~~(4) Maximum Size. 200 square feet, except for Detached Accessory Dwelling Units.~~

~~(5) Detached Accessory Dwelling Units (DADUs). DADUs within the PH Zone shall comply with all other requirements of this title and § 157.455 through § 157.480 for accessory dwellings that are not specified within this chapter.~~

(Prior Code, § 31.05) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

~~§ 157.415 ZERO LOT LINES.~~

~~(A) Developers wishing to provide attached single-level single-family homes (zero lot lines) may request a development agreement with the city which will outline the provisions under which such homes would be allowed.~~

~~(B) If a development agreement is approved allowing zero lot line projects, developer shall be required to maintain the density requirements of this zone, but shall not be required to maintain a minimum lot size for such uses.~~

~~(Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)~~

§ 157.416 MAXIMUM STRUCTURE HEIGHT.

Commented [SN1]: See 2026's SB 284.

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(A) ~~Main buildings or dwellings, and DADUs shall be limited to one (1) story in height and shall not exceed a height of twenty-five (25) feet. Basements and below-grade habitable spaces are strictly prohibited. Only a single habitable room in the attic may be permitted, limited to the area directly above the garage, and shall not exceed 576 square feet.~~

Commented [SN2]: Updated based on Planning Commission feedback.

Commented [SN3]: Size based on a 24'x24' two-car garage.

~~Dwelling or other main building shall be 25 feet. Habitable attic space is permitted over a garage area; and~~

(B) *Accessory building.* Fifteen feet.

(Prior Code, § 31.06) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.417 LANDSCAPING.

(A) ~~(1) All landscaping shall be installed in compliance with West Haven Landscape standards within this title. (1) Landscaping and an automatic sprinkler system is to be installed with construction contract.~~

(2) At least one tree is to be planted per lot (trunk size is to be a two-inch diameter or larger).

(3) Fencing is standardized within development.

~~(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.~~

~~(C) (1) The normal landscape installation will be required within 30 days of the certificate of occupancy issuance.~~

~~(2) However, when that 30-day period cannot be achieved due to the short secondary water season, the landscape shall be installed by, or prior to, the next May 15.~~

~~(D) The entire landscape cash bond amount shall be held by the city until final completion of the required landscaping.~~

(Prior Code, § 31.07) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.418 OFF-STREET PARKING.

As provided in §§ [157.630](#) through [157.640](#).

(Prior Code, § 31.08) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

§ 157.419 PERMITTED SIGNS.

See §§ [157.755](#) through [157.761](#).

(Prior Code, § 31.09) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022;
Ord. 03-2023, passed 2-1-2023)

Planning Commission Staff Review Memo

April 22, 2026

Stephen Nelson, Community Development Director



Economic Development Strategic Plan

Proposal:	Discussion of Proposed Economic Development Strategic Plan
Ordinance Section:	
Applicant:	The West Haven City Community Development
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven has contracted with Urban & Main Consulting to create an Economic Development Strategic Plan. Over the past year, staff, a steering committee, and the consultant have been working to prepare a draft for consideration by the Planning Commission and City Council. The City Council and Planning Commission held a joint workshop on March 18, 2026, to discuss the Plan's concepts with staff and the consultant. Since that workshop, there have been some updates to the draft plan, and it is ready for additional review. Staff proposes that at the May 13, 2026, meeting, the Planning Commission hold a full workshop with the consultant to review the document in detail. The goal of this meeting is to provide a copy of the draft and to provide an introduction to the plan in preparation for the full workshop in May.

II. RECOMMENDED ACTION

Provide feedback or ask any questions to the staff during the discussion and introduction of the 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

Q4 In your opinion, what are the biggest challenges facing West Haven's local economy? (select up to 3)

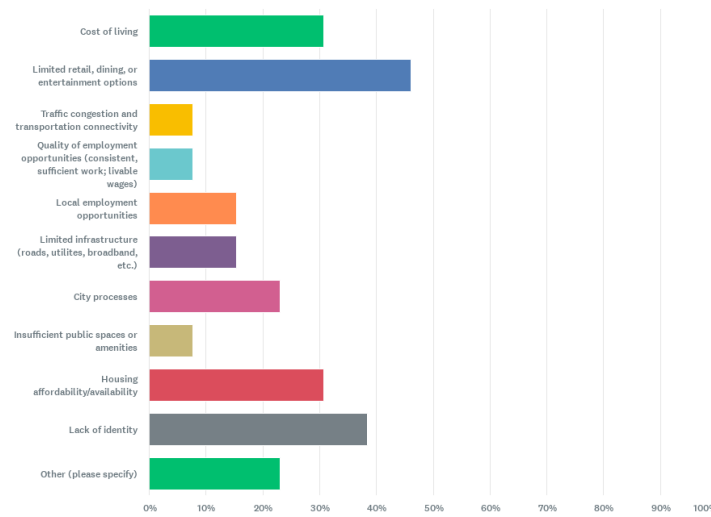


Figure 4.27 Weber County Industry Level Employment Location Quotient > 1.5

NAICS	Industry	# of Establishments	September 2024 Employment	Employment Quotient to Nation	Average Yearly Wage
2361	Residential building construction	265	1,269	1.74	\$58,032
2373	Highway, street, and bridge construction	20	576	2.96	\$121,368
2381	Building foundation and exterior contractors	206	1,800	2.42	\$58,552
2389	Other specialty contractors	141	1,090	1.71	\$57,980
3112	Grain and oilseed milling	4	180	4.66	\$96,304
3115	Dairy product manufacturing	3	248	2.12	\$65,780
3118	Bakeries and tortilla manufacturing	15	728	3.38	\$50,024
3119	Other food manufacturing	12	552	2.78	\$55,692
3273	Cement and concrete product manufacturing	6	452	2.56	\$58,656
3323	Architectural and structural metals manufacturing	26	1,084	4.25	\$70,252
4413	Machine shops; turned product; and screw, nut, and bolt manufacturing	28	573	2.73	\$67,184
3328	Coating, engraving, heat treating, and allied activities	8	185	2.01	\$53,872
3362	Motor vehicle body and trailer manufacturing	9	216	1.61	\$44,044
3364	Aerospace product and parts manufacturing	15	4,678	13.99	\$124,696
4244	Grocery and related product merchant wholesalers	26	1,752	3.02	\$68,172
4412	Other motor vehicle dealers	19	369	3.55	\$68,172
4413	Automotive parts, accessories, and tire retailers	61	707	2.02	\$49,712
4441	Building material and supplies dealers	53	1,162	1.55	\$44,252
4491	Furniture and home furnishings retailers	35	522	2.01	\$52,104
4591	Sporting goods, hobby, and musical instrument retailers	45	682	3.13	\$44,876
4593	Florists	12	77	2.36	\$32,604
4884	Support activities for road transportation	20	256	3.37	\$52,936
5221	Depository credit intermediation	79	3,567	2.33	\$71,344
5413	Architectural, engineering, and related services	112	1,877	1.61	\$101,348
6111	Elementary and secondary schools	21	1,138	1.57	\$47,216
8111	Automotive repair and maintenance	183	1,173	1.63	\$48,672
8122	Death care services	11	134	1.62	\$51,532

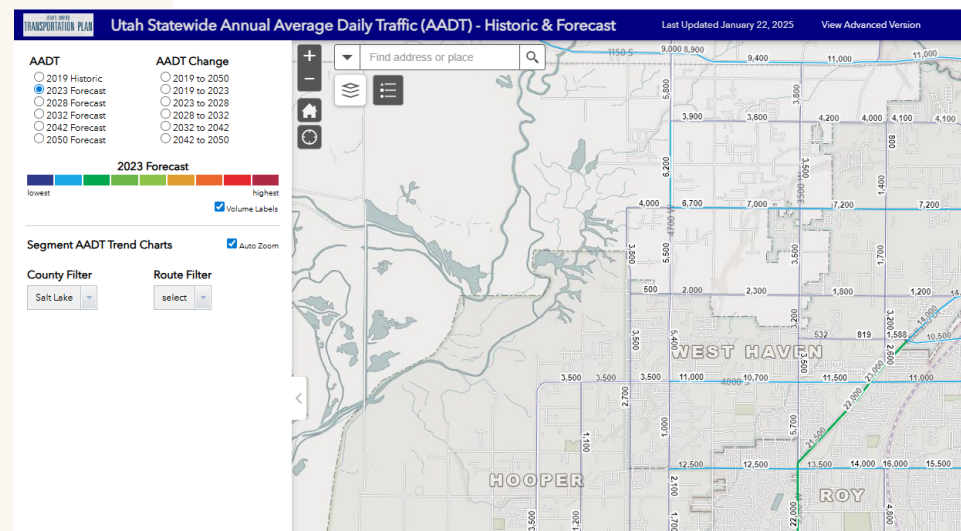
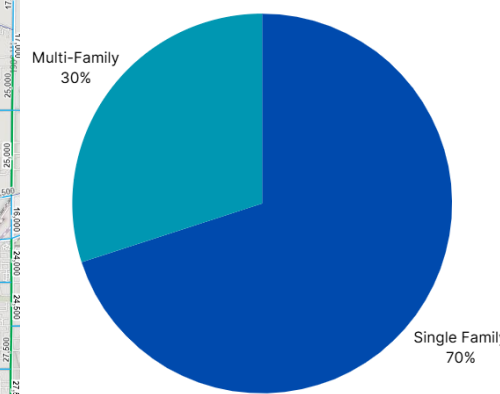
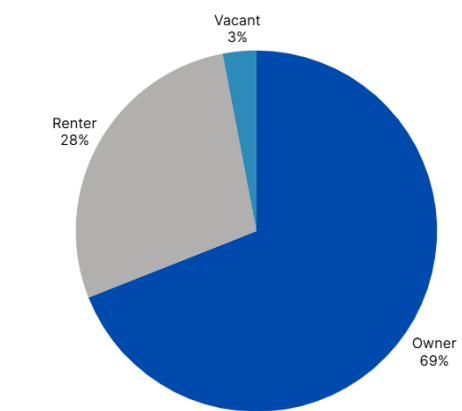


Figure 4.12 West Haven Housing Mix



Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

Figure 4.13 Owner/Renter Housing



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	Utah Per Capita Spending*	Capture Rate	Per Capita Leakage	Total Leakage
Retail						
Building Material & Garden Equip	\$87,837,008	\$3,658	\$1,692	216%	\$1,966	\$47,204,716
Clothing & Accessories	\$2,182,650	\$91	\$760	12%	(\$699)	(\$16,059,172)
Electrical & Appliance	\$935,185	\$39	\$423	9%	(\$384)	(\$9,221,367)
Food & Beverage	\$1,791,208	\$75	\$2,036	4%	(\$1,962)	(\$47,106,519)
Furniture & Home Furnishing	\$523,958	\$22	\$370	6%	(\$348)	(\$8,355,600)
Gas Station	\$9,000,000	\$375	\$592	63%	(\$218)	(\$5,227,589)
General Merchandise	\$2,499,946	\$104	\$2,967	4%	(\$2,863)	(\$68,759,710)
Health & Personal	\$818,326	\$34	\$286	12%	(\$252)	(\$6,045,328)
Miscellaneous Retail Trade	\$4,006,246	\$167	\$798	21%	(\$632)	(\$15,167,193)
Motor Vehicle	\$47,883,871	\$1,994	\$3,028	66%	(\$1,034)	(\$24,841,474)
Non-Store Retailers	\$47,275,777	\$1,969	\$2,464	80%	(\$495)	(\$11,888,566)
Sporting Good	\$1,033,381	\$43	\$459	9%	(\$416)	(\$9,982,989)
Wholesale Trade-Durable Goods	\$63,655,284	\$2,651	\$2,294	116%	\$357	\$8,569,725
Wholesale Trade-Electronic Markets	\$417,041	\$17	\$51	34%	(\$34)	(\$809,315)
Wholesale Trade-Nondurable Goods	\$3,771,027	\$157	\$385	41%	(\$228)	(\$5,480,014)
Subtotal Retail	\$273,630,908	\$11,395	\$18,606	61%	(\$7,211)	(\$173,170,396)
Industry						
Agriculture, Forestry, Fishing & Hunting	\$62,746	\$3	\$14	19%	(\$11)	(\$261,740)
Construction	\$47,158,09	\$1,964	\$561	350%	\$1,403	\$33,685,212
Information	\$8,206,270	\$342	\$1,157	30%	(\$815)	(\$19,583,003)
Manufacturing	\$78,622,347	\$3,274	\$1,356	241%	\$1,918	\$46,065,855
Mining, Quarrying, & Oil & Gas Extraction	\$11,000	\$0	\$158	0%	(\$518)	(\$3,793,295)
Transportation & Warehousing	\$1,363,089	\$57	\$115	49%	(\$58)	(\$1,394,224)
Utilities	\$19,000,000	\$789	\$1,003	79%	(\$213)	(\$5,122,980)
Subtotal Industry	\$154,424,161	\$6,429	\$4,364	147%	\$2,065	\$49,595,824
Services						
Accommodation	\$8,451,287	\$352	\$1,017	35%	(\$665)	(\$15,959,798)
Admin. & Sup & Waste Man. & Remed. Ser.	\$903,414	\$38	\$143	26%	(\$106)	(\$2,534,365)
Arts, Entertainment, and Recreation	\$260,257	\$11	\$451	2%	(\$440)	(\$10,568,108)
Educational Services	\$758,285	\$32	\$80	39%	(\$48)	(\$1,164,488)
Finance & Insurance	\$1,691,335	\$70	\$133	53%	(\$62)	(\$1,500,860)
Food Services & Drinking Places	\$13,589,514	\$566	\$2,374	24%	(\$1,808)	(\$43,427,710)
Health Care & Social Assistance	\$1,127,838	\$47	\$55	85%	(\$8)	(\$198,327)
Management of Companies & Enterprises	\$59,297	\$2	\$9	27%	(\$7)	(\$156,774)
Other Services-Except Public Administration	\$25,392,721	\$1,057	\$728	145%	\$330	\$7,918,301
Professional, Scientific, & Technical Serv.	\$4,381,413	\$182	\$706	26%	(\$524)	(\$12,571,569)
	City Direct Taxable Sales	Per Capita Spending	Utah Per Capita Spending*	Capture Rate	Per Capita Leakage	Total Leakage
Public Administration	\$1,000	\$0	\$113	0%	(\$113)	(\$2,720,149)
Real Estate, Rental, & Leasing	\$8,676,721	\$361	\$789	46%	(\$428)	(\$10,275,769)
Subtotal Services	\$65,293,082	\$2,719	\$6,598	41%	(\$3,879)	(\$93,159,616)
Other						
Subtotal Other	\$0	\$0	\$871	0%	(\$871)	(\$20,915,107)
All Taxable Sales						
Total	\$493,348,151	\$20,542	\$30,439	67%	(\$9,891)	(\$237,649,295)

*Income Adjusted

Accommodation included Traveler Accommodation, RV Parks & Recreational Camps, as well as Room & Boarding Houses.

Per <https://www.census.gov/naics/?input=72&chart=2022>, hotels and motels fall under Accommodation (Traveler). See 72111.



SWOT Analysis



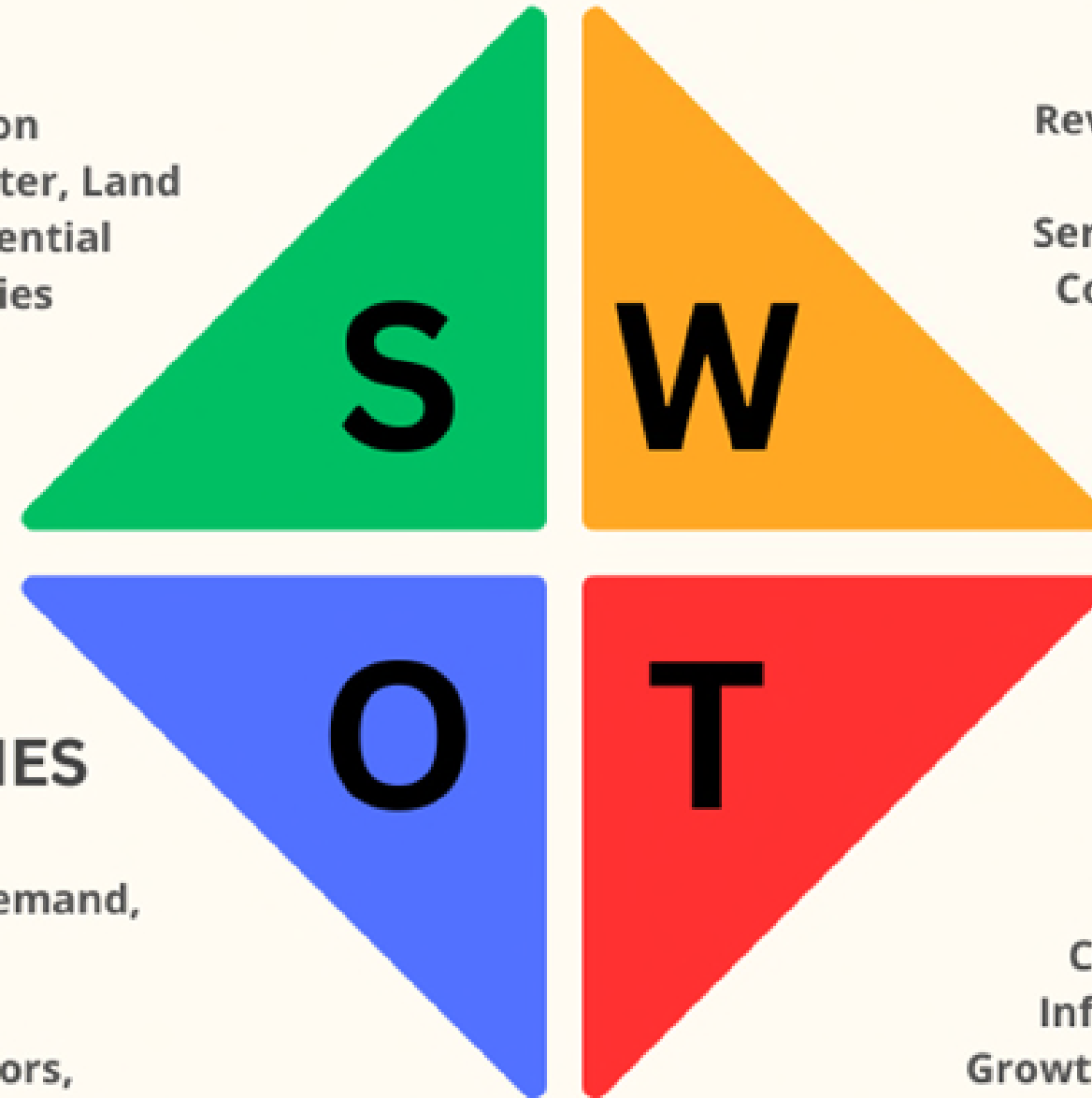
STRENGTHS

Location & Access, Population Growth, Community Character, Land & Zoning, Industrial & Residential Base, City Staff, and Amenities



OPPORTUNITIES

Retail Anchors, Residential Demand, Job Centers, Redevelopment Potential, Public-Private Partnerships, Regional Corridors, Grant Access, Technology & Planning, Annexation Growth, and Branding Efforts



WEAKNESSES



Revenue Limitations, Commercial Gaps, Essential Neighborhood Services, Economic Staff, Resource Constraints, Infrastructure Issues, and Community Identity

THREATS

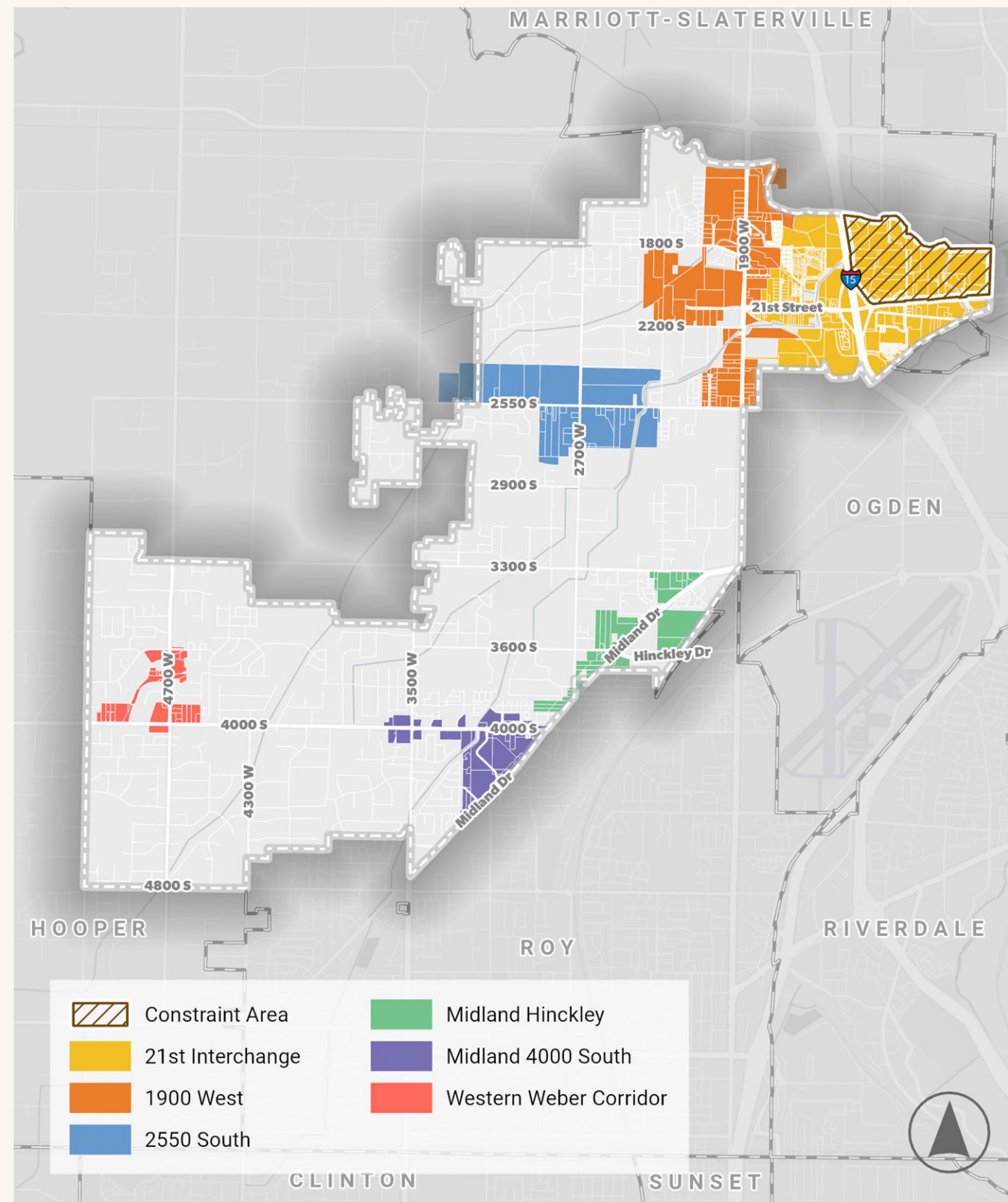


Economic Pressures, Regional Competition, Tenant Retention, Infrastructure Limits, Unplanned Growth, Housing Risks, Coordination Failures, Legislative Risks, and Resource Competition



Economic Development Areas

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



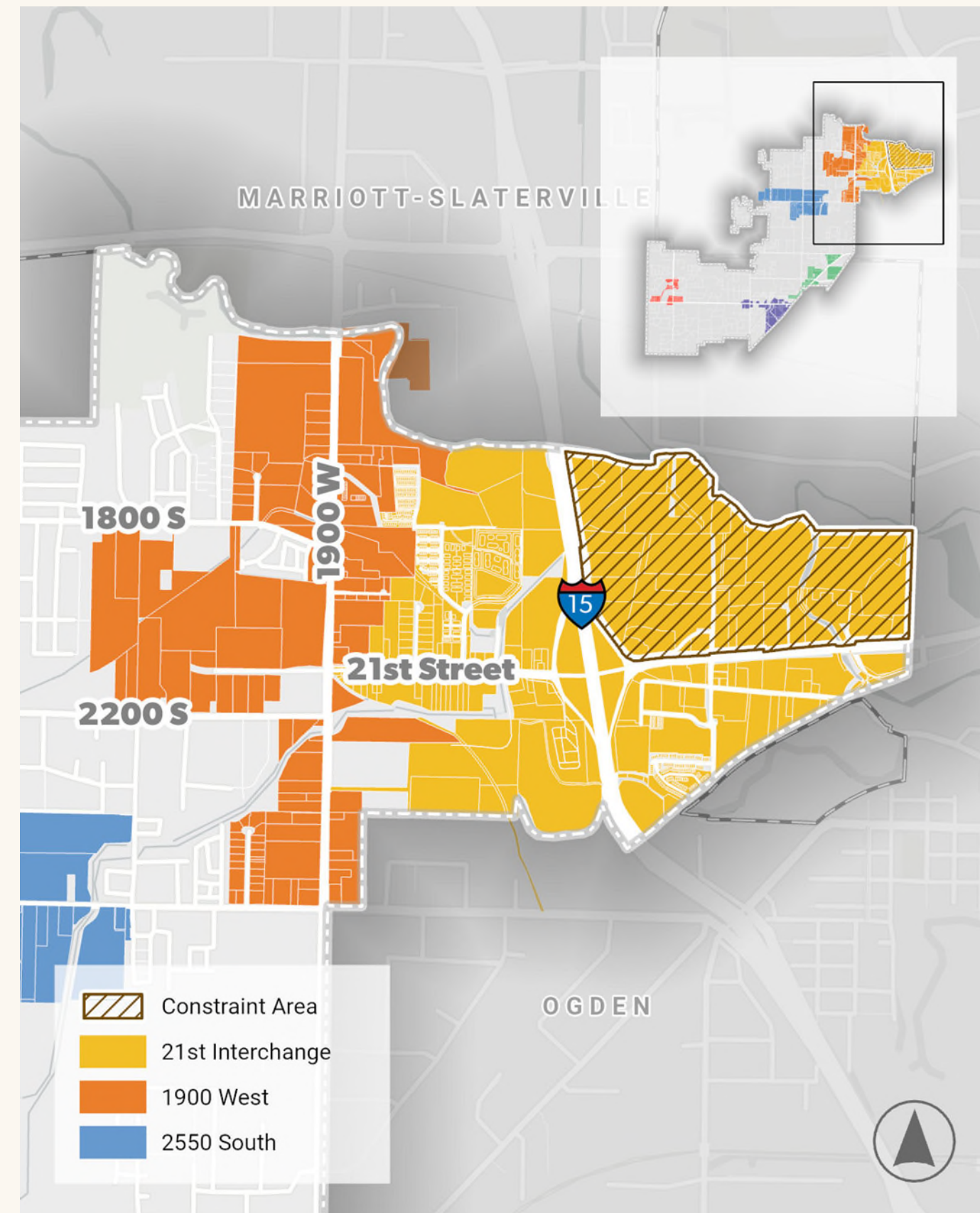
21st Interchange

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



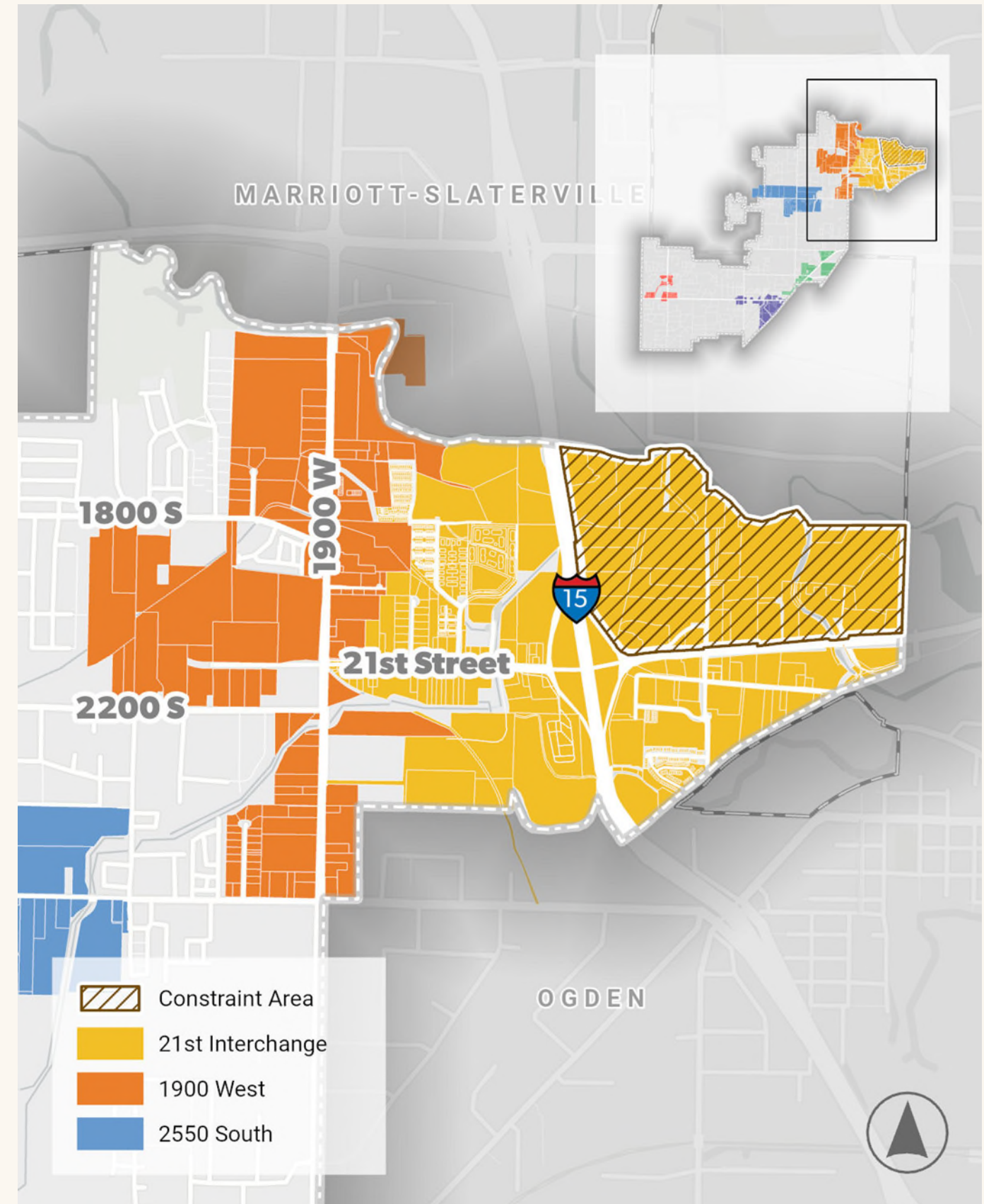
1900 West

Advantages

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

Impediments

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



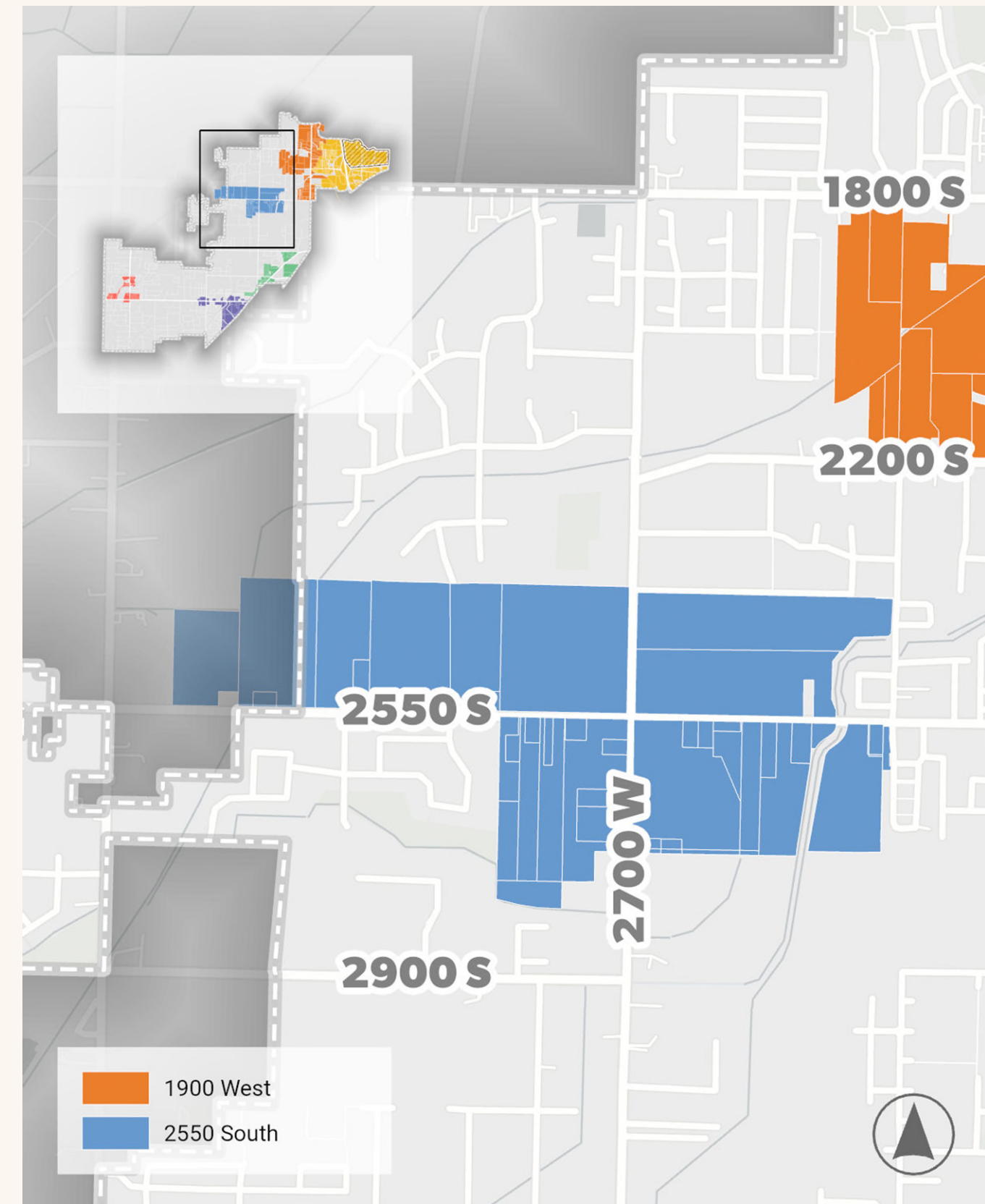
2550 South

Advantages

- Large Vacant Parcels with Single Ownership
- Demonstrated Retail Interest

Impediments

- Limited Land Availability
- Traffic Impact from Commercial uses



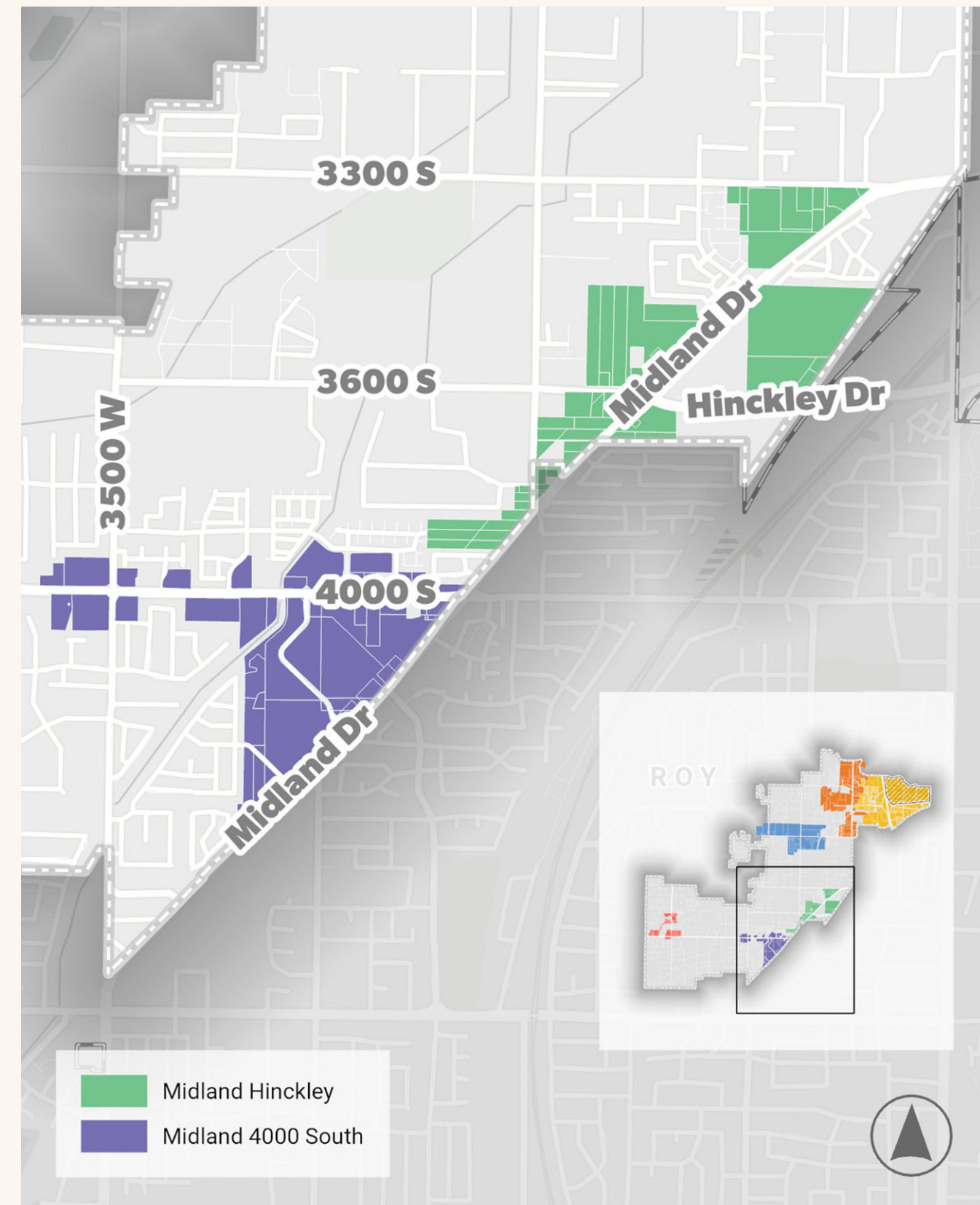
Midland-Hinckley

Advantages

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

Impediments

- Fragmented Land Ownership
- Need for Land Assembly



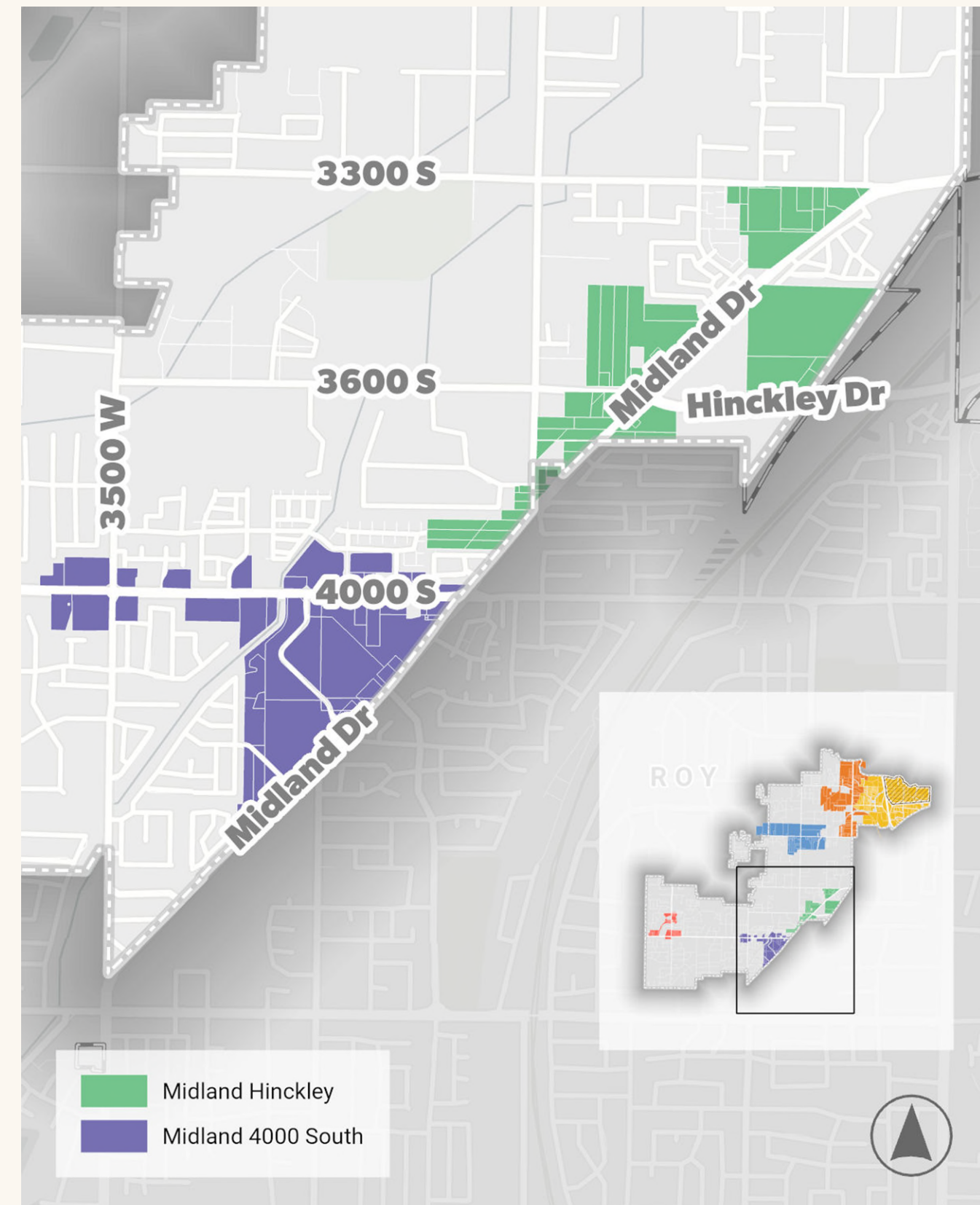
Midland 4000 South

Advantages

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

Impediments

- Limited Vacant Land
- Utility Constraints



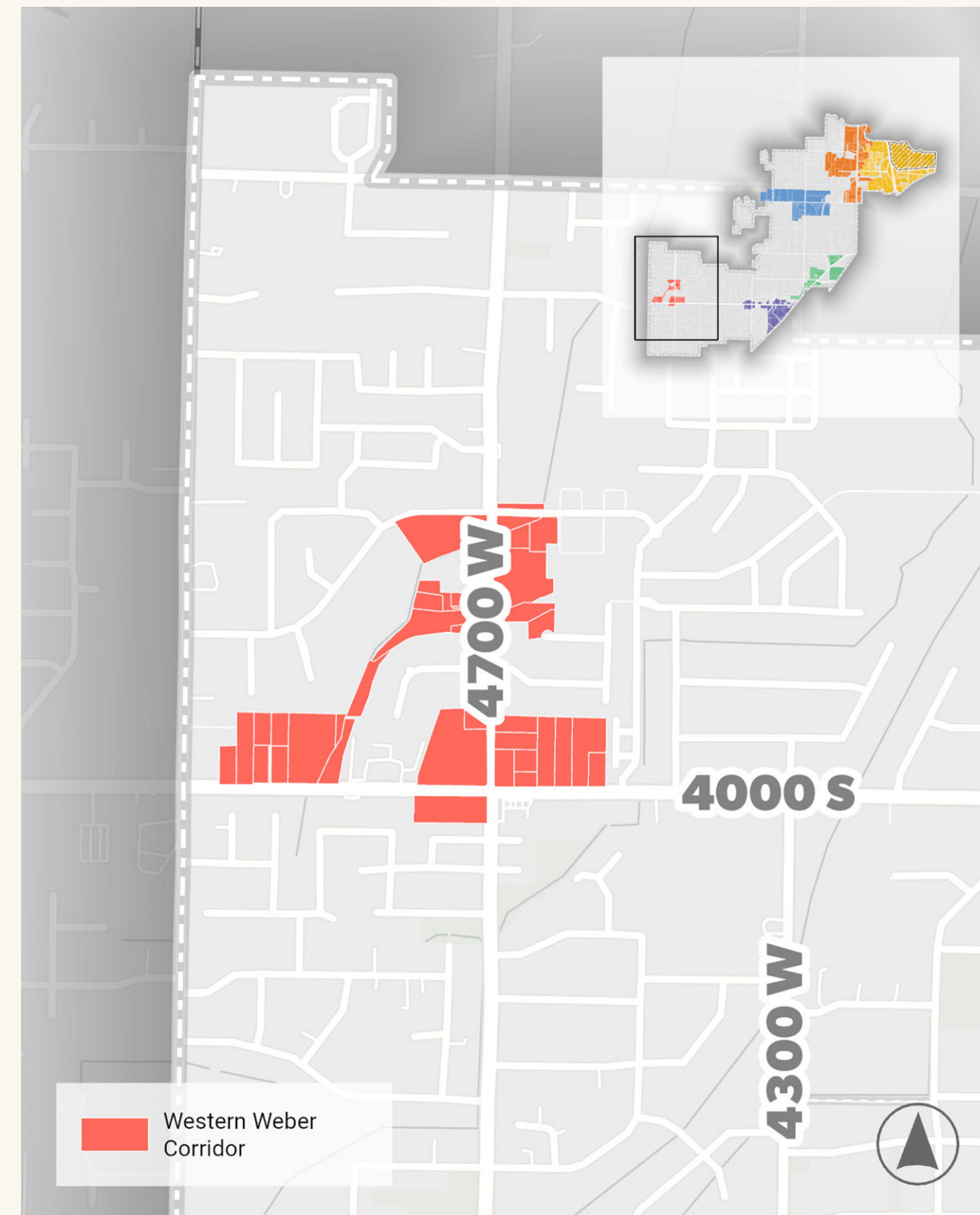
Western Weber Corridor

Advantages

- Future Regional Connectivity
- Improved Mobility and Access

Impediments

- Limited Developable Land
- Timing and Uncertainty



Goals and Strategies

West Haven EDSP Goals

Strengthen & Diversify

01

Strengthen and
Diversify the Local
Economy



Fiscal Sustainability

02

Improve Fiscal
Sustainability and
Diversify Municipal
Revenue



Growth

03

Manage Growth
Proactively



Planning & Development

04

Modernize
Planning and
Development
Processes



Community Identity

05

Enhance
Community
Identity and
Quality of Life



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 Strategies	Project Lead	Timeline For Initiating						Priority	Status	Required Resources	Metrics	Key Accomplishments
		Ongoing	Year 1	Year 2	Year 3	Year 4	Year 5					
<p>Goal 1. Strengthen and Diversify the Local Economy. 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 abundant land, strong demand, and desirable community character. The recent announcement of Walmart and the region’s ongoing transportation investments have created a strong foundation for expanding the City’s commercial base, recruiting new employers, and supporting local entrepreneurs. A more balanced economic mix will help reduce sales-tax volatility, create local jobs, improve resident convenience, and enhance quality of life.</p>												
<p>1.1. Expand Commercial and Retail Opportunities. Grow and diversify West Haven’s commercial footprint by strategically attracting new retail, dining, and service businesses.</p>												
Primary												
1.1.1. Recruit and support key retail anchors (build on Walmart momentum)	u							Medium	Not Started	\$\$		
1.1.2. Prioritize zoning and infrastructure readiness in key development areas identified in this plan.		u						High	Not Started	\$\$\$\$		
1.1.3. In key development areas, plan for infrastructure development and design to enhance placemaking and access.	u							High	Not Started	\$\$\$\$		
Secondary												
1.1.4 Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.			u					Medium	Not Started	\$\$		
1.1.5 Build relationships with brokers, landowners, and regional real estate networks to identify market ready opportunities.	u							Low	Not Started	\$		
<p>1.2. Attract and Retain Employers. Cultivate a competitive environment that attracts new employers while supporting the growth and stability of existing companies.</p>												
Primary												
1.2.1. Designate strategic transportation-served sites as “ Employment Priority Areas”.			u					Medium	Not Started	\$\$		
1.2.2. Develop a list of growing businesses within West Haven with a likelihood of needing to expand and work with those businesses to keep them within West Haven.		u						High	Not Started	\$		
1.2.3. Launch a business retention and expansion (BRE) program.			u					Medium	Not Started	\$\$		
Secondary												
1.2.4. Partner with state and regional economic development organizations, including GOEO, NUEA, and the County to actively promote West Haven to targeted industries seeking to relocate or expand within the Northern Utah region.	u							Medium	Not Started	\$\$		
1.2.5. Develop a targeted employer list of potential companies looking to relocate or expand (aerospace supply-chain, logistics, medical services, software support, manufacturing, etc.).	u							Low	Not Started	\$		
<p>1.3. Foster Entrepreneurship and Innovation. Support local entrepreneurs and small businesses to strengthen community-based economic activity.</p>												
Primary												
1.3.1. Create a Small Business Resource Page on the City website		u						Medium	Not Started	\$		
1.3.2. Partner with Small Business Development Center to provide training, financing, and mentorship to West Haven entrepreneurs.				u				Medium	Not Started	\$\$\$		
1.3.3. Review the home occupation code and ensure it allows homeowners to create and run small businesses within their homes that don’t negatively impact the surrounding community.			u					Medium	Not Started	\$		
Secondary												
1.3.4. Partner or promote small business/entrepreneur workshops or networking events.	u							Low	Not Started	\$\$		
<p>1.4. Redevelop Underutilized Industrial and Commercial Sites. Transform aging or inefficient industrial areas into modern employment districts and mixed-use opportunities.</p>												
Primary												
1.4.1. Support modernization and redevelopment of aging industrial developments within the 21st Interchange and 1900 West Key Development Areas to retain businesses and accommodate higher-value employers. This should be done by zone changes and zoning standard updates to allow a mixture of higher-impact commercial and lower-impact industrial development to co-exist. Identify other areas within these areas that would support lighter commercial uses and a mixture of housing and zone them appropriately.		u										
1.4.2. Review the industrial area and underutilized sites as part of the General Plan. Label these sites appropriately on the General Plan map to ensure the best future use and zoning.			u									
Secondary												
1.4.3. Use community reinvestment areas (CRA) and other funding sources to fund infrastructure (PID, FHIZ, etc.) and aesthetic upgrades.	u											
1.4.4. Work collaboratively with Weber County to identify environmentally constrained sites and jointly pursue federal and state brownfield resources to prepare these properties for redevelopment.	u											
1.4.5. Complete a redevelopment potential assessment of all existing industrial parcels.	u											



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



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URBAN & MAIN
CONSULTING



2026



Economic Development Strategic Plan

Prepared By :



URBAN & MAIN
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Acknowledgments

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SECTION 1: INTRODUCTION

Introduction

Approach

West Haven City (the “City”), located in the heart of rapidly growing western Weber County, is one of Utah’s fastest-developing communities. Once a predominantly agricultural town defined by open fields and rural character, West Haven has transformed over the past two decades into a vibrant suburban community with a steadily diversifying population and growing economic potential. Its strategic location between Ogden and Salt Lake City, paired with convenient access to major transportation corridors such as I-15, I-84, and SR-126, positions the City as a highly desirable place to live, work, and do business in northern Utah.

As one of the state’s most dynamic residential growth areas, West Haven benefits from strong regional demand for housing, emerging commercial centers, and expanding retail and service sectors. Quality neighborhoods, new parks and trails, and proximity to employment hubs contribute to a high quality of life that attracts young families and professionals. The City’s continued development of recreational amenities, including the Ogden River Parkway connections, trail expansions, and new community gathering spaces, reinforces its appeal as a community focused on livability and well-planned growth.

The City’s advantageous location along major freight and commuter routes also creates significant potential for commercial, mixed-use, and light-industrial expansion. West Haven sits at the crossroads of a regional transportation network that links Davis, Weber, and Box Elder Counties, offering competitive opportunities for logistics, warehousing, and small-scale manufacturing. These sectors are driving growth across northern Utah. As the surrounding region continues to urbanize, demand for retail, dining, healthcare, and professional services within the City is expected to increase, supporting West Haven’s evolution into a more balanced and economically diverse community.

Despite these strengths, West Haven faces notable challenges as it navigates its next phase of growth. Rapid population increases place pressure on transportation systems, open space preservation, public safety, and other essential infrastructure. The community’s predominately residential tax base limits local revenue generation, creating long-term fiscal sustainability concerns unless commercial and employment-generating uses expand at a pace that keeps up with residential development. Traffic congestion represents a growing concern for both residents and businesses, underscoring the need for transportation planning and corridor reinvestment.

The City also faces growing expectations for amenities, services, and economic opportunities from a changing and increasingly diverse population. Younger families seek access to childcare, retail, and quality jobs closer to home. Long-term residents express a desire to preserve West Haven's rural heritage, agricultural identity, and open-space corridors, even as the City transitions into a suburban community. Balancing these perspectives requires thoughtful planning that supports economic growth while maintaining the character and quality of life that residents value.

Regional dynamics further shape West Haven's future. Continued development pressure in Ogden, Roy, and surrounding communities increases demand for land and economic space in West Haven. At the same time, shifting consumer preferences, e-commerce growth, and changing workforce patterns require the City to stay flexible and adaptable in its economic development strategies. Ensuring a diverse local economy, one not overly reliant on residential growth, will be critical for long-term resilience.

To address these opportunities and challenges, West Haven must adopt a strategic, forward-thinking approach to economic development. This plan defines a comprehensive vision that supports a balanced and sustainable economy, expands commercial and employment opportunities, strengthens infrastructure, and enhances the amenities that contribute to the community's high quality of life. Through collaborative planning, targeted investments, and thoughtful policy direction, West Haven can cultivate a resilient economy that meets the needs of current residents while creating a foundation for future generations to thrive.

The Planning Process

In the early summer of 2025, West Haven retained Urban & Main Consultants, LLC (U&M) to prepare an economic development strategic plan (EDSP). U&M conducted stakeholder outreach and data analysis to inform a clear understanding of the City's particular disadvantages and advantages. This planning process led to recommendations for the City's short, mid, and long-term efforts to strengthen its economic health and focus future economic development investments in identified strategic areas.

Stakeholder Engagement

The consulting team held meetings and sent out a survey to relevant local stakeholders to inform the discovery process. U&M incorporated the qualitative findings that emerged during the stakeholder engagement process from targeted questions about the City's economic

health into an analysis of West Haven's strengths, weaknesses, opportunities, and threats (SWOTs). Representation included residents, business owners, chamber of commerce, non-profit/community organizations, city and county officials, education and workforce, and other local stakeholders.

EDSP Vision

West Haven is a thriving, welcoming community where businesses grow, families prosper, and thoughtful development creates lasting economic opportunity, vibrant places, and an exceptional quality of life.



EDSP Mission

To foster a strong, diverse, and resilient local economy by attracting quality investment, supporting local businesses and entrepreneurs, guiding responsible growth, and enhancing the places that make West Haven a great place to live, work, and do business.



EDSP Goals



1. Strengthen and Diversify the Local Economy



2. Improve Fiscal Sustainability and Diversify Municipal Revenue



3. Manage Growth Proactively



4. Modernize Planning and Development Processes



5. Enhance Community Identity and Quality of Life



SECTION 2: STRATEGIC PLAN

Best Practices

Economic development is essential to a community's well-being and long-term sustainability, as it improves quality of life through job creation, increased wages, broader access to goods and services, expanded opportunities, and a stronger tax base. A successful economic development strategy begins within the organization. To that end, U&M reviewed what the best economic development organizations do well and how their these practices translate to West Haven.

Public Officials are the Ambassadors of Economic Development – Elected officials play a vital role in championing economic development and advocating for their communities. They must understand the local economic strengths and challenges, the vision and goals of economic development efforts, the key stakeholders and partners, and the economic development environment. Regular updates from staff to city councils, and other decision-makers should include key talking points on projects, emerging industries, and business retention efforts to ensure officials can effectively advocate for their communities. Officials should engage not only with large employers but also with small businesses, entrepreneurs, and economic development initiatives.

Equity and Inclusive Growth – Economic development strategies should focus on expanding opportunity for all residents. Targeted business incentives and workforce training should support the entire community, including minority-owned businesses, and women entrepreneurs. Workforce housing initiatives should be included in economic strategies to address affordability challenges and retain skilled workers.

Promotion of the Four C's of Economic Development – Policy and strategy decisions are made within the framework of the four C's of economic development:

- **Cooperation:** Foster partnerships between public and private sectors, rural and urban areas, and cross-industry collaborations.
- **Commitment:** Ensure sustained investment in infrastructure, workforce development, and business support.
- **Competition:** Competition between communities and regions should be viewed as an opportunity for improvement.
- **Capital:** Encourage a mix of public, private, and impact-driven capital to support business growth, infrastructure, and entrepreneurship.

Workforce Development and Education Partnerships – Cultivate a skilled workforce to support its economic base while diversifying into technology, healthcare, and aerospace & defense. Expand partnerships with Ogden-Weber Technical College, Weber State University, and workforce agencies to create industry-specific training programs. Develop career pathways in aerospace & defense, agriculture, manufacturing, and healthcare. Strengthen Career and Technical Education (CTE) programs and expand opportunities for apprenticeships and certifications in high-demand fields.

Business Retention, Expansion, and Recruitment – A strong economic development strategy prioritizes helping existing West Haven businesses grow while attracting new industries. Support the manufacturing industry while encouraging diversification into aerospace & defense, and advanced manufacturing businesses. Provide business expansion assistance, including workforce training, regulatory guidance, and infrastructure support. Focus recruitment efforts on companies that align with strengths. Streamline zoning, permitting, and business licensing processes to make the area more business-friendly.

Economic Development Funding Sources – Most local governments budget for economic development activities using the city's general fund (property taxes, sales tax, etc.) or community reinvestment agency funds (tax increment) for certain projects. Local incentives may also directly or indirectly fund economic development. Public officials and staff must be familiar with all of the funding options available, including:

- **State Resources:** Economic Development Tax Increment Financing (EDTIF), Utah Small Business Credit Initiative (USBCI), Housing & Transit Reinvestment Zones (HTRZ), various other State Grants, etc.
- **Federal Resources:** Community Development Block Grant (CDBG), Economic Development Administration (EDA) programs, Small Business Administration (SBA) programs, USDA Rural Development grants, and other infrastructure funding, etc.
- **Public-Private Partnerships (P3s):** Utilize innovative financing strategies to support infrastructure, workforce housing, and commercial development.

Small Business and Downtown Development – Small businesses and local entrepreneurs generally drive the economy. Partner with the Ogden Small Business Development Center to provide business coaching, networking, and other needed assistance. Enhance 21st Interchange and 1900 West revitalization efforts to attract businesses. Expand local investment programs to help businesses access capital. Encourage heritage and cultural events that showcases history and quality-of-life assets.

Site Readiness and Real Estate Development – To attract investment, have shovel-ready sites for new businesses and developments. Maintain an inventory of key industrial, commercial, and retail sites, ensuring they have necessary infrastructure in place. Promote redevelopment of underutilized properties to attract businesses and investors. Encourage mixed-use development that combines housing, retail, and office space in key growth areas.

Ongoing Strategic Planning and Accountability – Maintain a proactive approach to economic development. Conduct regular economic development progress meetings to review goals and adjust strategies as needed. Use data-driven decision-making to track economic trends, job growth, and business expansion. Engage residents, business owners, and community stakeholders in long-term economic visioning efforts.

Action Plan and Tool Box

After gaining stakeholder input, analyzing West Haven's demographics, workforce, and real estate assets, and completing a SWOT assessment, U&M combined these findings with the City's mission and vision to develop strategic recommendations that will guide the City over the coming years. This Economic Development Strategic Plan is designed to provide actionable, achievable, and appropriately ambitious direction, with successful implementation playing a critical role in sustaining the City's long-term economic vitality. The Plan prioritizes five core goals: **(1) Strengthen and Diversify the Local Economy; (2) Improve Fiscal Sustainability and Diversify Municipal Revenue; (3) Manage Growth Proactively; (4) Modernize Planning and Development Processes; and (5) Enhance Community Identity and Quality of Life.** Each goal is supported by a series of primary and secondary action items, with primary actions intended to deliver the greatest impact relative to available resources. Collectively, these actions serve as a practical guide for the City to pursue targeted and flexible economic development initiatives as opportunities arise and enable additional priority economic development in the City.

The six primary action items are as follows:

1. Prioritize zoning and infrastructure readiness in key economic development areas identified in this plan.
2. In key economic development areas, plan for infrastructure development and design to enhance placemaking and access.
3. Support modernization and redevelopment of aging industrial developments within the 21st Interchange and 1900 West Key Development Areas to retain businesses and accommodate high-value employers. This should be done by zone changes and zoning standard updates to allow a mixture of higher-impact commercial and lower-impact industrial development to co-exist. Identify other sites within these areas that would support lighter commercial uses and a mixture of housing and zone them appropriately.
4. Prioritize commercial and mixed-use zoning in the commercial centers, transportation corridors, and other accessible, high-visibility locations.
5. Prioritize development of a walkable town center(s) that offers opportunities to live, work, and recreate with gathering spaces that allow for civic events, marketing, and community interaction. These areas should be identified within the General Plan.
6. Launch a business retention & expansion (BRE) program.

As noted above, the following are a list of tools, policies, and actions the City may utilize to help fulfill the five primary goals set-out within this plan. The intention is that the City will use these tools at its discretion and as circumstances and resources warrant such use. It is not anticipated that the City will complete every item on this list, but will choose the actions needed to achieve the five core goals.

GOAL 1: Strengthen and Diversify the Local Economy

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 abundant land, strong demand, and desirable community character. The recent announcement of Walmart and the region's ongoing transportation investments have created a strong foundation for expanding the City's commercial base. A more balanced economic mix will help reduce sales-tax volatility, create local jobs, improve resident convenience, and enhance quality of life.

Strategies and Actions

1.1 Expand Commercial and Retail Opportunities. Growth and diversify West Haven's commercial footprint by strategically attracting new retail, dining, and service businesses.

Primary

- 1.1.1 Recruit and support key retail anchors (build on Walmart momentum)
- 1.1.2 Prioritize zoning and infrastructure readiness in key economic development areas identified in this plan
- 1.1.3 In key economic development areas, plan for infrastructure development and design to enhance placemaking and access

Secondary

- 1.1.4 Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.
- 1.1.5 Build relationships with brokers, landowners, and regional real estate networks to identify market ready opportunities.

1.2 Attract and Retain Employers. Cultivate a competitive environment that attracts new employers while supporting the growth and stability of existing companies.

Primary

- 1.2.1 Designate strategic transportation-served sites as “Employment Priority Areas”.
- 1.2.2 Develop a list of growing businesses within West Haven with a likelihood of needing to expand and work with these businesses to keep them within the City.
- 1.2.3 Launch a business retention and expansion (BRE) program.

Secondary

- 1.2.4 Partner with state and regional economic development organizations, including GOEO, NUEA, and Weber County to actively promote West Haven to targeted industries seeking to relocate or expand within the Northern Utah region (e.g., aerospace supply-chain, logistics, medical services, software support, manufacturing).
- 1.2.5 Develop a targeted employer list of potential companies looking to relocate or expand.

1.3 Foster Entrepreneurship and Innovation. Support local entrepreneurs and small businesses to strengthen community-based economic activity.

Primary

- 1.3.1 Create a Small Business Resource Page on the City website.
- 1.3.2 Partner with Small Business Development Center to provide training, financing, and mentorship to West Haven entrepreneurs.
- 1.3.3 Review the home occupation code and ensure it allows homeowners to create and run small businesses within their homes that don’t negatively impact the surrounding community.

Secondary

- 1.3.4 Promote small business/entrepreneur workshops or networking events.

1.4 Redevelop Underutilized Industrial and Commercial Sites. Transform aging or inefficient industrial areas into modern employment districts and mixed-use opportunities.

Primary

- 1.4.1 Support modernization and redevelopment of aging industrial developments within the 21st interchange and 1900 West Key Development Areas to retain businesses and accommodate higher-value employers. This should be done by zone changes and zoning standard updates to allow a mixture of higher-impact commercial and lower-impact industrial development to co-exist. Identify other areas within these areas that would support lighter commercial uses and a mixture of housing and zone them appropriately.
- 1.4.2 Review the industrial areas and underutilized sites as part of the General Plan. Label these sites appropriately on the General Plan map to ensure the best future use and zoning.

Secondary

- 1.4.3 Use community reinvestment areas (CRAs) and other funding sources to fund infrastructure (PID, FHIZ, etc.) and aesthetic upgrades.
- 1.4.4 Work collaboratively with Weber County to identify environmentally constrained sites and jointly pursue federal and state brownfield resources to prepare these properties for redevelopment.
- 1.4.5 Complete a redevelopment potential assessment of all existing industrial parcels.

GOAL 2: Improve Fiscal Sustainability and Diversify Municipal Revenue

With limited revenue sources, West Haven may face structural fiscal challenges that limit the City's ability to keep pace with infrastructure demands and service-level expectations. Although rapid residential growth brings activity, it also increases long-term operational expenditures, often outpacing revenue growth. As retail and commercial offerings expand, the City must maximize revenues, while also exploring new tools to stabilize its financial future. A diversified and strategically planned revenue portfolio will allow West Haven to maintain service quality, invest in infrastructure, support economic development, and weather economic downturns. This includes assessing the feasibility of introducing a municipal property tax, optimizing land-use decisions to improve fiscal returns, and aggressively pursuing grants and intergovernmental funding. By strengthening fiscal capacity, West Haven can remain competitive and ensure that growth enhances, not burdens future budgets.

Strategies and Actions

2.1 Expand and Optimize Sales Tax Generators. Optimize the City's ability to generate and capture sales tax.

Primary

- 2.1.1 Prioritize commercial/mixed-use zoning in the commercial centers, transportation corridors, and other accessible, high-visibility locations.
- 2.1.2 Encourage retail uses that capture identified retail "leakage" (restaurants, grocery, arts & entertainment, home goods, etc.).
- 2.1.3 Protect sales tax generation in the commercial zones by limiting in those zones land uses that do not generate sales tax, or support the generation of sales tax, and permitting more land uses that do.

2.2 Align Land Use with Revenue Potential. Ensure that land-use decisions contribute to the City's financial health through analysis-driven zoning and annexation.

Primary

- 2.2.1 Allow strategic increased densities in residential areas adjacent to or well connected with the city's commercial centers.
- 2.2.2 Preserve high-value land in key development areas for employment centers and large revenue-producing areas.

Secondary

- 2.2.3 Use fiscal modeling to evaluate zoning and development proposals based on long-term net revenue impact.
- 2.2.4 Require fiscal-impact studies for annexations and explore including fiscal-impact studies on major rezonings.

2.3 Pursue Grants and Intergovernmental Funding. Maximize and expand the City's fiscal capacity by pursuing grants and collaborating with regional partners on shared infrastructure projects.

Primary

- 2.3.1 Maintain a grant calendar and assign staff/consultant responsibility for infrastructure and other economic development funding opportunities.
- 2.3.2 Develop strategic partnerships with UDOT, UTA, WFRC, Weber County, and other utility and special service districts.
- 2.3.3 Pursue joint grant applications with neighboring jurisdictions to compete more effectively in federal, state, and regional funding opportunities.

Secondary

- 2.3.4 Retain a legislative lobbyist to represent the City's interests at pursuing state funding, appropriations, and policy mechanisms that support remediation and site preparation in the 21st interchange Area.

2.4 Evaluate and Expand Revenue Tools for Fiscal Diversity. Proactively analyze and adopt fiscal tools that create stable, diversified revenue sources capable of supporting long-term community needs.

Primary

- 2.4.1 Conduct a property tax feasibility study that includes a comprehensive scenario analysis to determine timing, rate structures, revenue impacts, and public communication strategies for establishing a city property tax levy.
- 2.4.2 Evaluate and adjust impact-fee schedules to balance fiscal health and competitiveness.

Secondary

- 2.4.3 Explore creating CRAs to leverage incremental property taxes to fund infrastructure and assist with transforming underperforming land uses to high-value taxable uses.

GOAL 3: Manage Growth Proactively

West Haven stands at a pivotal moment: continued residential demand and potential annexation areas provide opportunities for enhanced fiscal health, balanced development, and improved land-use efficiency. However, rapid growth also risks creating unplanned sprawl, infrastructure strain, and community resistance, especially given concerns from residents regarding the pace and type of new housing. Proactive, aligned, and strategic growth management will ensure that new development contributes to the community's long-term vision rather than dictating it. This includes establishing clear annexation priorities, encouraging housing diversity that meets market needs, and coordinating infrastructure investments. Strong interlocal cooperation with regional partners can prevent fragmented growth, reduce duplication of infrastructure, and optimize shared opportunities. By shaping growth intentionally, West Haven can protect community character, strengthen its fiscal position, and ensure a sustainable and livable future.

Strategies and Actions

3.1 Annexation and Land Use Policy Alignment. Use annexation and land use tools to prioritize balanced and fiscally sustainable development.

Primary

- 3.1.1 Update the annexation plan to reserve key corridors for commercial and employment uses.
- 3.1.2 Ensure fiscal neutrality for new annexations.
- 3.1.3 Evaluate proposed changes in zoning and annexation for revenue potential, service costs, and infrastructure needs.
- 3.1.4 Create an infrastructure readiness map showing where utilities, roads, and public services can support immediate development.
- 3.1.5 Require fiscal impact studies prior to annexation approval.

3.2 Housing Diversity and Affordability. Ensure West Haven provides a range of housing options that meet resident needs while supporting economic vitality.

Primary

- 3.2.1 Encourage a mix of small lot single-family homes, townhomes, and other missing middle residential uses in identified strategic areas that can promote walkability and negate impacts to transportation corridors.
- 3.2.2 Update the City's mixed-use zoning ordinance to find the right balance in density, housing type, and commercial growth. Find areas within and surrounding key economic development areas, including those identified within this plan, and centers where these mixed-use developments are compatible and will be economically productive. These areas should be identified on the City's General Plan Map.
- 3.2.3 Track compliance with state Moderate Income Housing requirements.

Secondary

- 3.2.4 Work with developers to integrate attainable residential units within CRAs and other identified strategic areas.

3.3 Regional Coordination. Work with regional partners to align infrastructure, transportation, and land use decisions.

Primary

- 3.3.1 Update the City's transportation master plan. The plans should work with the regional partner and plan for all types of transportation needs within the City.
- 3.3.2 Coordinate transportation, infrastructure, and growth boundaries with Roy, Hooper, Ogden, Marriott-Slaterville, and Weber County.
- 3.3.3 Participate in regional transportation planning with Weber County, WFRC, UDOT, and UTA to advocate for improvements that benefit West Haven.

Secondary

- 3.3.4 Participate in regional and state economic development organizations.
- 3.3.5 Advocate jointly with neighboring jurisdictions to improve bus and transit connectivity along major corridors.

GOAL 4: Modernize Planning and Development Processes

Due to new growth, West Haven's existing planning and development systems face increasing strain, from staff capacity and ordinance complexity to infrastructure deliver and development review timelines. Lengthy approval processes, high impact fees, and outdated ordinances can deter high-quality development and reduce competitiveness relative to neighboring cities. A modernized, predictable, and efficient development environment is essential for supporting smart growth, attracting investment, and maintaining public trust. Infrastructure planning must proactively align with growth areas, ensure adequate capacity, and leverage state and regional partnerships for funding. By adopting clearer ordinances, embracing digital permitting, improving internal coordination, and enhancing staff resources, West Haven can create a development climate that is business-friendly, transparent, and aligned with community objectives. Strategic modernization will also help the City reduce long-term infrastructure costs and improve its ability to guide development outcomes.

Strategies and Actions

4.1. Streamline Development Review. Create a predictable, efficient development review system.

Primary

- 4.1.1 Audit and revise land-use and development code to reduce redundancies and clarify expectations.
- 4.1.2 Create clear step-by-step development guides to reduce confusion and improve predictability.

Secondary

- 4.1.3 Conduct annual developer roundtables or surveys for continued feedback on development processes

4.2. Impact Fee Structure and Flexibility. Ensure that impact fees are competitive and flexible enough to support high-quality development while still funding infrastructure necessary for long-term growth.

Secondary

- 4.2.1 Periodically conduct a comparative fee analysis relative to regional peers to ensure impact fees are competitive with neighboring communities.
- 4.2.2 Create an annual impact fee report summarizing revenues, expenditures, and projects supported by impact fees.

4.3. Improve Infrastructure Planning and Delivery. Ensure infrastructure keeps pace with growth and supports economic vitality.

Primary

- 4.3.1 Prioritize infrastructure investment in Key Development Areas.
- 4.3.2 Explore funding mechanisms for road and utility upgrades in Key Development Areas.
- 4.3.3 Create a long-term infrastructure and transportation investment plan.

4.4. Staff Capacity and Organizational Structure. Build the City's internal capacity to manage rapid growth and economic development.

Primary

- 4.4.1 Provide ongoing professional training opportunities to strengthen staff expertise and ensure staff remain current with best practices, emerging tools, and evolving frameworks.
- 4.4.2 Continue and expand interdepartmental development coordination meetings, such as the Development Review Committee and others as needed.

Secondary

- 4.4.3 As revenue allows, add city staff to meet development and population demands.

GOAL 5: Enhance Community Identity and Quality of Life

As one of the fastest-growing communities in northern Utah, West Haven is rapidly evolving, yet it has not fully established a cohesive sense of identity or place. Residents value the City's strong community character, open spaces, and family-friendly atmosphere, but growth pressures threaten to blur what makes West Haven unique. A strong identity, supported by intentional branding, placemaking, and design will help unify the community, attract quality development, and reinforce civic pride. Strategic investments in public spaces, parks, trails, and pedestrian-friendly areas can create vibrant gathering points and elevate daily life for residents. Design standards and aesthetic improvements will shape an attractive built environment that reflects West Haven's character, ensuring development contributes positively to the city's form and function. By cultivating a clear identity and improving public spaces, West Haven can remain a desirable and connected community even as it grows.

Strategies and Actions

5.1. Brand and Identity Development. Establish a clear and compelling identity that communicates West Haven's strengths and values to residents, businesses, and investors.

Primary

- 5.1.1 Develop a "Welcome to West Haven" brand package for use in marketing and economic development materials.
- 5.1.2 Intergrate brand elements into signage, city communications, gateway features, and development standards.

Secondary

- 5.1.3 Launch a communication campaign that highlights success stories, local businesses, and community progress.
- 5.1.4 As funding allows, complete a professional branding and messaging strategy that defines themes, visuals, and messaging pillars.

5.2. Placemaking and Public Space Investment. Enhance community life through inviting parks, trails, gathering spaces and civic amenities.

Primary

- 5.2.1 Prioritize development of a walkable town center(s) that offers opportunities to live, work, and recreate with gathering spaces that allow for civic events, marketing, and community interaction. These areas should be identified within the General Plan.
- 5.2.2 Protect the character of the town center by prohibiting land uses or development patterns that detract from the walkability, safety, and comfort of the district.
- 5.2.3 Expand the trail and active transportation network to connect neighborhoods to retail nodes, schools, and other public spaces.

Secondary

- 5.2.4 Continue to pursue public-private partnerships for shared plazas, parks, and event venues.
- 5.2.5 Incentivize developers to incorporate public gathering spaces, trails, and pedestrian linkages into site plans.

5.3. Corridor and Gateway Beautification. Elevate the appearance and function of key City corridors and development areas to create a cohesive and attractive community environment.

Primary

- 5.3.1 Establish design guidelines for gateways that convey arrival and identity.
- 5.3.2 Work with UDOT to integrate enhanced streetscape treatment on state corridors where feasible.

Secondary

- 5.3.3 Implement streetscape enhancements along key corridors (e.g. lighting, landscaping, signage, trail tie-ins.)
- 5.3.4 Identify two or more commercial corridors for targeted beautification.

5.4. Cultural, Recreation, and Community Programming. West Haven will build community pride and social cohesion by promoting events, arts, and cultural experiences that bring residents together.

Primary

5.4.1 Plan for additional space for community programming such as a municipal plaza, amphitheater, or similar.

5.4.2 Create a city-wide wayfinding and trail signage system that is consistent with the city's branding strategy.

Secondary

5.4.3 Expand community events to activate public spaces and reinforce civic culture.

5.4.4 Partner with local schools, art groups, and non-profits to expand cultural programming.

5.4.5 As funding allows, enhance amenities at existing parks.

5.4.6 Pursue partnerships for recreational amenities and community art.



SECTION 3: IMPLEMENTATION

Implementation Plan

A detailed implementation plan is a critical component of any economic development strategic plan, ensuring that the goals outlined in the strategic plan are translated into actionable steps. Without a clear roadmap for execution, even the most well-crafted strategic plans risk becoming stagnant documents, lacking the direction needed to achieve tangible results. An implementation plan provides accountability, sets priorities, allocates resources, and establishes timelines to guide stakeholders in executing key initiatives. By integrating this plan into the strategic planning process, West Haven can foster collaboration among stakeholders, track progress effectively, and adapt to challenges, ensuring the economic goals of this strategic plan are realized.

Implementation Matrix

The implementation matrix (separate document) will help guide the City in the ongoing implementation phase of the strategic plan. The Excel-based tool includes the recommended strategies and actions, as well as an indication of roles, timeline for action, and priority designation. The matrix is intended to be a flexible, ever-evolving tool for tracking progress toward the plan’s implementation. As such, a status indicator is included to aid in monitoring where each recommendation stands. In addition, there are three columns to be filled out by the City’s Economic Development Team each year: resources, metrics, and key accomplishments. These columns allow staff to update the matrix annually to reflect budgets and measurement targets each year. Suggested metrics to track are included below.

Figure 3.1 Implementation Matrix

Support Strategies	Project Lead	Timeline For Initiating							Priority	Status	Required Resources	Metrics	Key Accomplishments
		Ongoing	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10					
Goal 1. Strengthen and Diversify the Local Economy. 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 abundant land, strong demand, and desirable community character. The recent announcement of Walmart and the region’s ongoing transportation investments have created a strong foundation for expanding the City’s commercial base, recruiting new employers, and supporting local entrepreneurs. A more balanced economic mix will help reduce sales-tax volatility, create local jobs, improve resident convenience, and enhance quality of life.													
1.1. Expand Commercial and Retail Opportunities. Grow and diversify West Haven’s commercial footprint by strategically attracting new retail, dining, and service businesses.													
Primary													
1.1.1. Recruit and support key retail anchors (build on Walmart momentum)		•							Medium	Not Started	\$5		
1.1.2. Prioritize zoning and infrastructure readiness in key development areas identified in this plan.			•						High	Not Started	\$335		
1.1.3. In key development areas, plan for infrastructure development and design to enhance placemaking and access.		•							High	Not Started	\$233		
Secondary													
1.1.4. Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.				•					Medium	Not Started	\$5		
1.1.5. Build relationships with brokers, landowners, and regional real estate networks to identify market ready opportunities.		•							Low	Not Started	\$		
1.2. Attract and Retain Employers. Cultivate a competitive environment that attracts new employers while supporting the growth and stability of existing companies.													
Primary													
1.2.1. Designate strategic transportation-served sites as “Employment Priority Areas”.				•					Medium	Not Started	\$5		
1.2.2. Develop a list of growing businesses within West Haven with a likelihood of needing to expand and work with those businesses to keep them within West Haven.			•						High	Not Started	\$		
1.2.3. Launch a business retention and expansion (BRE) program.				•					Medium	Not Started	\$5		
Secondary													
1.2.4. Partner with state and regional economic development organizations, including OCEO, NUEA, and the County to actively promote West Haven to targeted industries seeking to relocate or expand within the Northern Utah region.		•							Medium	Not Started	\$5		
1.2.5. Develop a targeted employer list of potential companies looking to relocate or expand (aerospace supply-chain, logistics, medical services, software support, manufacturing, etc.)		•							Low	Not Started	\$		
1.3. Foster Entrepreneurship and Innovation. Support local entrepreneurs and small businesses to strengthen community-based economic activity.													
Primary													
1.3.1. Create a Small Business Resource Page on the City website			•						Medium	Not Started	\$		
1.3.2. Partner with Small Business Development Center to provide training, financing, and mentorship to West Haven entrepreneurs.				•					Medium	Not Started	\$55		
1.3.3. Review the home occupation code and ensure it allows homeowners to create and run small businesses within their homes that don’t negatively impact the surrounding community.				•					Medium	Not Started	\$		
Secondary													
1.3.4. Partner or promote small business/entrepreneur workshops or networking events.		•							Low	Not Started	\$5		

Performance Metrics

Performance metrics are crucial for tracking the success and progress of a strategic plan. They provide measurable benchmarks to evaluate whether goals are being met, identify areas for improvement, and ensure accountability. Metrics help organizations make data-driven decisions, adapt strategies, and allocate resources efficiently. They also foster a culture of continuous improvement by highlighting successes and challenges, ensuring the plan remains flexible and responsive to changing needs. For the purposes of this EDSP the following performance metrics will be used to measure the success of West Haven's economic development efforts.

Metrics

Commercial Development. Net new commercial square footage delivered (Annually).

New Jobs. Jobs created or retained through City-assisted efforts.

Sales Tax Growth. Annual growth in sales tax revenue (real dollars & percent change).

Sales Tax Capture Rate. Ratio of local sales tax generated in the City compared to estimated retail demand from residents (i.e., how much local spending is captured versus leaking to other communities).

Assessed Value Ratio. Ratio of commercial assessed value to residential assessed value.

Grant and Intergovernmental Funding. Annual value of funding received from grants, partnerships, and lobbying efforts.

Infrastructure. Measure percent of key development areas with adequate infrastructure and access for development/redevelopment.

Housing. Track the new housing units built within strategic or mixed-use areas.

BRE Visits. Number of in-person visits or touchpoints to existing businesses in the City.

Development Review. Track average review time by project type.

Net Promoter Score. Conduct an annual survey that measures the City's Net Promoter Score with key economic development stakeholders. These surveys will provide a measure or score of how likely stakeholders are to recommend the City as a place to do business.

Quality-of-Life. Number of new or improved public gathering spaces, trails, or placemaking projects completed.

Population Growth. Annual change in total population (numeric and percent growth).

Median Wage Growth. Change in median wages or household income over time.



SECTION 4: CONTEXT

SWOT Analysis

During the initial phase of plan creation, our team gathered qualitative and quantitative input from stakeholders concerning issues influencing local economic development. This analysis helped us understand West Haven's economic position in the region. The results of these efforts informed the strengths, weaknesses, opportunities, and threats (SWOT) analysis in **Figure 4.1** below.

Figure 4.1 SWOT Analysis Results

<p style="text-align: center;">Strengths</p> <p style="text-align: center;">Assets and resources to strengthen and diversify the economy.</p>	<p style="text-align: center;">Weaknesses</p> <p style="text-align: center;">Liabilities and barriers that could limit growth potential.</p>
<ul style="list-style-type: none"> • Location & Access: West Haven's I-15 frontage and multiple transportation routes give it prime regional connectivity. • Population Growth: The city is one of Utah's fastest growing, with a younger family demographic driving demand. • Community Character: Residents enjoy a safe, family-friendly environment with deep community roots. • Land & Zoning: Large undeveloped areas and diverse zoning provide flexibility for future growth. • Industrial & Residential Base: An established industrial sector and increasing residential rooftops support retail and commercial viability. • City Staff: Approachable staff and direct access to decision-makers create a collaborative development environment. • Amenities: Parks and recreation facilities strengthen quality of life and attract new residents. 	<ul style="list-style-type: none"> • Revenue Limitations: Without property tax, the city has limited ability to fund services or offer incentives. • Approval Process: Developer's reported confusing processes, conflicting comments, and lengthy review timelines. • Commercial Gap: The city lacks a central commercial core or traditional Main Street. • Essential Services: Key amenities like a grocery store are still missing within city limits. • Economic Staff: No dedicated full-time economic development position limits proactive recruitment. • Resource Constraints: Smaller staffing and service capacity lag behind the pace of growth. • Infrastructure Issues: Coordination problems with Weber County hinder sewer and utility planning. • Community Identity: The city lacks a distinct brand or sense of place compared to neighbors.

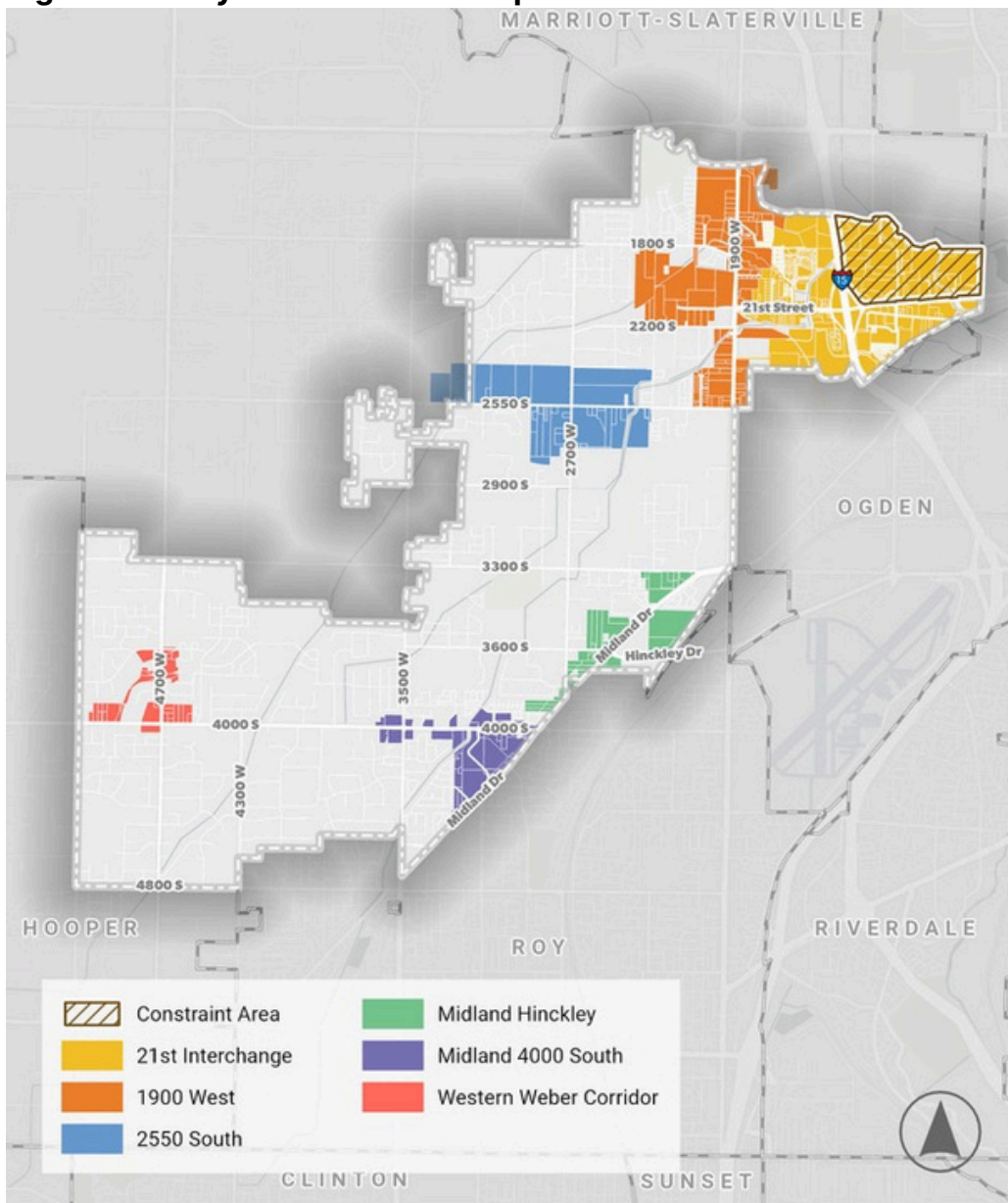
Figure 4.1 SWOT Analysis Results (Continued)

<p style="text-align: center;">Opportunities</p> <p style="text-align: center;">Competitive advantages and favorable trends.</p>	<p style="text-align: center;">Threats</p> <p style="text-align: center;">Potentially unfavorable factors and trends.</p>
<ul style="list-style-type: none"> • Retail Anchors: Walmart and other large retailers create momentum for surrounding commercial growth. • Residential Demand: Continued housing growth expands the market for services, jobs, and amenities. • Job Centers: Industrial parks and office development can reduce heavy out-commuting. • Redevelopment Potential: Older industrial corridors can be repositioned for higher value uses. • Public-Private Partnerships (PPP): Collaboration can fund infrastructure and expand community amenities. • Regional Corridors: West Davis Corridor's future expansion into West Weber County bring new nodes of development potential. • Grant Access: Programs like RAMP, Local transportation and state/federal grants provide funding opportunities. • Technology & Planning: Online permitting can streamline development. • Annexation Growth: Strategic expansion into unincorporated areas could strengthen the tax base. • Branding Efforts: Community branding initiatives can create a distinct identity and attract investment. 	<ul style="list-style-type: none"> • Economic Pressures: High interest rates, inflation, and affordability crises strain both residents and developers. • Regional Competition: Better-resourced cities with smaller fees may attract businesses and new growth away from city. • Tenant Retention: Future companies may relocate if development processes are slow or difficult. • Infrastructure Limits: Former agricultural areas face capacity issues for roads, water, and sewer. • Unplanned Growth: Without strategic planning, development risks becoming hodgepodge. • Housing Risks: Potential foreclosures and affordability problems threaten community stability. • Coordination Failures: Duplicate infrastructure and county conflicts create costly inefficiencies. • Legislative Risks: Forced annexation or state interventions could reduce local control. • Resource Competition: Demand from data centers and large employers strains water and electricity supplies.

Key Development Areas

As part of the strategic planning process, six key development areas were identified to guide strategic infrastructure and investment decisions across the City. The selection of these areas was based on a comprehensive analysis of their proximity to existing and planned transportation corridors, alignment with future public and private investment initiatives, land ownership, and access to established and future City developments. Focusing resources in these areas will allow West Haven to leverage its strengths, enhance connectivity, and catalyze sustainable economic growth. The six nodes are outlined in **Figure 4.2** below.

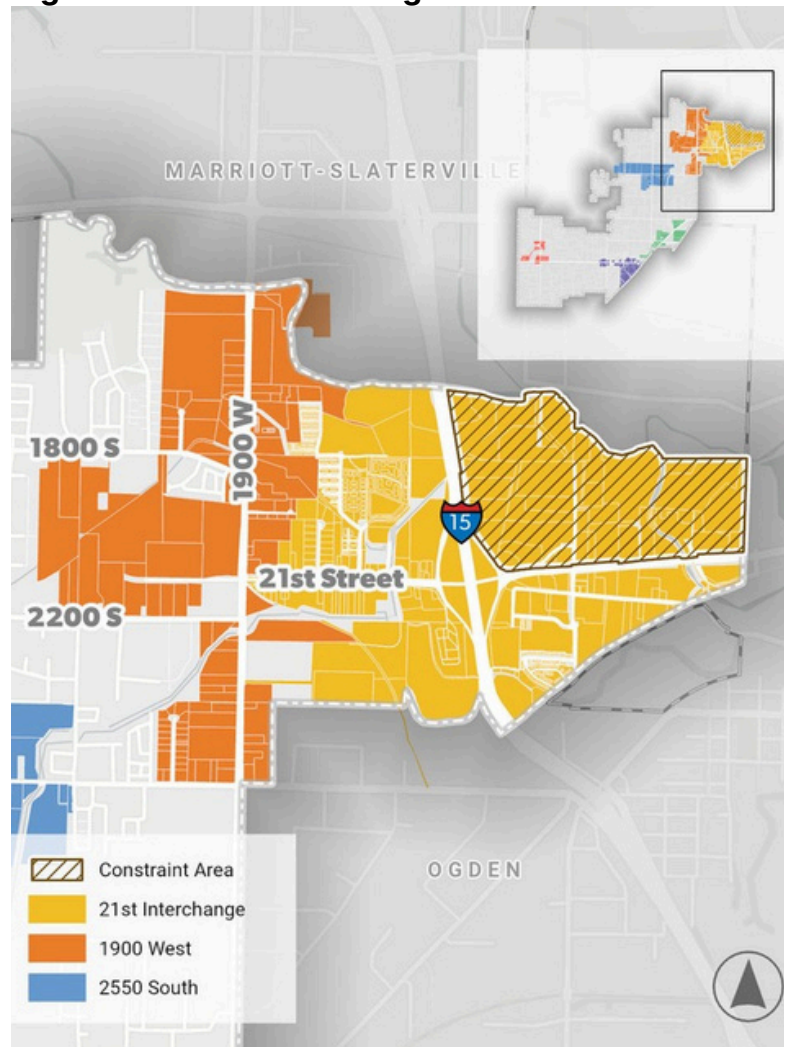
Figure 4.2 Key Economic Development Areas



21st Interchange

The 21st Interchange Area is one of West Haven's most strategically positioned economic development areas, selected for focused investment due to its direct frontage along Interstate 15, its established and growing industrial employment base, and its significant amount of vacant and underutilized land suitable for new development. The area benefits from exceptional regional visibility, immediate freeway access, and proximity to major transportation corridors. These characteristics position the area as a prime gateway for attracting businesses that require logistical efficiency, high-speed mobility, and access to both local and regional markets. Existing industrial and hospitality uses in the area provide a strong foundation for continued investment.

Figure 4.3 21st Interchange Area



The presence of established employers creates opportunities for business retention, expansion, and complementary development. In addition, the corridor continues to carry substantial transportation volumes, making it attractive for hotel, office, and regional commercial uses that rely on easy freeway access and high visibility. With multiple parcels remaining undeveloped or underutilized, the 21st Interchange Economic Development Area provides the City with a rare opportunity to shape a high-performing employment and commercial area in the coming decade.

Advantages

- **Premier Interstate Frontage:** Direct visibility and immediate access to I-15 make the area a highly marketable commercial and employment center in Weber County. The interchange access supports freight movement, customer access, and regional draw.
- **Strong Existing Industrial Sector:** The area already functions as an industrial node, with businesses that benefit from transportation proximity. This creates momentum for future expansion, business recruitment, and supplier recruitment.
- **Vacant and Underutilized Parcels:** The availability of large sites, many with good freeway frontage, offers scalable opportunities for developers and business end-users.
- **Proximity to Major Population Centers:** Located near the Ogden-Weber urban core, the 21st Interchange area is within easy reach of workforce, consumer markets, and business service providers.
- **Diversified Existing Uses:** The area supports a mix of industrial, commercial, and residential uses, providing a strong foundation for continued growth and complementary development.

Impediments

- **Constrained Land:** A large portion of the vacant and underutilized land presents noteworthy challenges to become developable. Substantial environmental remediation, grading, utility relocation, access and road constraints, or other site-preparedness work is required before it is viable for commercial and industrial redevelopment. These challenges will increase project costs, extend development timelines, and limit near-term private capital without targeted public support.
- **Agging Infrastructure:** Portions of the area may require upgrades or extensions to utilities, stormwater systems, and internal road networks to support higher-intensity industrial, office, and commercial uses.

- **Parcel Configuration and Ownership:** The western portion of the area has fragmented parcel sizes and multiple ownership patterns that may complicate large-scale redevelopment efforts or limit the ability to assemble sites suitable for major employers or regional commercial uses.
- **Development Risk Perception:** The combination of site constraints and upfront infrastructure costs may create hesitation among private developers without coordinated public support, incentives, or phased redevelopment strategies.

Potential Development

- **Industrial and Flex Industrial**
- **Office & Corporate Services**
- **Hotel & Lodging**
- **Regional Commercial**
- **Higher Density Housing**

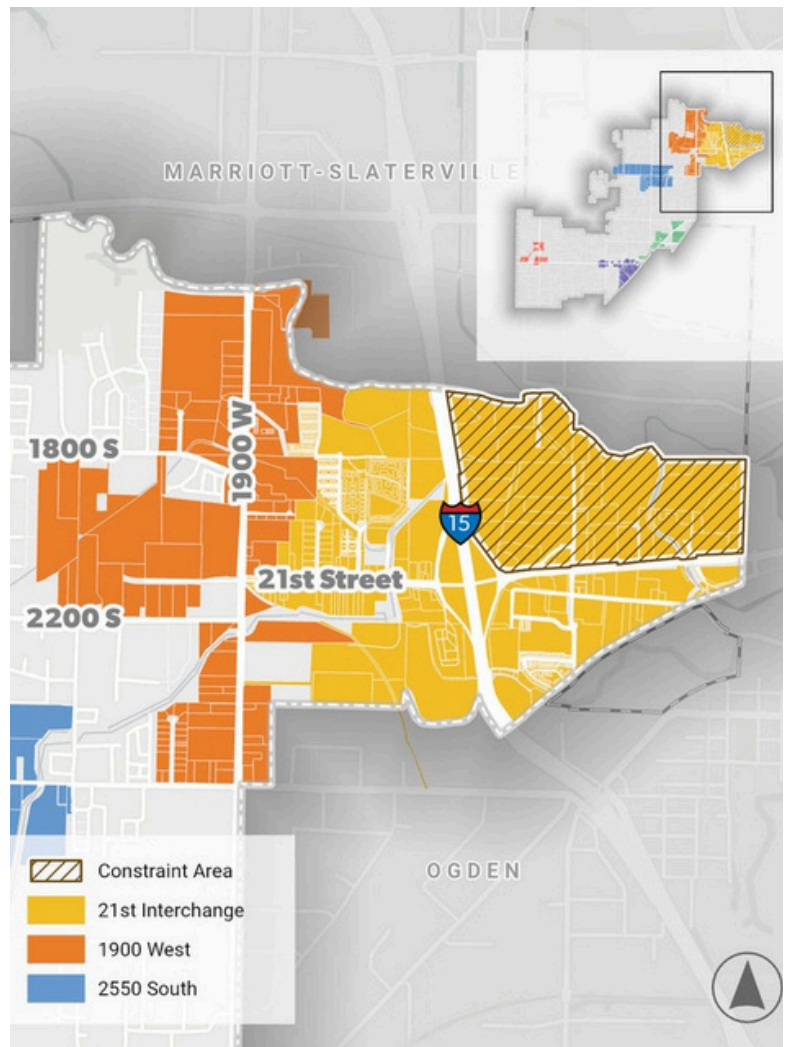
Land	Amount
Vacant	176.00
Underutilized	248.58
Developed	115.4
Other (roads, utilities, etc.)	12.89
Total	552.87



1900 West

The 1900 West Area was selected as a focus area due to its role as a major east-west transportation corridor serving as a functional alternative to I-15. The 1900 West corridor carries high average daily traffic volumes, connecting residential neighborhoods, industrial users, and neighborhood commercial across the western portion of Weber County. This strong traffic exposure and connectivity provide the corridor with long-term economic development potential, particularly for employment centers and service-oriented uses. The area already supports an established industrial presence, including major employers such as Staker Parson and Boman & Kemp, which reinforce its identity as a working industrial district.

Figure 4.4 1900 West Area



These existing uses, and other industrial development along the corridor contribute to the City's employment base. While much of the corridor is developed, select parcels, particularly of agriculture land offer opportunities for new development, while other areas present redevelopment potential over time.

Advantages

- **Key North-South Connector:** 1900 West functions as one of the City's most important north-south routes, offering an alternative to I-15 while connecting the northeastern portions of the West Haven to the rest of the City and the broader region, and facilitating efficient movement of residents, employees, and customers. Additionally, strong average daily traffic counts provide visibility and access that supports neighborhood-serving commercial uses.

- **Established Industrial Base:** The presence of long-standing industrial employers creates economic stability and reinforces the corridor’s role as an employment center in the region.
- **Diversified Existing Uses:** The area supports a mix of industrial, commercial, and residential uses, providing a strong foundation for continued growth and complementary development.

Impediments

- **Parcel Configuration and Ownership:** Portions of the corridor are made up of smaller parcels under multiple ownership, limiting flexibility for modern industrial or commercial development and making site assembly challenging.
- **Redevelopment-Driven Growth:** Outside of small pockets of agricultural land, most impactful future development along 1900 West would require redevelopment of existing properties, which is typically more cost-prohibitive and complex than greenfield development.
- **Compatibility Constraints:** Balancing industrial uses with adjacent residential neighborhoods will require careful planning to mitigate land-use conflicts related to traffic, noise, and operational impacts.

Potential Development

- **Industrial and Flex Industrial**
- **Neighborhood Commercial**
- **Higher Density Housing**

Land	Amount
Vacant	128.78
Underutilized	187.02
Developed	63.3
Other (roads, utilities, etc.)	10.07
Total	389.17

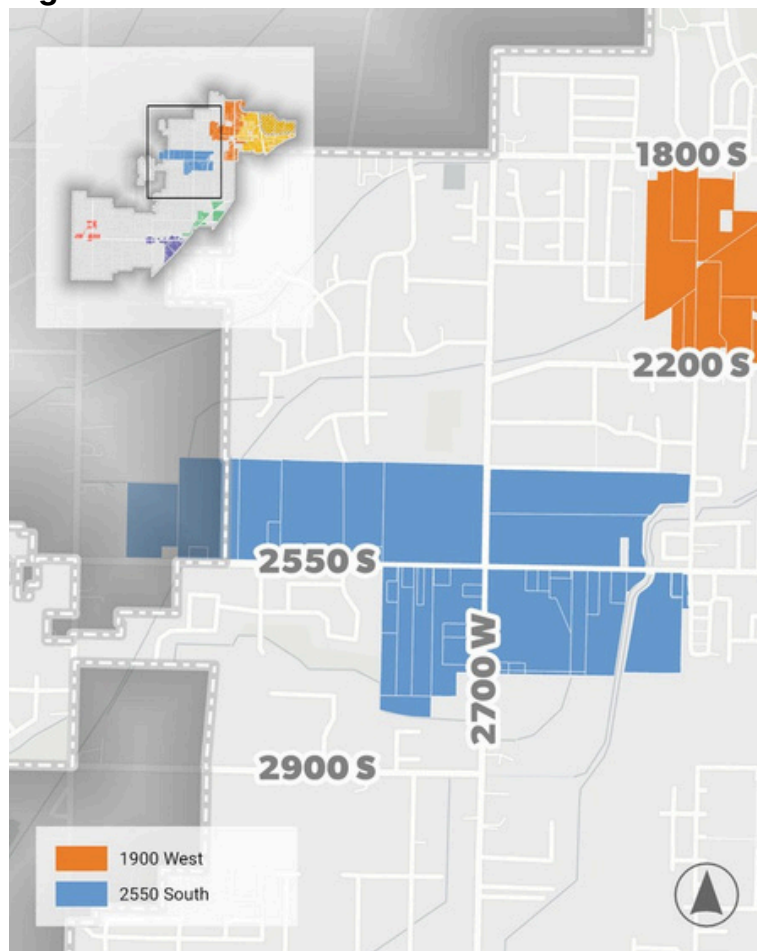


2550 South

The 2550 South Area was selected due to the presence of a large concentration of vacant land under single ownership, creating an opportunity for coordinated, master-planned development. The scale and configuration of these vacant parcels along an important collector-distributor road provide flexibility to accommodate a mix of commercial uses that are difficult to achieve in more fragmented parts of the City.

In addition, the area has previously attracted market interest, signaling unmet retail demand and the potential to serve surrounding neighborhoods with essential goods and services.

Figure 4.5 2550 South Area



This interest, combined with the availability of developable land, positions the 2550 South Area as a key opportunity to strengthen local retail options, reduce retail leakage, and support a more complete neighborhood development pattern.

Advantages

- **Large Vacant Parcels with Single Ownership:** The presence of sizable, contiguous vacant land under unified ownership reduces barriers to development and enables thoughtful site planning, phasing, and infrastructure coordination.
- **Demonstrated Retail Interest:** Prior interest from a grocery operator indicates market viability and pent-up demand for neighborhood-serving retail in this portion of the City.

Impediments

- **Limited Land Availability:** A portion of the vacant land in the 2550 South is controlled by an owner who is unlikely to sell in the foreseeable future, potentially limiting the scale of future development.
- **Traffic Impacts from Commercial Uses:** Introduction of grocery and commercial uses may generate increased traffic volumes, requiring careful access management, and potential roadway improvements.

Potential Development

- **Grocery Store**
- **Neighborhood Commercial**
- **Residential**
- **Town Center**

Land	Amount
Vacant	232.52
Underutilized	72.27
Developed	15.66
Total	320.45



Midland-Hinckley

The Midland-Hinckley Area was selected as a focus area due to its combination of available vacant land, its strategic location along both Hinckley Drive and Midland Drive, and the presence of existing industrial and higher-density residential uses. This convergence of land availability, transportation access, and complementary development creates an opportunity for a balanced mix of employment-generating and neighborhood-supporting uses.

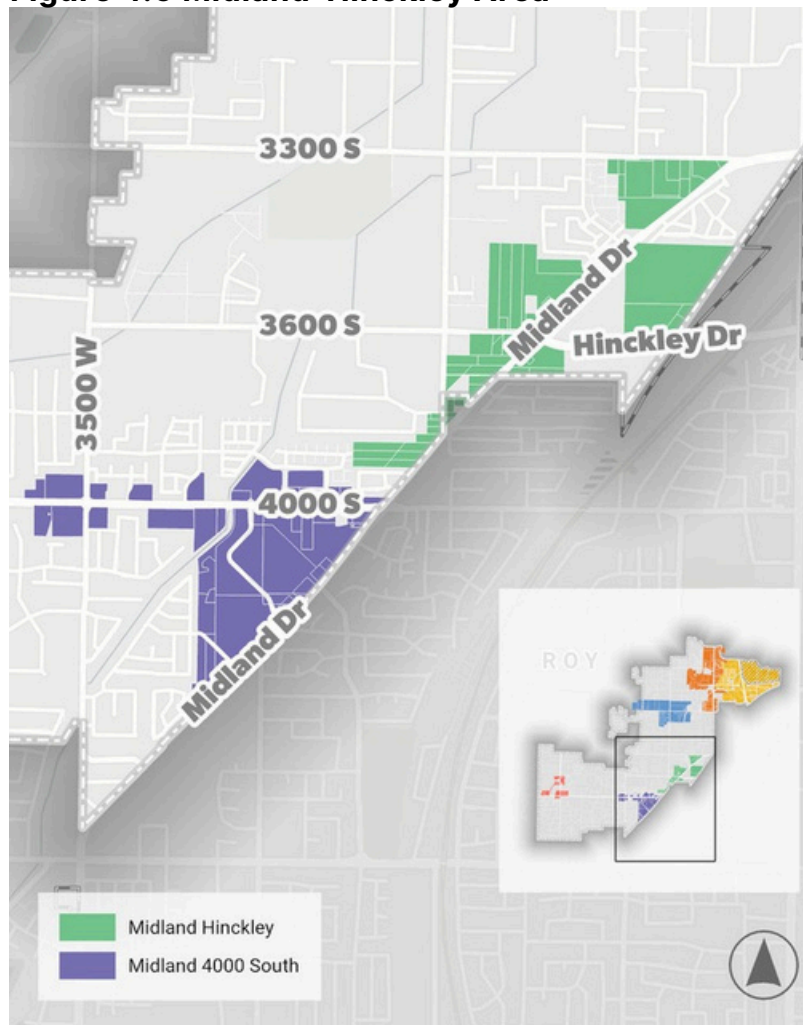
Hinckley Drive and Midland Drive are important arterial corridors that carry significant traffic volumes and provide connectivity to other commercial, industrial, and residential areas throughout the City.

The area's existing commercial businesses contribute to West Haven's employment base, while nearby higher-density housing helps support commercial viability and workforce proximity. Together, these characteristics position the Midland-Hinckley Area as a transitional district capable of accommodating a diverse mix of uses over time.

Advantages

- **Existing Complementary Uses:** The presence of industrial businesses and higher-density housing establishes a foundation for flex industrial, commercial services, and additional residential development.

Figure 4.6 Midland-Hinckley Area



- **High Traffic Exposure:** Hinckley Drive and Midland Drive provide strong visibility and accessibility, supporting both employment and commercial uses.
- **Vacant and Underutilized Land:** Available vacant parcels offer opportunities for new development, redevelopment, and infill that can respond to market demand.

Impediments

- **Fragmented Land Ownership:** Multiple property owners within the area, including some who are unlikely to sell or develop in the near future may limit development timing and flexibility.
- **Need for Land Assembly:** Attracting meaningful flex industrial or employment-focused users may require assembling multiple parcels, which can increase complexity, cost, and development timelines.

Potential Development

- **Flex Industrial**
- **Neighborhood Commercial**
- **Higher-Density Housing**

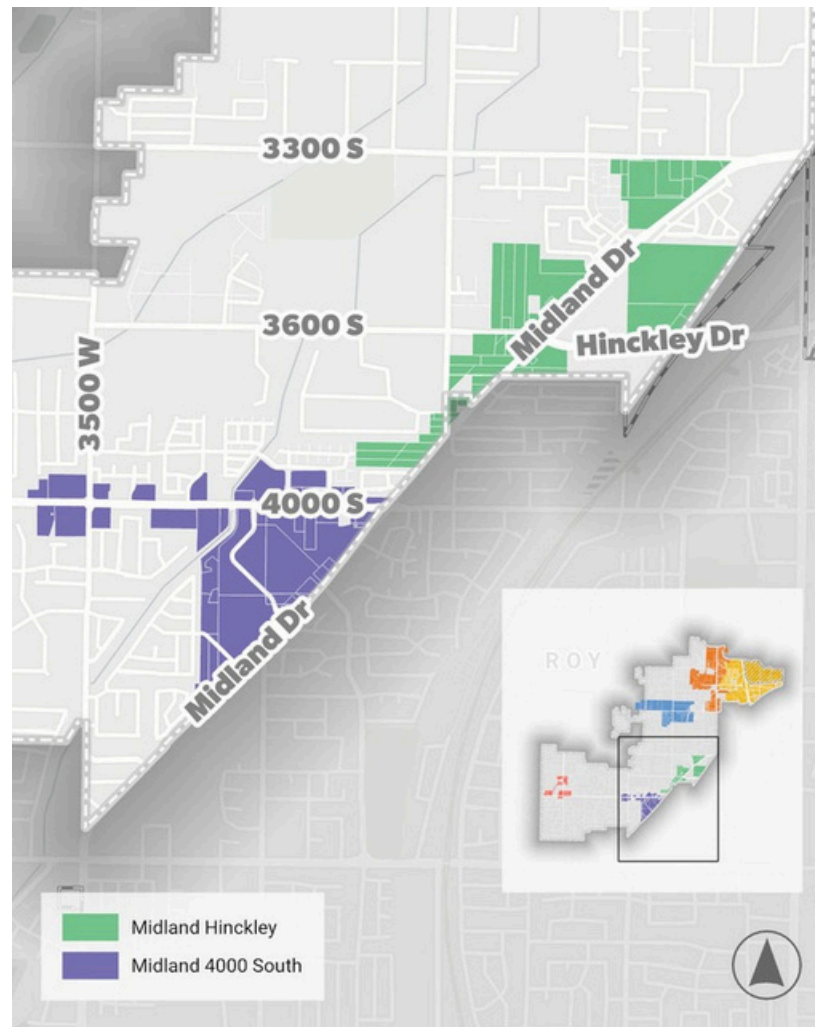
Land	Amount
Vacant	93.79
Underutilized	24.26
Developed	15.22
Other (roads, utilities, etc.)	1.41
Total	134.68



Midland 4000 South

The Midland 4000 South area was selected due to its role as an established and emerging commercial corridor anchored by the future Walmart and existing retail establishments. The area benefits from its location along Midland Drive and 4000 South, two important thoroughfares that carry high daily vehicle traffic counts and serve as key connectors between residential areas and neighboring cities. Planned development in the area, including a Walmart Supercenter, positions the Midland 4000 South area as a growing commercial node with regional draw. This planned investment builds on the area's existing commercial presence and reinforces its role as a destination for both neighborhood serving and regional retail activity.

Figure 4.7 Midland 4000 South Area



Advantages

- **Planned Regional Retail Development:** The proposed Walmart and surrounding retail uses represent a major private-sector investment that will increase commercial activity, attract additional businesses, and strengthen the area's regional profile.
- **High Traffic Volumes:** Midland Drive and 4000 South's high vehicle counts provide strong visibility, access, and exposure, making the area attractive for retail and office uses that benefit from pass-by traffic.
- **Existing Commercial Base:** Established commercial businesses in the area create momentum, reduce market risk, and support continued reinvestment and tenant diversification.

Impediments

- **Limited Vacant Land:** Opportunities for new development are constrained by the limited amount of remaining vacant land, particularly in the western portion of the area.
- **Utility Constraints:** Existing powerlines and a power substation within the area may constrain the density or configuration of future development.

Potential Development

- **Regional Commercial**
- **Neighborhood Office**

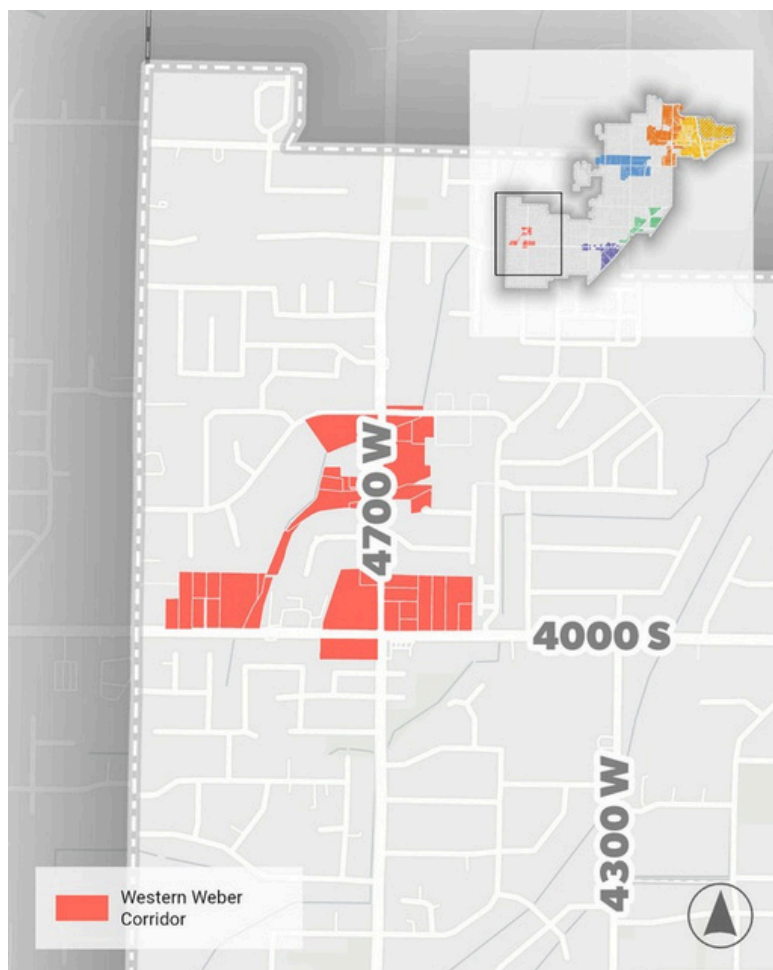
Land	Amount
Vacant	82.12
Underutilized	9.95
Developed	26.66
Other (roads, utilities, etc.)	8.16
Total	126.89



Western Weber Corridor

The Western Weber Corridor area was chosen due to the long-term economic opportunities associated with the future West Weber Corridor Highway. Once constructed, the corridor is expected to significantly improve access to the western portions of the City while strengthening connections between West Haven and surrounding communities across the region. This new transportation infrastructure will enhance mobility, improve travel efficiency, and expand the City's development horizon in areas that are currently less accessible.

Figure 4.8 Western Weber Corridor Area



Advantages

- **Future Regional Connectivity:** The West Weber Corridor Highway will improve access to western West Haven and connect the City more directly to other regional employment centers, commercial areas, and transportation networks.
- **Improved Mobility and Access:** Enhanced north-south travel will reduce reliance on existing routes, improve circulation, and create more efficient connections for residents, employees, and service providers.

Impediments

- **Limited Developable Land:** Much of the land surrounding the future corridor is built out, limiting the development potential within the current City boundaries.
- **Timing and Uncertainty:** The economic benefits of the corridor are tied to the timing and phasing of highway construction, which may delay private investment in the near term.

Potential Development

- **Neighborhood Commercial**
- **Neighborhood Office**
- **Flex Space**

Land	Amount
Vacant	20.86
Underutilized	37.31
Developed	6.84
Total	65.01



Economic Context

As part of the strategic planning process, our team conducted an analysis on aspects that continue to influence West Haven’s economic position. This analysis was completed as part of the preliminary research phase of the strategic plan and includes comparisons to the following cities in Davis and Weber counties and the State of Utah:

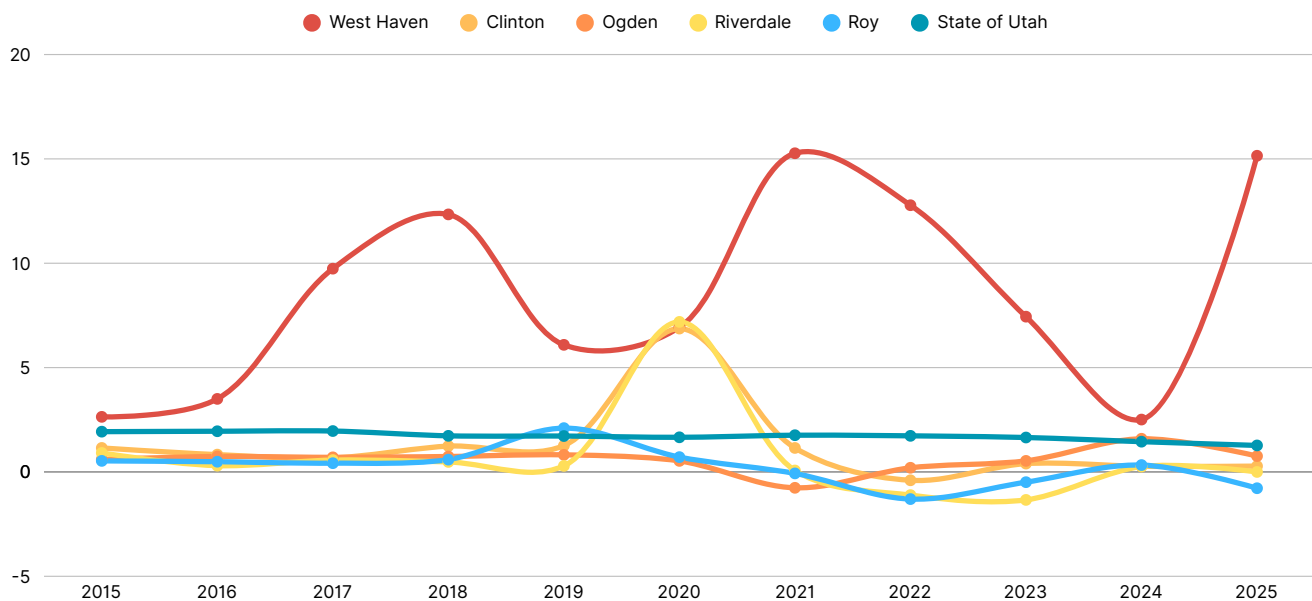
- Clinton City
- Ogden City
- Riverdale City
- Roy City
- State of Utah

Data collection for this analysis was completed in the spring of 2025 and updated in the fall of 2025. Highlights from the analysis, summarized below, informed and guided the direction of the strategic plan.

West Haven is one of the fastest growing cities in the State of Utah.

Between 2015 and 2025, West Haven experienced rapid and sustained population growth, increasing from 11,877 residents in 2015 to 28,346 in 2025. This represents an impressive average annual growth rate (AAGR) of 9.09%, far outpacing neighboring communities such as Ogden at 0.58%, Roy at 0.20%, and even the state overall at 1.69%. West Haven more than doubled its population over the 10-year period, adding over 16,000 residents - making it one of the fastest-growing cities in the region. This surge highlights the city’s significant residential expansion and growing appeal as a place to live in Weber County.

Figure 4.9 Population Growth Rate Comparisons



Source(s): U.S. Census Bureau and Kem C. Gardner Institute Population Estimates, GOEO Community Profiles

Rapid growth is predicted to continue over the next few decades.

The population projections for West Haven indicate continued growth in the city through 2060. Using a growth rate of 3.23% over the next 10 years, and then 0.75% for the final 30-years as developable area is used, as shown in **Figure 4.10**, the population is expected to increase from 17,192 in 2020 to 46,955 in 2060. This represents a 173.12% increase in residents. This suggests that West Haven is poised to become a major population center in Weber County, driven by both planned expansion and continued growth rates. Proactive planning will be essential to manage this growth responsibly.

Figure 4.10 West Haven Population Projection

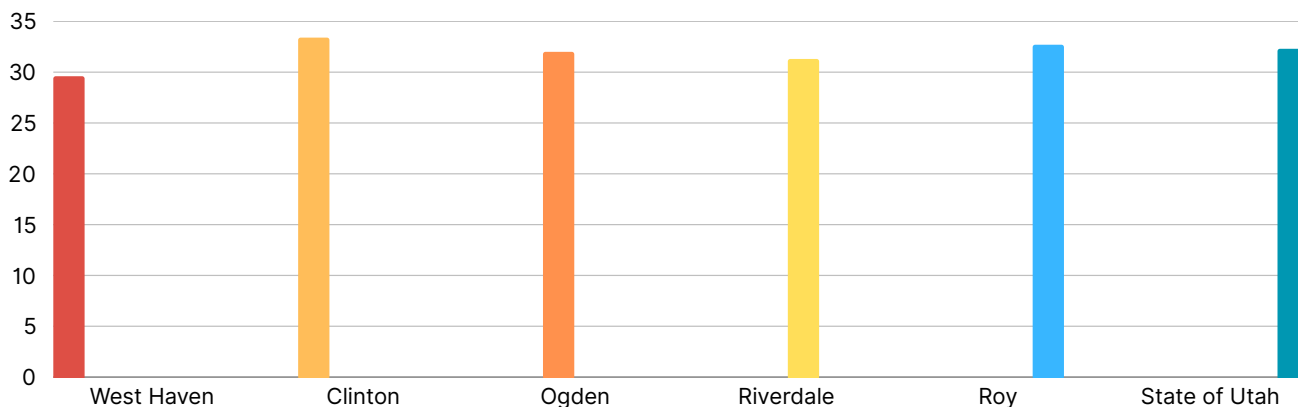
	2020	2025	2030	2035	2040	2045	2050	2055	2060	Growth Rate
West Haven	17,192	28,346	33,229	38,954	40,437	41,976	43,574	45,233	46,955	173,12%

Source(s): West Haven Annexation Plan

West Haven’s demographic provides a positive long-term outlook.

As shown in **Figure 4.11**, West Haven’s population has a favorable median age when compared with other nearby cities. With a median age of 29.6, the city’s youthful population can drive economic growth by providing a strong workforce, boosting consumer spending, and fostering entrepreneurial energy. A younger population brings long-term stability, as it contributes to local businesses, attracts new industries, and sustains a steady flow of taxpayers and homeowners. Tech-savviness and openness to innovation can help modernize the community, attracting businesses that value a skilled, adaptable workforce. By investing in youth focused education, training, and entrepreneurial programs, West Haven can build a resilient, future-ready economy.

Figure 4.11 Median Age



Source(s): U.S Census Tables.

Housing in West Haven is predominately single-family and owner-occupied.

The total number of households in West Haven is 7,218. Of the total housing units, 70% are single-family, and 30% are multi-family, as shown in **Figure 4.12**. The total vacancy rate is only 3%, or 229 units. 69% of homes throughout the city are owner-occupied, as outlined in **Figure 4.13**. Furthermore, 28% of homes are renter occupied while only 3% of homes are vacant.

Figure 4.12 West Haven Housing Mix

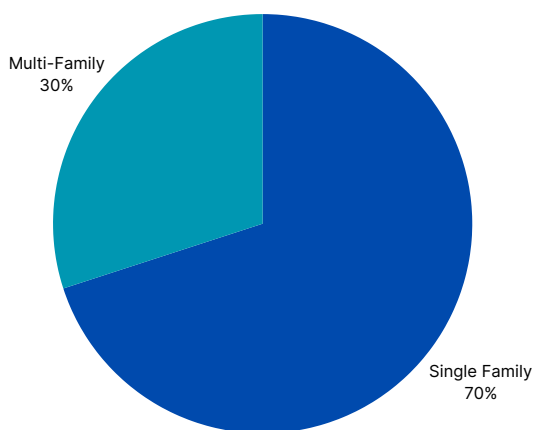
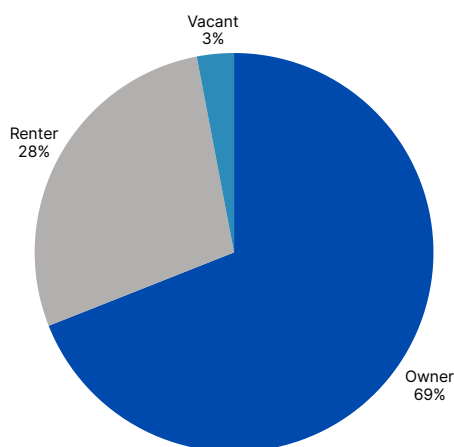


Figure 4.13 Owner/Renter Housing



Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

West Haven led regional residential development and was second only to Ogden in commercial growth.

Residential development data highlights West Haven's leading role in new housing construction over the past decade as shown in **Figure 4.14**. From 2015 to 2024, the city issued an average of 212 residential permits per year, far surpassing neighboring cities such as Clinton and Roy who averaged 99 and 51 permits respectively. In fact, West Haven accounted for more than half of all residential permits in the five-city comparison during the peak years of 2020 and 2021, with 391 and 299 permits in those years.

From 2014 to 2024, the region averaged 35 commercial permits per year, with Ogden leading in activity with 14 permits per year, followed by West Haven with 9 permits per year. West Haven showed significant fluctuations in commercial permits while other cities remained relatively stable. The city experienced peaks in 2015 and 2019 with 23 commercial permits issued in those years. Overall, this indicates West Haven is emerging as a growing commercial hub within the area, though its growth has been more volatile compared to neighboring cities.

Figure 4.14 Comparable City Residential Permits

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average
West Haven	98	134	188	219	244	391	399	211	121	113	212
Clinton	59	117	128	118	109	130	152	85	39	57	99
Roy	22	36	24	40	70	89	21	36	18	21	38
Riverdale	9	23	11	10	11	28	18	2	2	6	12
Ogden	90	45	48	47	43	58	75	52	29	20	51
Total	278	355	399	434	477	696	665	386	209	217	412

Source(s): Kem C. Gardner Institute.

Figure 4.15 Comparable City Commercial Permits

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average
West Haven	23	6	1	3	23	11	13	4	5	5	9
Clinton	2	1	3	6	5	3	9	8	4	10	5
Roy	2	2	1	4	6	4	5	5	2	5	4
Riverdale	2	8	1	6	2	1	2	6	2	1	3
Ogden	25	19	11	15	10	12	21	14	11	2	14
Total	54	36	17	34	46	31	50	37	24	23	35

Source(s): Kem C. Gardner Institute.

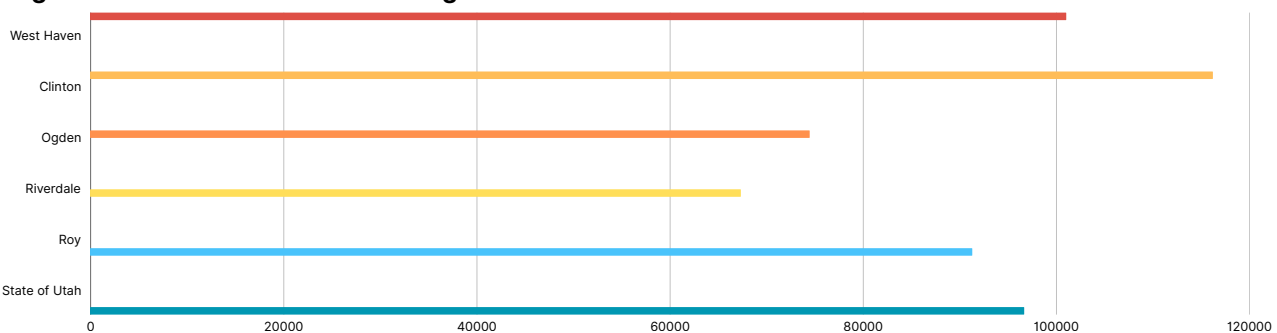
Median income levels are higher than the State average and most neighboring cities.

West Haven’s median income of \$101,012 is well above the state average of \$96,658, indicating strong local economic conditions and household earning potential. While Clinton leads comparable cities in the region with an income of \$116,194, West Haven surpasses other nearby cities as shown in **Figure 4.16**. This highlights the city’s relative affluence and attractiveness for residential growth and higher-end development.

West Haven’s strong economic base can support a higher quality of life, increased consumer spending, and greater potential for infrastructure and service investments. Additionally, higher incomes may draw in talent and create opportunities for local business to thrive.

However, this elevated income level may also lead to rising housing costs and affordability concerns for lower- and middle-income residents. The city will need to carefully balance growth with strategies that maintain affordability and equitable access to housing.

Figure 4.16 Median Income for Wage Earners



Source(s): U.S Census Tables.

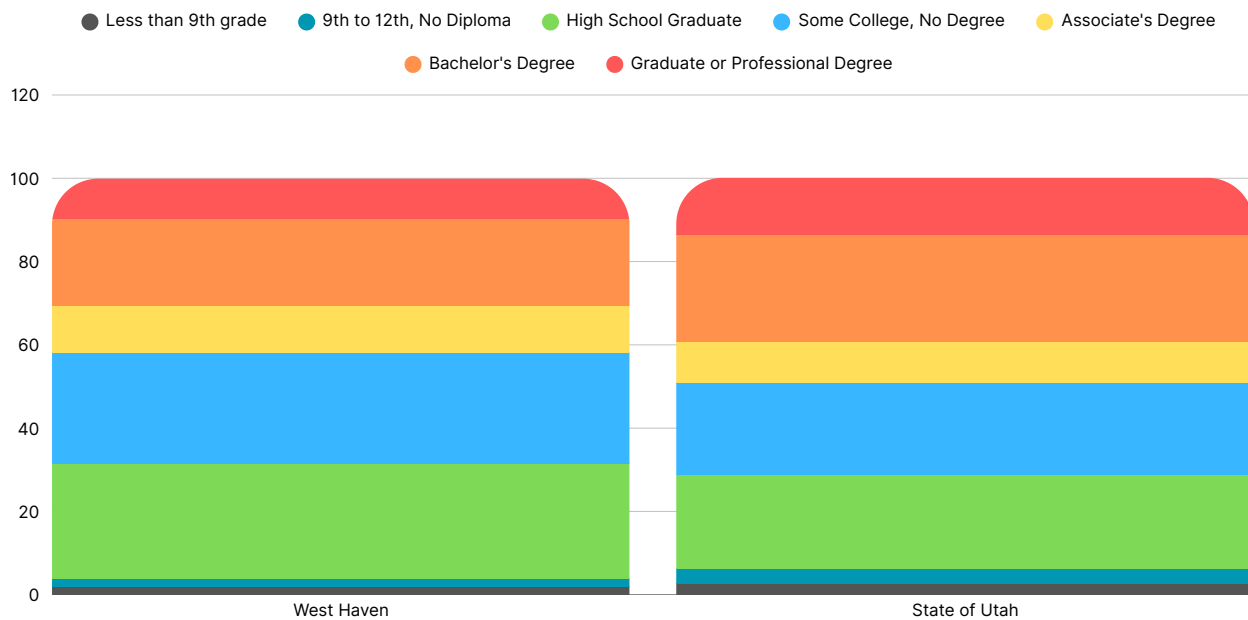
Educational attainment levels are trailing behind the State.

West Haven’s educational attainment reflects a strong foundation, with over 27.6% of residents holding a high school diploma, compared to 22.4% statewide. A notable portion of the population has pursued higher education, including 21% with a bachelor’s degree and 9.5% with a graduate or professional degree. The city also has lower percentages of residents without a diploma at 4.8% (combined) compared to the state at 6.4%, suggesting fewer educational gaps among its adult population. **Figure 4.17** shows how West Haven compares with the State of Utah in these aspects.

However, West Haven does trail the state in residents with graduate or professional degrees with 9.5% vs. 13.7%, indicating a smaller share of highly specialized professionals. While its overall education profile supports a skilled workforce, targeted efforts to attract or develop advanced degree holder could strengthen the city’s position in higher-wage industries.

Increasing educational attainment can yield numerous benefits that strengthen economic, social, and community well-being. Higher education levels typically lead to better job prospects and higher wages, which boost consumer spending and increase the local tax base, supporting public services and infrastructure. An educated workforce attracts businesses, especially in high-skill industries, making agencies more competitive and resilient to economic downturns.

Figure 4.17 Educational Attainment, Population 25 Years and Over



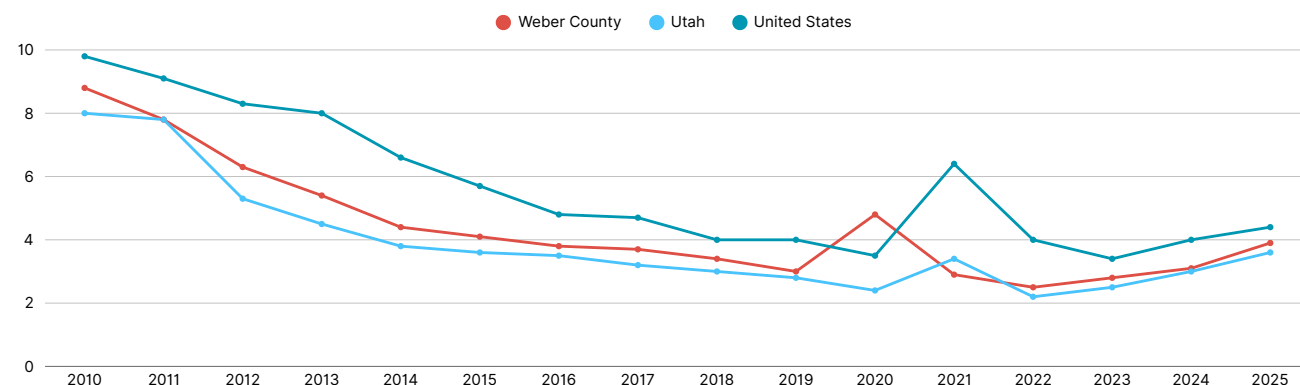
Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

Unemployment rates in Weber County are similar to the State but lower than the U.S.

As shown in **Figure 4.18**, unemployment data shows a steady decline in Weber County from 2010 to 2019, reflecting economic recovery after the Great Recession. Weber County dropped from 8.8% in 2010 to 3.0% in 2019, aligning closely with Utah's stronger statewide trend, which fell from 8.0% to 2.8% in the same time period.

In 2020, all regions experienced a spike in unemployment due to the Covid Pandemic, but Utah and Weber County rebounded faster than the national average. By 2022, Weber County's unemployment rate had already fallen to 2.5%, slightly above Utah's 2.2%, but well below the U.S. rate of 4.0%. Most recently, unemployment rates indicate low and stable levels in the county, around 3.9%, suggesting a resilient local economy with continued alignment to Utah's strong labor market performance. Weber County's (and in turn West Haven's) low unemployment rate benefits the economy by indicating strong job availability and stability but can present challenges such as labor shortages and upward pressure on wages.

Figure 4.18 Unemployment Rates



Source(s): Utah Department of Workforce Services, Employment Trends

Construction, Manufacturing, and Transportation and Warehousing are West Haven's top industries.

As shown in **Figure 4.19**, West Haven's recent employment landscape has been heavily concentrated in a few key industries. With construction at 25.3%, manufacturing at 12.3%, and transportation and warehousing at 11.5%, these three fields make up nearly half of the workforce. This indicates a strong foundation in trade and skilled labor sectors. Educational services at 10.1% and retail trade at 7.6% also represent significant employment contributors, while sectors such as healthcare, professional services, and finance remain relatively small. This industrial makeup highlights West Haven's reliance on labor-intensive and service-based industries while suggesting opportunities for economic diversification in higher-paying professional and technical fields.

Figure 4.19 West Haven Employment by Industry

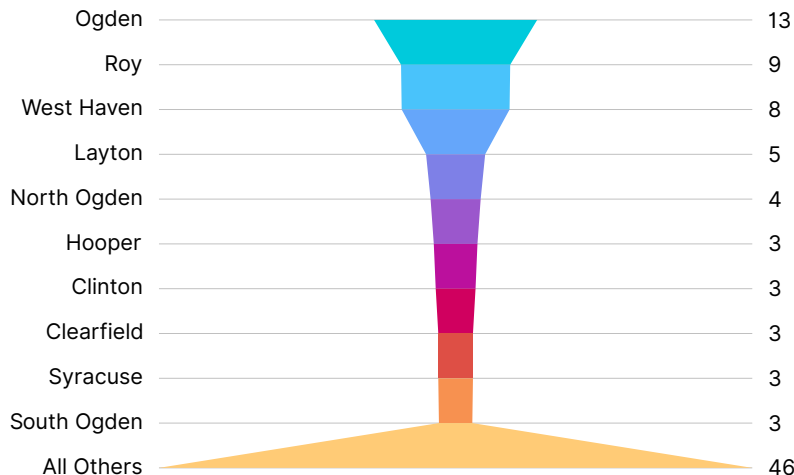
Industry	West Haven		Weber County	
	Workers	Percent of Total	Workers	Percent of Total
Construction	1,158	25.3%	9,233	8.1%
Manufacturing	564	12.3%	19,725	17.3%
Transportation and Warehousing	528	11.5%	3,025	2.7%
Educational Services	462	10.1%	11,313	9.9%
Retail Trade	349	7.6%	12,540	11.0%
Accommodation and Food Services	282	6.2%	8,752	7.7%
Other Services (Excluding Public Administration)	240	5.2%	2,976	2.6%
Admin Support, Waste Management, Remediation	211	4.6%	6,936	6.1%
Wholesale Trade	201	4.4%	4,217	3.7%
Healthcare and Social Assistance	160	3.5%	14,763	13.0%
Professional, Scientific, and Technical Services	138	3.0%	5,422	4.8%
Public Administration	106	2.3%	4,012	3.5%
Finance and Insurance	84	1.8%	5,078	4.5%
Real Estate and Rental and Leasing	69	1.5%	1,034	0.9%
Information	9	0.2%	987	0.9%
Management of Companies and Enterprises	5	0.1%	530	0.5%
Arts, Entertainment, and Recreation	4	0.1%	2,549	2.2%
Utilities	4	0.1%	355	0.3%
Agriculture, Forestry, Fishing, and Hunting	2	0.0%	391	0.3%
Mining Quarrying, and Oil and Gas Extraction	0	0.0%	36	0.0%
Total	4,576	100%	113,874	100%

Source(s): Utah Department of Workforce Services, Employment Trends

The majority of workers employed in West Haven live in neighboring cities, while most West Haven residents commute to work as well.

A Destination Analysis from Utah’s Department of Workforce Services shows a significant imbalance between where residents work and where jobs are located. This analysis indicates that a large portion of workers employed in West Haven commute in from surrounding cities such as Ogden, Roy, and Layton as shown in **Figure 4.20**.

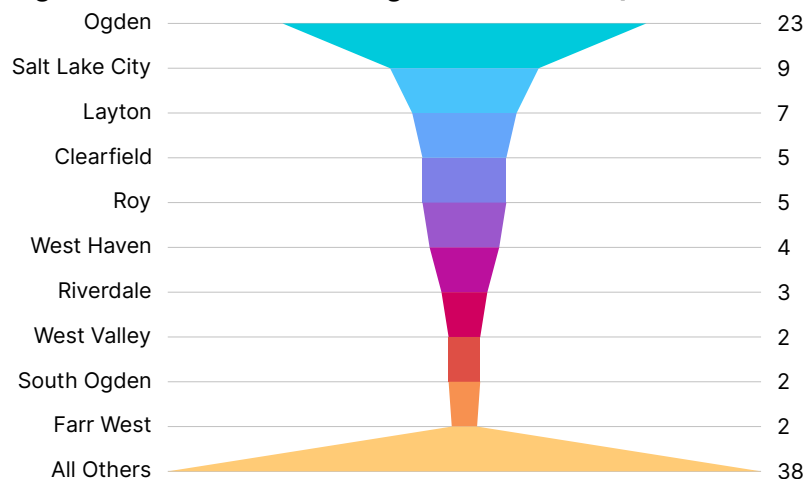
Figure 4.20 Percent Employed in West Haven (Commute from Home)



Source(s): Utah Department of Workforce Services, Employment Trends

Conversely, while only 4,576 jobs exist within West Haven itself, 8,465 residents commute out of the city for employment. Major employment destinations include Ogden, Salt Lake City, and Layton as shown in **Figure 4.21**.

Figure 4.21 Percent Residing in West Haven (Commute to Work)



Source(s): Utah Department of Workforce Services, Employment Trends

West Haven has experienced steady growth in taxable sales.

Taxable sales in West Haven have grown steadily from \$0.19B in 2014 to \$0.53B in 2024, nearly tripling over the decade. This growth was mainly driven by strong retail trade and business investment, with a notable surge during 2020-2022 when growth exceeded 16% annually. Although growth slowed to 2.09% in 2023, it rebounded to 6.38% in 2024, suggesting continued economic resilience. Overall, the data shown in **Figure 4.22** reflects a strong period of expansion followed by stabilization, with potential for future growth in services.

Figure 4.22 West Haven Historical Taxable Sales

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Taxable Services	0.05B	0.05B	0.05B	0.05B	0.05B	0.05B	0.05B	0.07B	0.08B	0.08B	0.09B
Retail Trade	0.05B	0.07B	0.07B	0.08B	0.08B	0.10B	0.13B	0.15B	0.18B	0.18B	0.21B
Business Investment	0.09B	0.08B	0.09B	0.10B	0.12B	0.13B	0.16B	0.19B	0.21B	0.21B	0.19B
Other	0.01B	0.01B	0.01B	0.01B	0.01B	0.01B	0.01B	0.02B	0.02B	0.02B	0.03B
Total Taxable Sales	0.19B	0.21B	0.22B	0.25B	0.27B	0.29B	0.36B	0.42B	0.48B	0.50B	0.53B
Growth Percent	-	7.16%	7.68%	11.58%	7.28%	9.68%	20.99%	17.37%	16.08%	2.09%	6.38%

Source(s): Utah State Tax Commission

Taxable sales were heavily concentrated in building materials, vehicle sales and e-commerce.

In 2024, West Haven’s taxable sales totaled \$21.4 million, with revenue concentrated in just a few categories. Building Material, Garden Equipment, and Supplies Dealers led at 38.5% of sales, followed by Motor Vehicle and Parts Dealers at 22.7%, and Non-store Retailers at 22.5%. Together these three categories accounted for over 83% of the total.

This heavy concentration in construction-related goods, vehicle sales, and e-commerce highlights a strong building and trade-driven economy, but also indicates limited diversity in the retail base, with small shares from food, clothing, electronics, and personal care sectors.

Figure 4.23 West Haven Retail Trade Taxable Sales

Category	2024 Taxable Sales	Percent
Building Material, Garden Equipment, & Supplies Dealers	\$80,962,531	38.5%
Motor Vehicle & Parts Dealers	\$47,824,679	22.7%
Non-store Retailers	\$47,266,037	22.5%
Gasoline Stations	\$14,000,000	6.7%
Miscellaneous Retail Trade	\$5,386,015	2.6%
General Merchandise Stores	\$4,043,434	1.9%
Furniture & Home Furnishings Stores	\$3,339,502	1.6%
Clothing & Clothing Accessories Stores	\$2,420,305	1.2%
Food & Beverage Stores	\$1,787,115	0.8%
Health & Personal Care Stores	\$1,241,463	0.6%
Sporting Goods, Hobby, Music, & Book Stores	\$1,195,061	0.6%
Electronics & Appliance Stores	\$951,054	0.5%
Total	\$210,417,196	100%

Source(s): Utah State Tax Commission

The largest employers in the area focus on Construction, Education, and Retail Trade

As shown in **Figure 4.24**, West Haven's largest employer is Jack B Parson Companies, followed by Quest Academy, Tolman Construction, Inc., and Trace Minerals OPCO, LLC. Most employers fall into the 50-99 employee range, indicating a mid-sized employee base, with only four organizations employing over 100 people. This distribution reflects a local economy anchored in construction-related industries and supported by education. This suggests both economic strengths in skilled trades and a potential need for greater industry diversification.

Figure 4.24 Top 15 West Haven Employers

Company	Description	Employees
Jack B Parson Companies	Construction & Skilled Trades	100-249
Quest Academy	Education	100-249
Tolman Construction, Inc.	Construction & Skilled Trades	100-249
Trace Minerals OPCO, LLC.	Retail Trade	100-249
City of West Haven	Public Administration	50-99
Comfort Suites of Ogden LC	Accommodation & Food Services	50-99
Granite Construction	Construction & Skilled Trades	50-99
K Bell Plumbing & Heating Inc.	Construction & Skilled Trades	50-99
McDonald's	Accommodation & Food Services	50-99
Rocky Mountain Jr. High	Education	50-99
Utah Physical Therapy, Inc.	Health Care & Social Assistance	50-99
Your Neighborhood Deliveries Inc.	Transportation & Warehousing	50-99
APAC, Inc.	Manufacturing	20-49
Ben Lomond Mechanical	Construction & Skilled Trades	20-49
Bill's Superior Electric Inc.	Construction & Skilled Trades	20-49

Source(s): Utah Department of Workforce Services

Location quotients for sector level data in Weber County shows an emphasis on manufacturing, retail trade, health care, and construction.

An important means of assessing employment trends is employment location quotients, which provide a way to compare the industrial activity levels among different areas of the state and the country. In general, location quotients are ratios that compare the concentration of a resource or activity, such as employment, in a defined area to that of a larger area.

Figure 4.25 summarizes the location quotients for Weber County, compared with the State of Utah and national industries at the sector level. The table below excludes data suppressed for confidentiality purposes. Cells highlighted in blue are industries with high quotients.

Figure 4.25 Weber County Employment Location Quotient

NAICS	Industry	September 2024 Employment	Employment Location Quotient to Utah	Employment Location Quotient to US
11	Agriculture, forestry, fishing and hunting	340	0.84	0.33
21	Mining, quarrying, and oil and gas extraction	50	0.06	0.11
22	Utilities	217	0.72	0.49
23	Construction	9,320	0.97	1.50
31-33	Manufacturing	19,715	1.89	2.07
42	Wholesale trade	4,315	1.02	0.95
44-45	Retail trade	12,387	1.02	1.08
48-49	Transportation and warehousing	2,504	0.53	0.52
51	Information	841	0.31	0.39
52	Finance and insurance	4,952	0.98	1.06
53	Real estate and rental and leasing	1,033	0.61	0.57
54	Professional and technical services	5,495	0.61	0.69
55	Management of companies and enterprises	463	0.32	0.24
56	Administrative and waste services	6,952	1.07	1.01
61	Educational services	1,480	0.53	0.62
62	Health care and social assistance	14,955	1.18	0.90
71	Arts, entertainment, and recreation	2,048	0.91	1.03
72	Accommodation and food services	9,354	0.95	0.89
81	Other services (except public administration)	2,929	1.00	0.84
99	Unclassified	2	0.38	0.01

Source: Bureau of Labor Statistics

Compared to the State of Utah, Weber County has a location quotient above one in manufacturing, wholesale trade, retail trade, administrative and waste services, healthcare and social assistance, and other services (except public administration). These NAICS sector categories represent high concentrations with respect to Utah's employment. Overall, Weber County's labor market is heavily manufacturing and construction-oriented, with strong industrial specialization, but show opportunities for diversification into higher-value service sectors like professional, technical, and financial services.

A critical consideration along with the location quotient, is the corresponding average salary for each sector. The annual average wage for Weber County across these industries is \$58,854. Of the sectors that meet or exceed this average wage standard, only two industries have a location quotient above one, as shown in **Figure 4.26**: manufacturing and wholesale trade. Given the City's median household income of \$101,012, well above the average wage of these industries, suggests that households in these concentrated industries rely on dual-income earners

Further, three of the Weber County sectors exceed the national and state averages, which plays a role in workforce recruitment and overall spending per capita within the county. Cells highlighted in blue are industries with average annual wages above the County average of \$58,854.

Figure 4.26 Weber County Location Quotient vs Wage

NAICS	Industry	Employment Location Quotient to Utah	Annual Average Wage	% Weber Wages of State Wages	% Weber Wages of US Wages
11	Agriculture, forestry, fishing and hunting	0.84	\$54,808	126%	118%
21	Mining, quarrying, and oil and gas extraction	0.06	\$68,536	73%	85%
22	Utilities	0.72	\$108,576	97%	59%
23	Construction	0.97	\$67,860	99%	86%
31-33	Manufacturing	1.89	\$81,328	111%	100%
42	Wholesale trade	1.02	\$68,848	80%	71%
44-45	Retail trade	1.02	\$39,364	93%	95%
48-49	Transportation and warehousing	0.53	\$54,184	82%	83%
51	Information	0.31	\$54,600	46%	33%
52	Finance and insurance	0.98	\$73,112	78%	61%
53	Real estate and rental and leasing	0.61	\$47,476	74%	66%
54	Professional and technical services	0.61	\$75,920	73%	63%
55	Management of companies and enterprises	0.32	\$81,016	80%	59%
56	Administrative and waste services	1.07	\$44,876	83%	80%
61	Educational services	0.53	\$41,496	74%	62%
62	Health care and social assistance	1.18	\$56,996	103%	89%
71	Arts, entertainment, and recreation	0.91	\$26,624	75%	57%
72	Accommodation and food services	0.95	\$21,424	84%	72%
81	Other services (except public administration)	1.00	\$43,108	91%	83%
99	Unclassified	0.38	\$66,924	61%	91%
10	Total, All Industries		\$58,854	84%	76%

Source: Bureau of Labor Statistics

Location quotients for industry level data show an emphasis on industrial strength and service-driven employment in Weber County.

The industry-level NAICS data provides additional insight into the types of industries that contribute to the highest concentration of employment in Weber County compared to the national average, which may be difficult to deduce from the sector-level data.

Figure 4.27 includes all Weber County industries with a location quotient greater than 1.5 compared to national averages and the industries' corresponding average annual wage. Data available at this level indicates that several sectors, as highlighted below, have a high location quotient and an average annual wage above the Weber County average.

Location quotients are a significant predictor of an economy overly reliant upon a specific business or industry. A well-balanced industry quotient approaches one in most categories. Well-balanced economies, like the State of Utah (overall), typically range from .85 on the low to 1.75 on the high.

Figure 4.27 Weber County Industry Level Employment Location Quotient > 1.5

NAICS	Industry	# of Establishments	September 2024 Employment	Employment Quotient to Nation	Average Yearly Wage
2361	Residential building construction	265	1,269	1.74	\$58,032
2373	Highway, street, and bridge construction	20	576	2.96	\$121,368
2381	Building foundation and exterior contractors	206	1,800	2.42	\$58,552
2389	Other specialty contractors	141	1,090	1.71	\$57,980
3112	Grain and oilseed milling	4	180	4.66	\$96,304
3115	Dairy product manufacturing	3	248	2.12	\$65,780
3118	Bakeries and tortilla manufacturing	15	728	3.38	\$50,024
3119	Other food manufacturing	12	552	2.78	\$55,692
3273	Cement and concrete product manufacturing	6	452	2.56	\$58,656
3323	Architectural and structural metals manufacturing	26	1,084	4.25	\$70,252
4413	Machine shops; turned product; and screw, nut, and bolt manufacturing	28	573	2.73	\$67,184
3328	Coating, engraving, heat treating, and allied activities	8	185	2.01	\$53,872
3362	Motor vehicle body and trailer manufacturing	9	216	1.61	\$44,044
3364	Aerospace product and parts manufacturing	15	4,678	13.99	\$124,696
4244	Grocery and related product merchant wholesalers	26	1,752	3.02	\$68,172
4412	Other motor vehicle dealers	19	369	3.55	\$68,172
4413	Automotive parts, accessories, and tire retailers	61	707	2.02	\$49,712
4441	Building material and supplies dealers	53	1,162	1.55	\$44,252
4491	Furniture and home furnishings retailers	35	522	2.01	\$52,104
4591	Sporting goods, hobby, and musical instrument retailers	45	682	3.13	\$44,876
4593	Florists	12	77	2.36	\$32,604
4884	Support activities for road transportation	20	256	3.37	\$52,936
5221	Depository credit intermediation	79	3,567	2.33	\$71,344
5413	Architectural, engineering, and related services	112	1,877	1.61	\$101,348
6111	Elementary and secondary schools	21	1,138	1.57	\$47,216
8111	Automotive repair and maintenance	183	1,173	1.63	\$48,672
8122	Death care services	11	134	1.62	\$51,532
8123	Drycleaning and laundry services	11	343	1.95	\$43,472

Source: Bureau of Labor Statistics

Sales Leakage Analysis

The following analysis provides a general overview of leakage and retention by major category: retail, industry and sales related to services. As shown in **Figure 4.28**, Negative numbers estimate the approximate leakage of taxable sales from West Haven to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the city is not collecting the average sales expected based on a per capita basis relative to the State average. Positive numbers indicate that West Haven is attracting more than the State average relative to that category, suggesting shoppers from outside the city are attracted to the area for certain types of purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

Figure 4.28 Sales Leakage Analysis Table

	City Direct Taxable Sales	Per Capita Spending	Utah Per Capita Spending*	Capture Rate	Per Capita Leakage	Total Leakage
Retail						
Building Material & Garden Equip	\$87,837,008	\$3,658	\$1,692	216%	\$1,966	\$47,204,716
Clothing & Accessories	\$2,182,650	\$91	\$760	12%	(\$699)	(\$16,059,172)
Electrical & Appliance	\$935,185	\$39	\$423	9%	(\$384)	(\$9,221,367)
Food & Beverage	\$1,791,208	\$75	\$2,036	4%	(\$1,962)	(\$47,106,519)
Furniture & Home Furnishing	\$523,958	\$22	\$370	6%	(\$348)	(\$8,355,600)
Gas Station	\$9,000,000	\$375	\$592	63%	(\$218)	(\$5,227,589)
General Merchandise	\$2,499,946	\$104	\$2,967	4%	(\$2,863)	(\$68,759,710)
Health & Personal	\$818,326	\$34	\$286	12%	(\$252)	(\$6,045,328)
Miscellaneous Retail Trade	\$4,006,246	\$167	\$798	21%	(\$632)	(\$15,167,193)
Motor Vehicle	\$47,883,871	\$1,994	\$3,028	66%	(\$1,034)	(\$24,841,474)
Non-Store Retailers	\$47,275,777	\$1,969	\$2,464	80%	(\$495)	(\$11,888,566)
Sporting Good	\$1,033,381	\$43	\$459	9%	(\$416)	(\$9,982,989)
Wholesale Trade-Durable Goods	\$63,655,284	\$2,651	\$2,294	116%	\$357	\$8,569,725
Wholesale Trade-Electronic Markets	\$417,041	\$17	\$51	34%	(\$34)	(\$809,315)
Wholesale Trade-Nondurable Goods	\$3,771,027	\$157	\$385	41%	(\$228)	(\$5,480,014)
Subtotal Retail	\$273,630,908	\$11,395	\$18,606	61%	(\$7,211)	(\$173,170,396)
Industry						
Agriculture, Forestry, Fishing & Hunting	\$62,746	\$3	\$14	19%	(\$11)	(\$261,740)
Construction	\$47,158,09	\$1,964	\$561	350%	\$1,403	\$33,685,212
Information	\$8,206,270	\$342	\$1,157	30%	(\$815)	(\$19,583,003)
Manufacturing	\$78,622,347	\$3,274	\$1,356	241%	\$1,918	\$46,065,855
Mining, Quarrying, & Oil & Gas Extraction	\$11,000	\$0	\$158	0%	(\$518)	(\$3,793,295)
Transportation & Warehousing	\$1,363,089	\$57	\$115	49%	(\$58)	(\$1,394,224)
Utilities	\$19,000,000	\$789	\$1,003	79%	(\$213)	(\$5,122,980)
Subtotal Industry	\$154,424,161	\$6,429	\$4,364	147%	\$2,065	\$49,595,824
Services						
Accommodation	\$8,451,287	\$352	\$1,017	35%	(\$665)	(\$15,959,798)
Admin. & Sup & Waste Man. & Remed. Ser.	\$903,414	\$38	\$143	26%	(\$106)	(\$2,534,365)
Arts, Entertainment, and Recreation	\$260,257	\$11	\$451	2%	(\$440)	(\$10,568,108)
Educational Services	\$758,285	\$32	\$80	39%	(\$48)	(\$1,164,488)
Finance & Insurance	\$1,691,335	\$70	\$133	53%	(\$62)	(\$1,500,860)
Food Services & Drinking Places	\$13,589,514	\$566	\$2,374	24%	(\$1,808)	(\$43,427,710)
Health Care & Social Assistance	\$1,127,838	\$47	\$55	85%	(\$8)	(\$198,327)
Management of Companies & Enterprises	\$59,297	\$2	\$9	27%	(\$7)	(\$156,774)
Other Services-Except Public Administration	\$25,392,721	\$1,057	\$728	145%	\$330	\$7,918,301
Professional, Scientific, & Technical Serv.	\$4,381,413	\$182	\$706	26%	(\$524)	(\$12,571,569)

	City Direct Taxable Sales	Per Capita Spending	Utah Per Capita Spending*	Capture Rate	Per Capita Leakage	Total Leakage
Public Administration	\$1,000	\$0	\$113	0%	(\$113)	(\$2,720,149)
Real Estate, Rental, & Leasing	\$8,676,721	\$361	\$789	46%	(\$428)	(\$10,275,769)
Subtotal Services	\$65,293,082	\$2,719	\$6,598	41%	(\$3,879)	(\$93,159,616)
Other						
Subtotal Other	\$0	\$0	\$871	0%	(\$871)	(\$20,915,107)
All Taxable Sales						
Total	\$493,348,151	\$20,542	\$30,439	67%	(\$9,891)	(\$237,649,295)

*Income Adjusted

Accommodation included Traveler Accommodation, RV Parks & Recreational Camps, as well as Room & Boarding Houses.

Per <https://www.census.gov/naics/?input=72&chart=2022>, hotels and motels fall under Accommodation (Traveler). See 72111.

Overall West Haven is only capturing 67% of the categorical sales shown in the Sales Leakage Analysis. The city is leaking in all major categories relative to State average spending except for Building Material and Garden Equipment, Construction, Manufacturing, and Other Services-Except Public Administration. The per capita spending in West Haven is approximately \$20,545, compared to the State average of \$30,439. The total taxable sales leaking to other communities is estimated at \$238 million. Assuming a sales tax levy of 0.5 percent based on point of sale, this equates to a loss of \$1.2 million in tax revenues.

To reduce leakage and strengthen the local economy, the city should focus on a few priority areas where demand is high but local options are limited, encourage existing businesses to expand into those areas, and strategically recruit missing retailers and services. At the same time, West Haven can develop destination districts that combine dining, shopping, and services to keep residents in town, and launch campaigns geared at “shopping local” to raise awareness of businesses that already exist. The key is to be realistic and focus on categories that fit the city’s character and growth rather than trying to capture everything. The city may build on its strengths while filling in some of the gaps that matter most to its residents.

Cost of Community Services

For the City, land is the foundation of long-term fiscal health. How land is used, whether for homes, shops and offices, or farms and open space, determines the tax base that supports roads, utilities, public safety, and parks. A growing body of research, including work specific to Utah, shows that different land uses generate very different levels of revenue relative to the cost of providing services.

Cost of Community Services (COCS) studies, pioneered by the American Farmland Trust, compare how much revenue local governments receive from each land-use category to the cost of the services those lands require. Across more than 150 communities, the median cost to provide services for each dollar of revenue is about \$1.16 for residential areas, \$0.30 for commercial and industrial areas, and \$0.37 for working lands and other open land as shown in **Figure 4.29** below. In other words, in a typical community, residential development tends to be a net consumer of local tax dollars, while commercial, industrial, and working/open lands tend to subsidize the overall budget.

Figure 4.29 Cost Per Dollar of Revenue

Land Use Type	Median Cost of Services per \$1 of Revenue
Residential	\$1.16
Commercial & Residential	\$0.30
Working & Open Land	\$0.37

Utah-specific COCS work by Snyder and Ferguson in Cache, Sevier, and Utah Counties found similar patterns: residential land generally required more in services than it generated in revenues, while commercial/industrial and agricultural/open lands produced a fiscal surplus that helped balance local budgets. The findings underscore that, from a fiscal standpoint, a healthy land-use mix requires enough revenue-positive land to support the services residents expect in neighborhoods.

Recent Utah research also highlights differences in revenue per acre within the built environment. Utah Foundation's Building a Better Beehive report compared traditional main-street or downtown properties to typical suburban retail. The report found that "traditional main street/downtown properties can have far higher property values per square foot than suburban retail areas," including an example where "a mixed-use property delivered \$375 per square foot, compared to \$37 for a big-box store." This means that compact, mixed-use centers can generate many times more tax value per acre than lower-intensity strip retail or single-use projects, even when the latter appear larger on the ground.

National work done by Strong Towns and Urban3 reinforces the same conclusion using value-per-acre mapping. Strong Towns emphasizes that “land is the base resource from which community prosperity is built and sustained,” and that cities must ensure development “is creating enough wealth to support the infrastructure and services needed for that place to continue to exist and thrive.” Urban3's revenue modeling for Ogden, Utah found that compact historic development produced “some of the most potent tax value per acre” in the city’s portfolio as shown in **Figure 4.30**.

Figure 4.30 Revenue Per Acre by Development Pattern

Development Type	Approximate Value per Square Foot	Approximate Value Per Acre
Mixed-use Main Street	\$375	~\$16.4 million
Big-Box Retail + Parking	\$37	~\$1.6 million

For West Haven City, these findings are particularly relevant. Weber County is bounded by the Wasatch Mountains to the east and the Great Salt Lake and extensive wetland systems to the west. This limited developable land area, combined with continued population growth and infill pressure, makes the fiscal performance of different land uses a critical consideration. Much of the County’s residential fabric consists of lower-density single-family neighborhoods, with multifamily housing concentrated in a few cities such as Ogden, Roy, and Riverdale. This results in a residential land base that typically generates lower revenue per acre than commercial or mixed-use areas. At the same time, Weber County contains significant employment centers, including Hill Air Force Base, major manufacturing and aerospace firms, regional retail hubs, and a growing recreation economy tied to Ogden’s downtown, the Ogden River corridor, and the Wasatch Front canyons.

As West Haven does not collect property tax, the fiscal dynamics described in COCS studies are amplified locally. Residential development and working & open land uses generate little to no direct municipal revenues, while still requiring municipal services. As a result, the effective cost of serving these land uses can be significantly higher than in other cities. For West Haven, commercial activity, retail development, and population-driven revenues therefore play a much larger role in fiscal sustainability. A balanced housing mix can increase economic productivity per acre. A greater concentration of residents helps support retail, restaurants, and services that generate sales tax revenues for the City and allows for infrastructure and services to be used more efficiently.

Within this plan, the City's fiscal land-use strategy should be to:

- **Concentrate higher-value development in key centers and corridors:** Encourage mixed-use and higher-intensity development in designated nodes - such as town centers, along major corridors, and transit-served areas where infrastructure already exists or can be efficiently expanded. This aligns with Utah Foundation's finding that strategic density and mixed use can "reap a stronger tax revenue return per square foot."
- **Support a fiscally resilient mix of land uses:** Ensure that residential growth is balanced with sufficient commercial, employment, and revenue-producing uses so that the overall tax base can support the cost of services over time.
- **Encourage efficient residential development patterns:** Promote a mix of housing types so that population growth can occur in a way that maximizes infrastructure efficiency and supports nearby commercial development.
- **Recognize the fiscal implications of working and open lands:** While agricultural and open lands contribute to community character and quality of life, these uses generate little direct revenue for the City and should be considered carefully in long-term land use planning.
- **Evaluate new development for long-term fiscal sustainability, not just short-term revenue:** When considering zoning changes, annexations, or major projects, evaluate both the anticipated tax revenues (property, sales, and fees) and the future cost of infrastructure, operations, and replacement. This reflects regional goals to create fiscally sustainable places. Revenues and expenses should be balanced and sustainable for the long term.

In the future, the City could develop a value-per-acre analysis using local parcel, tax, and budget data. This will allow staff and elected officials to see, on a map, how different land-use patterns, from single-family neighborhoods to commercial corridors and working/open lands, perform financially over time. The City can then calibrate zoning, capital planning, and incentive policies to support land-use patterns that are both fiscally sustainable and consistent with the community's vision and quality-of-life goals.



SECTION 5: APPENDICES

Financing Tools

One of the most significant obstacles to economic development is access to capital resources. Various tools and incentives are available to help West Haven achieve its economic development goals. Below is a brief description of several resources available.

Community Reinvestment Areas – Tax Increment Financing

Tax increment financing ("TIF") remains the most widely used economic-development tool in Utah. West Haven City, through its Redevelopment Agency (RDA), can establish one or more Community Reinvestment Areas (CRAs) under Utah Code §17C-5 to stimulate redevelopment and infrastructure investment. The City negotiates with other taxing entities (Weber County, Weber School District, etc.) to share a portion of the property-tax growth generated by new development for a set term. The incremental revenue can be used to fund public infrastructure, assemble developable land, or remove barriers to growth. HB 151, which was passed in 2024, does limit incentive payments related to retail facilities; however, TIF remains fully available for mixed-use, residential, industrial, and infrastructure-oriented projects.

Tax Increment Revenue Bonds

West Haven's RDA may pledge future tax-increment revenues to repay debt associated with public infrastructure improvements within an established CRA. These Tax Increment Revenue Bonds can finance streets, utilities, or site preparation costs. Because repayment depends on future increment, early-stage projects may need credit enhancement or participation from the developer or City to reduce borrowing costs.

Industrial Development Bonds

Under state and federal law, West Haven City may issue Industrial Development Revenue Bonds for qualifying private-sector manufacturing or 501(c)(3) projects. The bonds provide access to tax-exempt financing, which can reduce borrowing costs by up to 2 percent for credit-worthy borrowers. Projects must meet state allocation limits and business-type eligibility requirements.

Revolving Loan Funds and Grants

A revolving loan fund provides gap-financing for small-business expansion or startup activities. West Haven business can pursue financing through:

- The Weber County Economic Development Office
- The Wasatch Front Regional Council (WFRC) Economic Development District
- The Utah Small Business Credit Initiative (USBCI) administered by GOEO

These programs recycle repaid funds to finance future local projects.

Community Development Block Grants

Community Development Block Grant (CDBG) funds are available for infrastructure, facility, and accessibility improvements in low- and moderate- income areas. West Haven participates in the Weber County CDBG Program, administered in coordination with the Wasatch Front Regional Council (WFRC). Eligible uses include water and sewer improvements, ADA-accessible infrastructure, and facility upgrades serving vulnerable populations.

Business Improvement Districts/Tourism and Marketing Districts

A Business Improvement District (BID) allows property owners or businesses in a defined area to levy an additional assessment to fund beautification, marketing, and events that enhance commercial vitality. West Haven could establish a BID for emerging commercial corridors or town-center areas under Utah Code §17D-1. BID funds are managed locally by a nonprofit or city-appointed board to support coordinated marketing, events, and streetscape improvements.

Sales Tax Incentives

West Haven may consider sales-tax rebates or temporary tax-sharing agreements for high-impact projects that create substantial sales-tax growth, subject to Utah Code §10-1-203.5 and HB 151 restrictions. Incentives should be evaluated case-by-case and limited to major tax-generating anchors, industrial expansions, or projects providing exceptional public benefit.

Special Assessment Bonds

West Haven can create a Special Improvement District (SID) to finance specific public improvements such as roads, sidewalks, or water and sewer extensions that directly benefit certain properties. The cost is assessed only to benefiting parcels. SIDs require property-owner consent and cannot proceed if more than 50 percent of affected owners protest. No bond election is required, and repayment is limited to 20 years.

Municipal Building Authority (MBA) Lease Revenue Bonds

West Haven may form a Municipal Building Authority (MBA) to finance municipal buildings, parks, or public-works facilities through Lease Revenue Bonds. The MBA holds title to the facility during the lease term and leases it back to the City, with debt service paid from lease revenues. MBA bonds can be issued for up to 40 years and provide a flexible, non-voted financing option for city facilities.

Sales Tax Revenue Bonds

Sales tax revenues can be utilized as a sole pledge for the repayment of debt. These bonds do not require a bond election and are often used for acquiring and constructing any capital facility owned by the issuing entity. The bond market usually requires a higher debt service ratio of at least two or three times the revenue to debt.

Public Infrastructure Districts

A Public Infrastructure District (PID) allows developers, with City approval, to issue debt for infrastructure serving new developments. The PID levies a property-tax or assessment within its boundaries to repay the bonds. Formation requires 100 percent consent of affected property owners and voters. This mechanism has become increasingly common in Weber County and is well-suited to West Haven's large master-planned growth areas.

Public/Private Partnerships

West Haven can leverage public/private partnerships for infrastructure, recreation facilities, or redevelopment projects. These partnerships may combine City contributions (land, infrastructure, or grants) with private investment, philanthropic donations, or sponsorships to advance community goals while reducing municipal cost.

EDTIF

The Economic Development Tax Increment Financing (EDTIF) program, administered by the Governor's Office of Economic Opportunity (GOEO), provides a post-performance refundable state-tax credit of up to 30 percent of new state revenues (sales, corporate, and withholding taxes) generated by a project. West Haven can coordinate with EDCUtah and GOEO to attract eligible companies meeting wage and industry requirements, particularly in manufacturing, logistics, or advanced technology sectors.

Local Option Infrastructure Sales Tax (Transportation or General Capital Projects)

Under Utah Code §59-12-2214, cities may impose a local option sales tax of up to 0.25 percent for transportation or capital-project funding, subject to voter approval and coordination with Weber County's regional transportation program. This option would enable West Haven to dedicate a portion of local sales-tax revenue toward road, trail, and transit improvements, expanding its capacity to match regional and federal grants. By establishing this source, the City could increase funding flexibility for priority infrastructure projects and reduce reliance on the general fund.

Impact Fees (Update and Expansion)

Impact fees ensure that new development contributes its fair share toward the infrastructure needed to support growth. West Haven should periodically update its Impact Fee Facilities Plans (IFFPs) and Impact Fee Analyses (IFAs) under Utah Code §11-36a to maintain compliance and proportionality. Updated fees can fund roads, parks, stormwater, public safety, and utilities, allowing the City to balance growth with available resources and avoid overburdening existing taxpayers.

Development Agreements and Exactions

Through negotiated development agreements and proportional exactions, West Haven can require developers to construct or contribute to public infrastructure as part of project approval. These arrangements ensure that roads, utilities, trails, and parks are built in step with growth, reducing the City's financial burden while maintaining quality and service standards. Properly structured, these agreements ensure fair cost-sharing, align with LUDMA proportionality standards, and help the City achieve long-term planning objectives efficiently.

Utah State Infrastructure Bank Loans

The Utah State Infrastructure Bank provides low-interest loans to cities for transportation and public-works projects. West Haven could use SIB financing to fund bridge replacements, traffic-signal upgrades, or local matches for federal projects. Because these loans offer flexible repayment and competitive rates, they allow the City to accelerate project delivery without issuing traditional bonds or waiting for future budget cycles.