



WEST HAVEN PLANNING COMMISSION AGENDA

May 13, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **May 13, 2026**, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **6:00 PM**: REGULAR WEDNESDAY PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR PLANNING COMMISSION MEETING AT [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - A. **PLEDGE OF ALLEGIANCE** Commission Member Streker
 - B. **PRAYER/MOMENT OF SILENCE** Commission Member Jenson
3. **ACTION ON MINUTES**
 - A. **Planning Commission Minutes** Meeting Held April 22, 2026
 - B. **Special Planning Commission Minutes** Meeting Held April 28, 2026
4. **REPORTS** - Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk
6. **PUBLIC HEARING** – To Solicit Public Input on an Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk
7. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk
8. **PRESENTATION ON PUBLIC HEARING** – Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883
9. **PUBLIC HEARING** – To Solicit Public Input on a Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883
10. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883
11. **PRESENTATION ON PUBLIC HEARING** – Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419
12. **PUBLIC HEARING** – To Solicit Public Input on a Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419
13. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

14. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval-Church Building-3057 S 2700 W Parcel #150930027-Applicant Mike Davey
15. **DISCUSSION AND WORKSHOP**- West Haven Economic Development Strategic Plan- Community Development and Urban & Main Consulting
16. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavenut.gov at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed deputy 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 on utah.gov/pmn/, and at westhavenut.gov; mailed and emailed to the West Haven City Planning Commission Chairman and each West Haven City Planning Commission Member who has email capacity and to the city attorney



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

April 22, 2026 6:00 PM

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

Present	
Jeff Reed Andrew Reyna Melinda Stimpson Linda Smith (Via Zoom) Jennifer Streker James Jenson George LaMar (Via Zoom) Damian Rodriguez Stephen Nelson Emily Green	Commission Chairman Commission Vice Chairman Commission Member Commission Member Commission Member Commission Member Commission Member City Planner Community Development Director City Recorder
Excused	

6:00 Planning Commission Meeting

1. **MEETING CALLED TO ORDER**- Chairman Reed
Chairman Reed called the meeting to order at 6:01 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 04/07/2026.

Vice Chair Reyna entered at 6:04 PM.

Commission Member Jensen made a motion to approve the April 7, 2026, Planning Commission minutes.
Commission Member Streker seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member LaMar, Commission Member Stimpson
NAYS:	
RECUSED:	

4. **REPORTS** - Actions taken by City Council and other items
There were no items to report at this time.
5. **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.
Damian Rodriguez said this will add condominiums to lot 2 in the Ellie’s Estates Subdivision. He said that the building will be divided into two different units to allow for individual ownership. He said the lot is subject to the Ellie’s Estates master development agreement, but staff did not find any conflict with this plan and the agreement.

Commission Member Stimpson made a motion to approve of the Bailey Condominium plat finding that the plat complies with the local subdivision requirements. **Chairman Reed** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member LaMar, Commission Member Stimpson
NAYS:	
RECUSED:	

6. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 4267 S 3450 W. Russell Burton Applicant.
Damian Rodriguez said this conditional use permit was reviewed by the Planning Commission in February with some conditions recommended by staff. The item was ultimately tabled because of the applicant's absence. He said the conditional use permit is required because the home occupation will use a garage and shed external to the home. He said there has been limited contact with the applicant.

7. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 3424 W 3950 S. Thomas Layton Applicant.
Damian Rodriguez said this home occupation requires a conditional use because they employ more than one individual that does not reside within the home. He said it is a garage floor coating business but the residence would only be used for administrative purposes.

Vice Chair Reyna made a motion to approve the conditional use permit. **Commission Member Streker** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Lamar, Commission Member Stimpson
NAYS:	
RECUSED:	

8. **DISCUSSION** - Discussion of a proposed amendment to the Home Occupation Code.
Damian Rodriguez said the most significant update since the Planning Commission last saw a draft of the proposed amendment was in the Special Restrictions section 157.883 subsection B which relates to auto repair service and inspection businesses. This has provided some additional restrictions with B8 that helps with enforcement.

Chairman Reed suggested adding to section 157.883 subsection B8 "The test operation of any vehicles on the public right-of-way shall be conducted in accordance with all state and 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". He also suggested add to section 157.883 subsection A8 the word homes after short-term rentals.

Damian Rodriguez said there is a separate chapter that is devoted to short term rentals.

Chairman Reed suggested adding a reference to that chapter.

Stephen Nelson said the chapter calls it residential short term rental and they could match that language.

Planning Commission agreed to set the public hearing for May 13, 2026.

Commission Member Smith entered at 6:18 PM.

9. **DISCUSSION** – Discussion of a proposed amendment to the Patio Home Zoning Standards.
Stephen Nelson said most of the discussion about this item at the last Planning Commission meeting was limited to the Maximum Height section 157.416 subsection A. He said after reviewing the sentence that was unclear, he clarified it. He added that the ADU's would follow that same standard. The other large change is in the third sentence of the same section and subsection. He said based off of the previous discussion it seemed there was concern about not having a size limit to the bonus room above the garage and his recommendation was the standard size of a two garage.

Chairman Reed expressed concern about using the word over the garage because he isn't sure that it applies. He also expressed concern about the suggested size limit being a little large.

Commission member Streker expressed concern about limiting the size of a bonus room.

Commission member Stimpson said if you don't put it over the garage, it becomes a second story.

Commission member LaMar suggested not including the bonus room because that would become a second story. He said bonus rooms do not need to be on the second floor.

Vice Chair Reyna said he agrees with Commission member LaMar.

Commission Member Streker said if she purchased a patio home, she would like the ability to have a bonus room.

Commission Member Jenson asked what the purpose of limiting a bonus room is and suggested keeping it tied to the garage.

Commission Member Stimpson agreed with Commission Member LaMar on not having a bonus room in the ordinance.

Stephen Nelson said having square footage is a more enforceable option.

Commission Member LaMar said that 576 square feet is more than half the size of many homes.

Commission Member Smith said she would like to allow a bonus room but limit the size.

Commission Member Jenson suggested going with the same language but reducing the square footage.

Chairman Reed agreed with Commission member LaMar on not having a bonus room in the ordinance.

Planning Commission agreed to set the public hearing for May 13, 2026.

10. **DISCUSSION** – Discussion and introduction of the proposed West Haven Economic Development Strategic Plan.

Stephen Nelson said Landmark Design presented a month ago in a joint session and they made some modification after that presentation that are now ready for review on the May 13, 2026 work session at 5:15 PM.

11. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 4267 S 3450 W. Russell Burton Applicant.

Commission member Smith left the meeting at 7:10 PM.

Damian Rodriguez said the suggested conditions were sent to the applicant.

Vice Chair Reyna asked if the applicant acknowledged those conditions.

Damian Roriguez said they did not.

Commission member LaMar made a motion to table. Commission Member Streker seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Lamar, Commission Member Stimpson
NAYS:	
RECUSED:	

12. **ADJOURNMENT**

Vice Chair Reyna made a motion to adjourn at 7:11 PM. Commission Member Reed seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member LaMar
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved

DRAFT



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

April 28, 2026 6:00 PM

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

Present	
Jeff Reed Andrew Reyna (Via Zoom) Melinda Stimpson (Via Zoom) Linda Smith Jennifer Streker (Via Zoom) James Jenson George LaMar Damian Rodriguez Stephen Nelson Charis Sully	Commission Chairman Commission Vice Chairman Commission Member Commission Member Commission Member Commission Member Commission Member City Planner Community Development Director WHSSD Recorder
Excused	

6:00 Special Planning Commission Meeting

1. **MEETING CALLED TO ORDER-** Chairman Reed
2. **PRESENTATION ON PUBLIC HEARING-** To amend the zoning map from M-1 to R-3. Approx. 2410 Hinckley Drive parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Damian Rodriguez informed the commission that this request was on a previous Planning Commission Agenda but is being seen again due to improper noticing. The request is to amend the zoning map from M-1 to R-3 for this property, which is consistent with the General Plan Map. This request is connected to a Development Concept and will consist of 75 townhome units, which is consistent with the R-3 zoning of 12 units per acre. In December of 2025, there was a petition to amend the General Plan Map from R-3, 12 units per acre, to 24 units per acre. That petition was denied by the Planning Commission and City Council. Staff is recommending approval based on 5 conditions. A sidewalk is constructed on the South side of the property and done to UDOT standards. Staff recommends that the sidewalk be constructed from the property boundary, west to Midland Drive. DRC, UDOT, and Taylor West Weber Water will all need to approve the complete development plan set before any final approval is given. Trail continuity will need to be maintained.

Hayley Pratt said they have gone through a few UDOT reviews and the developer will be doing a traffic study.

3. **PUBLIC HEARING-** To solicit input to amend the zoning map from M-1 to R-3. Approx. 2410 Hinkley Drive Parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Commission Member Smith made a motion to enter into a public hearing. **Commission Member LaMar** seconded the motion.

AYES:	Jeff Reed, Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, George Lamar
NAYS:	
RECUSED:	Melinda Stimpson

No one was present for this item

Commission Member Jenson made a motion to leave the public hearing. **Commission Member Smith** seconded the motion.

AYES:	Jeff Reed, Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, George Lamar
NAYS:	
RECUSED:	Melinda Stimpson

4. **DISCUSSION AND ACTION-** To amend the zoning map from M-1 to R-3. Approx. 2410 Hinkley Drive Parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Commission Member LaMar expressed his concern for affordable housing. He suggested that this area would be suitable for a limited size housing which could possibly bring some moderate income housing opportunities. He also expressed concern for the road level of Hinkley Drive as well as only having one entrance and exit and emergency exit. He stated that it does not comply with the current ordinance. He would like to see something that shows safe entry and exiting to the development.

**Melinda Stimpson arrived*

Commission Member Jenson and Streker asked if the Ingress and egress issues would be addressed in the second condition regarding the UDOT approval of the plans.

Stephen Nelson said that the city is requiring that the developer obtain final approval from UDOT. The current city code 156.055 C states that developments where the number of units exceeds 30 shall require 2 access points. The applicant is proposing a second access onto Hinkley and that will be UDOTs decision. He also stated that typically developments that have a single access are required to be sprinkled but that is determined by the Fire Marshal.

Chairman Reed said he has major concerns about the access. The properties to the east and the north could sit empty for a long time and there would be a road leading to nowhere.

Commission Member Smith made a 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 at approximately 2410 Hinkley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied: 1. The site plan will 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 drawing prior to final site plan approval. 2. An official notice of UDOT approval of the plan set and the proposed accesses 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 the plan set is provided with an application for preliminary subdivision or preliminary site 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. 5. That as part of any site development of the property, the property owner construct a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT standards. **Commission Member Streker seconded the motion.**

AYES:	Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, Melinda Stimpson
NAYS:	Jeff Reed, George LaMar
RECUSED:	

5. **ADJOURNMENT**

Commission Member Jenson made a motion to adjourn at 6:25 PM. **Commission Member Smith** seconded the motion.

AYES:	Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, Melinda Stimpson, Jeff Reed, George LaMar
NAYS:	
RECUSED:	

Charis Sully
WHSSD Recorder

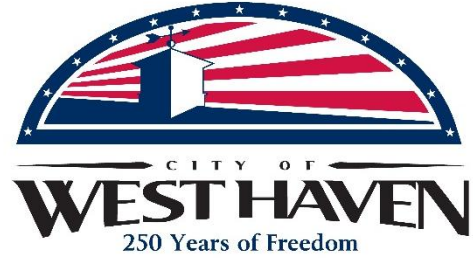
Date Approved

DRAFT

Planning Commission Staff Review Memo

May 13, 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
Cider Property - 8 Stalls Per Row, Single-Way Row Access

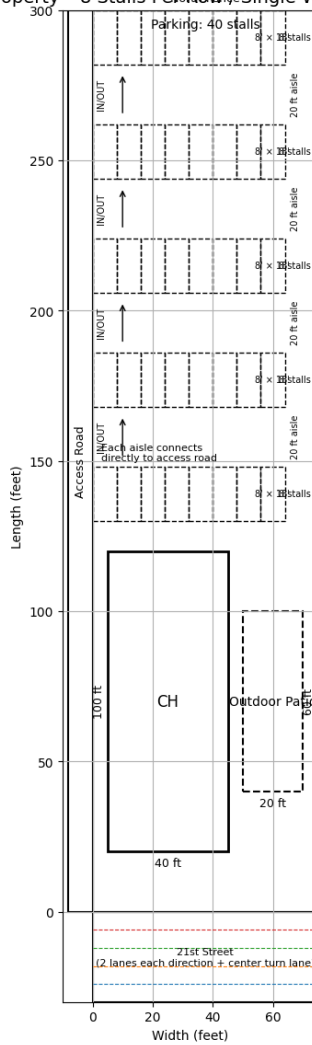


Image 3: Current Zoning Conditions – WHC Zoning Map, Vicinity of subject property



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/Manufacturing (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.

A note on access and parking. The property fronts on 2100 S, which is a UDOT roadway. As such, there is a limitation on access, and most property owners are required to provide cross-access agreements as part of new development. After some preliminary conversations with UDOT, the applicant has been advised that they will most likely need to share the access drive located west of their property. This is why the site plan does not show its own access drive. West Haven development code requires the applicant to obtain a conditional access permit from UDOT and secure any other cross-access agreements. There are a few items with parking lot size and drive aisles that will need to be updated if the zone is approved and the applicant submits a site plan application.

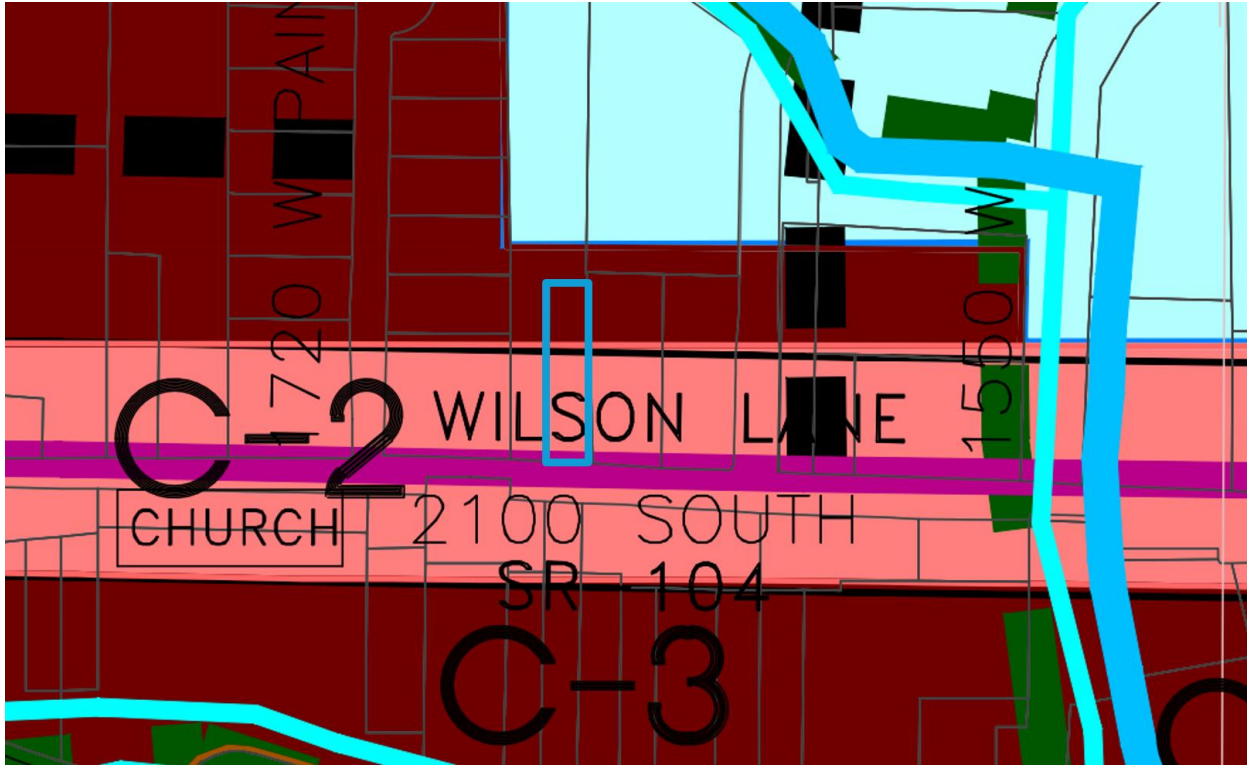
It is important to note that the attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities. 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.

(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).

Image 4: General Plan Map, Vicinity of subject property



(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 that the commercial use 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

Staff recommends that the Planning Commission consider and discuss the General Plan, surrounding uses, existing zoning, possible impacts of the existing and proposed zoning, any public feedback, and other factors as described within the code. Staff does not have any recommended conditions for approval because staff believes West Haven Development Standards are sufficient to address any issues that may arise with a site plan application.

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 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

1670 W. 21st Street, Weat Haven, UT 84401

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
-

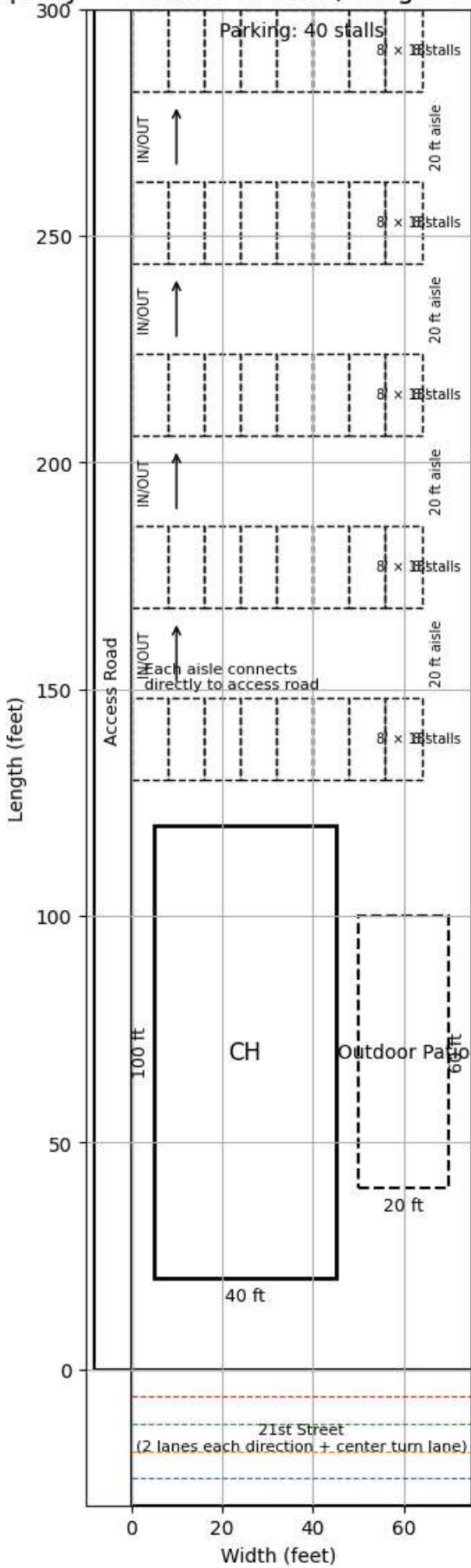
Signature

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

Cider Property - 8 Stalls Per Row / Single-Way Row Access





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

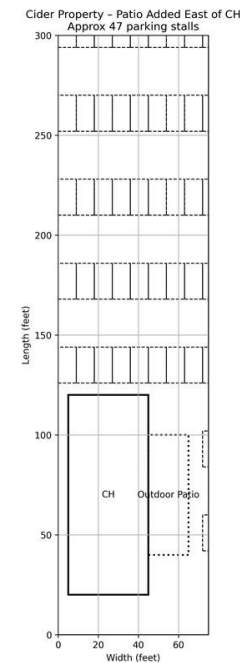
What Col. Craig's Cider House will be

- 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

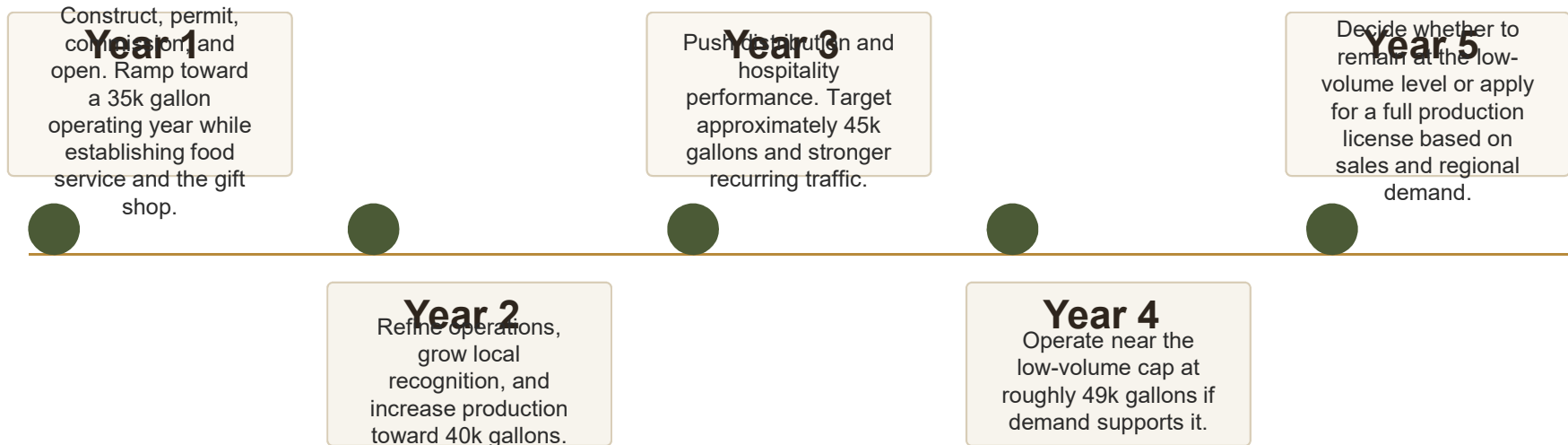
Year 1	\$1.08M
Year 2	\$1.30M
Year 3	\$1.55M
Year 4	\$1.80M
Year 5	\$2.10M

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

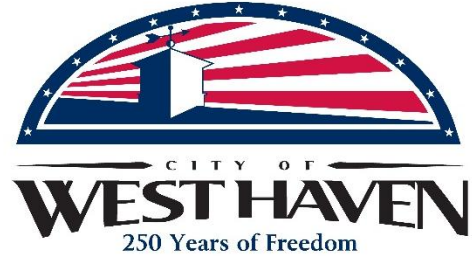
- The land is already owned
- Collateral sources exist beyond the real estate
- The operating model is intentionally realistic and scalable
- The project can grow into a larger production license if the first five years justify it

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**

May 13, 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:	Recommend approval

I. BACKGROUND

Issue: In the recent past the city has received home occupation business license requests that were reasonably presumed to be beyond the purpose and intent of the Home Occupation code, 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.”

A list of the home occupation business license requests that have been received in the past that raise concern includes the following:

1. Trucking and distribution business;
2. Landscape business;
3. Sports training facility;
4. Event center;
5. Pet boarding facility;
6. Dumpster trailer rentals; and
7. Equipment rental businesses.

Staff believes 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; specifically, they are not found to be in keeping with the peace, quiet, and domestic tranquility that should prevail within the residential or agricultural communities that host them. Nevertheless, the current provisions of the Home Occupation code have prevented outright denial or effective regulation of such requests.

The Planning Commission has been working closely with staff through multiple work sessions to tailor the proposed provisions to better balance individual property owners' rights with community, health, safety, and welfare. Staff finds that through this work, the proposal might now be ready for an official recommendation from the Planning Commission.

II. AMENDMENT SUMMARY

A summary of the proposed changes to the Home Occupation code is as follows:

- The *Use* Section, §157.881, has been expanded to clarify when a Home Occupation Business License is required and when it isn't, and has thus been retitled as the *Applicability* Section.
- Existing general use conditions for a Home Occupation are consolidated in §157.882, *Required Conditions*.
- Parking standards are expanded and clarified in §157.882, *Required Conditions*, to include the addition of pickup and drop-off standards for Residential Preschools and Daycares.
- A *Special Restrictions* Section is added as §157.883, which provides additional restrictions for specific business types, and a list of businesses that are found to be incompatible by nature with residential and agricultural neighborhoods is provided as disallowed home occupations.
- Special restrictions applicable to automotive repair and service businesses are expanded upon and relocated to §157.883, *Special Restrictions*.
- Options for an exception to Home Occupation standards are further restricted and separated into the new section §157.884, *Exceptions*.
- The *Fees* Section, formerly §157.883, is expanded to include licensing and license maintenance standards and has thus been retitled *License Maintenance*, as §157.885.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission move to **recommend the approval** of the proposed amendment to the Home Occupation Code.

IV. POSSIBLE MOTION

Recommend approval: Motion to recommend the approval of the proposed amendment to the Home Occupation code, finding that the proposal is consistent with the vision and goals of the General Plan and is in keeping with the health, safety, and welfare of the City's residents.

Recommend approval with modifications: Motion to recommend the approval of the proposed amendment to the Home Occupation code, finding that the proposal is consistent with the vision and goals of the General Plan and is in keeping with the health, safety, and welfare of the City's residents, when the following modifications are applied:

(List modifications)

Recommend tabling: Motion to recommend the council table the proposed amendment to the Home Occupation code, finding that the proposal is not consistent with the vision and goals of the General Plan or is not in keeping with the health, safety, and welfare of the City's residents, and additional consideration is needed before approval can be recommended.

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) The provisions of this subchapter 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 the specific commercial activity is exempt from requiring a business license per local or state law.

(A.B) Home occupations shall be allowed as a permitted use in all residential and agricultural zones and for all primary dwelling units, provided that the following all of the provisions and conditions of this subchapter 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 Ordinance.

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

(E) Garage Sales and Yard Sales do not constitute a commercial retail business and do not require a home occupation business license when conducted in accordance with the other applicable provisions of the municipal ordinance.

~~—(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.~~

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~~—(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.~~

~~—(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.~~

~~—(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

§ 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) Parking.

- 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 business-related visitors' vehicles shall be permitted at the property at a time. 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 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 residence.
- c. Parking for Preschools and Daycares Residential:
 - i. Preschools and Daycares 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 the City or State.
 - iv. Employee parking and other additional parking shall comply with the provisions of Home Occupations within this Chapter.

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

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

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

(I) The business does not use for business operations any accessory building, garage, yard, or open space outside of the primary residence 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.

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

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

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

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(M) 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:

- a. Automotive sales
- b. Pet boarding and kennels, except as permitted in the A-1 and A-2 Zones
- c. Vehicle, trailer, RV, or equipment rentals
- d. Truck hauling
- e. Industrial assembly
- f. Distribution or wholesale
- g. Event centers
- h. Retail sales, except as an accessory use to a permitted home occupation or if otherwise permitted in the zone
- i. Self-storage facilities
- j. Any use that is permitted or conditional exclusively in one or in any combination of the following zones, unless otherwise permitted in this subchapter:
 - i. C-2
 - ii. C-3
 - iii. M-1
 - iv. 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 other conditions that the Planning Commission feels are necessary based on the circumstances:

- a. Only three cars that are not registered to the homeowner may be parked or stored on the premises at any time.

- b. The three cars allowed shall be parked in a garage, accessory structure, or on a non-permeable surface on the property.
- c. Any on-street parking must comply with the West Haven Municipal Code.
- d. The property must be enclosed with a six-foot (6') privacy fence that complies with the applicable 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 said fence.
- e. Any non-resident vehicles, motorcycles, or automobiles kept on-site must have work actively being performed on them and shall not remain on the premises longer than 30 days, unless stored inside a fully enclosed structure.
- f. 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.
- g. Hours of operation are limited to being no earlier than 8:00 am and no later than 6:00 pm.
- h. The test operation of any vehicles in the public right-of-way shall be conducted in accordance with all local and state laws, and the violation of any such laws in conjunction with the business operations may result in the revocation of the home occupation business license.

(C) Home daycares 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

(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:

- a. 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.

b. In a residential zone, the retail sales of goods that are grown or crafted on the property.

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§ 157.8853 FEES LICENSING AND LICENSE MAINTENANCE.

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

(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 rights associated with a terminated license or Conditional Use Permit.

(D) Termination: The licensee shall be responsible for operating the licensed business in compliance with this code and any conditions emplaced by the Planning Commission. A business license issued by the city may be suspended or revoked if the operations of the business are found to violate this code, any conditions of approval, or any other applicable local or state laws.

(E) Appeals: A decision of the Community Development Director or the director's 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 §157.037 of this Chapter.

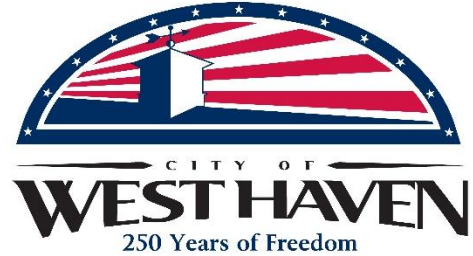
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(Prior Code, § 64.08) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

**Planning Commission
Staff Review Memo**

May 13, 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: Recommend approval

I. BACKGROUND

Issue: In the recent past the city has received home occupation business license requests that were reasonably presumed to be beyond the purpose and intent of the Home Occupation code, 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.”

A list of the home occupation business license requests that have been received in the past that raise concern includes the following:

1. Trucking and distribution business;
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- Parking standards are expanded and clarified in §157.882, *Required Conditions*, to include the addition of pickup and drop-off standards for Residential Preschools and Daycares.
- A *Special Restrictions Section* is added as §157.883, which provides additional restrictions for specific business types, and a list of businesses that are found to be incompatible by nature with residential and agricultural neighborhoods is provided as disallowed home occupations.
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- The *Fees* Section, formerly §157.883, is expanded to include licensing and license maintenance standards and has thus been retitled *License Maintenance*, as §157.885.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission move to **recommend the approval** of the proposed amendment to the Home Occupation Code.

IV. POSSIBLE MOTION

Recommend approval: Motion to recommend the approval of the proposed amendment to the Home Occupation code, finding that the proposal is consistent with the vision and goals of the General Plan and is in keeping with the health, safety, and welfare of the City's residents.

Recommend approval with modifications: Motion to recommend the approval of the proposed amendment to the Home Occupation code, finding that the proposal is consistent with the vision and goals of the General Plan and is in keeping with the health, safety, and welfare of the City's residents, when the following modifications are applied:

(List modifications)

Recommend tabling: Motion to recommend the council table the proposed amendment to the Home Occupation code, finding that the proposal is not consistent with the vision and goals of the General Plan or is not in keeping with the health, safety, and welfare of the City's residents, and additional consideration is needed before approval can be recommended.

HOME OCCUPATION

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

§ 157.881 USE APPLICABILITY.

(A) The provisions of this subchapter 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 the specific commercial activity is exempt from requiring a business license per local or state law.

(A.B) Home occupations shall be allowed as a permitted use in all residential and agricultural zones and for all primary dwelling units, provided that the following all of the provisions and conditions of this subchapter 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 Ordinance.

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

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~~—(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.~~

~~—(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.~~

~~—(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

§ 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) Parking.

- 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 business-related visitors' vehicles shall be permitted at the property at a time. 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 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 residence.
- c. Parking for Preschools and Daycares Residential:
 - i. Preschools and Daycares 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 the City or State.
 - iv. Employee parking and other additional parking shall comply with the provisions of Home Occupations within this Chapter.

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

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

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

(I) The business does not use for business operations any accessory building, garage, yard, or open space outside of the primary residence 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.

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

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

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

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(M) 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:

- a. Automotive sales
- b. Pet boarding and kennels, except as permitted in the A-1 and A-2 Zones
- c. Vehicle, trailer, RV, or equipment rentals
- d. Truck hauling
- e. Industrial assembly
- f. Distribution or wholesale
- g. Event centers
- h. Retail sales, except as an accessory use to a permitted home occupation or if otherwise permitted in the zone
- i. Self-storage facilities
- j. Any use that is permitted or conditional exclusively in one or in any combination of the following zones, unless otherwise permitted in this subchapter:
 - i. C-2
 - ii. C-3
 - iii. M-1
 - iv. 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 other conditions that the Planning Commission feels are necessary based on the circumstances:

- a. Only three cars that are not registered to the homeowner may be parked or stored on the premises at any time.

- b. The three cars allowed shall be parked in a garage, accessory structure, or on a non-permeable surface on the property.
- c. Any on-street parking must comply with the West Haven Municipal Code.
- d. The property must be enclosed with a six-foot (6') privacy fence that complies with the applicable 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 said fence.
- e. Any non-resident vehicles, motorcycles, or automobiles kept on-site must have work actively being performed on them and shall not remain on the premises longer than 30 days, unless stored inside a fully enclosed structure.
- f. 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.
- g. Hours of operation are limited to being no earlier than 8:00 am and no later than 6:00 pm.
- h. The test operation of any vehicles in the public right-of-way shall be conducted in accordance with all local and state laws, and the violation of any such laws in conjunction with the business operations may result in the revocation of the home occupation business license.

(C) Home daycares 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

(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:

- a. 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.

b. In a residential zone, the retail sales of goods that are grown or crafted on the property.

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§ 157.8853 FEES LICENSING AND LICENSE MAINTENANCE.

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

(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 rights associated with a terminated license or Conditional Use Permit.

(D) Termination: The licensee shall be responsible for operating the licensed business in compliance with this code and any conditions emplaced by the Planning Commission. A business license issued by the city may be suspended or revoked if the operations of the business are found to violate this code, any conditions of approval, or any other applicable local or state laws.

(E) Appeals: A decision of the Community Development Director or the director's 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 §157.037 of this Chapter.

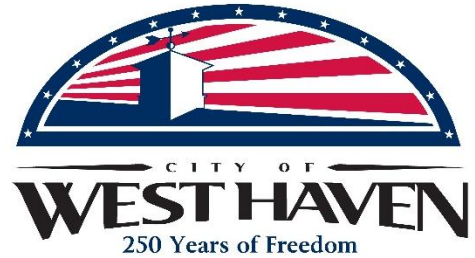
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(Prior Code, § 64.08) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

Planning Commission Staff Review Memo

May 13, 2026

Damian Rodriguez, Planner

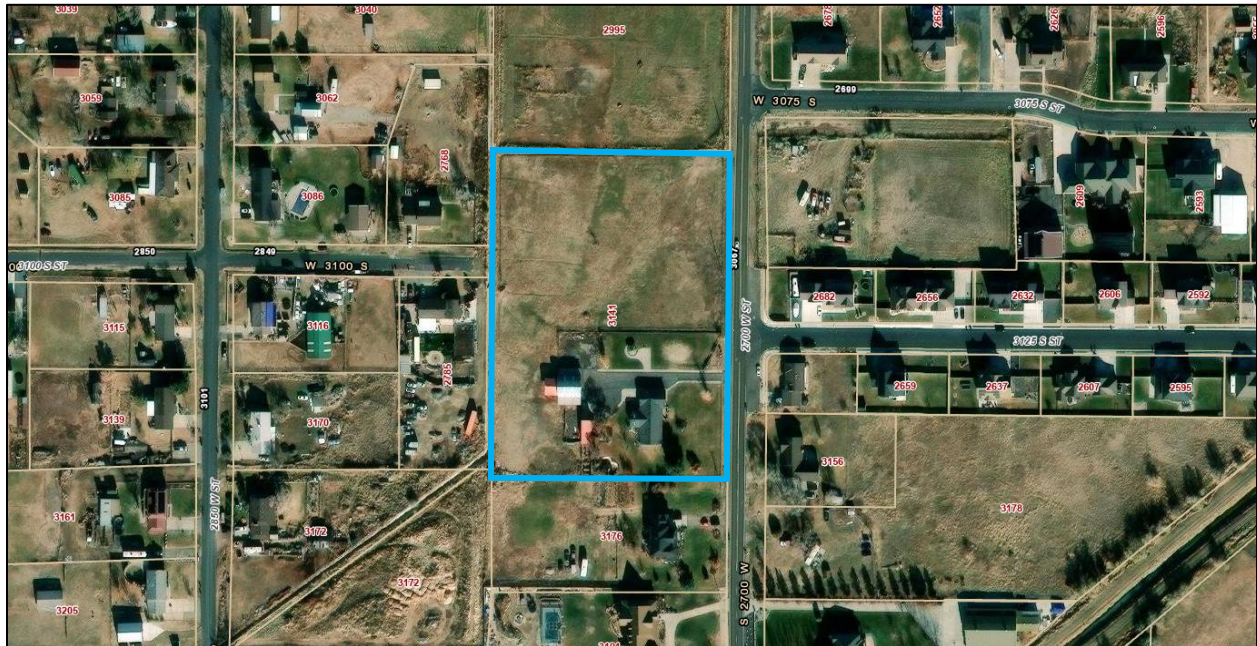


PRELIMINARY SITE PLAN REVIEW

Request: Grant preliminary site plan for the West Haven UT North Stake Center
Property Location: 3057 South 2700 West
Property Zone: A-1, Agricultural
Property Size: 5 acres
Applicant: Mike Davey, BHD Architects

Governing Document(s): WHZC §157.236 §157.733 and §157.734
Decision Type: Administrative
Staff Recommendation: Approval

Image 1: Site Aerial



I. BACKGROUND

The applicant is requesting that the Planning Commission approve the proposed preliminary site plan for a stake center, a regional building of religious worship for the Church of Jesus Christ of Latter-day Saints, for the property at 3057 South 2700 West (the proposal). The

applicant attended a pre-application meeting with the West Haven Development Review Committee (staff) prior to submitting the subject proposal and has been working closely with staff to bring the proposal into compliance with the City’s development standards.

Image 2: Proposed Site/Landscape Plan (left-side north)

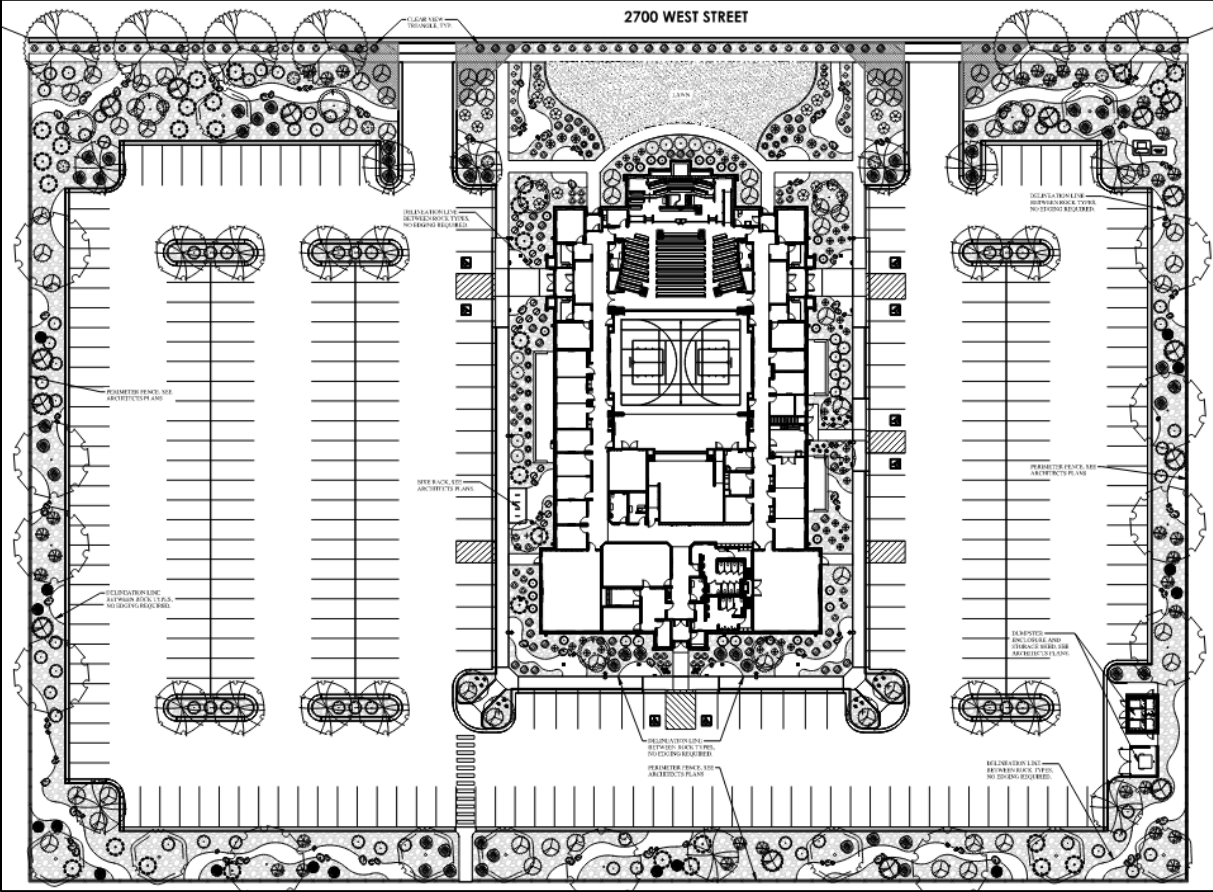


Image 3: Architectural Renderings, Proposed Building



II. STAFF REVIEW

Staff’s review of the proposed preliminary site plan and accompanying documents (*the proposal*) as it pertains to the requirements of the West Haven Zoning Code is as follows:

Use

The land use is classified as *Religious Worship Building*, a use permitted outright in the zone.

§157.291 Site Development Standards

	Zone: A-1	Site Plan Proposal	Compliant?
Building height			
Maximum	1 Story	1 Story	Yes
Minimum	35'	32'	Yes
Minimum lot area	20,000 sf	5 acres	Yes
Min lot width	150'	>570'	Yes
Min yard setbacks			
Front	30'	44' 7.5"	Yes
Rear	30'	115' 6"	Yes
Side	20'	180' 9"	Yes
Side, adj. to street	20'	NA	Yes

§157.733 STANDARDS OF REVIEW

The purpose of the *Design Review* code (§§157.730 through 157.737), as specified in the ordinance, is to ensure that the general design, layout, and appearance of buildings and structures are compatible with their surroundings and aid the orderly and harmonious development of the city.

The Planning Commission shall consider the matters specified below (A through G) in its review of a proposed preliminary site plan. Where the plan set is found to be deficient, the plans shall be amended, or conditions may be imposed to mitigate the inherent deficiencies. The Development Review Committee's findings for each matter of consideration are provided below the subject consideration to assist the Commission in its decision-making.

- (A) **Traffic Safety and Circulation.** (1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress, and internal circulation, and (2) a traffic study shall be required, if in the opinion of the

Planning Commission, with input from the Development Review Committee, such would be necessary.

Finding: City Planning and Engineering staff have reviewed the plan set and found no deficiencies in ingress, egress, or internal circulation. Staff do not believe a traffic study is necessary for the proposed project at this time.

*(B) **Parking.** Does the site plan comply with city ordinances regarding design, location and number of parking stalls required?*

Finding: The minimum parking standard for the use is one parking stall per every 100 sf of building gross floor area. With 307 total parking stalls, the applicant has provided more parking than the minimum required for the 20,602-square-foot worship building.

*(C) **Signage.** Does the proposed signage comply with the city sign ordinance?*

Finding: The only proposed sign is an engraved stone wall-mounted sign, detailed on the building elevations sheet, and does comply with the sign ordinance standards for a wall-mounted sign.

*(D) **Landscaping.** Does the proposed landscaping comply with the landscaping standards of this subchapter and the other applicable standards of the zoning ordinance?*

Finding: The proposed landscaping does not fully comply with the zoning ordinance standards. The ordinance requires that the site's open space be landscaped with at least one tree for every 400 square feet of landscaped area. Staff recommend the following conditions:

- All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.

*(E) **Building/site layout.** Do the proposed buildings and structures comply with the standards set forth in the subchapter as well as other applicable standards of the zoning ordinance?*

Finding: The proposed buildings do comply with the standards set forth in the zoning ordinance, including the minimum upgraded architectural features requirement, primary materials coverage, and the development standards of the A-1 Agricultural Zone.

*(F) **Engineering standards.** Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements?*

Finding: City Engineering staff have reviewed the drawings for the proposal and provided preliminary comments to the applicant. The full set of civil engineering drawings shall be fully compliant with the City's engineering and public works standards prior to final site plan approval.

Staff believe that the previously recommended condition of approval is adequate in addressing this matter:

- All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.

(G) **Governing documents.** *Is the site subject to a master development agreement or any conditions or agreements related to the property?*

Finding: The site is not subject to a master development agreement or any other conditions or agreements related to the property.

(H) *Outdoor lighting plan in compliance with §§ [157.775](#) through [157.785](#).*

Finding: An exterior lighting plan has not yet been received for the project. Staff recommends the following conditions of approval:

- An exterior lighting plan that is compliant with §157.775 through §157.785 is provided prior to final site plan approval.

§ 157.734 Design Requirements

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

Building materials. New buildings shall be designed and constructed to meet the following criteria.

- (1) *Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.*
- (2) *The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.*
- (3) *Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.*
- (4) *A maximum of six colors for the primary materials may be permitted.*
- (5) *Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.*
- (6) *A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*
- (7) *Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*

Finding: The proposal exceeds the minimum standards for primary exterior materials, with each façade consisting nearly entirely of primary materials.

Major corridor requirements. Projects which are adjacent to, or located within 400 feet of the centerline of 2100 South/Wilson Lane, 1800 South, 1900 West, Midland Drive, 3500 West, 4000 South, Hinckley Drive and 2550 South shall be subject to the following additional requirements. Any building face which can be seen from the above-referenced roads shall be constructed of a minimum of 60% primary materials.

Materials list and architectural features Per 157.734(C)

Finding: All facades meet or exceed the minimum standards for upgraded architectural features. The implemented architectural features include:

- Alternating brick patterns;
- Archways;
- Pillars;
- Porticos; and
- Cornices.

III. **RECOMMENDED ACTION**

Based on the findings specified in Section II of this report, City Staff recommend that the Planning Commission move to **approve** the proposal, subject to the following conditions:

- All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.
- An exterior lighting plan that is compliant with §157.775 through §157.785 is provided prior to final site plan approval.

IV. **POSSIBLE MOTION**

Approve with staff-recommended conditions: Motion to approve the proposed preliminary site plan for the stake center at 3057 South 2700 West, finding that the design of the site and proposed buildings is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

1. All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval.
2. An exterior lighting plan that is compliant with §157.775 through §157.785 is provided prior to final site plan approval.

Approve with modified conditions: Motion to approve the proposed preliminary site plan for the stake center at 3057 South 2700 West, finding that the design of the site and proposed buildings are compliant with the applicable development standards when the following conditions of approval are applied:

(List conditions of approval)

Approve outright: Motion to approve the proposed preliminary site plan for the stake center at 3057 South 2700 West, finding that the design of the site and proposed buildings are compliant with the applicable development standards.

Davey

04/10/2026 - 04/09/2027

Site Plan and Design Review

General

Permit/License #

9396501

Reference Number

c8e821d0-3381-11f1-b0e6-a71f505111d2

Application Status

Under Review

Status

Active

Application Review Status

Pre-Review **Complete**
The applicant has been accepted for further review.

Date Submitted

04/08/2026

Planning & Zoning	Reviewing
Engineering	Not Reviewed
Building	Not Reviewed
Fire	Not Reviewed
Public Works	Reviewing
Final-Review	Not Reviewed

Fees

Preliminary Site Plan Fee	\$300.00
Subtotal	\$300.00
Processing Fee	\$2.00
Total	\$302.00
Amount Paid	\$302.00
Total Due	\$0.00

Payments

04/10/2026	Online	\$300.00
Total Paid		\$302.00

Application Form Data

(Empty fields are not included)

Project Type

Preliminary Site Plan and Design Review

Applicant First Name

Mike

Applicant Last Name

Davey

Email

[REDACTED]

Phone

[REDACTED]

Address

65 E Wadsworth Park Drive Suite 205

City

Draper

State

UT

Zip Code

84020

Owner First Name

Church of Jesus Christ

Owner Last Name

of Latter-day Saints

Email

[REDACTED]

Phone

[REDACTED]

Address

50 E North Temple COB12

City

Salt Lake City

State

UT

Zip Code

84150

Consultant/Engineer Name

Daniel Canning

Email

Phone

Address

8610 South Sandy Parkway, Suite 200

City

Sandy

State

UT

Zip Code

84070

Consultant or Engineer Firm Name

McNeil Engineering

Project Address

approx 3057 South 2700 West

City

West Haven

State

UT

Zip Code

84401

Parcel Number

150930027

Property Zone (select all that apply)

A-1

Development Type

Commercial

Proposed Use

New Church Building

Project Description


The proposed development consists of the construction and operation of a church building intended for regular religious worship, along with associated accessory uses including off-street parking, pedestrian circulation, landscaping, and related site improvements. The facility will serve the



surrounding community and will not include commercial activities. Site design will seek to minimize disturbance and maintain compatibility with the surrounding rural environment.

Building Sq. Ft
23925

Lot Size (in acres)
4.521

Upload Completed Affidavit of Understanding and Acceptance of Fees and Costs
 **West Haven Owner Affidavit-signed.pdf**

Upload the proposed site plan, including access and traffic circulation, building location and setbacks, building elevations, landscaping, parking, and signage plans
 **West Haven City Site Plan Review 202.04.08.pdf**

Upload all other supporting documents (including utility service letters)
 **West Haven Statement of Purpose Letter 2026.04.01.pdf**
 **West Haven Church -Will Serve Letter Combined.pdf**

Signature

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

Electronically Signed

Mike Davey - 04/08/2026 1:33 pm



Wed, 1 Apr 2026

West Haven City
4150 South 3900 W
West Haven, UT 84401

Re: West Haven Church Building Preliminary Site Plan Application

Attention: Planning Department

Dear Sir or Ms,

This letter is submitted in support of a preliminary site plan application for the construction of a church building located within West Haven City, Utah. The purpose of this statement is to describe the proposed use and demonstrate compliance with the applicable zoning regulations and the West Haven City General Plan.

Proposed Use

The proposed development consists of the construction and operation of a church building intended for regular religious worship, along with associated accessory uses including off-street parking, pedestrian circulation, landscaping, and related site improvements. The facility will serve the surrounding community and will not include commercial activities. Site design will seek to minimize disturbance and maintain compatibility with the surrounding rural environment.

Existing Zoning

The subject property is zoned A-1 Agricultural Residential per the West Haven City Zoning Map. Properties adjacent to the site are similarly zoned A-1, reflecting a consistent low-density agricultural and rural land use pattern.

Zoning Ordinance Compliance

Churches and similar buildings used for regular religious worship are explicitly identified as permitted uses within the A-1 Agricultural Zone under Chapter 5, Section 1.3(5) of the West Haven City Zoning Ordinance (General Plan, Appendix J). Parking areas accessory to permitted uses are also allowed within the A-1 Zone per Chapter 5, Section 1.3(13). As a permitted use, the proposed church does not require a rezoning or conditional use permit, provided all applicable development standards are met.

General Plan Consistency

The West Haven City General Plan identifies the A-1 Agricultural Zone as an area intended to preserve agricultural uses, support low-density development, and maintain the city's rural character while allowing compatible community-serving institutional uses. The proposed church use is consistent with these goals and represents a low-intensity institutional use that serves the surrounding neighborhood while remaining compatible with adjacent agricultural and residential properties.

Development Standards

The proposed development will be designed to comply with all applicable A-1 Zone site development standards, including minimum lot area requirements, setback requirements, maximum building height limitations, off-street parking requirements, access standards, and sign regulations as adopted by West Haven City.

Conclusion

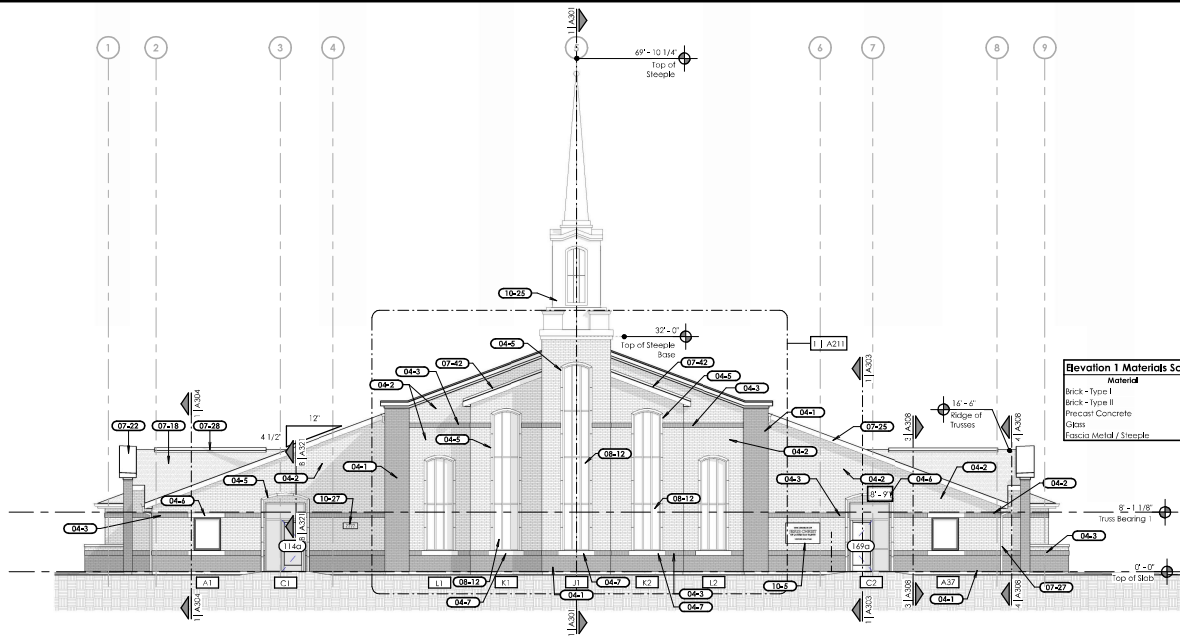
Based on the permitted use provisions of the A-1 Agricultural Zone and the policies of the West Haven City General Plan, the proposed church building is consistent with current zoning regulations and planning objectives. The development is compatible with surrounding land uses and is appropriate for consideration and approval as part of the preliminary site plan review process..



Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Davey', written over a horizontal line.

Mike Davey, Project Manager
BMD Architects



1 Elevation
Scale: 1/8" = 1'-0"

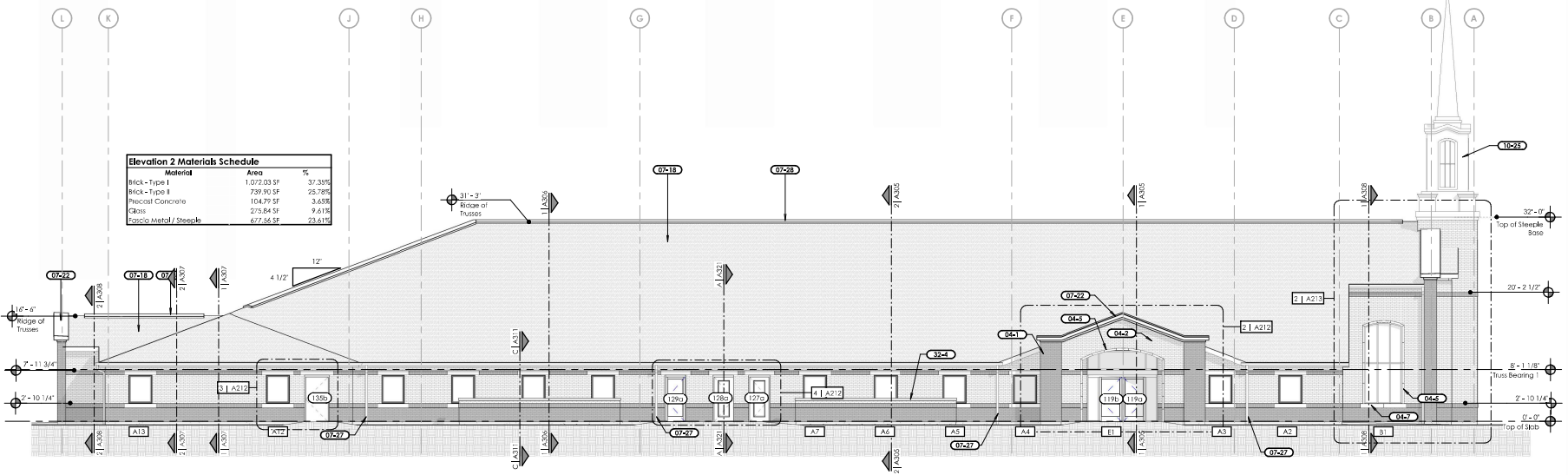
General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and of inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1 Brick veneer accent course. Brick Type #2.
 04-2 Brick veneer field course. Brick Type #1.
 04-3 Brick veneer soldier course. Brick Type #2. Install +1/2" from the face of the field brick.
 04-4 Precast concrete entry or window trim.
 04-5 Precast concrete window header.
 04-7 Precast concrete window sill.
 07-18 Asphalt single roofing over underlayment. Install secondary underlayment over the entire roof and down the front of the fascia.
 07-22 Parapet cap flashing assembly.
 07-23 Prefinished metal fascia.
 07-27 Prefinished metal downspout. Typical. See G/A522.
 07-28 Prefinished metal ridge vent. See A/A522.
 08-12 Prefinished metal counterflashing over slop flashing. See J/A521.
 08-12 Spandrel glass window. See window detail.
 10-5 Engaved stone sign panel. See C/A511.
 10-25 Prefinished aluminum steeple. See A-221.
 10-27 Engaved stone address sign. See D/A511.
 32-4 Mechanical enclosure wall. See C and D/C504.

www.101architects.com
 Phone 801.571.0010
 Fax 801.571.0303
 Toll Free 888.571.0010
 45 East Wadsworth Park Drive
 Suite 200, Draper, Utah 84020



2 Elevation
Scale: 1/8" = 1'-0"

THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

West Haven UT North Stake
 Architect: 3007 North 2700 West, West Haven, Utah
 41.2014674-12/04/2016
 Owner: 505-19-42
 Date: 9 Jan 2024
 Scale: 1/8" = 1'-0"
 Project: 159/03/027
 Page: 2/4

Revised Elevation Schedule

Rev	Date	Description
1	03/27/2024	Initial Elevation Review
2	04/22/2024	Final Elevation Review

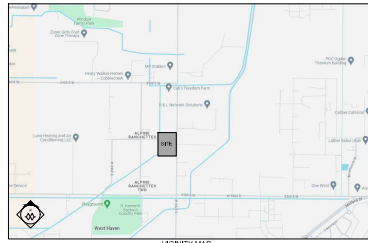
Elevations

A201

2/13/2024 4:29:37 PM

2700 WEST CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
FEBRUARY 2025



LEGEND

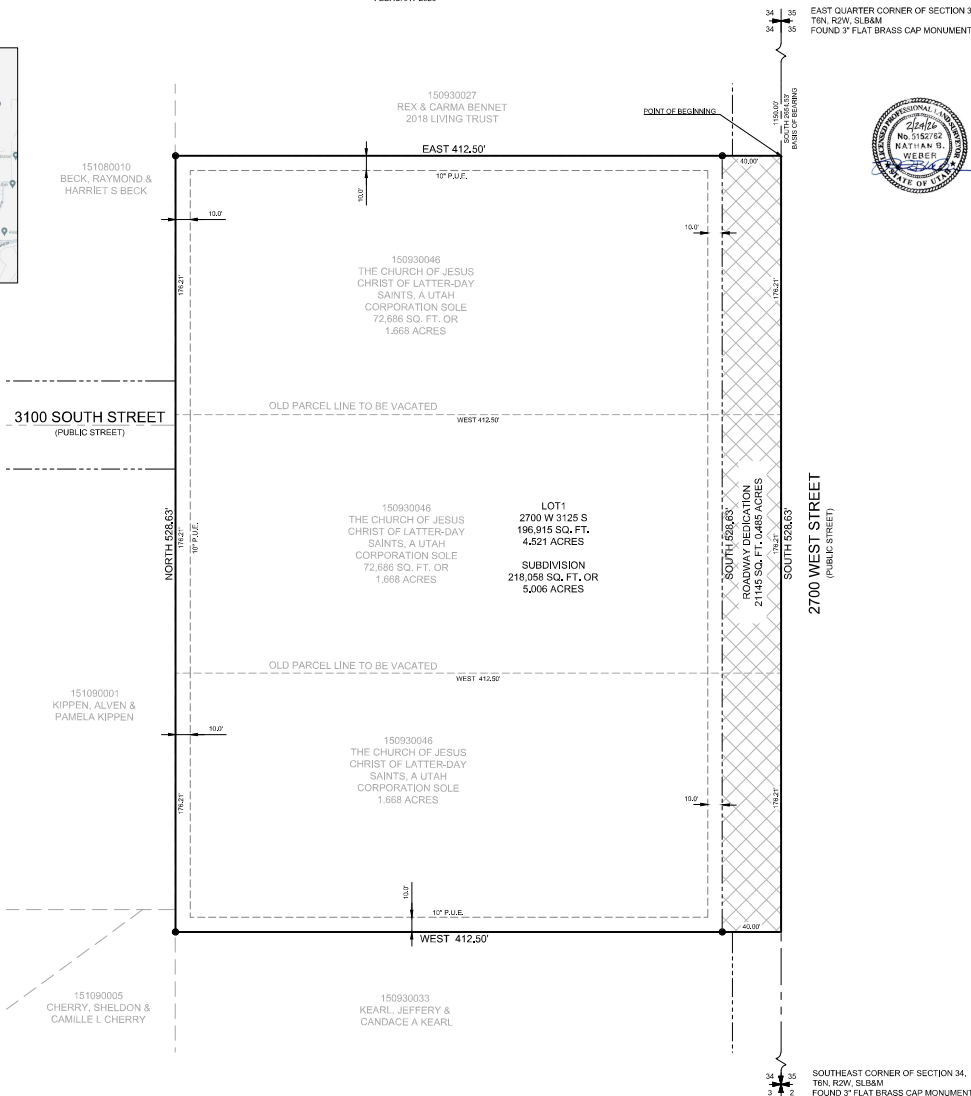
- Boundary Line
- Adjoining Property Lines
- Parcel Line to be Removed
- Right-of-Way Line
- Easement Line
- Section Line
- Roadway to be Dedicated
- Found Centerline Monument
- Property Corner 9/16" iron with plastic cap "DIAMOND 5152762"
- Quarter Corner Monument
- Section Corner Monument



GRAPHIC SCALE
0 20 40 60 80
1" (INCH) = 40' (FEET)

REFERENCE DOCUMENTATION

- DEEDS**
- R-1 - WARRANTY DEED, ENTRY NO. 330339
 - R-2 - WARRANTY DEED, ENTRY NO. 2962474
 - R-3 - WARRANTY DEED, ENTRY NO. 1552697
 - R-4 - WARRANTY DEED, ENTRY NO. 3078148
- SUBDIVISION PLATS**
- R-5 - ALPINE RANCH LITES SUBDIVISION, ENTRY NO. 254170
 - R-6 - HASTLE NOVE SUBDIVISION, ENTRY NO. 2020594
- SURVEYS**
- R-7 - WEBER COUNTY BEARING SHEET, TOWNSHIP 6 NORTH, RANGE 2 WEST
 - R-8 - CERTIFICATION OF SURVEY NO. 02164
 - R-9 - BOUNDARY SURVEY NO. 00502
 - R-10 - BOUNDARY SURVEY NO. 007630
- ADDITIONAL ITEMS ARE ON FILE IN THE OFFICES OF THE WEBER COUNTY RECORDER AND SURVEYOR.**
- TITLE REPORT**
- R-10 - FILE NO. 24972084, EFFECTIVE JULY 9, 2024 AT 8:00 AM, AMENDED OCTOBER 28, 2024 AT 6:29 AM ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE-COMMERCIAL



SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152762, IN ACCORDANCE WITH TITLE 80, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. FURTHER, I CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-2-7, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH CASEMENTS, HEREAFTER TO BE KNOWN AS 2700 WEST CHURCH SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SURVEYOR'S NARRATIVE

THE BASIS OF BEARING IS SOUTH BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH CPSS. THE CPSS DATA WAS MEASURED ON THE UTAH STATE PLANE NORTH ZONAL UTM NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW EARTH ORBITAL SYSTEM FOR THIS SURVEY. A LAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY.

DEED DESCRIPTIONS - ENTRY 3390359

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1502.21 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH ALONG THE SECTION LINE 176.21 FEET TO A POINT 194.63 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 412.5 FEET, THENCE NORTH 176.21 FEET TO A POINT WEST OF BEGINNING, THENCE EAST 412.5 FEET TO BEGINNING.

AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1502.21 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH ALONG THE SECTION LINE 176.21 FEET TO A POINT 194.63 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 412.5 FEET, THENCE NORTH 176.21 FEET TO A POINT OF BEGINNING, THENCE EAST 412.5 FEET TO BEGINNING.

AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1502.21 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH ALONG THE SECTION LINE 176.21 FEET TO A POINT 194.63 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 412.5 FEET, THENCE NORTH 176.21 FEET TO A POINT WEST OF BEGINNING, THENCE EAST 412.5 FEET TO BEGINNING.

2700 WEST CHURCH SUBDIVISION BOUNDARY DESCRIPTION

A DESCRIPTION OF THE BOUNDARY OF THE 2700 WEST CHURCH SUBDIVISION LOCATED IN WEST HAVEN CITY, WEBER COUNTY, UTAH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING SOUTH 1150.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 528.63 FEET ALONG THE SECTION LINE;

THENCE WEST 412.50 FEET MORE OR LESS TO THE EAST LINE OF THE ALPINE RANCH LITES SUBDIVISION;

THENCE NORTH 528.63 FEET ALONG THE EAST LINE OF THE ALPINE RANCH LITES SUBDIVISION;

THENCE EAST 412.50 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINS 218,050 SQ. FT. OR 5,006 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HERON TO SAID CITY FOR PUBLIC USE OF THE PUBLIC TO BE HEREAFTER KNOWN AS:

2700 WEST CHURCH SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY, FREELY, RESIGNING, AND HAVE WAIVED THE CITY AGENT IN EXEMPTIONS ON OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES, THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THE SUBDIVISION, THE LOCATION OF THE GROUND SURFACE VERTICAL CURVE, IMPROVEMENT, OR SURFACE OR SUB-SURFACE WATER FLOW WITHIN THE SUBDIVISION AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE SET FORTH MY HAND THIS _____ DAY OF _____ A.D. 2025.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____ AUTHORIZED AGENT'S SIGNATURE _____ PRINT NAME _____ TITLE AND ENTITY _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH) SS)
COUNTY OF UTAH)

ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME

_____, PRINT NAME _____ TITLE _____ ENTITY _____

WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNERS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPHS ARE TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: _____ COMMISSION NUMBER _____
A PUBLIC NOTARY COMMISSIONED BY UTAH

PRINT NAME AS COMMISSIONED: _____ MY COMMISSION EXPIRES: _____

FLOOD HAZARD NOTE

THIS PROPERTY LIES WITHIN THE FLOOD ZONE 'X' (NO SHADING) ACCORDING TO FEMA FLOOD MAP SERVICE, MAP NO. 49572405F, DATED NOVEMBER 30, 2023, ZONE 'X' (NO SHADING) IS DEFINED AS 'AREA OF MINIMAL FLOOD HAZARD'.

2700 WEST CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEST HAVEN CITY, WEBER COUNTY, UTAH
DECEMBER 2025

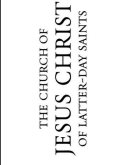
APPROVAL AS TO FORM	WEST HAVEN CITY ENGINEER	TABULATIONS	WEBER COUNTY SURVEYOR	WEBER COUNTY SURVEYOR	WEBER COUNTY RECORDER
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	1. TOTAL PLAT ACREAGE 5,005 ACRES 2. TOTAL LOT ACREAGE 4,521 ACRES 3. TOTAL RIGHT-OF-WAY 0 ACRES 4. TOTAL OPEN SPACE 0 ACRES	I, _____, THE WEBER COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS TO ALL APPLICABLE STATE AND COUNTY CODE REQUIREMENTS. I FURTHER CERTIFY THAT THE MATHEMATICAL DATA AND INFORMATION SHOWN HERON ARE CORRECT AND THAT THIS PLAT IS IN HARMONY WITH THE CURRENT MONUMENTS AND RECORDS OF WEBER COUNTY.	THIS _____ DAY OF _____, 20____	STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
WEST HAVEN CITY MAYOR	DATE _____ WEST HAVEN CITY ENGINEER	PLANNING COMMISSION	WEBER COUNTY RECORDER # _____		
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	APPROVED THIS _____ DAY OF _____ A.D. 20____ BY WEST HAVEN CITY.	APPROVED THIS _____ DAY OF _____ 20____ BY THE WEST HAVEN CITY PLANNING COMMISSION.	DATE: _____ TIME: _____ BOOK: _____ PAGE: _____		
WEST HAVEN CITY ATTORNEY	ATTEST: RECORDER _____ PLANNING DIRECTOR _____	CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION _____	FEE \$ _____ WEBER COUNTY RECORDER _____		



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Fax 801.571.0033
Toll Free 888.571.0010
45 East Woodworth Park Drive
Suite 200 • Draper, Utah 84020



8881 South 700 West Ste. 100
Midvale, Utah 84047 Phone (801) 256-0699
www.diamondlandsurveying.com



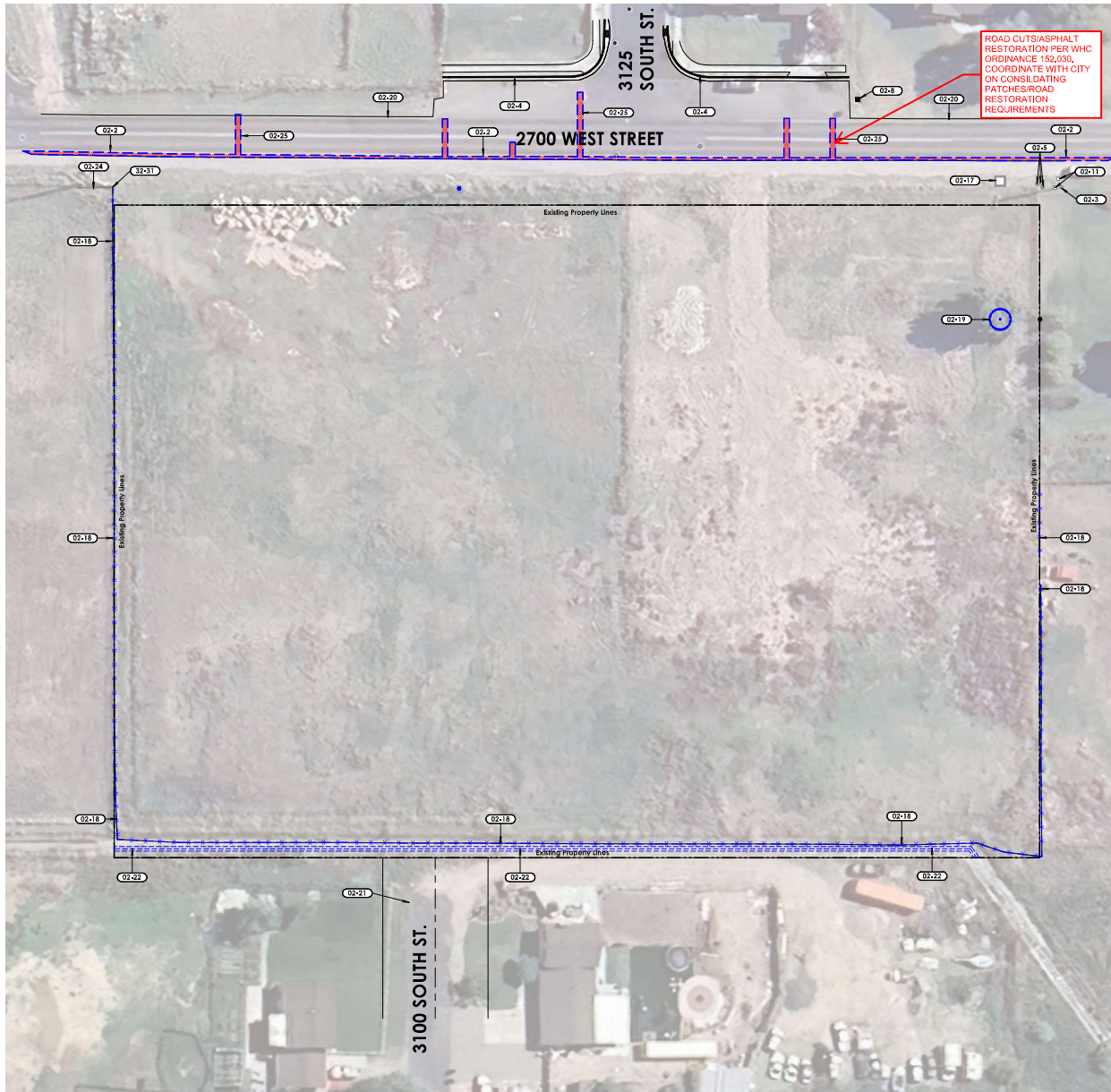
West Haven UT North Stake
Address: 3057 Main Street West Haven, Utah
41202446 • 12242574
Count Precinct: _____ Plan Section: _____
Map No.: 2504
Date: 9 Jan 2025
Owner: _____
Subdiv: 50241942

Processing Date and Revision Schedule	Subdivision	City/State/Zip	Review
12 Nov 2025	2700 West Church	UT 84025	Final

Survey

C101

DATE PLOTTED: 4/8/2024 11:52:51 PM



1 Site Demolition Plan
Scale: 1" = 30'-0"

General Notes

- A. All noted items are new unless noted otherwise.
- B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
- C. Refer to Consulting for Information Available to Bidders including the geotechnical report. Please note that the geotechnical report found groundwater at variable shallow depths. The Contractor will be responsible for all required shoring, stabilization, and dewatering required for construction.
- D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the right of way adjacent to the site throughout construction.
- E. Refer to the specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
- F. The new building and parking lot are parallel or perpendicular to the east property line.
- G. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
- H. For concrete pour cuts in the landscaping, see Landscape Sheets.

Architectural Item Notes

- 02-2 Saw cut 2 feet from existing edge of asphalt for a clean cut.
- 02-3 Existing power pole to remain.
- 02-4 Existing steel curb and gutter to remain.
- 02-5 Existing water valve to remain.
- 02-6 Existing irrigation equipment to be removed. Coordinate with irrigation company.
- 02-10 Existing fire hydrant to remain.
- 02-11 Existing electrical equipment to remain.
- 02-17 Existing storm drain structure to remain.
- 02-18 Existing fence to be removed.
- 02-19 Existing tree to be removed.
- 02-20 Existing edge of asphalt.
- 02-21 Existing street paving to remain. See site survey.
- 02-22 Fill existing canal in preparation for new work. See civil sheet.
- 02-24 Existing fence to remain.
- 02-25 Saw cut existing asphalt for utility work.
- 02-31 Modify end of existing fence.

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Fax: 801.571.0233
Toll Free: 888.571.0010
45 East Wadsworth Park Drive
Suite 200, Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

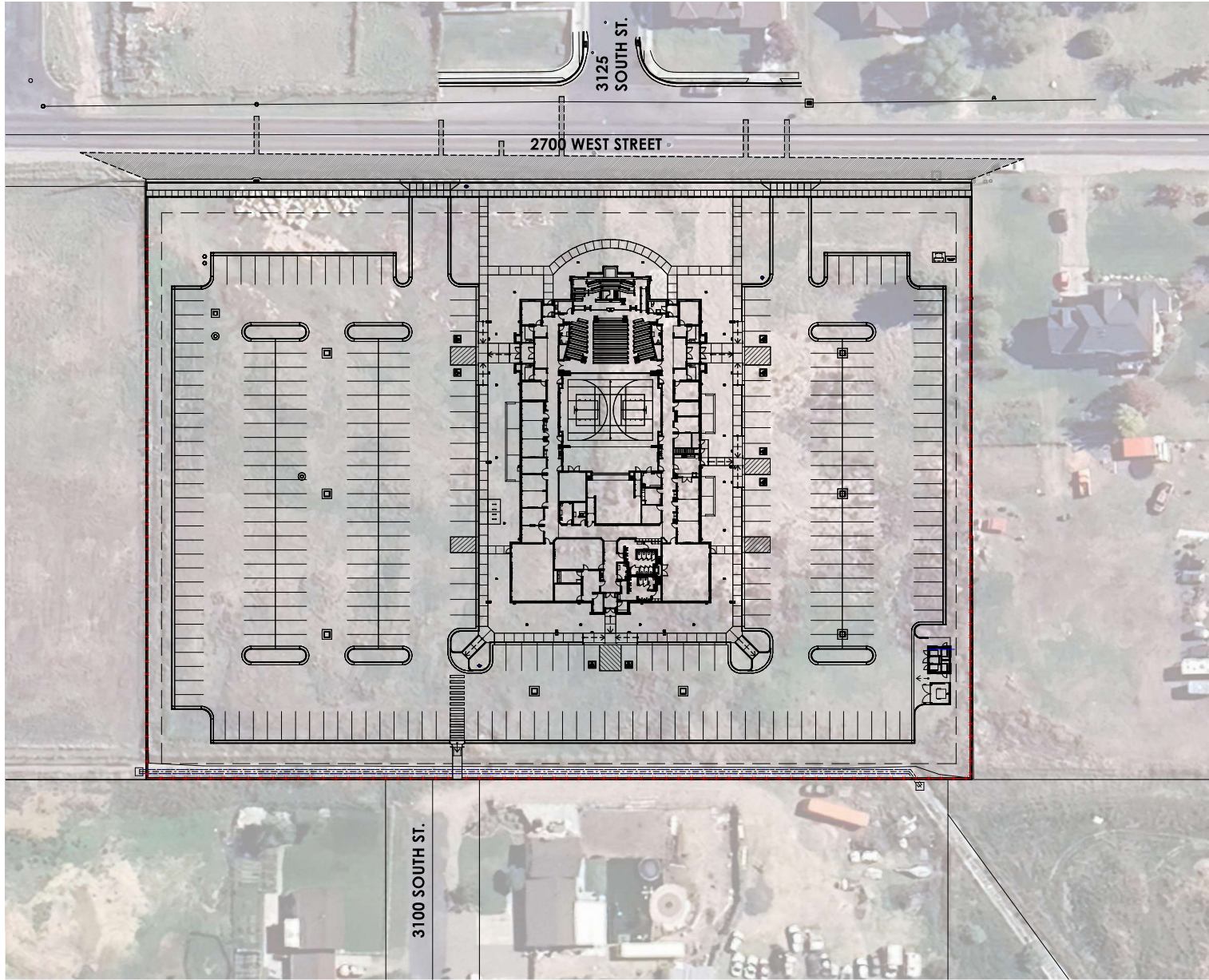
West Haven UT North Stake
Approx. 3037 S. W. 1700 West, West Haven, Utah
41,209445 - 12,048574
Date: 7/20/2024
Map #: 2834
County Project: 130706027
Owner: 30241942
Plan Series: Heritage 24

Review Name and Revision Schedule	Description	By	Date
1	12/20/2023	CH	12/20/2023

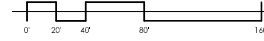
Site Demolition Plan

C102

REVISED: 2/15/2024, 4:37:30 PM



1 Site Vicinity Plan
Scale: 1" = 325'



bd1
ARCHITECTS
www.bd1architects.com
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Fax 801.571.0203
Toll Free 888.571.0210
45 East Wadsworth Park Drive
Suite 200 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

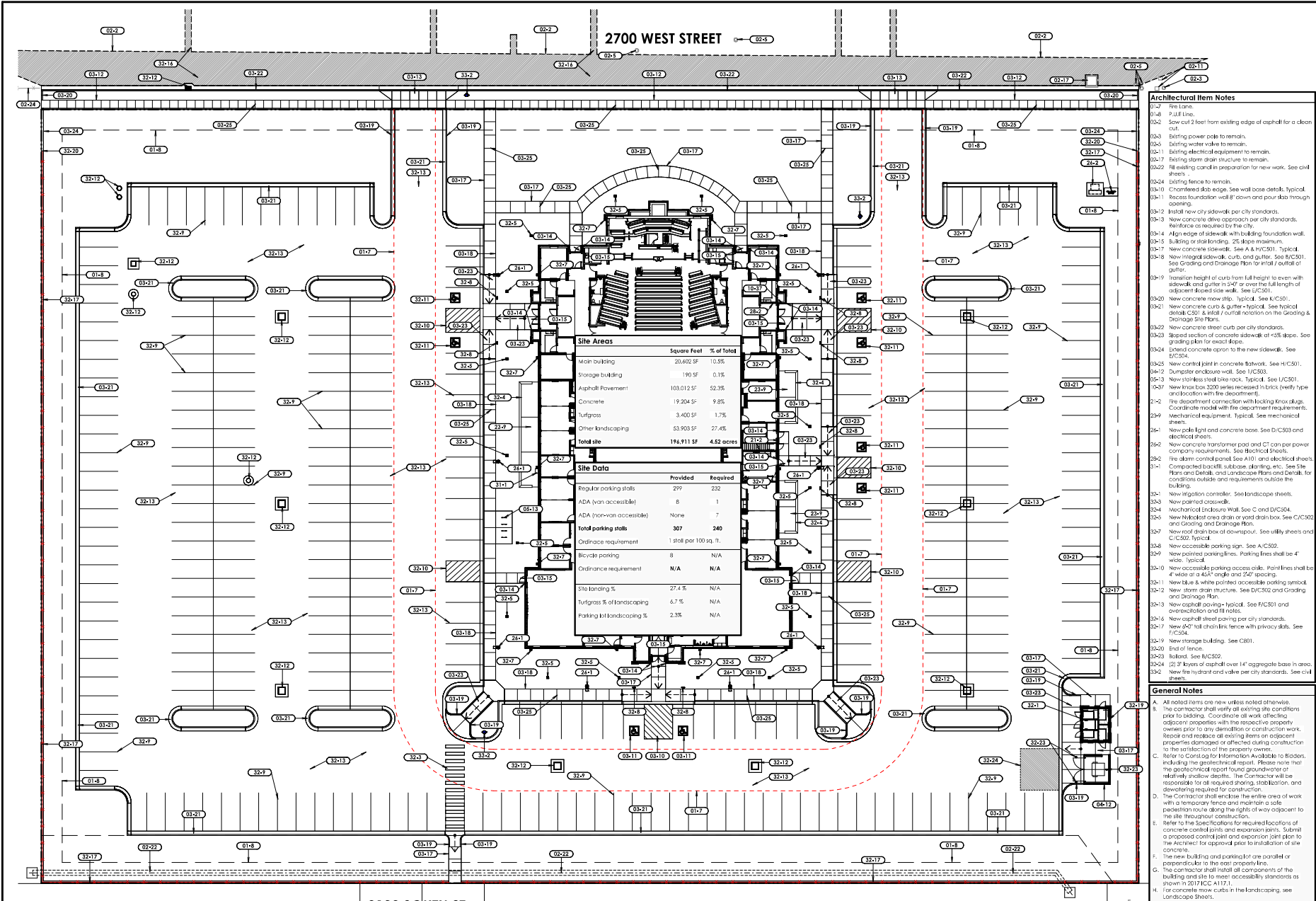
West Haven UT North Stake
Address: 3027 South 2700 West, West Haven, Utah
41.209445, -112.048574
Date: 7 Jan 2024
Map #: 2304
County Parcel: 150216027
Owner #: 30241642

Revising Date and Revision Schedule

No.	Date	Description
1	12 Nov 2023	City, State, ZIP, Review

Site - Vicinity Plan

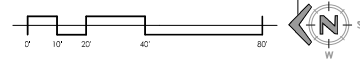
C103



2700 WEST STREET

3100 SOUTH ST.

1 Site Architectural Plan
Scale: 1" = 20'-0"



Architectural Item Notes

01-7 P.U.E. Line.
 02-2 Saw cut 2 feet from existing edge of asphalt for a clean cut.
 02-3 Existing power poles to remain.
 02-4 Existing water valve to remain.
 02-5 Existing electrical equipment to remain.
 02-6 Existing storm drain structure to remain.
 02-22 Fill existing canal in preparation for new work. See civil sheets.
 02-24 Existing fence to remain.
 03-10 3" minimum slab edge. See wall base details. Typical.
 03-11 Precast foundation wall 8" cover over pour slab through opening.
 03-12 Install new city sidewalk per city standards.
 03-13 New concrete drive approach per city standards. Reinforce as required by the city.
 03-14 Align edge of sidewalk with building foundation wall.
 03-15 Building or stair landing. 2% slope maximum.
 03-17 New concrete sidewalk. See A & H/C501. Typical.
 03-18 New integral sidewalk, curbs, and gutter. See R/C501. See Grading and Drainage Plan for curb & gutter of gutter.
 03-19 Transition height of curbs from full height to even with sidewalk and gutter is 2" or over the full length of adjacent drained side walk. See U/C501.
 03-20 New concrete new step. Typical. See K/C501.
 03-21 New concrete curb & gutter - typical. See typical detail C501 & install / detail notation on the Grading & Drainage Site Plans.
 03-22 New concrete street curb per city standards.
 03-23 Sloped section of concrete sidewalk at 4% slope. See grading plan for exact slope.
 03-24 Extend concrete apron to the new sidewalk. See E/C504.
 03-25 New control joint in concrete flatwork. See H/C501.
 03-26 Dumpster enclosure wall. See I/C503.
 03-27 New stainless steel one rack. Typical. See U/C501.
 03-28 New knee low 3200 series recessed 18" high, heavy duty and location with the department.
 2-12 The department connection with backing flange slugs. Coordinate model with fire department requirements.
 23-9 Mechanical equipment. Typical. See mechanical sheets.
 24-1 New pole light and concrete base. See D/C503 and electrical sheets.
 24-2 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
 25-2 The alarm control panel See A101 and electrical sheets. Compressed backfill, substrate, grading, etc. See Site Plans and Detail, and Landscape Plans and Detail, for conditions outside and requirements outside the building.
 32-1 New irrigation controller. See landscape sheets.
 32-3 New painted enclosure. See C and D/C504.
 32-5 New Nykolast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.
 32-7 New roof drain box of downspout. See utility sheets and C/C502. Typical.
 32-8 New accessible parking sign. See A/C502.
 32-9 New painted parking lines. Parking lines shall be 4" wide. Typical.
 32-10 New accessible parking access aisle. Paint lines shall be 4" wide at a 45° angle and 24" spacing.
 32-11 New blue & white painted accessible parking symbol.
 32-12 New storm drain structure. See D/C502 and Grading and Drainage Plan.
 32-13 New asphalt base - typical. See F/C501 and Overexcavation and fill notes.
 32-14 New asphalt street paving per city standards.
 32-17 New 2" tall chainlink fence with privacy slats. See F/C504.
 32-19 New storage building. See C601.
 32-20 End of fence.
 32-23 Ballast. See R/C502.
 32-24 (2) 3" layers of asphalt over 14" aggregate base in area.
 32-25 New fire hydrant and valve per city standards. See civil sheets.

General Notes

A. All noted items are new unless noted otherwise.
 B. The contractor shall verify all existing site conditions prior to building. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
 C. Refer to ContLog for Information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater or relatively shallow deslites. The Contractor will be responsible for all required grouting, stabilization, and dewatering required for construction.
 D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
 E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
 F. The new building and parking lot are parallel or perpendicular to the existing parking, stabilization, and dewatering required for construction.
 G. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
 H. For concrete new curbs in the landscaping, see Landscape Sheets.

Site Areas		
	Square Feet	% of Total
Main building	20,602 SF	10.5%
Storage building	190 SF	0.1%
Asphalt Pavement	103,012 SF	52.3%
Concrete	19,204 SF	9.8%
Turfgrass	3,400 SF	1.7%
Other landscaping	53,903 SF	27.4%
Total site	194,911 SF	4.52 acres

Site Data		
	Provided	Required
Regular parking stalls	299	232
ADA (non accessible)	8	1
ADA (non accessible)	None	7
Total parking stalls	307	240
Ordinance requirement	1 stall per 100 sq. ft.	
Bicycle parking	8	N/A
Ordinance requirement	N/A	N/A
Site landscaping %	27.4%	N/A
Turfgrass % of landscaping	6.7%	N/A
Parking lot landscaping %	2.3%	N/A

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THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

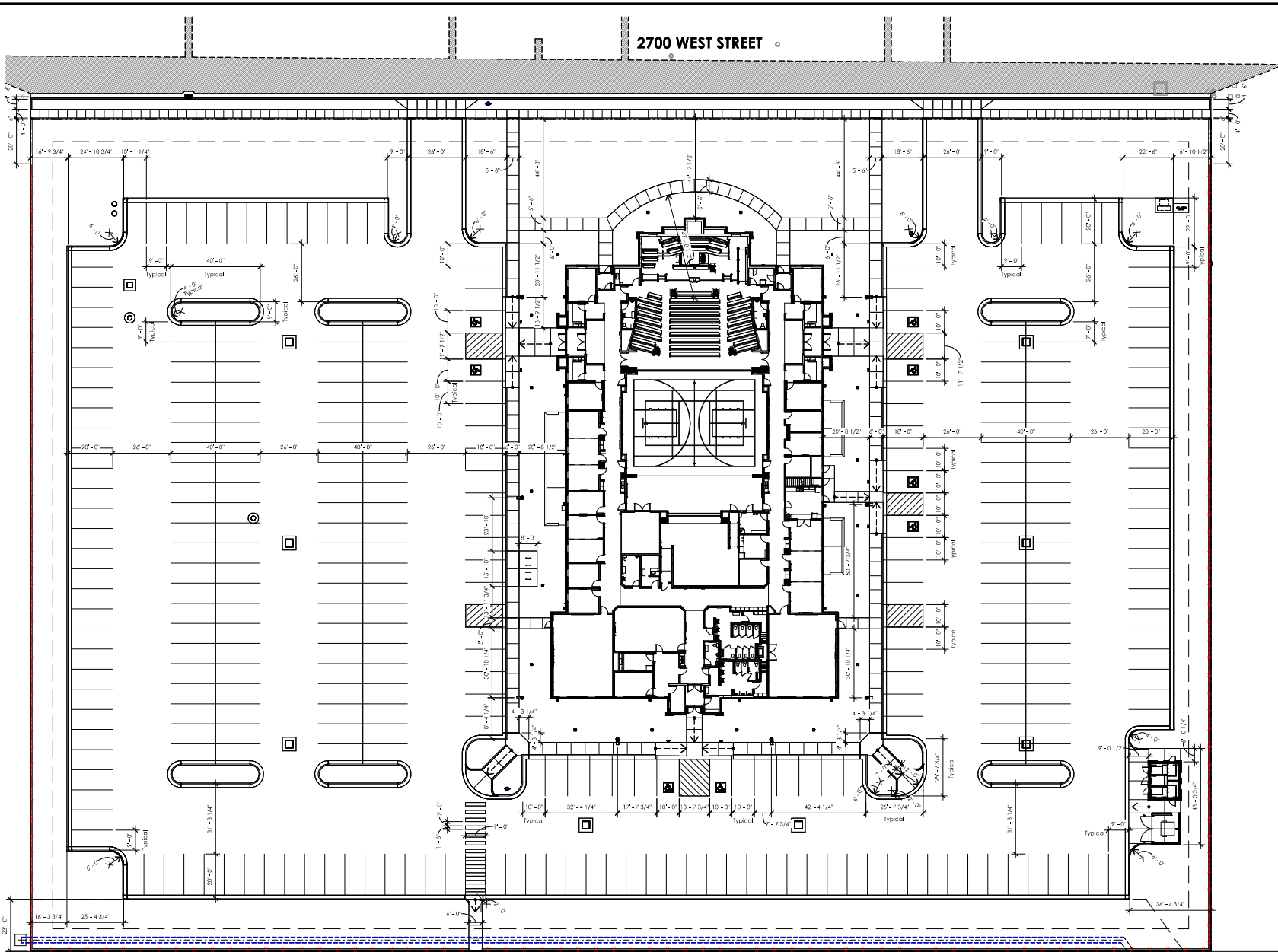
West Haven UT North Stake

Address: 807 S. 2700 West, West Haven, Utah
 41202446-1 2242597
 Owner: 5021942
 Plan Set: 5021942
 Count: 2024
 Date: 12/20/2024
 Scale: 1" = 20'-0"

Site Architectural Plan

C111

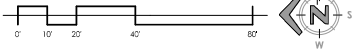
Drawing: 21072024.43333.PN



1 Site Dimension Plan
Scale: 1" = 20'-0"

3100 SOUTH ST.

2700 WEST STREET



1b1 ARCHITECTS
www.1b1architects.com
Phone: 801.571.0010
Fax: 801.571.0033
Toll Free: 888.571.0010
45 East Wadsworth Park Drive
Suite 200, Draper, Utah 84020



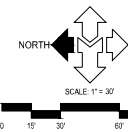
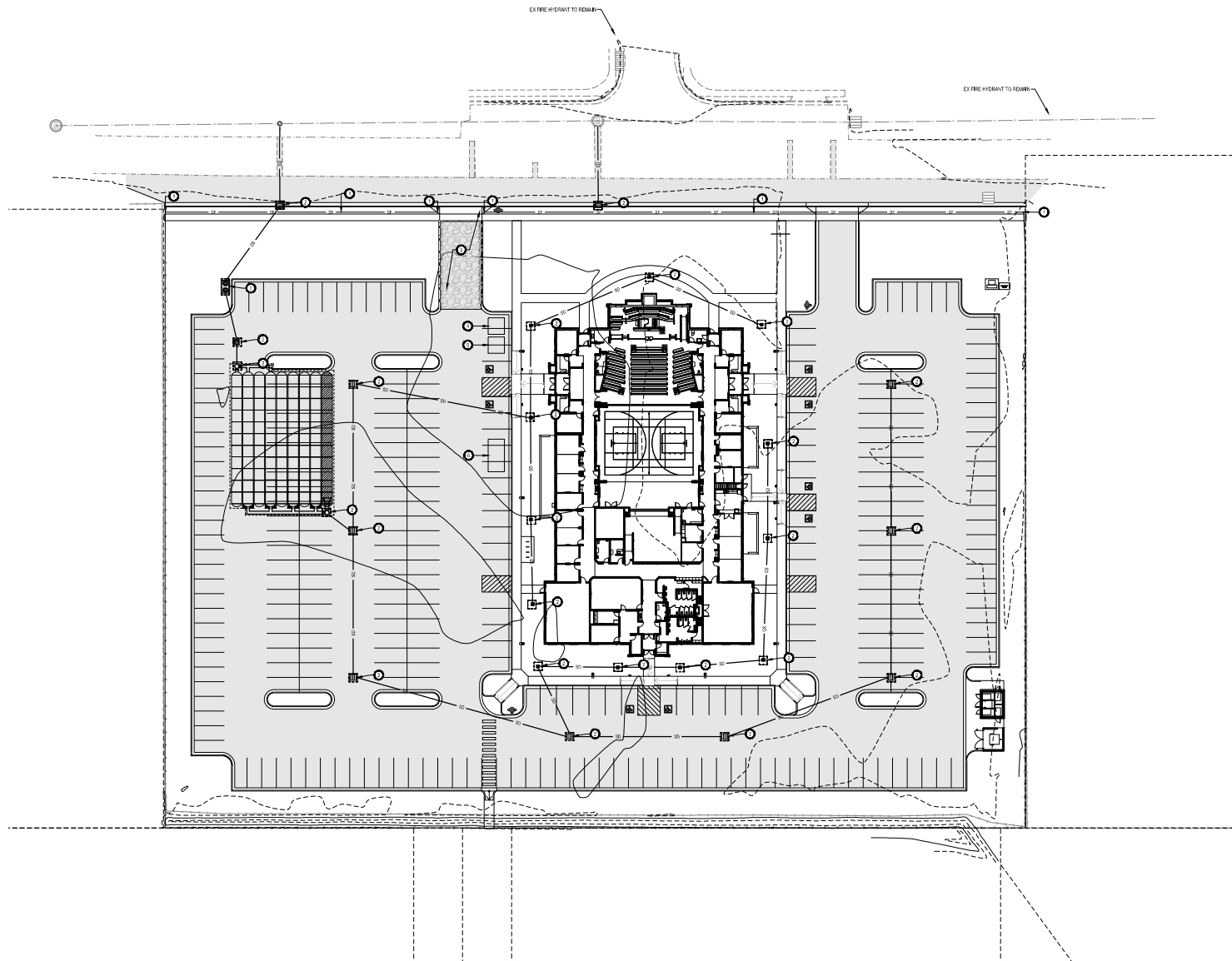
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
Address: 3027 South 2700 West, West Haven, Utah
City: 4120946N - 1204835W
Date: 9 Jan 2024
SIP #: 2304
County Record: 15995027
Owner #: 202-1942
Heritage #: 202-1942

Drawing Date and Revision Schedule	
Date	Description
12 Nov 2023	City and DPA Review

Site Dimension Plan

C112



GENERAL NOTES:
 THE CONTRACTOR SHALL SUBMIT EROSION CONTROL MEASURES FOR APPROVAL AND CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN CONJUNCTION WITH OTHER ACCEPTED LOCAL PRACTICES.
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. A SCHEDULING PLAN SHALL BE SUBMITTED TO THE AGENCY AS NEEDED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LOCATION OF ALL EXISTING UTILITIES. IF CONTACT OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL.
 WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT OPEN FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
 THE CONTRACTOR SHALL NOTIFY EROSION CONTROL MANAGERS TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
 THE CONTRACTOR SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR RE-INSTALLATION IS NECESSARY DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD. ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
 SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST ONCE DURING PROLONGED RAINFALL.
 CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RAILS, AND UNDERCUTTING BENEATH SILT FENCING.
 NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:
 PROVIDE SILT FENCE AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAIL NOTES AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'S' SHEET '02'.
 2. SILT PROTECTION BARRIERS AND COIRINGS OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS, SEE DETAIL 'X' SHEET '02'.
 3. TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL 'C' SHEET '02'. LOCATION SHOWN SUGGESTS CONTRACTOR TO RELOCATE AS NEEDED.
 4. CONCRETE WORKOUT AREA, SEE DETAIL 'A' SHEET '02'. LOCATION SHOWN SUGGESTS CONTRACTOR TO RELOCATE AS NEEDED.
 5. PORTABLE TOILET, SEE DETAIL 'S' SHEET '02'. LOCATION SHOWN SUGGESTS CONTRACTOR TO RELOCATE AS NEEDED.
 6. TEMPORAL STOCK PILE AREA, MAINTAIN SILT FENCE AROUND PERIMETER AT ALL TIMES. CONTROL DIRT FROM PILE BY EITHER COVERING OR KEEPING MOIST. LOCATION SHOWN SUGGESTS CONTRACTOR TO RELOCATE AS NEEDED.



NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

1b1 ARCHITECTS
 www.1b1architects.com
 Phone: 801.571.0010
 Fax: 801.571.0303
 Toll Free: 888.571.0010
 65 East Woodworth Park Drive
 Suite 204 Draper, Utah 84020



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

West Haven UT North Stake
 Address: 8075 East 1700 West West Haven, Utah
 Map No.: 411724.4N, 121243.2W
 Scale: 9 Jan 2022, 24.7' Contour Interval: 4.0'
 Plan Set: 10/24/22
 Sheet: 19 of 24

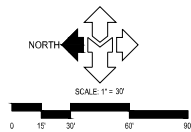
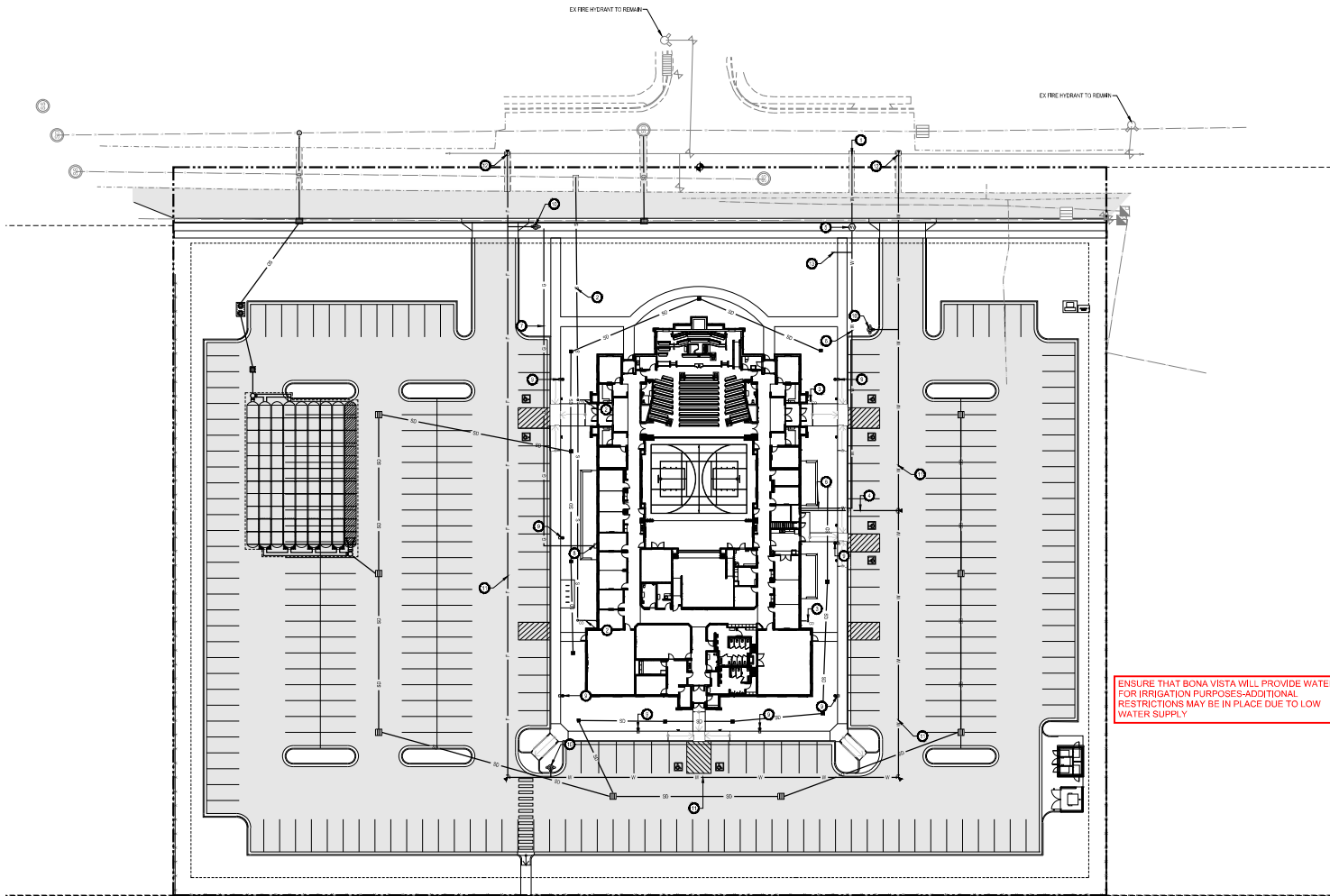
Revision	Date	Description

Erosion Control Plan

C171

PROVIDE A PHOTOMETRIC SITE PLAN CONFIRMING NO LIGHT SPILLAGE TO NEIGHBORING PROPERTIES

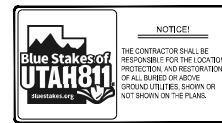
PROVIDE WILL SERVE LETTERS FROM ALL UTILITY SERVICE PROVIDERS



GENERAL NOTES:
 CONTRACTOR TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
 ALL NEW WORK CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPAL STANDARDS & SPECIFICATIONS.
 ALL NEW EXISTING CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPAL STANDARDS & SPECIFICATIONS.
 CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND VERIFY ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STARTING OR CONSTRUCTING ANY SERVICES.
 FOUR FEET OF COVERS REQUIRED OVER ALL SEWER LINES.
 MAINTAIN A MINIMUM OF 18 INCHES OF COVER ON ALL WATER LINES.
 CONTRACTORS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDING WITH CENTURY LINK, P-CO, CROWT, TELWOOD, BROADBAND, AND PROVIDE WELLS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.
 CONTRACTORS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH LOCAL GAS SERVICE PROVIDER FOR CONTRACTOR LINES OF WORK VERSUS DOMINION ENERGY LIMITS.
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTORS TO VERIFY EXISTING POINTS WITH UTILITIES CONTRACTOR RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
 UTILITY ALERT PHONE NUMBERS:
 WATER: BONA VISTA WATER DISTRICT
 SEWER: WEST HAVEN CITY
 NATURAL GAS: SERRANO GAS UTIL
 ELECTRICAL POWER: ROCKY MOUNTAIN POWER/COGEN
 TELEPHONE: CENTURY LINK

KEYED NOTES:
 PROVIDE ALL NOTES CONTRACT THE FOLLOWING FOR THE SPECIFYING OWNER OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS
 1. CONNECT NEW 1/2" POLYETHYLENE WATER SERVICE LINE TO WATER MAIN PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1.
 2. 1/2" POLYETHYLENE WATER SERVICE LINE, 10' MINIMUM LENGTH, INCLUDING ALL FITTINGS, CLEANOUTS AT 10' MAXIMUM SPACING PER WEST HAVEN CITY DETAIL, 11, SHEET C-21.
 3. 1/2" POLYETHYLENE WATER SERVICE LINE FOR USE IN CLEARING HEADROOMS WITHIN THE BUILDING FROM OUTSIDE.
 4. 1/2" CLASS B PIPE LINE SHOWN IN BONA APPROVED POLYETHYLENE ENHANCEMENT POLYMER PLAN, INCLUDING ALL FITTINGS AND THRUST BLOCKING, SEE APWA PLAN NO. 951 FOR THRUST BLOCKING.
 5. 1/2" WATER SERVICE METER SET, PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1, SHEET C-21.
 6. 1/2" POLYETHYLENE WATER SERVICE LINE, PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1.
 7. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SITE DESIGN AND INSTALLATION OF CONDUIT LAYOUT WITH OTHER CONSTRUCTION.
 8. APPROXIMATE LOCATION OF NEW NATURAL GAS SERVICE CONTRACTOR TO COORDINATE SITE DESIGN AND INSTALLATION WITH DOMINION ENERGY AND APPROVED SERVICE PLAN.
 9. REFER BACK AREA LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
 10. INSTALL NEW FIRE HYDRANT PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 11. IF BONA VISTA PROVIDE WATER LINE FOR FIRE LINE LOOP, INCLUDING ALL FITTINGS AND THRUST BLOCKING, SEE APWA PLAN NO. 951 FOR THRUST BLOCKING.
 12. CONNECT NEW 1/2" BLUE PVC CLASS B WATER LINE TO EXISTING 1/2" WATER MAIN LINE, PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 13. INSTALL 1/2" 1/2" STOP AND WASTE FOR IRRIGATION, CONNECT TO NEW CULINARY WATER LATERAL PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS, SEE LANDSCAPE PLANS FOR DETAILS.

ENSURE THAT BONA VISTA WILL PROVIDE WATER FOR IRRIGATION PURPOSES-ADDITIONAL RESTRICTIONS MAY BE IN PLACE DUE TO LOW WATER SUPPLY



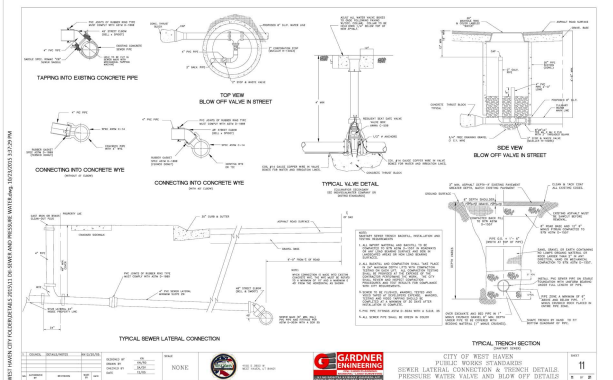
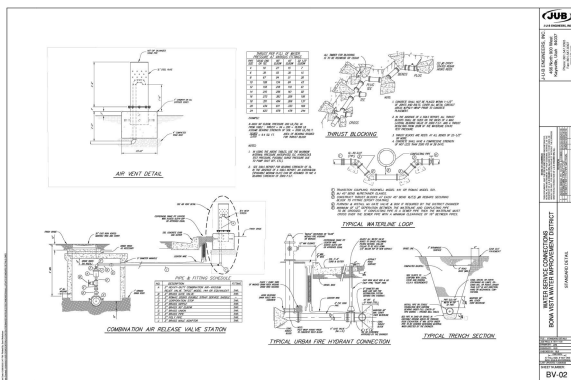
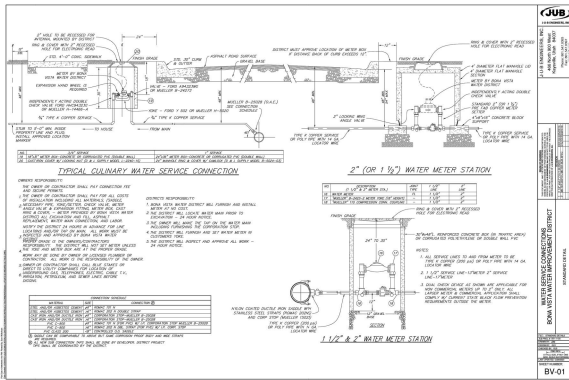
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

West Haven UT North Stake
 Address: 8075 East Park Drive West Haven, Utah
 Phone: 411.724.4N. (411.724.4242)
 Website: www.westhavenstake.org
 Stake President: Daniel L. Canning
 Stake Clerk: Heather L. Canning
 Stake Secretary: Heather L. Canning
 Stake Treasurer: Heather L. Canning
 Stake Historian: Heather L. Canning
 Stake Librarian: Heather L. Canning
 Stake Music Director: Heather L. Canning
 Stake Relief Society President: Heather L. Canning
 Stake Relief Society Clerk: Heather L. Canning
 Stake Relief Society Secretary: Heather L. Canning
 Stake Relief Society Treasurer: Heather L. Canning
 Stake Relief Society Historian: Heather L. Canning
 Stake Relief Society Librarian: Heather L. Canning
 Stake Relief Society Music Director: Heather L. Canning

Revision	Date	Description
1	12/10/2020	ISSUED FOR PERMITS
2	12/10/2020	ISSUED FOR PERMITS
3	12/10/2020	ISSUED FOR PERMITS
4	12/10/2020	ISSUED FOR PERMITS
5	12/10/2020	ISSUED FOR PERMITS
6	12/10/2020	ISSUED FOR PERMITS
7	12/10/2020	ISSUED FOR PERMITS
8	12/10/2020	ISSUED FOR PERMITS
9	12/10/2020	ISSUED FOR PERMITS
10	12/10/2020	ISSUED FOR PERMITS

Site Utility Plan

C151



1b1 ARCHITECTS
www.1b1architects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 204 Draper Utah 84020

DANIEL J. CANNING
REGISTERED PROFESSIONAL ENGINEER
UTAH LICENSE # 198892-2003

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

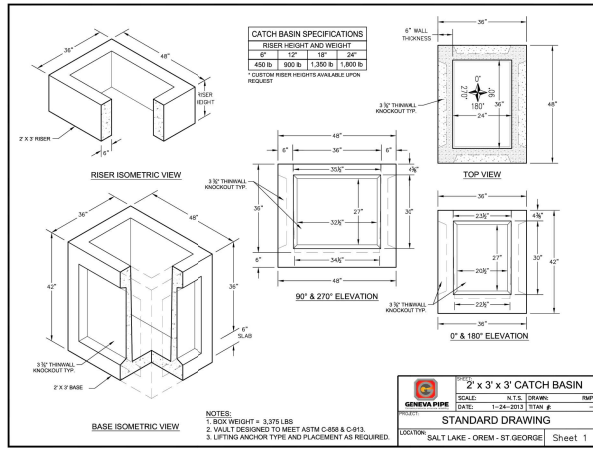
West Haven UT North Stake
Address: 8075 East 7000 West West Haven, Utah
411.724.4321 (12/24/2013)
Map Scale: 1" = 247'
County: Paria
Parish: 4
Stake: 19-2
Zone: 19-2

Flowing Time and Elevation Schedule

Flowing Time	Elevation
12:00 PM	4278.00
1:00 PM	4278.00
2:00 PM	4278.00
3:00 PM	4278.00
4:00 PM	4278.00
5:00 PM	4278.00
6:00 PM	4278.00
7:00 PM	4278.00
8:00 PM	4278.00
9:00 PM	4278.00
10:00 PM	4278.00
11:00 PM	4278.00
12:00 AM	4278.00

Civil Details

C521



ADS

User Inputs

Chamber Model: MC-3500
Outlet Control Structure: Yes
Project Name: West Haven Stake
Engineer: Daniel Canning
Project Location: Utah
Measurement Type: Imperial
Required Storage Volume: 18,807 cubic ft.
Stone Porosity: 40%
Stone Foundation Depth: 9 in.
Stone Above Chambers: 12 in.
Design Constraint Dimensions: (85 ft. x 95 ft.)

Results

System Volume and Bed Size

Installed Storage Volume: 19,003.84 cubic ft.
Storage Volume Per Chamber: 105.56 cubic ft.
Number of Chambers Required: 99
Number of End Caps Required: 18
Chamber Rows: 9
Maximum Length: 92.98 ft.
Maximum Width: 63.75 ft.
Approx. Bed Size Required: 5732.48 square ft.
Average Cover Over Chambers: N/A

System Components

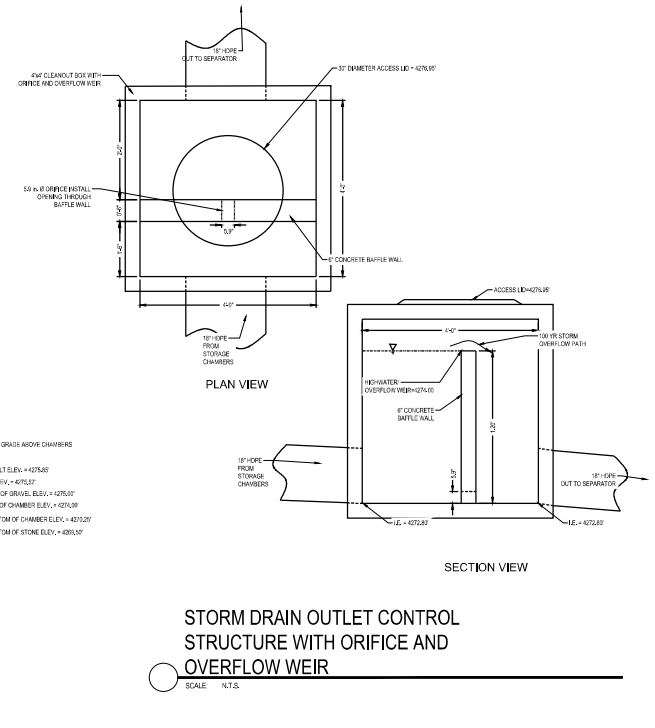
Amount of Stone Required (0% Overage): 755 cubic yards
Cubic yard to ton factor: 1.4: 1056.76 tons
Volume of Excavation (Not including FIB): 1168 cubic yards
Total Non-woven Geotextile Required: 1759 square yards
Woven Geotextile Required (excluding Isolator Rows): 117 square yards
Woven Geotextile Required (Isolator Rows): 97 square yards
Total Woven Geotextile Required: 213 square yards
Impervious Liner Required: 0 square yards

PLAN VIEW

SECTION VIEW

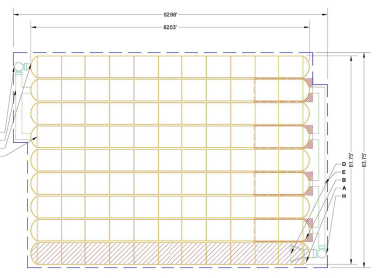
STORM DRAIN OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR

SCALE: N.T.S.



Revision	Date	Description
1	03/27/2024	Issue for Review
2	03/27/2024	Issue for Review
3	03/27/2024	Issue for Review
4	03/27/2024	Issue for Review
5	03/27/2024	Issue for Review
6	03/27/2024	Issue for Review
7	03/27/2024	Issue for Review
8	03/27/2024	Issue for Review
9	03/27/2024	Issue for Review
10	03/27/2024	Issue for Review
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12	03/27/2024	Issue for Review
13	03/27/2024	Issue for Review
14	03/27/2024	Issue for Review
15	03/27/2024	Issue for Review
16	03/27/2024	Issue for Review
17	03/27/2024	Issue for Review
18	03/27/2024	Issue for Review
19	03/27/2024	Issue for Review
20	03/27/2024	Issue for Review

PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS	PART TYPE	ITEM #	DESCRIPTION	INVERT	MAX FLOW
1. FLOOR FINISH	1. FLOOR FINISH	1. FLOOR FINISH	1. FLOOR FINISH	1. FLOOR FINISH	1. FLOOR FINISH	1. FLOOR FINISH
2. FLOOR FINISH	2. FLOOR FINISH	2. FLOOR FINISH	2. FLOOR FINISH	2. FLOOR FINISH	2. FLOOR FINISH	2. FLOOR FINISH
3. FLOOR FINISH	3. FLOOR FINISH	3. FLOOR FINISH	3. FLOOR FINISH	3. FLOOR FINISH	3. FLOOR FINISH	3. FLOOR FINISH
4. FLOOR FINISH	4. FLOOR FINISH	4. FLOOR FINISH	4. FLOOR FINISH	4. FLOOR FINISH	4. FLOOR FINISH	4. FLOOR FINISH
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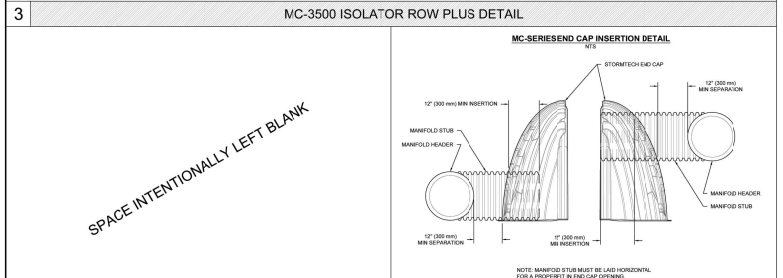
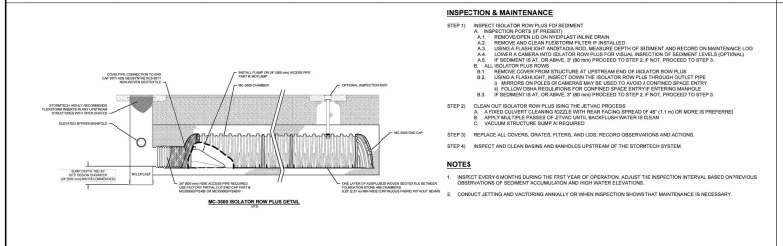


ISOLATOR ROW PLUS (SEE DETAIL)
PLACE MINIMUM 17.5" OF ASPHALTUS WOVEN GEOTEXTILE OVER BEARING STONE AND UNDER EACH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET POINTS
RED LIMITS

NOTES:
1. DESIGN ENGINEER MUST REVIEW ALL DIMENSIONS AND NECESSARY ADJUST CHANGES TO THE CHAMBER COVER REQUIREMENTS ARE NOT FOR CONSTRUCTION. THE LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CLARITY & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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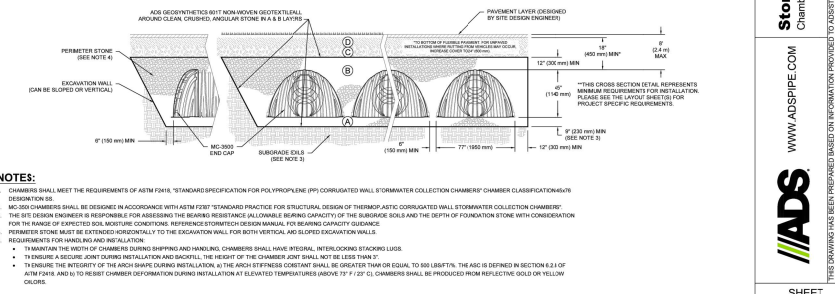


4 MC-SERIES END CAP INSERTION DETAIL

2 MC-3500 TECHNICAL SPECIFICATION

MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FILL FILL FILL MATERIAL FOR LAYER 12 STARTS FROM THE TOP OF THE 12" (305 mm) FLEXIBLE SUBGRADE TO THE UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	ANY SO-BINDER MATERIAL, NATIVE SOILS, OR ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY VARY. STRENGTH MATERIAL AND PREPARATION REQUIREMENTS.
C FILL FILL FILL MATERIAL FOR LAYER 11 STARTS FROM THE TOP OF THE SUBGRADE STONE OR LAYER 12 (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOLIDAGGREGATE MATERIALS, 10% FINES OR PROCESSED AGGREGATE.	ASHTO M47 A1, A2, A3 OR ASHTO M47 3, 3.57, 4, 4.47, 5, 5.4, 5.8, 5.9, 6, 6.3, 6.7, 7, 7.3, 7.6, 7.9, 8.2, 8.5, 8.8, 9, 9.3, 9.7	BEEN COMPACTIONS AFTER 3" (76 mm) OF MATERIAL, OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 1" (25 mm) MAXIMUM LIFTS TO A MIN. 98% PROCT DENSITY OR AS WELL-GRADED MATERIAL, 10% FINES, RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B FILL FILL FILL MATERIAL FOR LAYER 10 STARTS FROM THE TOP OF THE SUBGRADE STONE OR LAYER 11 (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	CLEAR, CRUSHED, ANGULAR STONE OR "RECYCLED CONCRETE"	ASHTO M47 3, 3.57, 4, 4.47, 5, 5.4, 5.8, 5.9, 6, 6.3, 6.7, 7, 7.3, 7.6, 7.9, 8.2, 8.5, 8.8, 9, 9.3, 9.7	NO COMPACTION REQUIRED.
A FILL FILL FILL MATERIAL FOR LAYER 9 STARTS FROM THE TOP OF THE SUBGRADE STONE OR LAYER 10 (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	CLEAR, CRUSHED, ANGULAR STONE OR "RECYCLED CONCRETE"	ASHTO M47 3, 3.57, 4, 4.47, 5, 5.4, 5.8, 5.9, 6, 6.3, 6.7, 7, 7.3, 7.6, 7.9, 8.2, 8.5, 8.8, 9, 9.3, 9.7	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹²

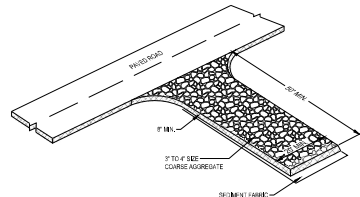
PLEASE NOTE:
1. THE LISTED ASHTO DESIGNATIONS ARE FOR INFORMATION ONLY. THE STRENGTH MUST ALSO BE CLEAR, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR 4" (102 mm) STONE WOULD STATE: "CLEAR, CRUSHED, ANGULAR NO. 4 ASHTO M47 STONE".
2. THE LISTED ASHTO DESIGNATIONS ARE FOR INFORMATION ONLY. THE STRENGTH MUST ALSO BE CLEAR, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR 4" (102 mm) STONE WOULD STATE: "CLEAR, CRUSHED, ANGULAR NO. 4 ASHTO M47 STONE".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE ALLOWABLE BEARING CAPACITY OF THE SUBGRADE SOIL AND THE BUILT UP FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH'S DESIGN MANUAL FOR LEAKING CAPACITY GUIDANCE.
4. PERMEABLE STONE MUST BE EXTENDED HORIZONTAL TO THE EXHAUSTION WALL FOR BOTH VERTICAL AND SLOPED EXHAUSTION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
a. TO MAINTAIN THE INTEGRITY OF CHAMBER SUBSIDIARY HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING JOINTS.
b. TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH EXTERIOR COEFFICIENT SHALL BE GREATER THAN OR EQUAL TO .805 (SLOTTED). THE ARCH IS DEFINED IN SECTION 6.3 OF ASTM F2418 AND IS TO BE SET CHAMBER ORIENTATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 77° F / 25° C. CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORED.
6. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYER 9 OR 10 OF THE MATERIAL, IT SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 12 TO RECYCLED CONCRETE STRUCTURAL MATERIAL.



1 MC-3500 CROSS SECTION DETAIL

WEST HAVEN STAKE
WEST HAVEN, UT, USA
DATE: 02/10/2026
PROJECT #:
NOT TO SCALE
DRAWN: DC
CHECKED: N/A
REV: 1

StormTech Chamber System
www.ADSPIPE.COM
ADS
SHEET 1 OF 1



DESCRIPTION:
A STABILIZED PAD OF COMBED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO WETTED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELERS WILL BE EXPOSED TO WETTED SURFACES UNLESS SPECIAL CONFINEMENT IS USED.

INSTALLATION APPLICATION CRITERIA:

- CLEAR DRIVEWAY AND ROAD TO BE MAINTAINED IN SLOPE OF 2%
- COMPACT THE GRADE AND PLACE FILTER FABRIC AS DESCRIBED RECOMMENDED FOR STABILIZED ENTRANCES TO MORE THAN 100 FEET.
- PLACE COARSE AGGREGATE 1 TO 2 INCHES DEEP TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:

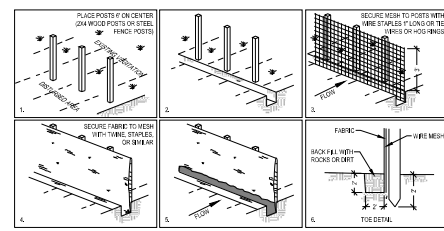
- REQUIRES FERTILIZING TOP DRESSING WITH NUTRIENT STONES.
- SLOPE FOR DRIVEWAY OR ROADWAY WITH CURVED ENTRANCE OR ADJACENT PUBLIC HIGHWAY.

MAINTENANCE:

- INSPECT DAILY FOR LOGS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SHEEPING OR SCOURING.
- REMOVE ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD OPERATIONAL CONDITION.
- EXPOSED STABILIZED AREAS ARE REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT SEDIMENT DEPOSITIONS.

STABILIZED CONSTRUCTION ENTRANCE (C1)
SCALE N.T.S.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION
- TARGETED POLLUTANTS**
- SEDIMENT
 - NUTRIENTS
 - TOXIC MATERIALS
 - OIL & GREASE
 - FLOATABLE MATERIALS
 - OTHER WASTE
- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT
- IMPLEMENTATION REQUIREMENTS**
- CAPITAL COSTS
 - O & M COSTS
 - MAINTENANCE
 - TRAINING
- IMPLEMENTATION REQUIREMENTS**
- HIGH • MEDIUM • LOW



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTIVE POSTS.

APPLICATIONS:

- PERIMETER CONTROL: PLACE BARRIER AT CONTOUR LIMITS OF DISTURBED AREAS.
- SEDIMENT BARRIER: PLACE BARRIER IN TOE OF DITCH OR GULLY.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
- PRE-CONSTRUCTION: PLACE FENCE SURROUNDING LOT OR BLOCK.

INSTALLATION APPLICATION CRITERIA:

- PLACE POSTS 10 FEET APART ON CONTIGUOUS CONTOUR OR USE PRE-ASSEMBLED LINE AND GULLY SYSTEMS TO INSTALL BARRIER ALONG DITCH.
- MESH FABRIC TO BE SECURED TO POSTS BY WIRE STAPLES OR TIE STAPLES OR BARS.
- FABRIC TO BE SECURED TO POSTS WITH HEAVY DUTY 1/2 INCH LONG WIRE STAPLES, TIE WIRE OR BARS.
- FABRIC TO BE SECURED TO POSTS WITH HEAVY DUTY 1/2 INCH LONG WIRE STAPLES, TIE WIRE OR BARS.
- FABRIC TO BE SECURED TO POSTS WITH HEAVY DUTY 1/2 INCH LONG WIRE STAPLES, TIE WIRE OR BARS.
- FABRIC TO BE SECURED TO POSTS WITH HEAVY DUTY 1/2 INCH LONG WIRE STAPLES, TIE WIRE OR BARS.

LIMITATIONS:

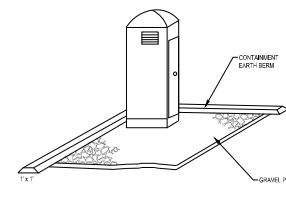
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 1/2 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM WINDSPEED: 30 MPH.
- RECOMMENDED MAXIMUM SLOPE: 2:1.
- RECOMMENDED MAXIMUM FLOW RATE: 100 GPM.
- FLOWING SHOULD NOT BE ALLOWED TO OVERFLOW.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR TYPICAL SPREADING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REMOVE OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.

SILT FENCE (C3)
SCALE N.T.S.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION
- TARGETED POLLUTANTS**
- SEDIMENT
 - NUTRIENTS
 - TOXIC MATERIALS
 - OIL & GREASE
 - FLOATABLE MATERIALS
 - OTHER WASTE
- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT
- IMPLEMENTATION REQUIREMENTS**
- CAPITAL COSTS
 - O & M COSTS
 - MAINTENANCE
 - TRAINING
- IMPLEMENTATION REQUIREMENTS**
- HIGH • MEDIUM • LOW



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL USES REQUIRING PORTABLE SANITARY FACILITIES ON-SITE.
- LOCATE PORTABLE TOILETS AT CONTOUR LIMITS THROUGHOUT THE SITE.
- PREPARE FILL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS.
- PROVIDE HAND WASHING AND SANITATION FACILITIES.
- CONSTRUCT EARTH BERM PERIMETER, USE EARTH BERM BARRIER INFORMATION SHEETS, CONTROL SPILL/PROTECTIVE ACTION.

INSTALLATION APPLICATION CRITERIA:

- ALL USES REQUIRING PORTABLE SANITARY FACILITIES ON-SITE.
- LOCATE PORTABLE TOILETS AT CONTOUR LIMITS THROUGHOUT THE SITE.
- PREPARE FILL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS.
- PROVIDE HAND WASHING AND SANITATION FACILITIES.
- CONSTRUCT EARTH BERM PERIMETER, USE EARTH BERM BARRIER INFORMATION SHEETS, CONTROL SPILL/PROTECTIVE ACTION.

LIMITATIONS:

- NO HAZARDOUS WASTE.

MAINTENANCE:

- INSPECT DAILY FOR LOGS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SHEEPING OR SCOURING.
- REMOVE ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD OPERATIONAL CONDITION.
- EXPOSED STABILIZED AREAS ARE REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT SEDIMENT DEPOSITIONS.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION
- TARGETED POLLUTANTS**
- SEDIMENT
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- IMPLEMENTATION REQUIREMENTS**
- HIGH • MEDIUM • LOW

PORTABLE TOILETS (C5)
SCALE N.T.S.

FILTER SOCK SPECIFICATION:

FILTRIFLEX FILTER SOCK INSTALLATION AND MAINTENANCE

DESCRIPTION:
THE WORK SHALL CONSIST OF PLACING, INSTALLING, MAINTAINING AND OPERATING FILTER SOCKS AT ALL POINTS OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELERS WILL BE EXPOSED TO WETTED SURFACES UNLESS SPECIAL CONFINEMENT IS USED.

INSTALLATION APPLICATION CRITERIA:

- CLEAR DRIVEWAY AND ROAD TO BE MAINTAINED IN SLOPE OF 2%
- COMPACT THE GRADE AND PLACE FILTER FABRIC AS DESCRIBED RECOMMENDED FOR STABILIZED ENTRANCES TO MORE THAN 100 FEET.
- PLACE COARSE AGGREGATE 1 TO 2 INCHES DEEP TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:

- REQUIRES FERTILIZING TOP DRESSING WITH NUTRIENT STONES.
- SLOPE FOR DRIVEWAY OR ROADWAY WITH CURVED ENTRANCE OR ADJACENT PUBLIC HIGHWAY.

MAINTENANCE:

- INSPECT DAILY FOR LOGS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SHEEPING OR SCOURING.
- REMOVE ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD OPERATIONAL CONDITION.
- EXPOSED STABILIZED AREAS ARE REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT SEDIMENT DEPOSITIONS.

SEDIMENT BARRIER / FILTER SOCK PROTECTION (A1)
SCALE N.T.S.

DESCRIPTION:
CONTAINED STORAGE OF SOLID WASTE MATERIALS.

APPLICATIONS:

- STORAGE OF HAZARDOUS, TOXIC, AND/OR CHEMICAL SUBSTANCES.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.

INSTALLATION APPLICATION CRITERIA:

- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.

LIMITATIONS:

- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.

MATERIALS STORAGE (A3)
SCALE N.T.S.

DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE PILES BY CONCRETE PILING STORAGE AREA. PREVENTION UNDER BASKET IN A DESIGNATED AREA AND TRAINING OF EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:

- STORAGE OF HAZARDOUS, TOXIC, AND/OR CHEMICAL SUBSTANCES.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.
- STORAGE OF SOLID WASTE MATERIALS.

INSTALLATION APPLICATION CRITERIA:

- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
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- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.
- SECURE A SECURED AREA WITH UNLIMITED ACCESS AS THE STORAGE LOCATION.

LIMITATIONS:

- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.
- DOES NOT PREVENT CONTAMINATION DUE TO MISPLACING OF PRODUCTS.

CONCRETE WASTE MANAGEMENT (A5)
SCALE N.T.S.

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THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

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Created: 9-Jan-2006
Last Modified: 10-Jun-2006
Created By: [Name]
Last Modified By: [Name]

Civil Details

C571

2700 WEST STREET

CLEAR VIEW TRIANGLE, TYP.

LAWN

DELINEATION LINE BETWEEN ROCK TYPES. NO EDGING REQUIRED.

DELINEATION LINE BETWEEN ROCK TYPES. NO EDGING REQUIRED.

PERIMETER FENCE, SEE ARCHITECT'S PLANS.

BIKE RACK, SEE ARCHITECT'S PLANS.

PERIMETER FENCE, SEE ARCHITECT'S PLANS.

DELINEATION LINE BETWEEN ROCK TYPES. NO EDGING REQUIRED.

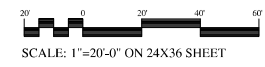
DUMPSTER ENCLOSURE AND STORAGE SHED, SEE ARCHITECT'S PLANS.

DELINEATION LINE BETWEEN ROCK TYPES. NO EDGING REQUIRED.

PERIMETER FENCE, SEE ARCHITECT'S PLANS.

DELINEATION LINE BETWEEN ROCK TYPES. NO EDGING REQUIRED.

3100 SOUTH ST.



SCALE: 1"=20'-0" ON 24X36 SHEET



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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

West Haven UT North Stake
Approved: 2/27/2013
Site # 11234247
Date: 03/14/2013
Client/Project: West Haven UT North Stake
File # 15972424
Revision: 2/17

Revision	Date	By	Check
1	03/14/2013	15972424	15972424

LANDSCAPE PLAN

LS101

DECIDUOUS TREE LEGEND

SYMBOL		BOTANICAL NAME/COMMON NAME	QTY	SIZE	(WATER WISE TREE)
		ACER GRISEUM 'NOLLY FORDHAM' CINNAMON GRE MAPLE	9	2" CAL.	
		ACER PLATANOIDES 'PARKWAY' PARKWAY NORWAY MAPLE*	21	2" CAL.	
		CRATAEGUS X MORDVEINENSIS 'TOBA' FLOWERING HAWTHORNE*	8	2" CAL.	
		GINKGO BILOBA 'EMPEROR' EMPEROR MAIDENHAIR TREE*	6	2" CAL.	
		SYRINGA RETICULATA 'SUMMER STORM' SUMMER STORM JAPANESE TREE LILAC*	7	2" CAL.	
		ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA*	11	2" CAL.	

EVERGREEN TREE LEGEND (WATER WISE TREE)

SYMBOL		BOTANICAL NAME/COMMON NAME	QTY	SIZE	(WATER WISE TREE)
		PICEA PUNGENS 'GLAUCA' 'ISELI PASTIGIATA' COLLUMNAR COLORADO BLUE SPRUCE*	16	6" TALL	
		PINUS NIGRA 'OREGON GREEN' OREGON GREEN AUSTRALIAN PINE*	15	6" TALL	

PERENNIAL LEGEND (WATER WISE PLANT)

SYMBOL		BOTANICAL NAME/COMMON NAME	QTY	SIZE	(WATER WISE PLANT)
		ACHILLEA PTARMICA 'PETER COTTONTAIL' WHITE YARROW*	10	1 GAL.	
		HEMEROCALLIS X STELLA DE ORO* STELLA DE ORO DAYLILY*	31	1 GAL.	

EVERGREEN SHRUB LEGEND (WATER WISE PLANT)

SYMBOL		BOTANICAL NAME/COMMON NAME	QTY	SIZE	(WATER WISE PLANT)
		PICEA PUNGENS 'GLAUCA GLOBOSA' DWARF GLOBE BLUE SPRUCE* (LOW-GRAFT)	9	5 GAL.	
		TAXUS X MEDIA 'EVERLOW' EVERLOW YEW*	9	5 GAL.	

GROUND COVER LEGEND

SYMBOL		DESCRIPTION	QTY	SIZE
		1/4" SIZE BILLE SMOKER CRUSHED ROCK FROM GOT ROCKS, LLC IN LOGAN, UTAH OR AN OWNER APPROVED EQUAL. IMPLEMENT IN AREAS SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
		1/2" MINUS SIZE SALT AND PEPPER CRUSHED ROCK FROM GOT ROCKS, LLC IN LOGAN, UTAH OR AN OWNER APPROVED EQUAL. IMPLEMENT IN AREAS SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
		BULLDOG PRO-BLEND TWCA CERTIFIED BULLDOG SOD FROM BULLDOG SOD IN LAYTON, UTAH. INSTALL PER SOD LAYING NOTES.	PER PLAN	PER PLAN
		DECORATIVE LANDSCAPE BOULDERS SIZE 2, 3 AND 4 BOLLERS SALT AND PEPPER BOULDERS FROM GOT ROCKS, LLC IN LOGAN, UTAH OR AN OWNER APPROVED EQUAL.	PER PLAN	PER PLAN

DESIGN CRITERIA

EQ4-REGION	01 NORTHERN COLD DESERT
CURVATURE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	WEST HAVEN CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION WATER
SOIL TYPE	NA
SLOPES	SIDE GRADING PLAN
WIND	SOUTH PREVAILING
SETRACKS/FASUREMENTS	NA
MERCIDIAN DATUM	NA
SOIL PH	NA
LAWN AREA	66% OF TOTAL LANDSCAPE (3,338 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	NA
	AUTOMATED SYSTEM

LANDSCAPE DATA

TOTAL SITE AREA	197,321 SQ.FT.	4.5 ACRES
TOTAL LANDSCAPE AREA	54,218 SQ.FT.*	27% OF SITE
SHRUBS/GRASSES/FLS	50,938 SQ.FT.*	94%
LAWN AREA	3,338 SQ.FT.	6%
TERRESTRIAL SITE	NA	
	TOTAL BEDD - NA	PROVIDED = 93
	DECIDUOUS BEDD - NA	PROVIDED = 92
	EVERGREEN BEDD - NA	PROVIDED = 1
	SHRUBS BEDD - NA	PROVIDED = 333
	BIOTIGHT FOR PLANT BEDD - NA	
	BIOTIGHT TOP/CANT PROVIDED = 511 (23%)	
ADDITIONAL INFO	NA	
*PARKS/TPD (200 SF) NOT INCLUDED IN THIS CALCULATION		

LANDSCAPE NOTES:

- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS; 4" IN ALL LAWN AREAS. SEE SPECS FOR SOIL REQUIREMENTS.
- ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH A SMART CONTROLLER AND A RAINFREEZE SENSOR. SEE PLANS, SPECS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- LAWN TO BE BULLDOG PRO-BLEND TWCA CERTIFIED BULLDOG SOD FROM BULLDOG SOD IN LAYTON, UTAH AND BE IMPLEMENTED AS SOD- SEE SOD LAYING NOTES AND SPECS. FOR INSTALLMENT INSTRUCTIONS.
- ROCK MULCH TYPES TO BE 1" SIZE BILLE SMOKER CRUSHED ROCK AND 1" MINUS SALT AND PEPPER CRUSHED ROCK FROM GOT ROCKS, LLC IN LOGAN, UTAH OR AN OWNER APPROVED EQUAL. IMPLEMENT BOTH ROCK TYPES AT A 3" DEPTH OVER WEED BARRIER FABRIC.
- ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS. PLACED AT A UNIFORM DEPTH AND RASSED SMOOTH.
- SALT AND PEPPER BOULDERS TO BE 2" TO 4" IN SIZE. REFER TO DETAILS FOR PROPER INSTALLATION.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENCHING ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 30" ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREES ARE ESTABLISHED.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THEN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MAXIMUM PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE APPROPRIATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DECIDUOUS SHRUB LEGEND (WATER WISE PLANT)

SYMBOL		BOTANICAL NAME/COMMON NAME	QTY	SIZE	(WATER WISE PLANT)
		ARCTOSTAPHYLOS X COL 'CHIEFTAIN' CHIEFTAIN BEARBERRY MANGONITA*	33	5 GAL.	
		BUDDELEIA MONARCH TP2800* PRINCE CHARMING BUTTERFLY BUSH*	8	5 GAL.	
		BUDDELEIA X SMINDE* POSSYER AMETHEE BUTTERFLY BUSH*	38	5 GAL.	
		CORNUS SERICEA 'BAILADELINE' FIRE DANCE DOGWOOD*	8	5 GAL.	
		CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD*	16	5 GAL.	
		COTONASTER DAMMERI 'LOWFAST' LOWFAST SPRING COTONASTER*	51	5 GAL.	
		DIERVILLA SPLENDENS 'DZANSSLE* KODIAR ORANGE BUSH HONEYBUCKLE*	22	5 GAL.	
		PRUNUS BESSEYI 'P9015' PAWNEE BUTTES SAND CHERRY*	71	5 GAL.	
		RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	71	5 GAL.	
		RIBUS AROMATICA 'GRO-LOW' FRAGRANT SUMAC*	61	5 GAL.	
		ROSA WEKSCHNEERKOPPE SNOW PAVEMENT ROSE*	20	5 GAL.	
		SPIRAEA JAPONICA 'MINIPILOF' LITTLE SPARK SPIREA	77	5 GAL.	
		SYMPLOCARPUS X CHENAUULTII 'HANCOCK' HANCOCK CORAL BERRY*	30	5 GAL.	

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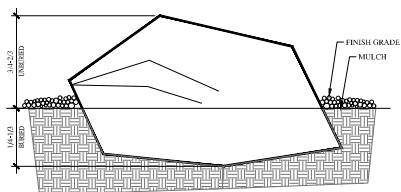
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

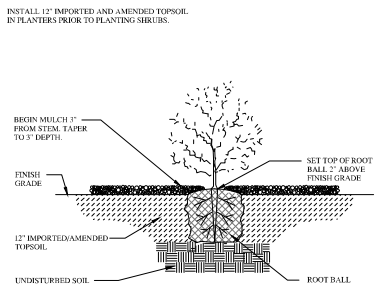
West Haven UT North Stake
Approved: 2/27/2024
Map Scale: 1"=200'
Date: 03/14/2024
Sheet: 50 of 54

Revised	By	Reason

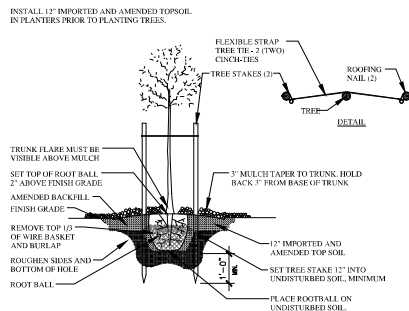
LANDSCAPE NOTES



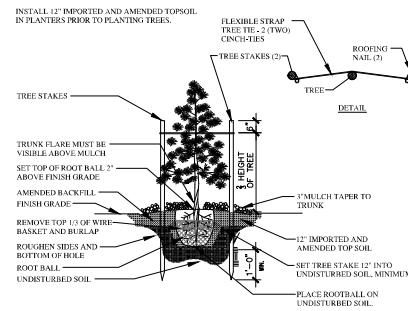
1 BOULDER PLACEMENT DETAIL SCALE: NTS



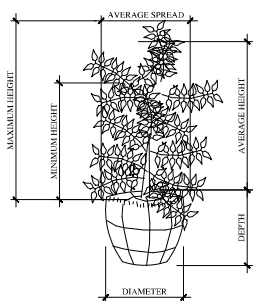
2 SHRUB PLANTING SCALE: NTS



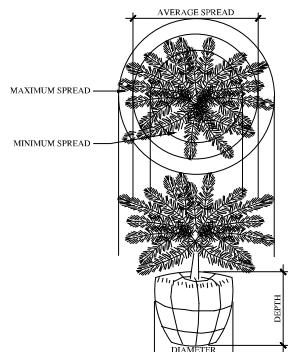
3 TREE PLANTING AND STAKING SCALE: NTS



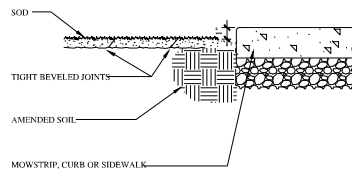
4 CONIFER PLANTING AND STAKING SCALE: NTS



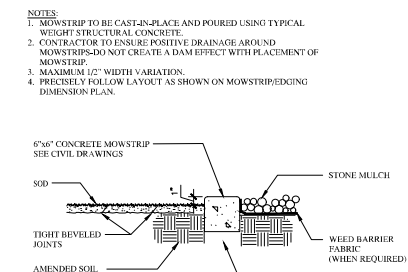
5 TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE PLANTS SCALE: NTS



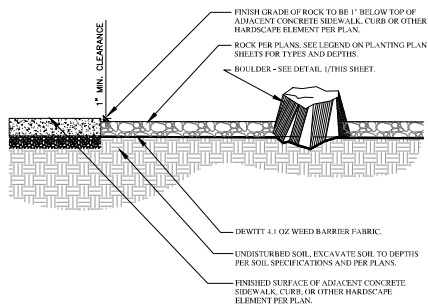
6 TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS SCALE: NTS



7 SOD INSTALLATION SCALE: NTS



8 CONCRETE MOWSTRIP SCALE: NTS



9 ROCK AND WEED BARRIER FABRIC WITH BOULDER SCALE: NTS

NOTES:
 1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR BOULDER WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
 2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
 3. KEEP TOP OF ROCK 1\"/>

WEED FABRIC NOTE:
 INSTALL 6\"/>

bm
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 www.bmarchitects.com
 Phone: 801.571.0010
 Fax: 801.571.0303
 Toll Free: 888.571.0210
 65 East Wadsworth Park Drive
 Suite 205 Draper, Utah 84020

#1
ASBESTOS
Removal
Winning
 4075 South Valley Parkway, Suite 100, Draper, UT 84020

In Site
DESIGN GROUP
 www.insitedesigngroup.com
 4075 South Valley Parkway, Suite 100, Draper, UT 84020

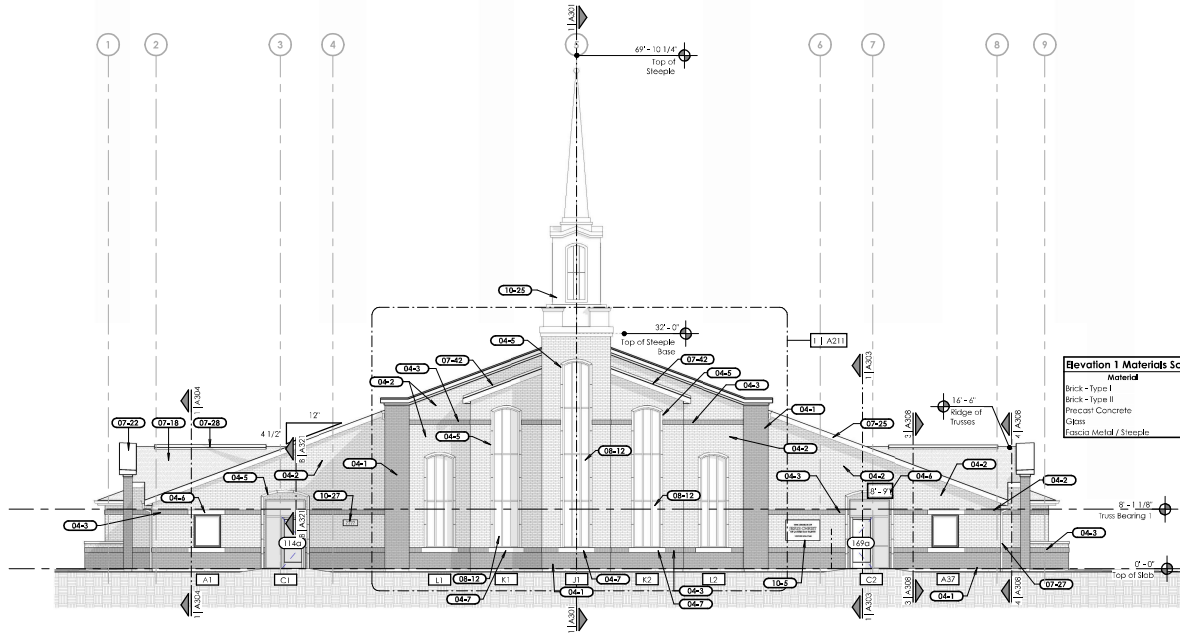
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
 Address: 2697 North 1700 West, West Haven, Utah 84081
 Site # 4 12345678 1112223333
 Count/Week 15000000
 Plan Entry 10/10/2014
 Owner 5019140

Revising Date and Revision Schedule	Revised By	Revised
10/10/2014	10/10/2014	10/10/2014

LANDSCAPE DETAILS

LS301



General Notes

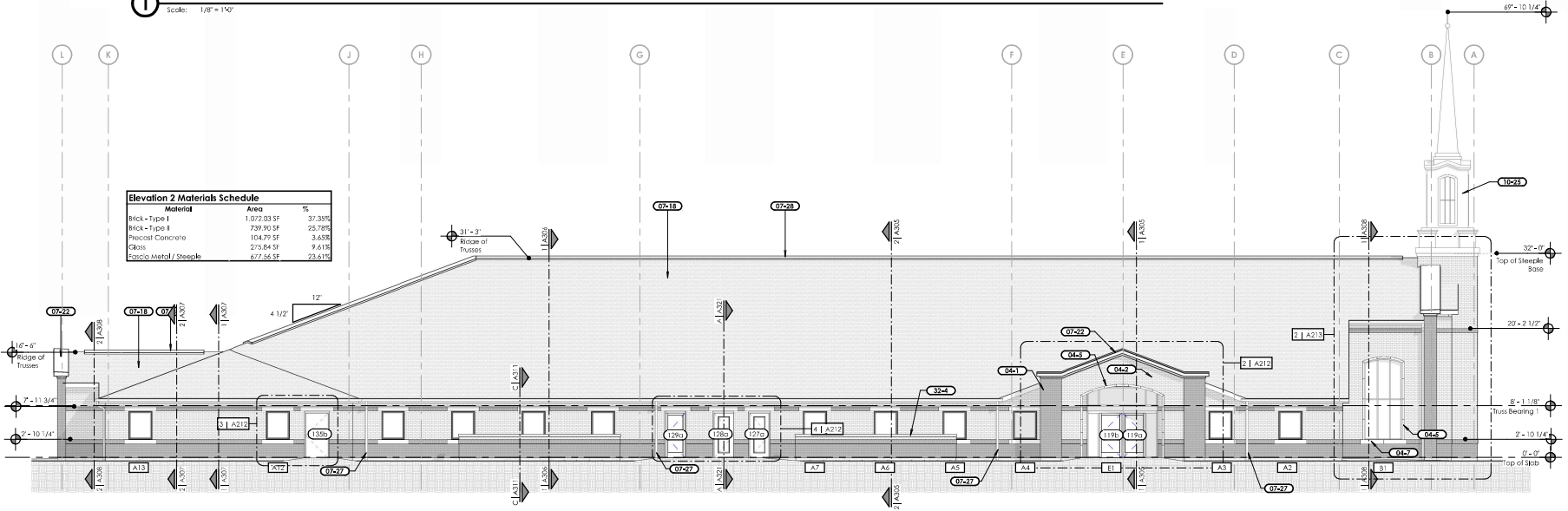
A. Install brick expansion joints at 30 feet o.c. minimum, and of inside corners of brick. Coordinate exact locations with the Architect prior to installation.

- Keyed Notes**
- 04-1 Brick veneer accent course. Brick Type #2.
 - 04-2 Brick veneer field course. Brick Type #1.
 - 04-3 Brick veneer soldier course. Brick Type #2. Install +1/2" from the face of the field brick.
 - 04-4 Precast concrete entry or window trim.
 - 04-5 Precast concrete window header.
 - 04-7 Precast concrete window sill.
 - 07-18 Asphalt single roofing over underlayment. Install secondary underlayment over the entire roof and down the front of the fascia.
 - 07-22 Parapet cap flashing assembly.
 - 07-23 Prefinished metal fascia.
 - 07-27 Prefinished metal downspout. Typical. See G/A522.
 - 07-28 Prefinished metal ridge vent. See A/A522.
 - 08-12 Prefinished metal counterflashing over slop flashing. See J/A521.
 - 08-12 Spandrel glass window. See window detail.
 - 10-5 Engaved stone sign panel. See C/A511.
 - 10-25 Prefinished aluminum steeple. See A-221.
 - 10-27 Engaved stone address sign. See D/A511.
 - 32-4 Mechanical enclosure wall. See C and D/C304.

Elevation 1 Materials Schedule

Material	Area	%
Brick - Type I	1,400.80 SF	51.54%
Brick - Type II	555.59 SF	20.32%
Precast Concrete	89.42 SF	3.27%
Glass	277.96 SF	10.17%
Fascia Metal / Steeple	401.74 SF	14.70%

1 Elevation
Scale: 1/8" = 1'-0"



Elevation 2 Materials Schedule

Material	Area	%
Brick - Type I	1,072.03 SF	37.33%
Brick - Type II	799.90 SF	26.78%
Precast Concrete	104.79 SF	3.63%
Glass	275.84 SF	9.61%
Fascia Metal / Steeple	477.36 SF	16.65%

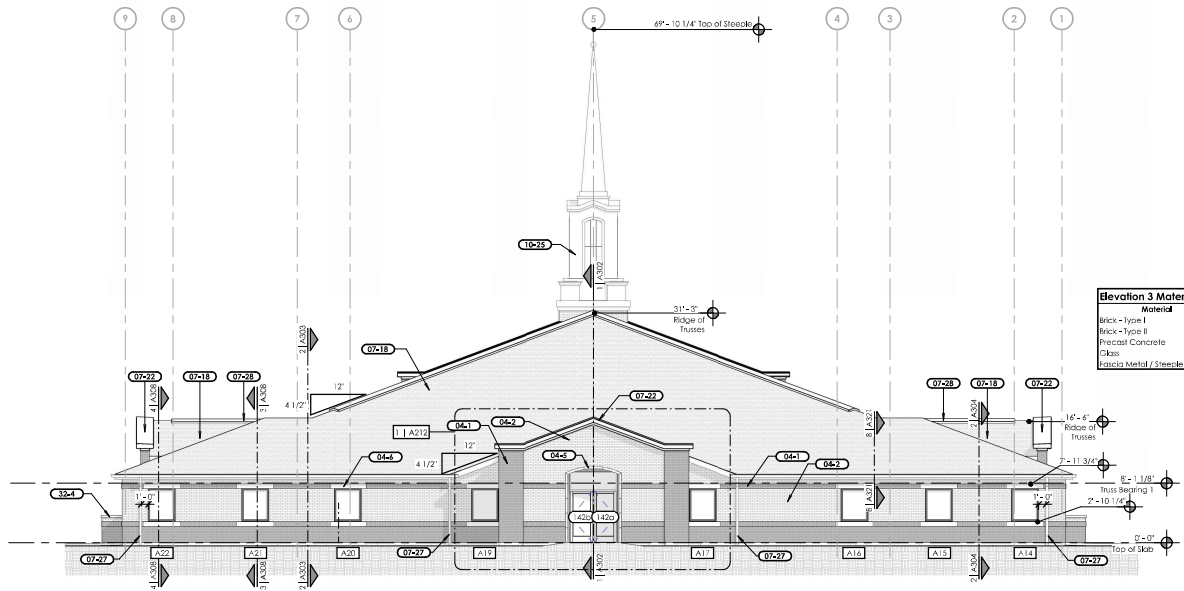
2 Elevation
Scale: 1/8" = 1'-0"

Revised Items and Revision Schedule

Item No.	Revised By	Revised Date	Revision Description
1	1111	2/27/2024	Initial Issue

Elevations

2/13/2024 4:29:37 PM



1 North Elevation
Scale: 1/8" = 1'-0"

General Notes

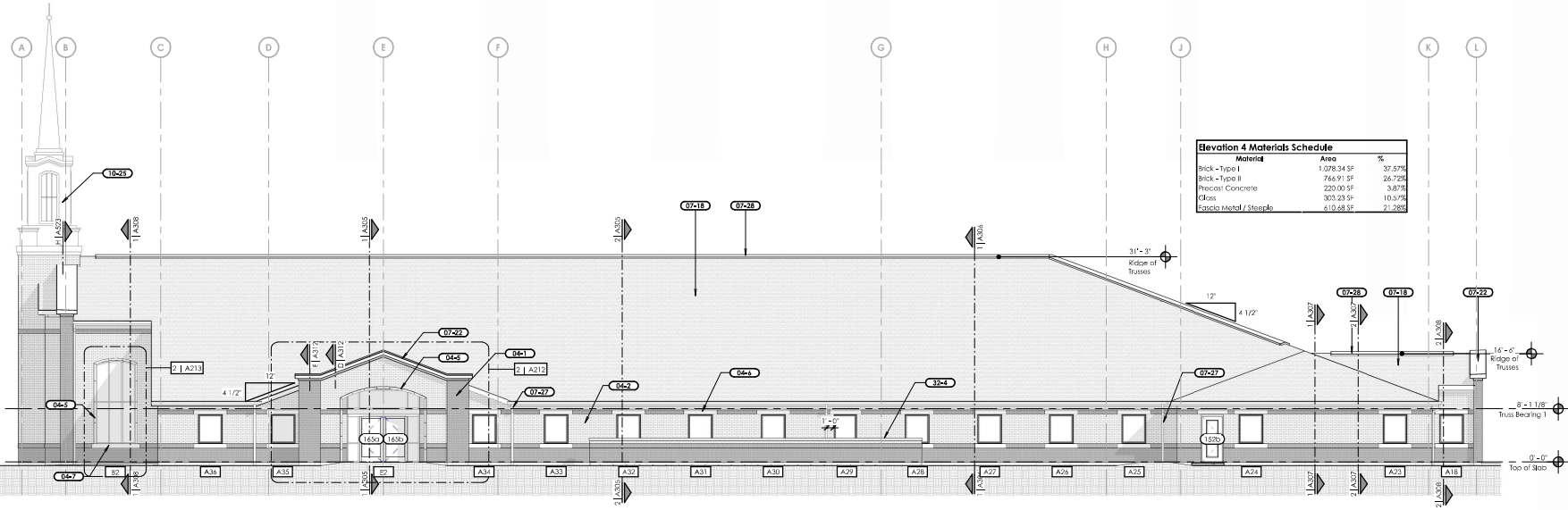
1. Install brick expansion joints at 30 feet o.c. minimum, and of inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

- 04-1 Brick veneer occant course. Brick type #2.
- 04-2 Brick veneer field course. Brick type #1.
- 04-3 Precast concrete entry or window trim.
- 04-4 Precast concrete window header.
- 04-7 Precast concrete window sill.
- 07-18 Asphalt shingle roofing over underlayment. Install secondary underlayment over the entire roof and down the foot of the fascia.
- 07-22 Parapet cap flashing assembly.
- 07-27 Prefinished metal downspout. Typical. See CA/S22.
- 07-28 Prefinished metal ridge vent. See AJ/S22.
- 10-23 Prefinished aluminum steeple. See A221.
- 33-4 Mechanical Enclosure Wall. See C and D/C304.

Elevation 3 Materials Schedule

Material	Area	%
Brick - Type I	654.23 SF	40.84%
Brick - Type II	429.83 SF	26.76%
Precast Concrete	39.78 SF	2.48%
Clink	97.36 SF	6.04%
Exterior Metal / Steeple	382.85 SF	23.84%



2 East Elevation
Scale: 1/8" = 1'-0"

Elevation 4 Materials Schedule

Material	Area	%
Brick - Type I	1,095.34 SF	37.57%
Brick - Type II	766.91 SF	26.72%
Precast Concrete	220.00 SF	7.38%
Clink	303.23 SF	10.37%
Exterior Metal / Steeple	610.68 SF	21.38%



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
 Architect: 2025 West Haven, Utah
 412044th + 12048th
 Date: 9 Jan 2024
 Check: 15900422
 Plan Scale: 1/8" = 1'-0"
 Section Scale: 1/8" = 1'-0"
 Owner: 2024
 Designer: 2024

Drawing Title and Revision Schedule

No.	Date	Description
1	12/10/2023	2023 0101 Rev. 01
2	12/10/2023	2023 0101 Rev. 02
3	12/10/2023	2023 0101 Rev. 03
4	12/10/2023	2023 0101 Rev. 04
5	12/10/2023	2023 0101 Rev. 05
6	12/10/2023	2023 0101 Rev. 06
7	12/10/2023	2023 0101 Rev. 07
8	12/10/2023	2023 0101 Rev. 08
9	12/10/2023	2023 0101 Rev. 09
10	12/10/2023	2023 0101 Rev. 10
11	12/10/2023	2023 0101 Rev. 11
12	12/10/2023	2023 0101 Rev. 12
13	12/10/2023	2023 0101 Rev. 13
14	12/10/2023	2023 0101 Rev. 14
15	12/10/2023	2023 0101 Rev. 15
16	12/10/2023	2023 0101 Rev. 16
17	12/10/2023	2023 0101 Rev. 17
18	12/10/2023	2023 0101 Rev. 18
19	12/10/2023	2023 0101 Rev. 19
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25	12/10/2023	2023 0101 Rev. 25
26	12/10/2023	2023 0101 Rev. 26
27	12/10/2023	2023 0101 Rev. 27
28	12/10/2023	2023 0101 Rev. 28
29	12/10/2023	2023 0101 Rev. 29
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31	12/10/2023	2023 0101 Rev. 31
32	12/10/2023	2023 0101 Rev. 32
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97	12/10/2023	2023 0101 Rev. 97
98	12/10/2023	2023 0101 Rev. 98
99	12/10/2023	2023 0101 Rev. 99
100	12/10/2023	2023 0101 Rev. 100

Elevations

A202



3/15/2025, 9:53:31 AM

bd
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Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 202 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
Address: 3057 North 2700 West West Haven, Utah
41292445-1 1234567
Date: 9 Jan 2025
Count: 1,000,000
Owner: 50241942
Plan Scale: Heritage 24
Book: 2304

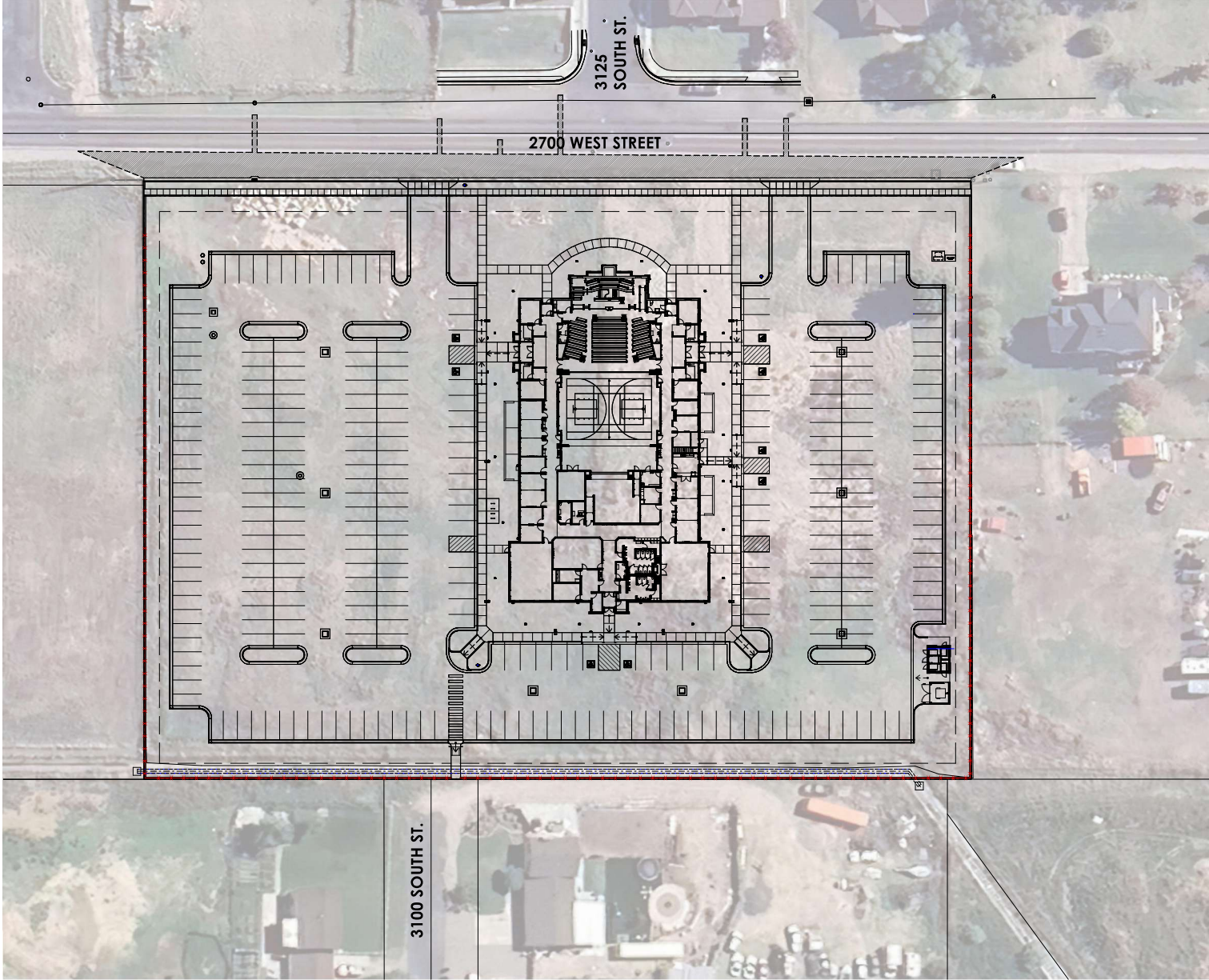
Revised Date and Revision Schedule

Revised Date	Revised By	Revision
12 Nov 2023	BD	Initial Review

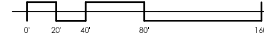
Exterior Perspectives

A901

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1 Site Vicinity Plan
Scale: 1" = 32'-0"



1b1
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Toll Free 888.571.0210
45 East Wadsworth Park Drive
Suite 200 Draper, Utah 84020



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OF LATTER-DAY SAINTS

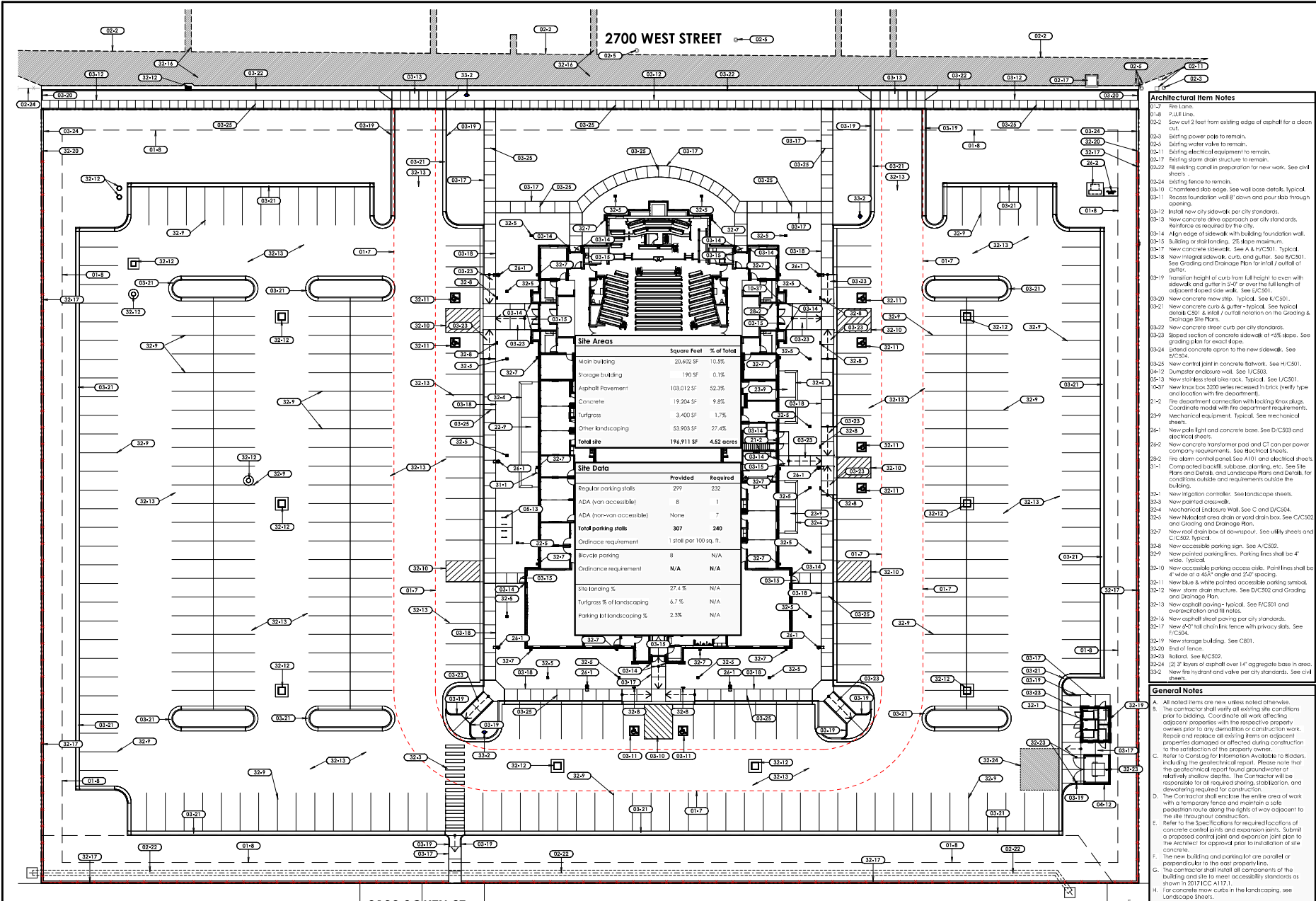
West Haven UT North Stake
Address: 3027 South 2720 West, West Haven, Utah
41,209,415 - 12,048,574
Map #: 2304
Date: 9 Jan 2024
County Record: 150216027
Plan Book: 30241642
Owner: 30241642

Revised Date and Revision Schedule

Rev. No.	Date	Description
1	12 Nov 2023	City, State, ZIP, Review

Site - Vicinity Plan

C103

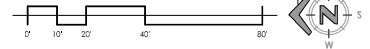


2700 WEST STREET

3100 SOUTH ST.

1 Site Architectural Plan

Scale: 1" = 20'-0"



Architectural Item Notes

- 01-7 P.U.E. Line.
- 02-2 Saw cut 2 feet from existing edge of asphalt for a clean cut.
- 02-3 Existing power code to remain.
- 02-4 Existing water valve to remain.
- 02-5 Existing electrical equipment to remain.
- 02-6 Existing storm drain structure to remain.
- 02-22 Fill existing canal in preparation for new work. See civil sheets.
- 02-24 Existing fence to remain.
- 03-10 3" minimum slab edge. See wall base details. Typical.
- 03-11 Precast foundation wall 8" cover on pour slab through opening.
- 03-2 Install new city sidewalk per city standards.
- 03-3 New concrete drive approach per city standards. Reinforce as required by the city.
- 03-4 Align edge of sidewalk with building foundation wall.
- 03-5 Building or stair landing. 2% slope maximum.
- 03-17 New concrete sidewalk. See A & H/C501. Typical.
- 03-18 New integral sidewalk, curbs and gutters. See R/C501. See Grading and Drainage Plan for curb & gutter of gutter.
- 03-19 Transition height of curbs from full height to even with sidewalk and gutter is 2" or over the full length of adjacent poured side walk. See U/C501.
- 03-20 New concrete new step. Typical. See K/C501.
- 03-21 New concrete curb & gutter - typical. See typical detail C501 and note U/C501 on the Grading and Drainage Site Plans.
- 03-22 New concrete street curb per city standards.
- 03-23 Sloped section of concrete sidewalk at 4% slope. See grading plan for exact slope.
- 03-24 Extend concrete apron to the new sidewalk. See U/C504.
- 03-25 New control joint in concrete flatwork. See H/C501.
- 03-26 Dumpster enclosure wall. See I/C503.
- 03-27 New stainless steel one rack. Typical. See U/C501.
- 03-28 New knee low 3200 series recessed in back, evenly type and location with the department.
- 2-12 The department connection with backing fins along. Coordinate model with fire department requirements.
- 23-9 Mechanical equipment. Typical. See mechanical sheets.
- 24-1 New pole light and concrete base. See D/C503 and electrical sheets.
- 24-2 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
- 25-2 The alarm control panel See A101 and electrical sheets. Compressed backfill, subgrade, grading, etc. See Site Plans and Detail, and Landscape Plans and Detail, for conditions outside and requirements outside the building.
- 32-1 New irrigation controller. See landscape sheets.
- 32-3 New painted enclosure. See C and D/C504.
- 32-5 Mechanical Enclosure Wall. See C and D/C504.
- 32-6 New Nykolast area drain or yard drain box. See C/C502 and Grading and Drainage Plan.
- 32-7 New roof drain box of downspout. See utility sheets and C/C502. Typical.
- 32-8 New accessible parking sign. See A/C502.
- 32-9 New painted parking lines. Parking lines shall be 4" wide. Typical.
- 32-10 New accessible parking access aisle. Paint lines shall be 4" wide at a 45° angle and 24" spacing.
- 32-11 New blue & white painted accessible parking symbol.
- 32-12 New storm drain structure. See D/C502 and Grading and Drainage Plan.
- 32-13 New asphalt base - typical. See F/C501 and Overexcavation and fill notes.
- 32-14 New asphalt street paving per city standards.
- 32-17 New 2" tall chainlink fence with privacy slats. See F/C504.
- 32-19 New storage building. See C601.
- 32-20 End of fence.
- 32-23 Ballast. See R/C502.
- 32-24 (2) 3" layers of asphalt over 14" aggregate base in area.
- 32-25 New fire hydrant and valve per city standards. See civil sheets.

General Notes

- A. All noted items are new unless noted otherwise.
- B. The contractor shall verify all existing site conditions prior to building. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
- C. Refer to ContLog for Information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater or relatively shallow debris. The Contractor will be responsible for all required grouting, stabilization, and dewatering required for construction.
- D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
- E. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
- F. The new building and parking lot are parallel or perpendicular to the existing parking, stabilization, and dewatering required for construction.
- G. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
- H. For concrete new curbs in the landscaping, see Landscape Sheets.

Site Areas		
	Square Feet	% of Total
Main building	20,602 SF	10.5%
Storage building	190 SF	0.1%
Asphalt Pavement	103,012 SF	52.3%
Concrete	19,204 SF	9.8%
Turfgrass	3,400 SF	1.7%
Other landscaping	53,903 SF	27.4%
Total site	194,911 SF	4.52 acres

Site Data		
	Provided	Required
Regular parking stalls	299	232
ADA (non accessible)	8	1
ADA (non/non accessible)	None	7
Total parking stalls	307	240
Ordinance requirement	1 stall per 100 sq. ft.	
Bicycle parking	8	N/A
Ordinance requirement	N/A	N/A
Site landscaping %	27.4%	N/A
Turfgrass % of landscaping	6.7%	N/A
Parking lot landscaping %	2.3%	N/A

www.101architects.com
 Phone 801.571.0010
 Fax 801.571.0033
 Toll Free 888.571.0010
 45 East Wadsworth Park Drive
 Suite 200, Draper, Utah 84020

THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

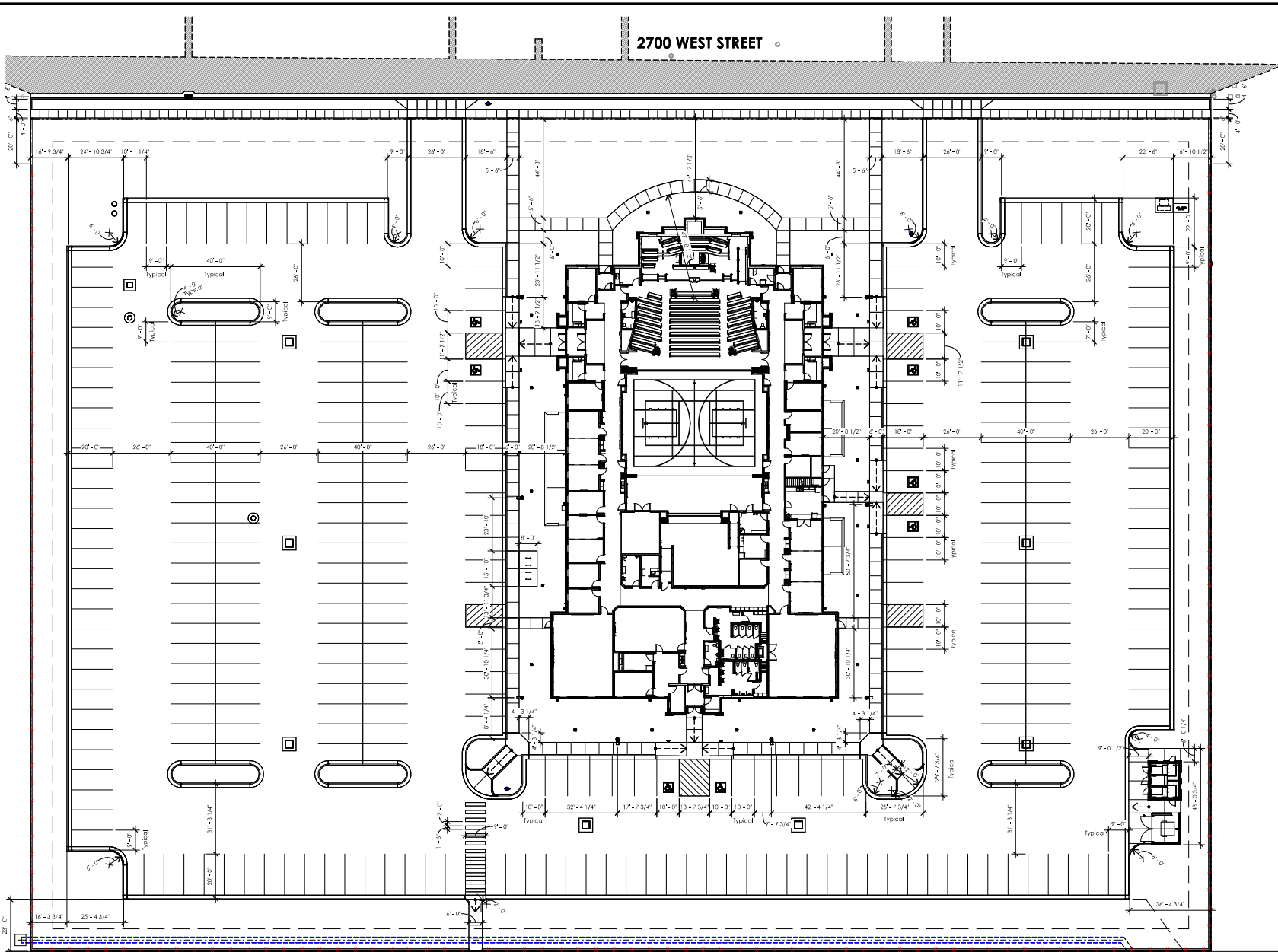
West Haven UT North Stake
 Address: 807 S. 2700 West, West Haven, Utah
 41202446-1 2242597
 Owner: James Christ
 Plan Scale: 1/8" = 1'-0"
 Date: 12/20/2024
 Sheet: 2504/24
 Project: Heritage 24

Project Name and Revision Schedule:
 12/20/2024: 2700 West, Draper, UT
 12/20/2024: 2700 West, Draper, UT

Site Architectural Plan

C111

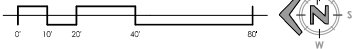
Drawing: 2/15/2024, 4:33:33 PM



1 Site Dimension Plan
Scale: 1" = 20'-0"

3100 SOUTH ST.

2700 WEST STREET



1b1 ARCHITECTS
www.1b1architects.com
Phone: 801.571.0010
Fax: 801.571.0033
Toll Free: 888.571.0010
45 East Wadsworth Park Drive
Suite 200, Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
Address: 3027 South 2700 West, West Haven, Utah
City: 412094641 - 12048354
County Record: 150976027
Map Index: 2024-1942
Date: 9 Jan 2024
SIP #: 2304

Drawing Date and Revision Schedule	
1	12/27/2023 City/State/ZIP Review

Site Dimension Plan

C112

West Haven Improvement Drawing Review

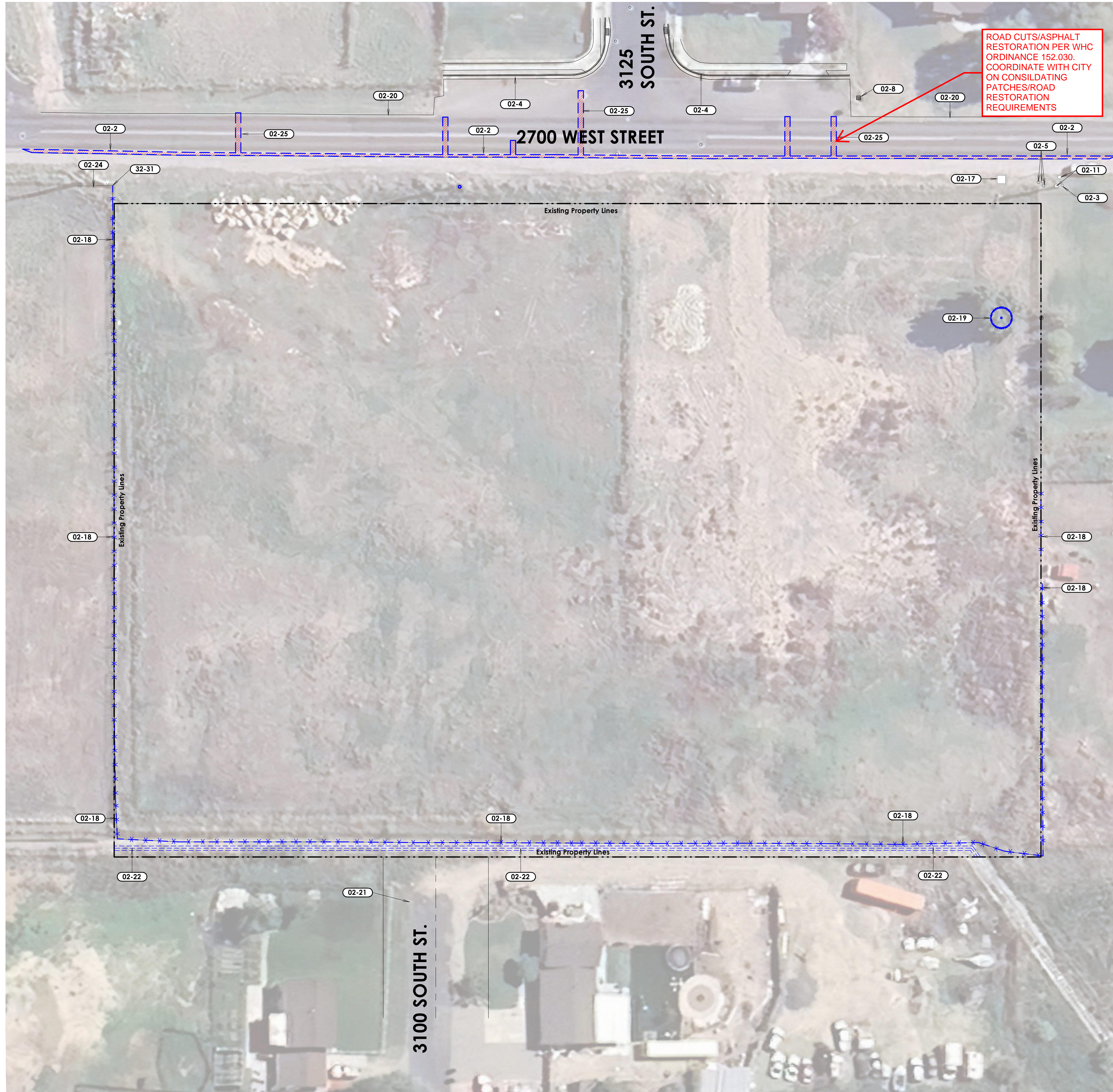


Project	West Haven, UT North Stake
Review Cycle	1 (comments that are struck through are resolved)
Date:	May 5, 2026

Code Reference	City Department	City Comment	Applicant Response
§157.731(C)(1)	Planning	<p>Provide a Signage Plan for review.</p> <p>The application packet is incomplete, and preliminary approval cannot be granted without review of this document. Note that the review of this document may be subject to additional corrections.</p>	
§157.731(C)(1)	Planning	<p>Provide an Outdoor Lighting Plan for review.</p> <p>The application packet is incomplete, and preliminary approval cannot be granted without review of this document. Note that the review of this document may be subject to additional corrections.</p>	
§157.631(C)(1)(e)	Planning	<p>Provide a table showing the number of parking spaces required, the number provided, and the number of ADA parking stalls. The minimum parking</p>	

		standard for the use is 1 space per every 100 square feet of gross floor area.	
§157.988(A)	Planning	<p>The proposed tree amount is inadequate. 93 are provided, whereas 135 are required.</p> <p>Unless a written statement is provided by the secondary water service provider stating that the City's minimum planting requirement (<i>one tree for every 400 square feet of landscaped area and one shrub for every 200 square feet of landscaped area</i>) cannot be met, the standard for tree plantings remains enforceable.</p>	
IBC	Building	There shall be a complete geotechnical study completed on the site. The number of borings/test pits shall be determined by the geotechnical engineer. A copy of the study shall be provided to the city.	
IBC	Building	Provide plan details for the signage for the accessible parking areas.	
IFC	Fire	Please call 801-782-3580 to pay the site plan review fee.	
§32.09(D)(1)(a)	Engineering/Public Works	See the attached set of redlined drawings.	

*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.



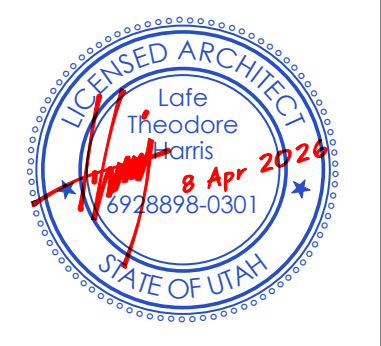
1 Site Demolition Plan
Scale: 1" = 30'-0"

- General Notes**
- All noted items are new unless noted otherwise.
 - The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
 - Refer to Constlog for information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater at relatively shallow depths. The Contractor will be responsible for all required shoring, stabilization, and dewatering required for construction.
 - The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
 - Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
 - The new building and parking lot are parallel or perpendicular to the east property line.
 - The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
 - For concrete mow curbs in the landscaping, see Landscape Sheets.

- Architectural Item Notes**
- Saw cut 2 feet from existing edge of asphalt for a clean cut.
 - Existing power pole to remain.
 - Existing street curb and gutter to remain.
 - Existing water valve to remain.
 - Existing irrigation equipment to be removed. Coordinate with irrigation company.
 - Existing fire hydrant to remain.
 - Existing electrical equipment to remain.
 - Existing storm drain structure to remain.
 - Existing Fence to be removed.
 - Existing tree to be removed.
 - Existing edge of asphalt.
 - Existing street paving to remain. See site survey.
 - Fill existing canal in preparation for new work. See civil sheets.
 - Existing fence to remain.
 - Saw cut existing asphalt for utility work.
 - Modify end of existing fence.



www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

West Haven UT North Stake
Approx. 3057 South 2700 West, West Haven, Utah
41,209649, -112,045576
BHD #: 2504
County Parcel: 130930027
Plan Series: Heritage 24
Owner #: 502-1942
Date: 9 Jan 2026

Drawing Issue and Revision Schedule

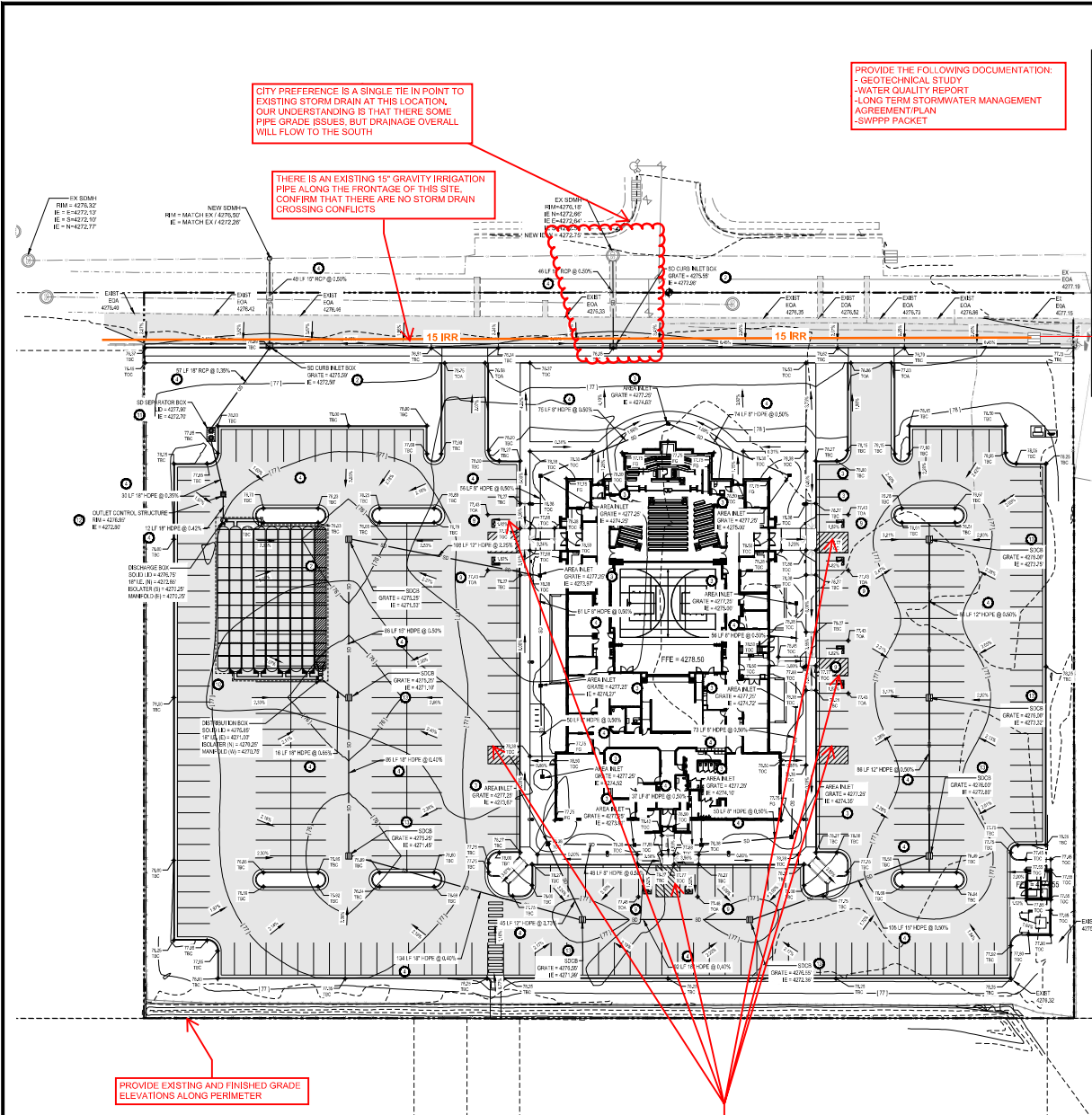
#	Date	Description
1	8 Apr 2026	City Site Plan Review

Site Demolition Plan

C102

Grading, Elevation and Section Schedule

1	EXISTING
2	FINISHED
3	CONCRETE
4	ASPHALT
5	GRAVEL
6	GRAVEL
7	GRAVEL
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99	GRAVEL
100	GRAVEL



CITY PREFERENCE IS A SINGLE TIE IN POINT TO EXISTING STORM DRAIN AT THIS LOCATION. OUR UNDERSTANDING IS THAT THERE SOME PIPE GRADE ISSUES, BUT DRAINAGE OVERALL WILL FLOW TO THE SOUTH

THERE IS AN EXISTING 16" GRAVITY IRRIGATION PIPE ALONG THE FRONTAGE OF THIS SITE. CONFIRM THAT THERE ARE NO STORM DRAIN CROSSING CONFLICTS

PROVIDE THE FOLLOWING DOCUMENTATION:
- GEOTECHNICAL STUDY
- WATER QUALITY REPORT
- LONG TERM STORMWATER MANAGEMENT AGREEMENT/PLAN
- SWPPP PACKET

PROPOSED CALCULATION SHEET

Design Philosophy: The storm water runoff from the project site will sheet flow to various catch basins designed across the site where it will be collected and then conveyed by underground pipes to an underground storage system to be designed and can be released at the site.

Area Description	Runoff Coefficient	Area (sq ft)	Q (cfs)
Paved	0.85	134,774	11.44
Roof Area	0.85	24,012	2.03
Landscaped	0.15	12,368	1.71
Total	0.75	216,954	15.18

100 Year 24 Hour Storm: 1.58 cfs

Subsurface Storage Provided:

Location	Volume (cu ft)
Underground Storage	19,800
Retention Pond	19,800
Total	39,600

Outlet Location: The outlet is designed using the following data:

Parameter	Value
Design Velocity	5.0 ft/s
Design Discharge	15.18 cfs
Design Depth	1.20 ft
Design Slope	0.01

GENERAL NOTES:
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STORMWATER MANAGEMENT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE UPDATED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STORMWATER MANAGEMENT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE UPDATED AS NECESSARY.

- KEYED NOTES:**
- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
 - STORM DRAIN CURB INLET BOX WITH HEAVY DUTY BICYCLE SAFETY GRATE, PER DETAIL, SEE SHEET 021.
 - STORM DRAIN PIPES, SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. SEE PLAN PLANS NO. 01 & 02 FOR TRENCH DETAILS.
 - ROOF DRAIN DOWNSPOUT LOCATION DOWNSPOUT TO BE PER DETAIL SHEETS.
 - PIPE FROM ROOF DRAIN CONNECTS TO SLOPE PIPE AT LOCAL MINIMUM FROM CONNECTION.
 - MINIMUM 2% OF CURB TO SIDEWALK BEHIND CURB. SEE DETAIL SHEETS.
 - LANDSCAPE AREAS TO HAVE 2% MINIMUM SLOPE AWAY FROM BUILDING.
 - PAVING STALL, TOP OF ASPHALT SPOT GRADINGS ARE TO BE STAINED TO ENSURE SLOPE WITHIN PAVING STALL REMAINS UNDER 2% MAX. SLOPE.
 - STORMWATER STORAGE CHAMBERS OR EQUIVALENT SYSTEM PROVIDED PRIOR TO BEING INSTALLED. AS SHOWN ON PLAN SHALL PROVIDED BY THE CONTRACTOR. STORMWATER STORAGE CHAMBERS SHALL BE 18" MIN. CLEARANCE FROM TOP OF CHAMBER TO THE TOP OF THE SYSTEM. ALL CHAMBERS SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STORMWATER MANAGEMENT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE UPDATED AS NECESSARY.
 - STORM DRAIN SUBSTATION BOX.
 - 4" x 4" OUTLET CONTROL STRUCTURE WITH OVERFLOW OVERFLOW DETAIL ON SHEET 023 AND DETENTION CALCULATIONS, OVERFLOW DETAIL SEE SHEET 021.
 - 4" x 3" STORM DRAIN CATCH-BASIN WITH HEAVY DUTY BICYCLE SAFETY GRATE, PER DETAIL, SEE SHEET 021.

STORM WATER / L.I.D. NOTES:
ACCEPT STATE REQUIREMENTS FOR THE DIVISION OF WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STORMWATER MANAGEMENT PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE UPDATED AS NECESSARY.

PROVIDE GEOTECHNICAL REPORT-ENSURE THAT ANY RETAINED WATER WILL INFILTRATE WITHIN 72 HOURS, AND THE BOTTOM OF THE SYSTEM IS A MINIMUM OF 2 FT. ABOVE GROUNDWATER

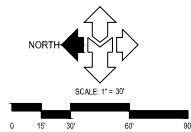
PROVIDE EXISTING AND FINISHED GRADE ELEVATIONS ALONG PERIMETER

INCLUDE CROSS-SLOPE LABELS IN ADA PARKING AREAS

Blue Stakes of UTAH811
NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

PROVIDE A PHOTOMETRIC SITE PLAN CONFIRMING NO LIGHT SPILLAGE TO NEIGHBORING PROPERTIES

PROVIDE WILL SERVE LETTERS FROM ALL UTILITY SERVICE PROVIDERS



GENERAL NOTES:
 CONTRACTOR TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
 ALL NEW WORK CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPAL STANDARDS & SPECIFICATIONS.
 ALL NEW EXISTING CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPAL STANDARDS & SPECIFICATIONS.
 CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND VERIFY ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
 FOUR FEET OF COVERS REQUIRED OVER ALL SEWER LINES.
 MAINTAIN A MINIMUM OF 18 INCHES OF COVER ON ALL WATER LINES.
 CONTRACTORS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICES TO BUILDING WITH CENTURY LINK, P-CO, CROWT, PE WOODS, BROADBAND, AND PROVIDE WELLS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE AIDS AND LOCATION WITH CENTURY LINK.
 CONTRACTORS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH LOCAL ENERGY FOR CONTRACTOR LINES OF WORK VERSUS DOMINION ENERGY LIMITS.
 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTORS TO VERIFY CONSTRUCTION POINTS WITH EXISTING UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
 UTILITY ALERT PHONE NUMBERS:
 WATER: BONA VISTA WATER DISTRICT
 SEWER: WEST HAVEN CITY
 NATURAL GAS: SERRANO GAS UTIL
 ELECTRICAL POWER: ROCKY MOUNTAIN POWER/COGEN
 TELEPHONE: CENTURY LINK

KEYED NOTES:
 PROVIDE ALL NOTES AND CONTRACT THE FOLLOWING FOR THE SPECIFYING OWNER OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
 1. CONNECT NEW 1/2" POLYETHYLENE WATER SERVICE LINE TO WATER MAIN PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1.
 2. 1/2" POLYETHYLENE WATER SERVICE LINE, 18' LGS. MINIMUM 18' IN POLYMER ALL FITTINGS, CLEANOUTS AT 10' FOOT MAXIMUM SPACING PER WEST HAVEN CITY DETAIL 'H' SHEET 'C2'.
 3. 1/2" POLYETHYLENE WATER SERVICE LINE FOR USE IN CLEARING HEADROOMS WITHIN THE BUILDING FROM OUTSIDE.
 4. 1/2" CLASS B PIPE LINE SHOWN IN BONA APPROVED POLYETHYLENE ENHANCEMENT POLYMER PLAN, INCLUDING ALL FITTINGS AND THRUST BLOCKING, SEE APWA PLAN NO. 951 FOR THRUST BLOCKING.
 5. 1/2" WATER SERVICE METER SET, PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1, SHEET 'C2'.
 6. 1/2" POLYETHYLENE WATER SERVICE LINE, PER BONA VISTA IMPROVEMENT DISTRICT DETAIL B-V-1.
 7. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SEE DESIGN AND INSTALLATION OF CONSTRUCTION WITH OTHER CONSTRUCTION.
 8. APPROXIMATE LOCATION OF NEW NATURAL GAS SERVICE CONTRACTOR TO COORDINATE SEE DESIGN AND INSTALLATION WITH DOMINION ENERGY AND APPROVED MANUAL PLANS.
 9. REFER BACK AREA LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
 10. INSTALL NEW FIRE HYDRANT PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 11. IF BUILT PVC CURB ORT WATER LINE FOR FIRE LINE LOOP, INCLUDING ALL FITTINGS AND THRUST BLOCKING, SEE APWA PLAN NO. 951 FOR THRUST BLOCKING.
 12. CONNECT NEW 1/2" BLUE PVC CURB ORT WATER LINE TO EXISTING 1/2" WATER MAIN LINE, PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 13. INSTALL 1/2" 1/2" STOP AND WASTE FOR IRRIGATION, CONNECT TO NEW CULINARY WATER LATERAL PER BONA VISTA IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS, SEE LANDSCAPE PLANS 'C-1' THRU 'C-4'.

ENSURE THAT BONA VISTA WILL PROVIDE WATER FOR IRRIGATION PURPOSES-ADDITIONAL RESTRICTIONS MAY BE IN PLACE DUE TO LOW WATER SUPPLY

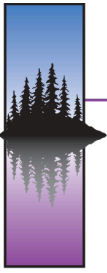
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

West Haven UT North Stake
 Address: 8075 East Park Drive West Haven, Utah
 Phone: 411.724.4141 FAX: 411.724.4329
 Website: www.westhavenstake.org
 County: Pariahs Co.
 Map Sheet: 2417
 Date: 9-Jan-2024
 Owner: 5024-19-02
 Plan Series: Irrigation 24

Revising Name	date	Revision

Site Utility Plan

C151



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 EAST HIGHWAY 193 • LAYTON, UTAH • PHONE (801)771-1677 • SLC (801) 359-4494 • FAX (801) 544-0103

March 27, 2026

BHD Architects
Attention: Lafe Harris
65 E Wadsworth Park Drive Suite 205
Draper, UT 84020

RE: Will Serve Letter, THIS IS NOT A FORMAL REVIEW OR APPROVAL LETTER – ADDITIONAL SUBMITTALS REQUIRED.

Dear Lafe Harris:

The District has reviewed the proposed subdivided property located at 3156 S 2700 W, West Haven, UT 84401. The District currently has a water allocation of 5.0 Acre Feet for your parcel of 4.53 acres. The District will serve secondary water to a new portion of the subdivided property provided the following requirements are met:

1. The construction plans are submitted to the District with an application for secondary water and review fee paid. Review comments need to be addressed accordingly during review and approval process.
2. The water development, annual assessment, bonding, and inspection fees are paid once an official review has been completed.
3. The new secondary system for these subdivisions will be installed to the District's standards and specifications. All new development lots shall comply with WBWCD current conservation policy and the following note shall be placed on the plat. *“Secondary water has been allocated to this parcel based on a planned Landscape Area of 1.25 acres and that no more than 15% of the Landscape Area is planted in turf and the remaining Landscape Area is planted in low water use plants or xeriscaping. Turf is not permitted in park strips, parking barriers, or areas less than 8 feet in width. Larger total landscape areas, higher percentage turf 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.”*

If you have any questions, please contact Nathan Page of our office.

Sincerely,

Brad D. Nelson, P.E..

Assistant General Manager/CTO

BDN/NP/SM

Scott W. Paxman, PE
General Manager/CEO

Board of Trustees:

Angie Osguthorpe
Chair
Weber County

Jared A. Andersen
Morgan County

Mark D. Anderson
Davis County

Kym O. Buttschardt
Weber County

Randy B. Elliott
Davis County

Gage Froerer
Weber County

Scott K. Jenkins
Weber County

Christopher F. Robinson
Summit County

Paul C. Summers
Davis County



West Haven Special Service District
4150 S 3900 W
West Haven, UT 84401
(801) 731-5819
Fax (801) 731-1002

BOARD MEMBERS

DALE ALLEN, CHAIRMAN
JAMES JENSON, VICE CHAIRMAN AND PLANNING COMMISSION
CLARENCE KELLEY
ALISHA MARIGONI
NATE MORSE
ROBERT VANDERWOOD, MAYOR
RYAN SWAPP, COUNCIL MEMBER

DISTRICT STAFF

CHARIS SULLY, DISTRICT RECORDER
ED MIGNONE, PE, DISTRICT ENGINEER
JOHN WALLACE, DISTRICT SUPERINTENDENT

February 18, 2026

Re: Will Serve - Sanitary Sewer Services
3141 S 2700 W
Parcel # 150930046

To Whom It May Concern,

The West Haven Special Service District (WHSSD) will provide the specified property with sanitary sewer services, contingent on approved plans by the district.

It is prohibited to have any illicit connections or discharge form, including, but not limited to, sump pumps, land drains, surface drains, or roof leaders to the District's sewer system.

Prior to receiving a building permit, the WHSSD must receive payment for the required sanitary sewer impact fee. The WHSSD is also responsible for performing a lateral inspection for each individual sewer connection before issuing a final Certificate of Occupancy (CO). It is the responsibility of the applicant to get in touch with the West Haven Building Department to schedule an inspection.

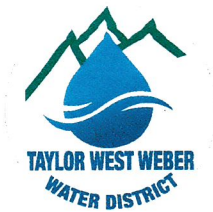
The Applicant will have ownership/maintenance responsibilities of the on-site sanitary sewer collection system and service lateral, up to its point of connection to the district's main line.

It is your responsibility to sign up for services once the building is complete and to ensure that utility service fees are paid monthly.

Please call if you have any questions

Sincerely,
The West Haven Special Service District

Charis Sully
WHSSD Recorder



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

February 20, 2026

West Haven City
4150 South 3900 West
West Haven, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for **1-lot at 3057 South 2700 West, West Haven** means of a 12" water line on 2700 W.. Plan review fees and water rights and impact fees must be paid for Final Will Serve. The project must use Weber Basin Irrigation as their source of secondary water. A plan review must be completed for final acceptance. Construction of the water line must meet Taylor West Weber Water standards. The water service must be installed by a licensed contractor upon approval from the District. All installation of the water lines and the service must be inspected by a Taylor West Weber Water inspector.

Requirements:

- Plan review fee= \$200 per lot= **\$200**
- Plan approval
- Water Right Impact fee=**\$7,842.00** per lot
- Board approval
- Will serve letter from Weber Basin Water.
- Impact fees= 1 1/2" meter impact fee **\$25,023.00**
- Connection fee= **\$2,700** the district will install the meter. This includes the cost of the meter.
- Installation of the water line and services. The District will need to be notified prior to working on the water lines. Taylor West Weber standards must be followed in all installation procedures. Details and Standards are available online @ taylorwestweberwater.com
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL MUST NOT BE ISSUED UNTIL FINAL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. Final approval is subject to meeting all the requirements of the district and all fees being paid and received. This letter expires six months from the date it is issued.

Expires 8/20/2026

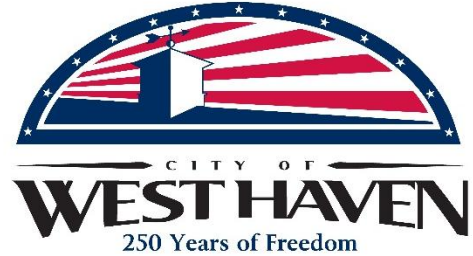
Thank you,

Ryan Rogers – Manager
Taylor West Weber Water Improvement District

Planning Commission Staff Review Memo

May 13, 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.

Rob Sant of Urban and Main Consulting will lead a workshop with the Planning Commission to review key elements of the proposed plan.

The proposed plan, under Utah law, is treated as part of the General Plan and would need to be adopted through the same process, including notice and a public hearing. The Planning Commission is the recommendation body on the proposal, while the City Council would be the final approval body.

II. RECOMMENDED ACTION

Provide feedback or ask any questions to the staff during the discussion and workshop on the plan. Discuss and recommend any changes prior to the public hearing.



2026



Economic Development Strategic Plan

Prepared By :



URBAN & MAIN
CONSULTING

Acknowledgments

Urban & Main Consulting, LLC would like to thank the following participants who contributed to the planning process.

West Haven Economic Development Strategic Plan Steering Committee

Stephen Nelson

Community Development Director, West Haven City

Carrie Call

City Council Member, West Haven City

Rob Vanderwood

Mayor, West Haven City

Andrew Reyna

Planning Commissioner, West Haven City

Shawn Warnke

City Manager, West Haven City

Damian Rodriquez

Planner, West Haven City

Edward Mignone

City Engineer, West Haven City



West Haven Elected Officials and City Staff

Rob Vanderwood

Mayor

Kim Dixon

City Council

Ryan Swapp

City Council

Carrie Call

City Council

Ryan Saunders

City Council

Nina Morse

City Council

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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.

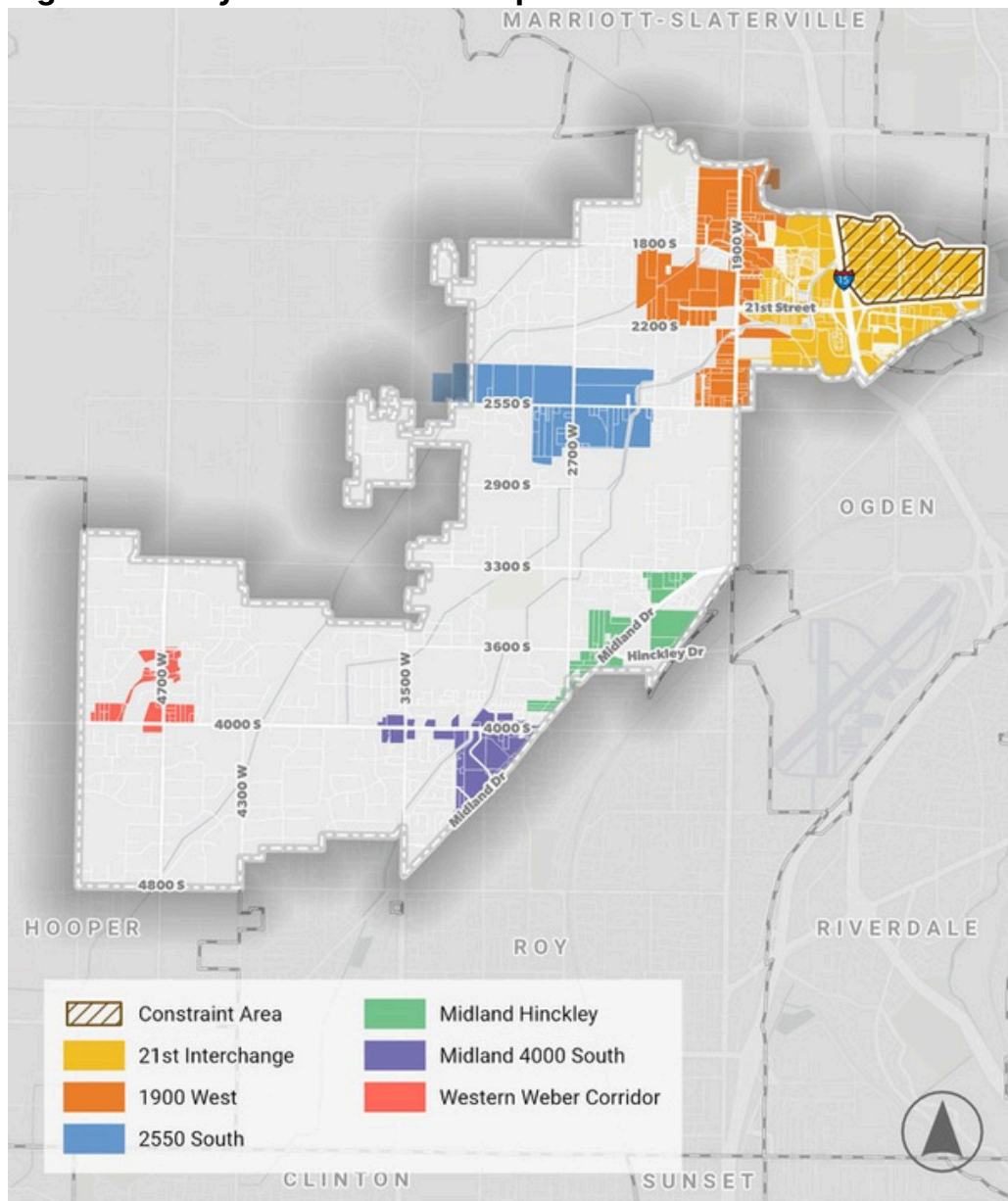
Figure 4.1 SWOT Analysis Results (Continued)

<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.

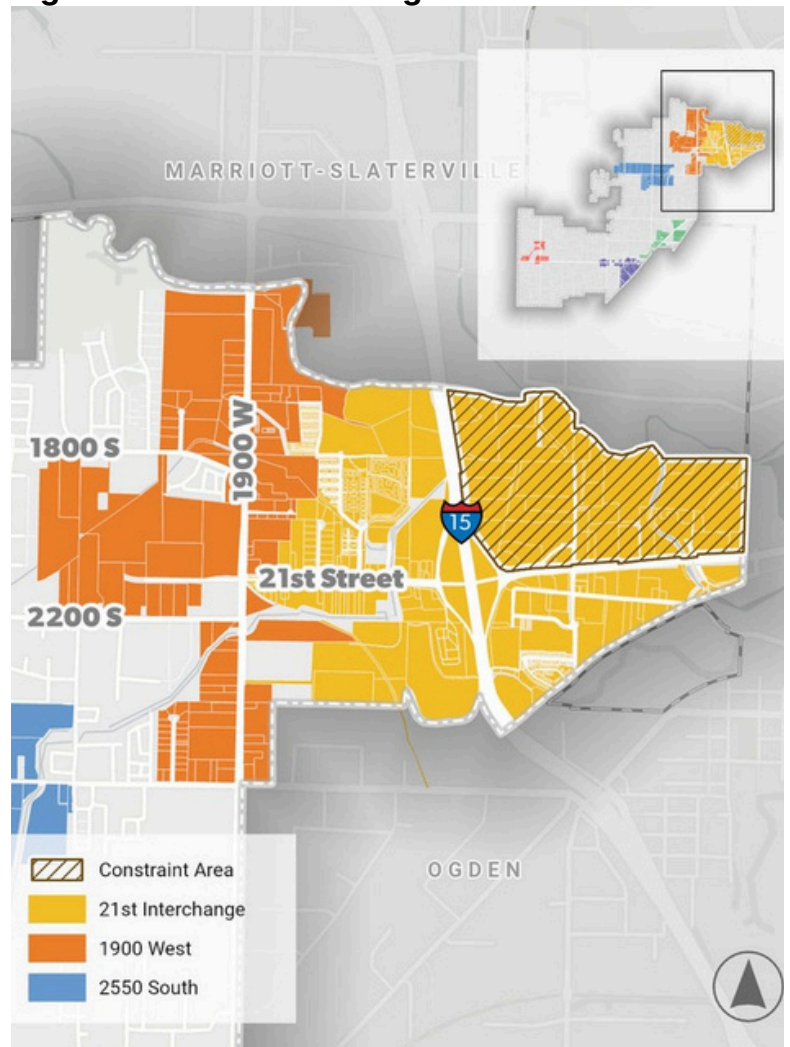
Figure 4.2 Key Economic Development Areas



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.
- **Aging 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**

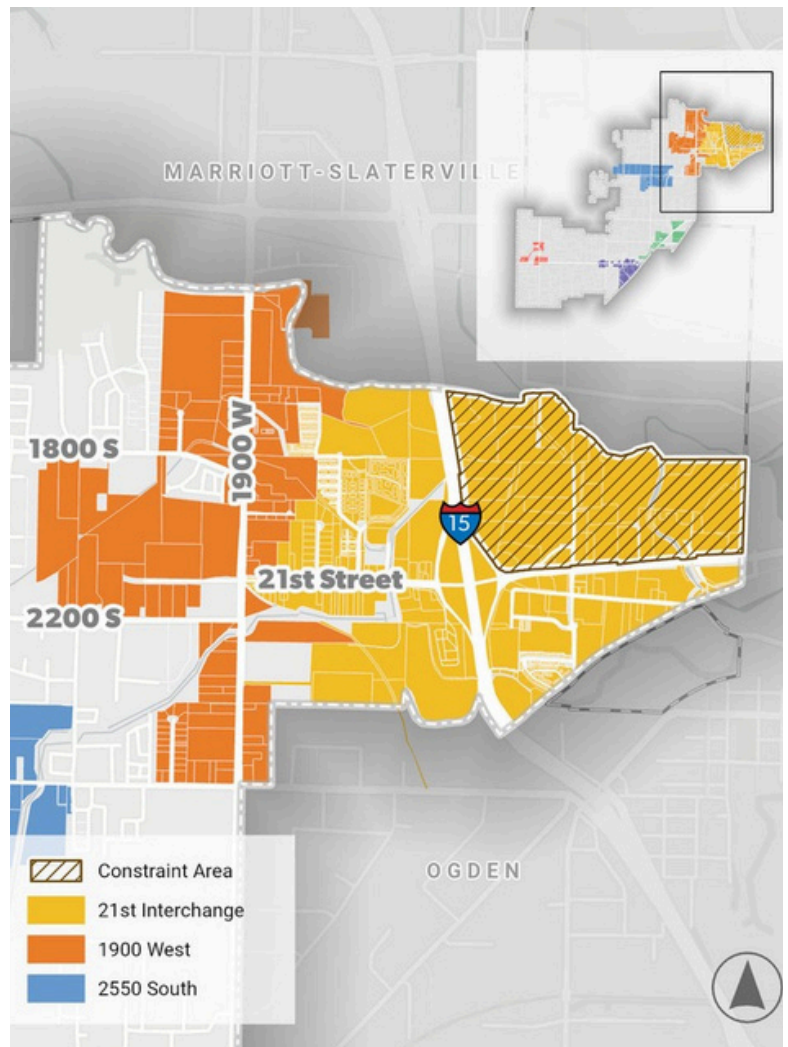
Land	Amount
Vacant	176.00
Underutilized	248.58
Developed	115.4
Other (roads, utilities, etc.)	12.89
Total	552.87



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

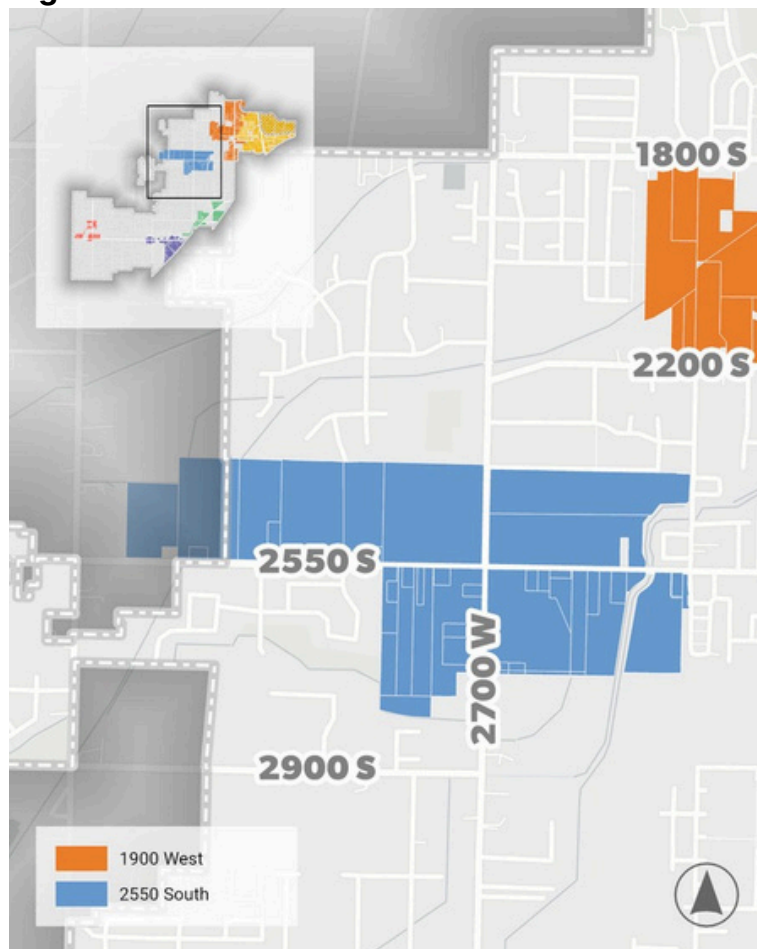


2550 South

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
Develped	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.

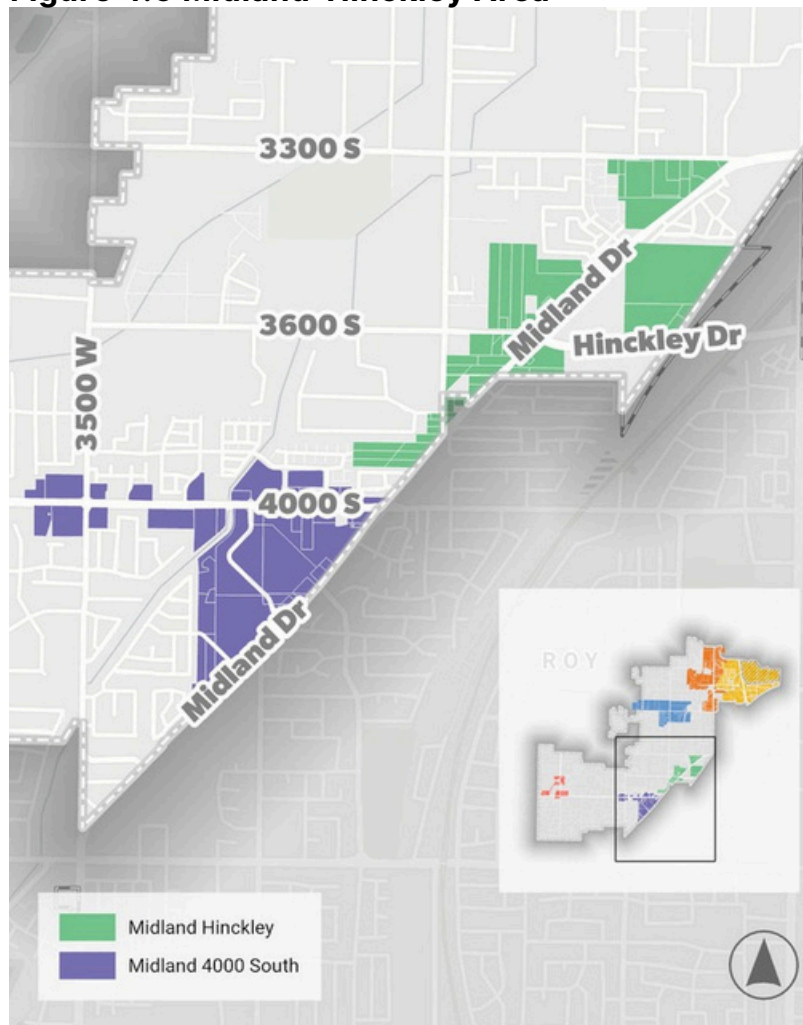
Hinckley Drive and Midland Drive are important arterial corridors that carry significant traffic volumes and provide connectivity to other commercial, industrial, and residential areas throughout the City.

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**

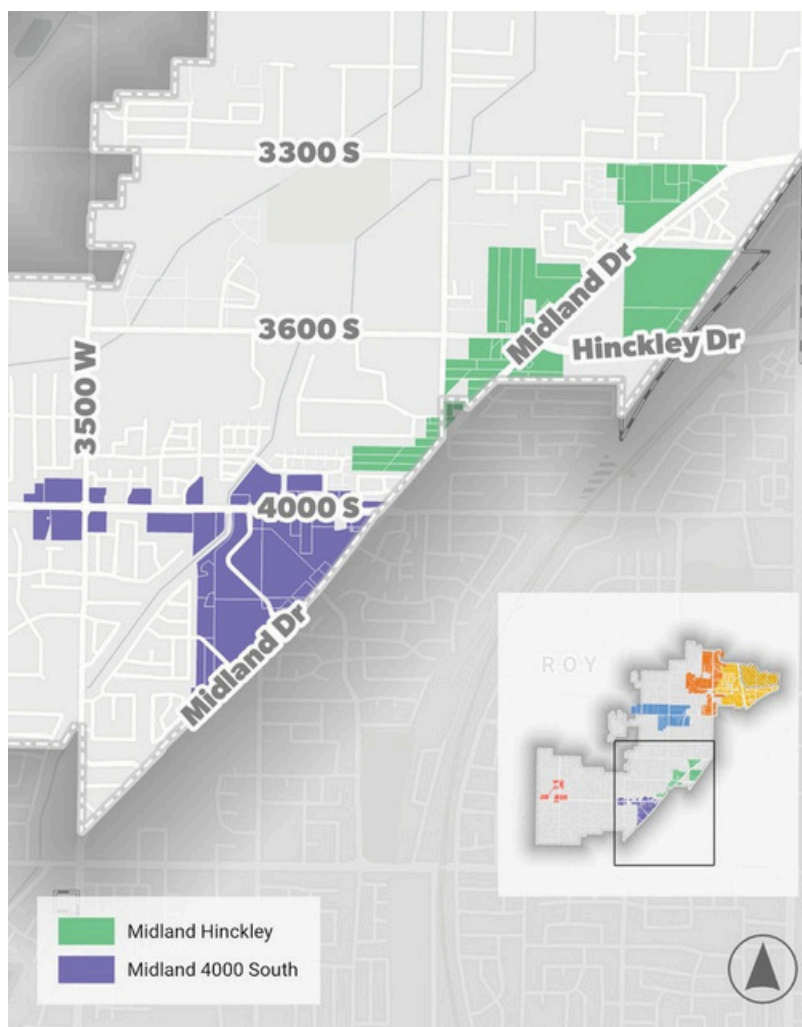
Land	Amount
Vacant	93.79
Underutilized	24.26
Developed	15.22
Other (roads, utilities, etc.)	1.41
Total	134.68



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**

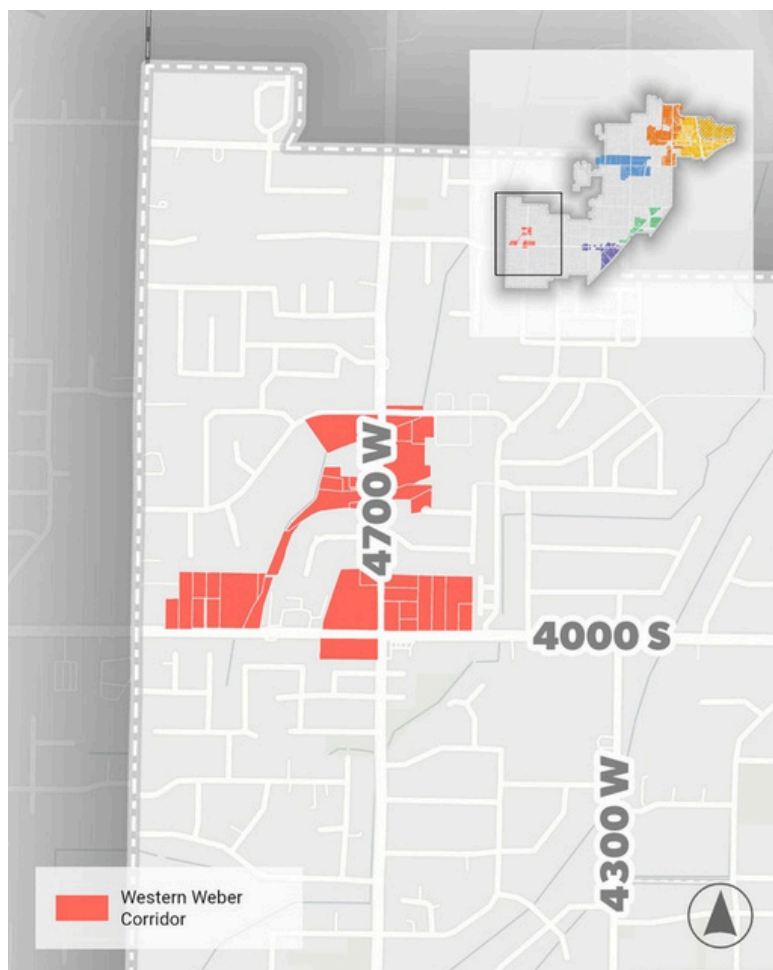
Land	Amount
Vacant	82.12
Underutilized	9.95
Developed	26.66
Other (roads, utilities, etc.)	8.16
Total	126.89



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:

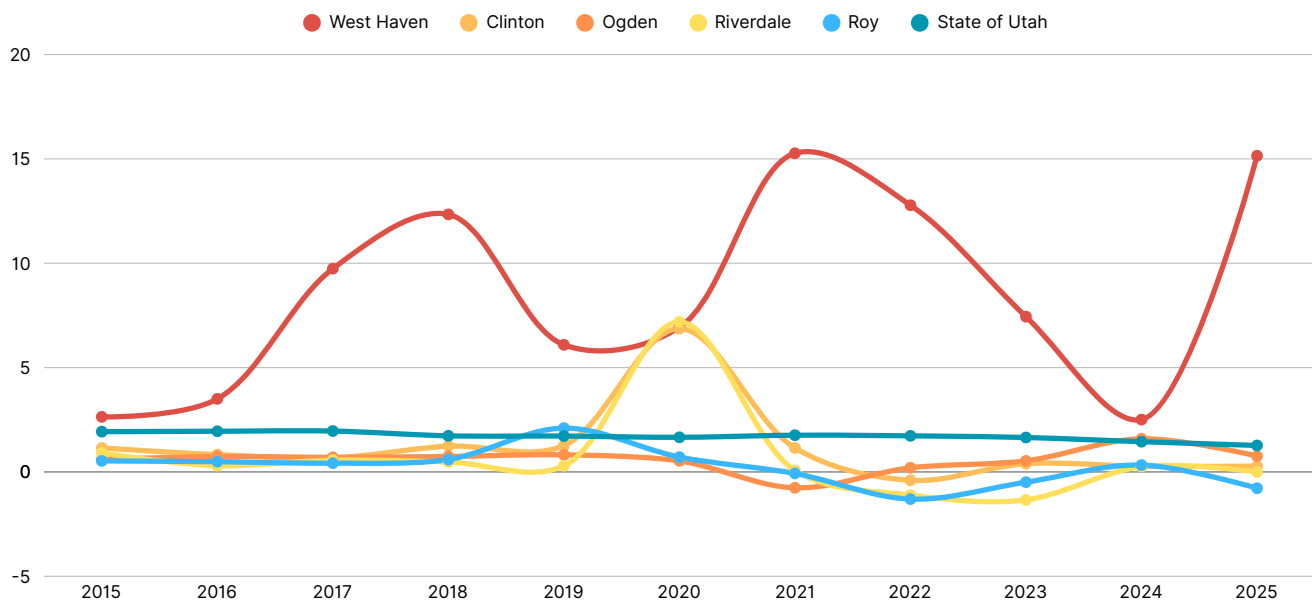
- Clinton City
- Ogden City
- Riverdale City
- Roy City
- State of Utah

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

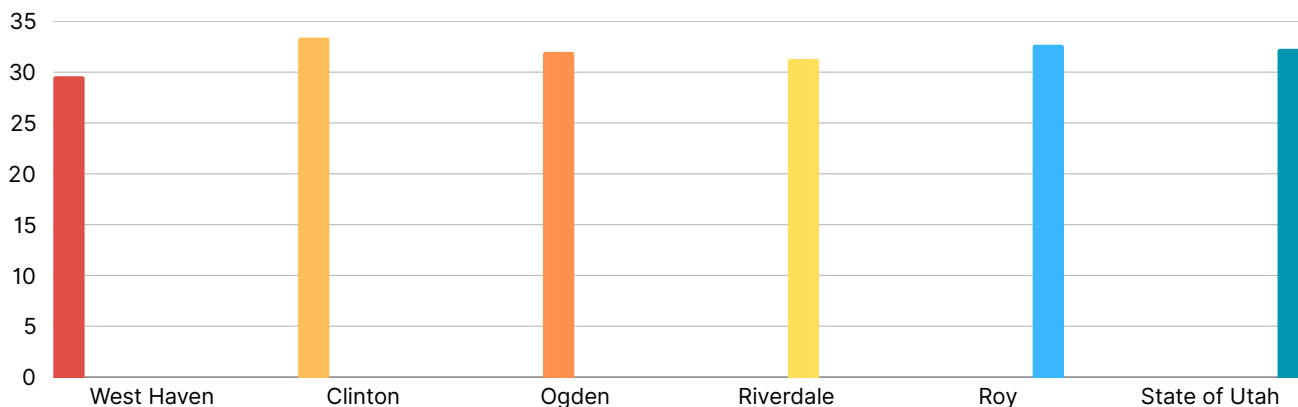
	2020	2025	2030	2035	2040	2045	2050	2055	2060	Growth Rate
West Haven	17,192	28,346	33,229	38,954	40,437	41,976	43,574	45,233	46,955	173,12%

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

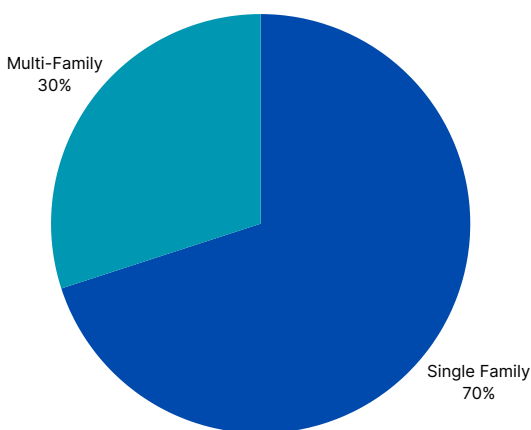
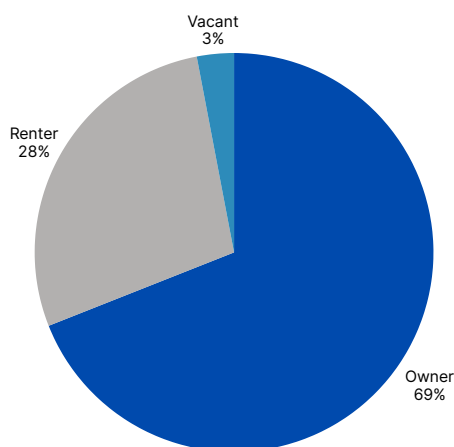


Figure 4.13 Owner/Renter Housing



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.

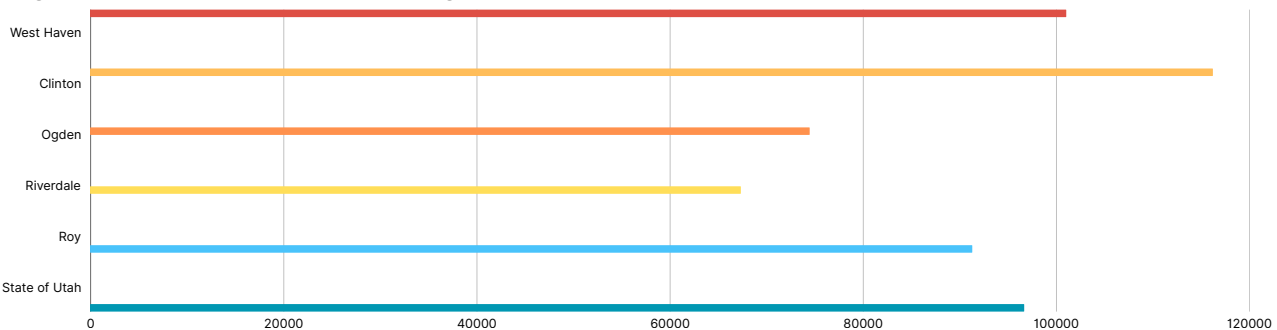
Median income levels are higher than the State average and most neighboring cities.

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.

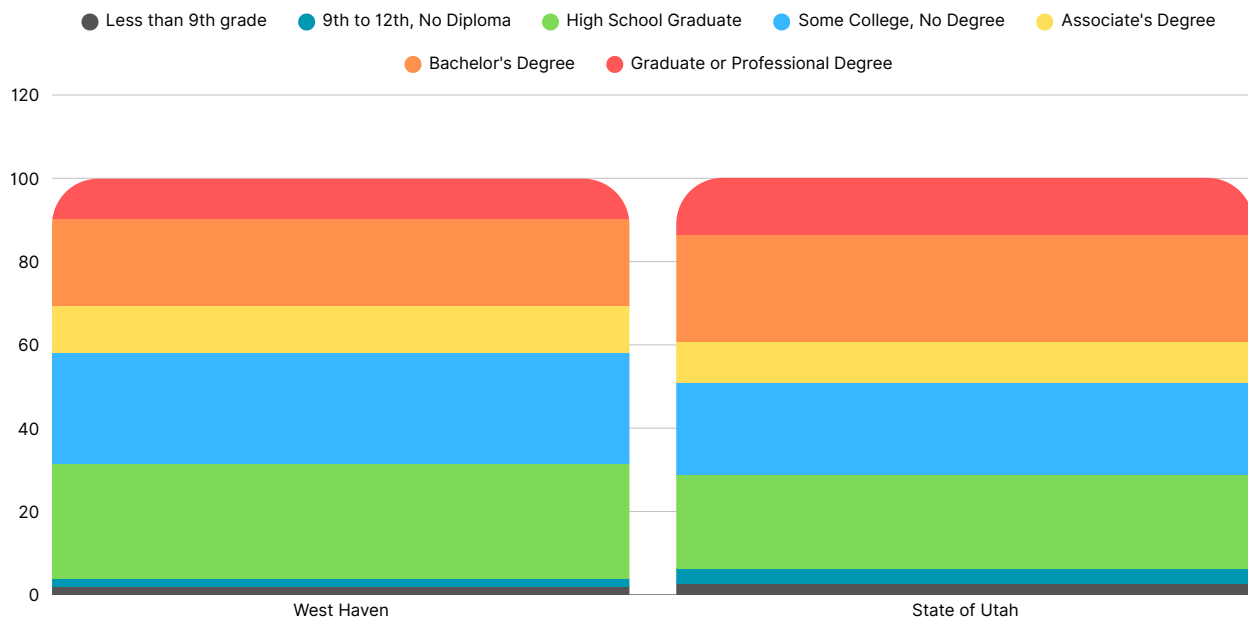
Educational attainment levels are trailing behind the State.

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



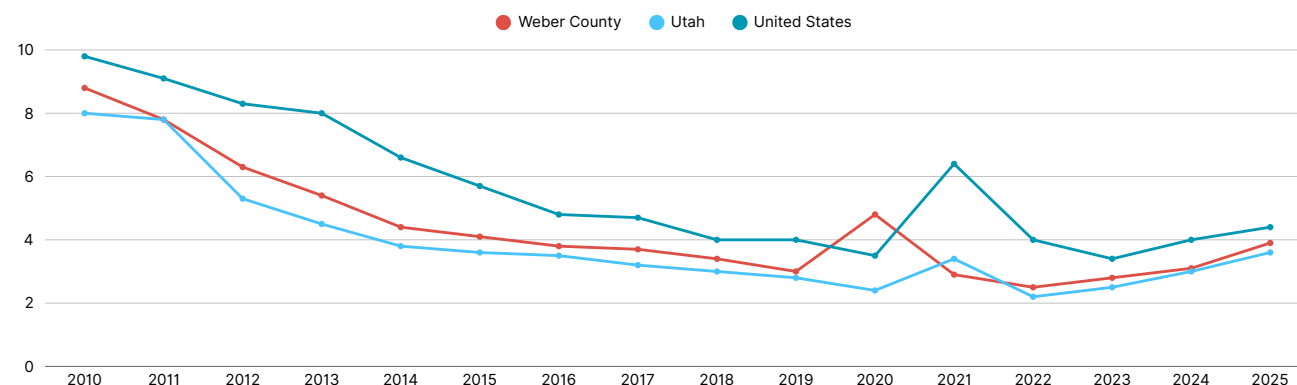
Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

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

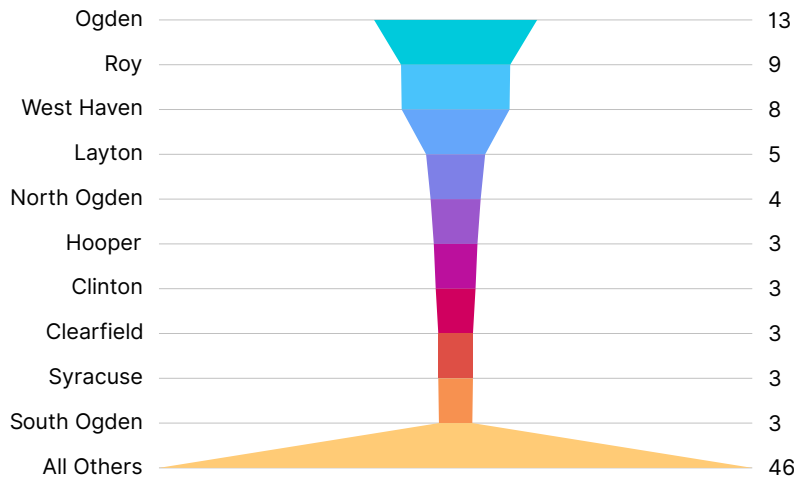
Industry	West Haven		Weber County	
	Workers	Percent of Total	Workers	Percent of Total
Construction	1,158	25.3%	9,233	8.1%
Manufacturing	564	12.3%	19,725	17.3%
Transportation and Warehousing	528	11.5%	3,025	2.7%
Educational Services	462	10.1%	11,313	9.9%
Retail Trade	349	7.6%	12,540	11.0%
Accommodation 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**.

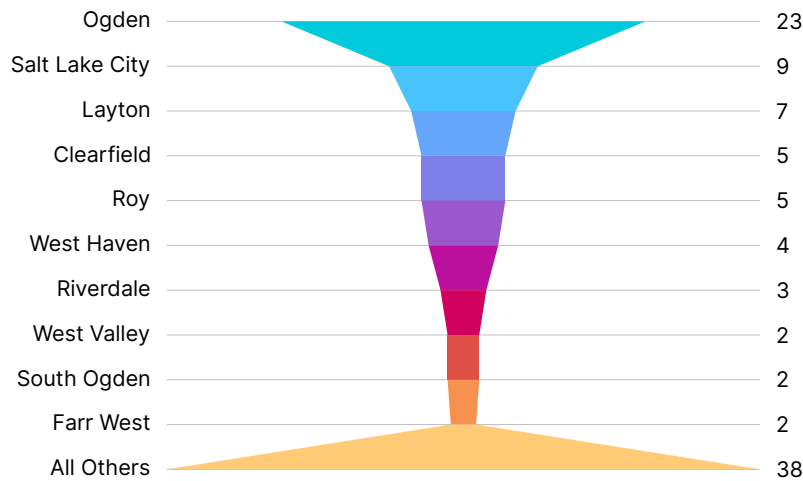
Figure 4.20 Percent Employed in West Haven (Commute from Home)



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.