

WEST HAVEN PLANNING COMMISSION AGENDA

May 27, 2026 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **May 27, 2026**, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM**: PLANNING COMMISSION WORK SESSION AND **6:00 PM**: REGULAR WEDNESDAY PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR WORK SESSION AND 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).

5:00 PM Work Session – In City Council Chambers

1. **Presentation and Discussion**-Land Use Element of the General Plan

6:00, Or as Soon Thereafter the Work Session Concludes, Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - A. **PLEDGE OF ALLEGIANCE** Commission Member Jensen
 - B. **PRAYER/MOMENT OF SILENCE** Vice Chair Reyna
3. **ACTION ON MINUTES**
 - A. **Planning Commission Minutes** Meeting Held May 13, 2026
4. **REPORTS** -Actions taken by City Council and other items
5. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk
6. **PRESENTATION ON PUBLIC HEARING** – Adoption of an Economic Development Strategic Plan
7. **PUBLIC HEARING** – To Solicit Public Input on an Adoption of an Economic Development Strategic Plan
8. **DISCUSSION AND ACTION** – Adoption of an Economic Development Strategic Plan
9. ~~**PUBLIC HEARING** – To Solicit Public Input on an Amendment to the Zoning Map from A-1 to C-2-2338 W 2200 S Parcel #150750019-Applicant Dawnell Musselman. *This application has been withdrawn by the applicant.*~~
10. **DISCUSSION AND ACTION** – Final Site Plan Approval-Superstop-1514 W 2100 S Parcel #150690050-Applicant Omar Mansour
11. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4785 W 4600 S Parcel #084280017-Maximum Area Exception for a Detached Accessory Dwelling Unit-Applicant RaeJean Ross
12. **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

May 13, 2026 6:00 PM

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

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

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 Commission Member Streker
 - b. Prayer/Moment of Silence Commission Member Jenson

**Melinda Stimpson Arrived at 6:02 PM*
3. **ACTION ON MINUTES**
 - a. Approve minutes for the meeting of April 22, 2026
 - b. Approve minutes for the Meeting of April 28, 2026

Chairman Reed requested that we change "Recused" to "Excused" in the voting box on the minutes.

Commission Member Streker made a motion to approve the April 22, 2026, and April 28, 2026, Planning Commission minutes. **Commission Member Smith** seconded the motion.

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

4. **REPORTS** - Actions taken by City Council and other items
Stephen Nelson said that the City Council tabled the rezone for the property located on Hinkley Drive. They requested more information on the accessibility to the property.

Stephen also let the Planning Commission know that there have been discussions with the Consultant for the General Plan and the City Manager and they think it would be a good idea to do another meeting on May 27, 2026 to discuss things related to the General Plan such as centers and how housing will be developed around corridors where multi family already exists.

Stephen informed the Planning Commission that there have been signs hung up around the city for the parks and trails survey.

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

The applicant is seeking to rezone the parcel from Mixed Use to C2. The petition is seeking to open a Cider Bar which would fall under the tavern or bar use section of the city code. The use would require a conditional use under the C2 zone. It would also be allowed under the MU zone but this would also require them to meet the MU standards where 20% of the property would be a different use.

If they proceed with this application under either zone, there are some spacing requirements when it comes to a bar and the distance from them and a school or church. They would need to provide acceptance during the site plan process.

A concept plan was required for this request and on the plan they are not proposing access from their own property. 2100 S is a UDOT Roadway and they control the access and for most new commercial developments, they require them to have joint access. UDOT has informed them that they would not be able to utilize the existing driveway and would need to have an agreement with a neighbor. The access will need to be secured as part of the site plan process.

One of the items recommended to look at is whether this would provide a service or convenience and the finding is that it would be compatible.

Scott Odekirk said they would be opening a winery or cider house and restaurant which would be 60-70% of the business.

Commission Member Jenson asked about the access point.

Scott Odekirk said they are still in talks with UDOT and they were told that the driveway that comes with the property is not usable but there is another access and UDOT would allow them to use.

There was a discussion about the private access that is owned by K Bell Plumbing.

Jason Odekirk said if UDOT were to grant access to the existing access, there would be minimal change necessary.

6. **PUBLIC HEARING** – Amendment to the Zoning Map from Mixed Use to C-2 1670 W 21st Street Parcel#150690066-Applicant Craig Odekirk

Commission Member Jenson made a motion to enter into Public Hearing. **Vice Chairman Reyna** seconded the motion.

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

David Smith is located directly East of the development. He believes it should not be approved because of the proximity to the school. He also said on the East and West side of the proposed area there are 2 homes and the access road that is being referenced is owned by K Bell Plumbing. He expressed his concern for the increase in traffic on 21st street as well as how the business would be managing the sanitation and waste container, what the days and hours of operation would be, and whether or not privacy fencing would be provided for the two homes neighboring this property. He is not in favor of the proposed development.

Micki Elmer expressed her concern for the traffic on 21st street.

Eric Child is one of the owners of K Bell Plumbing. He is not opposed to the zoning change but he said he can not grant access to the private lane. The access is tight with the box trucks they have and would not allow for more traffic.

Chairman Reed said he received an email from K Bell Plumbing and it would be added to the record.

Commission Member Smith made a motion to leave Public Hearing. **Commission Member Streker** seconded the motion.

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

7. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk

Amy Hugie said that the only thing the Commission needs to decide today is about the rezone. Everything else would be done during the site plan review.

There was a discussion about the distance requirements for a bar or tavern to a school or church.

Vice Chair Reyna made a motion to table Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066. **Commission Member Stimpson** seconded the motion.

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

8. **PRESENTATION ON PUBLIC HEARING** - Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

Damian said this is a proposal to amend the Home Occupation Ordinance and it is staff initiated. There were multiple applications that came in and they felt like they were not consistent with the purpose and intent of the code. Staff proposed changes that would better balance property owners' property right as well as their neighbors' property rights.

One change is in section 157.881 and it mentions garage sales and yard sales as not being part of the home occupation. There will likely be a staff initiated proposal in the future to address the garage and yard sales.

Commission Member Reyna asked if there was a separate ordinance for garage sales.

Damian said there is not.

Chairman Reed said he is opposed to automobile repair in a residential zone.

9. **PUBLIC HEARING** – To Solicit Public Input on a Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

Commission Member Streker made a motion to enter into Public Hearing. **Chairman Reed** seconded the motion.

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

No one was present for this item

Commission Member Smith made a motion to leave Public Hearing. **Commission Member Streker** seconded the motion.

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

10. **DISCUSSION AND ACTION**– Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

The Commission had a discussion about whether or not automotive shops should be allowed in a residential zone.

Commission Member Jenson made a motion to recommend 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 residents . **Commission Member Smith** seconded the motion.

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

*Chairman Reed proposed moving to Agenda Item Number 14

11. **PRESENTATION ON PUBLIC HEARING** –Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

Stephen Nelson explained to the commission that the current ordinance allows for a 2 story patio home and this would take that out. It will limit accessory buildings to 200 Sq ft or less and removed the zero lot lines but will possibly look at doing a separate ordinance later for attached patio homes.

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

Vice Chairman Reyna made a motion to enter into Public Hearing. **Chairman Reed** seconded the motion.

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

No one was present for this item

Commission Member Jenson made a motion to leave Public Hearing. **Commission Member Smith** seconded the motion.

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

13. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

Commission Member Smith made a motion to recommend approval of the proposed changes to the Patio Home Zone contained within West Haven City Code § 157.411-419 PH Zone, as provided. **Commission Member Streker** seconded the motion.

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

EXCUSED:	Commission Member LaMar
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14. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval-Church Building-3057 S 2700 W Parcel #150930027-Applicant Mike Davey

Damian Rodriguez said this parcel is zoned A1 and is about 5 acres in size and the applicant has been working with staff to come into compliance with requirements. There is one proposed primary building of 20,000 Sq ft and there are 2 accessory buildings. The proposed parking exceeds the minimal standards as well as the building's exterior. The landscaping plan that has been updated does comply with the ordinance.

There is an exterior lighting plan that will need to be submitted and needs to comply with the zoning ordinance as well as some engineering corrections on the improvement plans.

Chairman Reed asked if there was a bridge that goes over the canal

Stephen said that one of the issues right now is the roadway that dead-ends.

Mike Davey said there is an existing canal that will be piped. There will be a break in the fence and a sidewalk to get pedestrian access into the building.

Commission Member Smith made a motion to approve the proposed preliminary site plan for the stake center at 3057 S 2700 W, 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: All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval and an exterior lighting plan is compliant with §157.775 through §157.785 is provided prior to final site

plan approval. **Commission Member Streker** seconded the motion.

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

15. **DISCUSSION AND WORKSHOP-** West Haven Economic Development Strategic Plan- Community Development and Urban & Main Consulting

Rob Sant the economic development consultant for West Haven City presented some highlights from the Economic Development Strategic Plan.

16. **ADJOURNMENT**

Commission Member Streker made a motion to adjourn at 8:09 PM. **Vice Chair Reyna** seconded the motion.

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

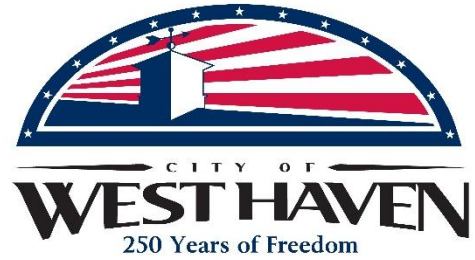
Charis Sully
District Recorder

Date Approved

**Planning Commission
Staff Review Memo**

May 27, 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

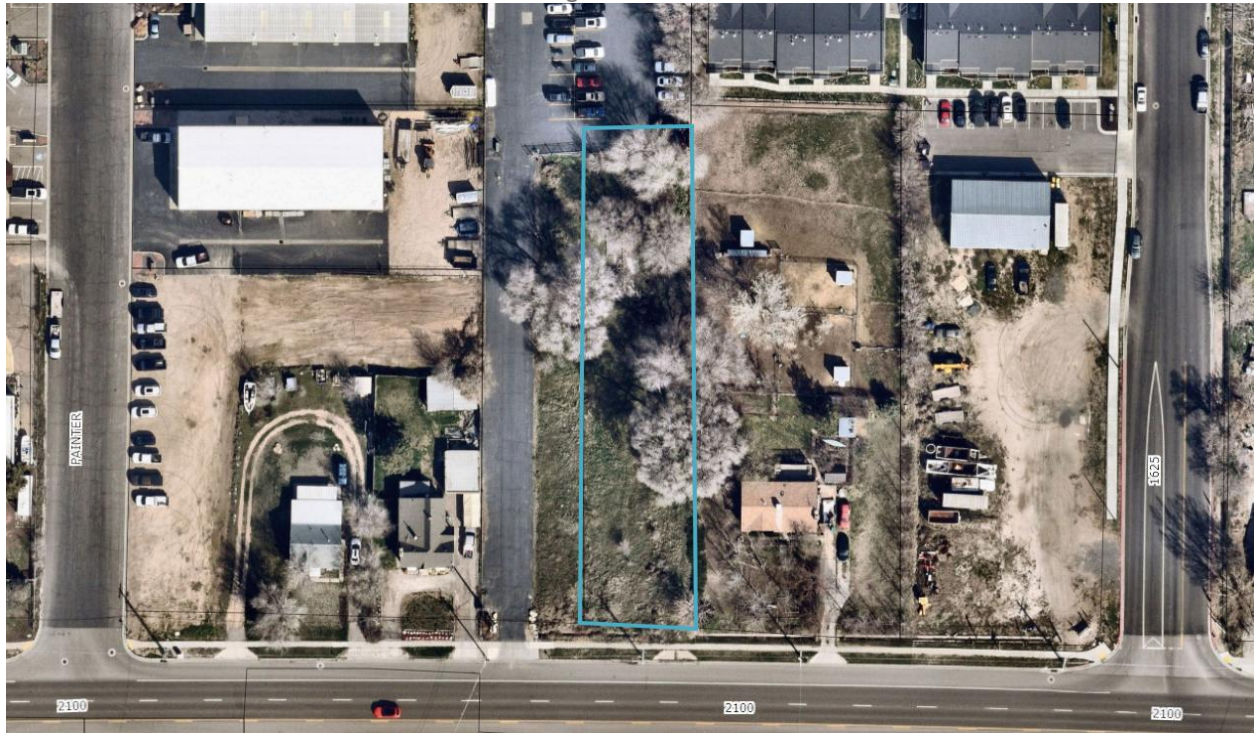
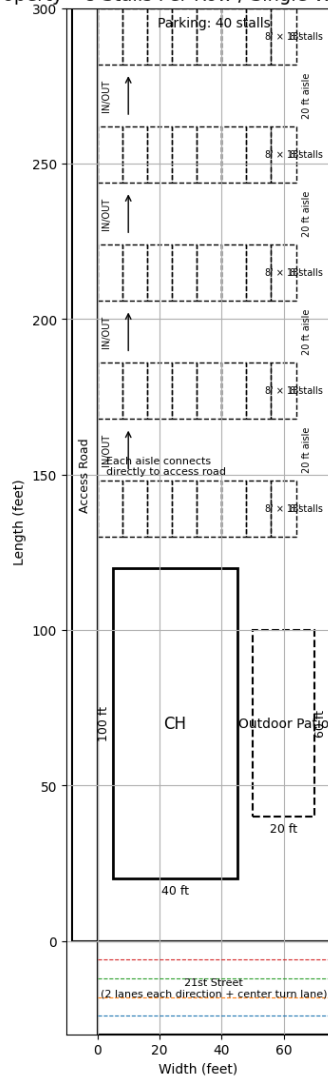


Image 2: Development Concept Plan

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



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.

The Planning Commission held the public hearing and discussed the application on May 13, 2026. At this meeting, there were concerns about access, as UDOT has indicated that the proposed development may need to share an access drive. With the applicant's consent, the Planning Commission tabled the item to allow additional time for consideration and to give the applicant time to respond to the concerns raised during the meeting.

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

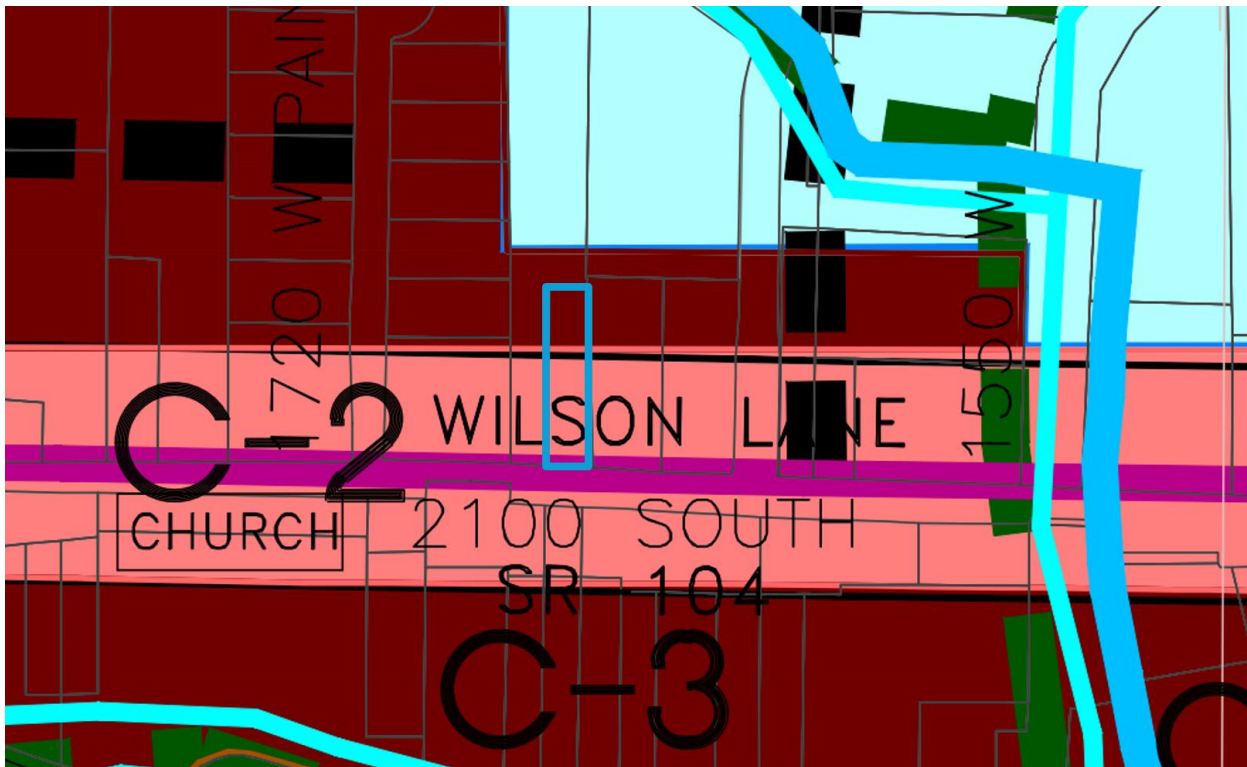
submit a full site plan and a conditional use permit that complies with West Haven's site design and zoning standards.

(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 therefore 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 C-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 C-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 denial 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 C-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 C-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



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

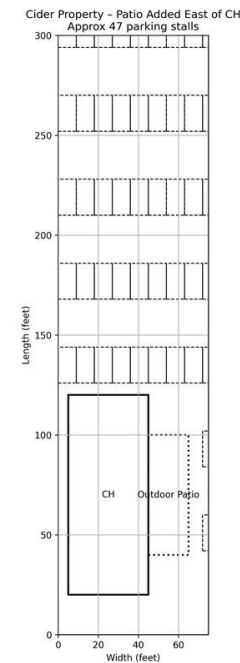
What Col. Craig's Cider House will be

- 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

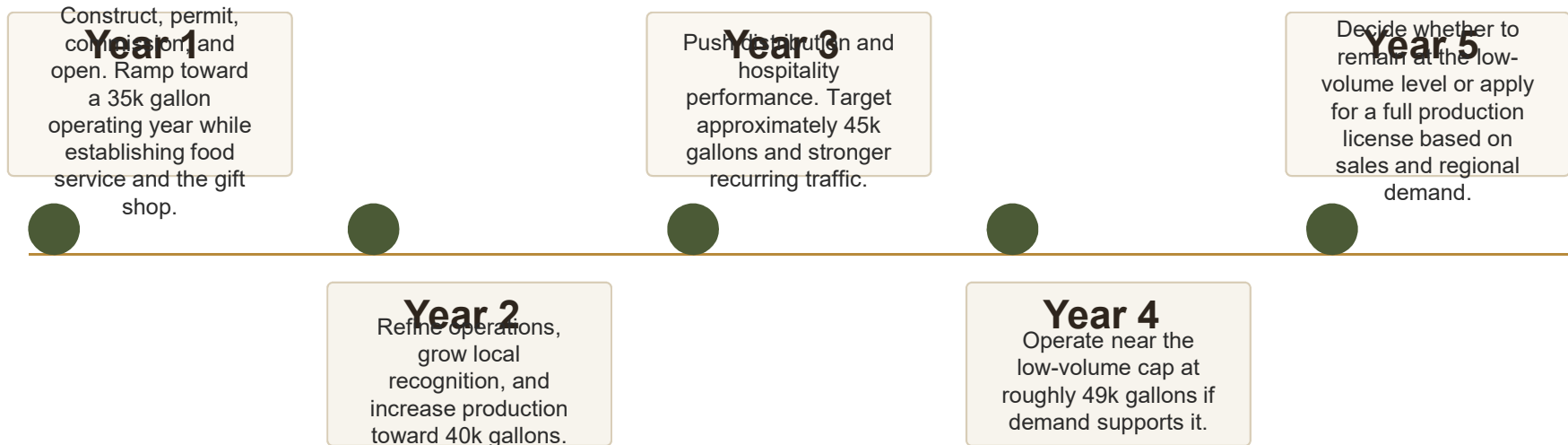
Year 1	\$1.08M
Year 2	\$1.30M
Year 3	\$1.55M
Year 4	\$1.80M
Year 5	\$2.10M

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

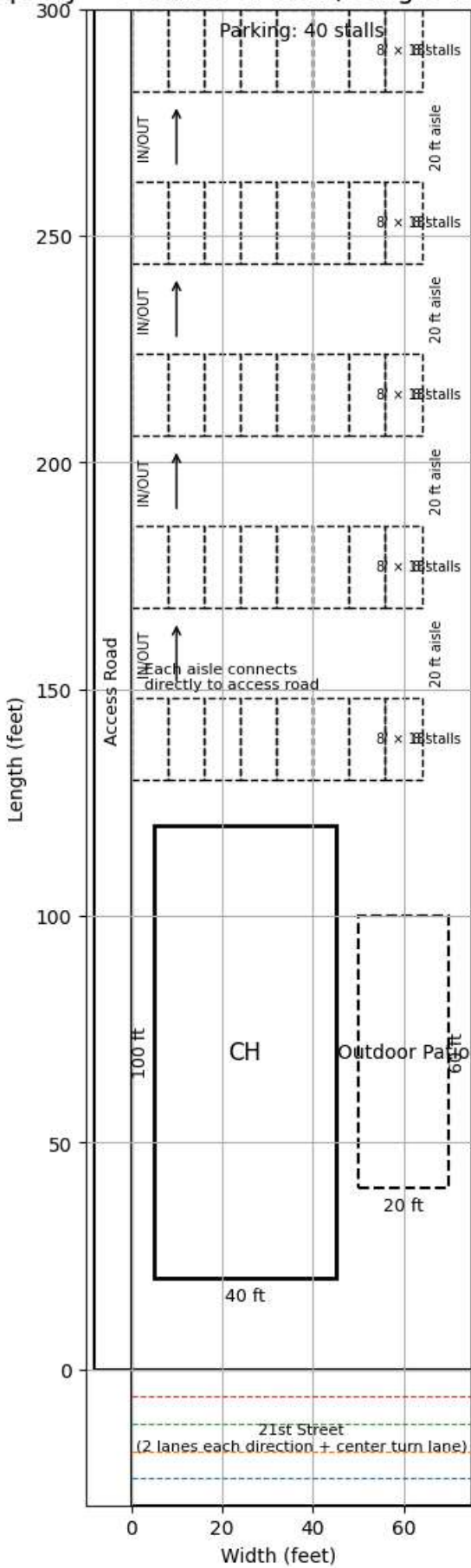
- Review the project as a production-focused cider house with modest hospitality capacity
- Recognize that parking and site planning have been considered early
- Understand that the project brings community benefit, jobs, veteran support, and destination value

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.

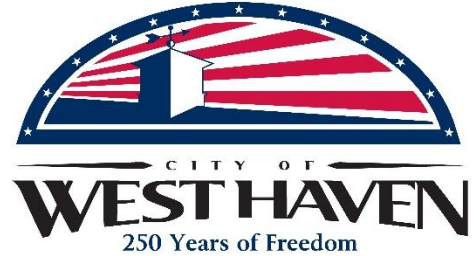
Cider Property - 8 Stalls Per Row / Single-Way Row Access



Planning Commission Staff Review Memo

May 27, 2026

Stephen Nelson, Community Development Director



Economic Development Strategic Plan

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

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. The Planning Commission held an additional workshop with the consultant and staff on May 13, 2026.

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

II. CONTENT OF THE PROPOSED PLAN

The proposed plan is broken into a few sections.

Section 1: Introduction. This section contains the introduction and the process undertaken to create the plan and recommend policies.

Section 2: Strategic Plan: This section contains the different goals and policy recommendations. Generally, this section outlines best practices and a recommended toolbox for achieving the goals listed in the Plan.

Section 3: Implementation Plan. This section contains the Implementation Matrix (the full matrix is included in this packet) and recommendations on how best to implement the plan and the recommended actions.

Section 4: Context. This section contains the studies, data, and SWOT Analysis undertaken during the planning process and provides justifications for the recommendations in the document. This part of the plan also contains the “Key Economic Development Areas” Map and general recommendations for future land use of those areas.

Section 5: Appendices. The appendices contain supporting information and tools, including a list of economic development tools allowed in the State of Utah.

III. RECOMMENDED ACTION

Staff recommends that the Planning Commission discuss various aspects of the proposed plan, including its future use and role, as well as the possible consequences of its implementation. Consider the Plan's various details and recommendations and how they affect the Commission's vision for West Haven. Also, consider how effective the proposed plan will be in achieving its stated goal of recommending policies and actions the city can take to positively affect the local economy.

IV. POSSIBLE MOTION

Recommend approval: *Motion to recommend to the City Council the approval of the Economic Development Strategic Plan, finding that the plan promotes proper economic development within West Haven.*

[List any other recommendations or findings]

Recommend approval with conditions: *Motion to recommend to the City Council the approval of the Economic Development Strategic Plan, finding that the plan promotes proper economic development within West Haven, when the following conditions of approval are applied:*

[List Conditions]

Recommend denial: *Motion to recommend to the City Council deny the Economic Development Strategic Plan.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table the Economic Development Strategic Plan.*

[List reasons for tabling the item]



Economic Development Strategic Plan

2026

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

Rob Vanderwood

Mayor, West Haven City

Shawn Warnke

City Manager, West Haven City

Edward Mignone

City Engineer, West Haven City

Carrie Call

City Council Member, West Haven City

Andrew Reyna

Planning Commissioner, West Haven City

Damian Rodriquez

Planner, 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 predominantly 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 for 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 representatives, 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 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.
- **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 the 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 showcase history and quality-of-life assets.

Site Readiness and Real Estate Development – To attract investment, the City could 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 Toolbox

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 the City to pursue additional priority economic development opportunities.

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 updates to zoning standards 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 is 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. 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).
- 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 and appropriately zone other areas within these nodes that could support lighter commercial uses and a mixture of housing.
- 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 in 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 reduce 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 plan should work with regional plans and include 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 delivery 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 Integrate 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 offer 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 citywide 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	\$\$		
1.1.2. Prioritize zoning and infrastructure readiness in key development areas identified in this plan.			◆						High	Not Started	\$\$\$\$		
1.1.3. In key development areas, plan for infrastructure development and design to enhance placemaking and access.		◆							High	Not Started	\$\$\$\$		
Secondary													
1.1.4. Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.			◆						Medium	Not Started	\$\$		
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	\$\$		
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	\$\$		
Secondary													
1.2.4. Partner with state and regional economic development organizations, including GOED, 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	\$\$		
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	\$\$\$		
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	\$\$		

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: Developers 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.

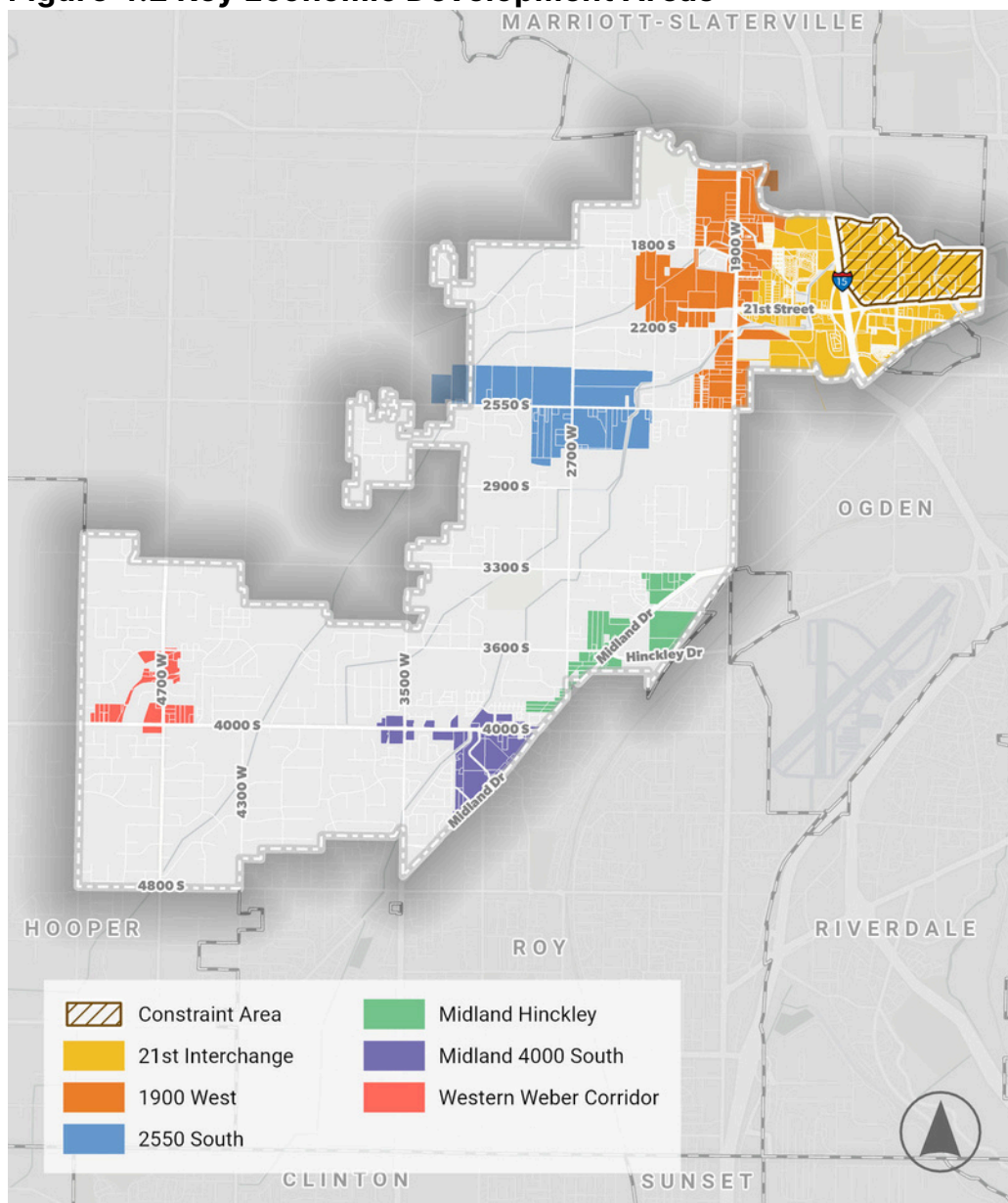
Figure 4.1 SWOT Analysis Results (Continued)

<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 brings 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 the 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 haphazard. • 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.

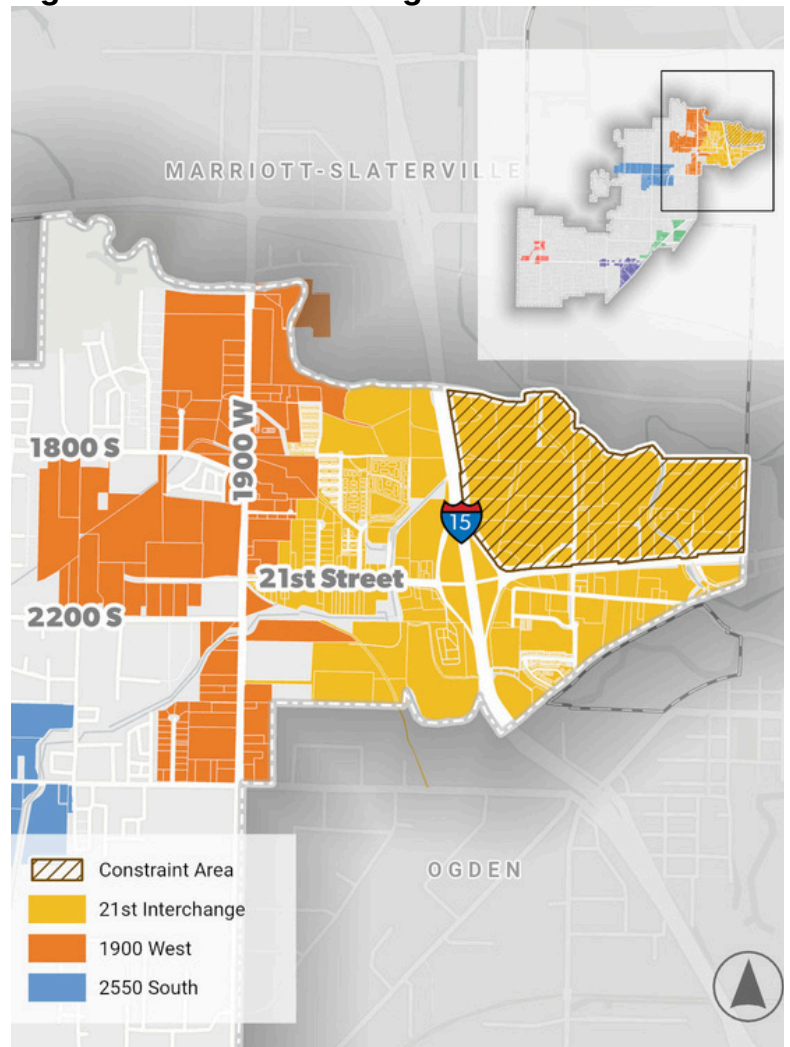
Figure 4.2 Key Economic Development Areas



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

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

Potential Development

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

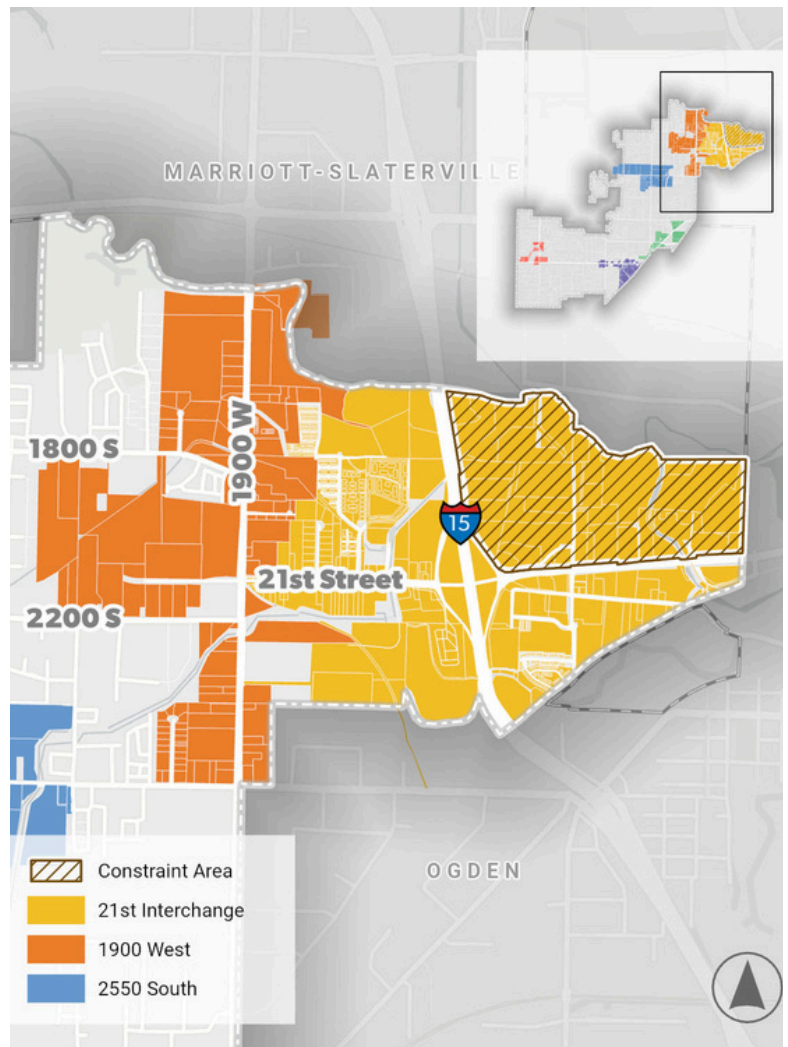
Land	Amount
Vacant	176.00
Underutilized	248.58
Developed	115.4
Other (roads, utilities, etc.)	12.89
Total	552.87



1900 West

The 1900 West Area was selected as a focus area due to its role as a major north-south 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 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 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

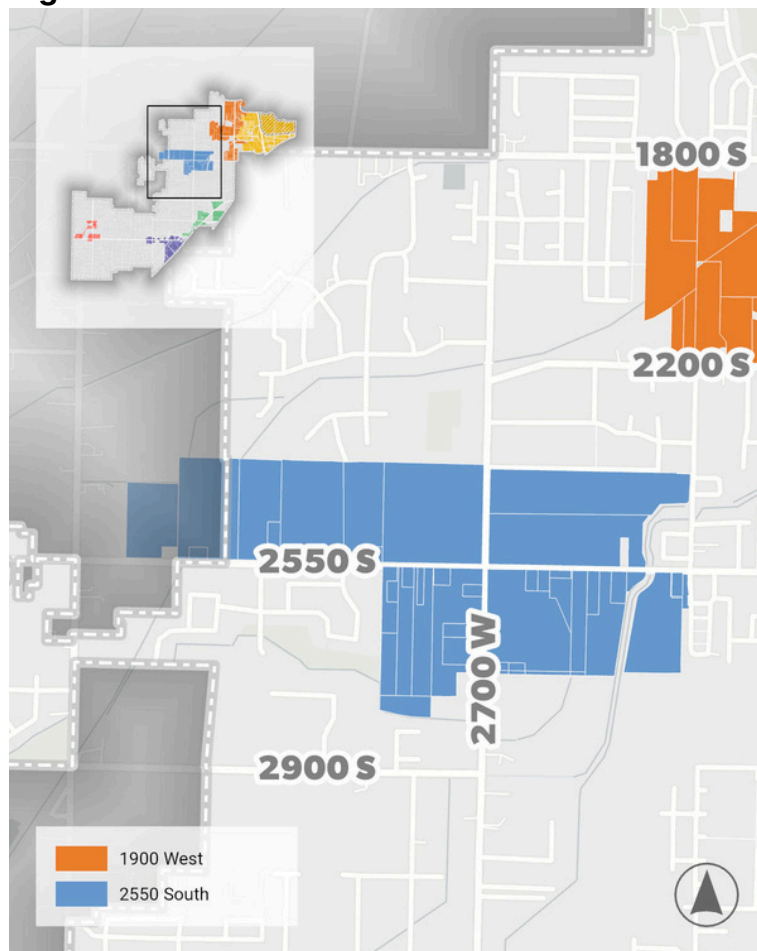


2550 South

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

Potential Development

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

Land	Amount
Vacant	232.52
Underutilized	72.27
Developed	15.66
Total	320.45



Midland-Hinckley

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

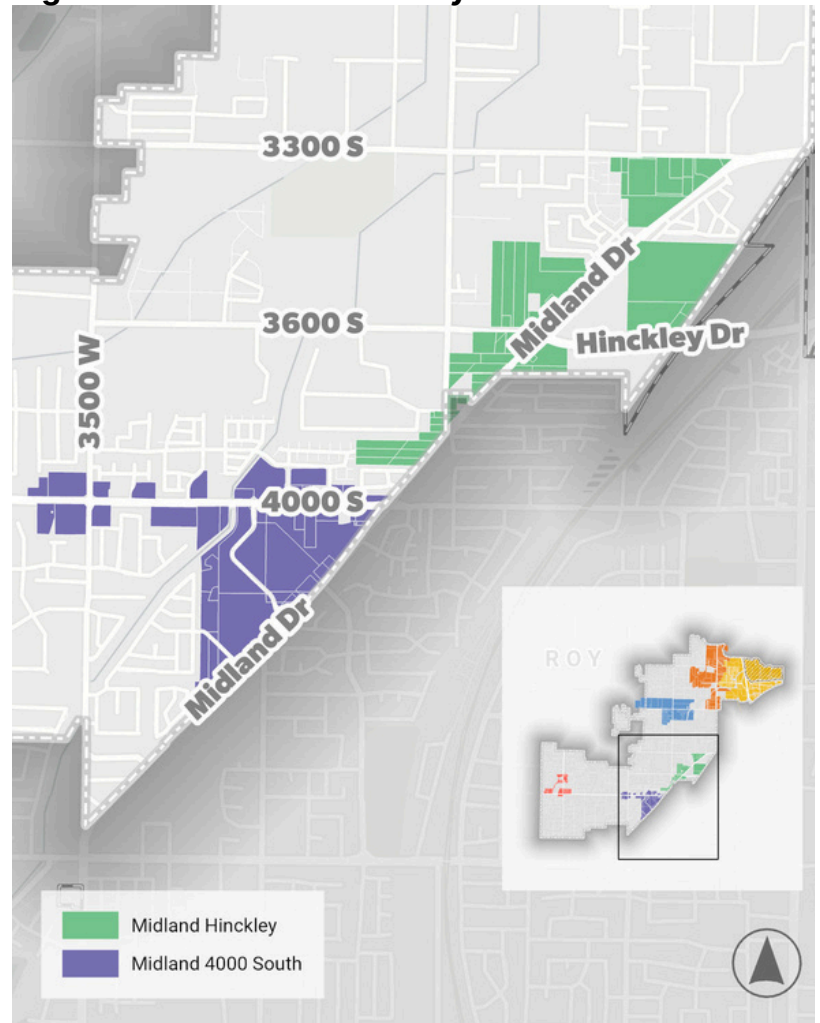
Hinckley Drive and Midland Drive are important arterial corridors that carry significant traffic volumes and provide connectivity to other commercial, industrial, and residential areas throughout the City.

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

Advantages

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

Figure 4.6 Midland-Hinckley Area



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

Impediments

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

Potential Development

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

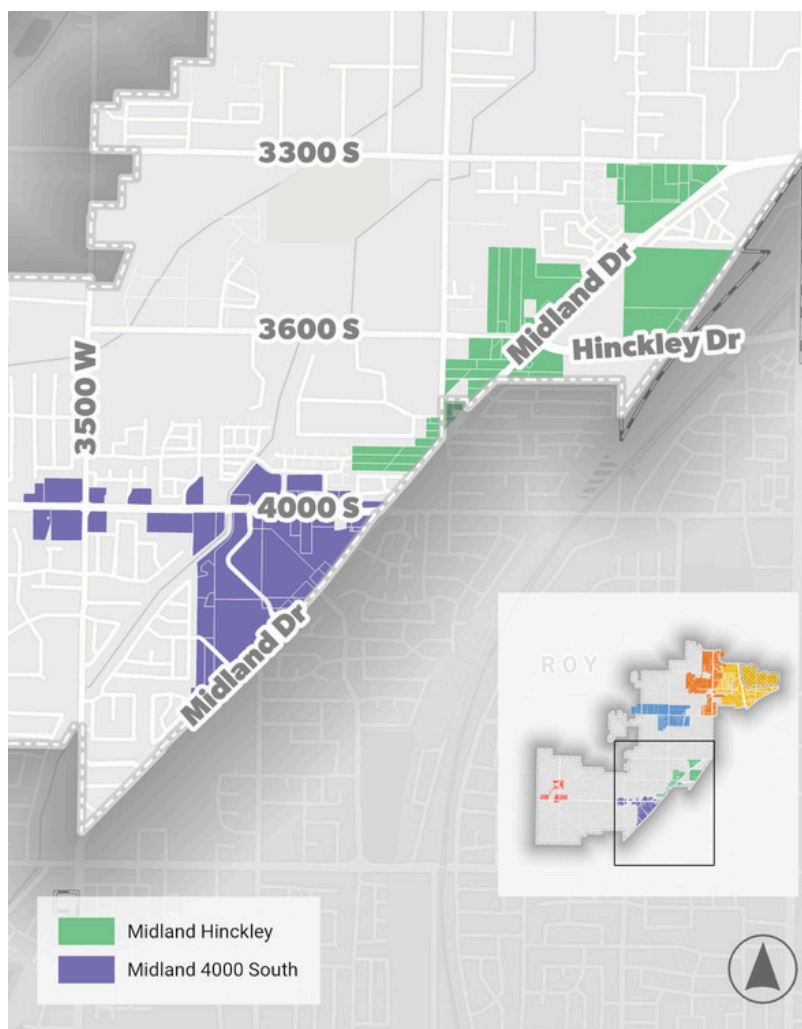
Land	Amount
Vacant	93.79
Underutilized	24.26
Developed	15.22
Other (roads, utilities, etc.)	1.41
Total	134.68



Midland 4000 South

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

Figure 4.7 Midland 4000 South Area



Advantages

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

Impediments

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

Potential Development

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

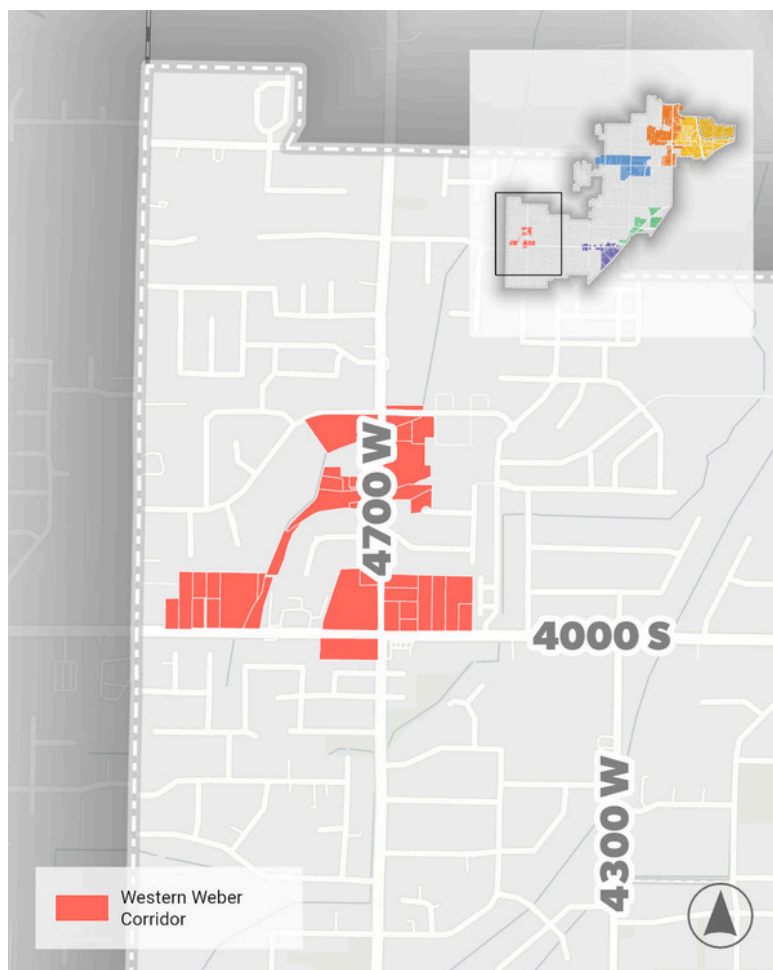
Land	Amount
Vacant	82.12
Underutilized	9.95
Developed	26.66
Other (roads, utilities, etc.)	8.16
Total	126.89



Western Weber Corridor

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

Figure 4.8 Western Weber Corridor Area



Advantages

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

Impediments

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

Potential Development

- Neighborhood Commercial
- Neighborhood Office
- Flex Space

	Land	Amount
Vacant		20.86
Underutilized		37.31
Developed		6.84
Total		65.01



Economic Context

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

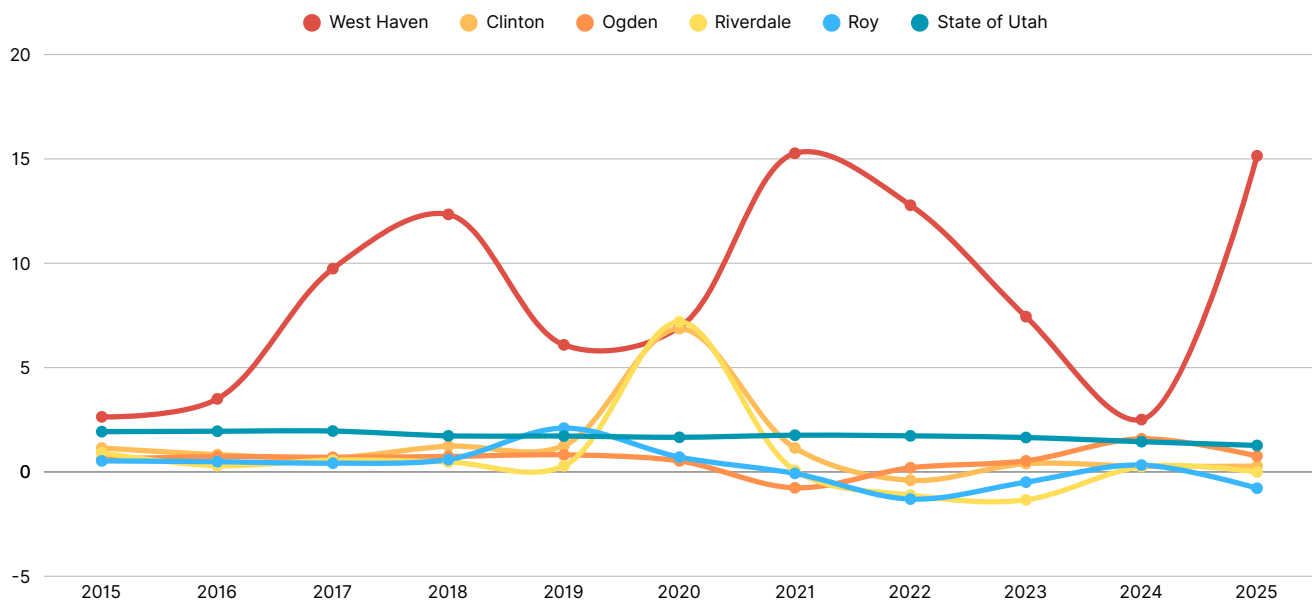
- Clinton City
- Ogden City
- Riverdale City
- Roy City
- State of Utah

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

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

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

Figure 4.9 Population Growth Rate Comparisons



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

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

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

Figure 4.10 West Haven Population Projection

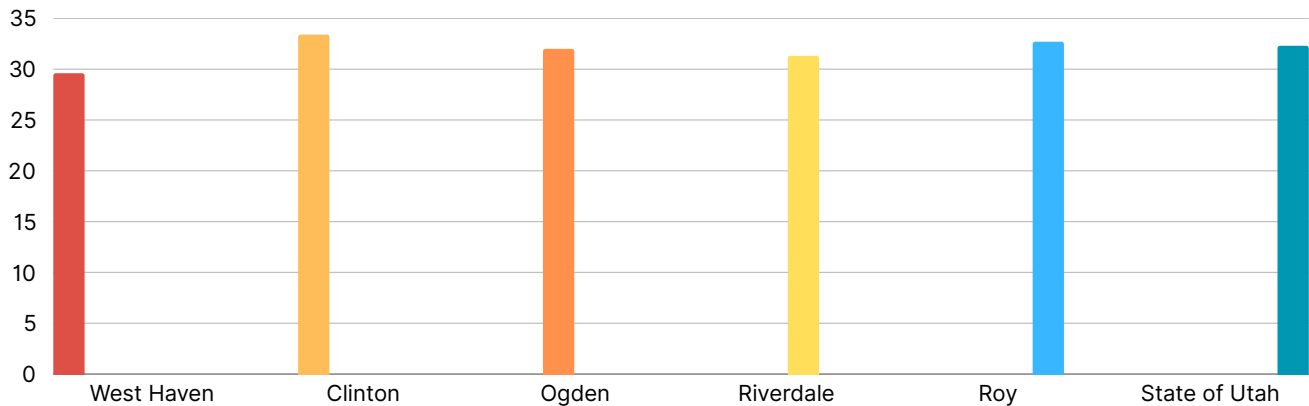
	2020	2025	2030	2035	2040	2045	2050	2055	2060	Growth Rate
West Haven	17,192	28,346	33,229	38,954	40,437	41,976	43,574	45,233	46,955	173,12%

Source(s): West Haven Annexation Plan

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

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

Figure 4.11 Median Age



Source(s): U.S Census Tables.

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

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

Figure 4.12 West Haven Housing Mix

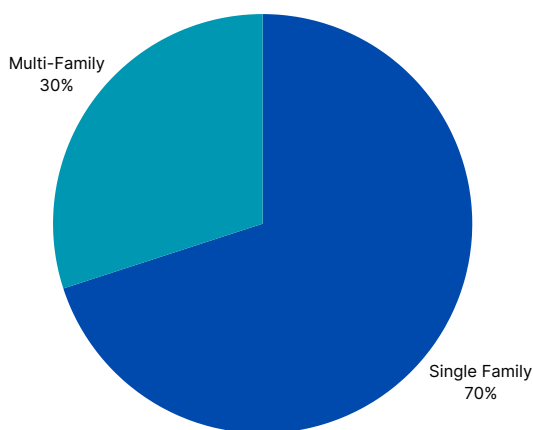
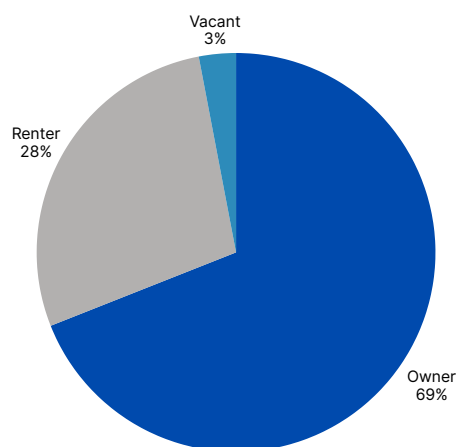


Figure 4.13 Owner/Renter Housing



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

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

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

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

Figure 4.14 Comparable City Residential Permits

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

Source(s): Kem C. Gardner Institute.

Figure 4.15 Comparable City Commercial Permits

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

Source(s): Kem C. Gardner Institute.

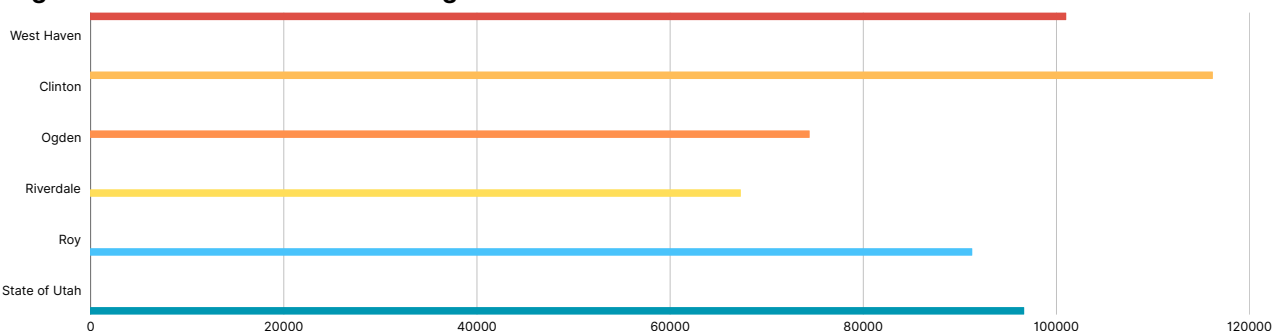
Median income levels are higher than the State average and most neighboring cities.

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

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

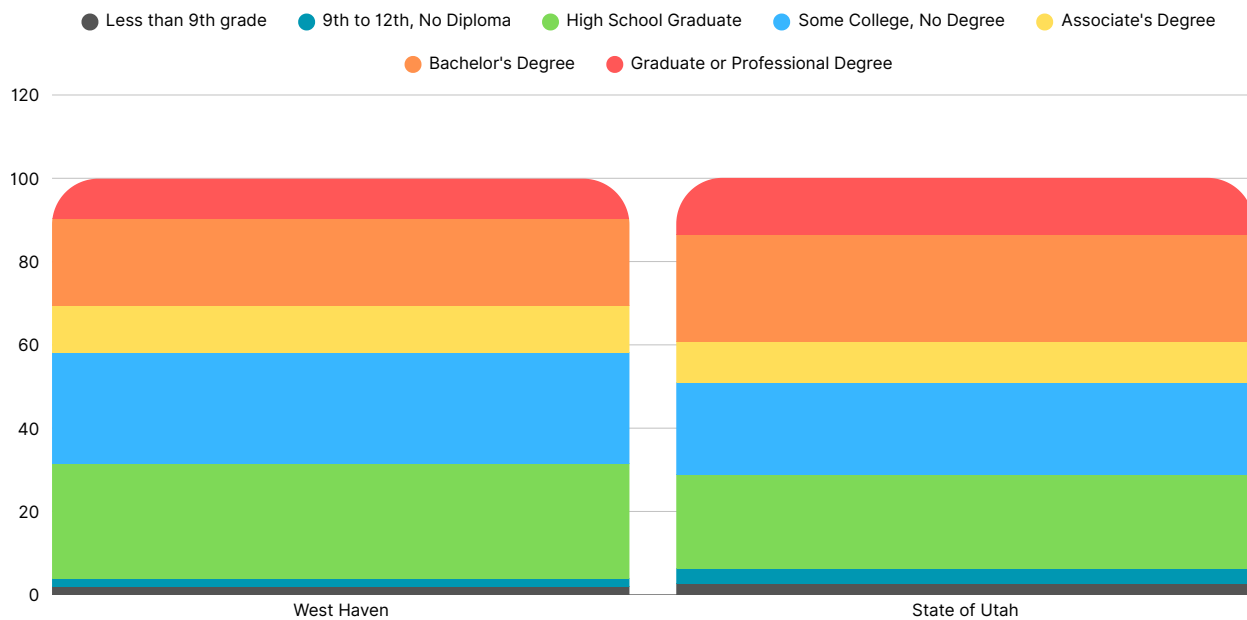
Educational attainment levels are trailing behind the State.

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 holders 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 communities more competitive and resilient to economic downturns.

Figure 4.17 Educational Attainment, Population 25 Years and Over



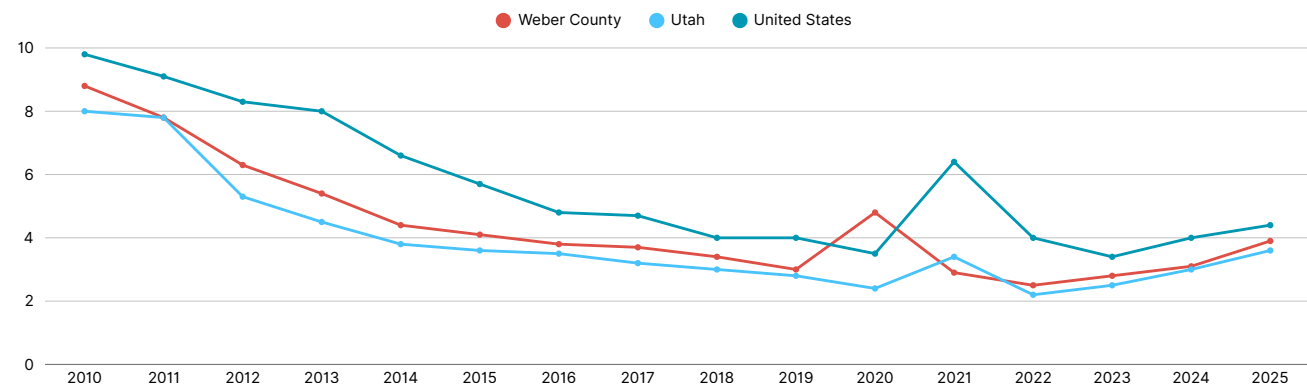
Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

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-19 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

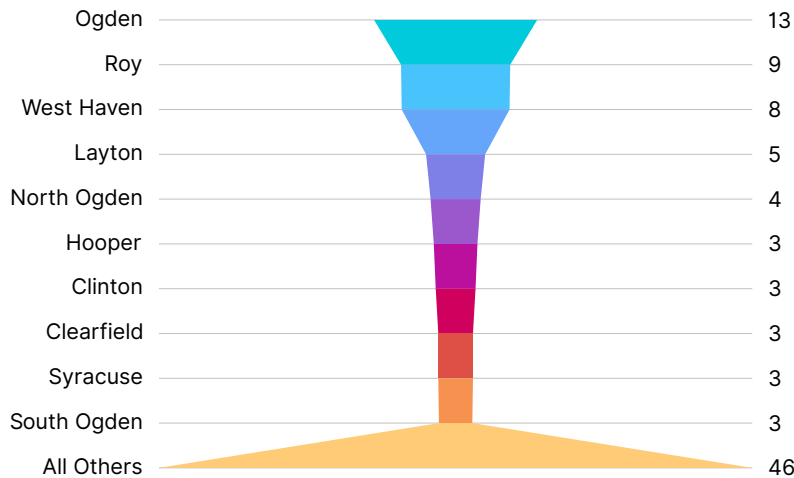
Industry	West Haven		Weber County	
	Workers	Percent of Total	Workers	Percent of Total
Construction	1,158	25.3%	9,233	8.1%
Manufacturing	564	12.3%	19,725	17.3%
Transportation and Warehousing	528	11.5%	3,025	2.7%
Educational Services	462	10.1%	11,313	9.9%
Retail Trade	349	7.6%	12,540	11.0%
Accommodation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

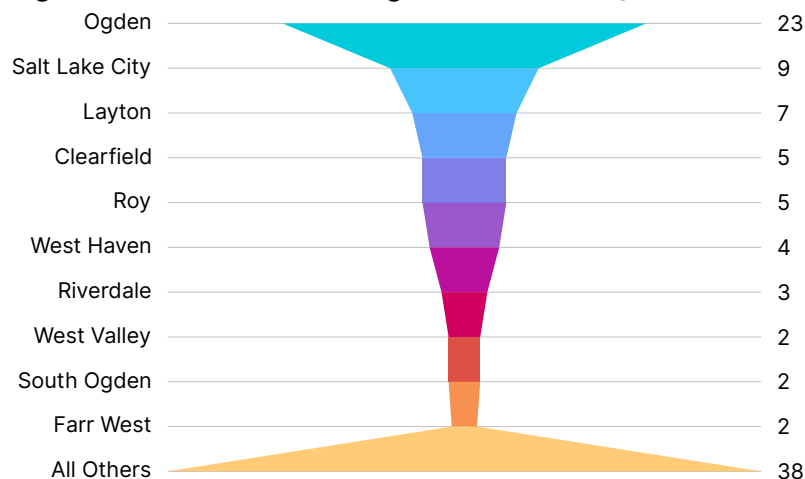
Figure 4.20 Percent Employed in West Haven (Commute from Home)



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 \$524.7 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 employer 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 show 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 shows 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. The City's median household income of \$101,012, which is 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 towards “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 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 businesses 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.

West Haven - EDSP
Implementation Plan Matrix

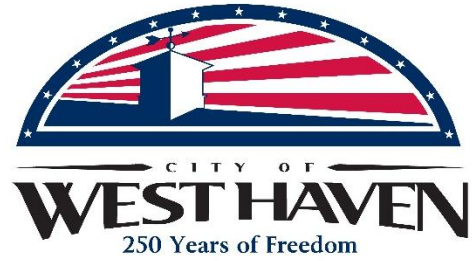
Support Strategies	Project Lead	Timeline For Initiating							Priority	Status	Required Resources	Metrics	Key Accomplishments
		Ongoing	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10					
Goal 1. Strengthen and Diversify the Local Economy. West Haven's rapid population growth and strategic location present 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	\$\$		
1.1.2. Prioritize zoning and infrastructure readiness in key development areas identified in this plan.			◆						High	Not Started	\$\$\$\$		
1.1.3. In key development areas, plan for infrastructure development and design to enhance placemaking and access.		◆							High	Not Started	\$\$\$\$		
Secondary													
1.1.4 Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.				◆					Medium	Not Started	\$\$		
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	\$\$		
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	\$\$		
Secondary													
1.2.4. Partner with state and regional economic development organizations, including GOEO, NUJA, and the County to actively promote West Haven to targeted industries seeking to relocate or expand within the Northern Utah region.		◆							Medium	Not Started	\$\$		
1.2.5. Develop a targeted employer list of potential companies looking to relocate or expand (aerospace supply-chain, logistics, medical services, software support, manufacturing, etc.).		◆							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	\$\$\$		
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	\$\$		
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 area and underutilized sites as part of the General Plan. Label these sites appropriately on the General Plan map to ensure the best future use and zoning.				◆									
Secondary													
1.4.3. Use community reinvestment areas (CRA) 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.													
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 uses.													
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.													

Priorities	Statuses	Required Resources	Metrics
Low	Not Started	\$	Commercial Development
Medium	On Track	\$\$	New Jobs
High	Delayed	\$\$\$	Sales Tax Growth
	Completed	\$\$\$\$	Sales Tax Capture Rate
			Assessed Value Ratio
			Grant and Intergovernmental Funding
			Infrastructure
			Housing
			BRE Visits
			Development Review
			Net Promoter Score
			Quality-of-Life
			Population Growth
			Median Wage Growth

Planning Commission Staff Review Memo

May 27, 2026

Damian Rodriguez, Planner



FINAL SITE PLAN REVIEW

Request: Grant final site plan approval for the Superstop Convenience Store redevelopment

Property Location: 1514 W 2100 S

Property Zone: Mixed Use

Property Size: 1.45 acres

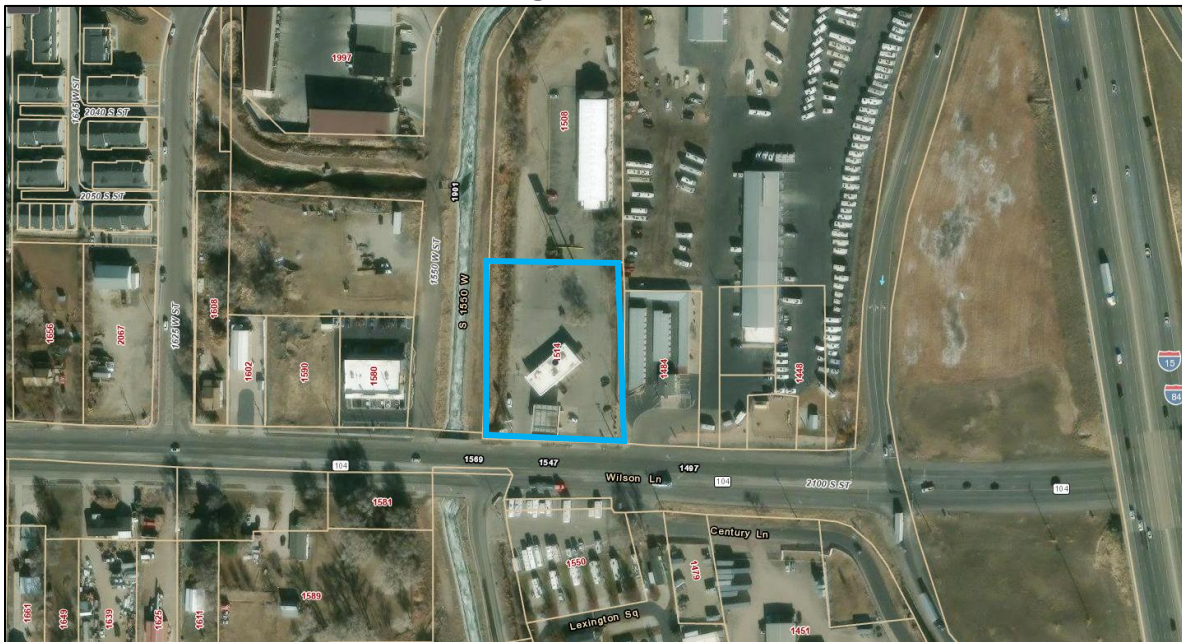
Applicant: Mansour & Badran LLC

Governing Document(s): §157.730 thru §157.737

Decision Type: Administrative

Staff Recommendation: Approval

Image 1: Site Aerial



I. BACKGROUND

The applicants have proposed the redevelopment of the commercial convenience store site that they own at 1514 West on 2100 South Street. The preliminary proposal was reviewed by the Planning Commission at its meeting on May 28, 2025, where preliminary approval was granted with the following conditions:

1. A traffic study is provided that considers all land-uses that utilize the proposed site access.
2. Verification is provided that UDOT approves of the proposed access and the project site plan in general.
3. All comments provided by staff in the associated preliminary site plan review report are satisfactorily addressed prior to final site plan approval.

The final site plan review was submitted by the applicants in October, 2025, and has since undergone several rounds of review. Staff now find that the applicants have taken the necessary steps to address all staff comments or have otherwise requested exceptions from certain code standards in accordance with the zoning ordinances' procedures.

Image 2: Proposed Final Site Landscape Plan

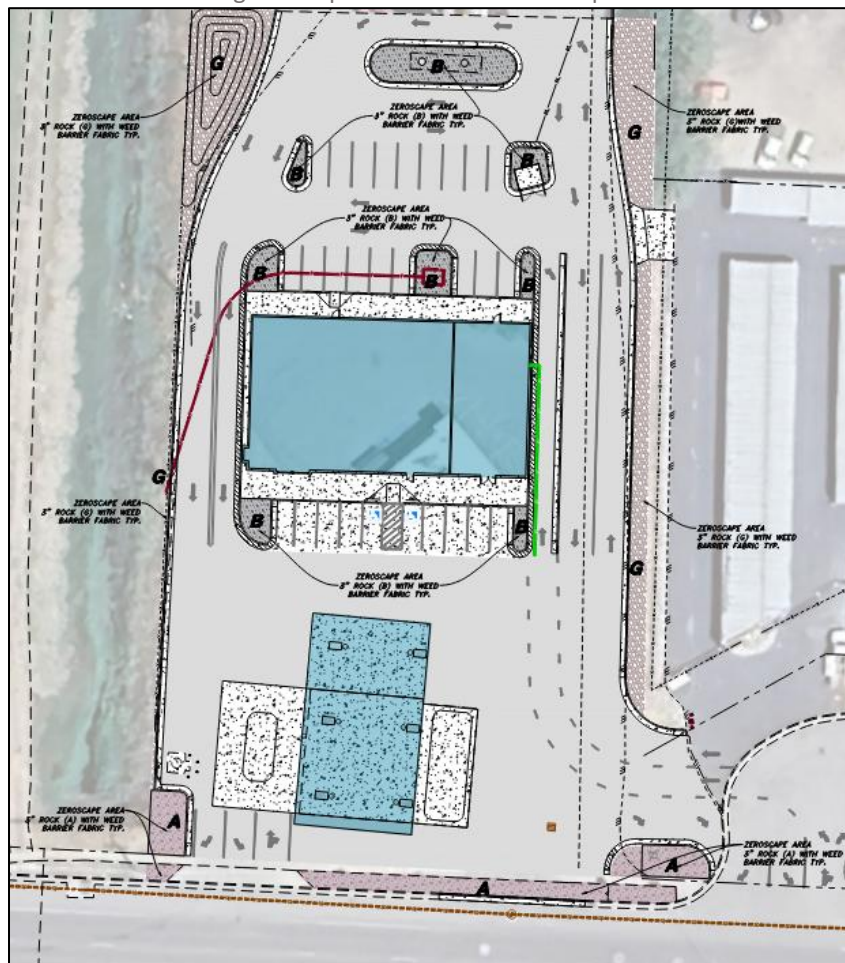


Image 3: Proposed Building Floor Plan

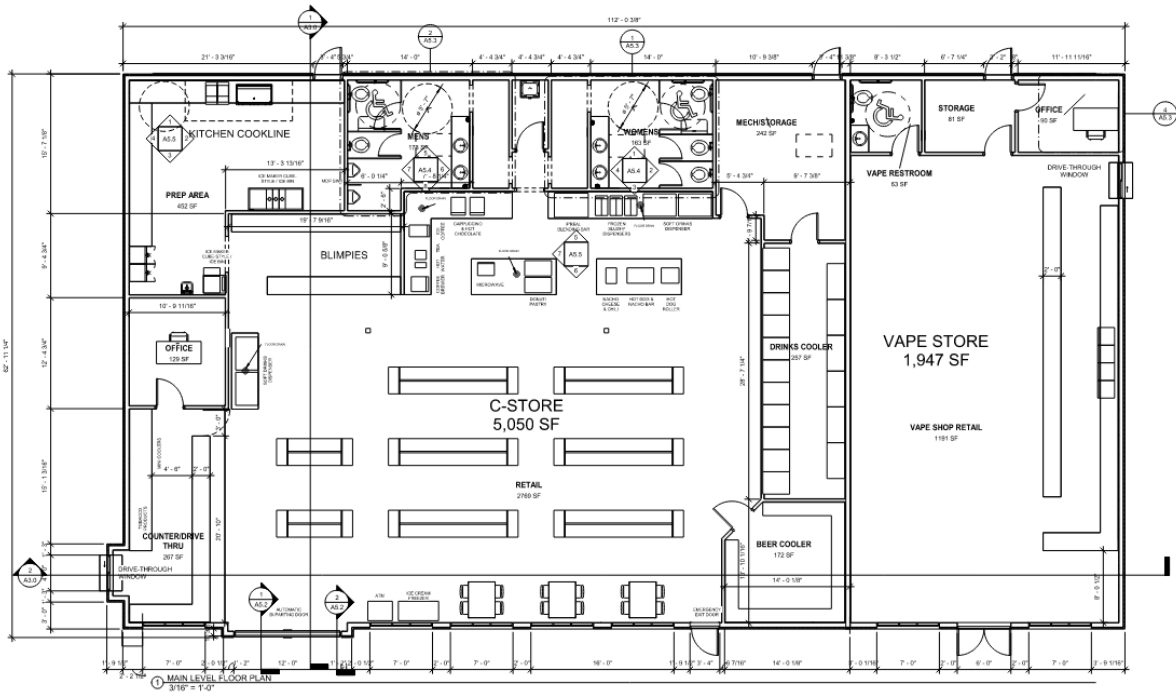


Image 4: Proposed storefront elevation, south-facing toward 2100 South



II. STAFF REVIEW

Staff's (the West Haven Development Review Committee) review of the proposed final site plan and accompanying improvement plans as they pertain to the requirements of the West Haven Zoning Code is as follows:

§157.294 Use

The land use would be classified as a Convenience store, Restaurant, and Tobacco specialty shop. Uses that are either permitted outright or permitted via a conditional use permit in the zone C-2 and Mixed Uses Zones.

§157.731(C)(4) APPLICATION; REVIEW AND APPROVAL

No final site plan application can be approved without the City Engineer's and Community Development Director's approval of the improvement drawings. Each applicant shall submit as part of a final site plan application improvement drawings stamped by a licensed civil engineer.

These drawings shall demonstrate the site's compliance with the West Haven Code, public utility providers' standards, any preliminary site plan approval conditions, and vehicle access and parking.

The Development Review Committee's findings for each matter of consideration are provided below the subject consideration. These findings are provided to assist the Planning Commission in its analysis and decision-making.

City Engineer's Approval. Improvement drawings, stamped by a licensed civil engineer, have been received and approved by the City Engineer.

Finding: The applicant has made all the changes requested by the City Engineer, and the City Engineer is verifying all changes that have been completed. Verification will be completed prior to the Planning Commission meeting.

Community Development Director's Approval. Improvement drawings, stamped by a licensed civil engineer, have been received and approved by the Community Development Director.

Finding: The Community Development Director has approved all aspects of the proposal, except those that do not comply with the zoning ordinance and for which the applicant has sought an exception.

Compliance with the West Haven Municipal Code.

Finding: The proposed drive-through on the west side of the building does not fully comply with the standards of the ordinance. The parking ordinance requires that "Landscaping or concrete curbing shall separate each drive-through aisle from the property ingress/egress" (§157.632(B)(3)). However, §157.632(B)(8) provides for the possibility of an exception to this rule as well as the other regulations applicable to drive-through lane design if it is determined that "based on accepted engineering principles, that the alternate design will be equally effective in ensuring on- and off-site pedestrian and vehicular traffic safety and minimizing traffic impacts". The applicant has provided a memo from traffic engineer Dr. Joseph Perrin, which has been found to be potentially sufficient to justify the exception. See the attached opinion memo from Dr. Perrin for more information.

Also, the proposed landscaping materials do not fully comply with the ordinance's requirements. The ordinance requires that the property is landscaped with one tree and two shrubs per every 400 square feet of required open space. The proposal now contains zero trees and shrubs in response to the lack of water for irrigation (see the attached memo from Bona Vista Water District). The applicant is requesting an exception from the tree and shrub requirement in accordance with 157.732(D), which reads as follows:

“The Planning Commission may waive landscaping requirements if the applicant provides a letter from the water provider stating that the provider can't supply water for landscaping or for an existing site with pre-established landscaping.”

Utility Provider's Approval.

Finding: All required utility service provider approvals have been obtained, except that Bona Vista Water District has not approved its water supply for outdoor irrigation as mentioned. See the attached memo from Bona Vista Water District.

Preliminary site plan approval conditions. All conditions emplaced by the Planning Commission at the time of preliminary site plan approval are satisfied in the proposed site plan and improvement drawings.

The three conditions of approval emplaced by the Planning Commission at the time of preliminary approval are as follows:

1. *A traffic study is provided that considers all land uses that utilize the proposed site access.*

Finding: A traffic study has been provided that satisfies this condition. Both UDOT and City Engineering staff have reviewed and approved the study, as well as the site access and internal circulation resulting from it. Those businesses whose traffic is involved in the site's internal circulation include the Super Stop convenience store and its subsidiary commercial uses, the hotel to the north of the subject property, and the creator's studio, self-storage facilities, and recreational vehicle dealership to the east of the subject property. The subject property has lost its east access, but circulation between the subject property and the commercial properties to the east has been improved in the staff's opinion.

2. *Verification is provided that UDOT approves of the proposed access and the project site plan in general.*

Finding: Verification of UDOT's approval has been provided.

3. *All comments provided by staff in the associated preliminary site plan review report are satisfactorily addressed prior to final site plan approval.*

Finding: All comments from the corrections report have been satisfactorily addressed except for those comments regarding zoning standards for which an exception is being sought. See the attached corrections report for more information.

§157.291 Site Development Standards

The subject property is within the Mixed Use Zone, which zone has little to no development standards when a master development agreement was not applied to the subdivision of the property. For this reason, staff used the C-2 development standards as a benchmark for the proposal, as it consists of land uses consistent with that zone. The development was consistent with these benchmarks (i.e., setbacks, height limitations, lot coverage restrictions) at the time

of final site plan approval, and little has changed from the plan set in terms of such development standards.

§ 157.734 Design Requirements

Site improvements and new buildings shall be designed and constructed to meet the criteria of the Design Review code, §§157.730 through 157.737.

Finding: The proposed building has been amended through the preliminary review process to comply with all design standards and minimum requirements, to include primary building materials, upgraded architectural features, color, and articulation requirements. No amendments to the building elevations were proposed during the preliminary review.

III. RECOMMENDED ACTION

Staff recommends the Planning Commission approve the proposed preliminary site plan if the Commission is inclined to approve the associated drive-through design standard exception and the requested landscape design exception.

IV. POSSIBLE MOTION ON DRIVE-THROUGH ALTERNATE DESIGN

The Planning Commission may approve alternatives to the requirements of the Drive-through Design Standards Section if it determines, based on accepted engineering principles, that the alternate design will be equally effective in ensuring on- and off-site pedestrian and vehicular traffic safety and minimizing traffic impacts.

Approve (staff recommended motion): Motion to grant approval of the requested alternate drive-through design, proposed without concrete curbing separating the west drive-through aisle from the property egress lane, finding that the alternate design will be equally effective in ensuring traffic safety and minimizing traffic impacts.

Approve with conditions: Motion to grant approval of the requested alternate drive-through design, proposed without concrete curbing separating the west drive-through aisle from the property egress lane, finding that the alternate design will be equally effective in ensuring traffic safety and minimizing traffic impacts when the following conditions of approval are applied:

(List conditions of approval)

Deny: Motion to deny the approval of the requested alternate drive-through design, proposed without concrete curbing separating the west drive-through aisle from the property egress lane, finding that the alternate design will not be equally effective in ensuring traffic safety or will not be equally effective in minimizing traffic impacts.

V. POSSIBLE MOTION ON LANDSCAPE EXCEPTION

The Planning Commission may waive landscaping requirements if the applicant provides a letter from the water provider stating that the provider can't supply water for landscaping, or for an existing site with pre-established landscaping.

Approve (staff recommended motion): Motion to grant approval of the requested landscaping exception for the property at 1514 West 2100 South, finding that sufficient evidence has been provided to suggest that the service provider cannot supply sufficient water for landscaping.

Approve outright: Motion to deny approval of the requested landscaping exception for the property at 1514 West 2100 South, finding that no sufficient evidence has been provided to suggest that the service provider cannot supply sufficient water for landscaping.

VI. POSSIBLE MOTION ON FINAL SITE PLAN

The Planning Commission is the land-use authority for the final site plan review of all projects with cumulative proposed building(s) totaling no more than 40,000 square feet. The commission shall (a) approve, (b) approve with conditions, or (c) deny a proposed final site plan based on the proposal's compliance with the applicable code and standards.

Approve: Motion to grant final site plan approval for the proposed Super Stop convenience store redevelopment at 1514 West 2100 South, finding that the design of the proposed site and building is compliant with all applicable regulations of the ordinance and the conditions of the preliminary site plan approval.

Approve with conditions: Motion to grant final site plan approval for the proposed Super Stop convenience store redevelopment at 1514 West 2100 South, finding that the design of the proposed site and building is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

(List conditions of approval)

West Haven Improvement Drawing Review



Project	Super Stop Final Site Plan Review
Review Cycle	3 (satisfied comments are struck through, new comments are in blue font)
Date:	4/14/2026

Code Reference	City Department	City Comment	Applicant Response
§157.632(B)(3)	Planning	<p>Landscaping or concrete curbing shall separate each drive through aisle from the property ingress/egress. An exception to this standard can be requested pursuant to §157.632(B)(8), which reads: <i>The city may approve alternatives to the requirements of this section if it determines, based on accepted engineering principles, that the alternate design will be equally effective in ensuring on- and off-site pedestrian and vehicular traffic safety and minimizing traffic impacts.</i></p> <p>If an exception to this rule is sought, it must be explicitly stated and supported by a site-specific study prepared by a licensed traffic engineer.</p>	
§157.988	Planning	<p>Provide an updated landscape and irrigation plan that reflects the current site plan. The updated landscaping plan is subject to additional correction if necessary. The</p>	

		proposed landscaping shall comply with §157.988 and §157.733.	
§157.732(D)	Planning	<p>To consider a request for a landscaping exception, the Planning Commission must receive a letter from the water service provider stating that the provider can't supply water for the landscaping of the site. The email provided lacks essential information. The water provider needs to clarify whether no landscaping can be served, whether no landscaping beyond what is existing at the site shall be added, or whether the proposed landscaping plan is approvable and nothing more in terms of plantings.</p> <p>Note: This letter will have a greater impact with the city if it is on official letterhead.</p>	
§157.777	Planning	Provide an exterior lighting plan. The exterior lighting at the site shall be consistent with §157.777 and §157.778	
§157.778(A)	Planning	Provide a specifications/details sheet for the proposed light fixtures that shows how they are shielded. <i>All fixtures shall be fully shielded and installed so that no light is emitted above a horizontal plane passing through the lowest portion of the lamp.</i>	
§151.15	Planning	Provide the official approval of the site plan from the Weber County Fire Marshall's office.	
§157.734	Planning	Confirm if the architectural elevations that were approved during the preliminary	

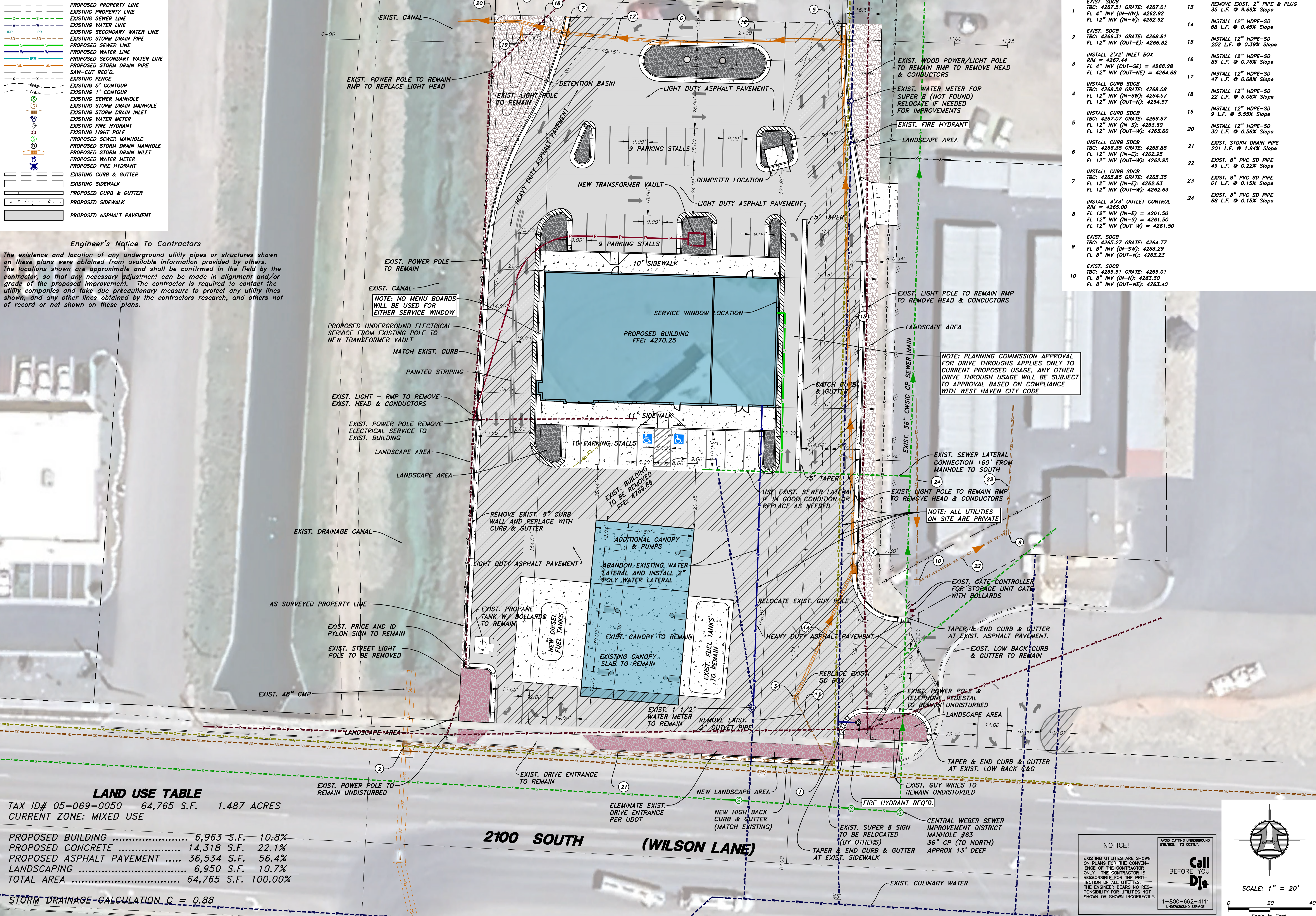
		review are still applicable. If changes are proposed to the building's architecture, updated building elevation drawings shall be provided for review.	
IBC	Building	Provide a complete geotechnical study for the site.	
IFC	Fire	Depict the fire hydrant on the site plan at the location that has been agreed upon with the Weber County Fire Marshal.	
§157.733(A)(1)	Engineering	See the attached redlined drawings for Engineering comments and corrections.	

*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.

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SITE & UTILITY PLAN



Key Note SD Structures		Key Note SD Pipes	
Name	Structure Details	Pipe Name	Details
1	EXIST. SDCB TBC: 4267.51 GRATE: 4267.01 FL 4" INV (IN-W): 4262.92 FL 12" INV (IN-W): 4262.92	13	REMOVE EXIST. 2" PIPE & PLUG 35 L.F. @ 9.69% Slope
2	EXIST. SDCB TBC: 4269.31 GRATE: 4268.81 FL 12" INV (IN-W): 4268.82	14	INSTALL 12" HDPE-SD 68 L.F. @ 0.45% Slope
3	INSTALL 2'x2' INLET BOX RIM = 4267.44 FL 4" INV (OUT-SE) = 4266.28 FL 12" INV (OUT-NE) = 4264.88	15	INSTALL 12" HDPE-SD 252 L.F. @ 0.39% Slope
4	INSTALL CURB SDCB TBC: 4268.58 GRATE: 4268.08 FL 12" INV (IN-SW): 4264.57 FL 12" INV (OUT-W): 4264.57	16	INSTALL 12" HDPE-SD 47 L.F. @ 0.76% Slope
5	INSTALL CURB SDCB TBC: 4267.07 GRATE: 4266.57 FL 12" INV (IN-S): 4263.60 FL 12" INV (OUT-W): 4263.60	17	INSTALL 12" HDPE-SD 47 L.F. @ 0.68% Slope
6	INSTALL CURB SDCB TBC: 4266.35 GRATE: 4265.85 FL 12" INV (IN-E): 4262.95 FL 12" INV (OUT-W): 4262.95	18	INSTALL 12" HDPE-SD 22 L.F. @ 5.08% Slope
7	INSTALL CURB SDCB TBC: 4265.85 GRATE: 4265.35 FL 12" INV (IN-E): 4262.63 FL 12" INV (OUT-W): 4262.63	19	INSTALL 12" HDPE-SD 9 L.F. @ 5.55% Slope
8	INSTALL 3'x3' OUTLET CONTROL RIM = 4265.00 FL 12" INV (IN-E) = 4261.50 FL 12" INV (IN-S) = 4261.50 FL 12" INV (OUT-W) = 4261.50	20	INSTALL 12" HDPE-SD 30 L.F. @ 0.56% Slope
9	EXIST. SDCB TBC: 4265.27 GRATE: 4264.77 FL 8" INV (IN-SW): 4263.29 FL 8" INV (OUT-N): 4263.23	21	EXIST. STORM DRAIN PIPE 201 L.F. @ 1.94% Slope
10	EXIST. SDCB TBC: 4265.01 GRATE: 4265.01 FL 8" INV (IN-W): 4263.30 FL 8" INV (OUT-NE): 4263.40	22	EXIST. 8" PVC SD PIPE 49 L.F. @ 0.22% Slope
		23	EXIST. 8" PVC SD PIPE 61 L.F. @ 0.15% Slope
		24	EXIST. 8" PVC SD PIPE 88 L.F. @ 0.15% Slope

Engineer's Notice to Contractors
 The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

NOTE: PLANNING COMMISSION APPROVAL FOR DRIVE THROUGHS APPLIES ONLY TO CURRENT PROPOSED USAGE, ANY OTHER DRIVE THROUGH USAGE WILL BE SUBJECT TO APPROVAL BASED ON COMPLIANCE WITH WEST HAVEN CITY CODE

NOTE: ALL UTILITIES ON SITE ARE PRIVATE

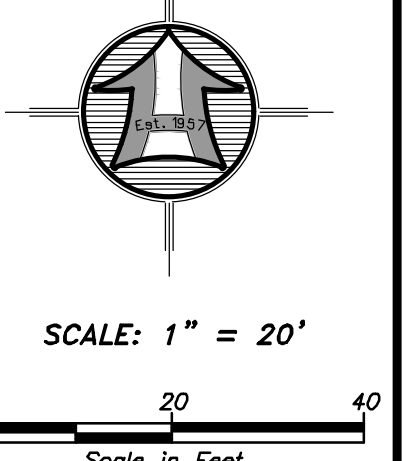
LAND USE TABLE

TAX ID# 05-069-0050	64,765 S.F.	1.487 ACRES
CURRENT ZONE: MIXED USE		
PROPOSED BUILDING	6,963 S.F.	10.8%
PROPOSED CONCRETE	14,318 S.F.	22.1%
PROPOSED ASPHALT PAVEMENT	36,534 S.F.	56.4%
LANDSCAPING	6,950 S.F.	10.7%
TOTAL AREA	64,765 S.F.	100.00%

STORM DRAINAGE-CALCULATION C = 0.88

NOTICE!
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig
 1-800-662-4111
 UNDERGROUND SERVICE

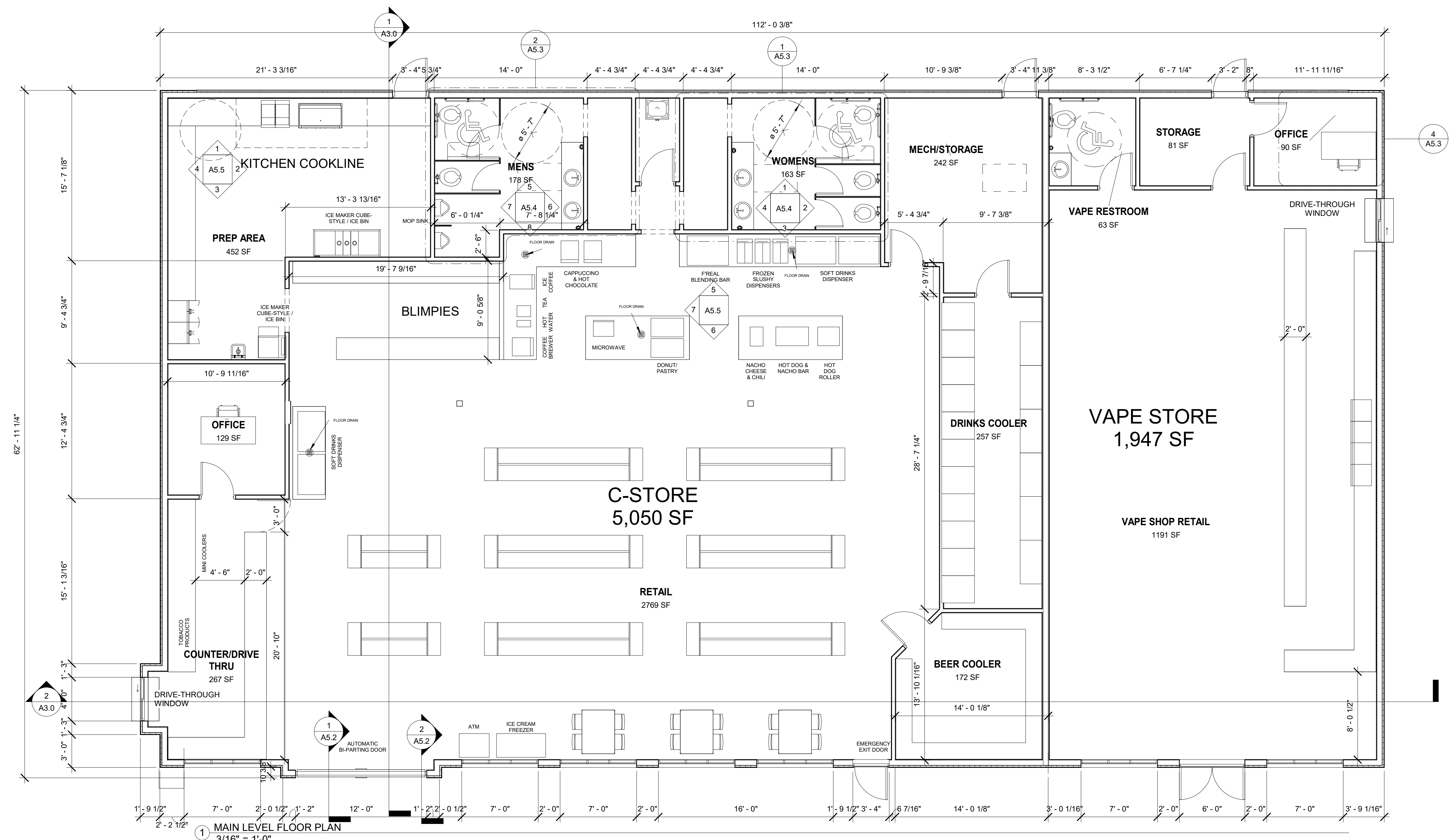
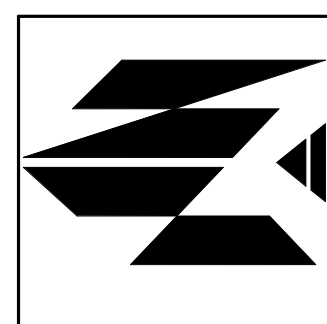


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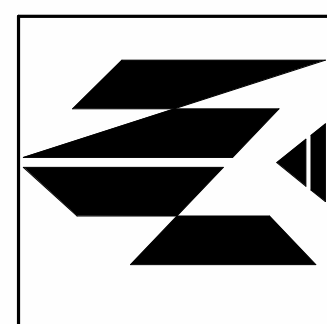
Drawn By: MEJ Date: 05/21/26
 Designed By:
 Checked By:
 Approved By:
 Scale: 1" = 20'
 Drawing File: 24-S-51-v23.dwg
 JOB NUMBER: 24-S-51

SITE & UTILITY PLAN FOR
SUPER STOP
 1514 WEST 2100 SOUTH
 WEST HAVEN, WEBER COUNTY, UTAH
 A Part of the Northwest Quarter of Section 25
 Township 6 North, Range 2 West, S.L.B.&M.



WT	DESCRIPTION	SECTION
WT1	EXTERIOR WALL - 2X6 STUDS @ 16" O.C. WITH EIFS BOARD FINISH, OVER 1 LAYER OF TYVEK VAPOR BARRIER AND 7/16" PLYWOOD SHEATHING / 5/8" GYPSUM WALL BOARD PAINTED ON INTERIOR SIDE, FILL WITH R-19 FIBERGLASS BATT INSULATION.	
WT2	EXTERIOR WALL - 2X6 STUDS @ 16" O.C. WITH SYNTHETIC STONE VENEER MORTAR SET ON LATH OVER LIQUID APPLIED WATER PROOF MEMBRANE ON 7/16" PLYWOOD SHEATHING / 5/8" GYPSUM WALL BOARD PAINTED ON INTERIOR SIDE, FILL WITH R-19 FIBERGLASS BATT INSULATION.	
WT3	INTERIOR WALL - 2X4 STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM BOARD AND TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT4	INTERIOR WALL - 2X4 STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM BOARD UP TO 48" A.F.F. AND 5/8" PLYWOOD 48"-96" A.F.F. KITCHEN SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 2X4 STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT6	DEMISING WALL - 2X6 STUDS @ 16" O.C. - 88 IN. THICK, TWO LAYERS BOTH SIDES, INNER LAYER ATTACHED TO STUDS WITH THE 1-7/8 IN. NAILS SPACED 6 IN. OC, OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE 2-3/8 IN. LONG NAILS SPACED 8 IN. OC, VERTICAL JOINTS LOCATED OVER STUDS, ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS, JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE, FILL WITH SOUND BATT INSULATION.	
WT7		

ROOM FINISH SCHEDULE				
Name	Area	Wall Finish	Base Finish	Floor Finish
VAPE SHOP RETAIL	1191 SF	GYP. WALL BOARD	6" CERAMIC TILE	6" GLAZED PORCELAIN TILE- DAL TILE SADDLEBROOK SD15 WALNUT CREEK
OFFICE	Not Placed	GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
DRINKS COOLER	257 SF	BY MANUF.	BY MANUF.	BY MANUF.
BEER COOLER	172 SF	BY MANUF.	BY MANUF.	BY MANUF.
MECH/STORAGE	242 SF	GYP. WALL BOARD	4" TOPSET RUBBER BASE	SEALED CONCRETE
WOMENS	163 SF	TILE/GYP WALL BOARD	6" CERAMIC TILE	6" GLAZED PORCELAIN TILE- DAL TILE SADDLEBROOK SD15 WALNUT CREEK
MENS	178 SF	TILE/GYP WALL BOARD	6" CERAMIC TILE	6" GLAZED PORCELAIN TILE- DAL TILE SADDLEBROOK SD15 WALNUT CREEK
PREP AREA	452 SF	FRP BOARD/GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
OFFICE	129 SF	GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
COUNTER/DRIVE THRU	267 SF	GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
RETAIL	2769 SF	GYP. WALL BOARD	6" CERAMIC TILE	6" GLAZED PORCELAIN TILE- DAL TILE SADDLEBROOK SD15 WALNUT CREEK
COUNTER/DRIVE THRU	Not Enclosed	GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
VAPE RESTROOM	63 SF	TILE/GYP WALL BOARD	6" CERAMIC TILE	6" GLAZED PORCELAIN TILE- DAL TILE SADDLEBROOK SD15 WALNUT CREEK
OFFICE	90 SF	GYP. WALL BOARD	4" TOPSET RUBBER BASE	DAL TILE
STORAGE	81 SF			



MATERIALS CALCULATION:
TOTAL FRONT ELEVATION AREA: 1711 SF

PRIMARY MATERIALS
- BRICK: 811 SF = 47%
- STOREFRONT GLASS: 270 SF = 16%

SECONDARY MATERIALS
- GRAY EIFS: 630 SF = 37%

TOTAL PRIMARY MATERIALS: 1081 SF = 63% (60% REQ.)
TOTAL SECONDARY MATERIALS: 630 SF = 37%

UPGRADED ARCHITECTURAL FEATURE CALCULATION:
TOTAL FRONT ELEVATION AREA: 1711 SF

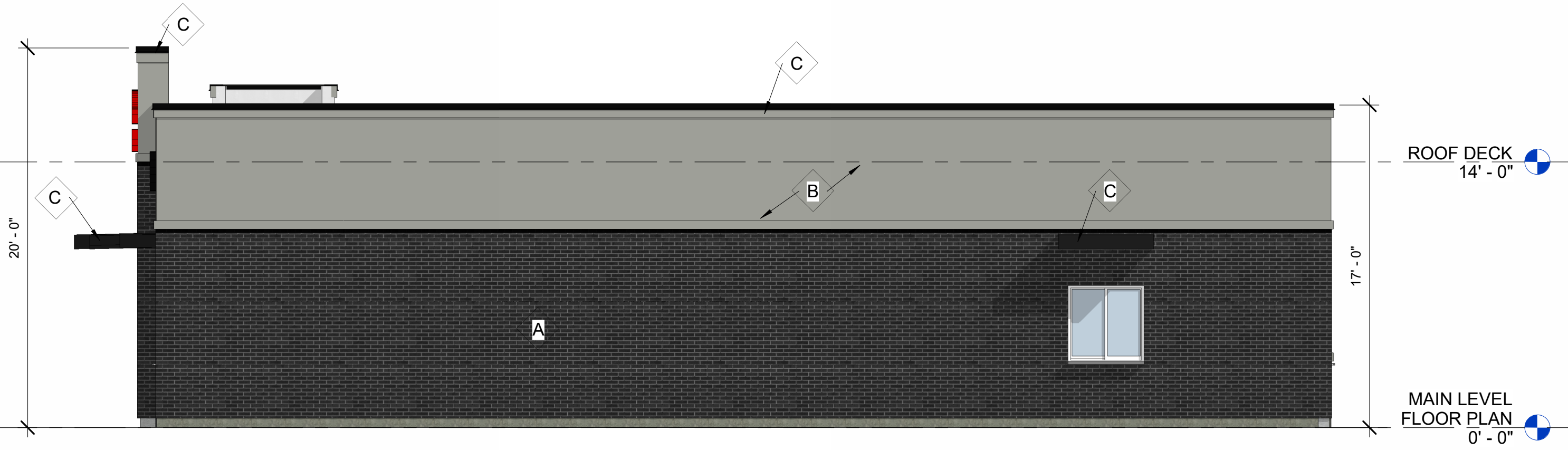
METAL CANOPY: 181 SF = 10%
CORNICE: 75 SF = 5%
TOTAL UPGRADED FEATURES: 257 SF = 15% (15% REQ.)

SIGNAGE CALCULATION:
TOTAL SIGNAGE SF: 98 SF = 6% OF S. ELEVATION



1 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
SYMBOL	FINISH
A	THIN BRICK VENEER- OLD MILL "BLACK CANYON"
B	GRAY EIFS PANEL "GRAY CLOUDS"
C	DARK GRAY PREFINISHED METAL TRIM "TRICORN BLACK"
D	STEEL CANOPY PAINTED DARK GRAY "TRICORN BLACK"



2 EAST ELEVATION
3/16" = 1'-0"

MATERIALS CALCULATION:
TOTAL EAST ELEVATION AREA: 1006 SF

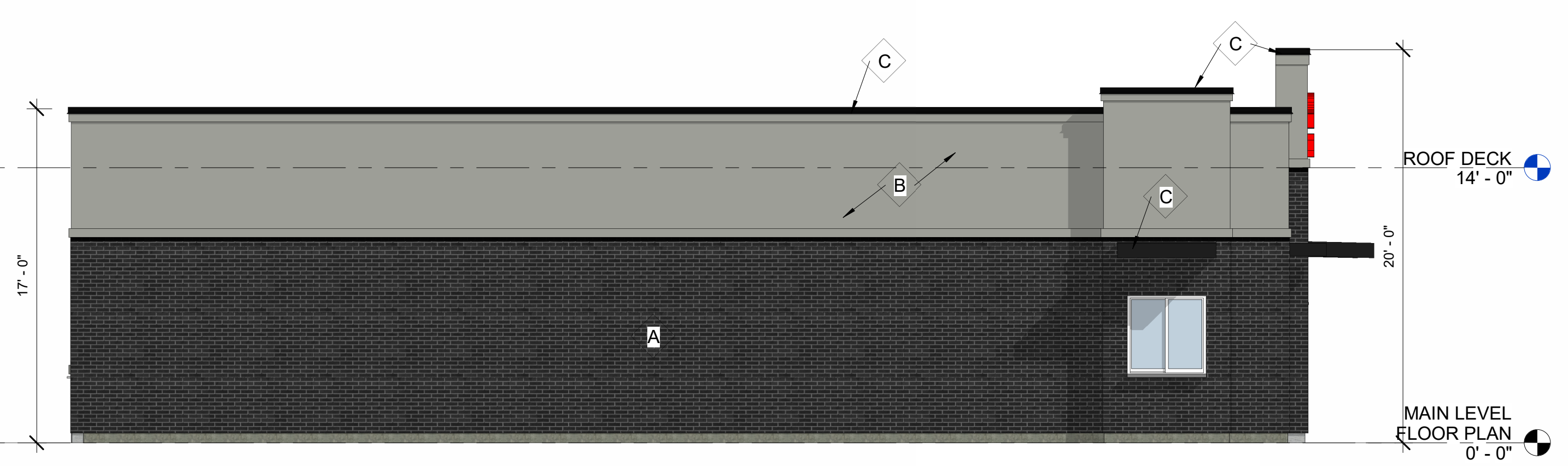
PRIMARY MATERIALS
BRICK: 603 SF = 60%

SECONDARY MATERIALS
GRAY EIFS: 403 SF = 40%

BRICK TO EIFS RATIO = 3:2
603 PRIMARY SF /1006 TOTAL SF = 60% (60% REQ.)

UPGRADED ARCHITECTURAL FEATURE CALCULATION:
(DOES NOT FACE STREET OR MAJOR CORRIDOR 157.734 (A)(6)
15% UPGRADED NOT REQ.)

METAL CANOPY: 18 SF = 2%
CORNICE: 47 SF = 5%
TOTAL UPGRADED FEATURES: 95 SF = 10%



3 WEST ELEVATION
3/16" = 1'-0"

MATERIALS CALCULATION:
TOTAL WEST ELEVATION AREA: 1009 SF

PRIMARY MATERIALS
BRICK: 613 SF = 61%

SECONDARY MATERIALS
GRAY EIFS: 396 SF = 39%

BRICK TO EIFS RATIO = 3:2
613 PRIMARY SF /1009 TOTAL SF = 60% (60% REQ.)

UPGRADED ARCHITECTURAL FEATURE CALCULATION:
(DOES NOT FACE STREET OR MAJOR CORRIDOR 157.734 (A)(6) 15% UPGRADED NOT REQ.)

METAL CANOPY: 17 SF = 1.6%
CORNICE: 47 SF = 4.6%
TOTAL UPGRADED FEATURES: 64 SF = 6.3%

MATERIALS CALCULATION:
(REAR ELEVATION NOT VISIBLE FROM 2100 S ST 157.734 (B)(C)
60% PRIMARY MATERIALS NOT REQUIRED)

TOTAL NORTH ELEVATION AREA: 1857 SF

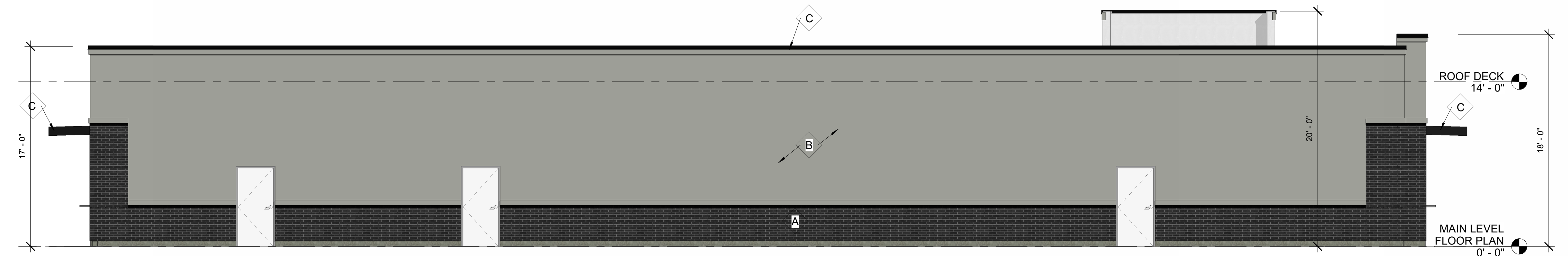
PRIMARY MATERIALS
BRICK: 361 SF = 19%

SECONDARY MATERIALS
GRAY EIFS: 1454 SF = 78%

BRICK TO EIFS RATIO = 1:4
603 PRIMARY SF /1006 TOTAL SF = 19%

UPGRADED ARCHITECTURAL FEATURE CALCULATION:
(DOES NOT FACE STREET OR MAJOR CORRIDOR 157.734 (A)(6)
15% NOT REQ.)

CORNICE: 84 SF = 4.5%
TOTAL UPGRADED FEATURES: 84 SF = 4.5%



4 NORTH ELEVATION
3/16" = 1'-0"

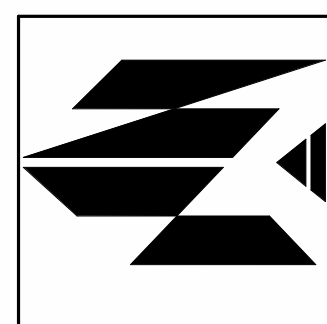
REVISIONS	
#	DESCRIPTION

SHEET TITLE
COLOR ELEVATION

PROJECT/OWNER
FARR WEST C-STORE
1514 WEST 2100 SOUTH
WEST HAVEN, UT 84401

ARCHITECT
NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE
02/07/2025



SHEET NUMBER
A5.7



① SOUTH ELEVATION COLOR
1/4" = 1'-0"

THIN BRICK VENEER
OLD MILL "BLACK
CANYON"



"GRAY CLOUDS"
SW 7658
EXTERIOR PAINT



"TRICORN BLACK"
SW 6258
EXTERIOR PAINT



CLEAR ANODIZED
ALUMINUM
WINDOW FRAME



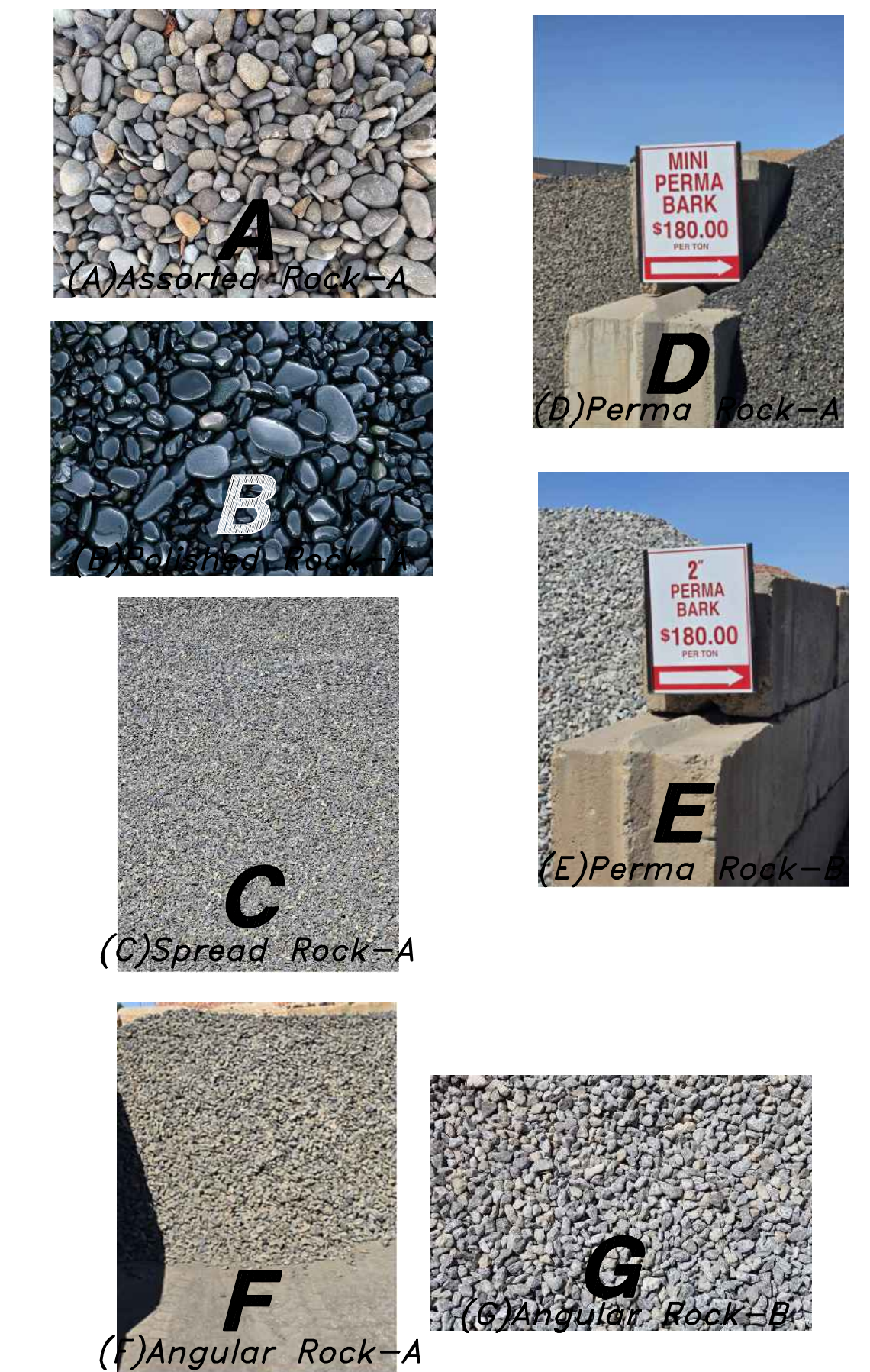
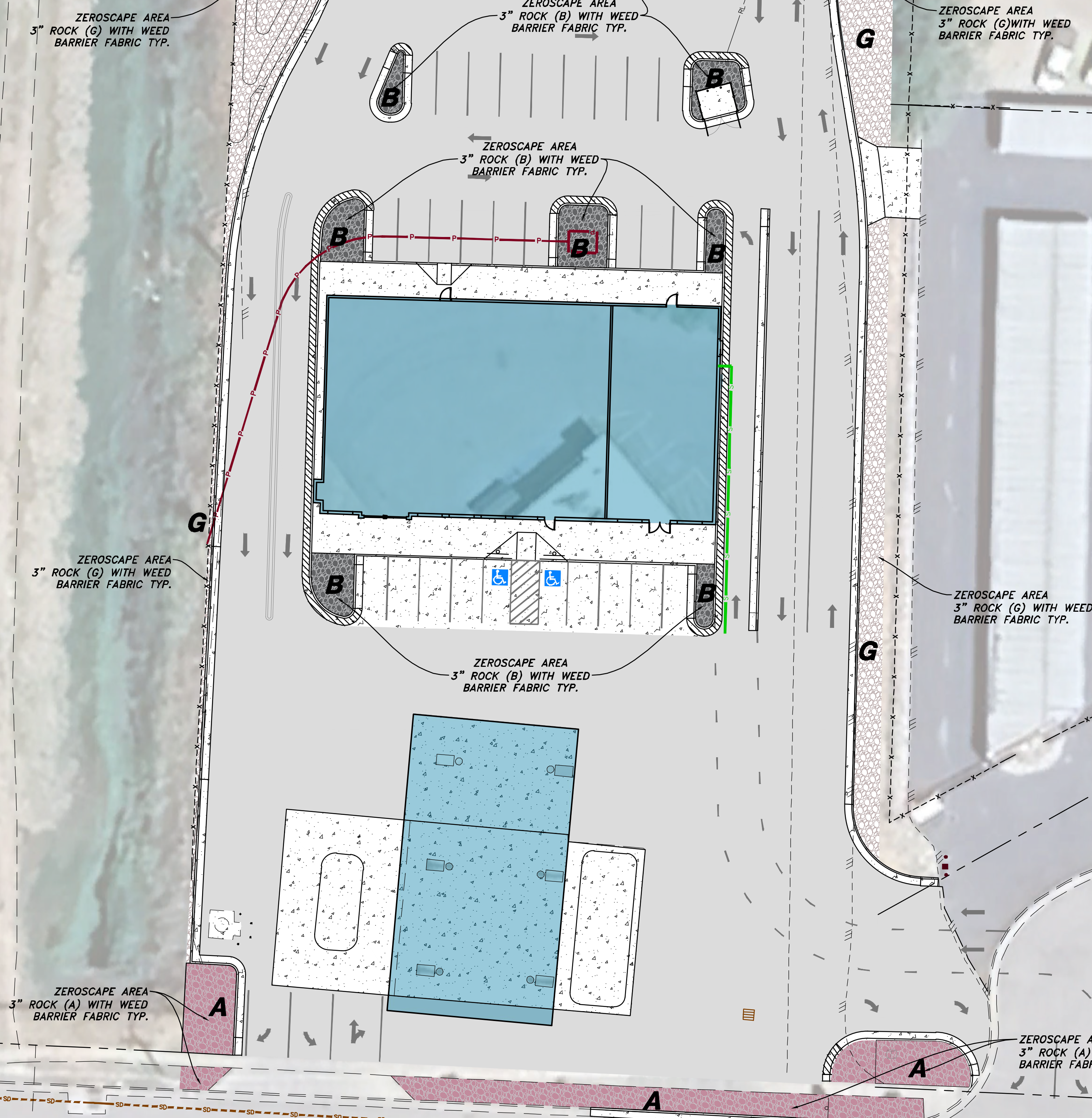
3"
1 1/2"
3/4"
1/2"
3/8"
1/4"
3/16"
1/8"
3/32"
1/16"

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SITE LANDSCAPE PLAN

Engineer's Notice To Contractors
 The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.



LAND USE TABLE

TAX ID# 05-069-0050	64,765 S.F.	1.487 ACRES
CURRENT ZONE: MIXED USE		
PROPOSED BUILDING	6,963 S.F.	10.8%
PROPOSED CONCRETE	14,318 S.F.	22.1%
PROPOSED ASPHALT PAVEMENT	36,534 S.F.	56.4%
LANDSCAPING	6,950 S.F.	10.7%
TOTAL AREA	64,765 S.F.	100.00%

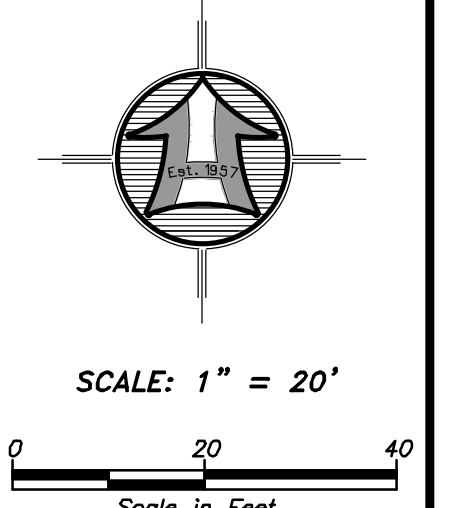
STORM DRAINAGE CALCULATION C = 0.88

2100 SOUTH (WILSON LANE)

NOTICE!
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig

1-800-662-4111
 UNDERGROUND SERVICE



HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.hansen.net
 Ogden
 Brigham City
 (435) 723-3691 (801) 399-4905 (435) 752-8272
 Celebrating over 68 Years of Business

Drawn By: MEJ Date: 05/21/26
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: 1" = 20'
 Drawing File: 24-S-51 v23.dwg
 JOB NUMBER: 24-5-51

SUPER STOP
 1514 WEST 2100 SOUTH
 WEST HAVEN, WEBER COUNTY, UTAH
 A Part of the Northwest Quarter of Section 25
 Township 6 North, Range 2 West, S.L.B.&M.

Sheet **4** of **1** Sheets



Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

To whom it may concern,

Due to Utah's dry climate and ongoing water supply challenges, Bona Vista Water does not permit the use of culinary (drinking) water for outdoor irrigation. Culinary water is treated to meet strict health and safety standards, making it a valuable and limited resource intended primarily for drinking, cooking, and other essential indoor uses.

Outdoor watering significantly increases demand, especially during hot and dry periods, which can strain our water system and reduce availability for critical needs. By restricting the use of culinary water for irrigation, we help preserve safe drinking water supplies, maintain system reliability, and promote responsible water use across our community.

Thank you for your understanding and cooperation in helping conserve this essential resource.

Kenny Hefflefinger

May 3, 2026



RE: Super Stop Drive-Thru Discussion – West Haven, UT

The following is a discussion of the drive-thru circulation for the proposed redevelopment of the property at 1514 West 2100 South in West Haven, Utah. The current site is a gas station that will be redeveloped into two drive thru facilities with drive thru windows located on the east and west side of the building.

Figure 1 identifies the site location and Figure 2 shows the proposed land uses for the development with drive thru windows on the east and west side of the building.



Figure 1: Site Location

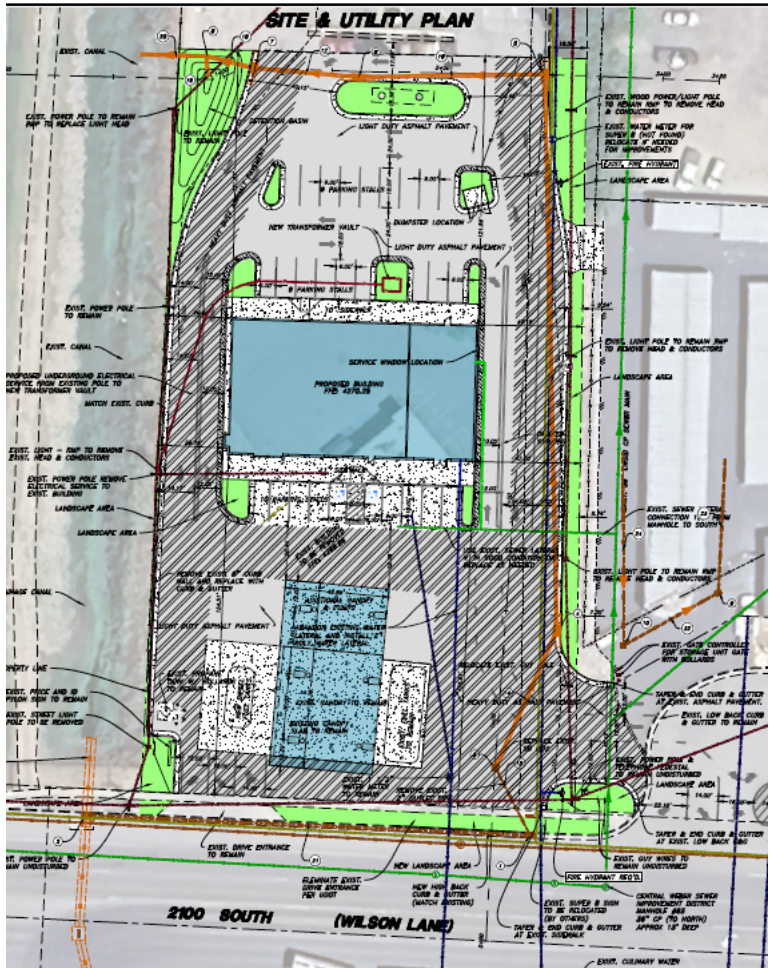


Figure 2: Proposed Land Use

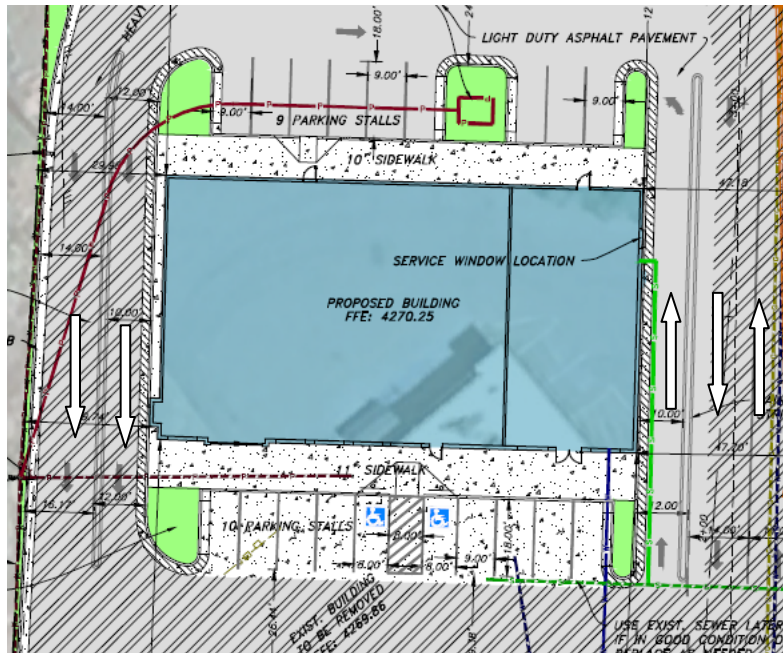


Figure 3: East and West Drive Thru Windows and Directional Traffic Flow

The discussion issue is the need for raised medians to separate the drive thru window queue from the drive aisle circulation path.

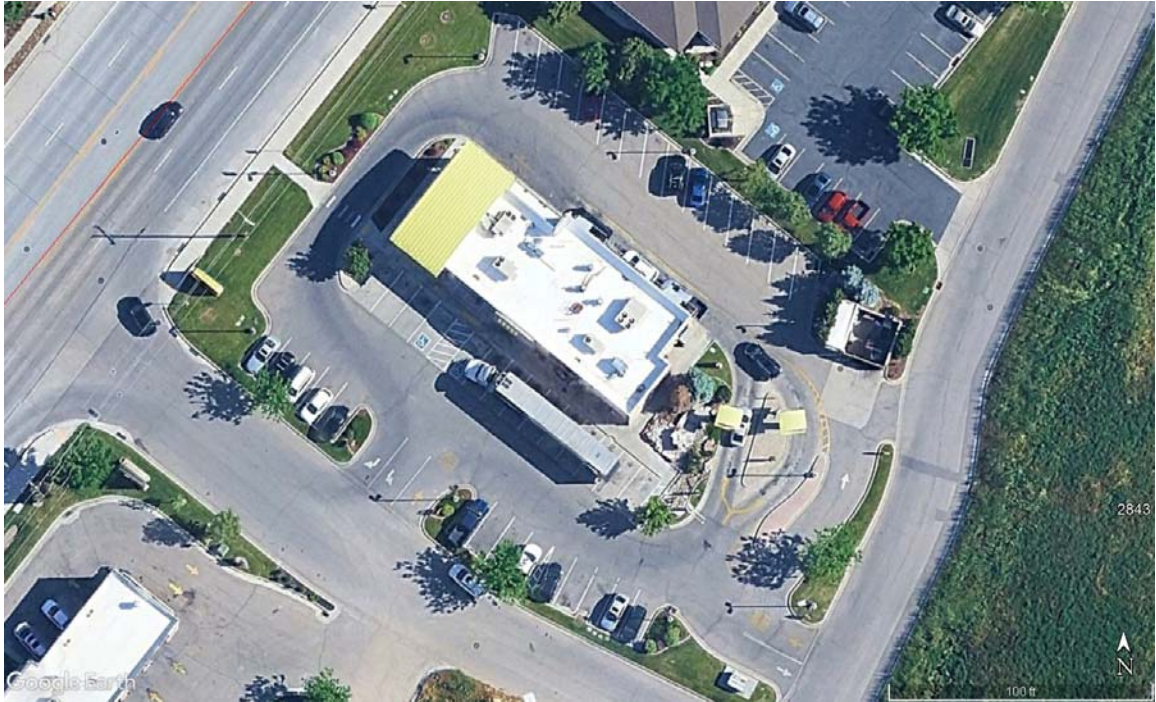
In this particular site, there are two different planned circulation patterns for the eastern and western sides of the site. The western side of the site is a one-way southbound only whereas the northbound, includes a two way drive aisle and the northbound drive-thru window queue which creates a counter flow situation.

Western Drive Thru

Because this is a one-way southbound circulation, normally, no median would be installed and simply a white line would separate the southbound drive-thru and the southbound drive aisle. This would be the typical situation and examples of this are shown in the West Haven McDonalds on the northwest corner of 1100 West and 2100 South, on the east side of I-15. Other examples include the McDonalds in Roy on the eastside of Midland Drive, south of 4000 South and the Arctic Circle located west of 3500 West on 5600 South. (See Google Earth pictures below).

- The reason there is no need for the raised median is because there is no on-coming conflicts and allows vehicles to exit the drive thru queue if needed and no raised median is standard practice.

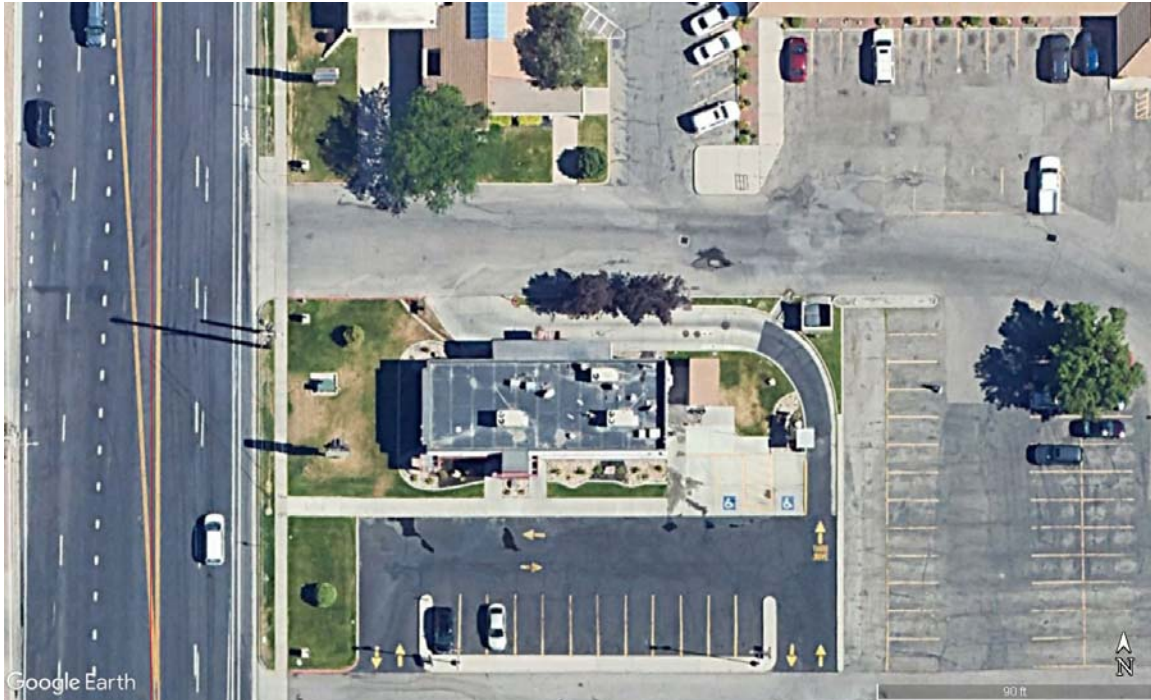






Eastern Drive Thru

The eastern drive aisle is different because it is proposing a two-way drive aisle and this is prudent to install a raised median to separate the drive thru queue because these is a counter flow (southbound lane between the two northbound lanes) and therefore the potential for conflicts is greater.



There are locations where the separation for the drive thru lane is only with a stripe and not a raised median with the logic being that these are located within parking lots where the speed limit is 5 MPH.

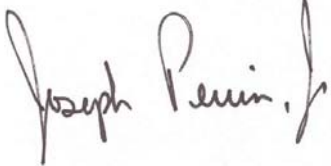


Ultimately, the need for the median between two-way drive aisles and drive thru queue lanes is a judgement call for the City.

Our opinion is that the western side of the proposed Super Stop, since it is a one-way southbound traffic flow patten, a stripe is all that is needed and represents the typical operations. The eastern drive thru window includes a counter-flow lane because of the two-way drive aisle. There are examples of both with and without raised medians. The drive thru is within a parking lot, the speeds are low, and therefore the conflict points that do exist, happen at low speeds. This is a judgement call from the City.

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering

A handwritten signature in black ink that reads "Joseph Perrin, Jr." The signature is written in a cursive style with a large initial 'J' and a distinct 'P'.

Joseph Perrin, PhD, PE, PTOE
Principal



GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
3/23/2026	Region 1	25-065) SR-104, West Haven, Super Stop	162077
Physical Address	City	Permit Type	Access Use Type
1514 West 2100 South West Haven, Utah	WEST HAVEN	Change	Commercial

PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Mansour & Badran LLC	Jim Flint	(970) 749-4314	jimf@haies.net


LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0104	.49			45	5 - Reg. Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS




3/23/2026	Region I	25-065) SR-104, West Haven, Super Stop	162077		
Physical Address	City	Permit Type	Access Use Type		
1514 West 2100 South West Haven, Utah	WEST HAVEN	Change	Commercial		
PERMITEE INFORMATION					
Property Owner Name	Primary Contact	Primary Phone	Email		
Mansour & Badran LLC	Jim Flint	(970) 749-4314	jimf@haies.net		
LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0104	.49			45	5 - Reg. Priority Urban

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Authorizing Name (printed)	Rodger Genreux	Authorizing Name (signed)	
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TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations
 - B) Deviating from the approved permit provisions without written authorization
 - C) Misrepresentation(s) discovered on the originating application, or associated documents
 - D) Adverse weather or traffic conditions



- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.
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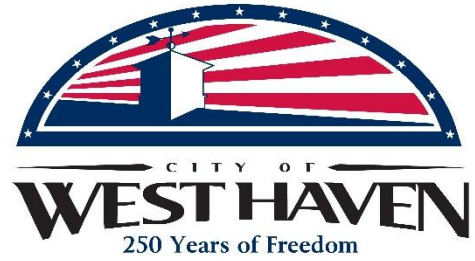
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**Planning Commission
Staff Review Memo**

May 27, 2026

Damian Rodriguez, Planner



CONDITIONAL USE PERMIT REVIEW

Request: Approval of a Conditional Use Permit for a maximum area exception for a detached accessory dwelling unit

Property Location: 4785 West 4600 South

Property Zone: A-1, Agricultural Zone

Property Size: 0.92 acres

Applicant: RaeJean Ross

Governing Document(s): WHZC §157.455 through §157.480

Decision Type: Administrative

Staff Recommendation: Table with conditions

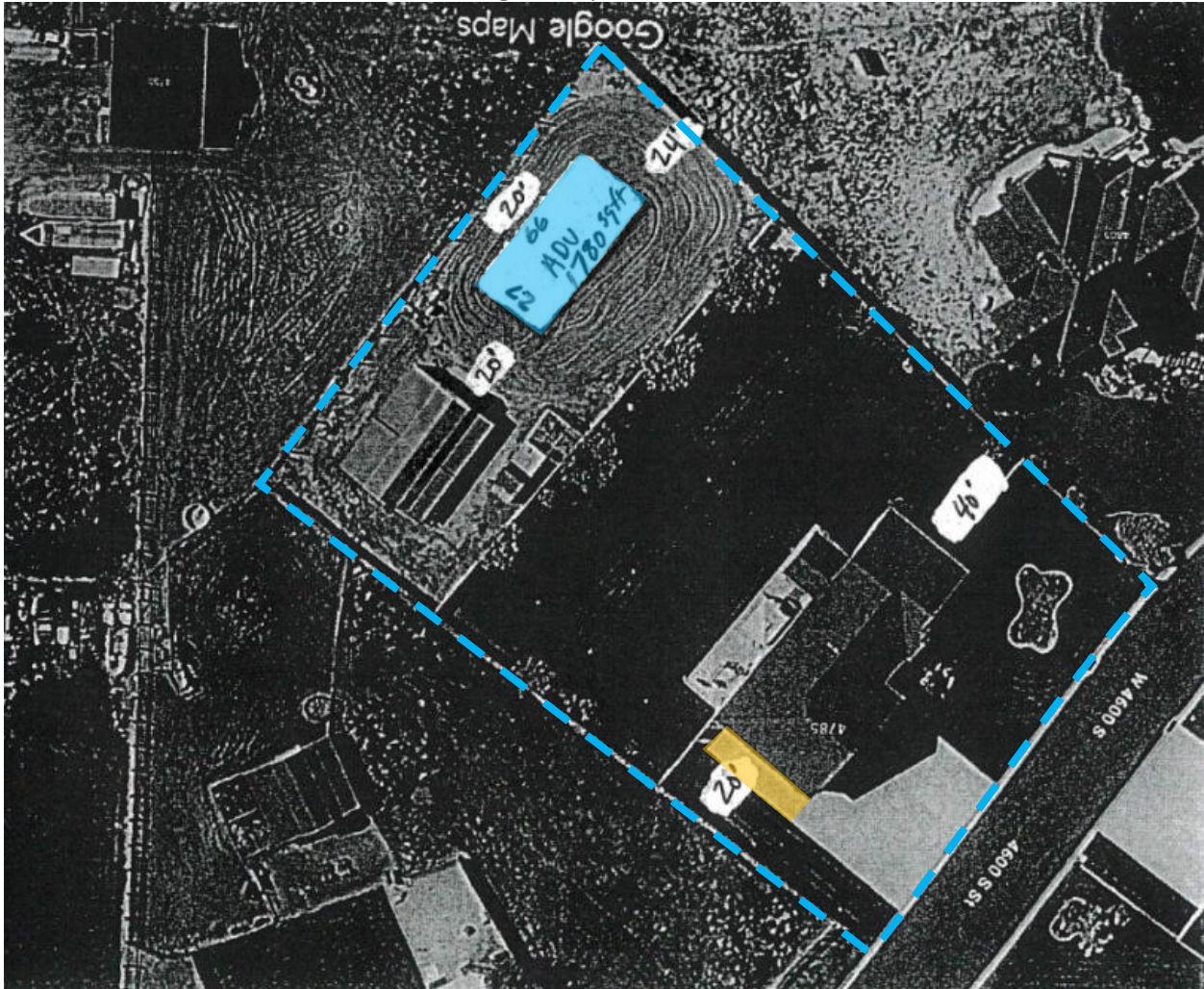
Image 1: Site Aerial



I. BACKGROUND

The applicant requests that the Planning Commission approve a Conditional Use Permit to grant an exception to the maximum size limitation for an accessory dwelling unit at 4785 West 4600 South. The subject property is in the A-1, Agricultural Zone, where accessory dwelling units are permitted outright with a maximum size limitation of 1,200 square feet. The proposed accessory dwelling is 1,782 square feet, which has led the applicant to pursue the subject Conditional Use Permit under §157.474(B).

Image 2: Proposed Site Plan



II. STAFF REVIEW

Staff's review of the Conditional Use Permit request use as it pertains to the requirements of the West Haven Zoning Code is as follows:

Use

The use would be classified as an Accessory Dwelling Unit, a permitted use in the zone, or a conditional use when an exception to the standards is sought in accordance with §157.474(B).

§§157.455 - 480 Accessory Dwelling Unit Standards

Along with meeting the standards for a conditional use permit, each ADU needs to meet the standards within West Haven’s ADU section.

§ 157.463 SIZE.

(B) *Accessory dwelling units (detached structures). The size of an accessory dwelling unit shall be at least 300 square feet and shall not exceed 1,200 square feet, and be limited to no more than three bedrooms.*

§ 157.474 EXCEPTIONS TO STANDARDS.

(A) *The Planning Commission may issue a conditional use permit for ADUs which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback.*

(B) *In approving a conditional use permit, the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties.*

Specifically, the Planning Commission may require:

- (1) *For ADUs that exceed the maximum size of 1,200 square feet: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking;*
- (2) *For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles; and*
- (3) *For ADUs with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.*

Finding: The applicant is seeking a Conditional Use Permit because the proposed ADU is 1,780 sq. ft., exceeding the permitted maximum of 1,200 sq. ft. The code allows the Planning Commission to “issue a conditional use permit for ADUs which modify the requirement for an ADU with respect to maximum size” (see above). In this consideration, the Planning Commission may require “increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking”. The proposal has the ADU setback as 20’ to the rear property line, and 24’ to the closest side property line. These meet the basic setback requirements for a detached ADU located behind the primary structure.

The current setback standards for A-1 Primary and Detached ADU Structures.

Setbacks	A-1 Required Setbacks for Primary Buildings	ADU Setback Requirements	Setbacks
Side	20’	20’	24’
Rear	30’	20’	20’

§ 157.478 MANUFACTURED HOMES.

Manufactured homes, also known as mobile homes and recreational vehicles, or trailers, are not allowed as an ADU.

The original plan set indicated that the proposed unit would be classified as a mobile home and staff informed the applicant that mobile homes were not permitted under the code. The applicant has submitted a new plan set on May 26, 2026, but the proposed unit would be classified as a modular unit, which falls under the City definition of a Manufactured House. All manufactured homes, as defined in §157.004, are not permitted to be used as accessory dwelling units.

MANUFACTURED HOUSE. A mobile home and/or pre-sectionalized or modular unit house constructed off-site after June 16, 1976, to H.U.D. code standards for later permanent placement on a building lot or other approved location

All detached ADUs must be stick-built on-site. Although the Planning Commission may consider the size and basic layout of the proposed unit, the applicant cannot place a manufactured home as a detached ADU.

Staff recommends the following conditions:

- The accessory dwelling unit will not be a modular home, mobile home, or any other pre-manufactured unit not permitted by code for use as an ADU.

§ 157.462 APPEARANCE.

Single-family residences with interior accessory dwelling units shall retain the appearance of a single-family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (for example, exterior materials, color, and roof pitch).

All detached accessory dwellings must comply with this section and generally meet the appearance of the primary structure. The proposed unit contains LP Smart Panels, which is a common residential siding material. No colors were provided.

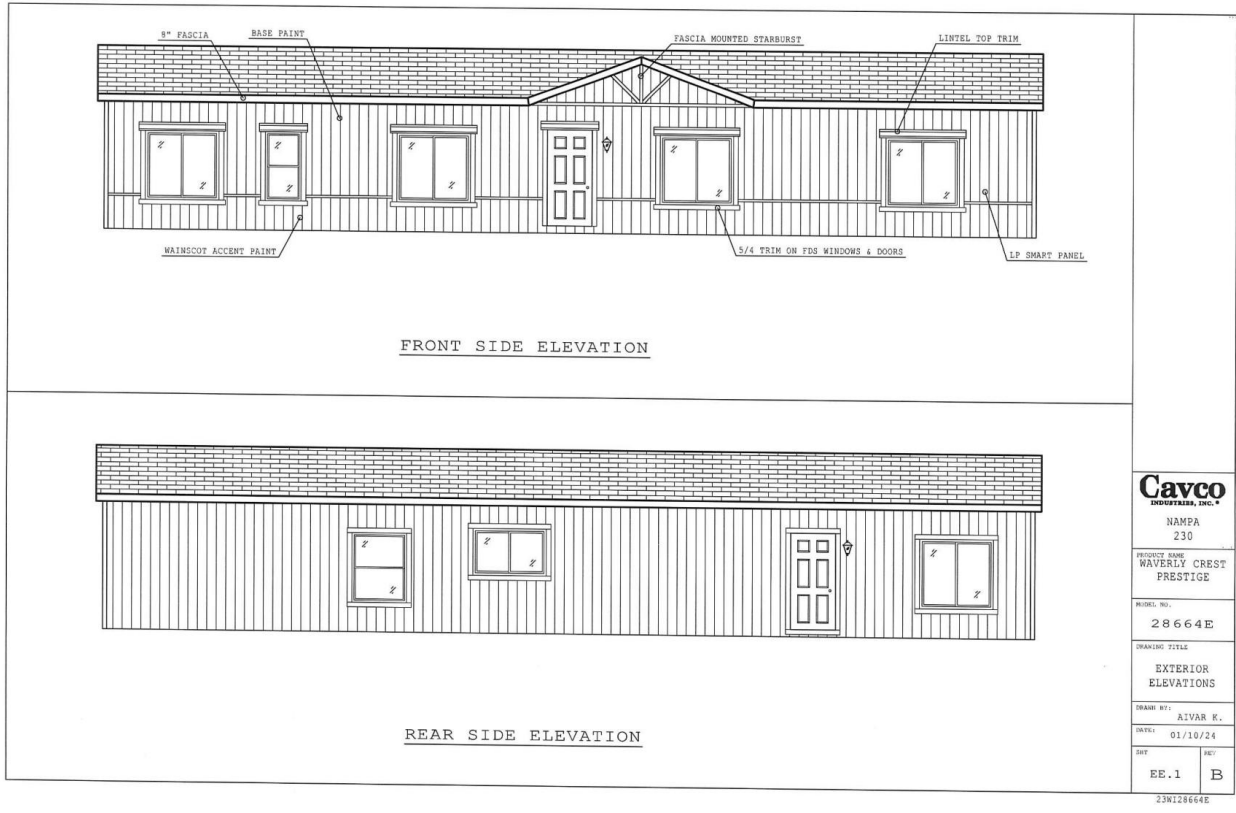
Staff recommends the following conditions:

- The exterior materials of the accessory dwelling unit will be the same or similar to those of the primary dwelling unit.

Image 2: Google Street View of Primary Dwelling



Image 3: Proposed Elevation of Unit



§157.520 Conditional Use Standards

Note that staff commentary is not provided for every consideration below, but findings are provided for only those considerations that have been found to be immediately relevant to the subject conditional use permit request. However, the Planning Commission may discuss any considerations it considers relevant to the proposal.

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

Findings: West Haven's Moderate Income Housing Plan is supportive of additional ADUs within the City. One of the City's adopted methods is to "eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit" (See [Resolution No. 13-2024](#)). The Moderate Income Housing Plan also states the following under *Initiatives for Housing Families with Modest Income*:

Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones. (p 4)

In response to these planning efforts, the City created the Accessory Dwelling Unit standards, allowing for both internal and detached ADUs, and allowing the City Manager to waive impact fees for detached ADUs.

Accessory dwelling units generally conform to the policies of the West Haven City General Plan; however, elements of the proposal are not compliant with the General Plan as it relates to the Zoning Ordinance and the development standards of the Accessory Dwelling Unit Ordinance.

The proposed dwelling unit exceeds the maximum area allowance for which the subject exception is sought. The proposed unit is modular, and all manufactured homes, as defined in §157.004, are not permitted to be used as accessory dwelling units.

- The accessory dwelling unit will not be a modular home, mobile home, or any other pre-manufactured unit not permitted by code for use as an ADU.
- The exterior materials of the accessory dwelling unit will be the same or similar to those of the primary dwelling unit.

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

Finding: The use and proposed site design are suited to the site's character and adjacent uses. The proposed building meets the development standards, including setbacks, height

restrictions, building characteristics, and coverage limitations. The proposed placement of the accessory dwelling unit also poses little to no risk of nuisance to any neighboring properties.

The proposed parking and refuse collection points are located further from the unit than is traditional, but given that compliant parking already exists on-site, staff feel the proposal is manageable and poses no inherent detrimental impacts that need to be mitigated in this regard.

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

Finding: The proposed access to the site avoids traffic conflicts and is not likely to unreasonably affect the level of service on 4600 South Street. Utilizing the existing site access and parking pad is preferable to developing additional access and parking infrastructure.

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

Finding: On-site vehicle circulation of the proposal does not pose any reasonably anticipated adverse impacts to adjacent properties that would otherwise need to be mitigated.

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

Finding: The proposed parking complies with all applicable zoning ordinance standards.

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

Finding: As mentioned previously, the refuse collection point in the public right-of-way is farther from the dwelling unit than is typical for a single-family home or an accessory dwelling. The walk from the approximate location of the front door of the proposed unit to the curb at the front property line is over 200'; however, staff does not feel that mitigation is necessary as this distance is manageable for hand-carrying standard-size garbage bags. For instance, some multi-family residential complexes have apartments with comparable walk distances to a dumpster.

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

Finding: The proposal has been reviewed by the West Haven City Public Works Director, who had no concerns regarding utility capacity or support for the proposal.

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

Finding: Sufficient screening exists at the property in the form of a 6' chain-link fence with screening inserts at the rear and both side property lines.

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

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

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

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

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

Finding: The proposed accessory dwelling unit is unlikely to create nuisances from noise, vibration, dust, odor, or other issues, given the setbacks and spacing of the surrounding residential and agricultural uses.

III. RECOMMENDED ACTION

If granted a CUP for an ADU that is greater in size, the applicant would need to submit for an Accessory Dwelling Unit Permit that is typically issued with the building permit (see § 157.473 ACCESSORY DWELLING UNIT PERMIT). Upon filing the building permit, the Community Development Department confirms that the ADU meets all other standards. The Planning Commission should consider the CUP request and other conditions that may affect whether the ADU meets the code's basic standards, as well as any conditions the Planning Commission may impose as part of the conditional use permit.

Based on the findings listed in Section II of this report, the staff recommends that the Planning Commission move to **table** the requested Conditional Use Permit for the property at 4785 West 4600 South, to allow for a detached accessory dwelling unit of 1,782 square feet until an updated plan set can be provided showing that the application meets the standards of West Haven's Accessory Dwelling Unit chapter. The Planning Commission shall consider the request if the applicant meets the terms of the code with conditions "to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards" (Utah Code 10-20-506 (2)(a)(i)).

IV. POSSIBLE MOTION

Table: Motion to Table the requested conditional use Permit to allow for a detached accessory dwelling unit of 1,782 square feet at 4785 West 4600 South, finding that the proposed unit is a manufactured home, which is not permitted under the code, and that the application should be brought back to the Commission once the plans have been altered to address this concern.

[List other conditions the applicant would be required to provide prior to returning to the Planning Commission.]

Ross

Permit/License #

03/19/2026 - 03/18/2027

5478803

Conditional Use Permit

Reference Number

General

f7ce4950-23cf-11f1-9ad6-8331b7c0d21b

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Reviewing	03/19/2026
<i>Additional information is needed. Please see the report provided via message on 3/31.</i>		
Engineering	Not Reviewed	
Fire	Not Reviewed	
Public Works	Not Reviewed	
Planning Commission	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

CUP Fee 1	\$110.00	03/19/2026	Online	\$110.00
Subtotal	\$110.00	Total Paid		\$113.85
Processing Fee	\$3.85			
Total	\$113.85			
Amount Paid	\$113.85			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant First Name

RaeJean

Applicant Last Name

Ross

Contact Email

[REDACTED]

Phone Number

[REDACTED]

Address

4785 W 4600 S

City

West Haven

State

UT

Zip Code

84401-9170

Owner Name

RaeJean Ross

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Address

4785 W 4600 S

City

West Haven

State

UT

Zip Code

84401-9170

Upload complete and notarized Owner/Agent Authorization form

Messenger_creation_E34C74AF-B9CD-4A10-AF17-48B3AC204221.jpeg

Property Address

4785 W 4600 S

City

West Haven

State

UT

Zip Code

84401-9170

Parcel #

084280017

Property Zone (select all that apply)

A-1

Property Size (in acres)

0.92

Building Sq Ft

1754

Briefly Describe Conditional Use Request

Second Dwelling on the property

Does the proposed use conform with the General Plan?

Yes

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

Yes

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

Yes

What are the proposed Operating Hours?

7am-7pm


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

No

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

No

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

 **Screenshot_20260303_113131_OneDrive.jpg**

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

GENERAL PLAN: The proposed use conforms to policies of the city's general plan, **SITE DESIGN:** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area, **ACCESS:**

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

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

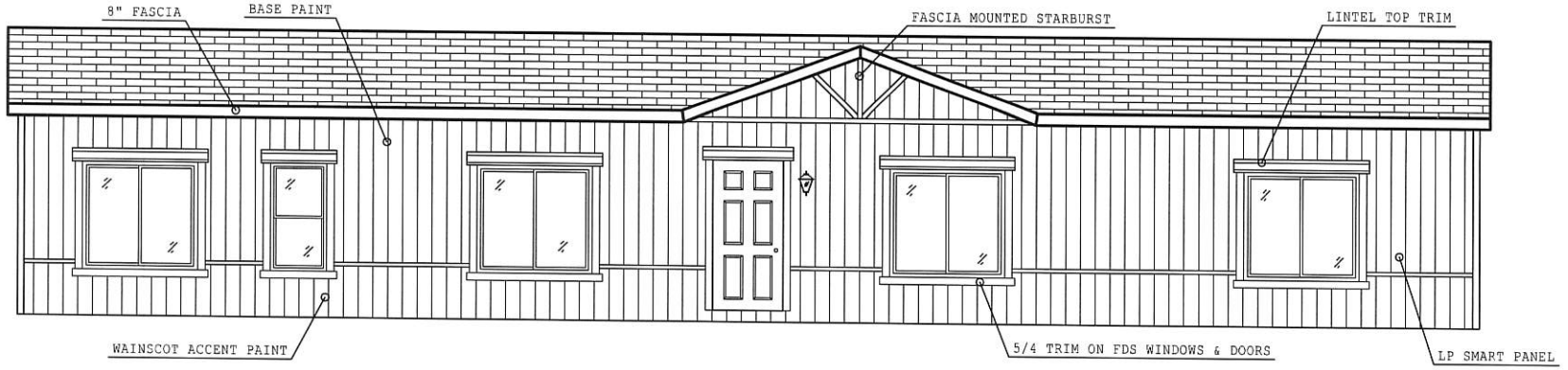


Signature

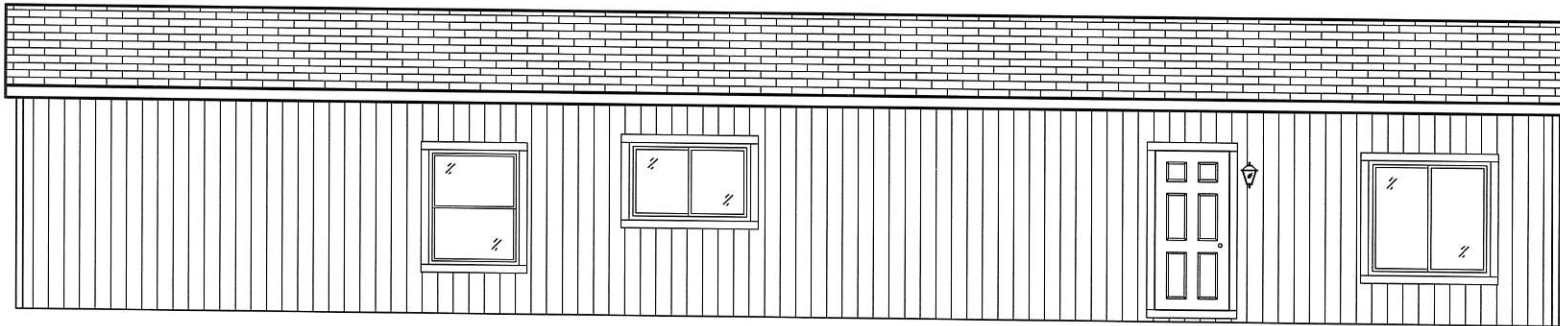
I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Raejean Ross - 03/19/2026 2:12 pm



FRONT SIDE ELEVATION



REAR SIDE ELEVATION

Cavco
INDUSTRIES, INC.®

NAMPA
230

PRODUCT NAME
WAVERLY CREST
PRESTIGE

MODEL NO.
28664E

DRAWING TITLE
EXTERIOR
ELEVATIONS

DRAWN BY: AIVAR K.

DATE: 01/10/24

SHT	REV
EE.1	B

23WI28664E

PRESTIGE SERIES



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801-972-8255