

## WEST HAVEN CITY COUNCIL AGENDA

June 3, 2026 6:00 P.M.  
City Council Chambers  
4150 South 3900 West, West Haven, UT  
84401

NOTICE IS HEREBY GIVEN THAT ON **June 3, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORK SESSION AND 6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

### **5:00 WORK SESSION – IN CITY COUNCIL CHAMBERS**

*NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.*

**MEETING TO ORDER:** Mayor Vanderwood

### **REPORTS AND DISCUSSION AS FOLLOWS:**

1. Discussion- Elected Officials and City Manager Updates
2. Update-The General Plan Land Use Element-Stephen Nelson, Community Development Director
3. Discussion-Council will Discuss the Current 2025-2026 Budget and Proposed 2026-2027 Final Budget Including but not Limited to Revenues, Implementing a New Tax (Municipal Energy Tax), Expenses, and Capital Projects within the General Fund, Capital Project Fund, Cemetery Fund, and Storm Water Fund- Shawn Warnke, City Manager

### **6:00 REGULAR CITY COUNCIL MEETING**

1. **MEETING CALLED TO ORDER:** Mayor Vanderwood
  2. **OPENING CEREMONIES**
    - A. FLAG CEREMONY Councilmember Call
    - B. PRAYER/MOMENT OF SILENCE Councilmember Saunders
  3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 3 minutes to express a concern or ask a question about any issue that **IS NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.
  4. **UPCOMING EVENTS**

Chalk Art Mini Workshop-The Barn	June 8, 2026	6:00 PM
Miss Rodeo West Haven-R. Kenneth Baldwin Country Park	June 11, 2026	4:00 PM
Music Circle-The Barn	June 22, 2026	7:00 PM
Senior Lunch Bunch	June 24, 2026	11:30 AM
West Haven Days-R. Kenneth Baldwin Country Park	June 24-27, 2026	
  5. **COUNCIL UPDATES**
- \*\*\*AGENDA ACTION ITEMS\*\*\***
6. **ACTION ON CONSENT AGENDA**

A. COUNCIL MEETING MINUTES	MEETING HELD	April 28, 2026
B. COUNCIL MEETING MINUTES	MEETING HELD	May 6, 2026
C. KNIFE RIVER	\$65,964.00	5100 West

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
  - A. ACTION ON ORDINANCE 11-2026-AMENDMENT TO THE ZONING MAP FROM MIXED USE TO C-2-1670 W 21<sup>ST</sup> STREET PARCEL #150690066-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
  - B. ACTION ON ORDINANCE 12-2026-CHANGE TO TITLE XV LAND USAGE, HOME OCCUPATION, INCLUDING § 157.880 THROUGH § 157.883-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
  - C. ACTION ON ORDINANCE 13-2026-CHANGE TO TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES), INCLUDING § 157.411 THROUGH § 157.419-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
8. **ADVICE & CONSENT OF: ONE (1) ARTS COUNCIL COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood** To fill one, 2-year term. The term will be from June 3, 2026, thru December 31, 2027
9. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION**  
**CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
10. **CLOSED SESSION-** The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.
11. **ADJOURNMENT**

*Emily Green*

**Emily Green, City Recorder**

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board on [utah.gov/pmn/](http://utah.gov/pmn/) and at [westhavenut.gov](http://westhavenut.gov); mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



**WEST HAVEN CITY  
COUNCIL MEETING MINUTES**

**April 28, 2026 4:00 P.M.**  
Community Room  
4150 South 3900 West, West Haven, UT 84401

<b>Present:</b>	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Ryan Saunders	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Stephen Nelson	Community Development Director
Edward Mignone	City Engineer
Brock Randall	Parks and Recreation Director
John Wallace	Public Works Director
Michelle Witte	Social Media Coordinator & Admin. Assistant
<b>Excused:</b>	

- MEETING CALLED TO ORDER:** **Pro Tem Saunders**  
*The Council met for a special meeting held in the Community Room.  
 Pro Tem Saunders brought the meeting to order at 4:05 PM and welcomed those in attendance.*

**\*\*\*AGENDA ACTION ITEMS\*\*\***  
**CITY COUNCIL MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS**

- BUDGET DISCUSSION-COUNCIL WILL DISCUSS THE CURRENT 2025-2026 BUDGET AND PROPOSED 2026-2027 TENTATIVE BUDGET INCLUDING BUT NOT LIMITED TO REVENUES, IMPLEMENTING A NEW TAX (MUNICIPAL ENERGY TAX) EXPENSES, AND CAPITAL PROJECTS WITHIN THE GENERAL FUND, CAPITAL PROJECT FUND, CEMETERY FUND, AND STORM WATER FUND.**  
*Shawn Warnke gave a presentation on the current 2025-2026 budget and 2026-2027 tentative budget.*

## FY 2027 Budget

## Budget Process is Collective Effort

- Emily- Providing information and documents needed to draft budget
- John, Brock, Ed, and Stephen providing projects, cost estimates, timing of capital projects between fiscal years, and drafting narratives
- Katie providing estimates on interest, depreciation, capital projects, financial projections regarding appropriations
- Ryan Child providing technical oversight and control
- Mayor and City Council discussing and deliberating on revenues and expenses capital projects

## Budget Process Forward- Mayor & City Council

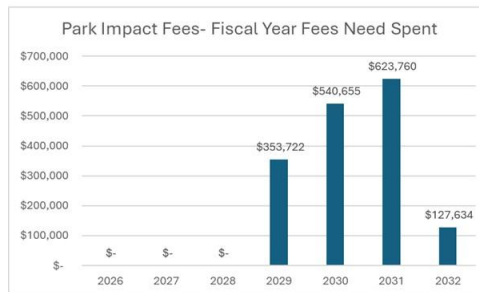
- April 28<sup>th</sup> a good first draft of the budget and corresponding memo is available
- Opportunities for Mayor and City Council's discussion and deliberations include:
  - May 6<sup>th</sup>
  - May 20<sup>th</sup>
  - June 3<sup>rd</sup>
  - Special budget meetings as suggested
- Adopt the tentative budget on May 6<sup>th</sup>

## Budget Process Forward- City Staff

- Concurrent with the Mayor & City Council's discussions, City staff will be discussing and deliberating the budget by:
  - City Manager review the budget and budget memo and reconcile accuracy
  - City Manager and Department Heads to review the budget from an operational feasibility perspective (continuing operations and implementing capital projects)
  - City Manager and Finance Director review the budget from financial feasibility perspective

# Capital Project Fund

## Impact Fees



## 13-4530 Parks CP- Impact Fees (Expenditures- Parks)

- \$2,224,000- Windsor Park
- \$250,000- Trail Corridor Improvements
- \$275,000- Poulter Pond Improvements
- \$179,000- Poulter Pond Pavilion
- \$28,600- Poulter Pond Benches
- \$166,000- Barn Park Restrooms

## 13-4533 Parks CP- Unrestricted (Expenditures- Parks).

- \$50,000- Water Meters for Poulter Pond Inlet and Outlet.
- \$30,000- Security Cameras in the City Park System (Hardware and Debt Service).
- \$25,000- Surface-Mounted, Acoustic Treatments at the Barn.



## 13-5015 Non-Departmental CP- Equipment (Expenditures- Non-Departmental Capital Projects).

- \$36,000- Concrete Grinding Machine (GrindLazer with LazerVac).
- \$12,000- Fork Attachments for Loader (87” Frame 57” Tine).
- \$25,000- Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.
- \$50,000- Tow-Behind Air Compressor & Pneumatic Tools.
- \$135,000- Bucket Truck



## *13-5033 Non-Department CP—Unrestricted (Non- Departmental Capital Projects- Expenditures).*

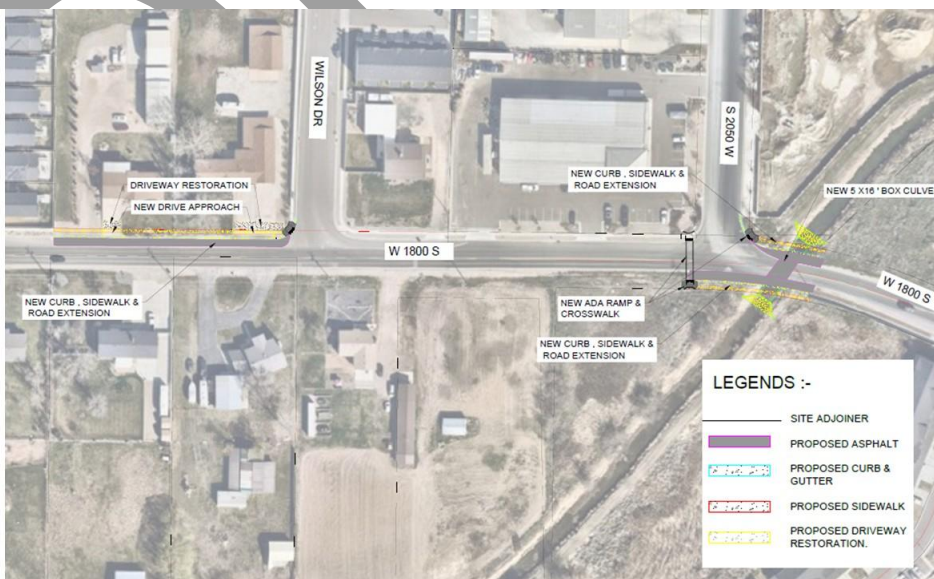
- \$30,000- Conversion of Fremont Island Conference Room to Front Counter.
- \$20,800- Covered Parking Stalls at City Hall.
- \$40,000- New Public Works Building (Architectural Services).
- \$200,000- Heating, Ventilation, and Air Conditioning (HVAC) System City Hall.

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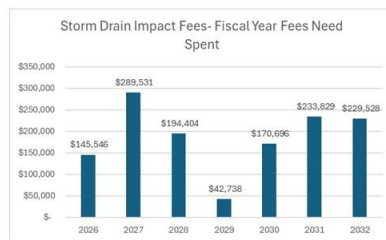
## 13-6080 Roads CP- Impact Fees (Expenditures- Road Impact Fees).

- \$2,498,000- 5100 West Project
- \$1,000,000- 5100 West / 4000 South Intersection & Traffic Signal.
- \$1,000,000- 4300 West / 4000 South Intersection & Traffic Signal.
- \$566,000- 1800 South 1900 West Intersection (between 2050 W & 1900 W).
- \$4,804,000- 1800 South to 2100 South Connector (between 2475 W & 2200 W)
- \$935,000- 1800 South – 2350 W to 1950 W, (Hooper Canal Culvert Replaceme
- \$1,600,000- 3300 South to 3600 South Connector
- \$120,000- 3600 South Expansion (Between 2625 West & 3645 West- Fire Static



# Storm Drain

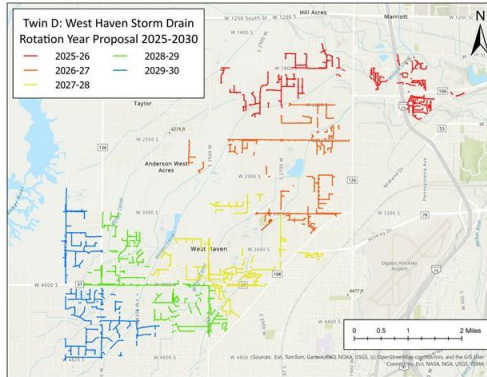
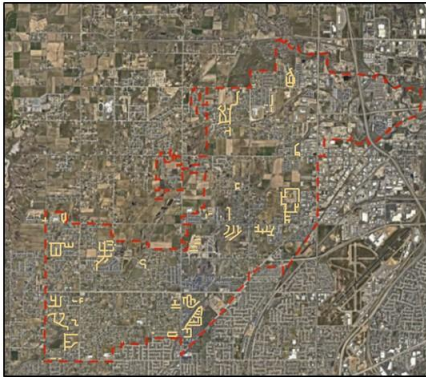
## Storm Water Impact Fee



## Transfer for Storm Water Fund

- 20% of the City Engineer/Storm Water Manager's
- 50% of the Code Enforcement/Storm Water Inspector's total compensation.
- The Storm Water Fund's ability to make this transfer stems from the total compensation (i.e., wages and benefits totaling \$131,300) savings associated with the previous Stormwater Manager's personnel costs, who resigned in July 2025.

## Land Drain & Storm Drain System



### 51-5010 Storm CP- Impact Fees (Capital Projects – Non-Operating Expenses)

- \$286,000- 5100 West (New Storm Water Pipe).

### 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$50,000 1100 W Storm Drain Pre-Treatment of Storm Water.



## 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$100,000- 2775 S / Windsor Drain Relocation.



## 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$154,000- Macy Lane Storm Drain Improvements.



# FY 2026 Budget Storm Drain Budget

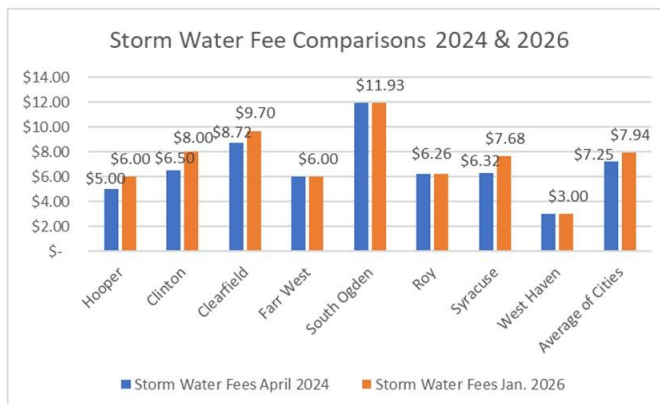
- Operating Revenues
    - \$320,000- Storm Drain Utility Fees
    - \$1,200- Storm Water Inspection Fees
    - \$321,200- Total Operating & Maintenance Budget
  - Operating Expenses
    - \$958,575- Total Operations & Maintenance
  - Revenues over Expenses
    - -\$637,375<sup>1</sup>
- Note <sup>1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

## Administrative Fee to the General Fund

### STORM WATER ADMINISTRATIVE SERVICES ALLOCATION FY2026 BUDGET YEAR

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

## Storm Water Fee Comparison



# Rough Estimate of Storm Water Fee Increase

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

## Depreciation Amount

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

Hello Katie

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

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

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

# General Fund Increases

FY 2027 & FY 2028

# Significant Budget Items in FY 2028 in General Fund

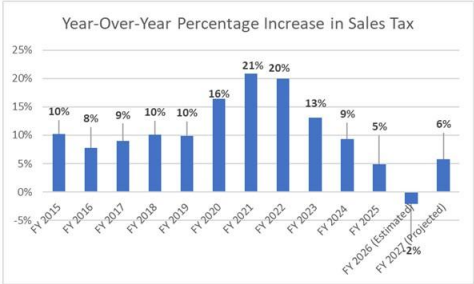
## Increases in FY 2028

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

## General Fund Outstanding Items

- UTOPIA Sales Tax Pledge
- Negotiations that the Sheriff’s Office has with the Weber School District regarding the School Resource Officer Contract
- Energy Tax Update

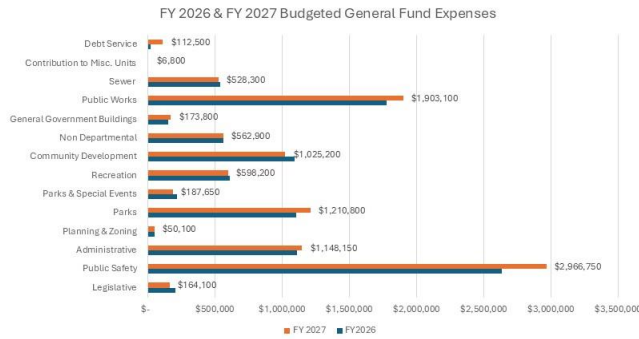
## General Fund Revenues



# Increases in General Fund

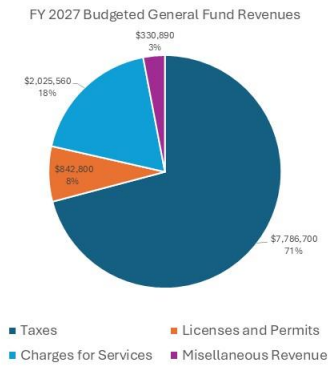
- \$309,500 Law Enforcement (City's portion of new Deputies)
- \$14,600 2 new Crossing Guards (4000 South 4700 West Intersection for Quest Academy)
- \$30,000 Emergency Manager (new part-time position)
- \$45,000 Parks (Outsourcing the mowing for Green Farms Open Space)
- \$30,000 Cemetery (Outsource the mowing for the Cemetery)
- \$30,198 Health Insurance (Renewal for health insurance, same benefit as last year)
- \$10,000 Event Center Scheduling Software for the Barn and Pavilions
- \$27,000 New Part-Time Seasonal Employee Parks
- \$148,375 Employee Wage Increases (2.5% COLA & 3 Merit)
- \$436,300

## FY 2026 & FY 2027 Budgeted General Fund Expenses

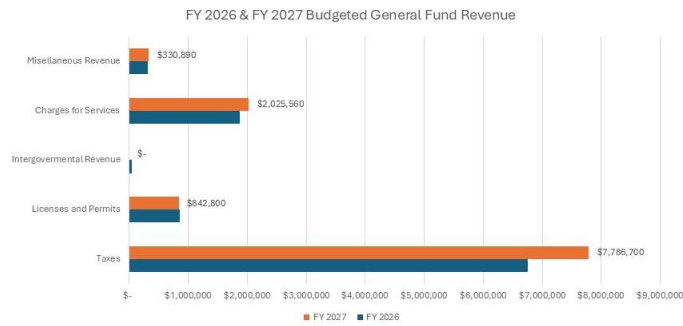


PUBLIC WORKS	FY25 ACTUAL	FY26 ESTIMATES	FY26 BUDGET	FY27 BUDG
10-6011 SALARIES AND WAGES	244,038	338,279	385,400	416,100
10-6013 SOCIAL SECURITY	18,818	25,752	29,000	31,200
10-6014 EMPLOYEE BENEFITS	129,042	136,006	187,000	176,800
10-6030 ENGINEERING	47,513	64,229	40,000	85,000
10-6032 EMERGENCY PROJECTS	-	-	10,000	15,000
10-6033 SIGNS HARDWARE POSTS	11,610	25,033	27,000	22,000
10-6034 MATERIALS AND IMPROVEMENTS	17,425	35,881	20,000	30,000
10-6035 STREET LIGHTING	44,236	37,710	50,000	50,000
10-6037 SANITATION SERVICES	798,218	780,000	854,550	894,000
10-6038 STREET LIGHTING - INSTALLATION	37,741	17,311	111,500	111,500
10-6040 SERVICES	21,362	52,031	18,000	18,000
10-6042 TRAINING AND TRAVEL	3,223	3,465	7,000	10,000
10-6043 SUPPLIES	24,715	30,119	22,500	25,000
10-6050 VEHICLE MAINTENANCE	278	1,853	5,000	5,000
10-6051 FUEL	-	-	-	-
10-6052 EQUIPMENT RENTAL	10,643	2,505	10,000	10,000
10-6060 CELL PHONES	-	-	-	-
10-6062 PROFESSIONAL SERVICES	-	-	-	2,000
10-6065 DRUG TESTING	-	-	1,500	1,500
10-6075 CAPITAL OUTLAY- EQUIPMENT	-	-	-	-
10-6091 SAFE SIDEWALK	-	-	-	-
	1,408,862	1,550,173	1,778,450	1,903,100

# FY 2027 Budgeted General Fund Revenues



# FY 2026 & FY 2027 Budgeted General Fund Revenue



# Cemetery Fund

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

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

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

## Current Financial Analysis of Cemetery Fund

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

## Estimated Maintenance Expense in FY 2027

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

# Items to Make the Cemetery Fund Self-Sustaining

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

## Upcoming Budget Discussions

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

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

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



2 photos 251 [social media icons] Save Story

### WALMART CALL NUMBERS

#### RANKED

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

#### NOT RANKED

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

#### COMPARISON

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

## 2026/2027 Costs for 10 Additional Officers

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

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

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

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

### Difference

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

## 2026/2027 Costs for 10 Additional Officers

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

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

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

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

### Difference

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

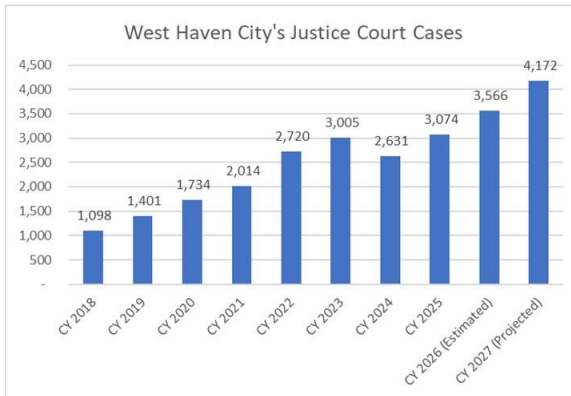
## Law Enforcement Funding Formula

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

# Court Case Increases

West Haven Justice Court Cases  
WH

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



# Sales Tax

## Percentage Increase in Sales Tax



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

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

FY 2026 Population estimates for purposes of Sales Tax

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

FY 2027 Population estimates for purposes of Sales Tax

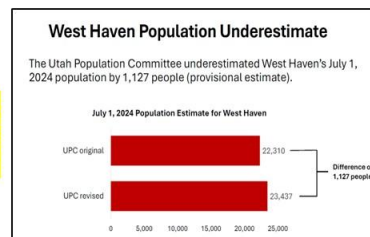
- 22,310-July 2025
- 1,127- Utah Population Committee's Adjustment
- 659- City Manager's Guess (214 new homes CY 2025 Multiplied by 3.08 Census Avg. Household Size)
- 24,096- Population for July 2026 (Used for FY 2027)

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

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JUNE 2025					
2025-12	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Totals:	3,563,813	\$77,628,782.71	\$1,087,336.55	\$76,541,446.16	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	24,617	\$484,218.72	\$12,118.37	\$472,100.35

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JULY 2025					
2024-01	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Totals:	3,568,840	\$87,969,619.57	\$1,537,842.12	\$86,431,777.45	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	22,310	\$491,080.47	\$91,326.54	\$400,753.93



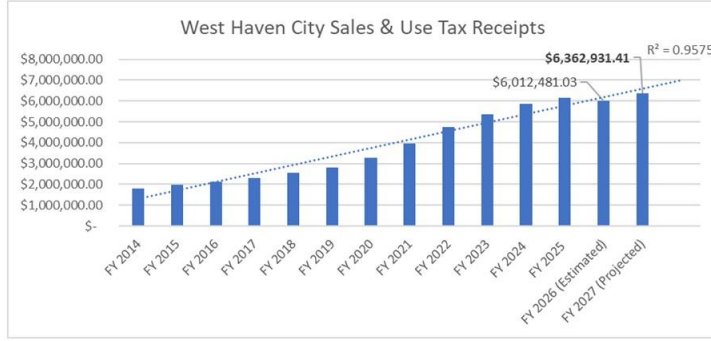
## FY 2027 Sales Tax Estimates

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

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

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

# FY 2027 Budget Sales Tax Number



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

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

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of \$75,000 per month, with the City retaining \$37,500 for general government purposes and reimbursing \$37,500 for the reconstruction of Hunter Drive. All of this equates to \$225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining \$112,500 and budgeting \$112,500 in 10-6310 Reimbursement for Hunter Drive.

## 10-8-2 Study for Wal-Mart

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

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

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

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

## Capital Project Transfer



**GENERAL FUND- June 30, 2022:**

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

**GENERAL FUND- June 30, 2024:**

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

**GENERAL FUND- June 30, 2025**

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

## Utah Code 59-12-202 (1)

(was amended in 2025, to exclude this language)

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

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

# Property Tax

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

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

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

## Taxable Property Values for Tax Year 2023

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

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

## Tax Rate Comparison

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

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

# Determination on Property Taxes

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

## Thoughts on Property Taxes

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

## Auto Fee-In-Lieu

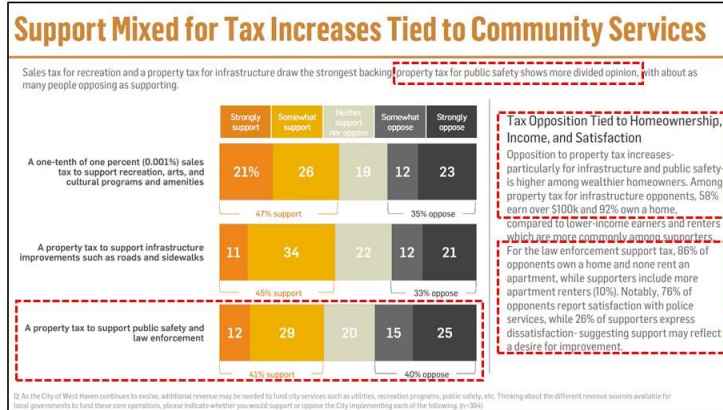
- The Fee-in-Lieu of Personal Property Taxes is collected in lieu of taxes on personal property, including vehicles such as autos, boats, and RVs. The uniform vehicle fee replaces the property tax that was assessed on vehicles before 1999. The fee is based on the vehicle's age and ranges from \$10 for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

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

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

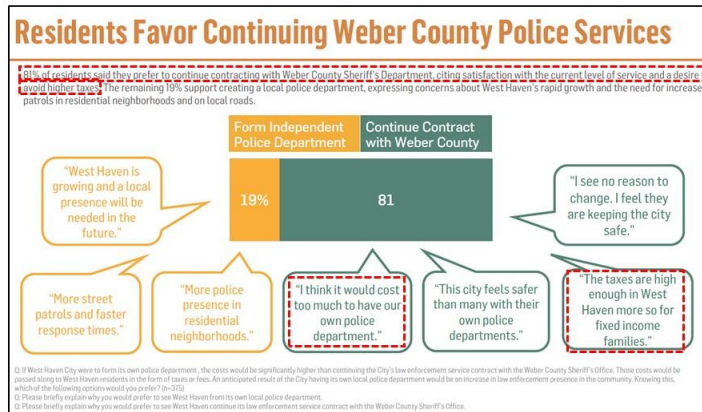
# Mixed Support for Tax Increase

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



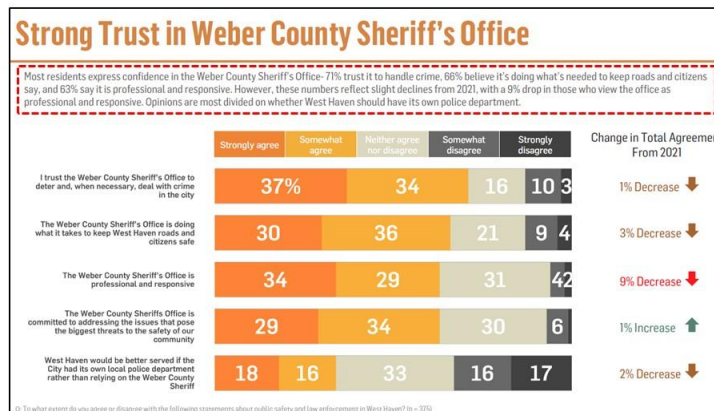
# Residents Favor Weber County Sheriff's Office (WCSO)

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



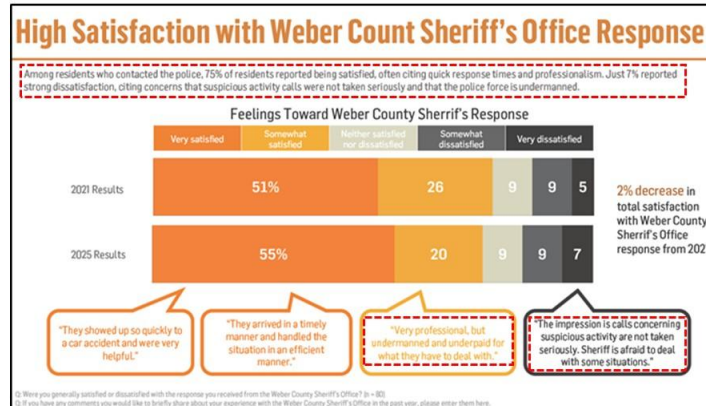
# Strong Trust in Weber County Sheriff's Office (WCSO)

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



# High Satisfaction with Weber County Sheriff's Office (WCSO)

- 75% of Residents satisfied with WCSO responses



## Energy Tax

### Estimated Energy Tax

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

## Energy Tax Adoption and Implementation

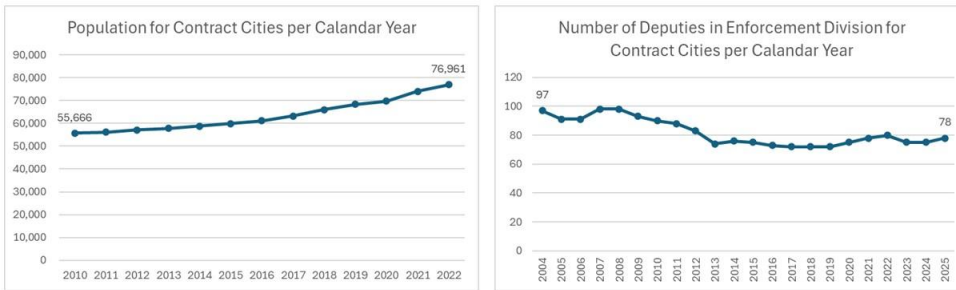
- On May 20, 1998, the West Haven City Council adopted Ordinance No. 14-1998, enacting a tax on every sale or use of taxable energy within the City equaling 6% of the value of the taxable energy delivered to the consumer, which is known as the municipal energy sales and use tax (See the appendix for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

## Thoughts on Energy Taxes

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

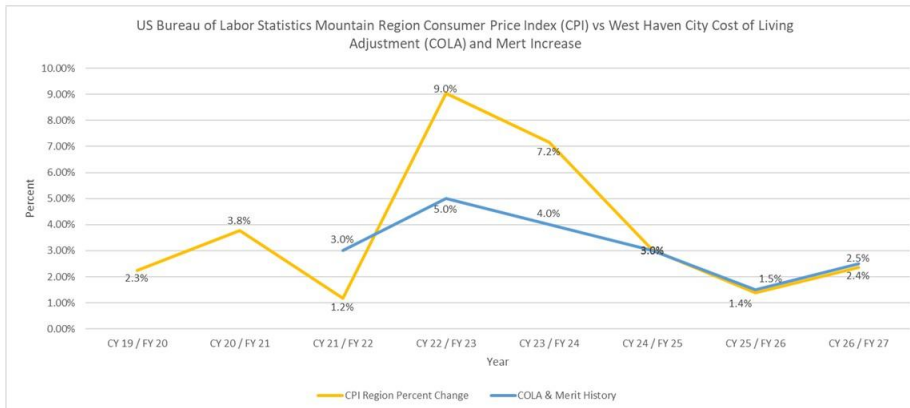
## Supporting Materials

## 10 Additional Deputies



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

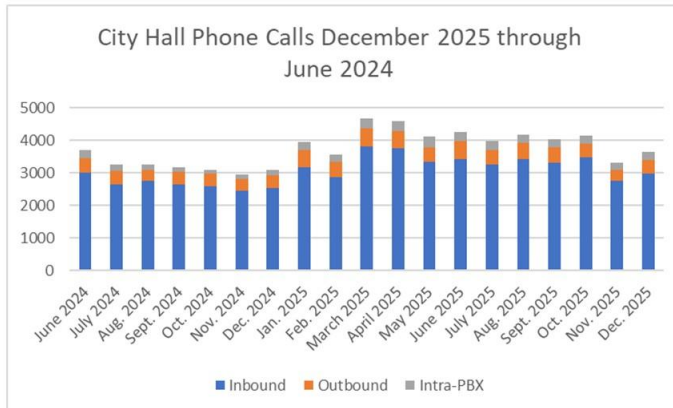
## Cost of Living Adjustments (COLA)



## Medical Insurance FY 2027

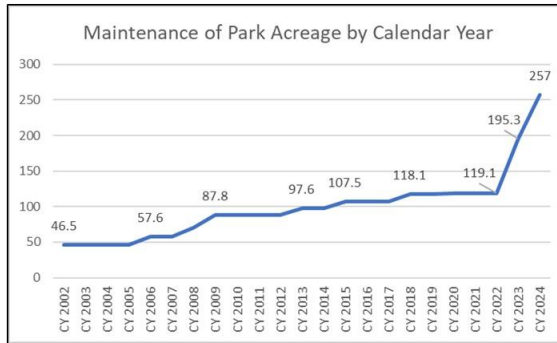
- 4.7% increase in the insurance premiums from PEHP
- In FY 2027 a \$30,198.39 increase above the premiums paid in FY 2026.
- Total premium payments are \$672,717
- Brooke Tuft, PEHP Client Services, who is assigned to West Haven City, mentioned that the average quote to renew with PEHP is about a 8.4%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

## Barn Reservations- Call Increase



## Maintenance of Park per Calendar Year

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



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

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

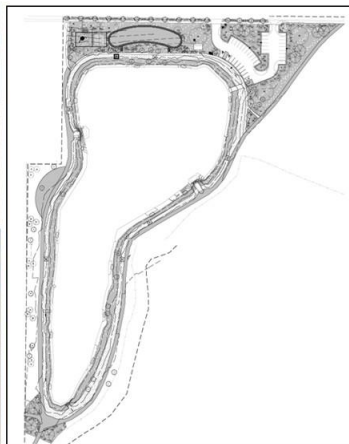
# Capital Project Fund

## Good or Great, & Essential Projects

Though a capital project may be good or great, this is not always a sufficient reason to expend City staffing and financial resources.

At this point in the City's evolution, its activities, initiatives, and plans should be grounded in the essentials; otherwise, good projects can distract efforts and erode financial resources.

## Poulter Pond



West Haven - Poulter Pond				
Item	Quantity/Unit	Cost	Subtotal	Total
<b>Clearing / Earthwork</b>				
Excavation	104.24 LF	\$11,000.00	\$1,144,000.00	
Grading and Landfilling	104.24 SF	\$1.00	\$104,240.00	
Concrete Pad Preparation	2,084 SF	\$1.00	\$2,084.00	
Flagpole Foundation	1.00 SF	\$1,000.00	\$1,000.00	
Flagpole Foundation	2.00 SF	\$1,000.00	\$2,000.00	
Concrete Guard Rail Foundation	1,042 SF	\$1.00	\$1,042,000.00	
Stone - Retaining Concrete Wall	208.4 SF	\$1.00	\$208,400.00	
Earthwork - 40% of Disturbance	104,240 SF	\$1.00	\$104,240,000.00	
Earthwork	1.10	\$100,000.00	\$100,000.00	\$274,972.00
<b>Site Utilities</b>				
Utilities	1.10	\$20,000.00	\$22,000.00	\$296,972.00
<b>Site Hardscape</b>				
Paving 10' - Asphalt	4,128 SF	\$20.00	\$82,560.00	
Paving 10' - Concrete	8,256 SF	\$6.00	\$49,536.00	
Concrete Building Pad	2,084 SF	\$7.00	\$14,588.00	
Paving 10' - ADA	1.10	\$4,000.00	\$4,400.00	
Light Fixture	2.00	\$1,000.00	\$2,000.00	
Concrete Area Sign (6x6x9")	382 SF	\$7.30	\$2,788.60	
Total Hardscape - Asphalt			\$108,872.60	\$405,844.60
<b>Site Furniture</b>				
Furniture 10' x 20'	1.10	\$40,000.00	\$44,000.00	
Furniture Lighting	1.10	\$15,000.00	\$16,500.00	
Concrete Foundation	1.10	\$15,000.00	\$16,500.00	
Benches	208.40	\$10.00	\$2,084.00	
Concrete Guard Rail	1,042 SF	\$1.00	\$1,042,000.00	
Paving 10' Lighting	1.10	\$10,000.00	\$11,000.00	
Benches	1.10	\$1,000.00	\$1,100.00	
Price Number 4' x 8'	7.10	\$11,000.00	\$77,000.00	
Total Furniture			\$84,184.00	\$489,988.60
<b>Total On-Site Improvements</b>				
				<b>\$1,089,988.60</b>
<b>Planting</b>				
Planting Bark - Rock Mulch	3,000 SF	\$0.00	\$33,750.00	
Trunk	30,000 SF	\$0.00	\$33,750.00	
Grass	200.00 SF	\$0.00	\$22,500.00	
Grass	200.00 SF	\$1.00	\$22,500.00	
Hardwood Lawn - Shrub	17,000 SF	\$2.00	\$33,750.00	
Planting 10' Lighting	1.10	\$10,000.00	\$11,000.00	
Benches	1.10	\$1,000.00	\$1,100.00	
Price Number 4' x 8'	7.10	\$11,000.00	\$77,000.00	
Total Planting			\$121,550.00	\$1,211,538.60
<b>Irrigation</b>				
Planting Bark - Rock Mulch	3,000 SF	\$1.00	\$33,750.00	
Trunk	30,000 SF	\$1.00	\$33,750.00	
Hardwood Lawn - Shrub	17,000 SF	\$1.00	\$33,750.00	
New Irrigation Components	100.00 SF	\$1.00	\$10,000.00	
New Irrigation Valves	10.00	\$1.00	\$10,000.00	
New Irrigation Valves	41.10	\$1.00	\$41,100.00	
Irrigation Pipe	1.10	\$10,000.00	\$11,000.00	
Water Pump	1.10	\$10,000.00	\$11,000.00	
Total Irrigation			\$140,500.00	\$1,352,038.60
<b>Total Landscaping</b>				
				<b>\$1,352,038.60</b>
<b>Total Site Improvements</b>				
				<b>\$2,441,977.20</b>
<b>Grand Total Project Cost</b>				
				<b>\$3,883,915.80</b>

## Water Meters for Poulter Pond Inlet & Outlet

- City filed on 50 acre feet of water, at the Country Park, associated with installed land drains, and discharged into the Hooper Slough
- With the construction of Poulter Pond, a water right was needed to divert water from Hooper Slough to maintain a constant flow and improve fish habitat.
- City filed a change order application to change the point of diversion from the Country Park on the Hooper Slough to Poulter Pond on Hooper Slough
- As part of this process, the City needs to document to the Utah Division of Water Rights (UDWR) that it is not taking more than its allotted 50 acre-feet of water. This documentation requires the City to meter the water it diverts from Hooper Slough into the pond and report the meter readings to the UDWR.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be \$240,000 in 2026.

## Water Meters for Poulter Pond Inlet & Outlet

- City staff does not believe it is using the 50-acre-foot allocation of its water rights. The City may be increasing water flow into the Hooper Slough, attributed to high groundwater being captured in the pond and then released into the Slough.
- Since the water is diverted into Poulter Pond and then returned to Hooper Slough, the City may be increasing the water level. The only way the City may be depleting water is through percolation and evaporation.
- Metering the outlet from Poulter Pond could provide the City with data to the Utah Division of Water Rights that it is not using water rights. This provides the City with an opportunity to put this water to beneficial use, likely for irrigation of the 30-acre open space just north of Poulter Pond or at the Country Park.
- City staff met with a supplier of water meters due to the high slits and debris associated with water in the Hooper Slough, a non-contact option is recommended, which would cost approximately \$21,000 a meter.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be \$240,000 in 2026.
- Budget \$50,000.

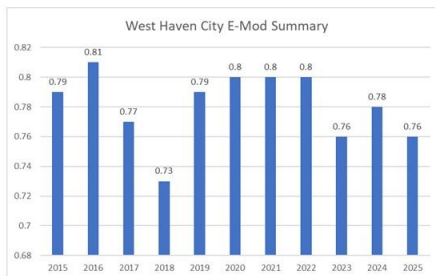
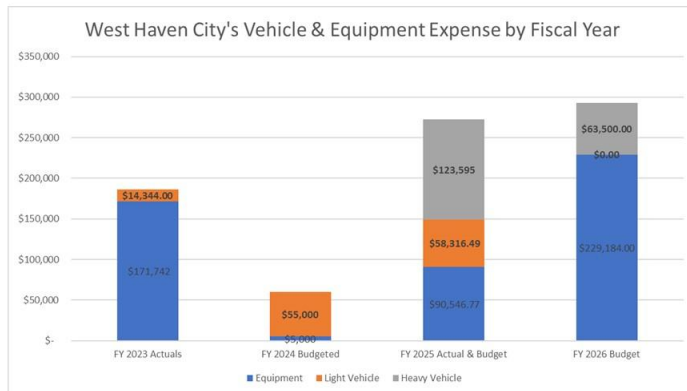
## Water Meters for Poulter Pond Inlet & Outlet



# Capital Equipment

- The City will spend \$4,078,005.20 in employee costs, representing its primary investment in providing services to its residents.
- A secondary investment needed to provide services to residents is equipping employees with the tools and equipment they need to perform their job duties.
- The upfront cost to provide employees with the proper equipment and tools is an expensive investment, but this investment is likely to be offset by the following outcomes:
  - *Enhancing productivity.* The right equipment enables City employees to work more efficiently and accomplish more in less time, thereby increasing productivity.
  - *Better Quality Work.* Investing in the right equipment ensures City employees' work is of higher quality.
  - *Workplace Safety.* Using the appropriate equipment reduces the risk of accidents and injuries to City employees.

# Capital Equipment



## Concrete Grinding Machine

- The Trust is asking cities to institute a sidewalk inspection program that inspects the following elements:
  - All sidewalks within the safe school route are to be inspected every year.
  - All improved sidewalks outside of safe school routes are to be inspected every 3 years.
  - All rural walking paths and trails need to be inspected every 5 years.
- The Public Works Department has begun implementing this inspection program, and when trip hazards exceeding 0.5 inches are identified, the Department would like to immediately eliminate them by grinding them flat. The cost of outsourcing these repairs is very high.
- Budget \$36,000.

## Concrete Grinding Machine



## Fork Attachments for Loader

- Currently use a set of forks that attach to the front of the backhoe bucket for loading, unloading, and moving supplies.
- The backhoe bucket blocks the line of sight to the forks, making it very difficult to align with the pallet or object that the operator is trying to move.
- Also, the limited sight poses a safety hazard to the spotter as they try to direct the maneuver.
- Also, some loads max out the backhoe's lifting capacity, whereas the loader can handle much heavier loads.
- Budget \$12,000.

## Fork Attachments for Loader



Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.

Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.



## Tow-Behind Air Compressor.

- A tow-behind air compressor and pneumatic tools are valuable pieces of equipment for the Public Works and Parks Equipment used in performing a wide variety of tasks.
- In the Public Works and Parks Departments, a compressor powers pneumatic tools for street maintenance.
- Applications include jackhammers, post pounders for installing new signs, blowing out sprinkler lines, and pneumatic compactors.
- Budget \$40,000.

## Tow-Behind Air Compressor



## Bucket Truck

- Bucket trucks provide a measure of safety, as the bucket serves as a stable, secure platform for workers, reducing the risk of falls compared with climbing ladders or scaffolding. Bucket trucks provide access to uneven terrain, where ladders or scaffolding would otherwise compromise employee safety.
- Specific applications of how this bucket truck is used within the Public Works and Parks Department to complete tasks efficiently and safely include the following:
  - Pruning Trees. Pruning or removing trees that are interfering with power lines, obstructing visibility, or posing safety hazards.
  - Building Maintenance. Painting, cleaning, inspecting, and other elements of a building.
  - Holiday Decorations. Installing Christmas lights, flags, and banners mounted on streetlights, as well as other tasks that require working at height.
  - City Signage. Installing and maintaining signage such as road signs, street signs, school zone lights, pedestrian-activated flashing lights, radar speed limit signs,
- Budget \$135,000.

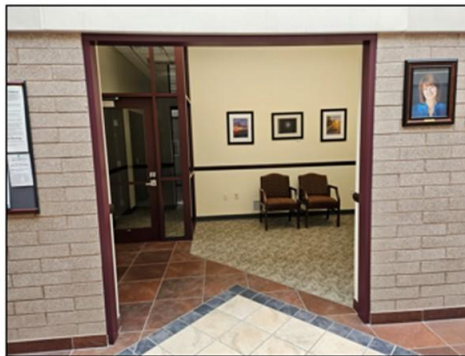
## Bucket Truck



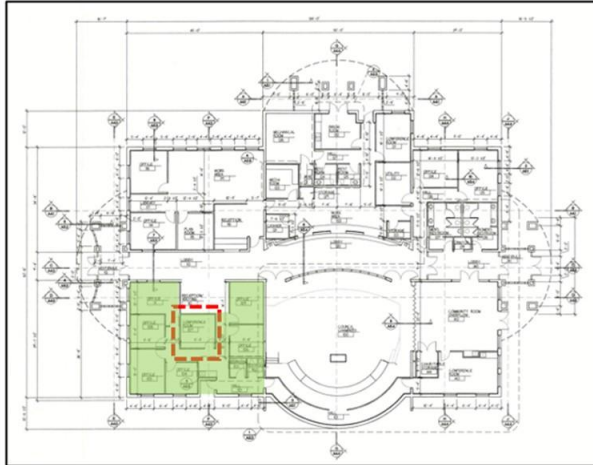
## Front Counter Community Development

- *Direct Public Access to Community Development Department.*
- *Improved Communication.*
- *Enhanced Collaboration.*
- *Better Monitoring and Support.*

## Front Counter Community Development



## Front Counter Community Development



### Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

- The Heating, Ventilation, and Air Conditioning (HVAC) system is nearing 25 years old at City Hall.
- Recently, several malfunctions and breakdowns have occurred in the HVAC system. One of which started a small fire that did not cause any damage, but required the Weber Fire District to respond, and left the HVAC inoperable for approximately seven calendar days.
- In January 2026 to replace the boiler for \$35,462 and the chillers for \$136,650, for a total of \$172,112.

### Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.



## 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

- The Engineering Division estimates the cost to construct a culvert over the Hooper Canal at 1800 South at \$650,000, based on the recent 2700 W Canal Project. The estimate is based on \$9,000 per foot with a length of 72 ft, for a construction budget of \$650,000.
- Project Timeline. According to WACOG policy, expenditures should begin within the programmed year of 2024, and completion and all reimbursement requests should be submitted within 24 months of the start date. For this project, the reimbursement timeline will conclude in late 2026. Below is the anticipated schedule for this project:

- WACOG Funding Year: 2024
- Advertisement: 12/15/2026
- Plans Ready: 1/1/2027
- Anticipated Bid: 2/1/2027
- Bid Award: 3/1/2027
- Anticipated Construction Start: 3/1/2027
- Anticipated Completion: 11/1/2027
- Notes <sup>1</sup>: ROW Acquisition dependent / permitting and Preliminary Design underway

## 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).



## 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

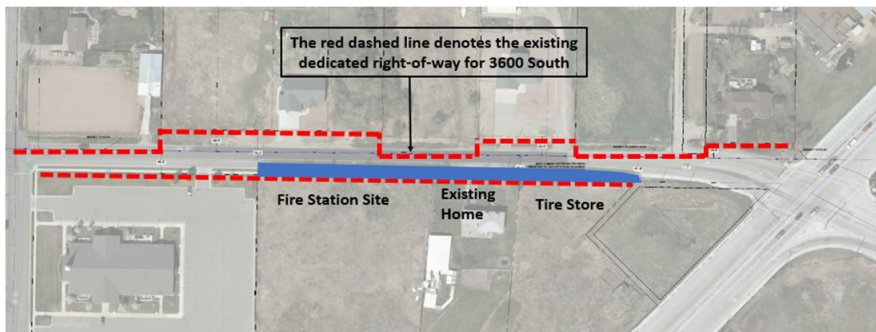
TABLE S.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFFP PLANNING HORIZON

PROJECT #	ROADWAY	FROM	TO	COST ESTIMATE	WACOG FUNDING	ESTIMATED CITY	ESTIMATED DATE	CONST. Yr. COST	% TO IFA	COST TO IFA
1	3300 South	4700 West	5100 West	\$2,615,457	\$1,999,000	\$616,457	2026	\$653,999	100.0%	\$653,999
2	5100 West	3150 South	3800 South	\$3,787,721	\$2,799,000	\$988,721	2026	\$1,048,934	50.0%	\$524,467
3	2700 West	2050 South	2550 South	\$3,550,000	\$1,892,000	\$1,658,000	2025	\$1,707,740	100.0%	\$1,707,740
4	Connector	1800 South	2100 South	\$5,785,410	\$4,804,000	\$981,410	2026	\$1,041,178	39.3%	\$409,644
5	1800 South	2700 West	2300 West	\$5,513,418	\$3,479,360	\$2,034,058	2028	\$2,289,350	44.0%	\$1,007,314
6	3600 South	2700 West	Midland Drive	\$1,223,056	\$0	\$1,223,056	2029	\$1,417,857	6.0%	\$85,071
7	Connector	3300 South	3600 South	\$12,624,360	\$2,800,000	\$9,824,360	2027	\$10,735,343	34.4%	\$3,695,774
<b>Total</b>				<b>\$35,099,422</b>	<b>\$17,773,360</b>	<b>\$17,326,062</b>		<b>\$18,894,402</b>	<b>42.8%</b>	<b>\$8,084,010</b>

## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

- The costs, being \$155,000, will be divided between the Capital Projects Fund for the Road Improvements (\$120,000) and the Storm Drain Fund (\$35,000).
- As noted below, this is an impact fee-eligible project, with the Impact Fee Analysis attributing the percentage of costs to this analysis based on 10-year demand as a percent of capacity added from the 2033 LOS D capacity. As such, 6% of \$120,000, or \$ 7,200, is impact fee eligible.

## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

TABLE 5.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFFP PLANNING HORIZON

PROJECT #	ROADWAY	FROM	TO	COST ESTIMATE	WACOG FUNDING	ESTIMATED CITY	ESTIMATED DATE	CONST. Yr. COST	% TO IFA	COST TO IFA
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7	Connector	3300 South	3600 South	\$12,624,360	\$2,800,000	\$9,824,360	2027	\$10,735,343	34.4%	\$3,695,774
<b>Total</b>				<b>\$35,099,422</b>	<b>\$17,773,360</b>	<b>\$17,326,062</b>		<b>\$18,894,402</b>	<b>42.8%</b>	<b>\$8,084,010</b>

## 3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).

- The City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts. For this reason, the City did require Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision, but the City could not require Westwood Estates to improve the frontage of 3600 South between 3400 West and 3275 West, where existing homes are (the red-dashed area).
- Staff is proposing that the City work with the developer's contractor to construct the frontage for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots. Fully building out the right-of-way concurrently will yield a better road and drainage system, ensuring there are no cold joints in the asphalt and that the curb, gutter, and storm drainage function properly. It will also ensure that there are no gaps in the asphalt portion of the right-of-way.
- The Developer's Contract prices are listed below, and the City Engineer has reviewed and deemed them to be market rates for the work provided. The costs, being \$235,000, will be divided between the Capital Projects Fund for the Road Improvements (\$190,000) and the Storm Drain Fund (\$45,000).

## 3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).



3. **ADJOURNMENT**

**Councilmember Call made a motion** to adjourn at 5:35 PM. **Councilmember Saunders** seconded the motion.

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

*Emily Green*

City Recorder

Date Approved:

DRAFT



**WEST HAVEN CITY  
COUNCIL MEETING MINUTES**

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

<b>Present:</b>	
Ryan Saunders Carrie Call Kim Dixon Nina Morse Ryan Swapp Shawn Warnke Emily Green Stephen Nelson Amy Hugie Michelle Witte	Pro Tem Councilmember Councilmember Councilmember Councilmember City Manager City Recorder Community Development Director City Attorney Social Media Coordinator & Admin. Assistant
<b>Excused:</b>	
Rob Vanderwood	Mayor

**5:00 Work Session – In City Council Chambers**

*NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.*

**MEETING TO ORDER: PRO TEM SAUNDERS**

**REPORTS AND DISCUSSION AS FOLLOWS:**

**1. Discussion- Elected Officials and City Manager Updates**

*Councilmember Dixon said Touch a Truck went great and the free hot dogs were greatly appreciated by those in attendance.*

*Pro Tem Saunders asked for an update on the celebrations planned for America250.*

*Shawn Warnke said the Mayor has recently asked for some updates on the website for America250 and the planned events.*

*Councilmember Dixon suggested an update in the next Council meeting.*

**2. Discussion-Council will Discuss the Current 2025-2026 Budget and Proposed 2026-2027 Tentative Budget Including but not Limited to Revenues, Implementing a New Tax (Municipal Energy Tax), Expenses, and Capital Projects within the General Fund, Capital Project Fund, Cemetery Fund, and Storm Water Fund-Shawn Warnke, City Manager**

*Shawn Warnke presented on the 2025-2026 budget and proposed 2026-2027 budget.*

**FY 2027 Budget**

# Budget Process Forward- Mayor & City Council

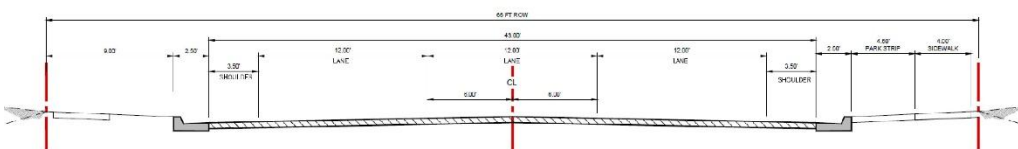
- April 28<sup>th</sup> a good first draft of the budget and corresponding memo is available
- Opportunities for Mayor and City Council's discussion and deliberations include:
  - May 6<sup>th</sup>
  - May 20<sup>th</sup>
  - June 3<sup>rd</sup>
  - Special budget meetings as suggested
- Adopt the tentative budget on May 6<sup>th</sup>

## Follow Up From April 28<sup>th</sup> Budget Meeting

### 1800 South Road Project



- Option 1- \$935,000 for culvert over Hooper Canal and some frontage improvements
- Option 2- \$3.8 million for full road improvements from 1950 West to 2350 West
- Option 3- \$5.5 million for full road improvements from 1950 West to 2700 West



## Budget Process is Collective Effort

- Emily- Providing information and documents needed to draft the budget
- John, Brock, Ed, and Stephen are providing projects, cost estimates, timing of capital projects between fiscal years, and drafting narratives
- Katie provides estimates on interest, depreciation, capital projects, and financial projections regarding appropriations
- Ryan Child is providing technical oversight and control
- Mayor and City Council discussing and deliberating on revenues and expenses, capital projects

### 13-5015 Non-Departmental CP- Equipment (Expenditures- Non-Departmental Capital Projects).

- \$36,000- Concrete Grinding Machine (GrindLazer with LazerVac).
- \$12,000- Fork Attachments for Loader (87" Frame 57" Tine).
- ~~\$25,000- Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.~~
- ~~\$50,000- Tow-Behind Air Compressor & Pneumatic Tools.~~
- \$135,000- Bucket Truck
- Based on the Mayor and City Council's discussions and deliberations, it is proposed that the Public Works Department rent this piece of equipment for FY 2027 and reevaluate the purchase in future fiscal years.

### Class C Roads Getting Bids

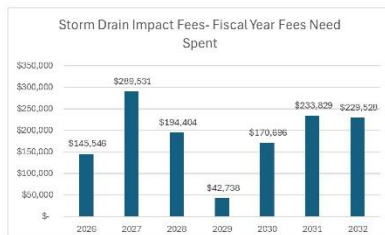
- \$172,000- 13-6255 Crack Seal
- \$85,000- 13-6260 Slurry Seal
- \$65,000- 13-6265 Road Striping
- \$152,000- 13-6275 Chip Seal
- \$480,000- 13-6280 Asphalt Patch & Overlay

## Budget Process Forward- City Staff

- Concurrent with the Mayor & City Council's discussions, City staff will be discussing and deliberating the budget by:
  - City Manager reviews the budget and budget memo and reconciles the accuracy
  - City Manager and Department Heads to review the budget from an operational feasibility perspective (continuing operations and implementing capital projects)
  - City Manager and Finance Director review the budget from a financial feasibility perspective

## Storm Drain

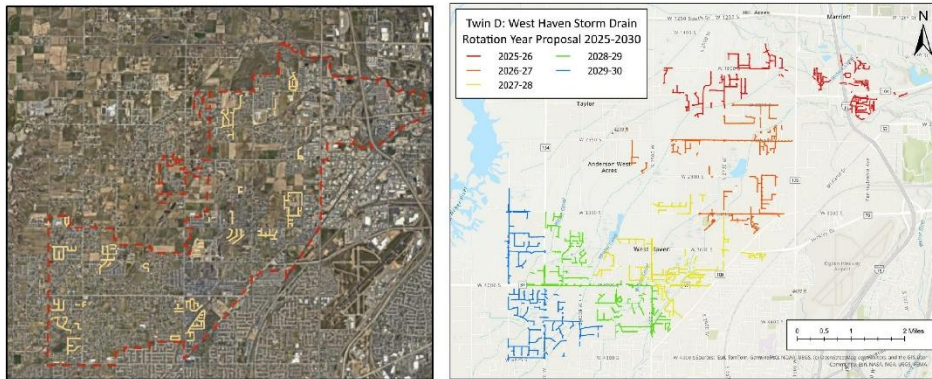
### Storm Water Impact Fee



# Transfer for Storm Water Fund

- 20% of the City Engineer/Storm Water Manager's
- 50% of the Code Enforcement/Storm Water Inspector's total compensation.
- The Storm Water Fund's ability to make this transfer stems from the total compensation (i.e., wages and benefits totaling \$131,300) savings associated with the previous Stormwater Manager's personnel costs, who resigned in July 2025.

## Land Drain & Storm Drain System



### Proposal

Customer: West Haven City  
 Point of Contact: John Wallace - [jwallace@westhavencity.com](mailto:jwallace@westhavencity.com) - 801.430.7478  
 Billing: Net 30  
 Project Location: West Haven City  
 Project Name: 2025-2030 Pricing Agreement

SD Rotation 2025-27					SD Rotation 2028-29				
	Unit	Est. Qty	Unit Price	Est. Amount		Unit	Est. Qty	Unit Price	Est. Amount
Cleaning Mobilization	Daily	46	\$130.00	\$5,980.00	Cleaning Mobilization	Daily	47	\$130.00	\$6,110.00
Storm Drain Cleaning All Sizes	Hourly	368	\$260.00	\$95,680.00	Storm Drain Cleaning All Sizes	Hourly	376	\$260.00	\$97,760.00
MH Inspections (Manholes Only)	Each	172	\$12.00	\$2,064.00	MH Inspections (Manholes Only)	Each	181	\$12.00	\$2,172.00
				<b>Year 2 Totals</b>					<b>Year 4 Totals</b>
				<b>\$103,724.00</b>					<b>\$106,042.00</b>
Root Removal	Hourly		\$270.00		Root Removal	Hourly		\$270.00	
Cleaning "Man-Entry"	Hourly		\$285.00		Cleaning "Man-Entry"	Hourly		\$285.00	
Cleaning Crew Hourly Rate	Hourly		\$260.00		Cleaning Crew Hourly Rate	Hourly		\$260.00	

SD Rotation 2027-28					SD Rotation 2029-30				
	Unit	Est. Qty	Unit Price	Est. Amount		Unit	Est. Qty	Unit Price	Est. Amount
Cleaning Mobilization	Daily	46	\$130.00	\$5,980.00	Cleaning Mobilization	Daily	46	\$130.00	\$5,980.00
Storm Drain Cleaning All Sizes	Hourly	368	\$260.00	\$95,680.00	Storm Drain Cleaning All Sizes	Hourly	368	\$260.00	\$95,680.00
MH Inspections (Manholes Only)	Each	202	\$12.00	\$2,424.00	MH Inspections (Manholes Only)	Each	220	\$12.00	\$2,640.00
				<b>Year 3 Totals</b>					<b>Year 5 Totals</b>
				<b>\$104,084.00</b>					<b>\$104,300.00</b>
Root Removal	Hourly		\$270.00		Root Removal	Hourly		\$270.00	
Cleaning "Man-Entry"	Hourly		\$285.00		Cleaning "Man-Entry"	Hourly		\$285.00	
Cleaning Crew Hourly Rate	Hourly		\$260.00		Cleaning Crew Hourly Rate	Hourly		\$260.00	

## Capital Projects Categories

- Projects proposed for funding include those required for:
  - Projects regulatory reasons (by the State of Utah),
  - Projects that accompany road projects (i.e., the timing of the road project requires the storm drain fund to participate by installing a storm drain system concurrently with the road),
  - Projects that have a statutory requirement (impact fee-related projects adopted by ordinance that require these funds to be spent within a specific timeline).
  - Projects that protect property from off-site storm water

### 51-5010 Storm CP- Impact Fees (Capital Projects – Non-Operating Expenses)

- \$286,000- 5100 West (New Storm Water Pipe).

### 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$50,000 1100 W Storm Drain Pre-Treatment of Storm Water.



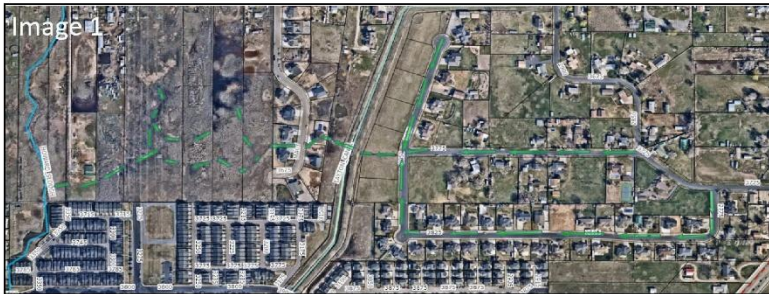
## 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$100,000- 2775 S / Windsor Drain Relocation.



## 51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- \$154,000- Macy Lane Storm Drain Improvements.



# 3550 West Storm Drain Project (Unfunded)

3550 West Storm Drain Improvements for discharges from sump pumps

Estimated Cost: \$122,000

Funding Source: Storm Drain Fund

Fiscal Year: To be determined (TRD)

Location: 3550 West

Account Code: 51-5014 Storm Capital Project Unrestricted

**Description:** A resident within the Country Haven Subdivision contacted the City regarding standing water in the gutters on their street (3550 West, which is a cul-de-sac). The standing water is attributed to excessive groundwater, and there is only one stormwater inlet at the intersection of 3700 South 3550 West. The curb and gutter is relatively flat, and the nearby constant discharge from the sump pumps on this street is preventing water from draining from the gutters into the storm drain.

This standing water poses a hazard to pedestrians, who must navigate a slippery, mossy puddle. The standing water also attracts wasps, emits an unpleasant odor, and creates a mess in the street, on car tires, garbage cans, and driveways. This issue affects the street from 3700 South to 3625 South.

The Engineering Department has created a concept plan outlining general improvements to address the sump pump discharging into the curb. Additionally, the Engineering Department created a cost estimate to implement this concept plan, assuming that 10 homes' sump pumps would be connected to an eight-inch (8") pipe, which would be installed at about 100 feet deep along the front of the curb to tie in the sump pump lines. A significant portion of the project's cost is attributed to the pipe materials and asphalt restoration.

3550 West - SD					
Country Haven					
Engineer's Estimate					
Item	3550 W	QTY	Unit of Measure	Unit Cost	Total
1	MOBILIZATION AND DEMOBILIZATION / SWPPP / TC	1	LS	\$5,277.95	\$5,277.95
3	ASPHALT REMOVAL	2100	SF	\$3.00	\$6,300.00
5	REMOVE AND REPLACE CURB & GUTTER	100	LF	\$50.00	\$5,000.00
14	HBA	47	TON	\$250.00	\$11,812.50
15	SAWCUT	800	LF	\$5.00	\$4,000.00
16	8" UNTREATED BASE COURSE	670	TON	\$35.00	\$23,445.00
30	LANDSCAPE RESTORATION	1	LS	\$3,000.00	\$3,000.00
35	8" PVC SD PIPE	850	LF	\$80.00	\$68,000.00
36	CONNECT TO EX SD BOX	1	EA	\$1,000.00	\$1,000.00
<b>SUBTOTAL</b>					<b>\$110,834.95</b>
CONTINGENCY/ENGINEERING/SURVEY (10%)					\$11,083.70
<b>PROJECT TOTAL</b>					<b>\$121,920.65</b>



## 3550 West Cleaning of Gutters

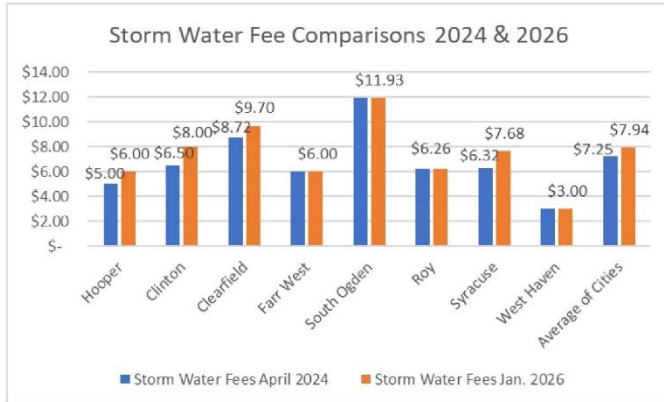


## 3550 West Cleaning of Gutters





# Storm Water Fee Comparison



## Rough Estimate of Storm Water Fee Increase

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

## Depreciation Amount

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

Hello Katie

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

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

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

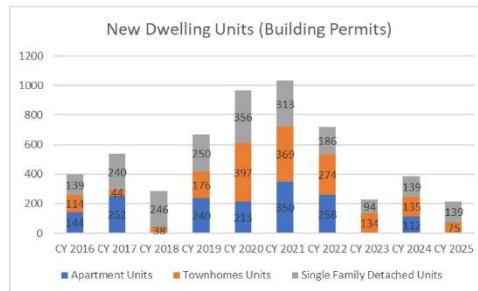
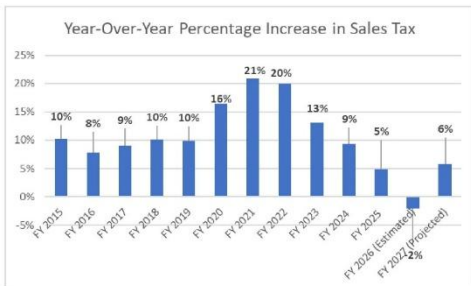
# General Fund Increases

FY 2027 & FY 2028

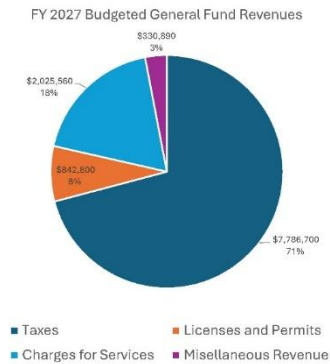
## General Fund Outstanding Items

- UTOPIA Sales Tax Pledge
- Negotiations that the Sheriff's Office has with the Weber School District regarding the School Resource Officer Contract
- Energy Tax Update

## General Fund Revenues



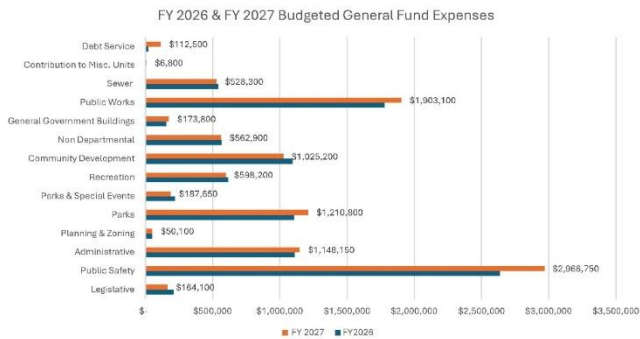
# FY 2027 Budgeted General Fund Revenues



## Increases in General Fund

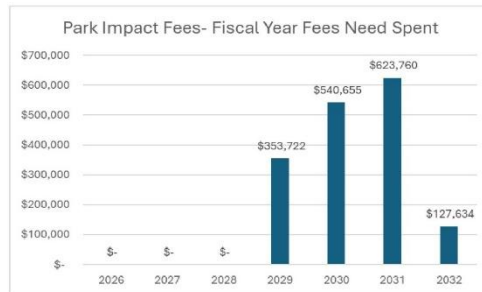
- \$309,500 Law Enforcement (City's portion of new Deputies)
- \$14,600 2 new Crossing Guards (4000 South 4700 West Intersection for Quest Academy)
- \$30,000 Emergency Manager (new part-time position)
- \$45,000 Parks (Outsourcing the mowing for Green Farms Open Space)
- \$30,000 Cemetery (Outsource the mowing for the Cemetery)
- \$30,200 Health Insurance (Renewal for health insurance, same benefit as last year)
- \$10,000 Event Center Scheduling Software for the Barn and Pavilions
- \$27,000 New Part-Time Seasonal Employee Parks
- \$33,600 Engineering Consultant Increase
- \$11,000 City Attorney Increase
- \$148,400 Employee Wage Increases (2.5% COLA & 3 Merit)
- \$689,300

## FY 2026 & FY 2027 Budgeted General Fund Expenses



# Capital Project Fund

## Impact Fees



### 13-4530 Parks CP- Impact Fees (Expenditures- Parks)

- \$2,224,000- Windsor Park
- \$250,000- Trail Corridor Improvements
- \$275,000- Poulter Pond Improvements
- \$179,000- Poulter Pond Pavilion
- \$28,600- Poulter Pond Benches
- \$166,000- Barn Park Restrooms

## 13-4533 Parks CP- Unrestricted (Expenditures- Parks).

- \$50,000- Water Meters for Poulter Pond Inlet and Outlet.
- \$30,000- Security Cameras in the City Park System (Hardware and Debt Service).
- \$25,000- Surface-Mounted, Acoustic Treatments at the Barn.

## 13-5015 Non-Departmental CP- Equipment (Expenditures- Non-Departmental Capital Projects).

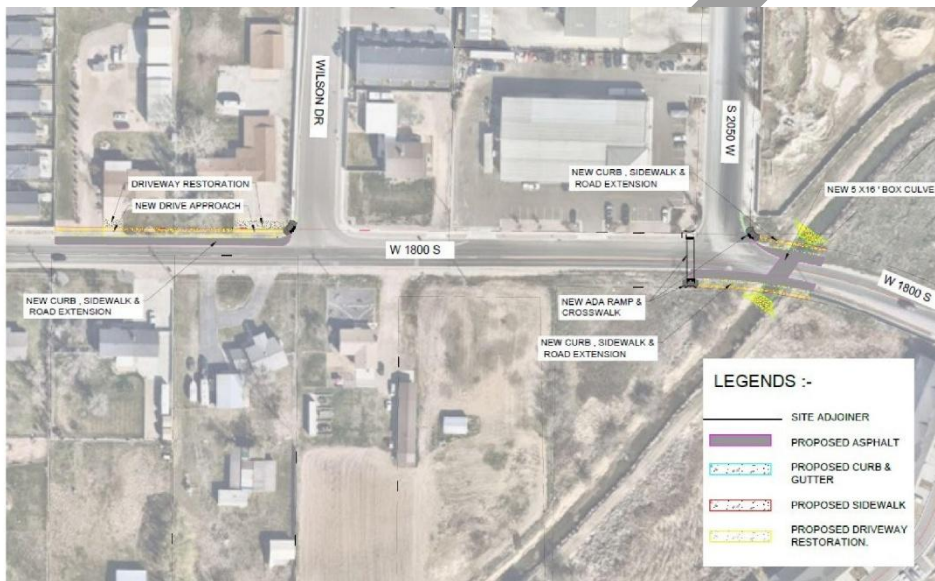
- \$36,000- Concrete Grinding Machine (GrindLazer with LazerVac).
- \$12,000- Fork Attachments for Loader (87" Frame 57" Tine).
- ~~\$25,000- Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.~~
- ~~\$50,000- Tow-Behind Air Compressor & Pneumatic Tools.~~
- \$135,000- Bucket Truck

## 13-5033 Non-Department CP—Unrestricted (Non- Departmental Capital Projects- Expenditures).

- \$30,000- Conversion of Fremont Island Conference Room to Front Counter.
- \$20,800- Covered Parking Stalls at City Hall.
- \$40,000- New Public Works Building (Architectural Services).
- \$200,000- Heating, Ventilation, and Air Conditioning (HVAC) System City Hall.

## 13-6080 Roads CP- Impact Fees (Expenditures- Road Impact Fees).

- \$2,498,000- 5100 West Project
- \$1,000,000- 5100 West / 4000 South Intersection & Traffic Signal.
- \$1,000,000- 4300 West / 4000 South Intersection & Traffic Signal.
- \$566,000- 1800 South 1900 West Intersection (between 2050 W & 1900 W).
- \$4,804,000- 1800 South to 2100 South Connector (between 2475 W & 2200 W)
- \$935,000- 1800 South – 2350 W to 1950 W, (Hooper Canal Culvert Replacement)
- \$1,600,000- 3300 South to 3600 South Connector
- \$120,000- 3600 South Expansion (Between 2625 West & 3645 West- Fire Station)



Cemetery Fund

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

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

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

## Current Financial Analysis of Cemetery Fund

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

## Estimated Maintenance Expense in FY 2027

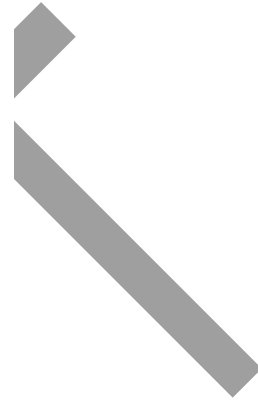
Date	Amount	Description
May	\$958	Fertilizer (28-3-10, 20 bags)
October	\$832	Fertilizer (43-0-0, 15 bags)
June/July	\$3,300	Cascade (wet agent-60 bags)
March/Nov	\$30,000	3 <sup>rd</sup> Party Contractor mowing, trimming, and edging
March/Nov	\$10,000	Park Maintenance Operator 1 (\$43.43 total compensation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

# Items to Make the Cemetery Fund Self-Sustaining

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

## Upcoming Budget Discussions

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



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

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



### WALMART CALL NUMBERS

**RANKED**  
Salt Lake City - 350 W. Hope Ave - #2 - **1590 CALLS**  
Ogden - 1959 Wall Ave - #1 - **1062 CALLS**  
West Valley City - 3180 S. 5600 W. - #2 - **1229 CALLS**  
West Valley City - 5675 W. 6200 S. - #8 - **433 CALLS**  
Magna - 3555 S. 8400 W. - #3 - **73 CALLS**  
Riverton - 13502 S. Hamilton View Rd - #1 - **198 CALLS**  
Layton - 745 W. Hill Field Rd - #1 - **1008 CALLS**  
Midvale - 7250 S. Union Park Ave - #1 - **258 CALLS**  
Taylorsville - 5459 S. Redwood Rd - #1 - **685 CALLS**  
Orem - 1355 S. Sandhill - #1 - **806 CALLS**  
Layton - 745 W. Hill Field Rd - #1 - **1008 CALLS**  
South Jordan - 11329 S. Jordan Gateway St - #1 - **601 CALLS**  
South Jordan - 3590 W. South Jordan Pkwy - #3 - **211 CALLS**  
Provo - 2255 N. University Pkwy - #15 - **104 CALLS**

**NOT RANKED**  
Logan - 1150 S. 100 W - **221 CALLS**  
Centerville - 221 W. Parrish Lane - **202 CALLS**  
Draper - 1360 Draper Pkwy - **38 CALLS**  
Vernal - 1851 W. Highway 40 - **179 CALLS**

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

## 2026/2027 Costs for 10 Additional Officers

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

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

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

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

### Difference

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

## 2026/2027 Costs for 10 Additional Officers

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

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

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

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

### Difference

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

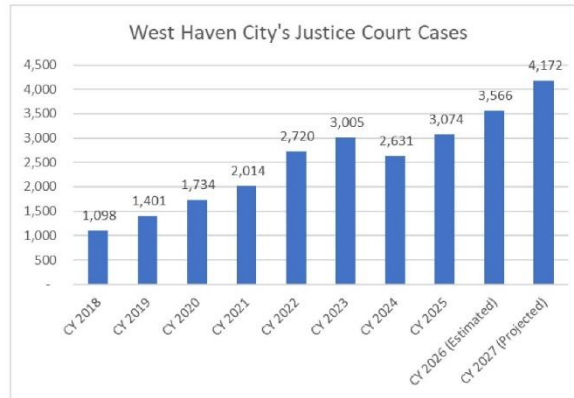
## Law Enforcement Funding Formula

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

# Court Case Increases

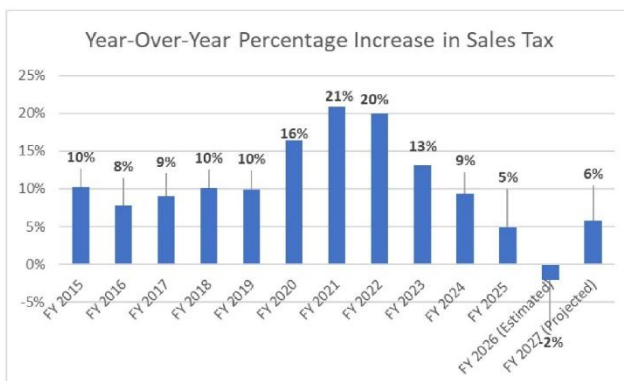
West Haven Justice Court Cases  
WH

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



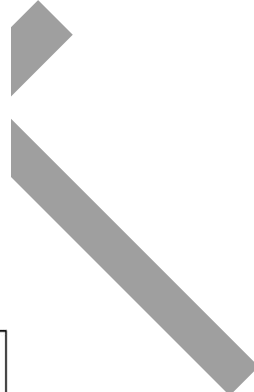
# Sales Tax

## Percentage Increase in Sales Tax



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

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



## FY 2026 Population estimates for purposes of Sales Tax

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

## FY 2027 Population estimates for purposes of Sales Tax

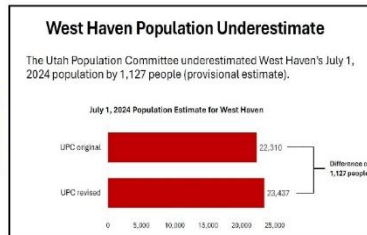
- 22,310-July 2025
- 1,127- Utah Population Committee's Adjustment
- 659- City Manager's Guess (214 new homes CY 2025 Multiplied by 3.08 Census Avg. Household Size)
- 24,096- Population for July 2026 (Used for FY 2027)

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

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JUNE 2025					
2025-12	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Total:	3,963,843	\$7,696,759.71	\$1,587,358.55	\$74,892,442.16	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	24,617	\$484,218.72	\$12,118.37	\$472,100.35

UTAH STATE TAX COMMISSION FINANCIAL OPERATIONS DIVISION SALES TAX DISTRIBUTION JULY 2025					
2026-01	STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB	
Total:	3,966,849	\$7,969,619.57	\$1,517,942.12	\$6,451,677.45	
CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
20051	West Haven	22,310	\$491,080.47	\$81,338.94	\$409,741.53



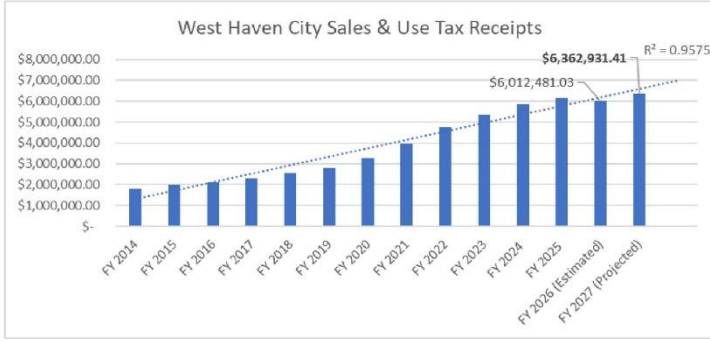
# FY 2027 Sales Tax Estimates

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

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

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

# FY 2027 Budget Sales Tax Number



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

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

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of \$75,000 per month, with the City retaining \$37,500 for general government purposes and reimbursing \$37,500 for the reconstruction of Hunter Drive. All of this equates to \$225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining \$112,500 and budgeting \$112,500 in 10-6310 Reimbursement for Hunter Drive.

## 10-8-2 Study for Wal-Mart

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

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

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

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

## Capital Project Transfer



**GENERAL FUND- June 30, 2022:**

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

**GENERAL FUND- June 30, 2024:**

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

**GENERAL FUND- June 30, 2025**

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

## Utah Code 59-12-202 (1)

(was amended in 2025, to exclude this language)

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

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

## Property Tax

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

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

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

## Taxable Property Values for Tax Year 2023

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

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

## Tax Rate Comparison

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

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

# Determination on Property Taxes

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

## Thoughts on Property Taxes

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

## Auto Fee-In-Lieu

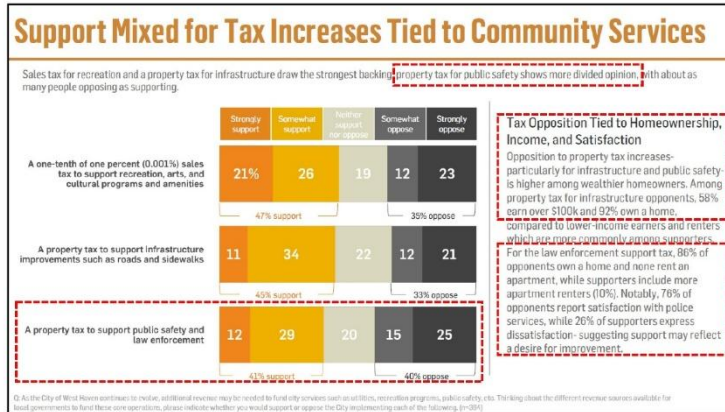
- The Fee-in-Lieu of Personal Property Taxes is collected in lieu of taxes on personal property, including vehicles such as autos, boats, and RVs. The uniform vehicle fee replaces the property tax that was assessed on vehicles before 1999. The fee is based on the vehicle's age and ranges from \$10 for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

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

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

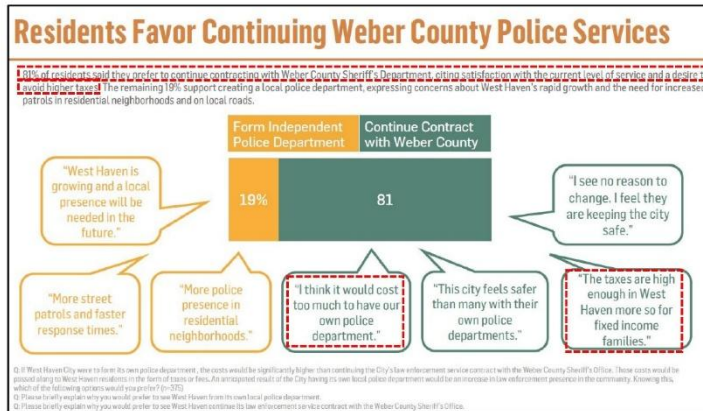
# Mixed Support for Tax Increase

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



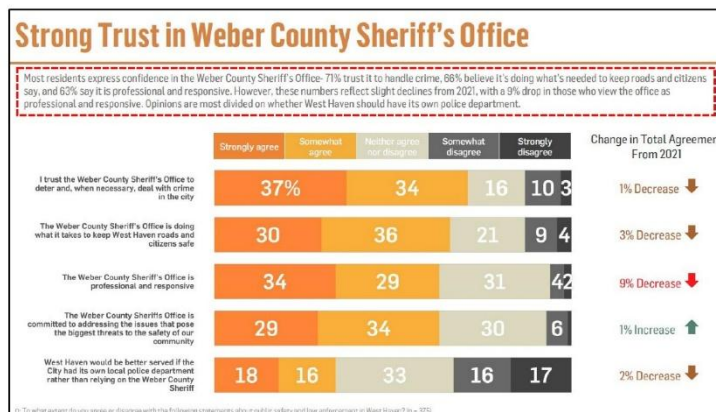
# Residents Favor Weber County Sheriff's Office (WCSO)

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



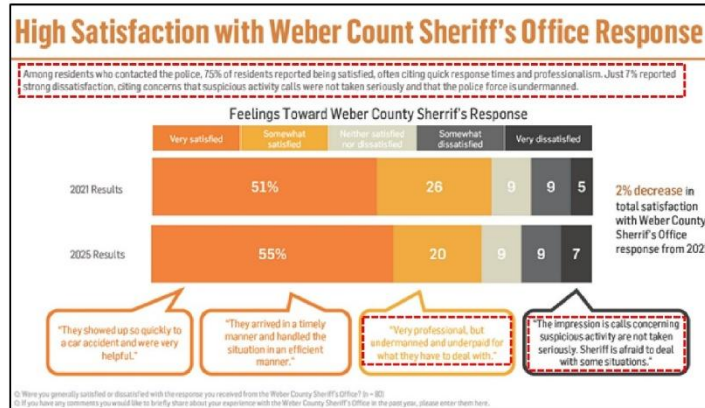
# Strong Trust in Weber County Sheriff's Office (WCSO)

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



# High Satisfaction with Weber County Sheriff's Office (WCSO)

- 75% of Residents satisfied with WCSO responses



# Energy Tax

## Estimated Energy Tax

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

## Energy Tax Adoption and Implementation

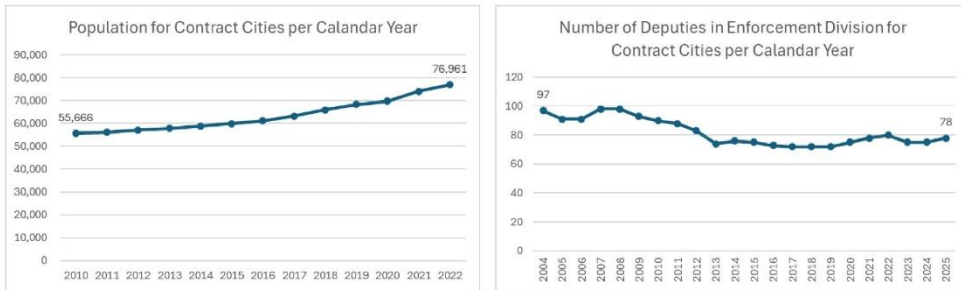
- On May 20, 1998, the West Haven City Council adopted Ordinance No. 14-1998, enacting a tax on every sale or use of taxable energy within the City equaling 6% of the value of the taxable energy delivered to the consumer, which is known as the municipal energy sales and use tax (See the appendix for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

## Thoughts on Energy Taxes

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

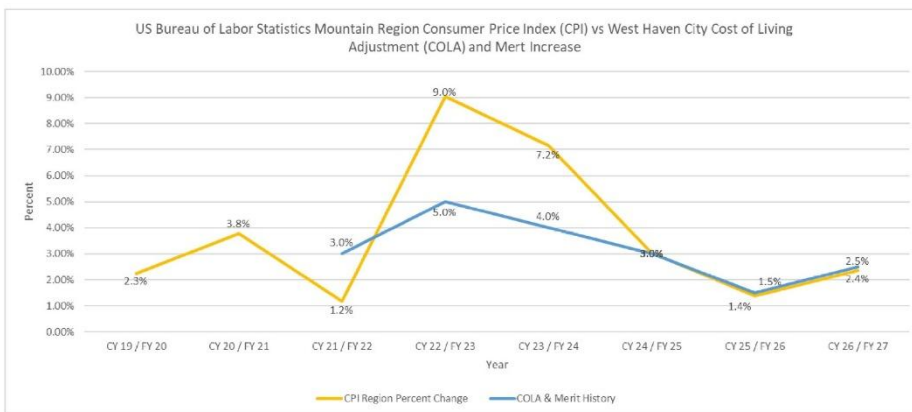
## Supporting Materials

## 10 Additional Deputies



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

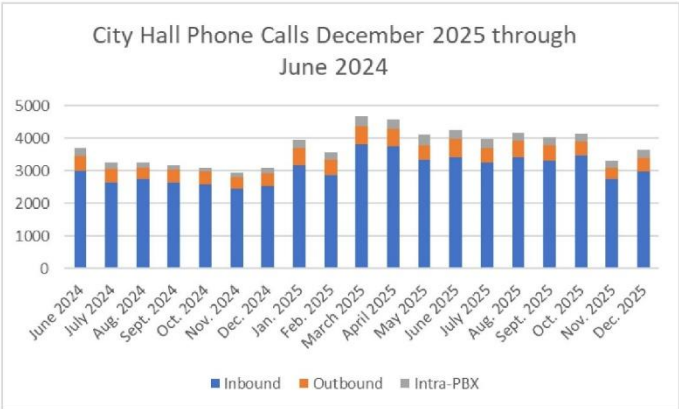
## Cost of Living Adjustments (COLA)



## Medical Insurance FY 2027

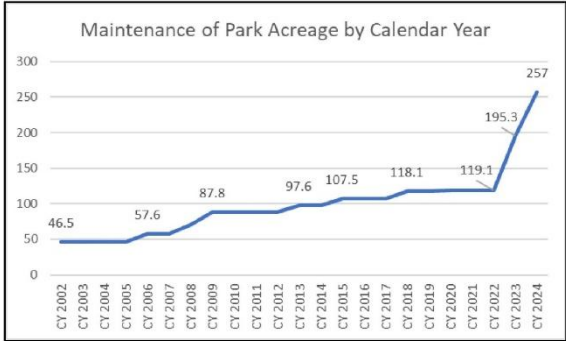
- 4.7% increase in the insurance premiums from PEHP
- In FY 2027 a \$30,198.39 increase above the premiums paid in FY 2026.
- Total premium payments are \$672,717
- Brooke Tuft, PEHP Client Services, who is assigned to West Haven City, mentioned that the average quote to renew with PEHP is about a 8.4%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

# Barn Reservations- Call Increase



# Maintenance of Park per Calendar Year

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



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

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



## Water Meters for Poulter Pond Inlet & Outlet

- City filed on 50 acre feet of water, at the Country Park, associated with installed land drains, and discharged into the Hooper Slough
- With the construction of Poulter Pond, a water right was needed to divert water from Hooper Slough to maintain a constant flow and improve fish habitat.
- City filed a change order application to change the point of diversion from the Country Park on the Hooper Slough to Poulter Pond on Hooper Slough
- As part of this process, the City needs to document to the Utah Division of Water Rights (UDWR) that it is not taking more than its allotted 50 acre-feet of water. This documentation requires the City to meter the water it diverts from Hooper Slough into the pond and report the meter readings to the UDWR.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be \$240,000 in 2026.

## Water Meters for Poulter Pond Inlet & Outlet

- City staff does not believe it is using the 50-acre-foot allocation of its water rights. The City may be increasing water flow into the Hooper Slough, attributed to high groundwater being captured in the pond and then released into the Slough.
- Since the water is diverted into Poulter Pond and then returned to Hooper Slough, the City may be increasing the water level. The only way the City may be depleting water is through percolation and evaporation.
- Metering the outlet from Poulter Pond could provide the City with data to the Utah Division of Water Rights that it is not using water rights. This provides the City with an opportunity to put this water to beneficial use, likely for irrigation of the 30-acre open space just north of Poulter Pond or at the Country Park.
- City staff met with a supplier of water meters due to the high slits and debris associated with water in the Hooper Slough, a non-contact option is recommended, which would cost approximately \$21,000 a meter.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be \$240,000 in 2026.
- Budget \$50,000.

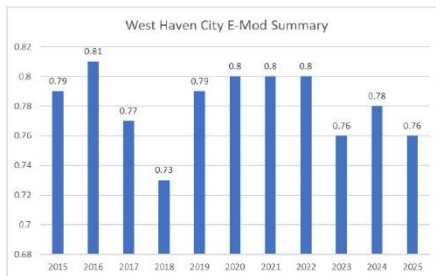
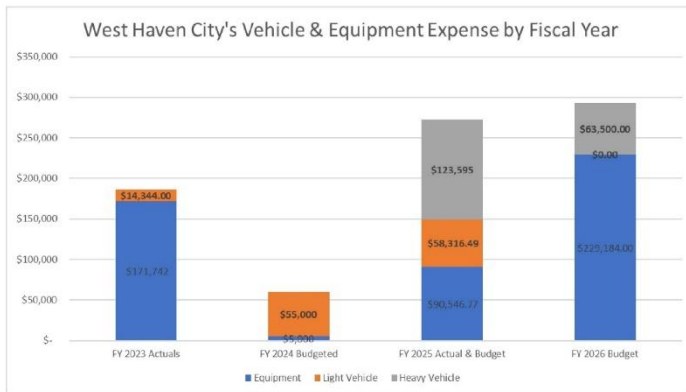
## Water Meters for Poulter Pond Inlet & Outlet



# Capital Equipment

- The City will spend \$4,078,005.20 in employee costs, representing its primary investment in providing services to its residents.
- A secondary investment needed to provide services to residents is equipping employees with the tools and equipment they need to perform their job duties.
- The upfront cost to provide employees with the proper equipment and tools is an expensive investment, but this investment is likely to be offset by the following outcomes:
  - *Enhancing productivity.* The right equipment enables City employees to work more efficiently and accomplish more in less time, thereby increasing productivity.
  - *Better Quality Work.* Investing in the right equipment ensures City employees' work is of higher quality.
  - *Workplace Safety.* Using the appropriate equipment reduces the risk of accidents and injuries to City employees.

# Capital Equipment



## Concrete Grinding Machine

- The Trust is asking cities to institute a sidewalk inspection program that inspects the following elements:
  - All sidewalks within the safe school route are to be inspected every year.
  - All improved sidewalks outside of safe school routes are to be inspected every 3 years.
  - All rural walking paths and trails need to be inspected every 5 years.
- The Public Works Department has begun implementing this inspection program, and when trip hazards exceeding 0.5 inches are identified, the Department would like to immediately eliminate them by grinding them flat. The cost of outsourcing these repairs is very high.
- Budget \$36,000.

## Concrete Grinding Machine



## Fork Attachments for Loader

- Currently use a set of forks that attach to the front of the backhoe bucket for loading, unloading, and moving supplies.
- The backhoe bucket blocks the line of sight to the forks, making it very difficult to align with the pallet or object that the operator is trying to move.
- Also, the limited sight poses a safety hazard to the spotter as they try to direct the maneuver.
- Also, some loads max out the backhoe's lifting capacity, whereas the loader can handle much heavier loads.
- Budget \$12,000.

## Fork Attachments for Loader



Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.

Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.



## Tow-Behind Air Compressor.

- A tow-behind air compressor and pneumatic tools are valuable pieces of equipment for the Public Works and Parks Equipment used in performing a wide variety of tasks.
- In the Public Works and Parks Departments, a compressor powers pneumatic tools for street maintenance.
- Applications include jackhammers, post pounders for installing new signs, blowing out sprinkler lines, and pneumatic compactors.
- Budget \$40,000.

## Tow-Behind Air Compressor



## Bucket Truck

- Bucket trucks provide a measure of safety, as the bucket serves as a stable, secure platform for workers, reducing the risk of falls compared with climbing ladders or scaffolding. Bucket trucks provide access to uneven terrain, where ladders or scaffolding would otherwise compromise employee safety.
- Specific applications of how this bucket truck is used within the Public Works and Parks Department to complete tasks efficiently and safely include the following:
  - Pruning Trees. Pruning or removing trees that are interfering with power lines, obstructing visibility, or posing safety hazards.
  - Building Maintenance. Painting, cleaning, inspecting, and other elements of a building.
  - Holiday Decorations. Installing Christmas lights, flags, and banners mounted on streetlights, as well as other tasks that require working at height.
  - City Signage. Installing and maintaining signage such as road signs, street signs, school zone lights, pedestrian-activated flashing lights, radar speed limit signs,
- Budget \$135,000.

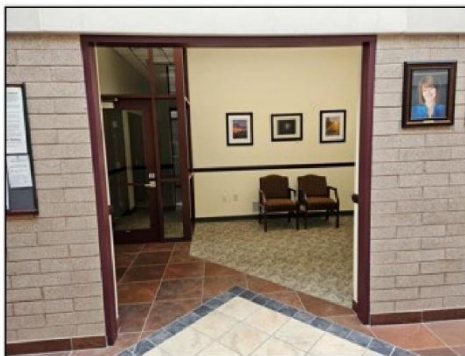
## Bucket Truck



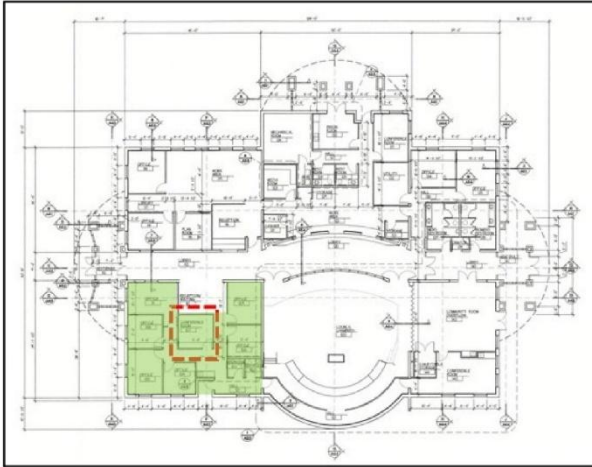
## Front Counter Community Development

- *Direct Public Access to Community Development Department.*
- *Improved Communication.*
- *Enhanced Collaboration.*
- *Better Monitoring and Support.*

## Front Counter Community Development



## Front Counter Community Development



### Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

- The Heating, Ventilation, and Air Conditioning (HVAC) system is nearing 25 years old at City Hall.
- Recently, several malfunctions and breakdowns have occurred in the HVAC system. One of which started a small fire that did not cause any damage, but required the Weber Fire District to respond, and left the HVAC inoperable for approximately seven calendar days.
- In January 2026 to replace the boiler for \$35,462 and the chillers for \$136,650, for a total of \$172,112.

### Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.



# 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

- The Engineering Division estimates the cost to construct a culvert over the Hooper Canal at 1800 South at \$650,000, based on the recent 2700 W Canal Project. The estimate is based on \$9,000 per foot with a length of 72 ft, for a construction budget of \$650,000.
- Project Timeline. According to WACOG policy, expenditures should begin within the programmed year of 2024, and completion and all reimbursement requests should be submitted within 24 months of the start date. For this project, the reimbursement timeline will conclude in late 2026. Below is the anticipated schedule for this project:

- WACOG Funding Year: 2024
- Advertisement: 12/15/2026
- Plans Ready: 1/1/2027
- Anticipated Bid: 2/1/2027
- Bid Award: 3/1/2027
- Anticipated Construction Start: 3/1/2027
- Anticipated Completion: 11/1/2027
- Notes 1: ROW Acquisition dependent / permitting and Preliminary Design underway

# 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).



# 1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

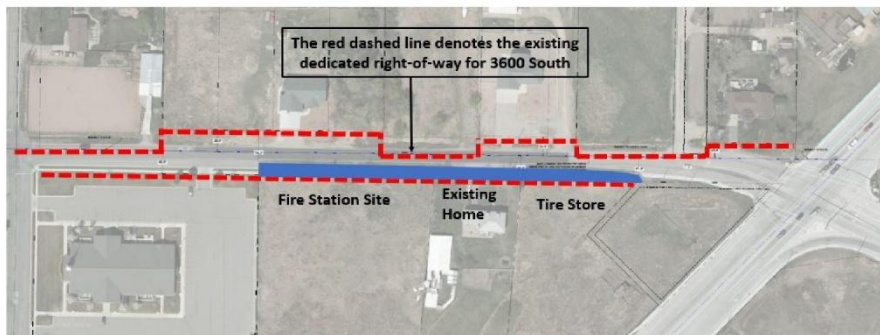
TABLE 5.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFEP PLANNING HORIZON

PROJECT #	ROADWAY	FROM	TO	COST ESTIMATE	WACOG FUNDING	ESTIMATED CITY	ESTIMATED DATE	CONST. Yr. COST	% TO IFA	COST TO IFA
1	3300 South	4700 West	5100 West	\$2,615,457	\$1,999,000	\$616,457	2026	\$653,999	100.0%	\$653,999
2	5100 West	3150 South	3800 South	\$3,787,721	\$2,799,000	\$988,721	2026	\$1,048,934	50.0%	\$524,467
3	2700 West	2050 South	2550 South	\$3,550,000	\$1,892,000	\$1,658,000	2025	\$1,707,740	100.0%	\$1,707,740
4	Connector	1800 South	2100 South	\$5,785,410	\$4,804,000	\$981,410	2026	\$1,041,178	39.3%	\$409,644
5	1800 South	2700 West	2300 West	\$5,513,418	\$3,479,360	\$2,034,058	2028	\$2,289,350	44.0%	\$1,007,314
6	3600 South	2700 West	Midland Drive	\$1,223,056	\$0	\$1,223,056	2029	\$1,417,857	6.0%	\$85,071
7	Connector	3300 South	3600 South	\$12,624,360	\$2,800,000	\$9,824,360	2027	\$10,735,343	34.4%	\$3,695,774
<b>Total</b>				<b>\$35,099,422</b>	<b>\$17,773,360</b>	<b>\$17,326,062</b>		<b>\$18,894,402</b>	<b>42.8%</b>	<b>\$3,084,010</b>

## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

- The costs, being \$155,000, will be divided between the Capital Projects Fund for the Road Improvements (\$120,000) and the Storm Drain Fund (\$35,000).
- As noted below, this is an impact fee-eligible project, with the Impact Fee Analysis attributing the percentage of costs to this analysis based on 10-year demand as a percent of capacity added from the 2033 LOS D capacity. As such, 6% of \$120,000, or \$ 7,200, is impact fee eligible.

## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



## 3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

TABLE 5.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFPP PLANNING HORIZON

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3	2700 West	2050 South	2550 South	\$3,550,000	\$1,892,000	\$1,658,000	2025	\$1,707,740	100.0%	\$1,707,740
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<b>Total</b>				<b>\$35,099,422</b>	<b>\$17,773,360</b>	<b>\$17,326,062</b>		<b>\$18,894,402</b>	<b>42.8%</b>	<b>\$8,084,010</b>

## 3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).

- The City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts. For this reason, the City did require Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision, but the City could not require Westwood Estates to improve the frontage of 3600 South between 3400 West and 3275 West, where existing homes are (the red-dashed area).
- Staff is proposing that the City work with the developer's contractor to construct the frontage for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots. Fully building out the right-of-way concurrently will yield a better road and drainage system, ensuring there are no cold joints in the asphalt and that the curb, gutter, and storm drainage function properly. It will also ensure that there are no gaps in the asphalt portion of the right-of-way.
- The Developer's Contract prices are listed below, and the City Engineer has reviewed and deemed them to be market rates for the work provided. The costs, being \$235,000, will be divided between the Capital Projects Fund for the Road Improvements (\$190,000) and the Storm Drain Fund (\$45,000).

## 3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).



**6:00 Regular City Council Meeting**

**1. MEETING BROUGHT TO ORDER:**

*The Council met at their regularly scheduled meeting held in the Council Chambers.  
Pro Tem Saunders brought the meeting to order at 6:02 PM and welcomed those in attendance.*

**2. OPENING CEREMONIES**

**A. PLEDGE OF ALLEGIANCE**

**Cub Scout Troop 191**

**B. PRAYER/MOMENT OF SILENCE**

**Councilmember Dixon**

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

*Angela Pauli thanked the City Council for letting the cub scouts come and participate. She said that she has had a great experience with our Recreation Department and the hockey program in particular. She said she was also thankful for our crossing guards and the safety service they provide for our children.*

**4. UPCOMING EVENTS**

Senior Lunch Bunch-The Barn	May 27, 2026	11:30 AM
Chalk Art Mini Workshop-The Barn	June 8, 2026	6:00 PM
Miss Rodeo West Haven-R. Kenneth Baldwin Country Park	June 11, 2026	4:00 PM
Music Circle-The Barn	June 22, 2026	7:00 PM
West Haven Days-R. Kenneth Baldwin Country Park	June 24-27, 2026	

**5. COUNCIL UPDATES**

*Pro Tem Saunders thanked all those that helped with Touch a Truck.*

*Councilmember Call asked where we were at with the general plan.*

*Stephen Nelson said the consultant will be at the May 27, 2026, Planning Commission work session and will hopefully review at the next possible meeting after that.*

*Councilmember Morse said there is construction equipment that blocks the line of sight on 1800 S and 1900 W.*

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

**6. ACTION ON CONSENT AGENDA**

**A. COUNCIL MEETING MINUTES**

**MEETING HELD**

**April 15, 2026**

**B. WEBER COUNTY SHERIFF**

**\$560,556.00**

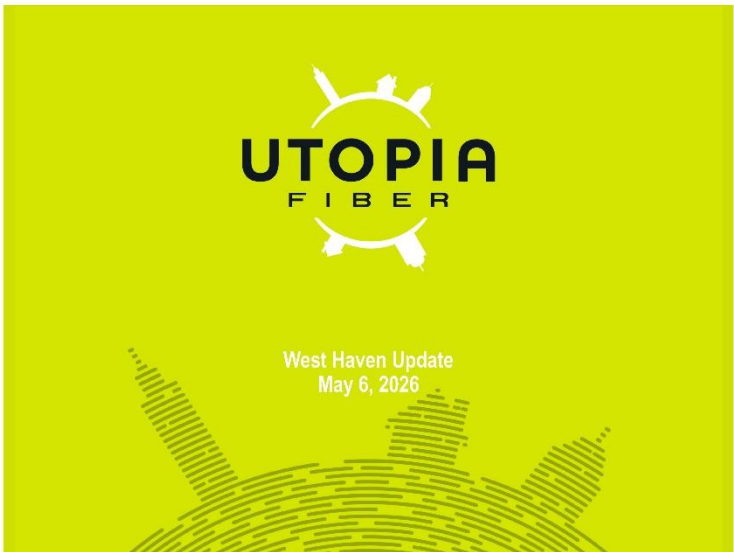
**Inv.#75217**

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

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

**7. PRESENTATION-UTOPIA UPDATE-ROGER TIMMERMAN, EXECUTIVE DIRECTOR**

*Roger Timmerman gave a presentation on where UTOPIA is at in their fiber optics project.*



**WHAT IS UTOPIA FIBER?**

UTOPIA is a Utah Interlocal Entity and political subdivision of the State of Utah. However, it has expanded outside the state of Utah and has governmental partnerships in Idaho, Montana, and California.

**Founding Members**

Brigham City	Centerville
Layton	London
Midvale	Murray
Orem	Payson
Perry	Tremonton
West Valley City	

**Partner Cities/Counties**

Woodland Hills	Idaho Falls
Morgan City	West Point
Clearfield	Pleasant Grove
Syracuse	Bozeman
Santa Clara	Cedar Hills
West Haven	Bountiful
RCRC (6 County Projects)	-----

**UTOPIA FIBER ACCOMPLISHMENTS**

- Largest Open-Access Network in United States (240k+ available locations, 23 city-wide projects)
- Fastest Speeds in the United States (10 Gbps residential, 100 Gbps business)
- Most Competitive Open-Access Network in United States (19 providers)
- Awardee from 2021-2025 Utah Education Network (350+ new school circuits)
- Provider of Air Quality Sensors in Utah (100+ active monitoring stations)
- Provider of Smart City Solutions in Utah (wildfire detection, public Wi-Fi, air quality, etc.)
- Net Promoter Score (+63)
- Google Rating Score (4.6 stars)
- Smart 50 Award from Smart Cities Connect Foundation and US Ignite

Ongoing Broadband Communities top 100 FTTH Award

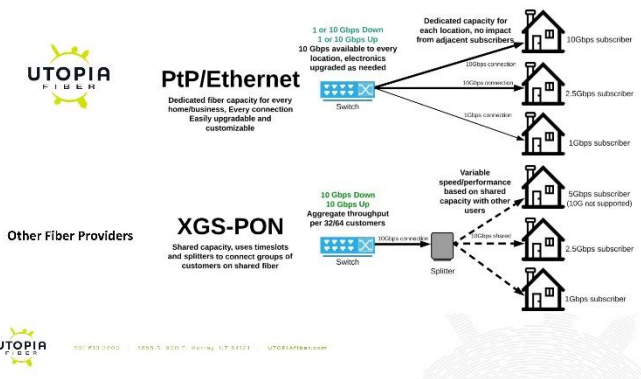
## MUNICIPAL OPEN-ACCESS FIBER

Shared Open-access Municipal Fiber Infrastructure enables competition among many providers



## SUPERIOR CITY-WIDE FIBER TO THE PREMISES

- 10 Gbps available across UTOPIA Fiber, 100 Gbps for businesses
- Carrier services for homes, businesses, enterprises, schools, carriers, data centers, etc.
- Supports Open-Access

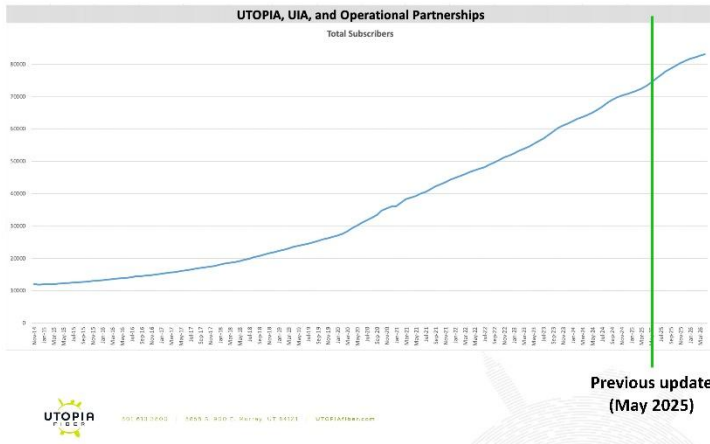


## NEW/FUTURE TECHNOLOGY PLANS

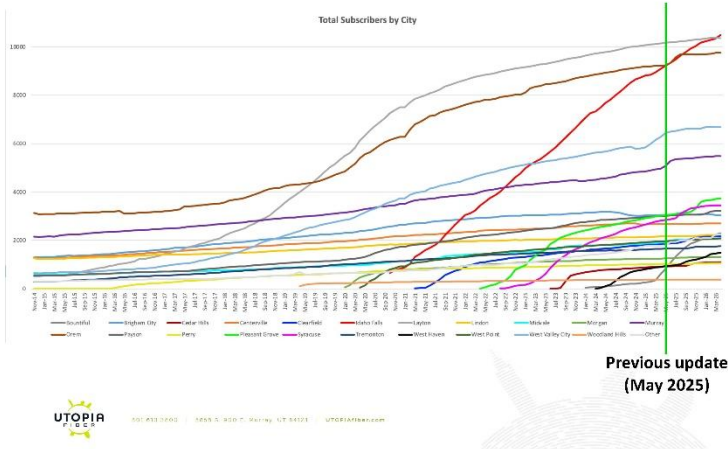
- New 2.5Gbps service tier
- Lower pricing for 10 Gbps
- In development
  - Customer App for payment, troubleshooting, provider switching
  - Additional Smart City Applications/Deployments
  - Ongoing capacity upgrades to support VR, AI, other future technologies



## UTOPIA, UIA, & Partnership Subscribers



## Subscribers by City



## West Haven – UTOPIA/UIA

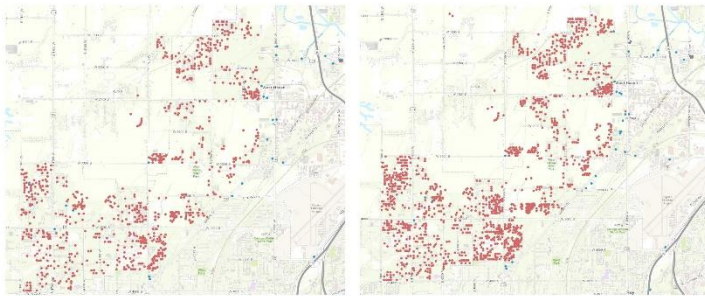


### West Haven – UTOPIA/UIA



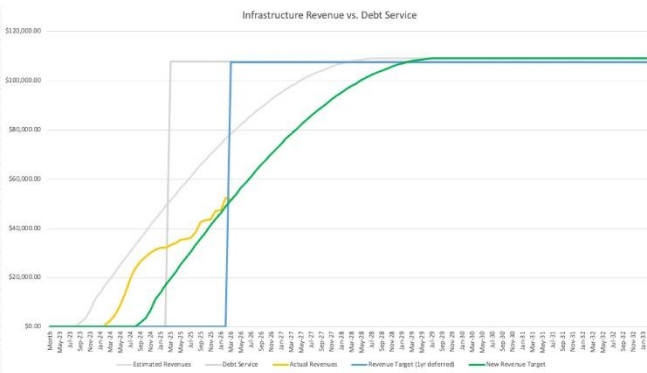
UTOPIA 801.933.0001 366A S. 900 E., Murray, UT 84123 UTOPIA@utah.gov

### West Haven – UTOPIA/UIA



UTOPIA 801.933.0001 366A S. 900 E., Murray, UT 84123 UTOPIA@utah.gov

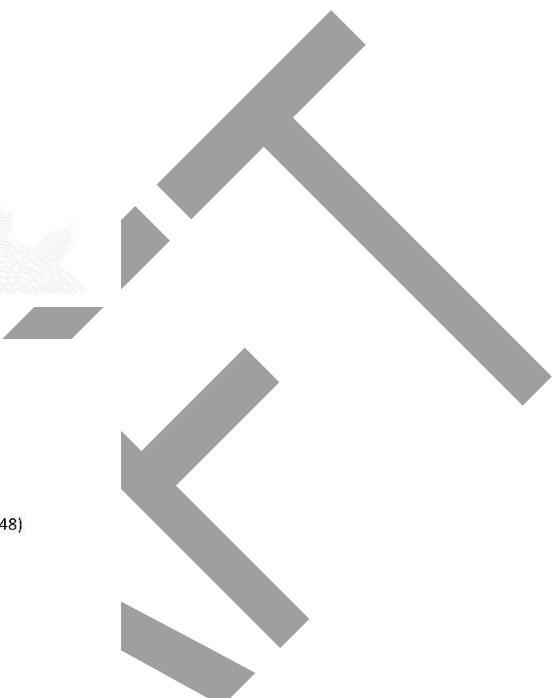
### West Haven Revenues vs Financing Pledge



UTOPIA 801.933.0001 366A S. 900 E., Murray, UT 84123 UTOPIA@utah.gov

## Non-residential Benefits to Community

- Schools
- Community Center
- Churches
- Gas Stations
- Utilities
- Small Businesses
- Restaurants



## UTOPIA Fiber Community Impact

- Saves average subscribing household **\$29/mo**, or **\$348/yr\***
- West Haven resident savings of **\$710,964/yr** - (2043 subscribers\*\$348)
- West Haven business savings of **\$250k/yr** (estimated)
- West Haven estimated 10yr economic benefit of **~\$50M\*\***

\*compared to Xfinity non-promotional rate of \$109/mo for 1100 Mbps. Assumes \$80/mo UTOPIA Fiber package. Excludes savings on video, phone options.

\*\*[EPB Economic Study](#)



## Questions?

Roger Timmerman, Executive Director  
rtimmerman@utopiafiber.com  
www.utopiafiber.com  
801-613-3835



8. **PUBLIC HEARING-FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON AMENDING THE WEST HAVEN CITY CONSOLIDATED FEES AND FINES SCHEDULE-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR**  
*Stephen Nelson gave an overview of the proposed changes to the consolidated fee schedule.*

**Councilmember Morse made a motion** to enter into public hearing. **Councilmember Call** seconded the motion.

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

*Pro Tem Saunders invited the public up for comment.*

*No one came up at this time.*

**Councilmember Morse made a motion** to leave public hearing. **Councilmember Call** seconded the motion.

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

9. **ACTION ON RESOLUTION 18-2026-AMENDING THE WEST HAVEN CITY CONSOLIDATED FEES AND FINES SCHEDULE**

**Councilmember Dixon made a motion** to adopt resolution 18-2026. **Councilmember Morse** seconded the motion.

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

10. **PUBLIC HEARING-FOR THE PURPOSE OF RECEIVING PUBLIC INPUT ON ADOPTING THE TENTATIVE 2026-2027 BUDGET**

**Councilmember Dixon made a motion** to enter into public hearing. **Councilmember Morse** seconded the motion.

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

*Pro Tem Saunders invited the public up for comment.*

*Sharon Bolos thanked the City Council for the work they put into the budget, funding an emergency manager, the sidewalk grinding machine for public works, supporting the Weber County Sheriff's office, and RAMP grants.*

**Councilmember Call made a motion** to leave public hearing. **Councilmember Dixon** seconded the motion.

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

11. **ACTION ON RESOLUTION 19-2026-ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 FOR THE GENERAL FUND, CAPITAL PROJECTS FUNDS, CEMETERY FUND, AND STORM WATER FUND-SHAWN WARNKE, CITY MANAGER**

**Councilmember Call made a motion** to adopt resolution 19-2026. **Councilmember Swapp** seconded the motion.

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

**12. ADVICE & CONSENT OF: TWO (2) PARKS AND TRAILS COMMITTEE MEMBER APPOINTMENTS-Submitted by Mayor Vanderwood To fill two, 3-year terms. The terms will be from May 6, 2026, thru December 31, 2028**

*Pro Tem Saunders presented Sarah Mccarthy and Diana Buettner.*

**Councilmember Morse made a motion** to give advice and consent to appoint Sara Mccarthy and Diana Beuttner to the Parks and Trails Committee. **Councilmember Call** seconded the motion.

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

**13. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**  
**A. ACTION ON ORDINANCE 10-2026-AMEND THE ZONING MAP FROM M-1 TO R-3-APPROX. 2410 HINCKLEY DRIVE PARCEL #080060075-APPLICANT HAYLEY PRATT, CASTLEWOOD DEVELOPMENT-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR**

*Pro Tem Saunders asked about fire access.*

*Hayley Pratt said they came up with a new concept for this development that is consistent with the general plan. She said the density its about 10.5 units per acre and they agreed with staff on the sidewalk request. She said they know the fire code requirements and intend on meeting those.*

*Councilmember Dixon asked if the public road would be required to have a turn around on the dead end.*

*Stephen Nelson confirmed that usually the Fire Marshal will require that. He said Taylor West Weber has asked for a road access as well.*

*Councilmember Dixon asked about the small egress coming off of the private road and if its conducive to our code.*

*Stephen Nelson said that our code mirrors the fire code for secondary access.*

*Councilmember Dixon expressed some concern for safety in the event of a fire and people not being able to get out.*

*Stephen Nelson said there are some limitations on what can be required if the developer opts to use a fire sprinkling system.*

*Councilmember Call said that this is a Utah Department of Transportation Road and they would give the approval for both accesses. She said she would feel more comfortable tabling this item until UDOT could give their approval.*

*Mrs. Pratt said this zoning map amendment does not necessarily allow them to develop just to change the zone.*

**Councilmember Call made a motion** to table. **Councilmember Morse** seconded the motion.

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

**14. PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**

*There were no items at this time.*

**15. ADJOURNMENT**

**Councilmember Morse made a motion** to adjourn at 7:26 PM. **Councilmember Dixon** seconded the motion.

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

*Emily Green*

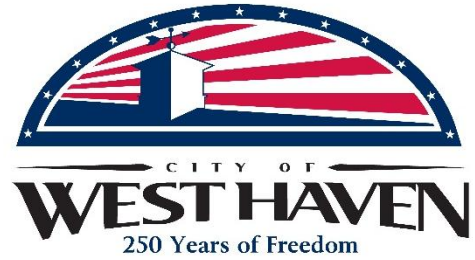
City Recorder

Date Approved:

**City Council  
Staff Review Memo**

**June 3, 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:** 0.6 Acres  
**Applicant:** Craig Odekirk

**Governing Document(s):** WHZC §157.705 through §157.715 and the West Haven General Plan  
**Decision Type:** Legislative  
**Staff Recommendation:** Review and discuss the proposed zone change application

Image 1: Site Aerial

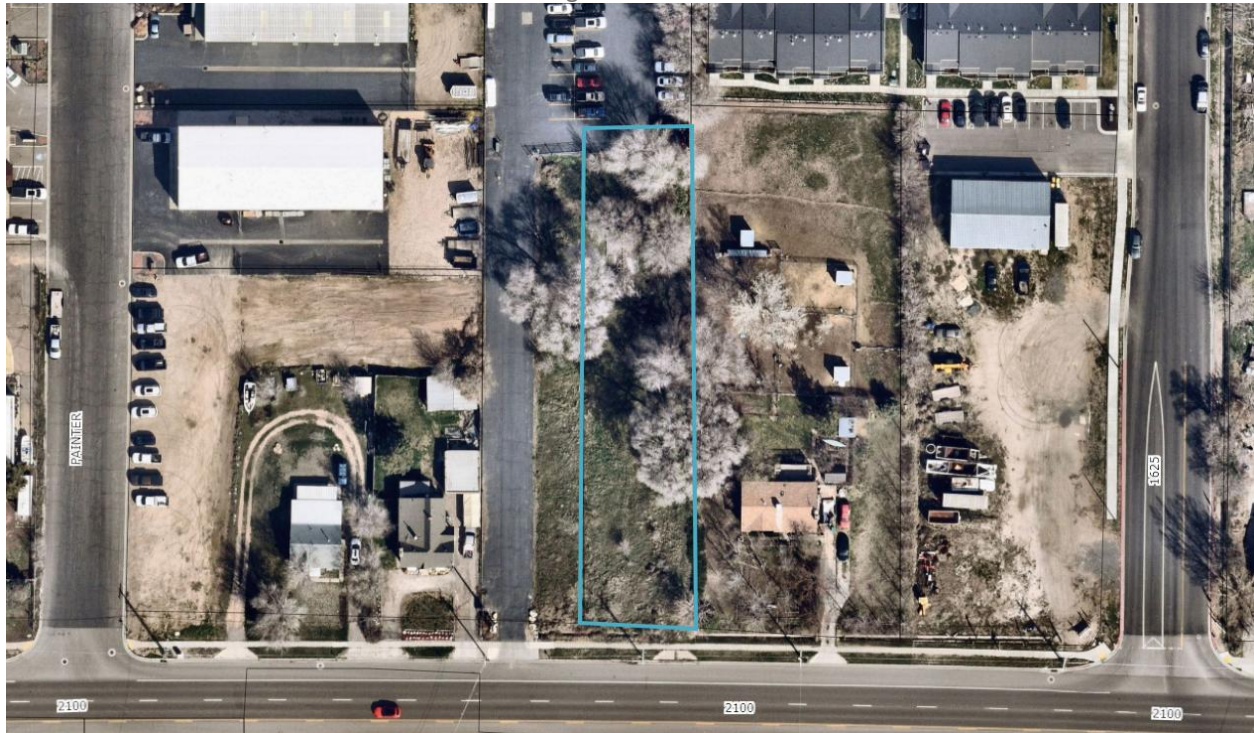
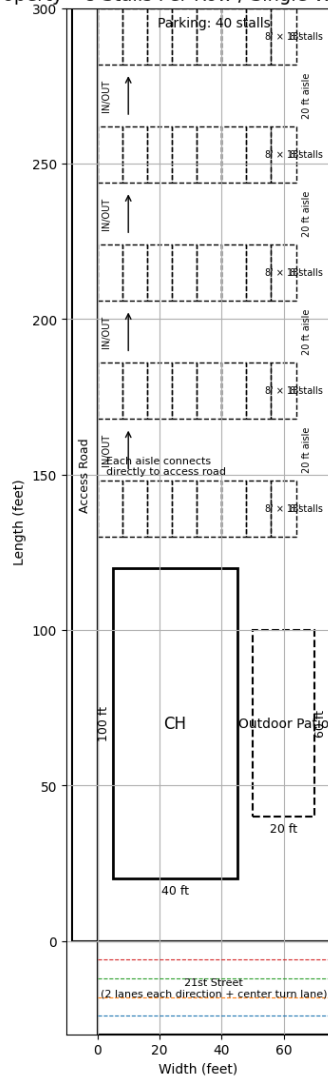


Image 2: Development Concept Plan

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



**I. BACKGROUND**

The applicant requests that the City Council approve 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 21<sup>st</sup> Street.

The rezoning petition is motivated by a concept plan to open a *Restaurant, serving alcohol*, or a cider shop, on the property, which is a conditional use within the C-2 Zone. Staff and the applicant initially classified the use as a Tavor/Bar, which is also a conditional use permit within the zone. However, based on a conversation with the application and a letter provided to the City on May 27, 2026, which was provided to the Planning Commission and is attached, the applicant has indicated that the majority of the business will be the sale of food, and not

alcohol. The applicant indicated that their purpose is to open a restaurant that serves alcohol produced on-site. This use would also be allowed in the Mixed Use Zone, but would require the applicant to provide 20% of the property for a different use. Given the property's relatively small size, it presents challenges in accommodating a mix of uses. The applicant has provided a concept plan, below, as required by West Haven standards. The applicant has also provided additional information attached to this report.

Image 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 prior to site plan approval. There are a few items with parking lot size and drive aisles that will need to be updated if the zone is approved and the applicant submits a site plan application.

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

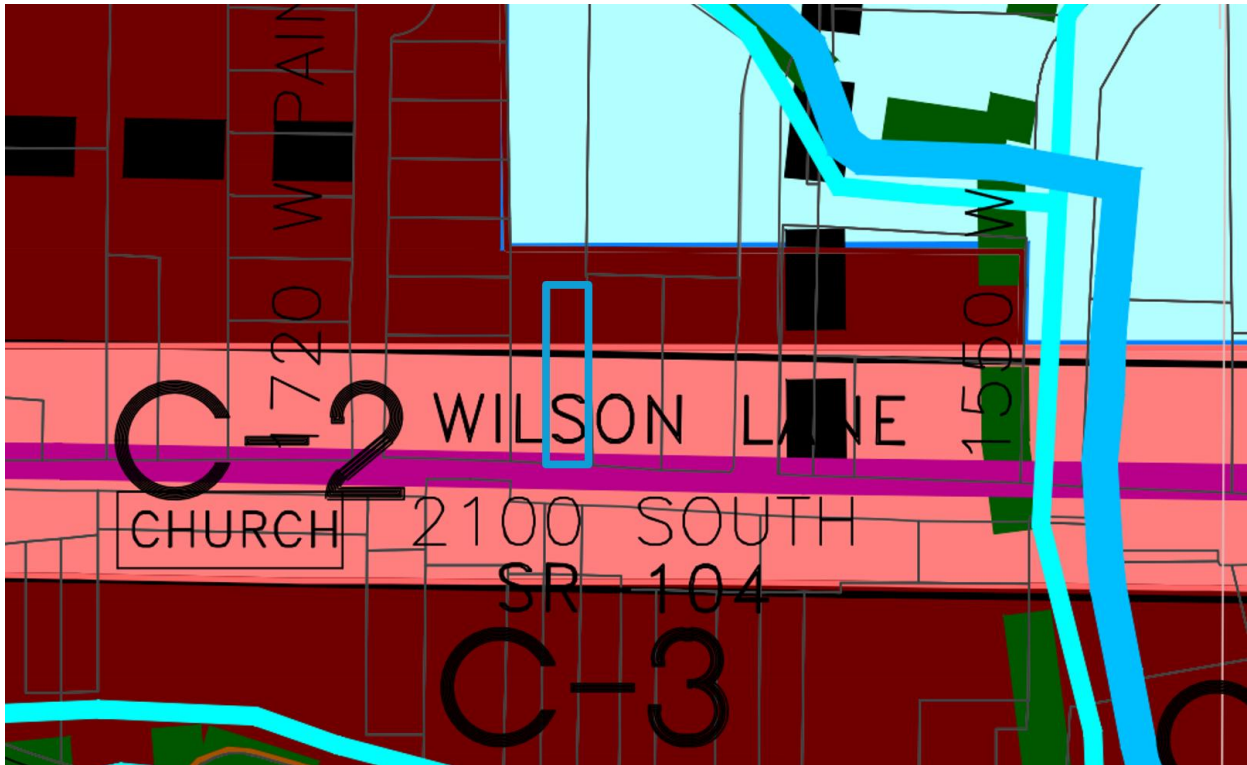
*(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and*

when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development information.

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

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

Image 4: General Plan Map, Vicinity of subject property



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

**Finding:** Staff finds that the petition helps “provide a service or convenience” and that the commercial use is appropriate and compatible with surrounding land uses. This finding is based on the proposed general land use of the concept, without regard to the technical aspects (most

of which are not yet specified) of the concept plan. It will be served by a main roadway, and the surrounding uses are primarily commercial in use. There may be some impact on the surrounding residential areas.

**§157.715 City Zoning Alternative Actions**

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

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

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

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

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

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

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

**III. PLANNING COMMISSION RECOMMENDATION AND PUBLIC HEARING**

The Planning Commission held the public hearing and discussed the application on May 13, 2026. At this meeting, there were four public comments raising concerns about access, the impact of the proposed use, traffic, and whether the establishment would be able to gain proper licensing from the state due to its proximity to a school. There were concerns about access, as UDOT has indicated that the proposed development may need to share an access drive. At the time of the application, no agreement or access had been secured. 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.

On May 27, 2026, the Planning Commission heard the item again, discussed the merits of the proposal, and reviewed the attached letter provided by the applicant. The Planning Commission **recommended that the City Council deny** the proposed zone change, 4-3, citing concerns about limited access to the property for commercial use, the possible impact the proposal would have on the community, and the fact that it doesn't seem to fit.

#### IV. **RECOMMENDED ACTION**

Staff recommends that the City Council consider and discuss the General Plan, surrounding uses, existing zoning, possible impacts of the existing and proposed zoning, any public feedback, the Planning Commission's recommendation, and other factors as described within the code. West Haven Code [§ 157.715 CITY ZONING ALTERNATIVE ACTIONS](#) provides a list of possible actions that the City Council may take into consideration of the zone change petition. Staff has no recommended conditions for approval because staff believe the West Haven Development Standards are sufficient to address any issues that may arise with a site plan application if the zoning change is approved.

#### V. **POSSIBLE MOTION**

**Approval:** *Motion to approve Ordinance 11-2026* An Ordinance of the City of West Haven, Utah Rezoning Certain Property Within the City From Mixed Use to C-2, Amending The Zoning Map Of The City; And Providing For An Effective Date.

*[List any other findings or considerations]*

**Approval with conditions:** *Motion to approve Ordinance 11-2026* An Ordinance of the City of West Haven, Utah Rezoning Certain Property Within the City From Mixed Use to C-2, Amending The Zoning Map Of The City; And Providing For An Effective Date *when the following conditions of approval are applied:*

[List Conditions]

**Denial:** *Motion to deny Ordinance 11-2026* An Ordinance of the City of West Haven, Utah Rezoning Certain Property Within the City From Mixed Use to C-2, Amending The Zoning Map Of The City; And Providing For An Effective Date.

*[List reasons for denial or findings]*

**Table Application for Further Consideration:** *Motion to table Ordinance 11-2026* An Ordinance of the City of West Haven, Utah Rezoning Certain Property Within the City From Mixed Use to C-2, Amending The Zoning Map Of The City; And Providing For An Effective Date.

*[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
<b>Subtotal</b>	<b>\$200.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>

### 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

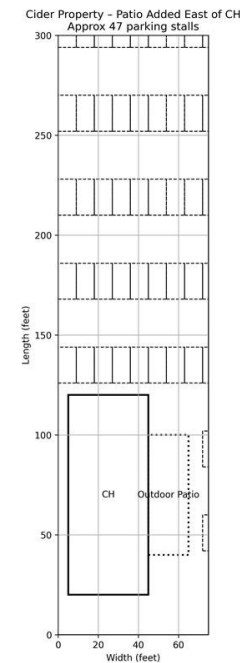
## What Col. Craig's Cider House will be

- 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

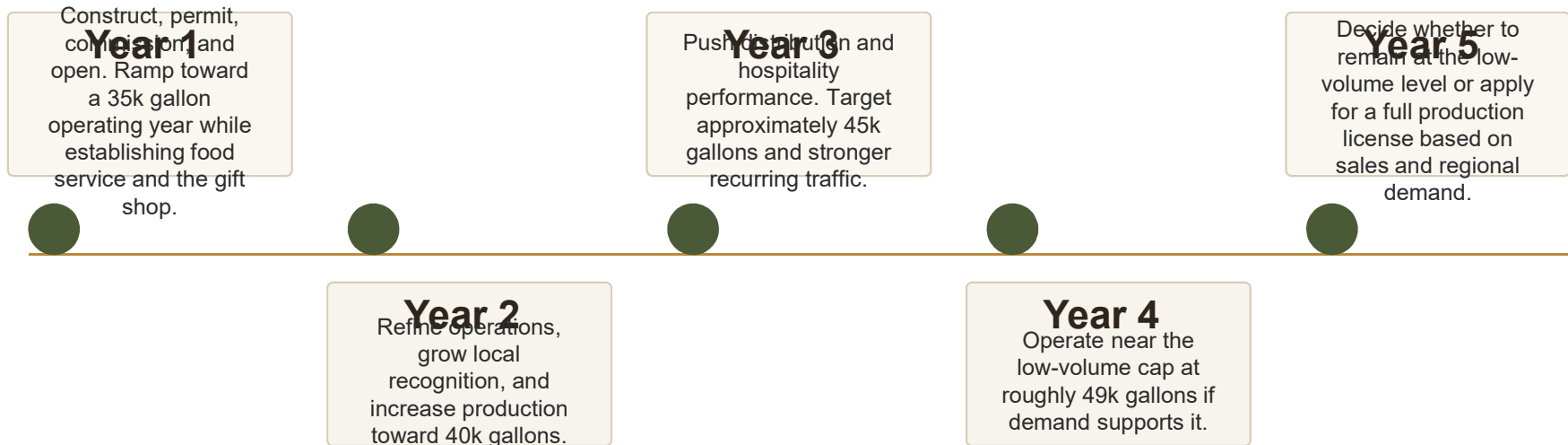
Year 1	<b>\$1.08M</b>
Year 2	<b>\$1.30M</b>
Year 3	<b>\$1.55M</b>
Year 4	<b>\$1.80M</b>
Year 5	<b>\$2.10M</b>

## 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.**

4620 S. 1075 E.  
Ogden, UT 84403  
May 27, 2026

Jeff Reed, Chair  
Planning Commission  
4150 S. 3900 W.  
West Haven, UT 84401

REF: 1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk Re-zoning

Mr. Reed,


This message is in response to the May13 2026 commission meeting. I was disappointed in several aspects of the previous meeting.

The focus of the meeting moved from a zoning change to conditions that may or may not apply to businesses identified as taverns or bars. This zoning change request was made because we believe that West Haven's plan is to make 21 street a C-2 zone. We wanted to move this ahead in support. Most of the public commenters exceeded their time limits and did not address the topic of concern.

This brings up one of the most significant concerns relating our business category. Our business is neither a bar nor a tavern. Bars and taverns with pool tables project a negative connotation in this state. Our business is a restaurant that would serve cider with meals. We would be like several other restaurants in Utah that brew their own drinks that they serve in their restaurants. Several, sell their products wholesale to outlets in Utah, Idaho and other places. That is our plan too. The Olive Garden and Cactus Red's Restaurants serves alcoholic beverages, but I do not believe either would be categorized as a bar.

Our business is called Colonel Craig's Cider House, but could just as easily be known COL Craig's Regimental Room or The Mess Hall. We will support and honor the military in our style and business ethics. It is fitting and proper to pay tribute to American Veterans and those who serve and have served.

We would appreciate your help and support. We could a valuable asset for West Haven, now and in the future as the Winter Olympics become closer.



Craig D. Odekirk, COL  
US Army (Ret.)

**ORDINANCE NO. 11-2026**

**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM MIXED USE TO C-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section 1 - Recitals:**

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

**WHEREAS**, in conformance with UCA § 10-3-707, the governing body of the City may revise, codify and compile from time to time and to publish in book, pamphlet, or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

**WHEREAS**, the City Council finds that the Planning Commission has caused to be prepared and has recommended to the City Council a proposed zoning ordinance and general plan; and,

**WHEREAS**, the City Council finds that the full text of the zoning ordinance and its associated and related maps, representing the Planning Commission's recommendations for zoning all or any part of the area within the municipality, have been subjected to the required public hearing before its adoption; and,

**WHEREAS**, the City Council may lawfully adopt the zoning ordinance as proposed and with all later amendments thereto; and,

**WHEREAS**, the City Council finds that Utah Code (“UC”) §10-20-505 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

**WHEREAS**, the City Council may make no amendment to the City’s zoning ordinance or zoning maps unless the amendment was proposed by the Planning Commission or is first submitted to the Planning Commission for its recommended approval or disapproval; and,

**WHEREAS**, upon petition to the West Haven City, after the Planning Commission held a public hearing on May 13, 2026, and made a recommendation to the City Council, the City Council determined it to be in the best interest of the City to change the existing zone of particular properties from Mixed Use to C-2 under the Ordinances of the City; and,

**WHEREAS**, the City Council finds that C-2 is appropriate when considering the General Plan, citizens' comments, the surrounding development and land uses, and other factors (§157.715 (A)(3)); and

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

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH**, that the City Zoning Ordinance is changed and amended as follows:

**Zoning Changes:**

1. These described lands and premises within the boundaries of the City are re-zoned from **MIXED USE to C-2**, and the Zoning Map is amended.

**Owners: ODEKIRK, CRAIG D**

**Parcel #: 150690066**

**Total Acreage Approx: 0.65 acres**

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1184.46 FEET WEST AND 10.95 CHAINS NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 0°40'51" EAST 300.41 FEET, MORE OR LESS, THENCE NORTH 88°43'08" EAST 91.41 FEET, THENCE SOUTH 300.41 FEET, THENCE WEST 94.96 FEET TO THE POINT OF BEGINNING.

2. The proposed concept plan, as Appendix A, has been adopted as part of this rezone petition in accordance with § 157.709. Before any development occurs, the property owner must submit a complete site plan that complies with West Haven standards. Development of the site shall materially follow the proposals outlined in the adopted plan.

**Section 2 - Repealer of Conflicting Enactments:**

All orders, ordinances, and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

**Section 3 - Prior Ordinances and Resolutions:**

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

**Section 4 - Savings Clause:**

If any provision of this Ordinance be held or deemed or be invalid, inoperative, or unenforceable, such reason will render no other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

**Section 5 - Date of Effect**

**BE IT FURTHER ORDAINED** this Ordinance will become effective on the 3<sup>rd</sup> day of June 2026 and after publication or posting as required by law.

DATED 3rd day of June 2026.

WEST HAVEN, a municipal corporation

by: \_\_\_\_\_  
Mayor Rob Vanderwood

Attested and recorded

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

Mayor Rob Vanderwood	Yes _____	No _____
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
Councilmember Ryan Swapp	Yes _____	No _____

**RECORDER'S CERTIFICATION**

STATE OF UTAH    )  
                                  : ss.  
County of Weber    )

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 11-2026, entitled “**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM MIXED USE TO C-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**” adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on June 3, 2026 which appears of record in my office, with the date of posting or publication being June 3, 2026.

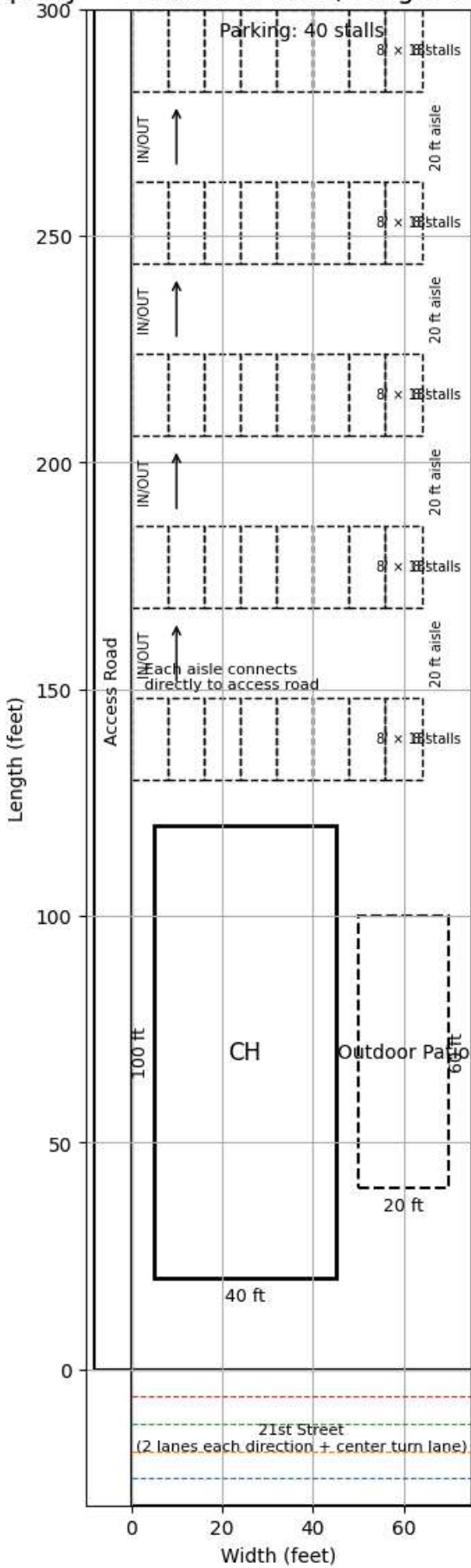
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 3<sup>rd</sup> day of June 2026.

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

**APPENDIX A  
CONCEPT PAN**

DRAFT

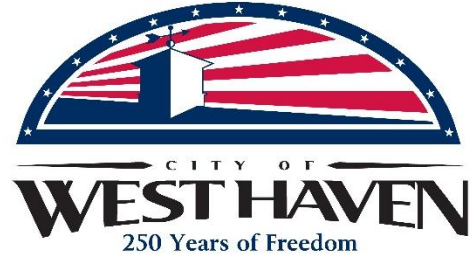
# Cider Property - 8 Stalls Per Row / Single-Way Row Access



**City Council  
Staff Review Memo**

**June 3, 2026**

Damian Rodriguez, City Planner



**DISCUSSION - ZONING ORDINANCE AMENDMENT**

**Proposal:** Amend the standards and restrictions for Home Occupations  
**Ordinance Section:** [§157.880](#) - [§157.883](#)  
**Applicant:** The West Haven City Development Review Committee  
**Decision Type:** Legislative  
**Staff Recommendation:** Recommend approval

**I. BACKGROUND**

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

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

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

Staff believes that the above-listed land uses, either inherently or through site design choices, were not compatible with the residential communities that were proposed to host them; specifically, they are not found to be in keeping with the peace, quiet, and domestic tranquility that should prevail within the residential or agricultural communities that host them. Nevertheless, the current provisions of the Home Occupation code have prevented outright denial or effective regulation of such requests.

In recent months, City Staff and the Planning Commission have worked closely through multiple work sessions to tailor the proposed code amendment to better balance individual property owners' rights with community, health, safety, and welfare. A summary of the resultant code is provided in the following section.

## **II. AMENDMENT SUMMARY**

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

- The *Use* Section, §157.881, has been expanded to clarify when a Home Occupation Business License is required and when it isn't, and has thus been retitled as the *Applicability* Section.
- Existing general use conditions for a Home Occupation are consolidated in §157.882, *Required Conditions*.
- Parking standards are expanded and clarified in §157.882, *Required Conditions*, to include the addition of pickup and drop-off standards for Residential Preschools and Daycares.
- A *Special Restrictions* Section is added as §157.883, which provides additional restrictions for specific business types, and a list of businesses that are found to be incompatible by nature with residential and agricultural neighborhoods is provided as disallowed home occupations.
- Automobile inspection and repair businesses remain permitted as a home occupation, subject to use-specific conditions, and the special restrictions associated with the use have been expanded to be more restrictive. This provision has been a point of disagreement amongst the commissioners, with some commissioners favoring prohibiting the use as a home occupation, citing excessive noise, reckless use of vehicles, and excessive outdoor storage that has a visual impact similar to a junkyard.
- Special restrictions applicable to automotive repair and service businesses are expanded upon and relocated to §157.883, *Special Restrictions*.
- Options for an exception to Home Occupation standards are further restricted and separated into the new section §157.884, *Exceptions*.
- The *Fees* Section, formerly §157.883, is expanded to include licensing and license maintenance standards and has thus been retitled *License Maintenance*, as §157.885.

## **III. PUBLIC HEARING**

A public hearing on the proposal was held at the Planning Commission meeting on May 13, 2026. No public comments were received.

## **IV. RECOMMENDATION**

The Planning Commission discussed the proposal at its regular meeting on May 13, 2026, during which a motion was made to recommend **approval** of the proposed amendment. The motion passed 4 to 2. The two dissenting voters cited automobile repair businesses as the sole reason for the negative vote, stating the reasons summarized in Section II, bullet five, of this report.

**V. POSSIBLE MOTION**

**Approve:** Motion to approve Ordinance 12-2026 An Ordinance of West Haven City Amending Title XV Land Usage, Home Occupation, Including § 157.880-§ 157.883, and the Creation of 157.884 And 157.885.

[insert any findings or reasons for approval if desired]

**Approve with modifications:** Motion to approve Ordinance 12-2026 An Ordinance of West Haven City Amending Title XV Land Usage, Home Occupation, Including § 157.880-§ 157.883, and the Creation of 157.884 And 157.885, when the following modifications are applied:

[insert conditions or amendments]

**Table:** Motion to table Ordinance 12-2026 An Ordinance of West Haven City Amending Title XV Land Usage, Home Occupation, Including § 157.880-§ 157.883, and the Creation of 157.884 And 157.885.

[insert conditions or amendments]

**Deny:** Motion to deny Ordinance 12-2026 An Ordinance of West Haven City Amending Title XV Land Usage, Home Occupation, Including § 157.880-§ 157.883, and the Creation of 157.884 And 157.885.

[insert any findings or reasons for denial]

**ORDINANCE NO. 12-2026**

**AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, HOME OCCUPATION, INCLUDING § 157.880-§ 157.883, AND THE CREATION OF 157.884 AND 157.885**

**SECTION 1 – RECITALS**

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

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding the development, construction, and display of signs; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code found in the Home Occupation sections, including § 157.880-§ 157.883, should be made, and the creation of § 157.884 and § 157.885; and

WHEREAS, the City desires to provide additional clarity within the Home Occupation standards and to provide greater limits to protect the “peace, quiet, and domestic tranquility” (§ 157.880) of residential neighborhoods; and

WHEREAS, the City Council finds that the specific changes to the referenced sections are desired and will clarify the standards for Home Occupations within the City; and

WHEREAS, the Planning Commission held a public hearing and made a positive recommendation of the proposed changes on May 13, 2026; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter and require action by the City as noted above.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Haven City, Utah that the following portions of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. In Title XV Land Usage, Home Occupation, Including § 157.880-§ 157.883, and the Creation of 157.884 and 157.885 as shown in red, as seen on Attachment “A”.**

**b. The Mayor is authorized to sign this Ordinance.**

The forgoing Recitals are fully incorporated herein.

**Section 2 – Prior Ordinances and Resolutions**

That the above changes, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

**Section 3 – Repealer of Conflicting Enactments**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts thereof, which conflict with this Ordinance are, for such conflict, repealed, except that this repeal will not be construed to revive any act, order or resolution, or part.

**Section 4 – Savings Clause**

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

**Section 5 – Date of Effect**

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

DATED the 3<sup>rd</sup> day of June 2026

WEST HAVEN CITY

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

ATTEST:

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

Mayor Rob Vanderwood

Yes \_\_\_\_\_ No \_\_\_\_\_

Councilmember Carrie Call  
Councilmember Kim Dixon  
Councilmember Nina Morse  
Councilmember Ryan Saunders  
Councilmember Ryan Swapp

Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____
Yes _____	No _____

DRAFT

**RECORDER'S CERTIFICATION**

STATE OF UTAH    )  
                                  : ss.  
County of Weber    )

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 12-2026**, entitled “**AMENDING TITLE XV LAND USAGE, SIGN REGULATIONS, INCLUDING SECTIONS § 157.757 DEFINITIONS, § 157.759 PERMITTED SIGNS, AND § 157.761 VIOLATIONS**”, adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on June 3, 2026 which appears of record in my office, with the date of posting or publication being June 3, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 3<sup>rd</sup> day of June 2026.

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

(city seal)

DRAFT

**EXHIBIT A**

**Attached to Ordinance 12-2026**

**AMENDING TITLE XV LAND USAGE, HOME OCCUPATION, INCLUDING §  
157.880-§ 157.883, AND THE CREATION OF 157.884 AND 157.885**

**DRAFT**

## HOME OCCUPATION

### *§ 157.880 PURPOSE AND INTENT.*

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

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

### *§ 157.881 USE APPLICABILITY.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### *§ 157.882 REQUIRED CONDITIONS.*

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

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

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

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

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

(E) Parking.

- a. All business-related utility vehicles, specialized work vehicles, and marked business vehicles and trailers must be parked behind the front plane of the home, in a garage or on a non-permeable surface, and not on the street.
- b. No more than two business-related visitors' vehicles shall be permitted at the property at a time. Visitor vehicles shall not park on the street but may park in the driveway, garage, or on a non-permeable surface located behind the front plane of the home. On-site home occupation parking shall not be permitted directly in front of the home, except in an existing driveway. Visitor parking shall apply to customers, clients, employees, and other business-related visitors who do not live at the residence.
- c. Parking for Preschools and Daycares Residential:
  - i. Preschools and Daycares shall provide a parking plan as part of each application
  - ii. Drop-off and pick-up. On-street parking is permitted for preschools and daycares in residential areas for vehicles parked less than fifteen (15) minutes.
  - iii. On-street parking shall comply with Title VII, Chapter 71 Parking Regulations, and any other applicable regulation adopted by the City or State.
  - iv. Employee parking and other additional parking shall comply with the provisions of Home Occupations within this Chapter.

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

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

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

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

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

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

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

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

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

### § 157.883 SPECIAL RESTRICTIONS

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

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

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

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

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

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

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

#### § 157.884 EXCEPTIONS

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

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

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

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§ 157.8853 FEES LICENSING AND LICENSE MAINTENANCE.

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

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

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

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

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

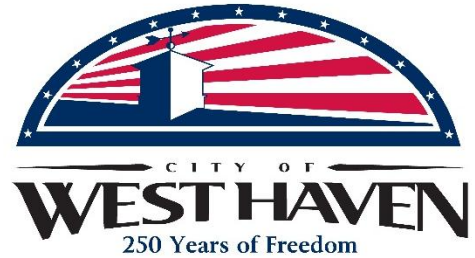
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(Prior Code, § 64.08) (Ord. 2-92, passed - -1992; Ord. 45-2020, passed 11-18-2020; Ord. 16-2022, passed 8-17-2022)

**City Council  
Staff Review Memo**

**June 3, 2026**

Stephen Nelson, Community Development Director



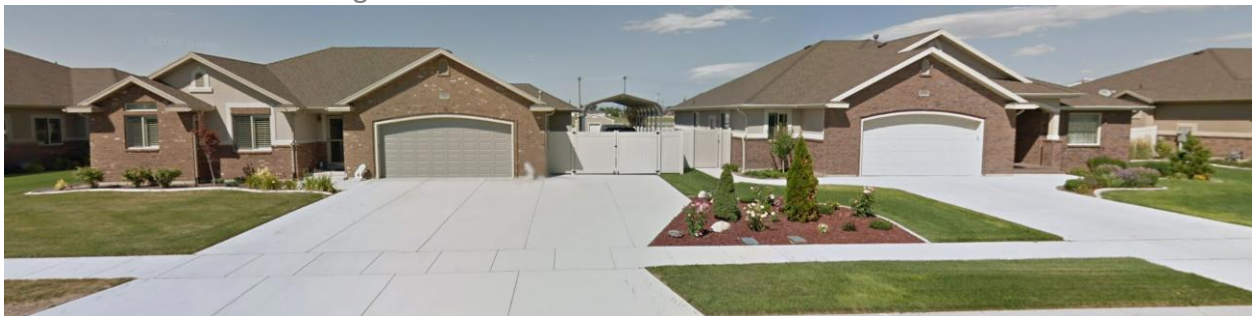
**PATIO HOME ZONING STANDARD UPDATE**

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

**I. BACKGROUND**

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

Image 1: Patio Homes Located within West Haven



## II. THE PROPOSAL

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

1. Accessory Buildings. Removed the exception for larger detached accessory buildings. This would limit all accessory buildings to a maximum of 200 sq. ft.
2. Detached Accessory Dwelling Units (DADUs). Made changes to comply with the new state code found in [2026 SB 284](#). This code requires that the City allow for DADUs in residential zones on lots 11,000 sq. ft. or larger. Generally, our ADU code has strict coverage and setback requirements that may make it more difficult to construct DADUs on smaller lots.
3. Zero Lot Lines. Removed the Zero Lot Line provisions
4. Maximum structure height. The city is proposing to limit the height of a structure to a single story, with a maximum height of 25'. This change includes removing the option of having any habitable space above or below the primary floor.
5. Landscape Requirements. The staff has requested the City Attorney to provide some feedback on this section of code. [Utah Code 10-20-807](#) generally prohibits a City from requiring a developer to provide any type of financial security for private landscaping and restricts who the City requires to install such improvements. The current ordinance requires the developer to provide a cash bond for landscape improvements for each lot, and landscaping must be installed as part of each lot's construction. After review, the staff has found that the City has not been actively enforcing these provisions within the ordinance that do not comply with state code. As such, staff would recommend either removing this section or updating it to comply with state code and water-wise landscaping standards.

## III. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

The Planning Commission and staff have workshopped the proposed draft over the course of a couple of meetings. The Planning Commission held a public hearing on May 13, 2026, at which no comments were received. At this meeting, the Planning Commission 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".

## IV. RECOMMENDED ACTION

Staff recommends that the City Council review and discuss the proposed draft. Consider the possible interpretations and implications of the changes for the City. If there are additional changes, provide feedback to staff and recommend appropriate alterations to the draft. If no changes are needed, the staff recommends that the City Council motion to approve the draft ordinance.

**Approval:** Motion that the City Council **approval Ordinance 13-2026** Amending Title XV Land Usage, Ph Zone (Residential Patio Homes Zone) Including § 157.411-§ 157.419, and the repeal of § 157.415 and the renumbering of the sections as such

[insert any findings or reasons for approval if desired]

**Approval with Conditions:** Motion that the City Council **approval Ordinance 13-2026** Amending Title XV Land Usage, Ph Zone (Residential Patio Homes Zone) Including § 157.411-§ 157.419, and the repeal of § 157.415 and the renumbering of the sections as such , with the following **conditions/amendments:**

[insert conditions or amendments]

**Table:** Motion that the City Council **table Ordinance 13-2026** Amending Title XV Land Usage, Ph Zone (Residential Patio Homes Zone) Including § 157.411-§ 157.419, and the repeal of § 157.415 and the renumbering of the sections as such

[insert conditions or amendments]

**Deny:** Motion that the City Council **deny Ordinance 13-2026** Amending Title XV Land Usage, Ph Zone (Residential Patio Homes Zone) Including § 157.411-§ 157.419, and the repeal of § 157.415 and the renumbering of the sections as such

[insert any findings or reasons for denial]

**ORDINANCE NO. 13-2026**

**AN ORDINANCE OF WEST HAVEN CITY AMENDING TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES ZONE) INCLUDING § 157.411-§ 157.419, AND THE REPEAL OF § 157.415 AND THE RENUMBERING OF THE SECTIONS AS SUCH**

**SECTION 1 – RECITALS**

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

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct, or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, West Haven City has adopted and promulgated city ordinances and rules regarding the development, construction, and display of signs; and

WHEREAS, the City Council finds that certain changes to the West Haven City Code found in the PH Zone (Residential Patio Home Zone) sections, including § 157.411-§ 157.419, should be made; and

WHEREAS, the City desires to provide additional clarity within the PH Zone standards and to limit the type and size of units allowed within the said zone; and

WHEREAS, the City Council finds that the specific changes to the referenced sections are desired and will clarify the standards for PH Zone developments within the City; and

WHEREAS, the Planning Commission held a public hearing and made a positive recommendation of the proposed changes on May 13, 2026; and

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter and require action by the City as noted above.

NOW THEREFORE, BE IT ORDAINED by the City Council of West Haven City, Utah that the following portions of the West Haven City Zoning Code be, and the same is, changed and amended to read as follows:

- a. In Title XV Land Usage Ph Zone (Residential Patio Homes Zone), including § 157.411-§ 157.419, And the Repeal Of § 157.415 and the renumbering of the sections as such, as shown in red, as seen on Attachment “A”.**
- b. The Mayor is authorized to sign this Ordinance.**

The forgoing Recitals are fully incorporated herein.

**Section 2 – Prior Ordinances and Resolutions**

That the above changes, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

**Section 3 – Repealer of Conflicting Enactments**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts thereof, which conflict with this Ordinance are, for such conflict, repealed, except that this repeal will not be construed to revive any act, order or resolution, or part.

**Section 4 – Savings Clause**

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

**Section 5 – Date of Effect**

This Ordinance shall be effective as of the date of signing and after being published or posted as required by law.

DATED the 3<sup>rd</sup> day of June 2026

WEST HAVEN CITY

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

ATTEST:

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

Mayor Rob Vanderwood  
Councilmember Carrie Call

Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_

Councilmember Kim Dixon  
Councilmember Nina Morse  
Councilmember Ryan Saunders  
Councilmember Ryan Swapp

Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_  
Yes \_\_\_\_\_ No \_\_\_\_\_

DRAFT

**RECORDER'S CERTIFICATION**

STATE OF UTAH     )  
                                  : ss.  
County of Weber     )

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 13-2026**, entitled **“AMENDING TITLE XV LAND USAGE, SIGN REGULATIONS, INCLUDING SECTIONS § 157.757 DEFINITIONS, § 157.759 PERMITTED SIGNS, AND § 157.761 VIOLATIONS”**, adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on June 3, 2026 which appears of record in my office, with the date of posting or publication being June 3, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 3<sup>rd</sup> day of June 2026.

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

(city seal)

DRAFT

# **EXHIBIT A**

**Attached to Ordinance 13-2026**

**AMENDING TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES ZONE) INCLUDING § 157.411-§ 157.419, AND THE REPEAL OF § 157.415 AND THE RENUMBERING OF THE SECTIONS AS SUCH**

**DRAFT**

## **PH ZONE (RESIDENTIAL PATIO HOME ZONE)**

### **§ 157.411 PERMITTED USES.**

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

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

### **§ 157.412 CONDITIONAL USES.**

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

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

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

### **§ 157.413 BUILDING LOT REQUIREMENTS.**

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

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

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

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

### **§ 157.414 LOCATION OF STRUCTURES.**

(A) *Dwellings.*

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

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

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

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

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

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

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

~~§ 157.415 ZERO LOT LINES.~~

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

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

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

§ 157.4156 MAXIMUM STRUCTURE HEIGHT.

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(A) ~~Main buildings or dwellings, and DADUs shall be limited to **one (1) story** in height and shall not exceed a height of twenty-five (25) feet. Basements and below-grade habitable spaces are strictly prohibited. Dwelling or other main building shall be 25 feet. Habitable attic space is permitted over a garage area; and~~

(B) *Accessory building*. Fifteen feet.

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

#### **§ 157.4167 LANDSCAPING.**

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

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

(3) Fencing is standardized within development.

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

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

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

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

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

#### **§ 157.4178 OFF-STREET PARKING.**

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

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

#### **§ 157.4189 PERMITTED SIGNS.**

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

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