

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.

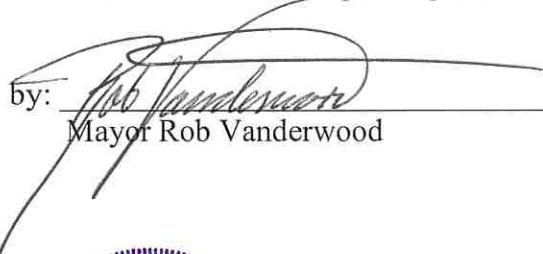
Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 3rd 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 <u> </u>	No <u> </u>
Councilmember Carrie Call	Yes <u> </u>	No <u> x </u>
Councilmember Kim Dixon	Yes <u> x </u>	No <u> </u>
Councilmember Nina Morse	Yes <u> x </u>	No <u> </u>
Councilmember Ryan Saunders	Yes <u> x </u>	No <u> </u>
Councilmember Ryan Swapp	Yes <u> x </u>	No <u> </u>

n/a

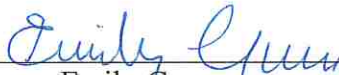
RECORDER'S CERTIFICATION

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 3rd day of June 2026.





Emily Green
City Recorder

APPENDIX A

CONCEPT PAN

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

