WEST HAVEN PLANNING COMMISSION AGENDA

June 24, 2026 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON JUNE 24, 2026, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING 6:00 PM: REGULAR WEDNESDAY PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE PLANNING COMMISSION MEETING AT HTTPS://US06WEB.ZOOM.US/J/86539464549. WATCH LIVE AT HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** — **Chairman Reed**
2. **OPENING CEREMONIES**
   - **A. PLEDGE OF ALLEGIANCE** — **Vice Chair Reyna**
   - **B. PRAYER/MOMENT OF SILENCE** — **Commission Member Stimpson**
3. **ACTION ON MINUTES**
   - **A. Planning Commission Minutes** — **Meeting Held** — **June 10, 2026**
4. **REPORTS** -Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING –** Adoption of an Economic Development Strategic Plan
6. **PUBLIC HEARING** -To Solicit Public Input on the Adoption of an Economic Development Strategic Plan
7. **DISCUSSION AND ACTION** – Adoption of Economic Development Strategic Plan
8. **PRESENTATION** – Proposed Changes to the R-3 Zoning Ordinance
9. **WORKSHOP** – Update to the Landscape Ordinance
10. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

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

CERTIFICATE OF POSTING

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

WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 10, 2026 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

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

1. **MEETING CALLED TO ORDER:** **Chairman Reed**
   Chairman Reed called the meeting to order at 6:00 PM and welcomed those in attendance.

2. **OPENING CEREMONIES**
   A. PLEDGE OF ALLEGIANCE **Commission Member Smith**
   B. PRAYER/MOMENT OF SILENCE **Commission Member LaMar**

3. **ACTION ON MINUTES**
   A. Planning Commission Minutes **Meeting Held** **May 27, 2026**

   Commission Member Jenson made a motion to approve the May 27, 2026, minutes. **Commission Member Smith** seconded the motion.

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

4. **REPORTS** - Actions taken by City Council and other items
   Stephen Nelson let the commission know that the City Council approved the rezone from Mixed Use to C-2 on 2100 S for the Odekirk family. He also let them know that the Home Occupation and Patio Home Ordinances were tabled.

   Stephen said that the council will be having a work session with Landmark on July 1, 2026.

5. **DISCUSSION AND ACTION** – Adoption of West Haven's Economic Development Strategic Plan

   Stephen said that at the public hearing there were concerns about the designation of the property along the south side of 2550 S. Based off of the comments and comments from the planning commission staff has provided an updated map which would eliminate everything east of 2700 W and south of 2550 S and only include properties that were mostly undeveloped.

A few people had reached out to the Mayor and the planning department and expressed concern. Stephen met with Jordan Valley Water District and discussed the property they owned in that area and was told some property would likely surplus 20-30 acres and would like to work with the city. The

Stephen let the commission know the he, the Mayor and, the City Manager met with the Baldwin family. They were generally supportive of the original map. They would like the council and planning commission to keep their property and properties to the south east of the intersection within the Economic Development area.

This map shows what it would potentially look like with the feedback that was received.

This map shows a more detailed interpretation of what it would look like if they did go in that direction.

Commission Member LaMar asked how the meeting with the Baldwin Family came about.

Stephen said that they reached out to the Mayor and the Mayor arranged the meeting.

Commission Member LaMar said there are over 30 individual portions of property that are included with that and is concerned that they are taking comment from one person and not the others.

Stephen said he has met with several property owners that are on the north side of the corridor that have reached out to the city and expressed their desire. They have not reached out to the individual homeowners other than the ones that came to the previous meeting.

Commission Member LaMar said there were a few property owners that said they did not want this to take place but the map shows them still being included.

Vice Chairman Reyna stated that the majority of the people that spoke at the public hearing in opposition were on the South West corner.

Commission Member Stimpson stated that this in one area that we have an opportunity to plan it.

Commission Member LaMar suggested splitting the commercial and the commercial and/or Residential on the south east side of the intersection and split in in half with commercial on the front half along 2550 and residential on the back half. Commission Member Stimpson agrees

Leslie Barrow is concerned that her neighbors property is showing commercial after they came to the meeting and said they did not want to be commercial.

Commission Member LaMar said he would like to have another Public Hearing on this since this is a pretty big change from what was originally proposed. Chairman Reed agreed with this request.

Stephen asked for direction from the commission on what they would like to see on the map for the public hearing.

There was a discussion about what those maps should look like.

Commission Member Streker made a motion table Adoption of West Haven's Economic Development Strategic plan until they can do another meeting with slight changes to the map and schedule another public hearing. **Commission Member Jenson** seconded the motion.

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

Commission Member LaMar wanted to clarify what the new proposed map would look like. He stated he would like to use the map that is shown with the orange, purple, green, and red and limit the commercial to boarding 2550 on the south east corner and provide a transition away from the commercial to the agricultural that is currently there.

6. **DISCUSSION AND ACTION –** Consideration of a Conditional Use Permit-2441 W 1725 S Parcel #154200042-To allow employees who do not live at the residence-Applicant Jaqueline Lugo

Stephen let the commission know that the applicant asked to be excused from the meeting because of a scheduling conflict.

This business provides wood flooring maintenance and installation and the business operates primarily off site and the home is used as an administrative office. An employee would take the company van and pick up other employees from their homes. The employees do not report to the home.

The van that is used for the business is unmarked and is parked in the driveway. There will be no onsite storage as well.

Chairman Reed confirmed that the van does not have any business markings.

DRAFT

Commission Member Stimpson made a motion approve the conditional use permit for the home occupation at 2441 W 1725 S, finding that there are no reasonably anticipated detrimental effects of the land use that are not already mitigated with the proposal. **Chairman Reed** seconded the motion.

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

~~**7. DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit 4785 W 4600 S Parcel #084280017 Maximum Area Exception for a Detached Accessory Dwelling Unit Applicant RaeJean Ross~~

8. **DISCUSSION** –Transportation Element of the General Plan Scope Review

Stephen told the Planning Commission that the City applied for a grant to complete the Transportation Master Plan. They applied for $83,000 with a match of $7,000 for a total of $90,000 from the Wasatch Front Regional Council and was awarded in full.

As part of the plan the transportation system would be to be expanded on or better connections would need to be made. Some other items that the city would like to work on are related to SB 195 that requires cities to do additional planning within the transportation elements that would include key connections, costs estimates of funding sources, construction barriers of priority connections. By code these have to be implemented by July 1, 2027.

Some other things that were found to be needed are some trouble spots in the city with single access, or too few access points or intersections or roadways that could use a more thorough review. We would like to review the street cross sections that are in the Public Work Standards. The city would also like to include an active transportation element that would include trails, bike lane plans and update the cross sections to include those with them.

One of the biggest differences were a few areas that were identified in the RFP. Those areas are North of 2100 S between 1900 W and I-15; East of I-15 around the 2100 S interchange; 3300 S and Midland Intersection; Property between Midland and Hinckley at 2400 W and Midland.

Commission Member LaMar requested that the areas in the Economic Development Strategic Plan be added to this Transportation plan.

Stephen said he will submit the update to the Wasatch Front Regional Council tomorrow and they will post it in the next couple days.

9. WORKSHOP – Update to the Landscape Ordinance

Stephen provided an introduction to the Landscape Ordinance.

DRAFT

LANDSCAPING STANDARDS AND REQUIREMENTS

Commented [SN1]: Some General Notes:
1.The colored text are the changes. Some appear in different colors, that just reflects that some changes were made at different times by different people.
2.Some of the items that show it not changed may have moved into a different spot. This is how Micorsoft word decided to track the change.

§ 157.985 PURPOSE AND INTENT.

~~–~~This subchapter is established to promote ~~the health, safety and general welfare of the public by enhancing the aesthetic quality of residential and commercial areas while promoting~~attractive, functional, water-efficient landscaping that supports community character, reduces water demand, mitigates heat, and is practical to install and maintain. Landscaping standards are intended to allow flexibility in site-specific design, encourage water-wise plant selection, and ensure that landscaping contributes to shade, visual quality, and environmental performance without requiring unnecessary water use.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.986 DEFINITIONS.

~~–~~For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

~~–~~ACTIVE ~~***RECREATION***~~LAWN AREA. An area that is dedicated to active play, including where ~~turf~~turfgrass may provide a playing surface.

~~–~~BIOSWALE. Bioswales are vegetated open channels designed to convey and treat storm water runoff. They are appropriate when it is desirable to convey flows away from structures or as an alternate conveyance method to pipes, concrete channels, or curbed gutters. Bioswales reduce peak flow rates, reduce flow velocities, filter storm water pollutants, and can also reduce runoff volume through infiltration.

BUBBLER. An irrigation head that delivers water to the root zone by ~~flooding~~drenching the planted area. The amount of water used by bubblers is usually measured in gallons per minute. BUBBLERS ~~exhibit~~ typically convey water as a trickle, umbrella or short stream pattern.

~~–~~CHECK VALVE. A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination of the water supply due to the reverse flow of water.

~~–~~DRIP EMITTER. Drip irrigation fittings ~~that~~ deliver water slowly at the root zone of the plant, usually measured in gallons per hour. DRIP EMITTERS typically convey water as a consistent trickle.

~~–~~EVAPOTRANSPIRATION (ET). The quantity of water evaporated from ~~adjacent~~ soil and other surfaces and transpired by plants during a specified time~~.~~. EVAPOTRANSPIRATION is an important part of the local water cycle and climate, and measurement of it plays a key role in water resource management, and is expressed in inches per day, month or year.

~~–~~GRADING PLAN. The grading plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

~~–~~GROUND COVER. ~~Material planted in such a way as to form~~ Plant material that forms a continuous cover over the ground.

~~–~~GROUND PLANE COVERAGE. Vegetative cover of the horizontal ~~surfaces~~surface of a landscaped area. Canopies of deciduous trees shall not be counted toward ~~the coverage calculation~~these calculations.

~~–~~HARDSCAPE. Durable landscape materials~~, such as~~ that cover the horizontal surfaces of a landscaped area. Typical HARDSCAPE materials include concrete, wood, stone or brick pavers, or compacted organic mulch.

HYDROZONE. A portion of the landscaped area that contains plants with similar water needs, areas and similar microclimate (i.e., slope, exposure, wind, shade, etc.) and soil conditions, and areas that will be similarly irrigated. ~~–~~A HYDROZONE can be served by one irrigation valve, or a set of valves with the same schedule.

IRRIGATION EFFICIENCY. The measurement of the amount of water ~~beneficially~~intended to be applied to a landscaped area, divided by the total amount of water actually applied. IRRIGATION EFFICIENCY is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

~~–~~IRRIGATION PLAN. The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit and identification of all irrigation equipment.

~~–LANDSCAPED AREA. Improved areas of the property that make up the landscape. The ***LANDSCAPED AREA*** does not include building or structure footprints, sidewalks and other non-irrigated natural areas intentionally left undeveloped.~~

~~–~~LANDSCAPE ARCHITECT~~.~~, PROFESSIONAL (PLA). A person who holds a license certificate to practice landscape architecture in the State of Utah. Only a PROFESSIONAL LANDSCAPE ARCHITECT (PLA) can legally prepare and sign create commercial landscape plans for large-scale residential and commercial projects.

~~–~~LANDSCAPE DESIGNER. A person who ~~may or may not hold professional certificates for landscape design/architecture~~is not a PROFESSIONAL LANDSCAPE ARCHITECT (PLA) and cannot legally create ~~commercial~~or stamp landscape plans~~.~~ for commercial use . LANDSCAPE DESIGNERS generally focus on ~~residential~~ design and horticultural needs of home and smaller residential landscapes.

~~–~~LANDSCAPE PLAN. The landscape plan shows the design of the landscape with natural features such as plantings, ground and water forms, circulation, walks, hardscape areas and other features to comply with this subchapter. ~~Types~~The types of plantings are identified, and

quantities included. ~~A~~ The percentage of landscape areas and open space ~~percentage of~~ on the site is also included to ensure conformance with ~~the minimum~~zoning coverage requirements ~~of the zone in which the development is located~~.

LANDSCAPED AREA. Improved areas of the property that make up the landscape. ~~– ***LANDSCAPE ZONE.*** A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind and the like)~~The LANDSCAPED AREA does not include building or structure footprints, sidewalks and other non- irrigated natural areas intentionally not landscaped.

~~and soil conditions, and areas that will be similarly irrigated. A ***LANDSCAPE ZONE*** can be served by one irrigation valve, or a set of valves with the same schedule.~~

– LANDSCAPING. ~~A~~ny combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features such as rock, stone or bark chips; hardscape areas such as concrete, wood, stone or brick pavers, or compacted organic mulch; and structural features, including, but not limited to, fountains, reflecting pools, outdoor art work, pergolas, arbors, screen walls, fences or benches.

– LOCALSCAPES®. ~~.~~ A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see ~~www.Localscapes.com).~~www.Localscapes.com).

– MULCH. ~~A~~ny material such as rock, crushed stone, bark, wood chips or other materials left loose and applied to the soil in landscape areas to help to conserve water in gardens by reducing soil evaporation, controlling weeds, and maintaining consistent soil temperatures. Organic mulches such as wood chips are particularly beneficial as they improve soil health while retaining moisture.

– OPEN SPACE. ~~A~~n area which is ~~completely~~an area of land that is free ~~and unobstructed~~ from ~~any building~~buildings and often designated for public use, such as natural areas, parks or ~~structure~~gardens. Landscaping, walkways, covered patios, light poles and other ornamental features ~~shall~~may or may not be ~~considered obstructions for the purposes of this definition.~~appropriate elements in these zones, depending on specific needs and context. Areas used for storm drainage shall not be ~~eligible for inclusion in a required~~ considered an OPEN SPACE. area. ~~Utility~~, and utility corridors shall only be counted ~~toward the ***OPEN SPACE*** requirement~~ if improved as an accessible amenity ~~to~~for the project, surrounding neighborhood or the community as a whole.

– PARK STRIP. ~~A~~ typically narrow landscaped area located between the back-of-curb and sidewalk.

– PLANNED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. ~~A~~ planned single-family development with specific open space and/or amenity standards that are required by the zone or a development agreement, and in which common open spaces ~~will be~~are maintained by a homeowner's association or organization.

– PLANTER BED. ~~A~~ny irrigated, non-~~turf~~turfgrass portion of the landscaped area.

– PLANTING PLAN. ~~A~~ planting plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, ~~turf~~turfgrass areas, driveways, sidewalks, hardscape features and fences.

– POP-UP SPRAY HEAD. ~~A~~ sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

– PRECIPITATION RATE. ~~T~~he depth of water applied to a given area, usually measured in inches per hour.

– PRESSURE COMPENSATING. ~~A~~ drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

– PUBLIC FACILITY. ~~A~~ government, educational or non-profit organization that provides services to the general public.

– REHABILITATED LANDSCAPING. ~~A~~ltering, repairing or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance and the like.

– ROTOR SPRAY HEAD. ~~A~~ sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor. The spray heads have stationary nozzles that spray water in a specific direction.ROTARY SPRINKLER. An irrigation head that projects water through a gear rotor in single or multiple streams. The nozzle rotates to cover a larger area in a circular motion, making them most suitable for expansive lawns or gardens.

– RUNOFF. ~~I~~rrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

– SMART AUTOMATIC IRRIGATION CONTROLLER. ~~A~~n automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. ~~S~~MART AUTOMATIC IRRIGATION CONTROLLERS ~~s~~chedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

– SPRAY SPRINKLER. ~~A~~n irrigation head that sprays water through a nozzle. See also ROTARY SPRAY HEAD.

~~– ***STREAM SPRINKLER.*** TURFGRASS. An irrigation head that projects water through a gear rotor in single or multiple streams.~~

~~– ***TURF.*** A surface ~~layer~~ of ~~earth containing~~perennial grass applied on topsoil that contains grass species with full root structures that are maintained as mowed grass.

– WASTE OF WATER. ~~I~~ncludes, but is not necessarily limited to:

(1) The use of Wasted water for any purpose, including outdoor irrigation, that consumes or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, dischargesdischarge into the sewer system, or is allowed to run into the gutter or street; or

(2) Washing sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate health or safety hazards or for standard maintenance.

WATER-CONSERVING PLANT. A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during periods of dry and warm weather.

XERISCAPE. A water-efficient landscaping method characterized by the use of site-appropriate, drought-tolerant, or native plants; the use of organic and inorganic mulches to reduce evaporation; and the implementation of efficient irrigation systems. Xeriscape is a comprehensive approach to landscaping that reduces the need for supplemental water while maintaining an aesthetically pleasing environment. XERISCAPE is not "Zero-scape" (the absence of vegetation) and requires a minimum percentage of living plant material.

ZERO-SCAPE. A landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape. ZEROSCAPE landscapes are typified by yards and landscape areas covered with inert materials such as concrete pavement, other paving and hardscape materials, gravel, rock, and stone.

(Ord. 13-2022, passed 7-6-2022)

§ 157.987 APPLICABILITY.

The provisions of this subchapter shall apply to all new and rehabilitateddevelopment and to rehabilitation of existing landscaping for public facility projects, commercial and industrial projects, multi-family residential projects and landscaping for new single-family residential dwellings and fully rehabilitated single-family residential landscapes.

(Ord. 13-2022, passed 7-6-2022)

§ 157.988 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.

(A) *Open space*. Commercial, manufacturing, multi-family, and public facility developments: landscaping for commercial, manufacturing, multi-family and public facility developments shall comply with exceeding 25% of the requirements of West Haven City "Site Plan and Design Review" ordinances. All open space required shall be landscaped with a minimum of one tree for every 400 square feet of total landscaped area and one shrub for every 200 square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count

towards. Properties subject to the coverage calculation. Park strips are exempt from the ground plane coverage requirements.

(B) *Landscape design* provisions of this subchapter shall comply with all landscaping standards herein, except where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property.

(1) § 157.988 GENERAL LANDSCAPE PROVISIONS.

The following landscape provisions shall be adhered to by all land use types unless otherwise noted:

(A) Plant selection. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable.

(a) Plants shall be well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants withorganized into hydrozones, with plants grouped according to similar water needs shall be grouped together as much as, to the maximum extent possible.

(1) Xeriscaping is permitted in all zones.

(2) Zero-scaping shall not be permitted except where limitations of secondary water service or other qualifying conditions, as defined in this section, prevent adequate irrigation.

(3) Areas with slopes greater than 3325% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

(b) (4) The following resources may be consulted for a list of recommended water-conserving plants (not a comprehensive list): Localscapes®, the Weber Basin Water Conservancy District (weberbasin.com), and the Utah State University Center for Water-Efficient Landscaping.

(B) Park strips. Park strips and other landscaped areas less than eight feet wide shall not be landscaped with turfturfgrass and shall be maintained free of weeds. All planting with parks strips and other landscape areas of less than eight feet wide shall be planted in accordance with the standards within this title. Any hardscape installed within a park strip shall cover no more than 5030% of the park strip area, unless otherwise required by city code or by an agency of the state. Park strips within the County or Utah Department of Transportation (UDOT) shall be developed according to that organization's standards.

(c) Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.

(d) Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).

Commented [SN2]: This is a new section, but some items have been moved from other sections.

~~(2)~~ (C) Mulch. After completion of planting, all irrigated non-~~turf~~turfgrass areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the selected mulch.

~~(3)~~ (D) Tree ~~*selection.*~~ Selection. Tree species shall be selected based on ~~growth characteristics~~their ability to create an urban tree canopy with proper and ~~site conditions, including available space, overhead clearance, soil conditions, exposure~~consistent maintenance. When selecting trees, qualities such as the approximate size at maturity, location, and ~~desired color and appearance.~~planting area width should be carefully considered.

(1) Tree sizes are defined below, along with their corresponding minimum plating area widths for each size category:

(a) Large Trees ~~shall be selected as follows:~~are defined as trees with a mature height of forty (40) feet or more. Planting area width shall be a minimum of ten (10) feet wide.

~~(a) Broad canopy~~ (b) Medium Trees are defined as trees with a mature height between twenty-five (25) and forty (40) feet. Planting area width shall be ~~selected~~a minimum of eight (8) feet wide.

(c) Small Trees are defined as trees with a mature height of twenty-five (25) feet or less. Planting area width shall be no smaller than six (6) feet wide.

(d) Based on a recommendation of a landscape architect, a specific trees may be planted in areas that are more narrow then listed above.

§ 157.989 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.

(A) Applicability. The following standards shall be required for all new and rehabilitated landscaping for public facility, commercial, industrial, and multi-family residential projects. Landscaping for these project types shall comply with the requirements of the West Haven City "Site Plan and Design Review" ordinances.

(B) Required Landscape Area. The following areas shall be landscape and meet the following requirements. .

(1) Areas of required landscaping which shall meet the listed planting schedule and number as outlined within this section. .

(a) Frontage. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where ~~shade or~~

~~screening of tall objects~~said landscaping ~~is desired,~~not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

~~(b) Low growing trees shall be selected for spaces under utility wires;~~

~~(c) Trees shall be selected from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;~~

~~(d) Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;~~

(c) ~~(e)~~ Multi-Family. All areas that are not developed with structures, amenities, rights of way, driveways, and parking areas must be landscaped. The required landscape area shall be focused on the areas surrounding buildings. Landscaped areas shall be defined as a combination of trees, shrubs, perennials, mulch, and permeable surfaces, professionally designed to create engaging landscape treatments near building facades and entrances, within parking plots, and along key walkways and other areas with significant resident and pedestrian value.

(d) Parking Lot Landscaping. Hard-surfaced parking lots containing ten (10) or more parking spaces shall comply with this section.

(i) Landscape Area Requirements for Parking Lots Located on Project Lots. Interior landscaping shall total a minimum of five percent (5%) of the paved parking and drive aisle area, or as otherwise required by this subsection, whichever is greater. Perimeter landscaping does not count toward this total.

Commented [SN4]: This is the current standard in the design review. The following paragraphs clarify what this standard means.

(ii) Parking Islands. End-of-row islands shall be provided at the end of each parking row, a minimum of 8 feet wide, and planted with at least one shade tree and low shrubs or perennials not exceeding three (3) feet in height. Islands shall avoid narrow or diamond shapes.

(iii) Parking Medians. Parking lots medians shall be provided on every third drive aisle or at intervals not exceeding 150 feet. Medians shall be a minimum of 8 feet wide, planted with shade trees no more than 40 feet' apart, and be landscaped with low shrubs, and may be either at-grade or include curb cuts and a planted bioswale for storm drainage. Pedestrian pathways may be provided within medians in addition to the required planting area.

(e) All other areas not listed shall have appropriate ground cover to control dust and weeds.

(2) Tree Requirements (see also 157.994).

(a) A minimum of one tree shall be provided for every 400 square feet of required landscape area. Street trees ~~shall be planted within existing and proposed~~ may not be counted toward this minimum.

(b) Street Trees. Each lot is required to have one street tree for every forty (40) feet of street frontage with a minimum of one street tree per street frontage where park strips~~, and in sidewalk tree wells on streets without~~ are available. Trees shall be planted within park strips~~.~~ ~~Tree placement~~ whenever possible. Placement shall provide canopy cover ~~(~~/shade~~)~~ and avoid conflicts with existing trees, retaining walls, utilities, lighting ~~and~~, or other obstacles. All street trees shall comply with the clear vision standards of this ~~subchapter; and~~chapter. Street trees planted within UDOT or County rights-of-way shall be planted based on that organization's standards.

~~(f) All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the City Arborist or designee.~~

~~(4) *Plant material size at installation.*~~

~~(a)~~ (c) Deciduous trees shall ~~be installed at~~have a minimum trunk size of (2) two inches in caliper~~,~~ measured ~~eight inches~~6" above ~~the soil line.~~

~~(b) ground level when planted.~~ Evergreen trees and multi-stem deciduous trees shall ~~be installed at~~have a minimum size of five (5) feet in height ~~of six feet~~when planted.

(f) ~~(c)~~

(3) Ground Plane Planting Requirements. At maturity, landscapes must have sufficient plant material (perennials and shrubs) to achieve a minimum of 50% living plant coverage at ground level, excluding tree canopies. At least 30% of the ground plane landscape shall be comprised of hardy shrubs, with the remainder composed of perennials, ornamental grasses, or other approved groundcover plants.

(a) Shrubs and Perennials. All shrubs and perennials shall be a minimum size of one (1) gallon container stock when planted . Shrubs shall be installed at a minimum size of (3) three gallons.

~~(d) Ornamentals grasses and perennials shall be installed at a minimum size of one gallon.~~

~~(e) Ground cover shall be installed at a minimum height of three inches.~~

~~(C) *Landscape and irrigation plan submittal.*~~ (b) Turfgrass. Turfgrass areas shall not exceed 15% of the total landscaped area, excluding active lawn areas and detention basins. Turfgrass shall not be used in park strips, parking islands or medians, or buffer landscaping.

(c) Mulch and Irrigation. Planting beds shall comply with the mulch requirements of subsection (2) and shall be irrigated in compliance with § 157.991, Irrigation Design Standards.

(D) Water Limitations. Where access to secondary water service is limited or not available, or where other special circumstances prevent adequate irrigation from being available, the interior landscaping required by this section may be designed and installed in accordance with § 157.989.(F) Water Source Limitations and Alternative Compliance.

(E) Buffer Landscaping. Buffer landscaping is intended to provide visual separation, screening, and aesthetic transition between parking areas, driveways, and adjacent properties, while accounting for site constraints, land use patterns, and the availability of irrigation.

(1) Minimum Buffer Width. A minimum five-foot landscaped buffer shall be provided between parking areas and side or rear property lines, except where adjacent uses are commercial and the landscaping is not visible from areas of public access. A minimum five-foot landscaped buffer shall also be provided between an access driveway and a side or rear property line, unless the driveway is designed for common access by an adjacent lot.

(2) Materials and Plant Selection. Buffer landscaping shall incorporate a mix of trees, shrubs, and groundcovers where site conditions allow.

(F) Water Source Limitations and Alternative Compliance. Where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property, the required open space and landscaped areas of the property may be installed as ZERO-SCAPE as defined previously and implemented in accordance with the standards of this section.

Commented [SNS]: This section was added to address the Planning Commission's ability to waive landscaping requirements if there is no outdoor or secondary water available.

(1) Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider confirming that secondary water service or other water sources are unavailable, limited, or otherwise insufficient to meet standard landscape requirements.

(2) A minimum of three different landscaping materials from the list below shall be used to dress the areas of required landscaping, and said materials shall be designed to achieve a deliberate appearance and result.

(a) Decorative rock, multiple variations in size and color may be provided to satisfy material requirements

(b) Rock mulch

(c) Artificial turf

(d) Pavers: No more than 5% of landscaped ~~the~~ area.

(3) Where variations of decorative rock are used as a landscaping material, the variations shall noticeably differ in size, texture, or color to be considered different materials.

(4) Decorative rock and rock mulch shall be of light or muted hues to mitigate ambient heat. Decorative rock of a dark hue may be utilized as a secondary material and shall comprise no more than 15% of the total landscaped area.

(5) Where artificial turf is used as a landscape material, it shall comply with the following standards:

(a) Artificial turf shall consist of individual blades of grass that emulate natural turfgrass in color and general appearance.

(b) Artificial turf shall be limited to no more than 15% of the total landscaped area, excluding those areas designated for active recreation.

(c) Where artificial turf abuts decorative rock or rock mulch, landscape edging of concrete, stone, brick, or metal shall be provided.

(d) Artificial turf shall be properly anchored and seamed according to the manufacturer's specifications.

(e) Artificial turf shall not be installed in ponds, swales, basins, or any other permanent drainage feature.

(6) Decorative boulders shall be provided, either in an array or dispersed across the property in a deliberate, decorative fashion.

(G) Landscape Plan Submittal. All landscape plan applications associated with design review approval shall comply with West Haven Design Review 157.730 -736 and other applicable sections.

(H) Final Landscape Plan Submittal Standards. A copy of a landscape ~~and irrigation~~ plan shall be submitted to and approved by the city prior to the issue of ~~any permit. The~~ a final site plan. All plans shall be prepared by a ~~registered landscape architect~~Professionally Licensed Landscape Architect and shall consist of the following items:

~~(1) *Landscape*~~ Planting plan. ~~-~~ A detailed ~~landscape~~planting plan shall be drawn at a scale that clearly identifies the following:

~~(a)~~ Project name and address, ~~and~~ landscape architect's information~~:~~, graphic and written scale, and date of design. Existing trees and plant materials to be either removed or retained to be clearly indicated.

~~(b)~~ (b) Existing landscaping, including trees at least twenty (20) feet beyond the property lines. Where possible, developers are encouraged to preserve existing, healthy trees.

(c) Location of all proposed plant materials, a ~~legend~~plant schedule with botanical and common names ~~and~~, size of plant materials~~;~~ at maturity, size of container stock, and designated hydrozones.

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~~(c) Location of landscape features, ground and water forms, walks, hardscape, mulch and other features;~~

~~(d) Property lines and street names;~~

~~(e)~~ (d) Existing and proposed ~~buildings,~~structures (where applicable), walls, fences, utilities, paved areas and other site improvements~~;~~.

~~(f) Existing trees and plant materials to be removed or retained;~~

(e) Location and descriptions of all proposed landscape features and ground surface material treatments.

(f) Clear indication of property lines, easements, and street names.

(g) ~~Scale: graphic and written;~~

~~(h) Date of design;~~

~~(i) Designation of a landscape zone; and~~

~~(j)~~ Details and specifications for tree staking, soil preparation and other planting work.

(2) Irrigation plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

(a) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

(b) Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;

(c) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

(d) Installation details for irrigation components.

~~(D) *Plan review, construction inspection and post-construction monitoring.*~~

~~(1)~~ (3) Grading plan.

(a) Property lines, street names, existing and proposed structures, turfgrass areas, and paved areas.

(b) Existing and proposed grading of the site indicating contours at 2-foot intervals.

(c) Any proposed berming shall be indicated using 1-foot contour intervals.

(d) Delineate and label areas with a grade greater than 25% (4 feet Horizontal: 1 foot Vertical).

(4) Project Data Table. A project data table containing the following:

(a) Project/lot size in acres and square feet;

(b) Required landscape area in square feet;

(c) Number of trees required and number of trees provided;

(d) Percentage of required shrubs/perennials and percentage of provided shrubs/perennials

(e) Maximum allowable turfgrass area and turfgrass area provided.

(H) Plan Review, Construction Inspection, and Post-Construction Monitoring.

(1) As part of the land use approval process, a copy of the landscape and irrigation plans shall be submitted to the city for review and approval before construction begins.

(2) All installers and designers shall meet state and local license, insurance and bonding requirements, and be able to show proof of such.

(3) During construction, site inspection of the landscaping ~~may~~shall be performed by the city.

(4) Following construction and prior to ~~issuing~~final inspection by the ~~approval for occupancy~~building inspector, an inspection shall be scheduled with the Community Development Department to verify compliance with the approved landscape plans. Failure to comply with the approved landscape plan, the City may withhold business licenses, future land use approvals for expansions on the site, or may take other legal actions to enforce the provisions of this chapter.

(5) The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this subchapter are not satisfied.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~989~~990 SINGLE-FAMILY RESIDENTIAL

~~(A) *Landscape design standards.*~~

~~(1) *Plant selection.*~~

~~(a) Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs should be grouped together as much as possible.~~

Commented [SN6]: The changes proposed changes are from the City Landscape Architect Firm. Generally, the planning staff has some concerns about some of these requirements. Namely, I am hesitant to dictate how someone landscapes their private residential yard. Some of the listed changes are just clarification of current standards, but this goes into greater detail about how much of the yard would need to be landscaped.

~~(b) Areas with slopes greater than 33%~~ (A) Applicability. The following standards shall be ~~landscaped with deep-rooting, water- conserving plants~~ required for ~~erosion control~~all new and ~~soil stabilization.~~

~~(c) Park strips~~rehabilitated landscaping for single-family and ~~other landscaped areas less than eight feet wide shall not be landscaped with turf and shall be maintained free of weeds. Hardscape is permitted provided it does not interfere with the park strip's ability to capture storm water~~twin home residential dwellings.

~~(d) Turf area~~ (B) Required Landscaping Area. All portions of a lot that are not improved with impervious materials must be landscaped. Weeds do not qualify as required landscaping. Landscaped areas must be maintained in a neat, clean, and orderly condition, including the removal of litter, proper pruning, lawn mowing, weeding, replacement of dead plants, and regular watering and fertilization of all landscaped areas.

(1) Required landscaping in the park strips, front yards, and side yards that are visible from the street shall consist of live plant materials with an automated irrigation system.

(2) At maturity, single-family landscapes shall have at least 50% living plant cover (shrubs, perennials and decorative grasses) on the ground plane at maturity a, not including tree canopies, in all front and side yards visible from the street.

(3) Landscaped areas within front, side, and rear yards for new and rehabilitated single-family and twin home residential dwellings should follow the Localscapes® process, as detailed in the Localscapes® Program, including but not limited to:

(a) Creating a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.

(b) Creating smaller gathering areas constructed of hardscape placed outside of the central open shape. In a landscape without turfgrass, gathering areas may function as the central open shape.

(c) Filling remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.

(d) Locating activity zones outside of the central open shape that are surfaced with materials other than turfgrass.

(e) Providing paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover, or non-turfgrass materials.

(C) Turfgrass. Turfgrass areas shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel ~~or 250 square feet, whichever is greater~~.

~~(e) Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).~~

~~(2) *Mulch.* After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch.~~

~~(B)~~ (1) Turfgrass areas shall be a minimum of 8 feet wide in any direction.

(2) Small residential lots which the total landscaped area is less than 250 square feet are exempt from the maximum of 35% lawn requirement.

(D) Water Limitations. Where limitations of secondary water service or other special circumstances prevent adequate irrigation, landscaping may be installed as ZERO-SCAPE. Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider, and the landscaping shall follow the standards in § 157.989.E Water Source Limitations and Alternative Compliance.

(E) Homebuilders and developers.

~~(1)~~ (1) Homebuilders and developers subdividing lots and/or constructing new single-family and twin home residential ~~homes~~units within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient landscaping and irrigation standards of this subchapter, ~~and provide~~including water efficient designs~~, such as~~ that follow the Localscapes® design ~~style~~process, to prospective home buyers.

~~(2) Any model home~~ Model homes shall meet the water-efficient landscaping standards of this chapter ~~and provide an informational brochure~~to help future home owners understand landscape design expectations and possibilities. Informational brochures on water-efficient landscaping~~. Brochures can be obtained~~ and the Localscapes® design process shall be available at the model homes and from the city's Planning Division.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~990~~991 IRRIGATION DESIGN STANDARDS.

~~(A)~~ Irrigation systems shall be designed to maximize irrigation efficiency.

~~(B)~~ Landscaped areas shall utilize a smart automatic irrigation controller. Smart irrigation controllers shall be WaterSense® labeled and automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

~~(C)~~ Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs~~. Turf and non-turf~~ and be grouped within the same hydrozone. Turfgrass and non-turfgrass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

(D) Drip emitters or ~~a bubbler~~bubblers shall be used for each tree. Bubblers shall not exceed one and one- half gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the city due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-~~turf~~turfgrass areas.

(E) Pop-up spray heads shall be at a minimum of four inches in height to avoid blockage from lawn foliage.

(F) Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

(G) Check valves shall be required when attached to the city culinary water system and where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

(H) Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

(I) Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

(J) Valves with spray, rotary, or ~~stream~~rotor sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.

(K) ~~Program valves~~ Valves should be programmed for multiple repeat cycles ~~where~~as necessary to reduce runoff and ensure maximum soil penetration, particularly on slopes and soils with slow infiltration rates.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~991~~992 RESTRICTIVE COVENANTS REQUIRING ~~TURF~~TURFGRASS OR PLANT MATERIAL WITH UNIFORM OVERHEAD SPRAY IRRIGATION.

~~Any homeowners~~Homeowners association governing documents, ~~such as~~ including all bylaws, operating rules, covenants, conditions and restrictions that govern the operation of a common interest development~~,~~ shall specifically indicate that the requirements of this chapter are to be met. In addition, they specifically shall not:

(A) Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than eight feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area;

(B) Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

(C) Have the effect of prohibiting or restricting compliance with this subchapter or other water conservation measures.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~992~~993 COMPLETION OF IMPROVEMENTS.

(A) Completion. All landscaping improvements required by this subchapter shall be installed in accordance with the approved landscape and irrigation ~~plans as follows.~~plan and the following completion of improvement requirements:

(1) Non-residential landscaping. Landscaping for commercial, industrial and public facility projects shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated, or in cases of inclement weather, within six months of the date of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or structure of an individual phase or plat of the development.

(2) Multi-family residential. Landscaping for two-family and multiple-family dwellings in all zones shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which they are associated, or in cases of inclement weather, within six months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the first dwelling unit.

(3) Single-family residential. The front and side yards of all single-family dwellings in all zones shall be landscaped within ~~12~~18 months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within ~~18~~24 months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.

~~(B) *Bond/escrow required for nonresidential, two-family, and multiple-family developments.* In cases of inclement weather and in order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the Community Development Department, and shall be in an amount equal to 110% of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls and other amenities shown on the final landscape plan or site plan, as applicable.~~

~~(1) The bond or escrow account shall be posted or established in accordance with all other city regulations.~~

~~(2) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.~~

~~(3) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in division (A) above.~~

~~(4) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.~~

~~(5) This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings.~~

(Ord. 2015-19, passed 12-8-2015; Ord. 13-2022, passed 7-6-2022)

§ 157.~~993~~994 TREE AND SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES.

~~(A)~~ Purpose. The city values its open spaces, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, ~~but~~ they also help mitigate the negative effects weather and seasonal changes, stabilize surface drainage ~~and~~, provide shade, and and help reduce soil erosion. A well-designed landscape can reduce air and sound pollution, regulate solar radiation and help with wind control.

~~(B) *City Arborist.*~~

~~(1) *Created.*~~ (B) Street Tree Adjacencies and Proximity Standards. Trees shall be spaced in accordance with the species' characteristics such that the trees' crowns at maturity will not touch or overhang a building or power lines.

(1) Trees shall be planted no closer to any curb or sidewalk than the following: Small Trees, two (2) feet; Medium Trees, three (3) feet; and Large Trees, four (4) feet.

(2) Trees shall be planted no closer than thirty (30) feet of any street corner, measured from the point of nearest intersecting curbs extended.

(3) Trees shall be planted no closer than ten (10) feet of any fire hydrant.

(4) Only tree species classified as Small Trees in this Ordinance may be planted under or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground water line, sewer line, storm water line, transmission line, or other utility.

(5) All trees installed on public property or on property maintained by the city shall be subject to approval by the City Arborist or designee. All trees installed on public property shall adhere to the American Standard for Nursery Stock (ANSI Z60.1).

(6) Prohibited Street Tree List. The following trees shall not be planted within public rights-of-way in the City:

(a) Flowering Pear – Pyrus calleryana

(b) Ash Tree – Fraxinus sp.

(c) Birch – Betula sp.

(d) Box Elder – Acer negundo

(e) Cottonwood, Quaking Aspen, and Poplars – Populus sp.

(e) Flowering Plum – Prunus cerasifera

(g) London Plane Tree – Platanus sp.

(h) Norway Maple - Acer platanoides

(i) Russian Olive – Eleagnus angustifolia

(j) Siberian Elm – Ulmus pumilia

(k) Silver Maple – Acer saccharinum

(l) Tree of Heaven – Alianthus sp.

(m) Willow – Salix sp.

(n) Trees with Large Fruits – apple, pear, peach, cherry, plum, etc.

(o) Evergreen Conifers – including but not limited to spruces, pines, firs, and junipers

(B) City Arborist.

(1) Designation. The City Manager or designee shall appoint a City Arborist.

~~(2)~~ Duties and responsibilities. The City Arborist shall have authority over all trees and shrubs located within the city's rights-of-way, parks and public places. On private, commercial and residential property, the City Arborist shall have the authority over trees and shrubs which constitute a public hazard or threat as described in the standards for specification manual.

—__(C)—__Planting trees, landscaping in city right-of-way.- Tree planting on public ways shall be coordinated with required open landscaping areas to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. Street trees shall be selected based on growth characteristics that are well suited to their environment. For a list of permitted street trees, contact the City Arborist.

—__(D)—__Public rights-of-way tree and plant care.- It is the duty of the property owner and occupant of any real property with frontage along a public sidewalk to maintain ~~any~~all trees, shrubs and plant material between such property and the curb line of the street. The city shall have the right, as determined by its sole discretion after attempting to contact property owners, to plant, prune, maintain and remove trees, plants, and shrubs within rights-of-way, streets, and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

—__(E)—__Clear vision.- All trees, shrubs and other plant material located within the public rights-of-way or in public places shall comply with the clear vision standards of this subchapter.

—__(F)—__Illegal to cut, injure or top trees.

——___(1)—__It shall be unlawful for any person to remove trees situated on city property, including streets and roadways of the city, without obtaining permission from the City Arborist for that purpose.

——___(2)—__It shall be unlawful as a normal practice for any person, firm or city department to top any tree on city property.- TOPPING- is the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other cause, or other obstructions where other pruning practices are impractical, may be exempted from this division (F)(2) at the determination of the City Arborist.

—__(G)—__Pruning, corner clearance.- Every owner of any tree or shrub overhanging any street, sidewalk or right-of-way within the city, shall prune the branches so that such branches shall not severely obstruct the light from any street lamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased or dangerous trees and shrubs, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right after attempting to contact property owners to prune any tree or shrub on private property when it interferes with visibility of any traffic control device, sign or sight triangle at intersections or constitutes a hazard on a sidewalk. Any costs incurred by the city will be collected from the adjacent property owner.

—__(H)—__Appeal.- Any person may appeal a decision of the City Arborist to the City Manager, who may hear the matter and make a final decision within 60 days.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~994~~995 SUPPLEMENTARY STANDARDS.

—__(A)—__Fee in lieu of open space.- A fee in lieu of landscaped open space in commercial, industrial, multi-family and public facility developments may be permitted by the Planning Commission for required open space that is less than 5,000 square feet in size; provided that, the development can be adequately served by existing parks and recreation facilities. The amount of the fee shall be set forth in the city's fee schedule. Any fee in lieu paid to the city shall be set forth in a development agreement. Open space fees in lieu shall be held by the city in a reserved account to be used solely for the acquisition, development and/or improvements to parks and recreation facilities citywide. Where possible, the fees collected by the city shall be used to improve the park or open space nearest the location where those fees were paid.

—__(B)—__Modification.- The percentage of required landscaped open space may be modified through a development agreement, subject to Planning Commission recommendation and City Council approval. No modification shall be granted, however, unless the following standards are met:

——___(1)—__The granting of the modification will not adversely affect the rights of adjacent landowners or residents;

——___(2)—__The modification desired will not adversely affect the public health, safety or general welfare; and

——___(3)—__The granting of the modification will not be opposed to the general spirit and intent of this subchapter or the general plan.

—__(C)—__Preservation, maintenance and ownership.

——___(1)—__The Planning Commission and City Council shall require the preservation, maintenance and ownership of all required open space for non-residential, multi-family or planned single-family residential developments through one or a combination of the following: Dedication of the land as a public park or parkway system;

——___(2)—__Dedication of the land as permanent open space on the recorded plat;

——___(3)—__Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association;

——___(4)—__Through compliance with the provisions of the condominium ownership act as outlined in UCA Title 57, which provides for the payment of common expenses for the upkeep of common areas and facilities;

——___(5)—__Landscaping for all single-family residential properties shall be maintained in accordance with the provisions of this subchapter and applicable regulations of the zone in which the property is located; and

(6) In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~995~~996 PROHIBITED WATERING PRACTICES.

Regardless of the age of a development, water shall be properly used. ~~Waste of~~Wasting water is prohibited.

(Ord. 13-2022, passed 7-6-2022) Penalty, see § ~~157.999~~ 157.999

§ 157.~~996~~997 ENFORCEMENT.

The Community Development Director or designee is authorized to enforce all provisions of this subchapter.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~999~~998 PENALTY.

(A) Any person violating any provisions of this chapter, for which no specific penalty is prescribed, shall be subject to § ~~10.99.~~ 10.99.

(B) (1) Each day that a violation of §§ ~~157.080~~ 157.080 through ~~157.086~~ 157.086 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.080~~ 157.080 through ~~157.086,~~ 157.086, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.02.070.0100)

(C) (1) Each day that a violation of §§ ~~157.100~~ 157.100 through ~~157.108~~ 157.108 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.100~~ 157.100 through ~~157.108,~~ 157.108, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.04.080.0100)

(D) (1) Each day that a violation of §§ ~~157.120~~ 157.120 through ~~157.129~~ 157.129 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.120~~ 157.120 through ~~157.129,~~ 157.129, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.06.090.0100)

~~—~~ (E)~~—~~ (1)~~—~~ Each day that a violation of §§ ~~157.140~~ 157.140 through ~~157.149~~ 157.149 occurs, or continues, is a separate violation.

~~——~~ (2)~~—~~ For any violation of §§ ~~157.140~~ 157.140 through ~~157.149~~, 157.149, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

~~———~~ (a)~~—~~ For the first violation within any 12-month period, the penalty shall be $500.

~~———~~ (b)~~—~~ For a second violation within any 12-month period, the penalty shall be $750.

~~———~~ (c)~~—~~ For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~———~~ (d)~~—~~ For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.08.090.0100)

~~—~~ (F)~~—~~ (1)~~—~~ Each day that a violation of §§ ~~157.160~~ 157.160 through ~~157.169~~ 157.169 occurs, or continues, is a separate violation.

~~——~~ (2)~~—~~ For any violation of §§ ~~157.160~~ 157.160 through ~~157.169~~, 157.169, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

~~———~~ (a)~~—~~ For the first violation within any 12-month period, the penalty shall be $500.

~~———~~ (b)~~—~~ For a second violation within any 12-month period, the penalty shall be $750.

~~——~~ ~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

~~——~~ ~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 10.10.090.0100)~~

~~(G) (1) Each day that a violation of §§ 157.180 through 157.189 occurs, or continues, is a separate violation.~~

~~(2) For any violation of §§ 157.180 through 157.189, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.~~

~~(a) For the first violation within any 12-month period, the penalty shall be $500.~~

~~(b) For a second violation within any 12-month period, the penalty shall be $750.~~

~~———~~ (c)~~—~~ For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.10.090.0100)

~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 10.12.100.0100)~~

~~—~~ (H)~~—~~ (G) (1)~~—~~ Each day that a violation of §§ ~~157.230~~ 157.180 through ~~157.240~~ 157.189 occurs, or continues, is a separate violation.

~~——~~ (2)~~—~~ For any violation of §§ ~~157.230~~ 157.180 through ~~157.240~~, 157.189, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

~~———~~ (a)~~—~~ For the first violation within any 12-month period, the penalty shall be $500.

~~———~~ (b)~~—~~ For a second violation within any 12-month period, the penalty shall be $750.

~~———~~ (c)~~—~~ For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~——~~ ~~(d)~~ (d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.12.100.0100)

(H) (1) Each day that a violation of §§ 157.230 through 157.240 occurs or continues is a separate violation.

(2) For any violation of §§ 157.230 through 157.240, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 16.30.010)

(I) (1) Each day that a violation of §§ ~~157.255~~ 157.255 through ~~157.264~~ 157.264 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.255~~ 157.255 through ~~157.264~~, 157.264, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 18.16010.0100)

(J) (1) Each day that a violation of §§ ~~157.290~~ 157.290 through ~~157.296~~ 157.296 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.290 through 157.296,~~ (2) For any violation of §§ 157.290 through 157.296, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 22.12.010)~~

~~(K) (1) Each day that a violation of §§ 157.310 through 157.315 occurs or continues is a separate violation.~~

~~(2) For any violation of §§ 157.310 through 157.315, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.~~

~~(a) For the first violation within any 12-month period, the penalty shall be $500.~~

~~(b) For a second violation within any 12-month period, the penalty shall be $750.~~

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(d)~~ (d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 22.12.010)

(K) (1) Each day that a violation of §§ 157.310 through 157.315 occurs or continues is a separate violation.

(2) For any violation of §§ 157.310 through 157.315, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(3) Sections 157.310 through 157.315 shall be enforced based upon the geographical map dated Friday, April 10, 2020, for any complaints about preexisting nonconforming uses.

(Prior Code, § 23.12.010)

(L) (1) Each day that a violation of §§ ~~157.370~~ 157.370 through ~~157.376~~ 157.376 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.370 through 157.376,~~ (2) For any violation of §§ 157.370 through 157.376, the Code Enforcement Officer, or his or her designee, may issue, a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 28.12.10)

(M) (1) Each day that a violation of §§ ~~157.495~~ 157.495 through ~~157.501~~ 157.501 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.495 through 157.501,~~ (2) For any violation of §§ 157.495 through 157.501, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of the STR business license and land use permit. The owner shall then be ineligible for an STR land use permit and an STR business license for two years from the date of the third notice of violation.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the STR owner shall be permanently ineligible to receive an STR land use permit and an STR business license.

(Prior Code, § 34.06)

(N) (1) Any person, firm, or corporation who shall violate any of the provisions of §§ ~~157.840~~ 157.840 through ~~157.850~~ 157.850 shall be guilty of a Class B misdemeanor and, upon conviction, shall be punished as provided by the laws of the state for Class B misdemeanors. Each day's failure of compliance shall constitute a separate violation.

(2) In addition to any other penalty as provided for herein, any license may be revoked by order of the city after a hearing has been held, to which the owner and/or operator of the licensed use shall be invited, for the purpose of hearing evidence from any interested party or administrative officer as to the operator's failure to fulfill and/or maintain the requirements of §§ ~~157.840 through 157.850,~~ 157.840 through 157.850, or other ordinances of the city.

(3) Notice of hearing shall be given to the owner and/or operator at least five days before the hearing. Notice sent by certified mail eight days before the date of hearing shall be deemed to be sufficient.

(Prior Code, § 62.18.020)

—_(O)—_Any person, firm, or corporation who shall violate any of the provisions of §~~157.851~~ 157.851 shall be guilty of a Class B misdemeanor and, upon conviction, shall be punished as provided by the laws of the state for Class B misdemeanors.

(Prior Code, § 62.22.060)

—_(P)—_Any person, firm, or corporation violating any of the provisions or terms of §§~~157.925~~ 157.925 through~~157.939~~ 157.939 shall, upon conviction, be punishable by a fine not to exceed the sum of $500 for each day during which the offense continued.

(Prior Code, § 70.30)

(Ord. 2-92, passed - -1992; Ord. 15-99, passed 12-1-1999; Ord. 23-2020, passed 6-17-2020; Ord. 11-2021, passed 2-17-2021; Ord. 29-2021, passed 7-21-2021)

10. ADJOURNMENT

Commission Member Stimpson made a motion to adjourn at 7:44 PM. **Chairman Reed** seconded the motion.

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

DRAFT

Charis Sully — June 24, 2026

District Recorder — Date Approved

Planning Commission
Staff Review Memo

June 24, 2026

Stephen Nelson, Community Development Director

Economic Development Strategic Plan

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

I. BACKGROUND

West Haven has contracted with Urban & Main Consulting to create an Economic Development Strategic Plan. Over the past year, staff, a steering committee, and the consultant have been working to prepare a draft for consideration by the Planning Commission and City Council. The City Council and Planning Commission held a joint workshop on March 18, 2026, to discuss the Plan's concepts with staff and the consultant. The Planning Commission held an additional workshop with the consultant and staff on May 13, 2026, and then held the required public hearing on May 27, 2026.

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

II. CONTENT OF THE PROPOSED PLAN

The proposed plan is broken into a few sections.

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

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

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

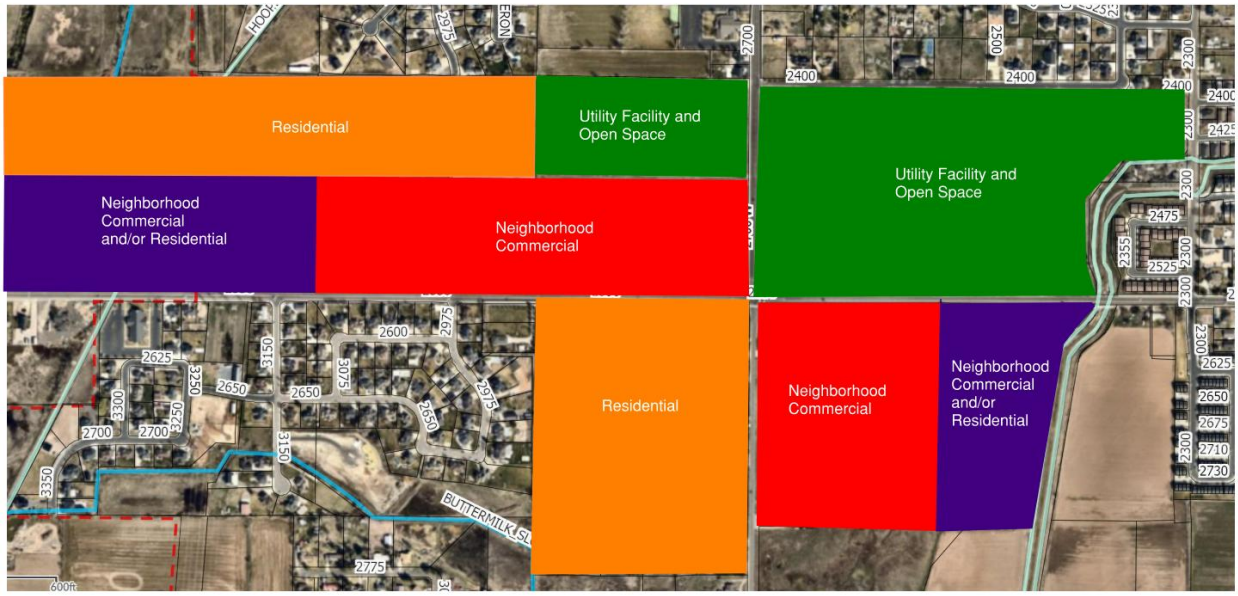
Section 4: Context. This section contains the studies, data, and SWOT Analysis undertaken during the planning process and provides justifications for the recommendations in the document. This part of the plan also contains the "Key Economic Development Areas" Map and general recommendations for future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

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

III. UPDATE FROM LAST MEETING

During the public hearing held on May 27, 2026, many residents raised concerns about the areas around 2550 S and 2700 W. As a result, the Planning Commission tabled the proposal and asked staff to revise the mapped area. On June 10, the Planning Commission reviewed a reduced map of the area, along with a couple of additional maps prepared by staff that provided further details on potential development. During the meeting, the Planning Commission directed staff to notice another public hearing and prepare an update for the 2550 S and 2700 W area to provide more details about future development. As such, staff provided an update that includes a new paragraph, below, and two maps labeled Interpretation 1 and Interpretation 2. Though it was discussed to provide a single map, staff prepared two maps based on the different feedback received during the June 10 Planning Commission meeting.

2550 S and 2700 W: Interpretation 1



2550 S and 2700 W: Interpretation 2

These maps, if approved by the Planning Commission, will then be fine-tuned by the City's consultants. The following is the proposed language to be added to the section on 2550 S and 2700 W, pages 34-35, of the draft plan.

> - ***Massing and Location:*** *Commercial properties should be concentrated along the frontage of 2550 S and at the intersection of 2550 S and 2700 W, with supporting residential placed adjacent to and between new commercial growth and existing residential and agricultural development. The maps below represent two different possibilities in which the specific land-uses and development options of the center will be realized when the district is completely built out. These maps do not necessarily dictate the future land-use of the underlying parcels, but may serve as a guide for the land-use plan and eventual zoning of the properties.*

One additional comment from Landmark Design, the City's contract planning firm, is that it may be appropriate to add language to the new paragraph about creating a center rather than a corridor. Staff is currently reviewing the section to see if further clarification is needed and where to add it.

IV. RECOMMENDED ACTION

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

V. POSSIBLE MOTION

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

[List any other recommendations or findings]

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

[List Conditions]

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

[List considerations for denial or findings]

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

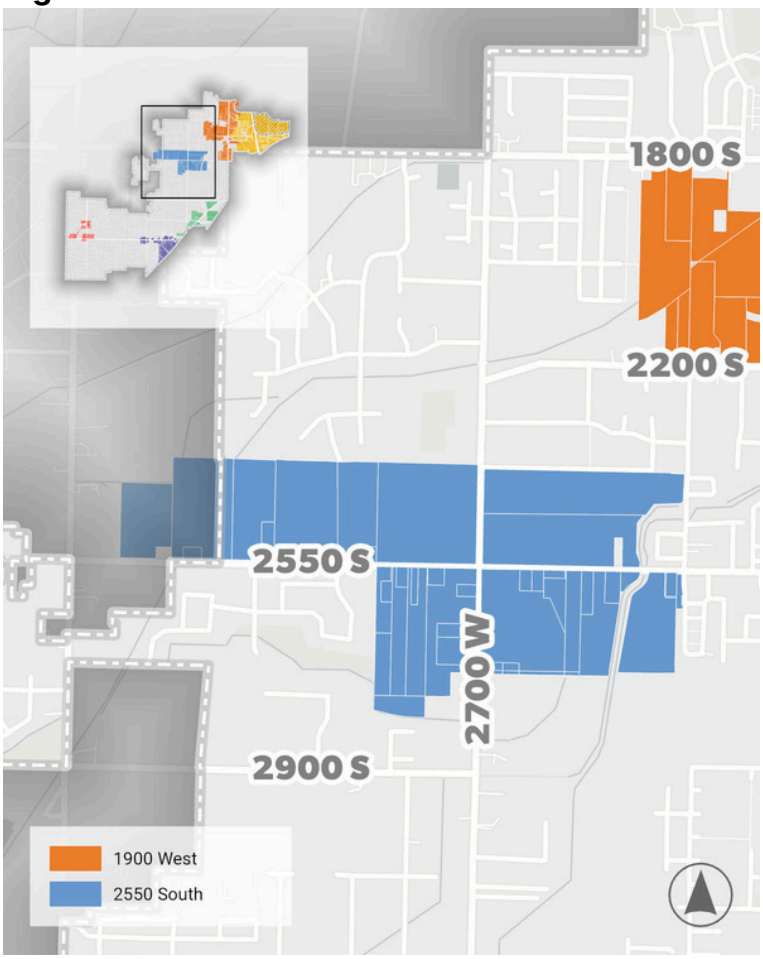
[List reasons for tabling the item]

2550 South

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

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

Figure 4.5 2550 South Area



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

Advantages

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

Impediments

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

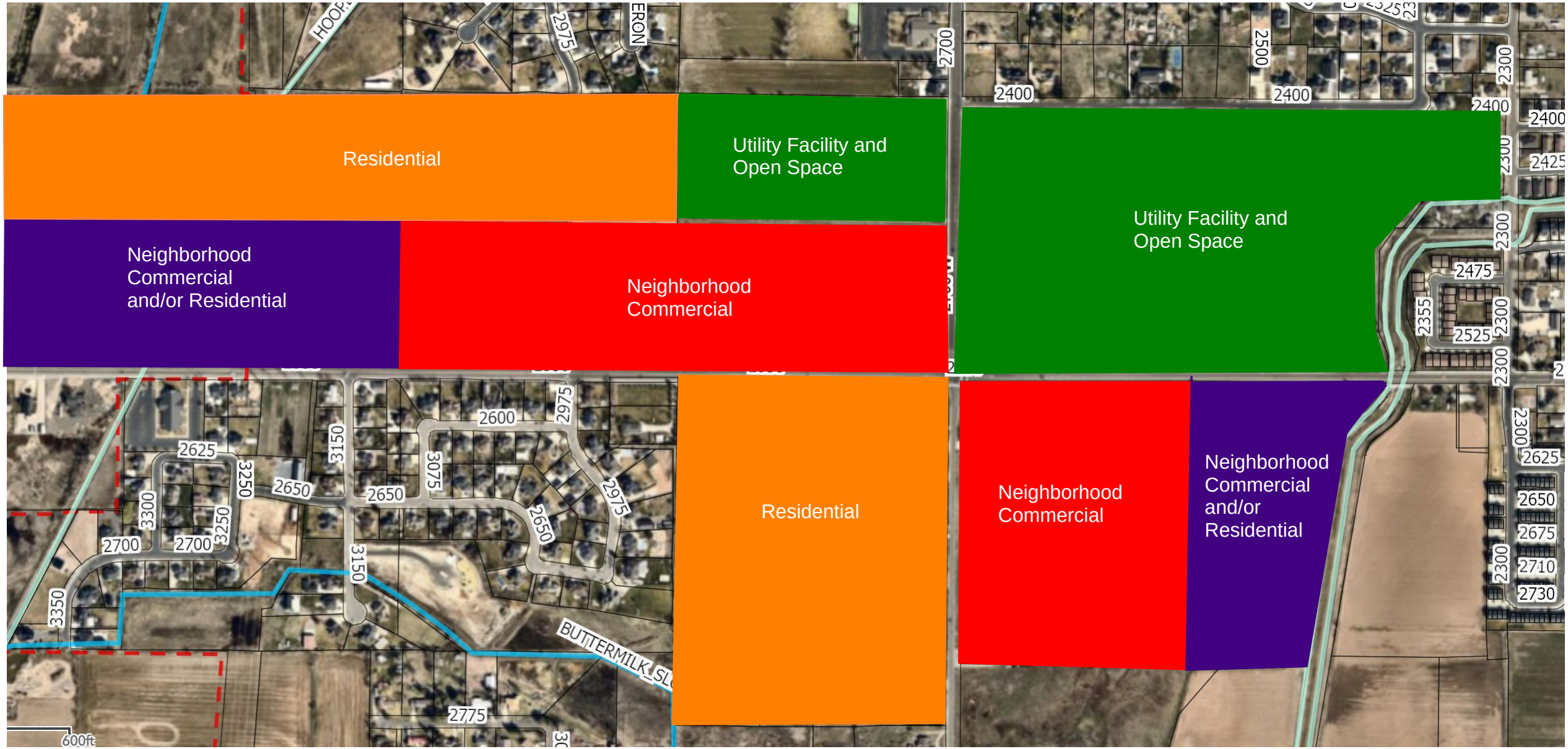
Potential Development

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

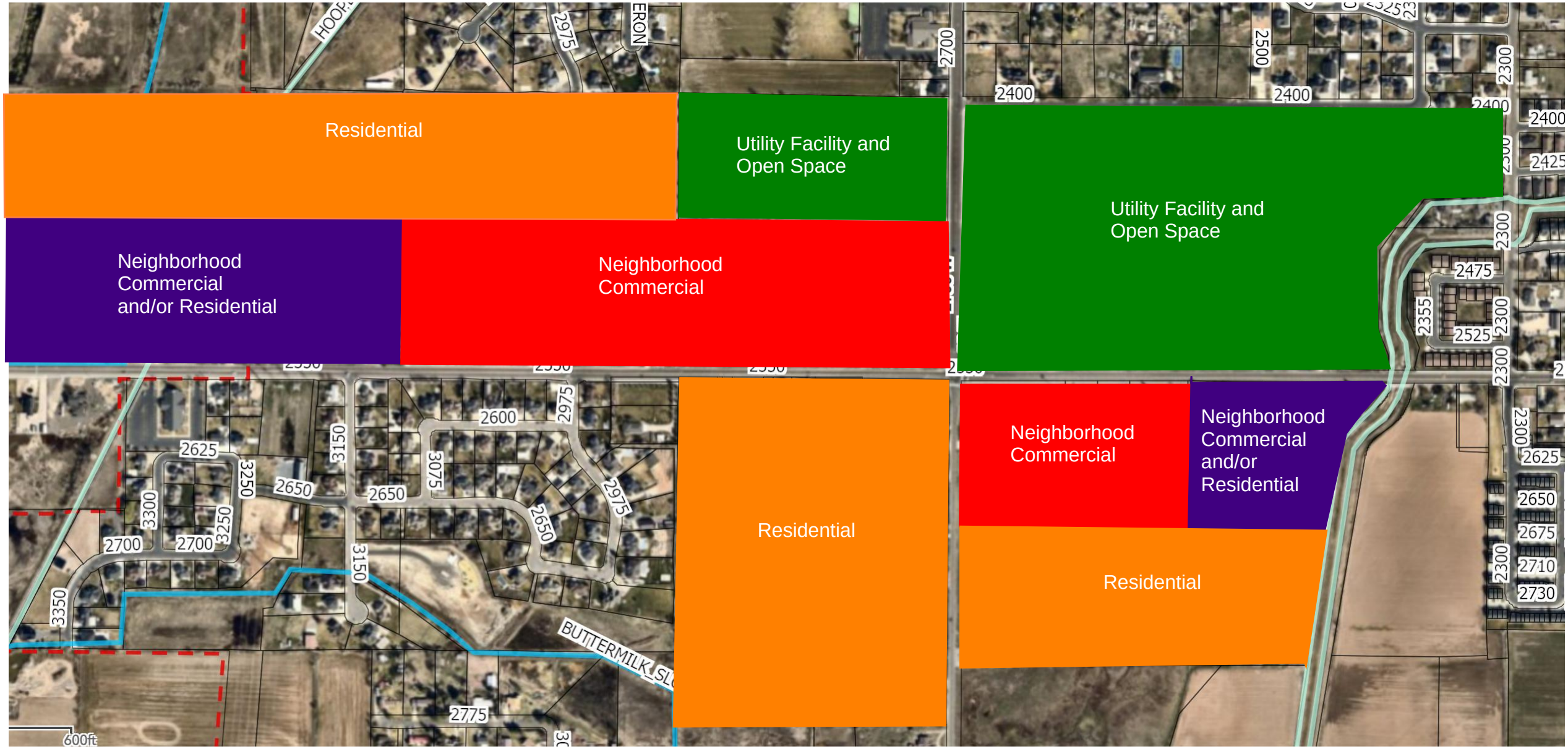
Land	Amount
Vacant	232.52
Underutilized	72.27
Developed	15.66
Total	**320.45**

- **Massing and Location:** Commercial properties should be concentrated along the frontage of 2550 S and at the intersection of 2550 S and 2700 W, with supporting residential placed adjacent to and between new commercial growth and existing residential and agricultural development. The maps below represent two different possibilities in which the specific land-uses and development options of the center will be realized when the district is completely built out. These maps do not necessarily dictate the future land-use of the underlying parcels, but may serve as a guide for the land-use plan and eventual zoning of the properties.

2550 S and 2700 W: Interpretation 1



2550 S and 2700 W: Interpretation 2



CITY OF WEST HAVEN

Economic Development Strategic Plan

Prepared By :

URBAN & MAIN
CONSULTING

Acknowledgments

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

West Haven Economic Development Strategic Plan Steering Committee

Stephen Nelson
Community Development Director, West Haven City

Rob Vanderwood
Mayor, West Haven City

Shawn Warnke
City Manager, West Haven City

Edward Mignone
City Engineer, West Haven City

Carrie Call
City Council Member, West Haven City

Andrew Reyna
Planning Commissioner, West Haven City

Damian Rodriquez
Planner, West Haven City

West Haven Elected Officials and City Staff

Rob Vanderwood
Mayor

Kim Dixon
City Council

Ryan Swapp
City Council

Carrie Call
City Council

Ryan Saunders
City Council

Nina Morse
City Council

Table of Contents

SECTION 1 Introduction 02

- Approach 02
- The Planning Process 03
- Stakeholder Engagement 03

SECTION 2 Strategic Plan 06

- Goal 1: Strengthen and Diversify the Local Economy 10
- Goal 2: Improve Fiscal Sustainability and Diversify Municipal Revenue 12
- Goal 3: Manage Growth Proactively 15
- Goal 4: Modernize Planning and Development Processes 17
- Goal 5: Enhance Community Identity and Quality of Life 19

SECTION 3 Implementation Plan 23

SECTION 4 Context 25

- SWOT Analysis 26
- Key Development Areas 28
- Economic Context 42
- Sales Leakage Analysis 54
- Cost of Community Services 56

SECTION 5 Appendices 59

SECTION 1: INTRODUCTION

Introduction

Approach

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

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

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

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

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

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

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

The Planning Process

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

Stakeholder Engagement

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

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

EDSP Vision

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

EDSP Mission

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

EDSP Goals

1. Strengthen and Diversify the Local Economy

2. Improve Fiscal Sustainability and Diversify Municipal Revenue

3. Manage Growth Proactively

4. Modernize Planning and Development Processes

5. Enhance Community Identity and Quality of Life

SECTION 2:
STRATEGIC PLAN

Best Practices

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

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

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

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

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

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

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

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

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

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

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

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

Action Plan and Toolbox

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

The six primary action items are as follows:

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

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

GOAL 1: Strengthen and Diversify the Local Economy

West Haven's rapid population growth and strategic location present a unique opportunity to build a resilient and diversified economy that supports long-term community prosperity. Historically, West Haven has relied heavily on residential development, driven by abundant land, strong demand, and desirable community character. The recent announcement of Walmart and the region's ongoing transportation investments have created a strong foundation for expanding the City's commercial base. A more balanced economic mix will help reduce sales-tax volatility, create local jobs, improve resident convenience, and enhance quality of life.

Strategies and Actions

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

Primary

1.1.1 Recruit and support key retail anchors (build on Walmart momentum).

1.1.2 Prioritize zoning and infrastructure readiness in key economic development areas identified in this plan.

1.1.3 In key economic development areas, plan for infrastructure development and design to enhance placemaking and access.

Secondary

1.1.4 Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.

1.1.5 Build relationships with brokers, landowners, and regional real estate networks to identify market-ready opportunities.

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

Primary

1.2.1 Designate strategic transportation-served sites as “Employment Priority Areas”.

1.2.2 Develop a list of growing businesses within West Haven with a likelihood of needing to expand and work with these businesses to keep them within the City.

1.2.3 Launch a business retention and expansion (BRE) program.

Secondary

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

1.2.5 Develop a targeted employer list of potential companies looking to relocate or expand.

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

Primary

1.3.1 Create a Small Business Resource Page on the City website.

1.3.2 Partner with Small Business Development Center to provide training, financing, and mentorship to West Haven entrepreneurs.

1.3.3 Review the home occupation code and ensure it allows homeowners to create and run small businesses within their homes that don’t negatively impact the surrounding community.

Secondary

1.3.4 Promote small business/entrepreneur workshops or networking events.

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

Primary

1.4.1 Support modernization and redevelopment of aging industrial developments within the 21st interchange and 1900 West Key Development Areas to retain businesses and accommodate higher-value employers. This should be done by zone changes and zoning standard updates to allow a mixture of higher-impact commercial and lower-impact industrial development to co-exist. Identify and appropriately zone other areas within these nodes that could support lighter commercial uses and a mixture of housing.

1.4.2 Review the industrial areas and underutilized sites as part of the General Plan. Label these sites appropriately on the General Plan map to ensure the best future use and zoning.

Secondary

1.4.3 Use community reinvestment areas (CRAs) and other funding sources to fund infrastructure (PID, FHIZ, etc.) and aesthetic upgrades.

1.4.4 Work collaboratively with Weber County to identify environmentally constrained sites and jointly pursue federal and state brownfield resources to prepare these properties for redevelopment.

1.4.5 Complete a redevelopment potential assessment of all existing industrial parcels.

GOAL 2: Improve Fiscal Sustainability and Diversify Municipal Revenue

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

Strategies and Actions

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

Primary

2.1.1 Prioritize commercial/mixed-use zoning in the commercial centers, transportation corridors, and other accessible, high-visibility locations.

2.1.2 Encourage retail uses that capture identified retail "leakage" (restaurants, grocery, arts & entertainment, home goods, etc.).

2.1.3 Protect sales tax generation in the commercial zones by limiting in those zones land uses that do not generate sales tax, or support the generation of sales tax, and permitting more land uses that do.

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

Primary

2.2.1 Allow strategic increased densities in residential areas adjacent to or well-connected with the City's commercial centers.

2.2.2 Preserve high-value land in key development areas for employment centers and large revenue-producing areas.

Secondary

2.2.3 Use fiscal modeling to evaluate zoning and development proposals based on long-term net revenue impact.

2.2.4 Require fiscal-impact studies for annexations and explore including fiscal-impact studies on major rezonings.

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

Primary

2.3.1 Maintain a grant calendar and assign staff/consultant responsibility for infrastructure and other economic development funding opportunities.

2.3.2 Develop strategic partnerships with UDOT, UTA, WFRC, Weber County, and other utility and special service districts.

2.3.3 Pursue joint grant applications with neighboring jurisdictions to compete more effectively in federal, state, and regional funding opportunities.

Secondary

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

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

Primary

2.4.1 Conduct a property tax feasibility study that includes a comprehensive scenario analysis to determine timing, rate structures, revenue impacts, and public communication strategies for establishing a city property tax levy.

2.4.2 Evaluate and adjust impact-fee schedules to balance fiscal health and competitiveness.

Secondary

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

GOAL 3: Manage Growth Proactively

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

Strategies and Actions

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

Primary

3.1.1 Update the annexation plan to reserve key corridors for commercial and employment uses.

3.1.2 Ensure fiscal neutrality for new annexations.

3.1.3 Evaluate proposed changes in zoning and annexation for revenue potential, service costs, and infrastructure needs.

3.1.4 Create an infrastructure readiness map showing where utilities, roads, and public services can support immediate development.

3.1.5 Require fiscal impact studies prior to annexation approval.

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

Primary

3.2.1 Encourage a mix of small-lot single-family homes, townhomes, and other missing middle residential uses in identified strategic areas that can promote walkability and reduce impacts to transportation corridors.

3.2.2 Update the City's mixed-use zoning ordinance to find the right balance in density, housing type, and commercial growth. Find areas within and surrounding key economic development areas, including those identified within this plan, and centers where these mixed-use developments are compatible and will be economically productive. These areas should be identified on the City's General Plan Map.

3.2.3 Track compliance with state Moderate Income Housing requirements.

Secondary

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

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

Primary

3.3.1 Update the City's transportation master plan. The plan should work with regional plans and include all types of transportation needs within the City.

3.3.2 Coordinate transportation, infrastructure, and growth boundaries with Roy, Hooper, Ogden, Marriott-Slaterville, and Weber County.

3.3.3 Participate in regional transportation planning with Weber County, WFRC, UDOT, and UTA to advocate for improvements that benefit West Haven.

Secondary

3.3.4 Participate in regional and state economic development organizations.

3.3.5 Advocate jointly with neighboring jurisdictions to improve bus and transit connectivity along major corridors.

GOAL 4: Modernize Planning and Development Processes

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

Strategies and Actions

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

Primary

4.1.1 Audit and revise land-use and development code to reduce redundancies and clarify expectations.

4.1.2 Create clear step-by-step development guides to reduce confusion and improve predictability.

Secondary

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

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

Secondary

4.2.1 Periodically conduct a comparative fee analysis relative to regional peers to ensure impact fees are competitive with neighboring communities.

4.2.2 Create an annual impact fee report summarizing revenues, expenditures, and projects supported by impact fees.

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

Primary

4.3.1 Prioritize infrastructure investment in Key Development Areas.

4.3.2 Explore funding mechanisms for road and utility upgrades in Key Development Areas.

4.3.3 Create a long-term infrastructure and transportation investment plan.

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

Primary

4.4.1 Provide ongoing professional training opportunities to strengthen staff expertise and ensure staff remain current with best practices, emerging tools, and evolving frameworks.

4.4.2 Continue and expand interdepartmental development coordination meetings, such as the Development Review Committee and others as needed.

Secondary

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

GOAL 5: Enhance Community Identity and Quality of Life

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

Strategies and Actions

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

Primary

5.1.1 Develop a "Welcome to West Haven" brand package for use in marketing and economic development materials.

5.1.2 Integrate brand elements into signage, city communications, gateway features, and development standards.

Secondary

5.1.3 Launch a communication campaign that highlights success stories, local businesses, and community progress.

5.1.4 As funding allows, complete a professional branding and messaging strategy that defines themes, visuals, and messaging pillars.

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

Primary

5.2.1 Prioritize development of a walkable town center(s) that offer opportunities to live, work, and recreate with gathering spaces that allow for civic events, marketing, and community interaction. These areas should be identified within the General Plan.

5.2.2 Protect the character of the town center by prohibiting land uses or development patterns that detract from the walkability, safety, and comfort of the district.

5.2.3 Expand the trail and active transportation network to connect neighborhoods to retail nodes, schools, and other public spaces.

Secondary

5.2.4 Continue to pursue public-private partnerships for shared plazas, parks, and event venues.

5.2.5 Incentivize developers to incorporate public gathering spaces, trails, and pedestrian linkages into site plans.

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

Primary

5.3.1 Establish design guidelines for gateways that convey arrival and identity.

5.3.2 Work with UDOT to integrate enhanced streetscape treatment on state corridors where feasible.

Secondary

5.3.3 Implement streetscape enhancements along key corridors (e.g. lighting, landscaping, signage, trail tie-ins).

5.3.4 Identify two or more commercial corridors for targeted beautification.

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

Primary

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

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

Secondary

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

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

5.4.5 As funding allows, enhance amenities at existing parks.

5.4.6 Pursue partnerships for recreational amenities and community art.

SECTION 3: IMPLEMENTATION

Implementation Plan

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

Implementation Matrix

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

Figure 3.1 Implementation Matrix

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

Performance Metrics

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

Metrics

Commercial Development. Net new commercial square footage delivered annually.
New Jobs. Jobs created or retained through City-assisted efforts.
Sales Tax Growth. Annual growth in sales tax revenue (real dollars & percent change).
Sales Tax Capture Rate. Ratio of local sales tax generated in the City compared to estimated retail demand from residents (i.e., how much local spending is captured versus leaking to other communities).
Assessed Value Ratio. Ratio of commercial assessed value to residential assessed value.
Grant and Intergovernmental Funding. Annual value of funding received from grants, partnerships, and lobbying efforts.
Infrastructure. Measure percent of key development areas with adequate infrastructure and access for development/redevelopment.
Housing. Track the new housing units built within strategic or mixed-use areas.
BRE Visits. Number of in-person visits or touchpoints to existing businesses in the City.
Development Review. Track average review time by project type.
Net Promoter Score. Conduct an annual survey that measures the City's Net Promoter Score with key economic development stakeholders. These surveys will provide a measure or score of how likely stakeholders are to recommend the City as a place to do business.
Quality-of-Life. Number of new or improved public gathering spaces, trails, or placemaking projects completed.
Population Growth. Annual change in total population (numeric and percent growth).
Median Wage Growth. Change in median wages or household income over time.

SECTION 4: CONTEXT

SWOT Analysis

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

Figure 4.1 SWOT Analysis Results

Strengths Assets and resources to strengthen and diversify the economy.	**Weaknesses** Liabilities and barriers that could limit growth potential.
• **Location & Access:** West Haven's I-15 frontage and multiple transportation routes give it prime regional connectivity. • **Population Growth:** The city is one of Utah's fastest growing, with a younger family demographic driving demand. • **Community Character:** Residents enjoy a safe, family-friendly environment with deep community roots. • **Land & Zoning:** Large undeveloped areas and diverse zoning provide flexibility for future growth. • **Industrial & Residential Base:** An established industrial sector and increasing residential rooftops support retail and commercial viability. • **City Staff:** Approachable staff and direct access to decision-makers create a collaborative development environment. • **Amenities:** Parks and recreation facilities strengthen quality of life and attract new residents.	• **Revenue Limitations:** Without property tax, the city has limited ability to fund services or offer incentives. • **Approval Process:** Developers reported confusing processes, conflicting comments, and lengthy review timelines. • **Commercial Gap:** The city lacks a central commercial core or traditional Main Street. • **Essential Services:** Key amenities like a grocery store are still missing within city limits. • **Economic Staff:** No dedicated full-time economic development position limits proactive recruitment. • **Resource Constraints:** Smaller staffing and service capacity lag behind the pace of growth. • **Infrastructure Issues:** Coordination problems with Weber County hinder sewer and utility planning. • **Community Identity:** The city lacks a distinct brand or sense of place compared to neighbors.

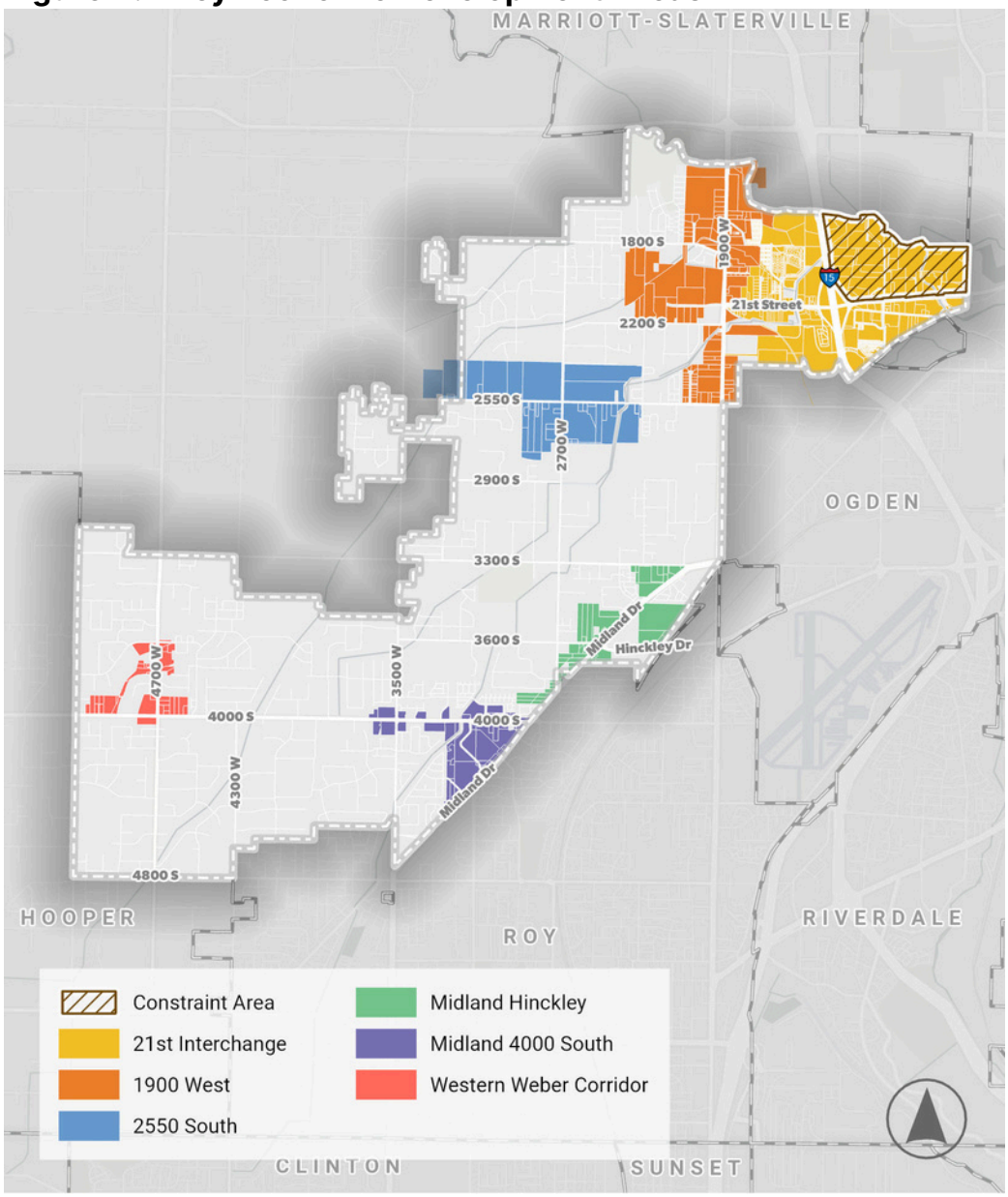
Figure 4.1 SWOT Analysis Results (Continued)

Opportunities Competitive advantages and favorable trends.	**Threats** Potentially unfavorable factors and trends.
• **Retail Anchors:** Walmart and other large retailers create momentum for surrounding commercial growth. • **Residential Demand:** Continued housing growth expands the market for services, jobs, and amenities. • **Job Centers:** Industrial parks and office development can reduce heavy out-commuting. • **Redevelopment Potential:** Older industrial corridors can be repositioned for higher value uses. • **Public-Private Partnerships (PPP):** Collaboration can fund infrastructure and expand community amenities. • **Regional Corridors:** West Davis Corridor's future expansion into West Weber County brings new nodes of development potential. • **Grant Access:** Programs like RAMP, local transportation and state/federal grants provide funding opportunities. • **Technology & Planning:** Online permitting can streamline development. • **Annexation Growth:** Strategic expansion into unincorporated areas could strengthen the tax base. • **Branding Efforts:** Community branding initiatives can create a distinct identity and attract investment.	• **Economic Pressures:** High interest rates, inflation, and affordability crises strain both residents and developers. • **Regional Competition:** Better-resourced cities with smaller fees may attract businesses and new growth away from the City. • **Tenant Retention:** Future companies may relocate if development processes are slow or difficult. • **Infrastructure Limits:** Former agricultural areas face capacity issues for roads, water, and sewer. • **Unplanned Growth:** Without strategic planning, development risks becoming haphazard. • **Housing Risks:** Potential foreclosures and affordability problems threaten community stability. • **Coordination Failures:** Duplicate infrastructure and county conflicts create costly inefficiencies. • **Legislative Risks:** Forced annexation or state interventions could reduce local control. • **Resource Competition:** Demand from data centers and large employers strains water and electricity supplies.

Key Development Areas

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

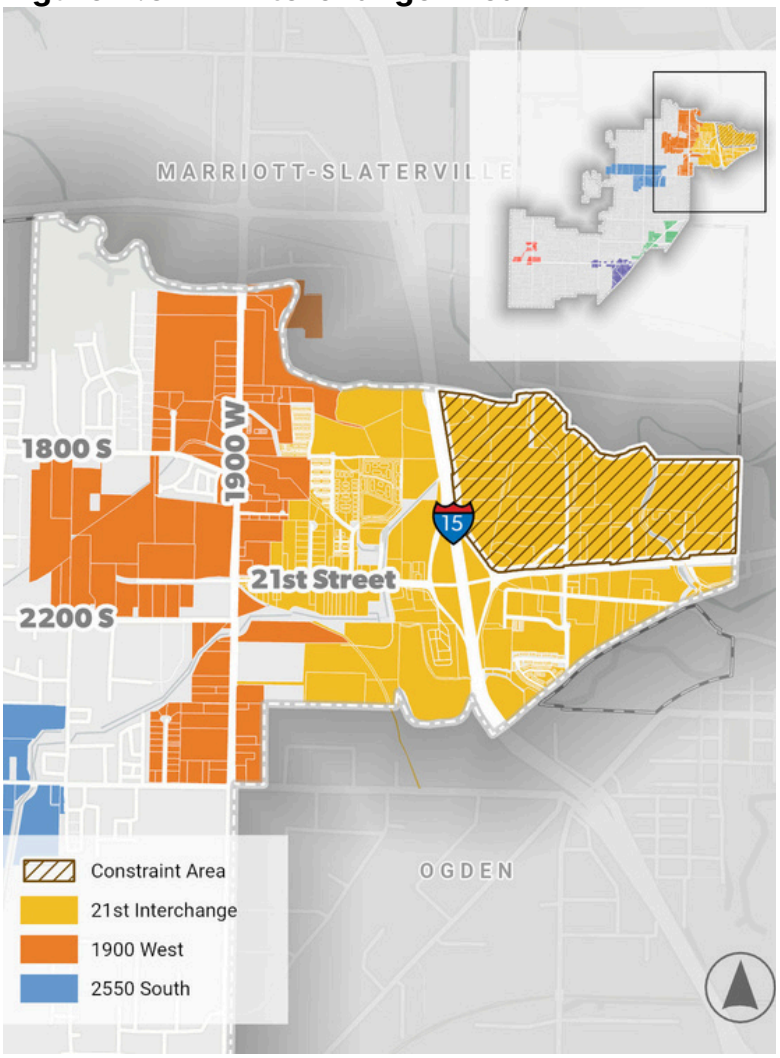
Figure 4.2 Key Economic Development Areas



21st Interchange

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

Figure 4.3 21st Interchange Area



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

Advantages

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

Impediments

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

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

Potential Development

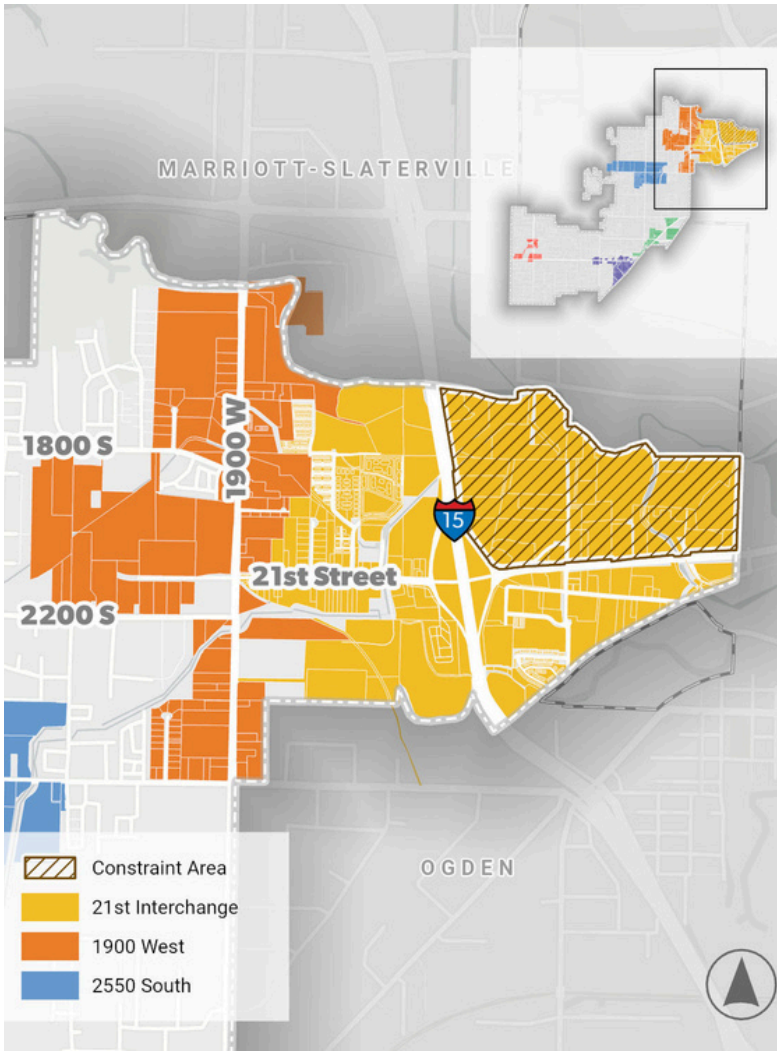
- **Industrial and Flex Industrial**
- **Office & Corporate Services**
- **Hotel & Lodging**
- **Regional Commercial**
- **Higher Density Housing**

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

1900 West

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

Figure 4.4 1900 West Area



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

Advantages

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

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

Impediments

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

Potential Development

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

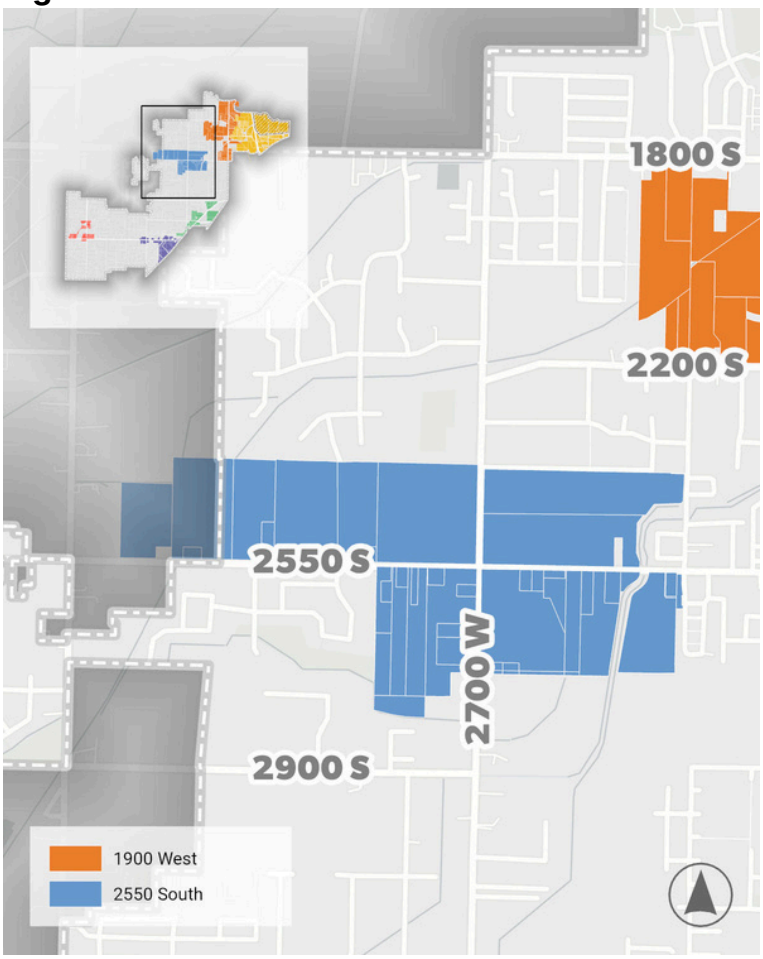
Land	Amount
Vacant	128.78
Underutilized	187.02
Developed	63.3
Other (roads, utilities, etc.)	10.07
Total	**389.17**

2550 South

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

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

Figure 4.5 2550 South Area



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

Advantages

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

Impediments

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

Potential Development

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

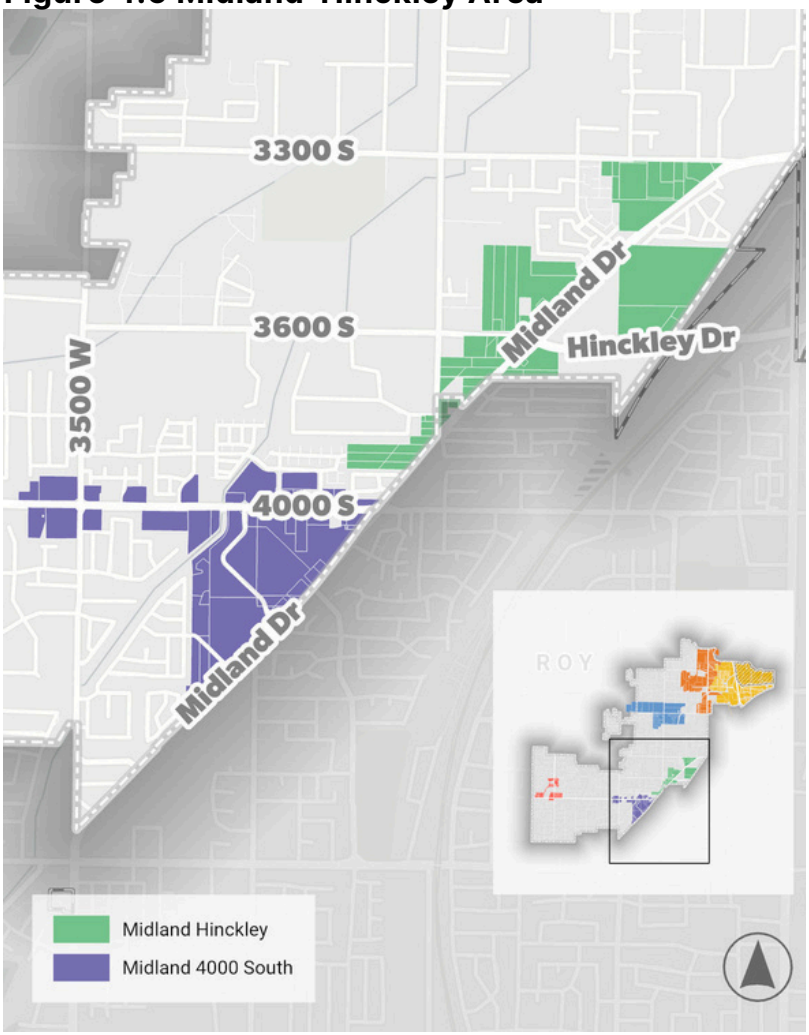
Land	Amount
Vacant	232.52
Underutilized	72.27
Developed	15.66
Total	**320.45**

Midland-Hinckley

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

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

Figure 4.6 Midland-Hinckley Area



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

Advantages

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

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

Impediments

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

Potential Development

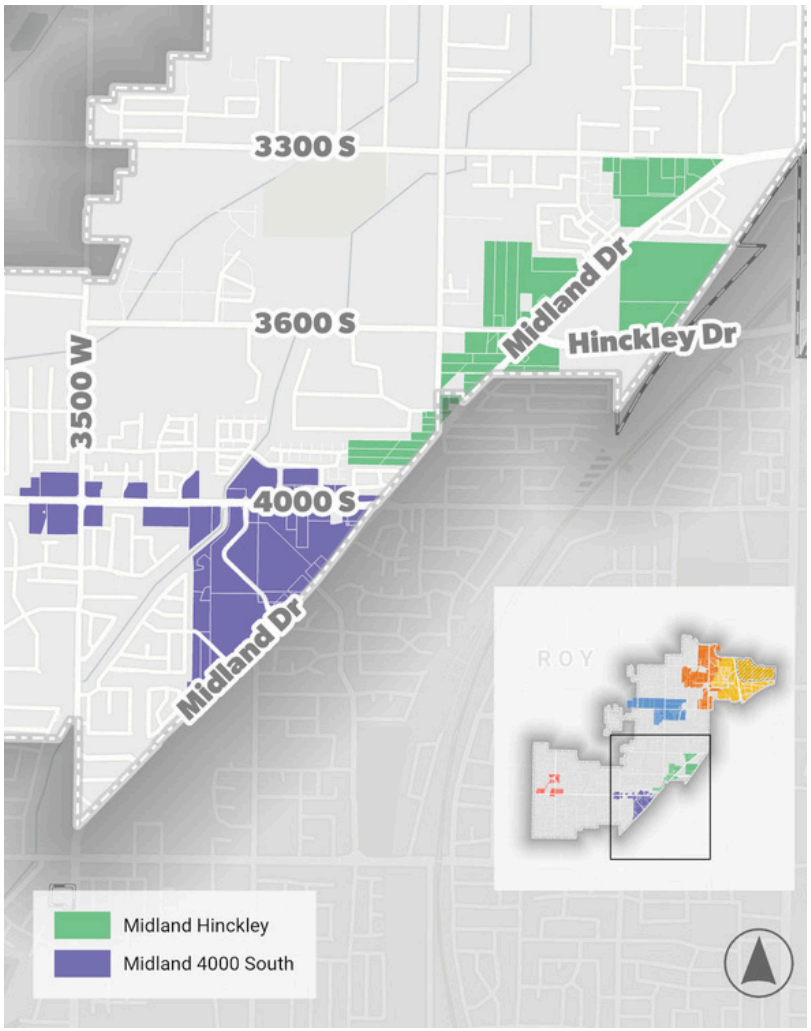
- **Flex Industrial**
- **Neighborhood Commercial**
- **Higher-Density Housing**

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

Midland 4000 South

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

Figure 4.7 Midland 4000 South Area



Advantages

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

Impediments

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

Potential Development

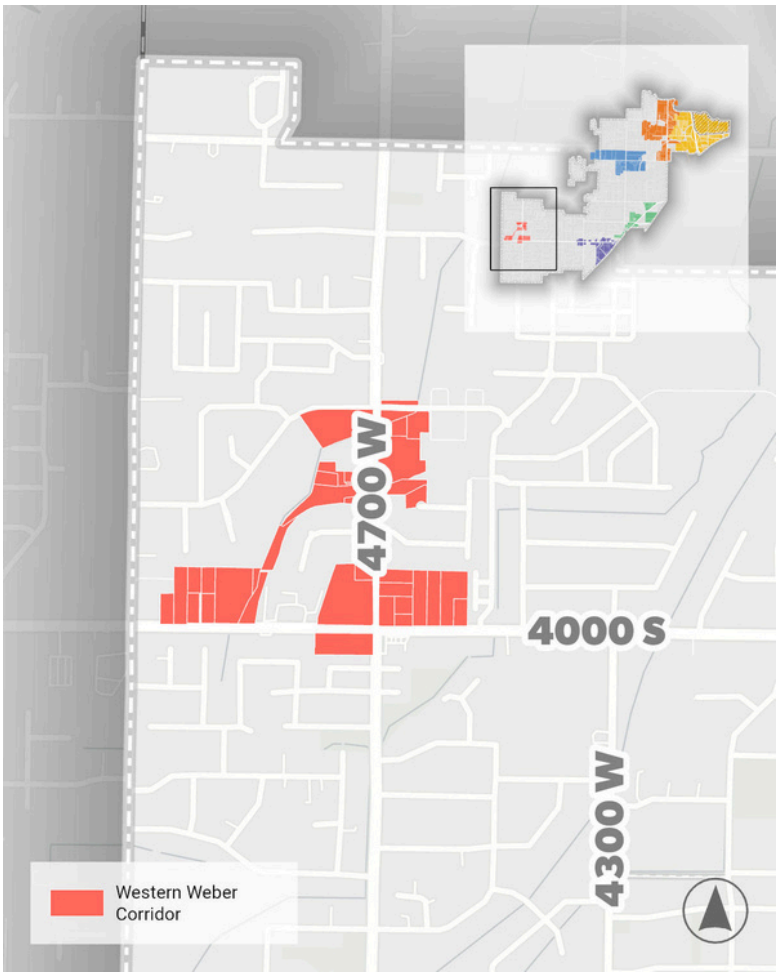
- **Regional Commercial**
- **Neighborhood Office**

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

Western Weber Corridor

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

Figure 4.8 Western Weber Corridor Area



Advantages

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

Impediments

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

Potential Development

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

Land	Amount
Vacant	20.86
Underutilized	37.31
Developed	6.84
Total	**65.01**

Economic Context

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

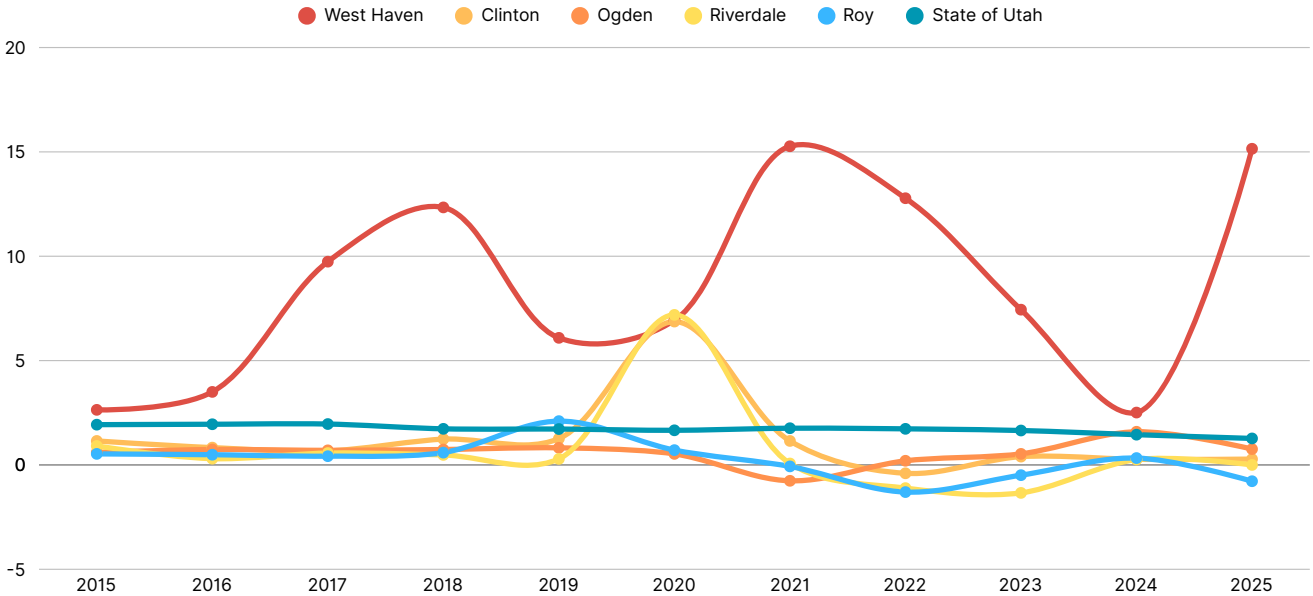
- Clinton City
- Ogden City
- Riverdale City
- Roy City
- State of Utah

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

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

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

Figure 4.9 Population Growth Rate Comparisons



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

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

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

Figure 4.10 West Haven Population Projection

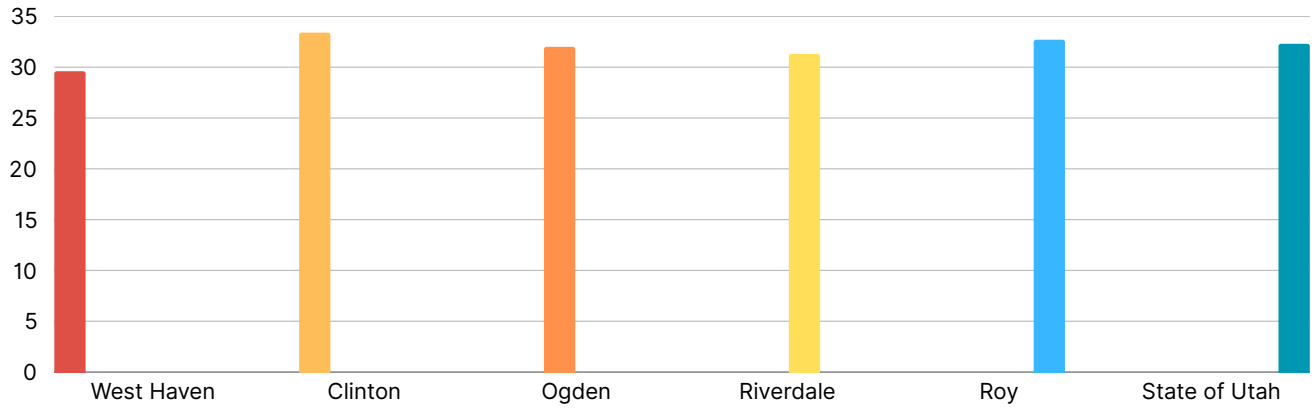
	2020	2025	2030	2035	2040	2045	2050	2055	2060	Growth Rate
West Haven	17,192	28,346	33,229	38,954	40,437	41,976	43,574	45,233	46,955	173,12%

Source(s): West Haven Annexation Plan

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

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

Figure 4.11 Median Age



Source(s): U.S Census Tables.

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

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

Figure 4.12 West Haven Housing Mix

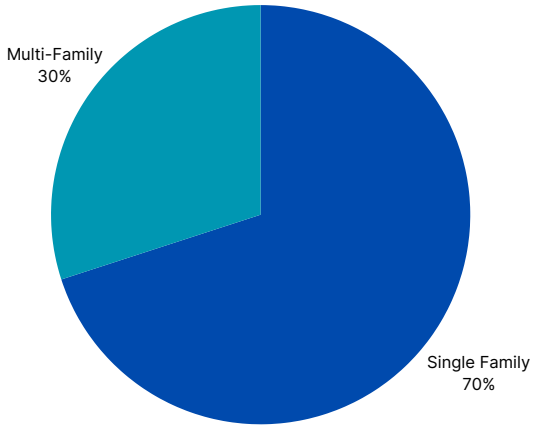
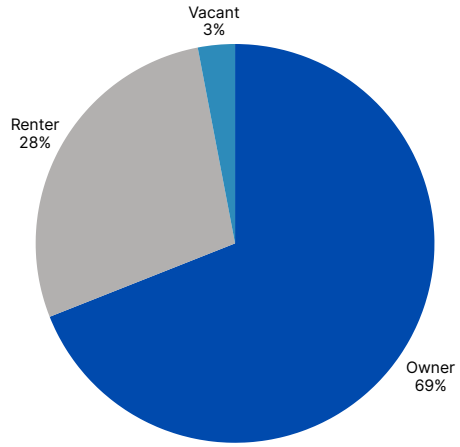


Figure 4.13 Owner/Renter Housing



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

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

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

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

Figure 4.14 Comparable City Residential Permits

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

Source(s): Kem C. Gardner Institute.

Figure 4.15 Comparable City Commercial Permits

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

Source(s): Kem C. Gardner Institute.

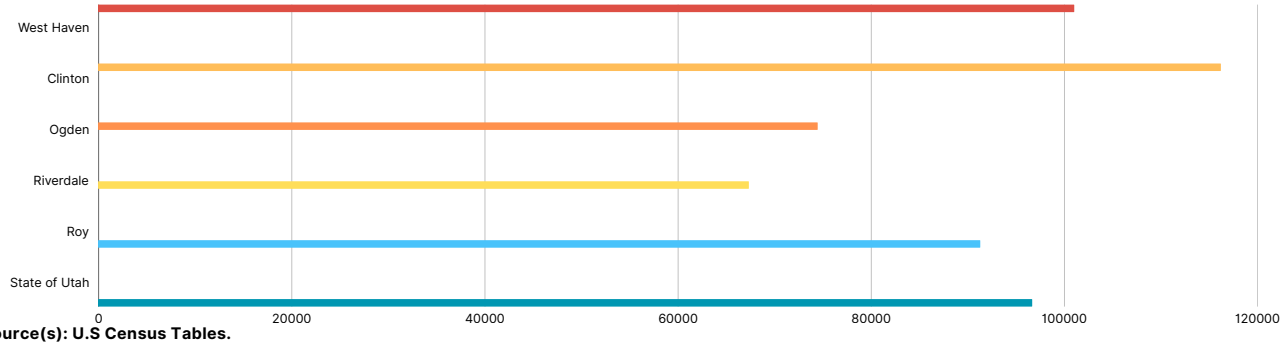
Median income levels are higher than the State average and most neighboring cities.

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

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

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

Figure 4.16 Median Income for Wage Earners



Source(s): U.S Census Tables.

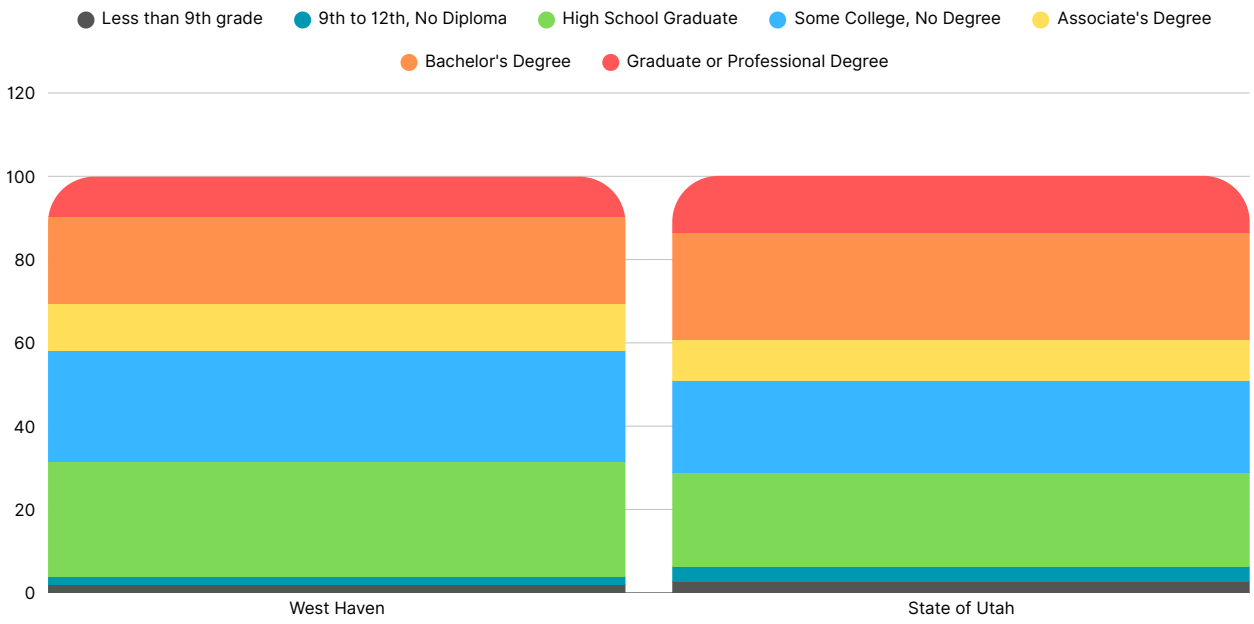
Educational attainment levels are trailing behind the State.

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

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

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

Figure 4.17 Educational Attainment, Population 25 Years and Over



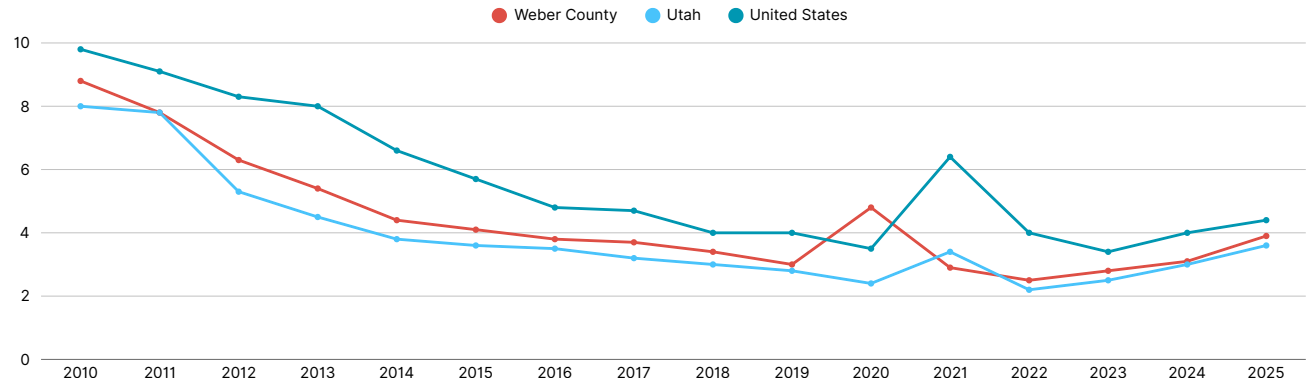
Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

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

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

In 2020, all regions experienced a spike in unemployment due to the COVID-19 Pandemic, but Utah and Weber County rebounded faster than the national average. By 2022, Weber County's unemployment rate had already fallen to 2.5%, slightly above Utah's 2.2%, but well below the U.S. rate of 4.0%. Most recently, unemployment rates indicate low and stable levels in the county, around 3.9%, suggesting a resilient local economy with continued alignment to Utah's strong labor market performance. Weber County's (and in turn West Haven's) low unemployment rate benefits the economy by indicating strong job availability and stability but can present challenges such as labor shortages and upward pressure on wages.

Figure 4.18 Unemployment Rates



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

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

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

Figure 4.19 West Haven Employment by Industry

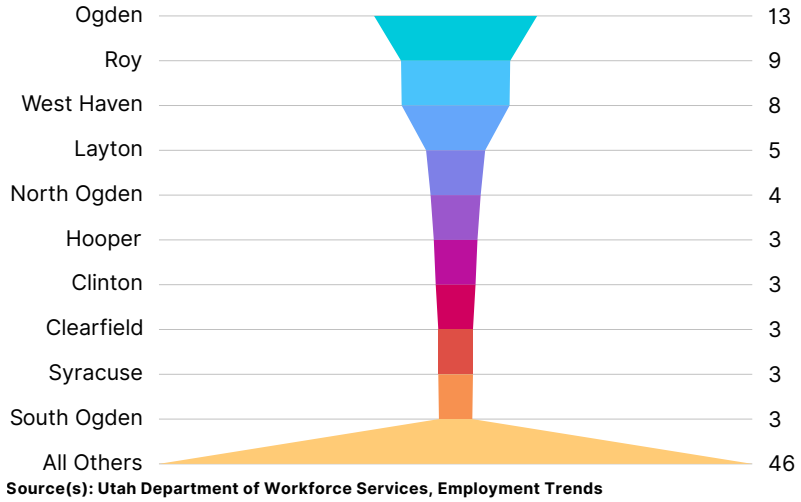
	West Haven		Weber County	
Industry	Workers	Percent of Total	Workers	Percent of Total
Construction	1,158	25.3%	9,233	8.1%
Manufacturing	564	12.3%	19,725	17.3%
Transportation and Warehousing	528	11.5%	3,025	2.7%
Educational Services	462	10.1%	11,313	9.9%
Retail Trade	349	7.6%	12,540	11.0%
Accommodation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

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

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

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

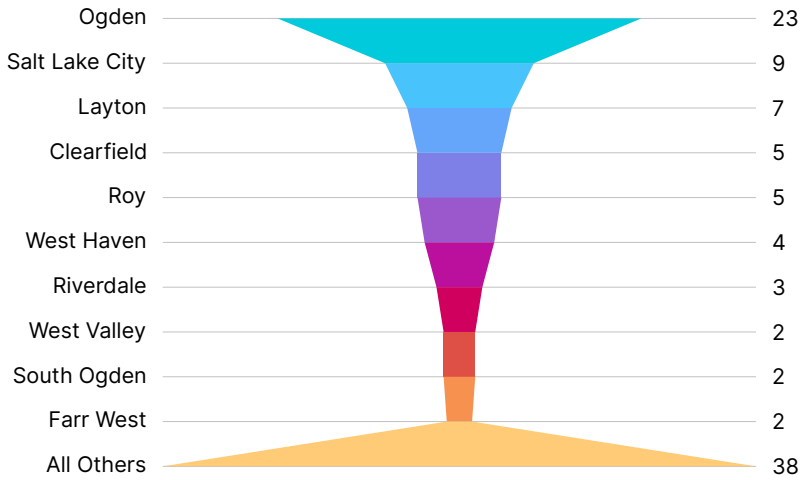
Figure 4.20 Percent Employed in West Haven (Commute from Home)



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

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

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



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

West Haven has experienced steady growth in taxable sales.

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

Figure 4.22 West Haven Historical Taxable Sales

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

Source(s): Utah State Tax Commission

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

In 2024, West Haven's taxable sales totaled $524.7 million, with revenue concentrated in just a few categories. Building Material, Garden Equipment, and Supplies Dealers led at 38.5% of sales, followed by Motor Vehicle and Parts Dealers at 22.7%, and Non-store Retailers at 22.5%. Together these three categories accounted for over 83% of the total.

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

Figure 4.23 West Haven Retail Trade Taxable Sales

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

Source(s): Utah State Tax Commission

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

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

Figure 4.24 Top 15 West Haven Employers

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

Source(s): Utah Department of Workforce Services

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

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

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

Figure 4.25 Weber County Employment Location Quotient

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

Source: Bureau of Labor Statistics

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

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

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

Figure 4.26 Weber County Location Quotient vs Wage

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

Source: Bureau of Labor Statistics

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

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

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

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

Figure 4.27 Weber County Industry Level Employment Location Quotient > 1.5

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

Source: Bureau of Labor Statistics

Sales Leakage Analysis

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

Figure 4.28 Sales Leakage Analysis Table

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

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

*Income Adjusted
Accommodation included Traveler Accommodation, RV Parks & Recreational Camps, as well as Room & Boarding Houses.
Per https://www.census.gov/naics/?input=72&chart=2022, hotels and motels fall under Accommodation (Traveler). See 72111.

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

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

Cost of Community Services

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

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

Figure 4.29 Cost Per Dollar of Revenue

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

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

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

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

Figure 4.30 Revenue Per Acre by Development Pattern

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

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

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

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

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

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

SECTION 5: APPENDICES

Financing Tools

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

Community Reinvestment Areas – Tax Increment Financing

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

Tax Increment Revenue Bonds

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

Industrial Development Bonds

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

Revolving Loan Funds and Grants

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

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

These programs recycle repaid funds to finance future local projects.

Community Development Block Grants

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

Business Improvement Districts/Tourism and Marketing Districts

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

Sales Tax Incentives

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

Special Assessment Bonds

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

Municipal Building Authority (MBA) Lease Revenue Bonds

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

Sales Tax Revenue Bonds

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

Public Infrastructure Districts

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

Public/Private Partnerships

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

EDTIF

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

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

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

Impact Fees (Update and Expansion)

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

Development Agreements and Exactions

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

Utah State Infrastructure Bank Loans

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

Planning Commission
Staff Review Memo

June 24, 2026

Stephen Nelson, Community Development Director

R-3 ZONING STANDARD UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	**§ 157.080-086 R-3 Zone**
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven City Code has several zones that offer a variety of housing, commercial, agricultural, and other uses. One of the many zones within the City is the R-3 Zone, with the stated purpose:

> ***§ 157.080 PURPOSE AND INTENT.***
> *(A) (1) The purpose of the R-3 Zone is to provide residential areas that will accommodate the development of a variety of dwelling types, from single-family through multiple-family units, with their associated necessary public services and activities.*
> *(2) It is also to provide an orderly transition from less intensive, lower-density uses to more intensive, higher-density uses.*

The R-3 Zone has served as the City's multi-family zone, though it has been implemented only to a limited extent. The zone allows for multiple housing options. There are currently two locations zoned R-3 within the City: one on the east side of Midland Drive, south of Hinckley, and the other east of Midland near 3300 S (shown in Figure 1). Most of the multi-family development in the City has been developed within the Mixed-Use Zone.

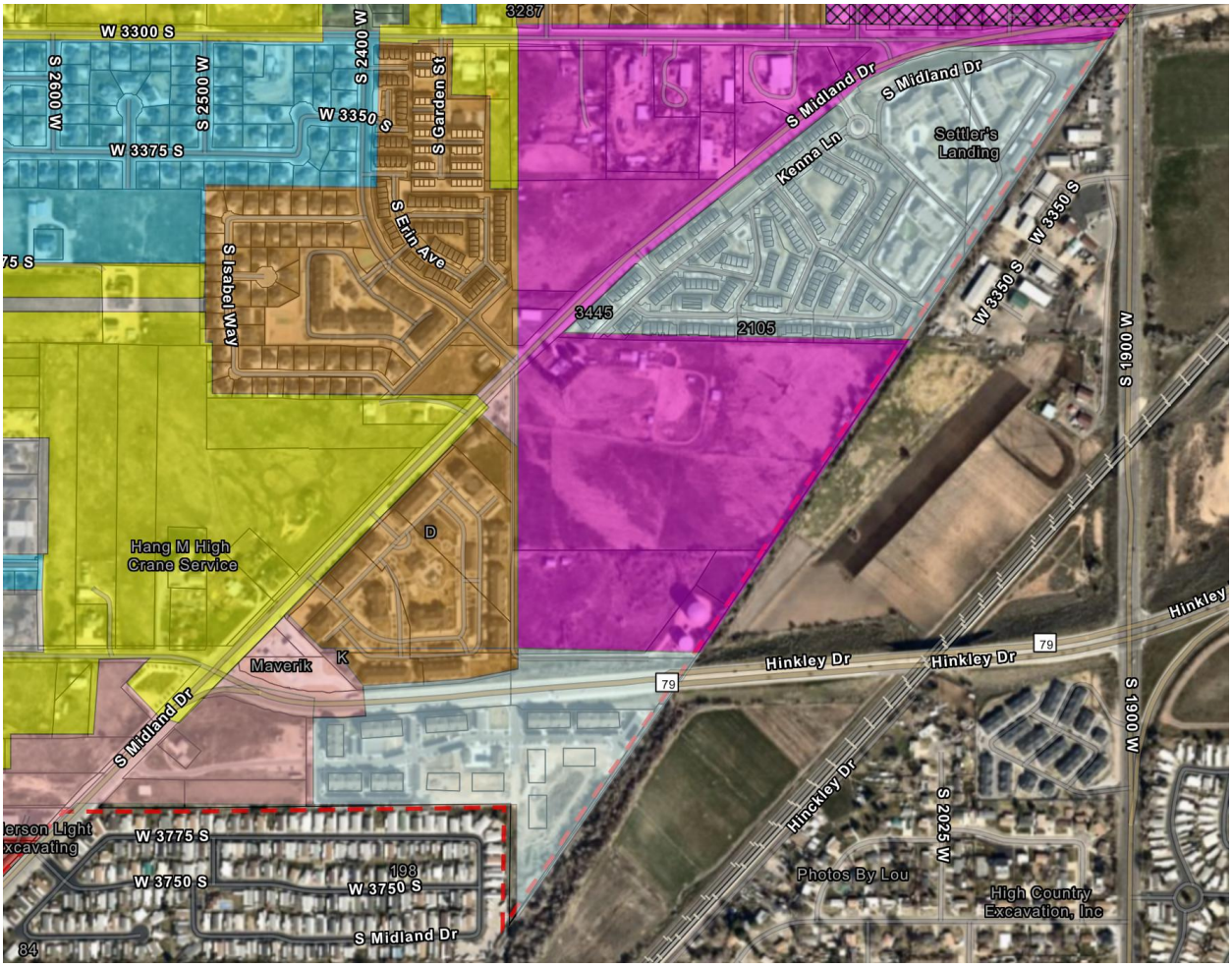
Staff is considering a couple of major changes to this zone and wants to discuss them with the Planning Commission before bringing forward a draft.

Break the R-3 Zone into multiple zones.
One of the peculiar elements of the R-3 zone is that it supports different densities depending on the location, as designated on the General Plan Map (see attached General Plan Map).

General Plan maps are typically guiding documents and are not used for administrative zoning enforcement. Staff would recommend that the City move away from using the General Plan map for this function and utilize it as an advisory document, and plans to propose making this change with the anticipated General Plan update later this year. As such, this section will need to change so that the current zones match. This also limits the City's ability to make decisions about location and densities that it may find appropriate for certain parcels without a full General Plan Map amendment.

> ***§ 157.083 SITE DEVELOPMENT STANDARDS.***
> *(B) Residential density for R-3 Zones shall comply with the density designations on the "General Plan Map".*

Image 1- R-3 Areas within West Haven in Light Blue/Grey



Staff would propose breaking it into multiple zones, including Residential Multi-Family (RM) 5, RM-10, RM-12, and RM-24, with the number indicating the number of units allowed per acre, similar to the other West Haven residential zones (R-1, R-2, R-2.5, and R-4). These densities would match the current General Plan Map destinations. Planning and Community

Development staff have also considered using the RM-5 zone to replace the attached housing standards currently proposed for removal from the Patio Home Zone. Staff would plan to keep these new zones in the same section of code, similar to how the Commercial Zones are organized.

Image 2-Wingspan Apartments within the R-3 Zone

Increasing Standards and Requirements

Currently, the R-3 zones have detailed setback and height requirements; however, other standards, such as open space, amenities, accessibility, and layout, are not governed by any additional standards except for those within the Design Review process. While allowing applicants and developers flexibility in the design of developments can have advantages, it may also lead to developments that lack adequate infrastructure or open space to support them. Staff would like to propose some best practices for multi-family developments and incorporate them into the zone.

Timing

Because the R-3 zone standards rely on the General Plan Map, which is currently being updated, staff believes there may be a need to address these issues now. There have also been indications that the City's past choice of using the Mixed-Use Zone as the preferred multi-family

development tool has waned. Adjusting the R-3 zone would provide the City with additional options as it rolls out the new General Plan.

II. **RECOMMENDED ACTION**

Staff is seeking feedback and direction on the proposal. No action can be taken on this item until a public hearing is held and the draft is presented.

R-3 ZONE

§ 157.080 PURPOSE AND INTENT.

(A) (1) The purpose of the R-3 Zone is to provide residential areas that will accommodate the development of a variety of dwelling types, from single-family through multiple-family units, with their associated necessary public services and activities.

(2) It is also to provide an orderly transition from less intensive, lower-density uses to more intensive, higher-density uses.

(Prior Code, § 10.02.010)

(B) For the purpose of application of the requirements of the R-3 Zone, one acre is 43,560 square feet.

(Prior Code, § 10.02.060)

(Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.081 PERMITTED USES.

(A) Accessory buildings and uses customarily incidental to any permitted use;

(B) Agriculture;

(C) Churches, synagogues, or similar permanent buildings used for regular religious worship;

(D) Educational institution;

(E) Group dwellings with 24 or less dwelling units, in accordance with §157.613;

(F) Home occupations, with no visiting clientele;

(G) Household pets;

(H) Libraries or museums, public or nonprofit;

(I) Multiple-family dwellings;

(J) Parking lot accessories to uses permitted in this zone;

(K) Public buildings, public parks, recreation grounds, and associated buildings.

(L) Residential facilities for handicapped persons meeting the requirements of §§157.950 through 157.955;

(M) Residential facility for elderly persons meeting the requirements of §§157.950 through 157.955;

(N) Single-family dwellings;

(O) Temporary buildings for uses incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work; and

(P) Twin homes.

(Prior Code, § 10.02.020) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.082 CONDITIONAL USES.

The following uses shall be permitted only when authorized by a conditional use permit as provided in §§157.515 through 157.529:

(A) Group dwellings with 25 or more dwelling units, in accordance with §157.613;

(B) Home occupations with visiting clientele;

(C) Assisted living;

(D) Nursing homes;

(E) Private parks, playgrounds, or recreation areas, but not including privately-owned commercial amusement businesses; and

(F) Public utility substations.

(Prior Code, § 10.02.030) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.083 SITE DEVELOPMENT STANDARDS.

(A) Below are the standards for site development within the city.

Building Type	***Minimum Lot Size***	***Minimum Lot Width***	***Minimum Front Setback***	***Minimum Side Setback***	***Minimum Rear Setback***	***Additional Setback Requirements***	***Maximum Height***
Accessory building			Must be behind the plane of the rear of the main building	5 ft.	5 ft.	May not be located closer than 10 ft. to an existing dwelling on an adjacent lot	
See West Haven Zoning Code § 157.605 for regulations on accessory structures.							
Multiple-family (over 2 units) less than 35.1 ft. in height (townhomes)			20 ft. to garage; 15 ft. to dwelling.	5 ft.	15 ft.	No multiple-family (over 2 units) dwelling in this category may be built with a setback less than 30 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 20 ft.	35 ft. to an existing R-2.5 or R-4 lot or to any existing Mixed Use lot with a single-family home
Multiple-family (over 2 units) more than 35 ft. in height						No multiple-family (over 2 units) dwelling in this category may be built with a setback less than 50 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 30 ft. to an existing R-2.5 or R-4 lot or to any existing mixed use lot with a single-family home. No less than 25 ft. off of the property line where building is against a public road	60 ft. for areas designated as 24 units per acre; 35 ft. for all areas less than 24 units per acre
Non-residential main building	8,000 ft.	60 ft.	20 ft.	8 ft.	30 ft.	No non-residential main building over 35 ft. in height may be built with setbacks less than 40 ft. off of the property line to an existing A-1, A-2, R-1, or R-2 lot; or less than 25 ft. to an existing R-2.5 or R-4 lot or to any existing mixed use lot with a single-family home.	45 ft.
Single-family and twin home	5,000 sq. ft. (single-family); 8,000 sq. ft. (twin home)	60 sq. ft. 70 ft. to house	20 ft. to garage; 15 ft. to house	5 ft.	15 ft.		35 ft.

(B) Residential density for R-3 Zones shall comply with the density designations on the “General Plan Map”.

(Prior Code, § 10.02.040) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019; Ord. 18-2022, passed 9-7-2022; Ord. 15-24, passed 5-15-2024)

§ 157.084 SIGN REGULATIONS.

The height, size, and location of signs shall be in accordance with the regulations of §§157.755 through 157.761.

(Prior Code, § 10.02.050) (Ord. 2-92, passed - -1992; Ord. 4-97, passed 9-3-1997; Ord. 38-2019, passed 11-20-2019)

§ 157.085 REGULATIONS FOR TEMPORARY STORAGE UNITS, CONTAINERS, AND STRUCTURES.

(A) Temporary storage units, containers, or structures will not be allowed in this Zone except for temporary new construction sites with a valid current building permit issued by the city. Temporary storage units, containers, or structures must be removed within 30 days of completion or abandonment of construction or permit expiration, whichever comes first.

(B) Temporary storage units, containers, or structures may be used for moving and are allowed on a hard surface in a Residential Zone for up to 14 days for the outgoing resident and an additional 14 days for the incoming resident.

(C) Temporary storage units, containers, or structures may be used for remodeling projects in established neighborhoods for a period of up to 120 days if placed in the driveway of a residence and up to six months if placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road. A valid current building permit is required.

(D) Permanent use of these temporary storage units, containers, or structures shall not be allowed in any Residential or Agricultural Zone on lots of less than one acre. One storage unit may be allowed per acre with a land use permit, which shall include a site plan and any required building permits. A temporary storage unit, container, or structure shall be placed on a hard surface such as gravel, road base, concrete, or asphalt. Note, the maximum number of temporary storage units, containers, or structures is one unit per two acres, then one per additional acre with a conditional use permit. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road.

(E) The city has no obligation or responsibility to research and enforce an applicant’s property’s existing private covenants, conditions, or restrictions prohibiting the use of temporary, or permanent use of, storage units, containers, or structures. It is the exclusive responsibility of a property owner to research and have full knowledge and understanding of those private covenants, conditions, or restrictions that run with, and are attached to, his or her property. By submitting an application to the city for a permanent or temporary storage unit, container, or structure, the applicant is certifying that he or she has full knowledge and understanding of those private covenants, conditions, or restrictions that run with their property and have a full understanding of whether those items prohibit the use of temporary or permanent storage units, containers, or structures.

(F) All tractor trailers on an agricultural, residential, or commercial parcel shall be licensed and registered with the state and must be actively used. Trailers not involved in a construction project that remain in a fixed location over 30 days shall be subject to fines, impoundment, and removal by the city.

(Prior Code, § 10.02.070) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)

§ 157.086 ENFORCEMENT AND FINES.

(A) *Enforcement and fines.* Upon a determination that a violation exists, the Code Enforcement Officer, or his or her designee, will contact the owner and shall require such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time as the Code Enforcement Officer, or his or her designee, may determine.

(B) *Pre-existing conditions.* In the instance of an existing storage unit, container, or structure that has been established for a permanent use, the owner shall have a pre-existing right, shall be a legally-nonconforming use, and shall not be required to come into compliance with the new requirements adopted July 21, 2021. The following conditions do, however, apply to any such unit(s) as of the adoption of the original ordinance on April 10, 2020:

(1) *Residential and Agriculture Zones.* Temporary storage units, containers, or structures shall not be allowed in any Residential or Agricultural Zone on lots of less than one acre. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road; and

(2) *Commercial and Manufacturing Zones.* A temporary storage unit, container, or structure shall not be allowed in any Commercial or Manufacturing Zone on lots of less than one acre. It must be placed on a hard surface such as gravel, road base, concrete, or asphalt, and made to look like the main structure on the property, including the use of similar building materials and colors.

(C) *Temporary storage units.* If the temporary storage unit, container, or structure is moved or otherwise modified, the property owner would have to comply to all requirements under the current ordinance.

(Prior Code, § 10.02.070.0100) (Ord. 23-2020, passed 6-17-2020; Ord. 29-2021, passed 7-21-2021)

LEGEND

- PROPOSED ARTERIAL / COLLECTOR ROAD
- EXISTING ARTERIAL / COLLECTOR ROADS
- UTAH POWER & LIGHT CORRIDOR
- TRAIL SYSTEM
- AGRICULTURE (A-1)
- AGRICULTURE (A-2)
- COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- COMMERCIAL (C-3)
- HEAVY INDUSTRIAL (M-2)
- LIGHT INDUSTRIAL (M-1)
- MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & COMMERCIAL
- 1 UNITS PER ACRE - 20,000 SQFT MIN (R-1)
- 2 UNITS PER ACRE - 12,500 SQFT MIN (R-2)
- 2.5 UNITS PER ACRE - 10,000 SQFT MIN (R-2.5)
- MULTI-FAMILY UNITS (R-3) - SEE KEYNOTES FOR DENSITY)
- 4 UNITS PER ACRE - 8,000 SQFT MIN (R-4)
- PH ZONE
- DRINKING WATER TREATMENT FACILITY
- DETENTION BASIN
- PARKS / PUBLIC OPEN SPACES/ SCHOOLS
- OPEN SPACE / RECREATION/ RESIDENTIAL (1 ACRE DENSITY)

KEY NOTES

1. MIXED USE: LOW DENSITY
2. MIXED USE: MEDIUM / LOW DENSITY
3. MIXED USE: MEDIUM / HIGH DENSITY
4. MIXED USE: HIGH DENSTIY
5. FUTURE SCHOOL
- C. MANDATORY COMMERCIAL OVERLAY
6. 5 UNITS PER ACRE
7. 10 UNITS PER ACRE
8. 12 UNITS PER ACRE
9. 24 UNITS PER ACRE

R-3 Density Designation

R-3 Areas

BIKE ROUTES

1800 South
2100 South
2550 South
3300 South
4000 South
2300 West
2700 West
3500 West
5100 West
4700 West
Midland Dr.
1900 West

MIXED USE AREA EAST OF 1900 WEST WILL HAVE APPLICATION OF THE MANDATORY COMMERCIAL OVERLAY AS RECOMMENDED BY PLANNING COMMISSION USING APPENDIX I OF THE GENERAL PLAN AS A REFERENCE.

CITY OF WEST HAVEN

GENERAL PLAN
OF
WEST HAVEN CITY
WEBER COUNTY, UTAH

CITY COUNCIL
APPROVED SEPTEMBER 16, 2020
DRAFT JUNE 7, 2021

PREPARED BY:
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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Planning Commission
Staff Review Memo

June 24, 2026

Stephen Nelson, Community Development Director

LANDSCAPE STANDARDS UPDATE

Proposal:	Discussion of Patio Home Zone Standards
Ordinance Section:	**§ 157.985-998 LANDSCAPING STANDARDS AND REQUIREMENTS**
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

On December 3, 2025, the City Council approved West Haven's Water Use & Preservation Element of the General Plan (Water Element). The City contracted with Landmark Design, the City's contracted long-range planning and landscape architecture firm, which worked with the City on the creation and drafting of the plan. At the time the City contracted with Landmark for the Water Element, the City also contracted with Landmark to update West Haven's landscape standards after the Water Element was approved. Staff and Landmark have now created a draft update to the landscape standards in the West Haven City Code for the Planning Commission's review.

There were a couple of reasons the City asked Landmark to help update the landscape ordinance.

Water Conservation. Landscape irrigation accounts for a significant portion of water use within the City, and proper landscaping can have a significant impact on water use. As indicated within West Haven's Water Element, :

> *Irrigation of landscapes represents more than 60% of residential water use in Utah, making it one of the most effective areas for conservation to reduce overall demand.* (West Haven Water Use & Preservation Element, 2025, p 18)

Because of that, there were multiple implementation goals recommended within the document:

Implementation 2.2: *Prioritize water-efficient landscaping and irrigation at the design stage to avoid costly retrofits, and ensure ongoing efficiency through post-occupancy monitoring.*

Implementation 2.3: *Review landscaping, zoning, and other relevant standards to ensure they do not create barriers for residents seeking to implement water-wise landscape improvements. Provide guidance or resources as needed.*

Implementation 3.3: *Review and update the landscaping ordinance to support water conservation, including guidance on site-specific design, soil preparation, runoff reduction, and management of high-evaporation features, while maintaining flexibility for residents and developers.*

Implementation 3.4: *Explore opportunities to integrate water efficiency into other local standards, including site design, stormwater management, irrigation specifications, construction requirements, and Low-Impact Development (LID) practices.*
(West Haven Water Use & Preservation Element, 2025, pp 28-29)

Because of these recommendations, staff, with Landmark Design, has reviewed the current standards for water efficiency and conservation in mind.

Clarity in implementation. There are currently a few places within the Landscape Ordinance that are not very clear. One of the goals of this rewrite is to help expand and clarify these sections.

Beautification. Another consideration was which standards could be increased or modified to enhance the beautification of the City. Most residents and people's interactions with landscape design in commercial and industrial areas are from their vehicles. Staff wanted to ensure the landscape design would not only provide beauty from pedestrian or close inspection, but also enhance the corridors within the City.

Trees. Trees provide many benefits to the City, including shade, traffic calming, air filtration, stormwater mitigation, ecological enhancement, and essential habitat. The proposed code provides further guidelines and tree plantings, and additional standards about tree placement within the City.

West Haven DRC has received a copy and is currently providing additional review.

II. Areas of Primary Change.

The following summaries pull from key sections that contain the most substantial changes.

§ 157.986 DEFINITIONS. This section has been updated with some additional definitions and clarification of existing definitions. These definitions are needed to help support regulations within the rest of the document

§ 157.988 GENERAL LANDSCAPE PROVISIONS. This is a brand new section, though many of the regulations have been pulled from existing ordinances. The main purpose is to house general landscape regulations that apply across the City, regardless of zoning or type of use. Key highlights would include the requirements to select "well-suited" plants for the area, park strip regulations, and tree size selection.

§ 157.989 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS. This section has been updated in a couple of ways. The required landscaping areas have been moved from the Design Review Section and placed here. It was made clear that all undeveloped areas within multi-family projects must be landscaped. Further parking lot landscape requirements and clarifications have been added. Plant coverage requirements have been further clarified, and the street tree standard has also been clarified. Another major change was adding Water Source Limitations and the Alternative Compliance section (F). Last fall, the City officially adopted a policy to allow the Planning Commission to waive landscape requirements if no outdoor water was available. As such, staff wanted to create some standards for how those areas would be landscaped.

§ 157.990 SINGLE-FAMILY RESIDENTIAL. This section experienced some of the most material changes from the current ordinance. Staff does have some enforcement and policy concerns about the amount of regulation and plant coverage required on single-family lots. The City has received complaints from some residents about landscaping on certain single-family properties, and these changes would allow the City to address those concerns. However, staff could not proactively enforce many of the provisions in this section due to staffing limitations. Residents may also experience barriers to compliance, including financial ones, or may have a different vision for their property landscape design and seek something that uses less water or has lower maintenance needs. The Planning Commission should also consider how much it would like to regulate an individual residential property.

§ 157.993 COMPLETION OF IMPROVEMENTS. The main change in this section is the removal of the bond/escrow requirements, as state law now prohibits the City from requiring any financial security for landscaping on private property.

§ 157.994 TREE AND SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES. This section governs trees planted in street rights-of-way and publicly dedicated parcels. This includes a list of trees that will no longer be allowed within these places, as recommended by Landmark Design. Staff has forwarded this list and section to the West Haven Parks and Recreation Director and the Public Works Director for further feedback.

III. RECOMMENDED ACTION

Staff is seeking feedback and direction on the proposed draft. Staff will present the number of proposed changes and possible ramifications. No action can be taken on this item until a public hearing is held.

LANDSCAPING STANDARDS AND REQUIREMENTS

§ 157.985 PURPOSE AND INTENT.

—This subchapter is established to promote ~~the health, safety and general welfare of the public by enhancing the aesthetic quality of residential and commercial areas while promoting~~attractive, functional, water-efficient landscaping that supports community character, reduces water demand, mitigates heat, and is practical to install and maintain. Landscaping standards are intended to allow flexibility in site-specific design, encourage water-wise plant selection, and ensure that landscaping contributes to shade, visual quality, and environmental performance without requiring unnecessary water use.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.986 DEFINITIONS.

—For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

—ACTIVE ~~***RECREATION***~~LAWN AREA. An area that is dedicated to active play, including where ~~turf~~turfgrass may provide a playing surface.

—BIOSWALE. Bioswales are vegetated open channels designed to convey and treat storm water runoff. They are appropriate when it is desirable to convey flows away from structures or as an alternate conveyance method to pipes, concrete channels, or curbed gutters. Bioswales reduce peak flow rates, reduce flow velocities, filter storm water pollutants, and can also reduce runoff volume through infiltration.

BUBBLER. An irrigation head that delivers water to the root zone by ~~flooding~~drenching the planted area~~,~~. The amount of water used by bubblers is usually measured in gallons per minute. BUBBLERS ~~exhibit~~ typically convey water as a trickle, umbrella or short stream pattern.

—CHECK VALVE. A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow. Used to prevent pollution or contamination of the water supply due to the reverse flow of water.

—DRIP EMITTER. Drip irrigation fittings ~~that~~ deliver water slowly at the root zone of the plant, usually measured in gallons per hour. DRIP EMITTERS typically convey water as a consistent trickle.

—EVAPOTRANSPIRATION (ET). The quantity of water evaporated from ~~adjacent~~ soil and other surfaces and transpired by plants during a specified time~~,~~. EVAPOTRANSPIRATION is an important part of the local water cycle and climate, and measurement of it plays a key role in water resource management, and is expressed in inches per day, month or year.

Commented [SN1]: Some General Notes:
1.The colored text are the changes. Some appear in different colors, that just reflects that some changes were made at different times by different people.
2.Some of the items that show it not changed may have moved into a different spot. This is how Micorsoft word decided to track the change.

—GRADING PLAN.- The grading plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscape area.

—GROUND COVER. ~~Material planted in such a way as to form~~ Plant material that forms a continuous cover over the ground.

—GROUND PLANE COVERAGE.- Vegetative cover of the horizontal ~~surfaces~~surface of a landscaped area. Canopies of deciduous trees shall not be counted toward ~~the coverage calculation~~these calculations.

—HARDSCAPE.- Durable landscape materials~~, such as~~ that cover the horizontal surfaces of a landscaped area. Typical HARDSCAPE materials include concrete, wood, stone or brick pavers, or compacted organic mulch.

HYDROZONE. A portion of the landscaped area that contains plants with similar water needs, areas and similar microclimate (i.e., slope, exposure, wind, shade, etc.) and soil conditions, and areas that will be similarly irrigated. —A HYDROZONE can be served by one irrigation valve, or a set of valves with the same schedule.

IRRIGATION EFFICIENCY.- The measurement of the amount of water ~~beneficially~~intended to be applied to a landscaped area, divided by the total amount of water actually applied.- IRRIGATION EFFICIENCY- is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

—IRRIGATION PLAN.- The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit and identification of all irrigation equipment.

~~— LANDSCAPED AREA. Improved areas of the property that make up the landscape. The ***LANDSCAPED AREA*** does not include building or structure footprints, sidewalks and other non- irrigated natural areas intentionally left undeveloped.~~

—LANDSCAPE ARCHITECT~~,~~, PROFESSIONAL (PLA). A person who holds a license certificate to practice landscape architecture in the State of Utah. Only a- PROFESSIONAL LANDSCAPE ARCHITECT- (PLA) can legally prepare and sign create commercial landscape plans for large-scale residential and commercial projects.

—LANDSCAPE DESIGNER.- A person who ~~may or may not hold professional certificates for landscape design/architecture~~is not a PROFESSIONAL LANDSCAPE ARCHITECT (PLA) and cannot legally create ~~commercial~~or stamp landscape plans~~.~~ for commercial use . LANDSCAPE DESIGNERS- generally focus on ~~residential~~ design and horticultural needs of home and smaller residential landscapes.

—LANDSCAPE PLAN.- The landscape plan shows the design of the landscape with natural features such as plantings, ground and water forms, circulation, walks, hardscape areas and other features to comply with this subchapter. ~~Types~~The types of plantings are identified, and

quantities included. ~~A~~ The percentage of landscape areas and open space ~~percentage of~~ on the site is also included to ensure conformance with ~~the minimum~~zoning coverage requirements ~~of the zone in which the development is located~~.

LANDSCAPED AREA. Improved areas of the property that make up the landscape. ~~***LANDSCAPE ZONE.*** A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind and the like)~~The LANDSCAPED AREA does not include building or structure footprints, sidewalks and other non- irrigated natural areas intentionally not landscaped.

~~and soil conditions, and areas that will be similarly irrigated.~~ A ~~***LANDSCAPE ZONE***~~ ~~can be served by one irrigation valve, or a set of valves with the same schedule.~~

~~—~~LANDSCAPING. Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features such as rock, stone or bark chips; hardscape areas such as concrete, wood, stone or brick pavers, or compacted organic mulch; and structural features, including, but not limited to, fountains, reflecting pools, outdoor art work, pergolas, arbors, screen walls, fences or benches.

~~—~~LOCALSCAPES®. A locally adaptable and environmentally sustainable urban landscape style that requires less irrigation than traditional Utah landscapes (see ~~www.Localscapes.com).~~www.Localscapes.com).

~~—~~MULCH. Any material such as rock, crushed stone, bark, wood chips or other materials left loose and applied to the soil in landscape areas to help to conserve water in gardens by reducing soil evaporation, controlling weeds, and maintaining consistent soil temperatures. Organic mulches such as wood chips are particularly beneficial as they improve soil health while retaining moisture.

~~—~~OPEN SPACE. An area which is ~~completely~~an area of land that is free ~~and unobstructed~~ from ~~any building~~buildings and often designated for public use, such as natural areas, parks or ~~structure~~gardens. Landscaping, walkways, covered patios, light poles and other ornamental features ~~shall~~may or may not be ~~considered obstructions for the purposes of this definition.~~appropriate elements in these zones, depending on specific needs and context. Areas used for storm drainage shall not be ~~eligible for inclusion in a required~~ considered an OPEN SPACE area~~. Utility~~, and utility corridors shall only be counted ~~toward the~~ ~~***OPEN SPACE***~~ ~~requirement~~ if improved as an accessible amenity ~~to~~for the project, surrounding neighborhood or the community as a whole.

~~—~~PARK STRIP. A typically narrow landscaped area located between the back-of-curb and sidewalk.

~~—~~PLANNED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. A planned single-family development with specific open space and/or amenity standards that are required by the zone or a development agreement, and in which common open spaces ~~will be~~are maintained by a homeowner's association or organization.

—PLANTER BED.- Any irrigated, non-~~turf~~turfgrass portion of the landscaped area.

—PLANTING PLAN.- A planting plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, ~~turf~~turfgrass areas, driveways, sidewalks, hardscape features and fences.

—POP-UP SPRAY HEAD.- A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

—PRECIPITATION RATE.- The depth of water applied to a given area, usually measured in inches per hour.

—PRESSURE COMPENSATING.- A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

—PUBLIC FACILITY.- A government, educational or non-profit organization that provides services to the general public.

—REHABILITATED LANDSCAPING.- Altering, repairing or adding to a landscape to make possible a compatible use, increase curb appeal, decrease maintenance and the like.

—ROTOR SPRAY HEAD.- A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor. The spray heads have stationary nozzles that spray water in a specific direction.ROTARY SPRINKLER. An irrigation head that projects water through a gear rotor in single or multiple streams. The nozzle rotates to cover a larger area in a circular motion, making them most suitable for expansive lawns or gardens.

—RUNOFF.- Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

—SMART AUTOMATIC IRRIGATION CONTROLLER.- An automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor.- SMART AUTOMATIC IRRIGATION CONTROLLERS- schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather/soil moisture conditions.

—SPRAY SPRINKLER.- An irrigation head that sprays water through a nozzle. See also ROTARY SPRAY HEAD.

~~***STREAM SPRINKLER.***~~ TURFGRASS. ~~An irrigation head that projects water through a gear rotor in single or multiple streams.~~

~~***TURF.***~~ A surface ~~layer~~ of ~~earth containing~~perennial grass applied on topsoil that contains grass species with full root structures that are maintained as mowed grass.

—WASTE OF WATER.- Includes, but is not necessarily limited to:

—— ___(1)—The use of Wasted water for any purpose, including outdoor irrigation, that consumes or for which is applied substantial excess water beyond the reasonable amount required by the use, whether such excess water is lost due to evaporation, percolation, dischargesdischarge into the sewer system, or is allowed to run into the gutter or street; or

—— ___(2)— Washing sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate health or safety hazards or for standard maintenance.

—WATER-CONSERVING PLANT. A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during periods of dry and warm weather.

XERISCAPE. A water-efficient landscaping method characterized by the use of site-appropriate, drought-tolerant, or native plants; the use of organic and inorganic mulches to reduce evaporation; and the implementation of efficient irrigation systems. Xeriscape is a comprehensive approach to landscaping that reduces the need for supplemental water while maintaining an aesthetically pleasing environment. XERISCAPE is not "Zero-scape" (the absence of vegetation) and requires a minimum percentage of living plant material.

ZERO-SCAPE. A landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape. ZEROSCAPE landscapes are typified by yards and landscape areas covered with inert materials such as concrete pavement, other paving and hardscape materials, gravel, rock, and stone.

(Ord. 13-2022, passed 7-6-2022)

§ 157.987 APPLICABILITY.

—The provisions of this subchapter shall apply to all new and rehabilitateddevelopment and to rehabilitation of existing landscaping for public facility projects, commercial and industrial projects, multi-family residential projects and landscaping for new single-family residential dwellings and fully rehabilitated single-family residential landscapes.

(Ord. 13-2022, passed 7-6-2022)

§ 157.988 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.

—(A) *Open space*. Commercial, manufacturing, multi-family, and public facility developments: landscaping for commercial, manufacturing, multi-family and public facility developments shall comply with exceeding 25% of the requirements of West Haven City "Site Plan and Design Review" ordinances. All open space required shall be landscaped with a minimum of one tree for every 400 square feet of total landscaped area and one shrub for every 200 square feet of landscaped area. Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity. Canopies of deciduous trees shall not count

~~towards .~~ Properties subject to the ~~coverage calculation. Park strips are exempt from the ground plane coverage requirements.~~

~~(B) *Landscape design*~~ provisions of this subchapter shall comply with all landscaping standards herein, except where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property.

~~(1)~~ § 157.988 GENERAL LANDSCAPE PROVISIONS.

The following landscape provisions shall be adhered to by all land use types unless otherwise noted:

(A) Plant selection. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable.

~~(a)~~ Plants shall be ~~well-suited to conditions at the project site. Both native and locally adapted plants are acceptable. Plants with~~organized into hydrozones, with plants grouped according to similar water needs ~~shall be grouped together as much as~~, to the maximum extent possible.

(1) Xeriscaping is permitted in all zones.

(2) Zero-scaping shall not be permitted except where limitations of secondary water service or other qualifying conditions, as defined in this section, prevent adequate irrigation.

(3) Areas with slopes greater than ~~33~~25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

~~(b)~~ (4) The following resources may be consulted for a list of recommended water-conserving plants (not a comprehensive list): Localscapes®, the Weber Basin Water Conservancy District (weberbasin.com), and the Utah State University Center for Water-Efficient Landscaping.

(B) Park strips. Park strips and other landscaped areas less than eight feet wide shall not be landscaped with ~~turf~~turfgrass and shall be maintained free of weeds. All planting with parks strips and other landscape areas of less than eight feet wide shall be planted in accordance with the standards within this title. Any hardscape installed within a park strip shall cover no more than ~~50~~30% of the park strip area, unless otherwise required by city code or by an agency of the state. Park strips within the County or Utah Department of Transportation (UDOT) shall be developed according to that organization's standards.

~~(c) Turf area shall not exceed 15% of the total landscaped area, outside of active recreation areas.~~

~~(d) Note: Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).~~

Commented [SN2]: This is a new section, but some items have been moved from other sections.

~~(2)~~ (C) Mulch. ~~.~~ After completion of planting, all irrigated non-~~turf~~turfgrass areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material such as concrete or asphalt shall not be placed under the selected mulch.

~~(3)~~ (D) Tree ~~*selection.*~~ Selection. Tree species shall be selected based on ~~growth characteristics~~their ability to create an urban tree canopy with proper and ~~site conditions, including available space, overhead clearance, soil conditions, exposure~~consistent maintenance. When selecting trees, qualities such as the approximate size at maturity, location, and ~~desired color and appearance.~~planting area width should be carefully considered.

(1) Tree sizes are defined below, along with their corresponding minimum plating area widths for each size category:

(a) Large Trees ~~shall be selected as follows:~~are defined as trees with a mature height of forty (40) feet or more. Planting area width shall be a minimum of ten (10) feet wide.

~~(a) Broad canopy~~ (b) Medium Trees are defined as trees with a mature height between twenty-five (25) and forty (40) feet. Planting area width shall be ~~selected~~a minimum of eight (8) feet wide.

(c) Small Trees are defined as trees with a mature height of twenty-five (25) feet or less. Planting area width shall be no smaller than six (6) feet wide.

(d) Based on a recommendation of a landscape architect, a specific trees may be planted in areas that are more narrow then listed above.

§ 157.989 COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND PUBLIC FACILITY DEVELOPMENT STANDARDS.

(A) Applicability. The following standards shall be required for all new and rehabilitated landscaping for public facility, commercial, industrial, and multi-family residential projects. Landscaping for these project types shall comply with the requirements of the West Haven City "Site Plan and Design Review" ordinances.

(B) Required Landscape Area. The following areas shall be landscape and meet the following requirements. .

(1) Areas of required landscaping which shall meet the listed planting schedule and number as outlined within this section. .

(a) Frontage. Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.

(b) Side/rear yards. There shall be a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where ~~shade or~~

~~screening of tall objects~~said landscaping is ~~desired;~~not visible from areas of public access) and a minimum of five feet of landscaping between an access driveway and a side or rear property line unless said driveway is to be used for common access by an adjacent lot.

~~(b) Low-growing trees shall be selected for spaces under utility wires;~~

~~(c) Trees shall be selected from which lower branches can be trimmed to maintain a healthy growth habit where vision clearance and natural surveillance is a concern;~~

~~(d) Narrow or columnar trees shall be selected where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;~~

(c) ~~(e)~~ Multi-Family. All areas that are not developed with structures, amenities, rights of way, driveways, and parking areas must be landscaped. The required landscape area shall be focused on the areas surrounding buildings. Landscaped areas shall be defined as a combination of trees, shrubs, perennials, mulch, and permeable surfaces, professionally designed to create engaging landscape treatments near building facades and entrances, within parking plots, and along key walkways and other areas with significant resident and pedestrian value.

(d) Parking Lot Landscaping. Hard-surfaced parking lots containing ten (10) or more parking spaces shall comply with this section.

(i) Landscape Area Requirements for Parking Lots Located on Project Lots. Interior landscaping shall total a minimum of five percent (5%) of the paved parking and drive aisle area, or as otherwise required by this subsection, whichever is greater. Perimeter landscaping does not count toward this total.

(ii) Parking Islands. End-of-row islands shall be provided at the end of each parking row, a minimum of 8 feet wide, and planted with at least one shade tree and low shrubs or perennials not exceeding three (3) feet in height. Islands shall avoid narrow or diamond shapes.

(iii) Parking Medians. Parking lots medians shall be provided on every third drive aisle or at intervals not exceeding 150 feet. Medians shall be a minimum of 8 feet wide, planted with shade trees no more than 40 feet' apart, and be landscaped with low shrubs, and may be either at-grade or include curb cuts and a planted bioswale for storm drainage. Pedestrian pathways may be provided within medians in addition to the required planting area.

(e) All other areas not listed shall have appropriate ground cover to control dust and weeds.

(2) Tree Requirements (see also 157.994).

Commented [SN4]: This is the current standard in the design review. The following paragraphs clarify what this standard means.

(a) A minimum of one tree shall be provided for every 400 square feet of required landscape area. Street trees ~~shall be planted within existing and proposed~~ may not be counted toward this minimum.

(b) Street Trees. Each lot is required to have one street tree for every forty (40) feet of street frontage with a minimum of one street tree per street frontage where park strips~~, and in sidewalk tree wells on streets without~~ are available. Trees shall be planted within park strips~~. Tree placement~~ whenever possible. Placement shall provide canopy cover ~~(~~/shade~~)~~ and avoid conflicts with existing trees, retaining walls, utilities, lighting ~~and~~, or other obstacles. All street trees shall comply with the clear vision standards of this ~~subchapter; and~~chapter. Street trees planted within UDOT or County rights-of-way shall be planted based on that organization's standards.

~~(f) All trees to be installed on public property or on property to be maintained by the city shall be subject to approval by the City Arborist or designee.~~

~~(4) *Plant material size at installation.*~~

~~(a)~~ (c) Deciduous trees shall ~~be installed at~~have a minimum trunk size of (2) two inches in caliper~~,~~ measured ~~eight inches~~6" above ~~the soil line.~~

~~(b)~~ ground level when planted. Evergreen trees and multi-stem deciduous trees shall ~~be installed at~~have a minimum size of five (5) feet in height ~~of six feet~~when planted.

(f) ~~(c)~~

(3) Ground Plane Planting Requirements. At maturity, landscapes must have sufficient plant material (perennials and shrubs) to achieve a minimum of 50% living plant coverage at ground level, excluding tree canopies. At least 30% of the ground plane landscape shall be comprised of hardy shrubs, with the remainder composed of perennials, ornamental grasses, or other approved groundcover plants.

(a) Shrubs and Perennials. All shrubs and perennials shall be a minimum size of one (1) gallon container stock when planted . Shrubs shall be installed at a minimum size of (3) three gallons.

~~(d) Ornamentals grasses and perennials shall be installed at a minimum size of one gallon.~~

~~(e) Ground cover shall be installed at a minimum height of three inches.~~

~~(C) *Landscape and irrigation plan submittal.*~~ (b) Turfgrass. Turfgrass. Turfgrass areas shall not exceed 15% of the total landscaped area, excluding active lawn areas and detention basins. Turfgrass shall not be used in park strips, parking islands or medians, or buffer landscaping.

(c) Mulch and Irrigation. Planting beds shall comply with the mulch requirements of subsection (2) and shall be irrigated in compliance with § 157.991, Irrigation Design Standards.

(D) Water Limitations. Where access to secondary water service is limited or not available, or where other special circumstances prevent adequate irrigation from being available, the interior landscaping required by this section may be designed and installed in accordance with § 157.989.(F) Water Source Limitations and Alternative Compliance.

(E) Buffer Landscaping. Buffer landscaping is intended to provide visual separation, screening, and aesthetic transition between parking areas, driveways, and adjacent properties, while accounting for site constraints, land use patterns, and the availability of irrigation.

(1) Minimum Buffer Width. A minimum five-foot landscaped buffer shall be provided between parking areas and side or rear property lines, except where adjacent uses are commercial and the landscaping is not visible from areas of public access. A minimum five-foot landscaped buffer shall also be provided between an access driveway and a side or rear property line, unless the driveway is designed for common access by an adjacent lot.

(2) Materials and Plant Selection. Buffer landscaping shall incorporate a mix of trees, shrubs, and groundcovers where site conditions allow.

(F) Water Source Limitations and Alternative Compliance. Where limitations of secondary water service or other special circumstances prevent adequate irrigation of a property, the required open space and landscaped areas of the property may be installed as ZERO-SCAPE as defined previously and implemented in accordance with the standards of this section.

Commented [SN5]: This section was added to address the Planning Commission's ability to waive landscaping requirements if there is no outdoor or secondary water available.

(1) Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider confirming that secondary water service or other water sources are unavailable, limited, or otherwise insufficient to meet standard landscape requirements.

(2) A minimum of three different landscaping materials from the list below shall be used to dress the areas of required landscaping, and said materials shall be designed to achieve a deliberate appearance and result.

(a) Decorative rock, multiple variations in size and color may be provided to satisfy material requirements

(b) Rock mulch

(c) Artificial turf

(d) Pavers: No more than 5% of landscaped ~~the~~ area.

(3) Where variations of decorative rock are used as a landscaping material, the variations shall noticeably differ in size, texture, or color to be considered different materials.

(4) Decorative rock and rock mulch shall be of light or muted hues to mitigate ambient heat. Decorative rock of a dark hue may be utilized as a secondary material and shall comprise no more than 15% of the total landscaped area.

(5) Where artificial turf is used as a landscape material, it shall comply with the following standards:

(a) Artificial turf shall consist of individual blades of grass that emulate natural turfgrass in color and general appearance.

(b) Artificial turf shall be limited to no more than 15% of the total landscaped area, excluding those areas designated for active recreation.

(c) Where artificial turf abuts decorative rock or rock mulch, landscape edging of concrete, stone, brick, or metal shall be provided.

(d) Artificial turf shall be properly anchored and seamed according to the manufacturer's specifications.

(e) Artificial turf shall not be installed in ponds, swales, basins, or any other permanent drainage feature.

(6) Decorative boulders shall be provided, either in an array or dispersed across the property in a deliberate, decorative fashion.

(G) Landscape Plan Submittal. All landscape plan applications associated with design review approval shall comply with West Haven Design Review 157.730 -736 and other applicable sections.

(H) Final Landscape Plan Submittal Standards. A copy of a landscape ~~and irrigation~~ plan shall be submitted to and approved by the city prior to the issue of ~~any permit. The~~ a final site plan. All plans shall be prepared by a ~~registered landscape architect~~Professionally Licensed Landscape Architect and shall consist of the following items:

(1) ~~*Landscape*~~ Planting plan. A detailed ~~landscape~~planting plan shall be drawn at a scale that clearly identifies the following:

(a) Project name and address, ~~and~~ landscape architect's information~~;~~, graphic and written scale, and date of design. Existing trees and plant materials to be either removed or retained to be clearly indicated.

~~(b)~~ (b) Existing landscaping, including trees at least twenty (20) feet beyond the property lines. Where possible, developers are encouraged to preserve existing, healthy trees.

(c) Location of all proposed plant materials, a ~~legend~~plant schedule with botanical and common names ~~and~~, size of plant materials~~;~~ at maturity, size of container stock, and designated hydrozones.

~~(c) Location of landscape features, ground and water forms, walks, hardscape, mulch and other features;~~

~~(d) Property lines and street names;~~

~~(e)~~ (d) Existing and proposed ~~buildings,~~structures (where applicable), walls, fences, utilities, paved areas and other site improvements~~;~~.

~~(f) Existing trees and plant materials to be removed or retained;~~

(e) Location and descriptions of all proposed landscape features and ground surface material treatments.

(f) Clear indication of property lines, easements, and street names.

(g) ~~Scale: graphic and written;~~

~~(h) Date of design;~~

~~(i) Designation of a landscape zone; and~~

~~(j)~~ Details and specifications for tree staking, soil preparation and other planting work.

(2) Irrigation plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:

(a) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;

(b) Static water pressure in pounds per square inch (PSI) at the point of connection to the public water supply;

(c) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and

(d) Installation details for irrigation components.

~~(D) *Plan review, construction inspection and post-construction monitoring.*~~

~~(1)~~ (3) Grading plan.

(a) Property lines, street names, existing and proposed structures, turfgrass areas, and paved areas.

(b) Existing and proposed grading of the site indicating contours at 2-foot intervals.

(c) Any proposed berming shall be indicated using 1-foot contour intervals.

(d) Delineate and label areas with a grade greater than 25% (4 feet Horizontal: 1 foot Vertical).

(4) Project Data Table. A project data table containing the following:

(a) Project/lot size in acres and square feet;

(b) Required landscape area in square feet;

(c) Number of trees required and number of trees provided;

(d) Percentage of required shrubs/perennials and percentage of provided shrubs/perennials

(e) Maximum allowable turfgrass area and turfgrass area provided.

(H) Plan Review, Construction Inspection, and Post-Construction Monitoring.

(1) As part of the land use approval process, a copy of the landscape and irrigation plans shall be submitted to the city for review and approval before construction begins.

(2) All installers and designers shall meet state and local license, insurance and bonding requirements, and be able to show proof of such.

(3) During construction, site inspection of the landscaping ~~may~~shall be performed by the city.

(4) Following construction and prior to ~~issuing~~final inspection by the ~~approval for occupancy~~building inspector, an inspection shall be scheduled with the Community Development Department to verify compliance with the approved landscape plans. Failure to comply with the approved landscape plan, the City may withhold business licenses, future land use approvals for expansions on the site, or may take other legal actions to enforce the provisions of this chapter.

(5) The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this subchapter are not satisfied.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~989~~990 SINGLE-FAMILY RESIDENTIAL.

~~(A) *Landscape design standards.*~~

~~(1) *Plant selection.*~~

~~(a) Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable.~~ ~~Plants with similar water needs should be grouped together as much as possible.~~

Commented [SN6]: The changes proposed changes are from the City Landscape Architect Firm. Generally, the planning staff has some concerns about some of these requirements. Namely, I am hesitant to dictate how someone landscapes their private residential yard. Some of the listed changes are just clarification of current standards, but this goes into greater detail about how much of the yard would need to be landscaped.

~~(b) Areas with slopes greater than 33%~~ (A) Applicability. The following standards shall be ~~landscaped with deep-rooting, water-conserving plants~~ required for ~~erosion control~~all new and ~~soil stabilization.~~

~~(c) Park strips~~rehabilitated landscaping for single-family and ~~other landscaped areas less than eight feet wide shall not be landscaped with turf and shall be maintained free of weeds. Hardscape is permitted provided it does not interfere with the park strip's ability to capture storm water~~twin home residential dwellings.

~~(d) Turf area~~ (B) Required Landscaping Area. All portions of a lot that are not improved with impervious materials must be landscaped. Weeds do not qualify as required landscaping. Landscaped areas must be maintained in a neat, clean, and orderly condition, including the removal of litter, proper pruning, lawn mowing, weeding, replacement of dead plants, and regular watering and fertilization of all landscaped areas.

(1) Required landscaping in the park strips, front yards, and side yards that are visible from the street shall consist of live plant materials with an automated irrigation system.

(2) At maturity, single-family landscapes shall have at least 50% living plant cover (shrubs, perennials and decorative grasses) on the ground plane at maturity a, not including tree canopies, in all front and side yards visible from the street.

(3) Landscaped areas within front, side, and rear yards for new and rehabilitated single-family and twin home residential dwellings should follow the Localscapes® process, as detailed in the Localscapes® Program, including but not limited to:

(a) Creating a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.

(b) Creating smaller gathering areas constructed of hardscape placed outside of the central open shape. In a landscape without turfgrass, gathering areas may function as the central open shape.

(c) Filling remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.

(d) Locating activity zones outside of the central open shape that are surfaced with materials other than turfgrass.

(e) Providing paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover, or non-turfgrass materials.

(C) Turfgrass. Turfgrass areas shall not exceed 35% of the combined front and interior side yard landscaped areas of the lot or parcel ~~or 250 square feet, whichever is greater~~.

~~(e) Please visit weberbasin.com for a list of recommended water-conserving plants (not a comprehensive list).~~

~~(2) *Mulch.* After completion of all planting, all irrigated non-turf areas and all non-irrigated park strip areas shall be covered with a minimum three-inch layer of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under the mulch.~~

~~(B)~~ (1) Turfgrass areas shall be a minimum of 8 feet wide in any direction.

(2) Small residential lots which the total landscaped area is less than 250 square feet are exempt from the maximum of 35% lawn requirement.

(D) Water Limitations. Where limitations of secondary water service or other special circumstances prevent adequate irrigation, landscaping may be installed as ZERO-SCAPE. Adequate irrigation limitations must be demonstrated by a written statement or letter from the applicable water provider, and the landscaping shall follow the standards in § 157.989.E Water Source Limitations and Alternative Compliance.

(E) Homebuilders and developers.

(1) Homebuilders and developers subdividing lots and/or constructing new single-family and twin home residential ~~homes~~units within a planned development with common ownership and maintenance of landscaped areas shall comply with all of the water efficient landscaping and irrigation standards of this subchapter, ~~and provide~~including water efficient designs~~, such as~~ that follow the Localscapes® design ~~style~~process, to prospective home buyers.

(2) ~~Any model home~~ Model homes shall meet the water-efficient landscaping standards of this chapter ~~and provide an informational brochure~~to help future home owners understand landscape design expectations and possibilities. Informational brochures on water-efficient landscaping~~. Brochures can be obtained~~ and the Localscapes® design process shall be available at the model homes and from the city's Planning Division.

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~990~~991 IRRIGATION DESIGN STANDARDS.

(A) Irrigation systems shall be designed to maximize irrigation efficiency.

(B) Landscaped areas shall utilize a smart automatic irrigation controller. Smart irrigation controllers shall be WaterSense® labeled and automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

(C) Each valve shall irrigate a landscape with similar site, slope, and soil conditions. Plants watered by a valve should have similar watering needs~~. Turf and non-turf~~ and be grouped within the same hydrozone. Turfgrass and non-turfgrass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

—_(D)—_Drip emitters or ~~a bubbler~~bubblers shall be used for each tree. Bubblers shall not exceed one and one- half gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the city due to the limited number of trees on the project site. Drip irrigation or bubblers shall be used to irrigate plants in non-~~turf~~turfgrass areas.

—_(E)—_Pop-up spray heads shall be at a minimum of four inches in height to avoid blockage from lawn foliage.

—_(F)—_Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.

—_(G)—_Check valves shall be required when attached to the city culinary water system and where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.

—_(H)—_Filters shall be required on all secondary water service connections. Filters shall have as a minimum a 30 mesh screen and shall be cleaned and maintained by the property owner on a regular basis.

—_(I)—_Drip irrigation lines require additional filtration at or after the zone valve at a minimum of 200 mesh and end flush valves are required as necessary for drip irrigation lines.

—_(J)—_Valves with spray, rotary, or ~~stream~~rotor sprinklers shall be scheduled to operate in accordance with local water supplier restrictions to reduce water loss from wind, evaporation, or other environmental conditions not suitable for irrigation.

—_(K)~~—Program valves~~ Valves should be programmed for multiple repeat cycles ~~where~~as necessary to reduce runoff and ensure maximum soil penetration, particularly on slopes and soils with slow infiltration rates.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~991~~992 RESTRICTIVE COVENANTS REQUIRING ~~TURF~~TURFGRASS OR PLANT MATERIAL WITH UNIFORM OVERHEAD SPRAY IRRIGATION.

~~Any homeowners~~Homeowners association governing documents, ~~such as~~ including all bylaws, operating rules, covenants, conditions and restrictions that govern the operation of a common interest development~~,~~ shall specifically indicate that the requirements of this chapter are to be met. In addition, they specifically shall not:

—_(A)—_Require the use of any uniform plant material requiring overhead spray irrigation in landscape areas less than eight feet wide or require any uniform plant material requiring overhead spray irrigation in other areas that exceed 35% of the landscaped area;

—_(B)—_Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or

—_(C)—_Have the effect of prohibiting or restricting compliance with this subchapter or other water conservation measures.

(Ord. 13-2022, passed 7-6-2022)

~~(Ord. 13-2022, passed 7-6-2022)~~

§ 157.~~992~~993 COMPLETION OF IMPROVEMENTS.

—_(A)—_Completion.- All landscaping improvements required by this subchapter shall be installed in accordance with the approved landscape and irrigation ~~plans as follows.~~plan and the following completion of improvement requirements:

——___(1)—_Non-residential landscaping.- Landscaping for commercial, industrial and public facility projects shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which it is associated, or in cases of inclement weather, within six months of the date of initial occupancy. The date of initial occupancy shall be the date that a certificate of occupancy is issued for the first building or structure of an individual phase or plat of the development.

——___(2)—_Multi-family residential.- Landscaping for two-family and multiple-family dwellings in all zones shall be completed prior to the issuance of a certificate of occupancy for the building or structure with which they are associated, or in cases of inclement weather, within six months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the first dwelling unit.

——___(3)—_Single-family residential.- The front and side yards of all single-family dwellings in all zones shall be landscaped within ~~12~~18 months of the date of initial occupancy for the building or structure with which they are associated. The rear yard shall be landscaped within ~~18~~24 months of the date of initial occupancy. Date of initial occupancy will be the date that a certificate of occupancy is issued for the dwelling unit.

~~—(B) *Bond/escrow required for nonresidential, two-family, and multiple-family developments.* In cases of inclement weather and in order to ensure that all required landscaping is installed in an acceptable manner, the developer shall post a separate cash bond with the city or establish an escrow account with an appropriate financial institution. The cash bond or escrow account shall be subject to approval by the Community Development Department, and shall be in an amount equal to 110% of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls and other amenities shown on the final landscape plan or site plan, as applicable.~~

~~(1) The bond or escrow account shall be posted or established in accordance with all other city regulations.~~

~~(2) The bond or escrow account shall be posted or established prior to the issuance of a certificate of occupancy for the site.~~

~~(3) The bond shall be accompanied by a schedule of anticipated completion dates for such improvements. In no case shall the time period for completion exceed the time periods set forth in division (A) above.~~

~~(4) In the event that the improvements are not completed in reasonable conformance with said schedule, the city may undertake to complete the improvements and pay for such improvements from the bond or escrow account.~~

~~(5) This section shall not pertain to the completion or installation of private landscaping on individual building lots for single-family dwellings.~~

(Ord. 2015-19, passed 12-8-2015; Ord. 13-2022, passed 7-6-2022)

§ 157.~~993~~994 TREE AND SHRUB REGULATIONS FOR PUBLIC WAYS AND PLACES.

~~(~~A~~)~~ Purpose. The city values its open spaces, both natural and enhanced, and recognizes the importance of trees within the community. Not only do trees add to the beauty of the community, ~~but~~ they also help mitigate the negative effects weather and seasonal changes, stabilize surface drainage ~~and~~, provide shade, and and help reduce soil erosion. A well-designed landscape can reduce air and sound pollution, regulate solar radiation and help with wind control.

~~(B) *City Arborist.*~~

~~(1) *Created.*~~ (B) Street Tree Adjacencies and Proximity Standards. Trees shall be spaced in accordance with the species' characteristics such that the trees' crowns at maturity will not touch or overhang a building or power lines.

(1) Trees shall be planted no closer to any curb or sidewalk than the following: Small Trees, two (2) feet; Medium Trees, three (3) feet; and Large Trees, four (4) feet.

(2) Trees shall be planted no closer than thirty (30) feet of any street corner, measured from the point of nearest intersecting curbs extended.

(3) Trees shall be planted no closer than ten (10) feet of any fire hydrant.

(4) Only tree species classified as Small Trees in this Ordinance may be planted under or within ten (10) lateral feet of any overhead utility wire, or over or within five (5) lateral feet of any underground water line, sewer line, storm water line, transmission line, or other utility.

(5) All trees installed on public property or on property maintained by the city shall be subject to approval by the City Arborist or designee. All trees installed on public property shall adhere to the American Standard for Nursery Stock (ANSI Z60.1).

(6) Prohibited Street Tree List. The following trees shall not be planted within public rights-of-way in the City:

(a) Flowering Pear – Pyrus calleryana

(b) Ash Tree – Fraxinus sp.

(c) Birch – Betula sp.

(d) Box Elder – Acer negundo

(e) Cottonwood, Quaking Aspen, and Poplars – Populus sp.

(e) Flowering Plum – Prunus cerasifera

(g) London Plane Tree – Platanus sp.

(h) Norway Maple - Acer platanoides

(i) Russian Olive – Eleagnus angustifolia

(j) Siberian Elm – Ulmus pumilia

(k) Silver Maple – Acer saccharinum

(l) Tree of Heaven – Alianthus sp.

(m) Willow – Salix sp.

(n) Trees with Large Fruits – apple, pear, peach, cherry, plum, etc.

(o) Evergreen Conifers – including but not limited to spruces, pines, firs, and junipers

(B) City Arborist.

(1) Designation. The City Manager or designee shall appoint a City Arborist.

(2) Duties and responsibilities. The City Arborist shall have authority over all trees and shrubs located within the city's rights-of-way, parks and public places. On private, commercial and residential property, the City Arborist shall have the authority over trees and shrubs which constitute a public hazard or threat as described in the standards for specification manual.

—_(C)—_Planting trees, landscaping in city right-of-way.- Tree planting on public ways shall be coordinated with required open landscaping areas to achieve the most effective use of these areas and to accomplish the purposes of aesthetics and conservation. Street trees shall be selected based on growth characteristics that are well suited to their environment. For a list of permitted street trees, contact the City Arborist.

—_(D)—_Public rights-of-way tree and plant care.- It is the duty of the property owner and occupant of any real property with frontage along a public sidewalk to maintain ~~any~~all trees, shrubs and plant material between such property and the curb line of the street. The city shall have the right, as determined by its sole discretion after attempting to contact property owners, to plant, prune, maintain and remove trees, plants, and shrubs within rights-of-way, streets, and public property as may be necessary to ensure public safety or to preserve or enhance public grounds.

—_(E)—_Clear vision.- All trees, shrubs and other plant material located within the public rights-of-way or in public places shall comply with the clear vision standards of this subchapter.

—_(F)—_Illegal to cut, injure or top trees.

——___(1)—_It shall be unlawful for any person to remove trees situated on city property, including streets and roadways of the city, without obtaining permission from the City Arborist for that purpose.

——___(2)—_It shall be unlawful as a normal practice for any person, firm or city department to top any tree on city property.- TOPPING- is the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other cause, or other obstructions where other pruning practices are impractical, may be exempted from this division (F)(2) at the determination of the City Arborist.

—_(G)—_Pruning, corner clearance.- Every owner of any tree or shrub overhanging any street, sidewalk or right-of-way within the city, shall prune the branches so that such branches shall not severely obstruct the light from any street lamp, obstruct the view of any street intersection, or obstruct and create a hazard on a sidewalk. Said owners shall remove all dead, diseased or dangerous trees and shrubs, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right after attempting to contact property owners to prune any tree or shrub on private property when it interferes with visibility of any traffic control device, sign or sight triangle at intersections or constitutes a hazard on a sidewalk. Any costs incurred by the city will be collected from the adjacent property owner.

—_(H)—_Appeal.- Any person may appeal a decision of the City Arborist to the City Manager, who may hear the matter and make a final decision within 60 days.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~994~~995 SUPPLEMENTARY STANDARDS.

—_(A)—_Fee in lieu of open space.~~-~~ A fee in lieu of landscaped open space in commercial, industrial, multi-family and public facility developments may be permitted by the Planning Commission for required open space that is less than 5,000 square feet in size; provided that~~,~~ the development can be adequately served by existing parks and recreation facilities. The amount of the fee shall be set forth in the city's fee schedule. Any fee in lieu paid to the city shall be set forth in a development agreement. Open space fees in lieu shall be held by the city in a reserved account to be used solely for the acquisition, development and/or improvements to parks and recreation facilities citywide. Where possible, the fees collected by the city shall be used to improve the park or open space nearest the location where those fees were paid.

—_(B)—_Modification.~~-~~ The percentage of required landscaped open space may be modified through a development agreement, subject to Planning Commission recommendation and City Council approval. No modification shall be granted, however, unless the following standards are met:

——___(1)—_The granting of the modification will not adversely affect the rights of adjacent landowners or residents;

——___(2)—_The modification desired will not adversely affect the public health, safety or general welfare; and

——___(3)—_The granting of the modification will not be opposed to the general spirit and intent of this subchapter or the general plan.

—_(C)—_Preservation, maintenance and ownership.

——___(1)—_The Planning Commission and City Council shall require the preservation, maintenance and ownership of all required open space for non-residential, multi-family or planned single-family residential developments through one or a combination of the following: Dedication of the land as a public park or parkway system;

——___(2)—_Dedication of the land as permanent open space on the recorded plat;

——___(3)—_Granting the city a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowners' association;

——___(4)—_Through compliance with the provisions of the condominium ownership act as outlined in UCA Title 57, which provides for the payment of common expenses for the upkeep of common areas and facilities;

——___(5)—_Landscaping for all single-family residential properties shall be maintained in accordance with the provisions of this subchapter and applicable regulations of the zone in which the property is located; and

——___(6)—_In the event that open space or other required landscaping improvements or facilities are not landscaped or maintained in a manner consistent with the approved site plan or landscaping plan, the city may at its option cause such landscaping or maintenance to be performed and assess the costs to the affected property owner(s) or other responsible association or entity.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~995~~996 PROHIBITED WATERING PRACTICES.

—Regardless of the age of a development, water shall be properly used. ~~Waste of~~Wasting water is prohibited.

(Ord. 13-2022, passed 7-6-2022) Penalty, see § ~~157.999~~ 157.999

§ 157.~~996~~997 ENFORCEMENT.

—_The Community Development Director or designee is authorized to enforce all provisions of this subchapter.

(Ord. 13-2022, passed 7-6-2022)

§ 157.~~999~~998 PENALTY.

—_(A)—_Any person violating any provisions of this chapter, for which no specific penalty is prescribed, shall be subject to § ~~10.99.~~ 10.99.

—_(B)—_(1)—_Each day that a violation of §§ ~~157.080~~ 157.080 through ~~157.086~~ 157.086 occurs, or continues, is a separate violation.

——___(2)—_For any violation of §§ ~~157.080~~ 157.080 through ~~157.086,~~ 157.086, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

———____(a)—_For the first violation within any 12-month period, the penalty shall be $500.

———____(b)—_For a second violation within any 12-month period, the penalty shall be $750.

____(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~———(c)—____For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

——(d)—_For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.02.070.0100)

—_(C)—_(1)—_Each day that a violation of §§ ~~157.100~~ 157.100 through ~~157.108~~ 157.108 occurs, or continues, is a separate violation.

——__(2)—_For any violation of §§ ~~157.100~~ 157.100 through ~~157.108,~~ 157.108, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

————(a)—_For the first violation within any 12-month period, the penalty shall be $500.

————(b)—_For a second violation within any 12-month period, the penalty shall be $750.

————(c)—_For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

————(d)—_For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.04.080.0100)

—_(D)—_(1)—_Each day that a violation of §§ ~~157.120~~ 157.120 through ~~157.129~~ 157.129 occurs, or continues, is a separate violation.

——__(2)—_For any violation of §§ ~~157.120~~ 157.120 through ~~157.129,~~ 157.129, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

————(a)—_For the first violation within any 12-month period, the penalty shall be $500.

————(b)—_For a second violation within any 12-month period, the penalty shall be $750.

————(c)—_For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

————(d)—_For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.06.090.0100)

(E) (1) Each day that a violation of §§ ~~157.140~~ 157.140 through ~~157.149~~ 157.149 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.140~~ 157.140 through ~~157.149,~~ 157.149, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.08.090.0100)

(F) (1) Each day that a violation of §§ ~~157.160~~ 157.160 through ~~157.169~~ 157.169 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.160~~ 157.160 through ~~157.169,~~ 157.169, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 10.10.090.0100)~~

~~(G) (1) Each day that a violation of §§ 157.180 through 157.189 occurs, or continues, is a separate violation.~~

~~(2) For any violation of §§ 157.180 through 157.189, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.~~

~~(a) For the first violation within any 12-month period, the penalty shall be $500.~~

~~(b) For a second violation within any 12-month period, the penalty shall be $750.~~

~~(c)~~ (c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.10.090.0100)

~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 10.12.100.0100)~~

~~(H)~~ (G) (1) Each day that a violation of §§ ~~157.230~~ 157.180 through ~~157.240~~ 157.189 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.230~~ 157.180 through ~~157.240~~, 157.189, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(d)~~ (d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 10.12.100.0100)

(H) (1) Each day that a violation of §§ 157.230 through 157.240 occurs or continues is a separate violation.

(2) For any violation of §§ 157.230 through 157.240, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 16.30.010)

(I) (1) Each day that a violation of §§ ~~157.255~~ 157.255 through ~~157.264~~ 157.264 occurs, or continues, is a separate violation.

(2) For any violation of §§ ~~157.255~~ 157.255 through ~~157.264~~, 157.264, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

~~———~~ ~~———~~(d)~~—~~ ~~—~~For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 18.16010.0100)

~~—~~ ~~—~~(J)~~—~~ ~~—~~(1)~~—~~ ~~—~~Each day that a violation of §§ ~~157.290~~ 157.290 through ~~157.296~~ 157.296 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.290 through 157.296,~~ (2) For any violation of §§ 157.290 through 157.296, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

~~———~~ ~~———~~(a)~~—~~ ~~—~~For the first violation within any 12-month period, the penalty shall be $500.

~~———~~ ~~———~~(b)~~—~~ ~~—~~For a second violation within any 12-month period, the penalty shall be $750.

~~(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.~~

~~(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.~~

~~(Prior Code, § 22.12.010)~~

~~(K) (1) Each day that a violation of §§ 157.310 through 157.315 occurs or continues is a separate violation.~~

~~(2) For any violation of §§ 157.310 through 157.315, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.~~

~~(a) For the first violation within any 12-month period, the penalty shall be $500.~~

~~(b) For a second violation within any 12-month period, the penalty shall be $750.~~

~~———~~ ~~———~~(c)~~—~~ ~~—~~For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~(d)~~ (d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building

permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 22.12.010)

(K) (1) Each day that a violation of §§ 157.310 through 157.315 occurs or continues is a separate violation.

(2) For any violation of §§ 157.310 through 157.315, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

(d) For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(3) Sections 157.310 through 157.315 shall be enforced based upon the geographical map dated Friday, April 10, 2020, for any complaints about preexisting nonconforming uses.

(Prior Code, § 23.12.010)

(L) (1) Each day that a violation of §§ ~~157.370~~ 157.370 through ~~157.376~~ 157.376 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.370 through 157.376,~~ (2) For any violation of §§ 157.370 through 157.376, the Code Enforcement Officer, or his or her designee, may issue, a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

(a) For the first violation within any 12-month period, the penalty shall be $500.

(b) For a second violation within any 12-month period, the penalty shall be $750.

(c) For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of any issued building permit or conditional use permit. The owner shall then be ineligible to have a building permit or conditional use permit reissued until the fine is paid and the structure immediately removed.

~~———~~ ~~____~~(d)~~—~~ For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the owner shall be permanently ineligible to receive a building permit or conditional use permit for a structure, and the structure is to be immediately removed.

(Prior Code, § 28.12.10)

~~—~~ (M)~~—~~ (1)~~—~~ Each day that a violation of §§ ~~157.495~~ 157.495 through ~~157.501~~ 157.501 occurs, or continues, is a separate violation.

~~(2) For any violation of §§ 157.495 through 157.501,~~ (2) For any violation of §§ 157.495 through 157.501, the Code Enforcement Officer, or his or her designee, may issue a written citation or notice of violation to the owner specifying the violation and the penalty to be imposed.

~~———~~ ~~____~~(a)~~—~~ For the first violation within any 12-month period, the penalty shall be $500.

~~———~~ ~~____~~(b)~~—~~ For a second violation within any 12-month period, the penalty shall be $750.

~~———~~ ~~____~~(c)~~—~~ For a third violation within any 12-month period, the penalty shall be $1,000 plus revocation of the STR business license and land use permit. The owner shall then be ineligible for an STR land use permit and an STR business license for two years from the date of the third notice of violation.

~~———~~ ~~____~~(d)~~—~~ For any violation within any 12-month period following the third violation, the penalty shall be $1,000 and the STR owner shall be permanently ineligible to receive an STR land use permit and an STR business license.

(Prior Code, § 34.06)

~~—~~ (N)~~—~~ (1)~~—~~ Any person, firm, or corporation who shall violate any of the provisions of §§ ~~157.840~~ 157.840 through ~~157.850~~ 157.850 shall be guilty of a Class B misdemeanor and, upon conviction, shall be punished as provided by the laws of the state for Class B misdemeanors. Each day's failure of compliance shall constitute a separate violation.

~~——~~ ~~___~~(2)~~—~~ In addition to any other penalty as provided for herein, any license may be revoked by order of the city after a hearing has been held, to which the owner and/or operator of the licensed use shall be invited, for the purpose of hearing evidence from any interested party or administrative officer as to the operator's failure to fulfill and/or maintain the requirements of §§ ~~157.840 through 157.850,~~ 157.840 through 157.850, or other ordinances of the city.

~~——~~ ~~___~~(3)~~—~~ Notice of hearing shall be given to the owner and/or operator at least five days before the hearing. Notice sent by certified mail eight days before the date of hearing shall be deemed to be sufficient.

(Prior Code, § 62.18.020)

—_(O)—_Any person, firm, or corporation who shall violate any of the provisions of §~~157.851~~ 157.851 shall be guilty of a Class B misdemeanor and, upon conviction, shall be punished as provided by the laws of the state for Class B misdemeanors.

(Prior Code, § 62.22.060)

—_(P)—_Any person, firm, or corporation violating any of the provisions or terms of §§~~157.925~~ 157.925 through~~157.939~~ 157.939 shall, upon conviction, be punishable by a fine not to exceed the sum of $500 for each day during which the offense continued.

(Prior Code, § 70.30)

(Ord. 2-92, passed - -1992; Ord. 15-99, passed 12-1-1999; Ord. 23-2020, passed 6-17-2020; Ord. 11-2021, passed 2-17-2021; Ord. 29-2021, passed 7-21-2021)