

WEST HAVEN CITY COUNCIL AGENDA

July 15, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **July 15, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORK SESSION** AND **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

5:00 WORK SESSION – IN CITY COUNCIL CHAMBERS

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

MEETING TO ORDER: Pro Tem Saunders

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager Updates

2. Discussion-Ordinance 10-2026-Amend the Zoning Map from M-1 to R-3-Approx. 2410 Hinckley Drive (Parcel 080060075)-Applicant Hayley Pratt, Castlewood Development

6:00 REGULAR CITY COUNCIL MEETING

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

Senior Lunch Bunch-The Barn	July 22, 2026	11:30 AM
Music Circle-The Barn	July 27, 2026	7:00 PM
Drawing Workshop-The Barn	August 10, 2026	6:00 PM
 5. **COUNCIL UPDATES**
- ***AGENDA ACTION ITEMS*****
6. **ACTION ON CONSENT AGENDA**

A. COUNCIL MEETING MINUTES	MEETING HELD	July 1, 2026
B. REGENCY EXCAVATION	\$105,201.94	Inv.#13299
 7. **PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT ON ADOPTION AN ORDINANCE AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND ROCKY MOUNTAIN POWER**
 8. **ACTION ON ORDINANCE 15-2026-AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND ROCKY MOUNTAIN POWER**

9. **ACTION ON RESOLUTION 27-2026-AUTHORIZING ADOPTION OF THE LICENSE AGREEMENT BETWEEN HOOPER IRRIGATION COMPANY AND THE CITY FOR THE INSTALLATION OF BOX CULVERTS ON THE HOOPER CANAL ON 1800 SOUTH AND THE PROPOSED 1800 SOUTH TO 2100 SOUTH CONNECTOR ROAD-EDWARD MIGNONE, CITY ENGINEER**
10. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON RESOLUTION 28-2026-ECONOMIC DEVELOPMENT STRATEGIC PLAN-STEPHEN NELSON, COMMUNITY DEVELOPMENT
11. **ACTION ON RESOLUTION 29-2026-AWARD BID FOR THE WEST HAVEN CITY 2026-2027 CHIP SEAL PROJECT**
12. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**
13. **CLOSED SESSION-** The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.
14. **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.

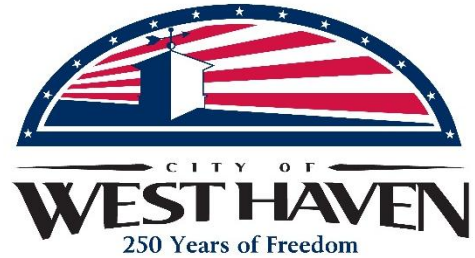
CERTIFICATE OF POSTING

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

City Council Staff Review Memo

July 15, 2026

Damian Rodriguez, Planner

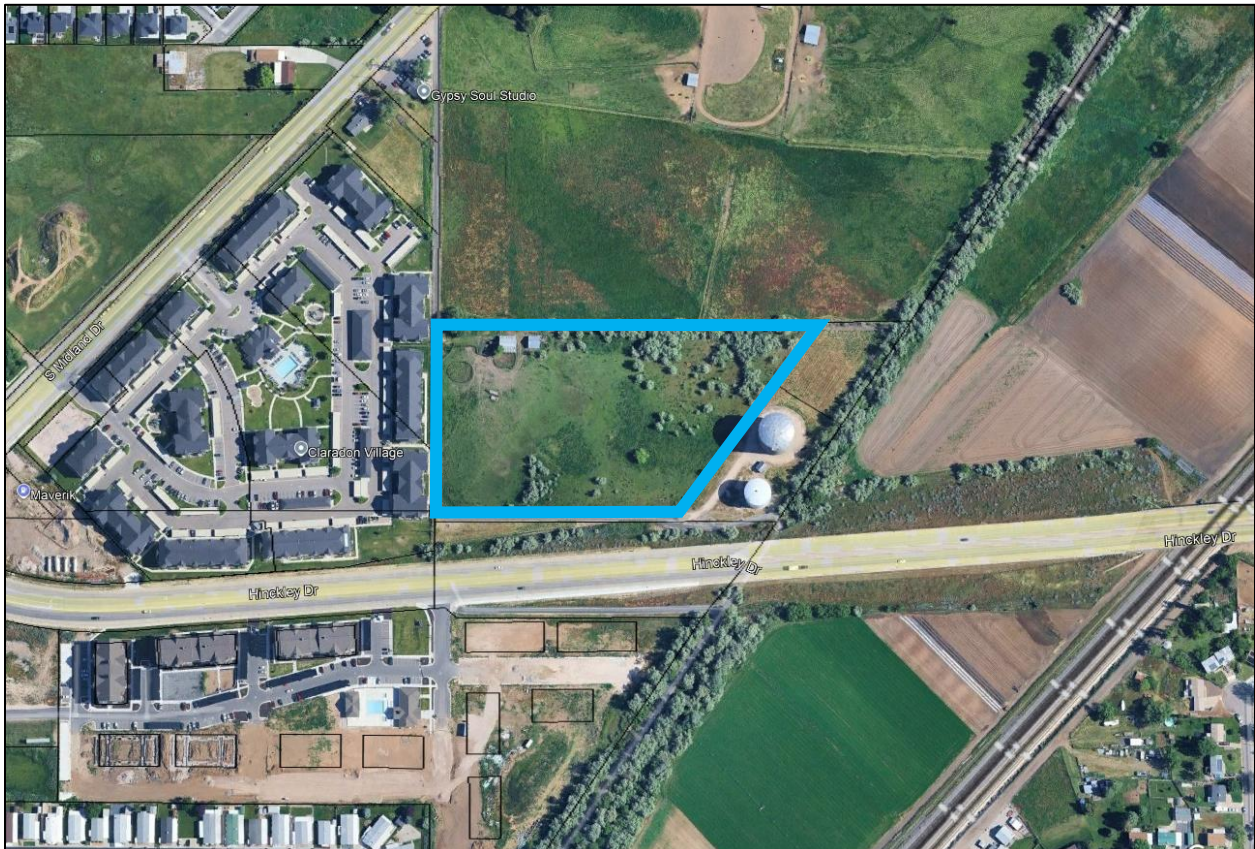


PETITION TO AMEND THE ZONING MAP

Request: Approval of an amendment to the zoning map
Property Location: Parcel 080060075 at approximately 2410 Hinckley Drive
Property Zone: M-1, Light Manufacturing
Property Size: 7 Acres
Applicant: Hayley Pratt, Castlewood Development

Governing Document(s): WHZC §157.705 through §157.715 and the West Haven General Plan
Decision Type: Legislative
Staff Recommendation: Recommend approval to the City Council

Image 1: Site Aerial



I. WORKSHOP

The applicant has requested to a workshop with the City Council to provide further details about the proposed rezone and project, and then to receive feedback from the City Council. This item is not on the agenda for consideration at tonight's meetings.

The City Council last heard this item on May 5, 2026. At this meeting, the City Council tabled the item, namely with concerns about access to the site. The report below is generally the same report from the May 5th meeting.

II. BACKGROUND

The applicant requests that the Planning Commission recommend approval of an amendment to the West Haven City Zoning Map, changing the zoning designation of parcel 080060075 from M-1, Light Manufacturing, to R-3 Residential. The said parcel (the subject property) currently lacks an address but is located at approximately 2410 Hinckley Drive.

The petition is motivated by the townhome development concept depicted in Image 2 below. The development concept consists of 16 buildings: 11 five-plexes and 5 four-plexes, totaling 75 residential units.

Image 2: Development Concept Plan

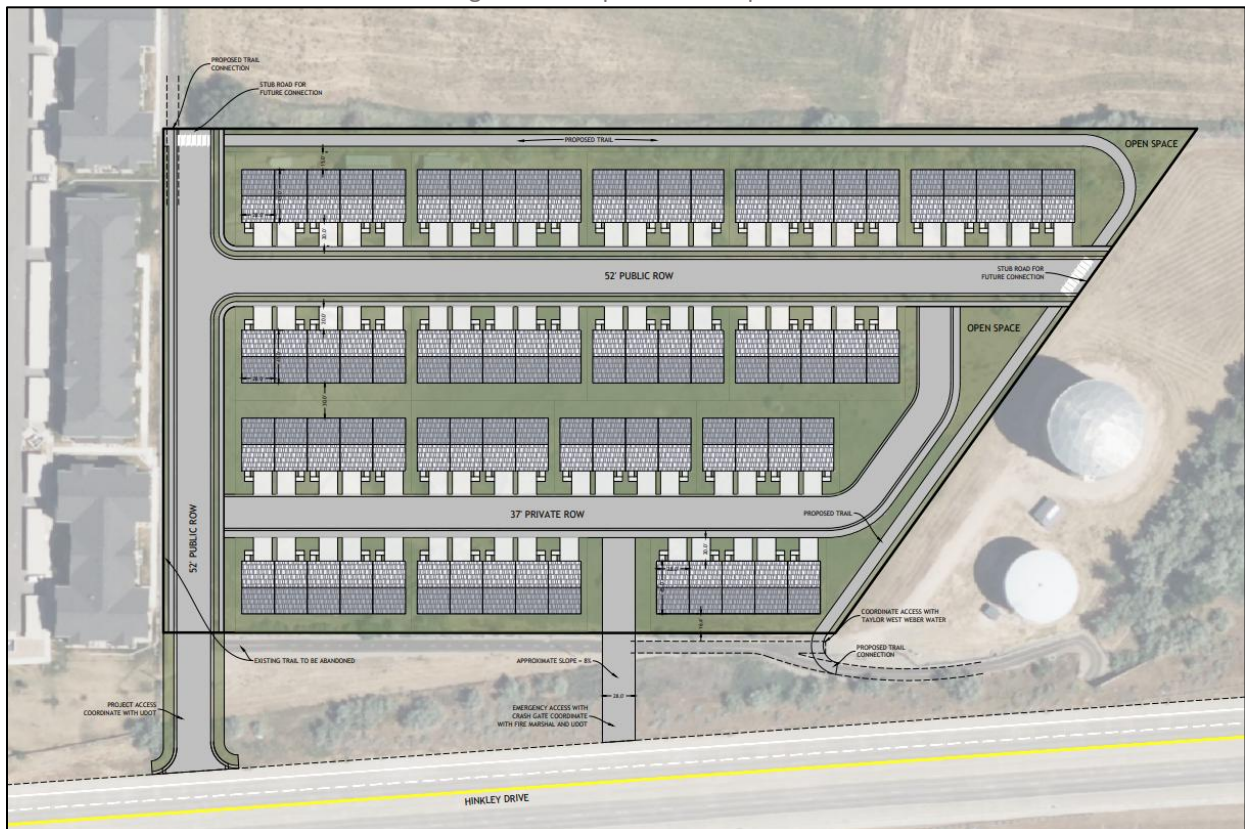


Image 3: Current Zoning Conditions – WHC Zoning Map, Vicinity of subject property



The existing zoning conditions of the subject property are as depicted in Image 3 above and expressed in Table 1 below. See image 4 for the envisioned future zoning of the subject property and the contiguous properties.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	M-1	Agriculture and Single-Family Residential
East	M-1	Taylor-West Weber Water Improvement District Operations
South (across Hinckley)	R-3	Multiple-Family Residential
West	Mixed Use	Multiple-Family Residential

III. STAFF REVIEW

Staff's review of the subject petition to amend the zoning map, as it pertains to the requirements of the West Haven Zoning Code, is as follows:

Note that in this section, the verbatim language of the West Haven City Zoning Code is in grey italics. Staff do not provide findings for each consideration below, but only for those considerations that were found to be immediately relevant to the subject petition.

§157.707 Petition Procedure

The West Haven City Zoning Code provides the following four procedural elements (A through D below) for the Planning Commission and City Council to consider when reviewing a petition to amend the Zoning Map.

(A) The city procedure for processing rezoning petitions for multiple-family (over eight) dwellings, mixed use, recreational resort, commercial, and industrial developments requires a petitioner to submit, as part of the rezoning petition, a concept development plan and to specify the general land uses and the general site and building arrangements which will occupy the property and the general time frame and phasing of development if rezoning is granted.

Finding: A development concept has been provided that specifies the general land-use and general building arrangements. The said concept generally conforms to the use and density regulations of the sought zone, as well as to the West Haven City Zoning Code at large.

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

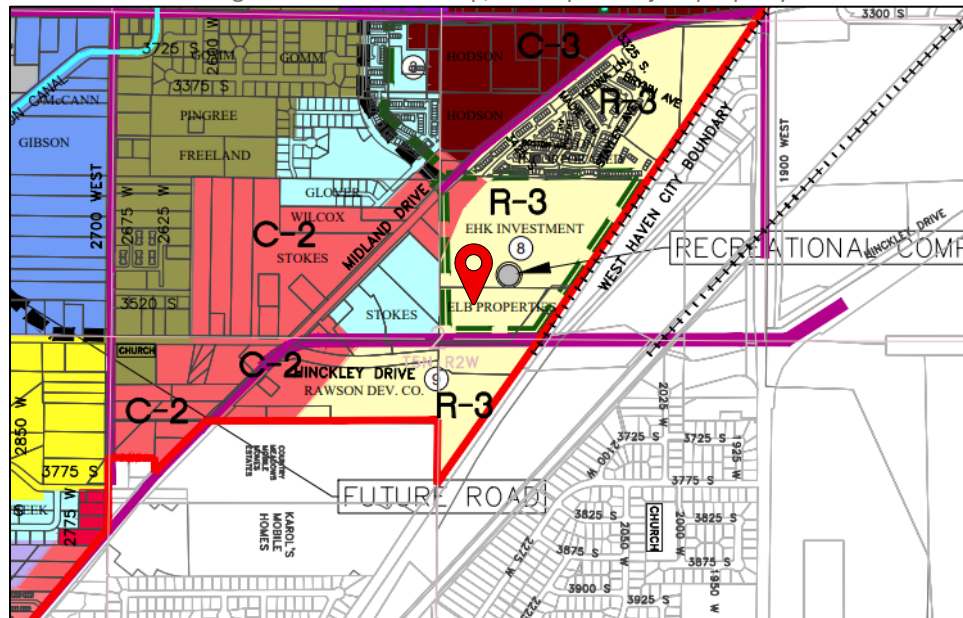
(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development information.

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

Finding: The petition and its associated concept plan is compatible with the General Plan and the surrounding land uses. The General Plan identifies the future land use of the subject property as R-3, with 12 units per acre, and the proposal's density is within the zone's specified maximum.

Additionally, the General Plan identifies the mid-block area north of the subject property as a future location of a “recreational component”. The proposed rerouting of the trail system along the north boundary of the subject property would engage the future recreational component and would be highly compatible with that future land use.

Image 4: General Plan Map, Vicinity of subject property



Multiple-family residential developments exist to the west and south of the subject property, and the General Plan identifies R-3 (12 units per acre) as the future land use for the property to the north.

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

Finding: Staff finds that the petition and its associated development concept promote public welfare by providing an owner-occupied housing type at a density that is appropriate and compatible with surrounding land uses. This finding is based on the general proposed land use of the concept without regard to the technical aspects (most of which are not yet specified) of the concept plan.

Regarding the proposed land use, staff does not anticipate any adverse impacts that would not be addressed by the City's codified development standards during the site plan review. For instance, per the City's development standards, the road dimensions would need to be modified, guest parking will need to be accounted for, the proposed site access locations will need to be verified, and other technical aspects of the development may significantly change the site design. Additionally, the proposed density may exceed the capacity of existing transportation and utility systems. A thorough review of the development proposal and its serviceability will be conducted in conjunction with the site plan review, and any infrastructure

improvements required for adequate service would, of course, be the responsibility of the applicant.

A stub road terminating at the east property boundary is proposed under the current concept. That property boundary is shared with a property owned and managed by the Taylor West Weber Water Improvement District, so staff feels that any such connection road should be reviewed by the water district, and that official notice of that approval or acknowledgment is received prior to any site plan or plat approvals. Such a requirement would be in addition to all application documents required for preliminary site plan/plat review.

After review with the City Manager, staff also recommends that any development of the property requires the installation of a sidewalk from the development to Midland to ensure safe pedestrian access.

Related to the above findings, staff recommend the following conditions of approval:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.
- That as part of any site development of the property, the property owner constructs a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT Standards.

§157.715 City Zoning Alternative Actions

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

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

(1) (a) Where a concept development plan is required as provided for in this subchapter, the City Council may approve rezoning and concurrently approve a concept plan for the development of the petitioned for property, in whole or in part, with or without changes or conditions, and adopt an ordinance rezoning the property, or the city

may, by motion, grant conditional zoning approval, with the rezoning to become effective by passage of an ordinance at a future date when more detailed development plans and/or other information have been approved by the city;

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

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

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

Finding: Staff finds it most appropriate for the Council to approve the petition, subject to the conditions enumerated in Section III of this report. A development agreement is possible, but not necessary, in the staff's opinion, for obtaining the Council's desired conditions of approval, as any conditions placed on the approval of the petition can be enforced during the development review (site plan or subdivision) phase.

(3) The City Council may rezone, or agree to rezone, the subject land to any other zone or zones deemed more appropriate when considering the master plan, citizen's comments, and other factors, and which may allow some, or all, of the petitioner's requested uses.

(B) The City Council, upon its own initiative and after receiving the recommendation of the Planning Commission, may zone or rezone land:

(1) Where it is determined to be in the best interests of the general public;

(2) As a result of amendments to the county master plan, in order to achieve consistency; or

(3) Where changed conditions, public attitudes, or lifestyles so indicate a need.

Finding: Staff finds that the petition, with the recommended conditions of approval, is in the public's best interest and that there is thus just cause for its approval.

IV. PUBLIC HEARING

In accordance with state law, a public hearing on the petition was held on Tuesday, April 28, 2026. No public comment was received at the hearing.

V. RECOMMENDED ACTION

The Planning Commission discussed the petition at a special meeting held on April 28, 2026. At the said meeting, a motion to recommend the approval of the petition carried by a split vote of 4/2. The following conditions of approval are recommended by the Commission:

- The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
- An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
- An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
- The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.
- That as part of any site development of the property, the property owner construct a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT Standards.

VI. POSSIBLE MOTION (NO MOTION WILL BE MADE DURING THE WORK SESSION).

Approve with conditions recommended by the Commission: *Motion to approve the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied:*

1. The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
2. An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review.
3. An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review.
4. The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system.
5. That as part of any site development of the property, the property owner construct a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT Standards.

Approve with modified conditions: *Motion to approve the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied:*

[List Conditions]

Approve outright: *Motion to approve the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding that the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare.*

Deny: *Motion to deny the petition to amend the Zoning Map, to change the zoning designation of the property at approximately 2410 Hinckley Drive from M-1 to R-3, finding the request does not comply with the General Plan or is not compatible with surrounding land uses, and no reasonable condition(s) can be applied to make the proposal compliant.*

West Haven Licensing and Permitting

Printed: 04/01/2026

2410 Hinckley Dr

Permit/License #

03/26/2026 - 03/25/2027

5565560

Zoning Map Amendment

Reference Number

General

c7703970-23cb-11f1-b2fc-93e8ed763af6

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Complete
Planning Commission	Not Reviewed
City Council	Not Reviewed
Final-Review	Not Reviewed

Date Submitted
03/19/2026

Fees

Commercial Zone Amendment Fee 3	\$220.50
Subtotal	\$220.50
Amount Paid	\$220.50
Total Due	\$0.00

Payments

03/26/2026		\$220.50
Total Paid		\$220.50

Application Form Data

(Empty fields are not included)

Planning Commission Date

04/07/2026

First Name

Hayley

Last Name

Pratt

Phone

Email

Address

6900 S 900 E, Suite 130

City

Midvale

State

UT

Zip Code

84047

Is the applicant different from the property owner?

Yes

First Name

ELB Properties LC

Last Name

ELB Properties LC

Owner Phone

[REDACTED]

Owner Email

[REDACTED]

Address

Hinckley Dr

City

West Haven

State

UT

Zip Code

84067

Upload Owner Authorization Form

 Property Owner Affidavit, Combined.pdf

Property Address

2410 Hinckley Dr

Parcel Number(s)

080060075

Total No. of Acres

7.05

Current Zoning (select all that apply)

M-1

Proposed Zoning (select all that apply)

R-3

Describe Project and Requested Use

Castlewood respectfully requests that the City Council consider our proposed rezone from M-1 to R3 to allow a townhome development. This proposal is consistent with the General Plan, contextually compatible with surrounding uses, and supported by existing infrastructure.

Concept Plan: Required for all multi-family, mixed use, commercial, and industrial zone change applications

 **Conceptual Site Plan 1.pdf**

Signature

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

Electronically Signed

Hayley Pratt - 03/19/2026 1:42 pm

ORDINANCE NO. 10-2026

**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING
CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING
THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE
DATE.**

Section 1 - Recitals:

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

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

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

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

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

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

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

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on April 8, 2026, and made a favorable recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from M-1 to R-3 under the Ordinances of the City; and,

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

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

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

Zoning Changes:

1. These described lands and premises within the boundaries of the City are re-zoned from **M-1 to R-3** and the Zoning Map is amended to indicate:

Owners: ELB PROPERTIES LC

Parcel #: 080060075

Total Acreage Approx: 7.05 acres

LEGAL DESCRIPTION

PART OF THE SOUTH HALF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING NORTH 450.00 FEET ALONG THE QUARTER SECTION LINE, THENCE EAST 1060 FEET MORE OR LESS TO THE WEST LINE OF THE RIO GRANDE WESTERN RAILWAY RIGHT OF WAY THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO A POINT 85 FEET NORTHEASTERLY FROM THE QUARTER SECTION LINE, THENCE NORTHWESTERLY 100 FEET THENCE SOUTHWESTERLY 160 FEET, TO THE QUARTER SECTION LINE, THENCE WEST 680 FEET MORE OR LESS ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY ACROSS THE WEST 16.5 FEET THEREOF. CONTAINING 9.12 ACRES, M/L. EXCEPT: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00D36'14" EAST 20.00 FEET, THENCE SOUTH 89D56'44" EAST 574.04 FEET, THENCE NORTH 35D41'55" EAST 329.71 FEET, THENCE SOUTH 54D02'56" EAST 165.16 FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERN RAILWAY, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 150.06 FEET, THENCE LEAVING SAID RIGHT OF WAY NORTH 54D02'56" WEST 98.67 FEET, THENCE SOUTH 35D41'55" WEST 153.81 FEET, THENCE NORTH 89D56'44" WEST 646.03 FEET TO THE POINT OF BEGINNING. (E# 2543791) LESS AND EXCEPTING: PART OF THE

NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE GRANTOR'S NORTH PROPERTY LINE AND THE WESTERLY RIGHT OF WAY LINE OF RIOGRANDE WESTERN RAILWAY BEING LOCATED NORTH 00D36'14" EAST 450.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND SOUTH 89D56'46" EAST 1072.49 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30" WEST 313.43 FEET THENCE NORTH 54D02'56" WEST 165.16 FEET, THENCE NORTH 35D41'55" EAST 199.44 FEET, THENCE SOUTH 89D56'46" EAST 194.21 FEET TO THE POINT OF BEGINNING.

2. The proposed concept plan has been adopted as part of this rezone petition in accordance with § 157.709. Before any development occurs, the property owner must submit a complete site plan that complies with all West Haven standards. Development of the site shall materially follow the proposals outlined in the adopted concept plan.
3. Before site plan approval, the plan must be submitted and approved by UDOT and the Taylor West Weber Water District in accordance with West Haven standards.
4. The applicant must provide a public trail extension dedicated to the City, to be maintained as shown in the concept plan, to ensure continuity of the trail system.

Section 2 - Repealer of Conflicting Enactments:

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

Section 3 - Prior Ordinances and Resolutions:

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

Section 4 - Savings Clause:

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

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 15th day of April 2026 and after publication or posting as required by law.

DATED 15th day of April 2026.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

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

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 10-2026, entitled **“AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE”** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on April 15, 2026 which appears of record in my office, with the date of posting or publication being April 15, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 15th day of April 2026.

Emily Green
City Recorder



STATISTICS:

TOTAL AREA :	7.20 ACRES
LOTS :	75
DENSITY :	10.4 DU/AC

DISCLAIMER
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED HEREBY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LANDS. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

**West Haven
Hinkley**
Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: March 2, 2026

SHEET NUMBER:
C-1



WEST HAVEN CITY COUNCIL MEETING MINUTES

July 1, 2026 6:00 P.M.

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

Present:	
Rob Vanderwood	Mayor
Ryan Saunders	Councilmember
Carrie Call	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Stephen Nelson	Community Development Director
Brock Randall	Parks and Recreation Director
Michelle Witte	Social Media Coordinator & Admin. Assistant
Damian Rodriguez	Planner
Excused:	

4:30 Work Session – In City Council Chambers

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

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager Updates

Councilmember Call asked to review the sidewalk inventory in an upcoming City Council meeting.

Brock Randall said despite the windy weather West Haven Days was a great event. He said the dinner and the jr. rodeo were well attended.

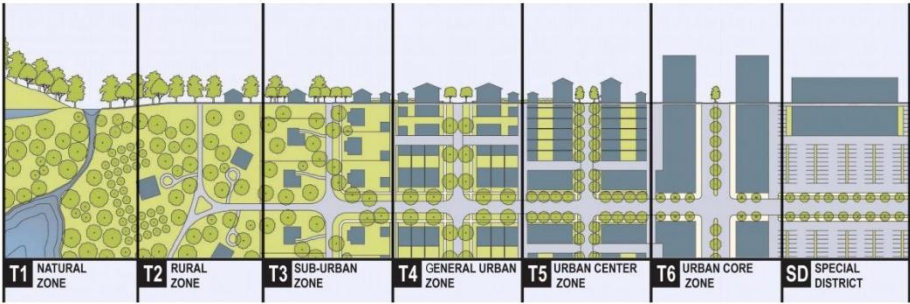
Shawn Warnke said they are in the final stages of getting a bid prepared for the Poulter Pond which is time sensitive because they will need to install irrigation and hydroseed and would like to do it this irrigation season. He said that adding the other bid options could push the opening date back a month.

Brock Randall said they want to make sure they can have it implemented by the spring.

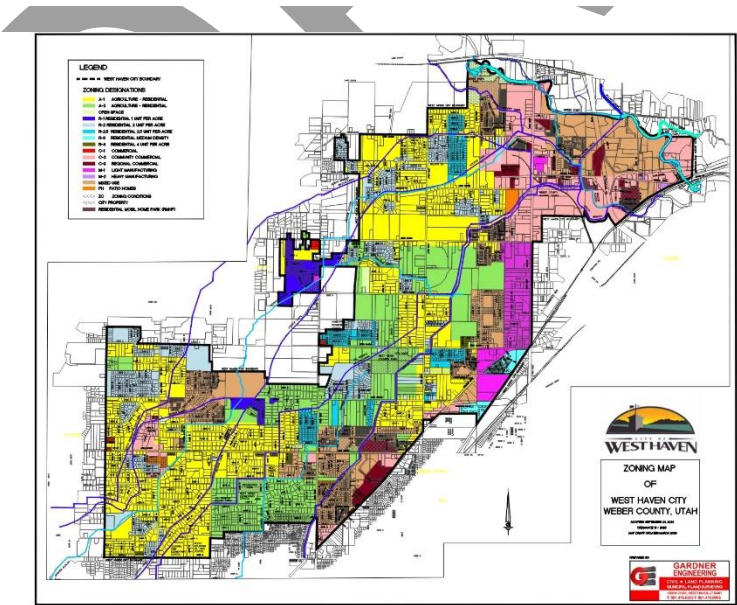
Shawn Warnke said in July there will be a qr code included in the newsletter for a survey. They will send the newsletter via email, physical copy, and post on social media for more engagement.

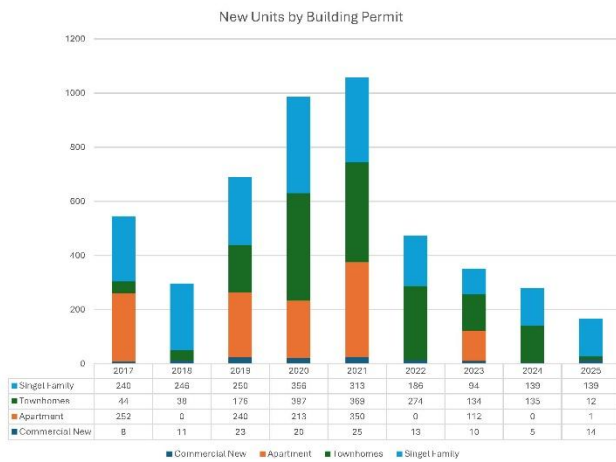
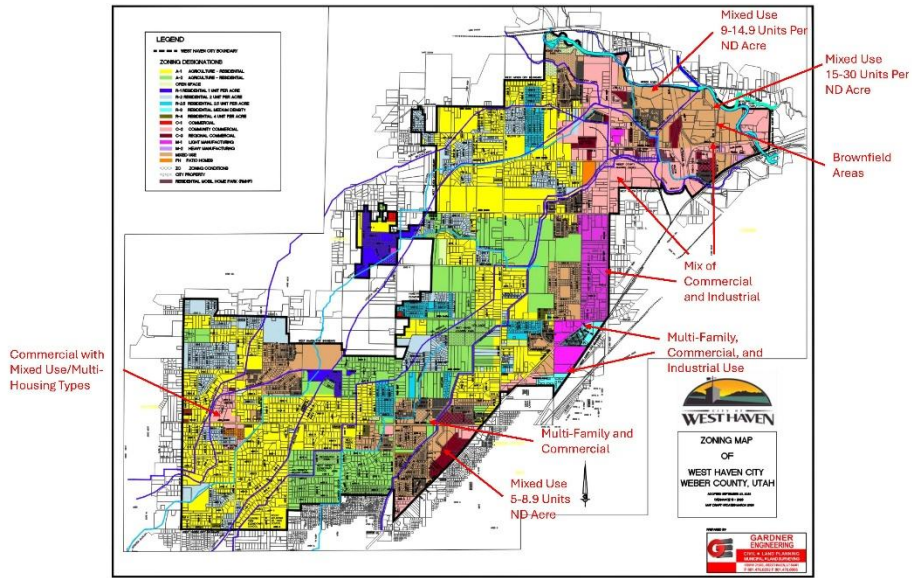
2. Discussion- General Plan Land Use

Stephen Nelson gave a presentation on the current zoning and development patterns in the city.

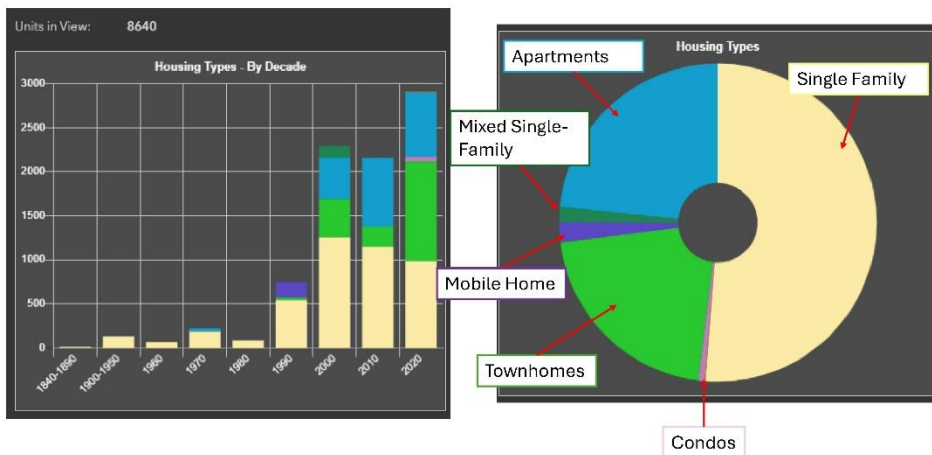


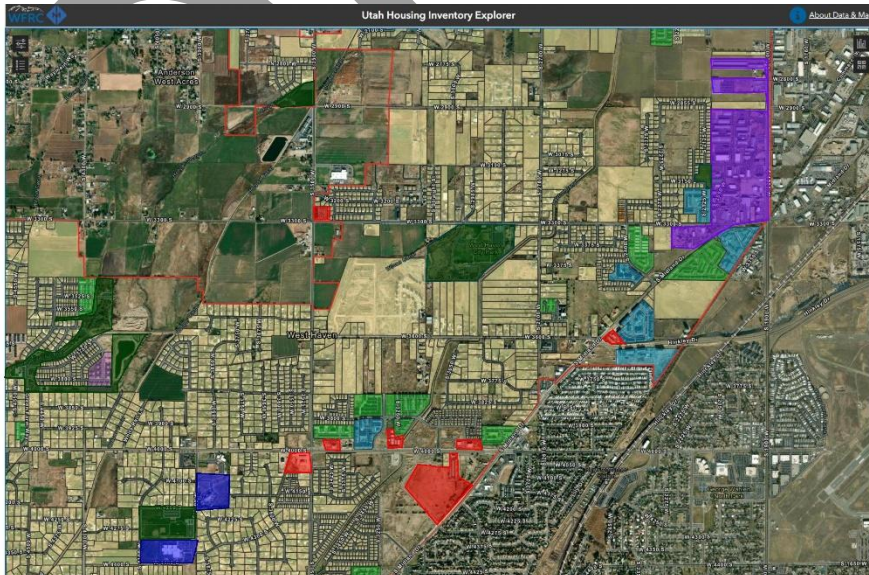
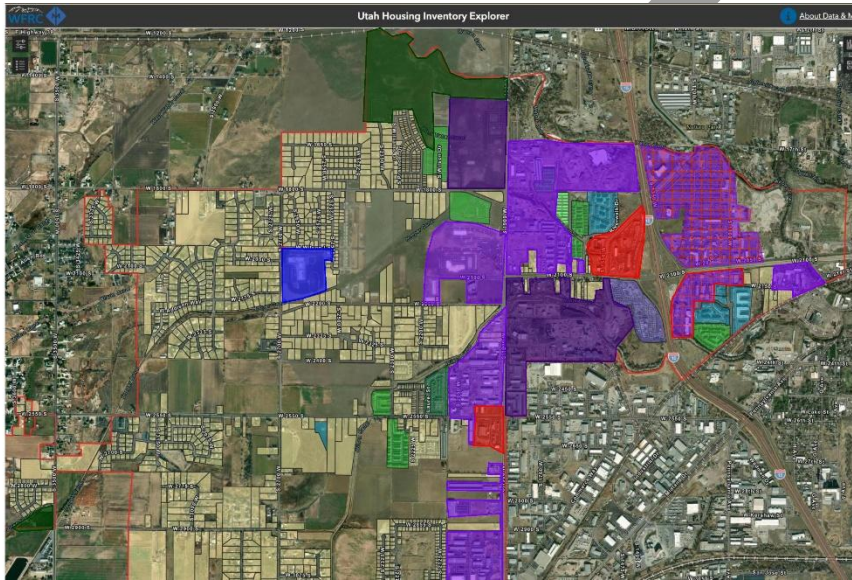
Transect Zoning Model

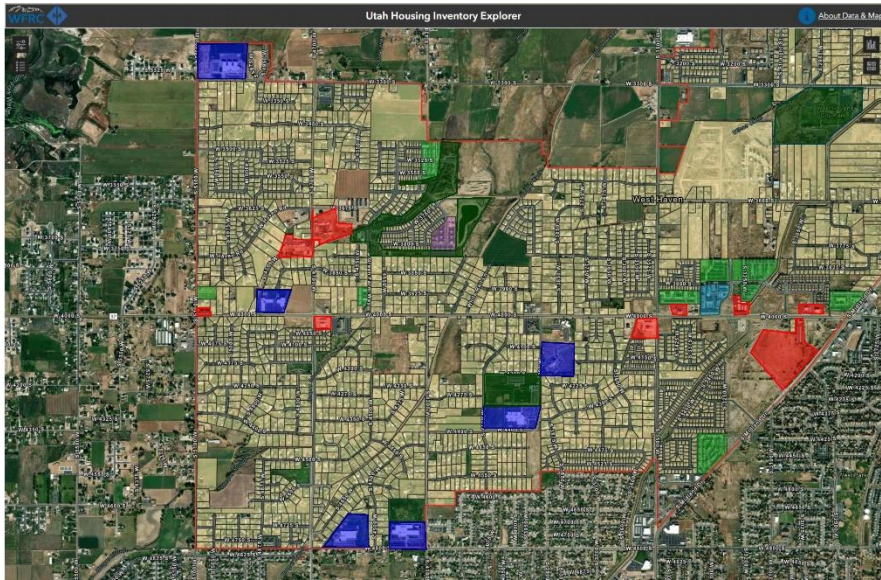




*Note: The apartment number of 2025 shows for a single building, and not the number of units.







What We Have Heard

From the Public

- No more apartments.
- Support for Single Family
- Limited support for higher density in limited areas
- Open space and country preservation are key
- Open to additional local commercial space

From the City Council and Planning Commission

- Mirrors what we heard from the public
- Very hesitant about adding multi-family development.
- Open Space, though maybe defined differently, is very important
- Support for new commercial growth

Sam Taylor gave a presentation on the preferred model of the general plan.

Land Use Plan Work Session

West Haven City Council – 1 July 2026

Work Session Agenda

1. Joint Work Session Recap
2. Translation of Ideas - Zoning
3. Activity Centers
4. Remaining Discussion

2

What We Heard From You

1. The future West Haven should be centered around large-lot, single family residential as the primary development type
2. Attached housing of all types and scales was not viewed favorably
3. Preservation of open space is a priority - but should be in control of the City, fear about inviting density and long-term preservation of private open space
4. Differing definitions on open space - the group seemed to agree that parks, trails, and select natural areas were the what should be preserved (public lands)

3

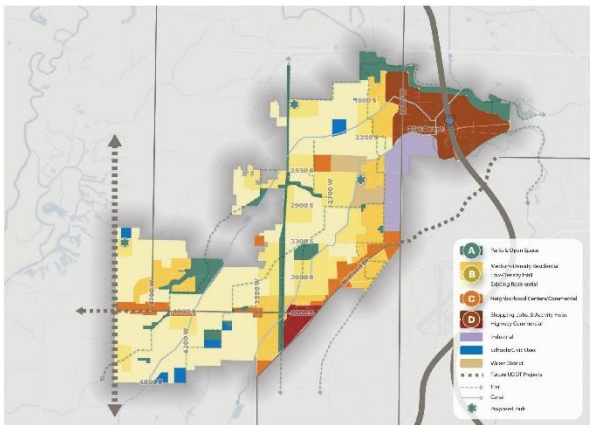
Reflection of the Current Land Use Map/Concept 1

Vision: A future that continues West Haven's existing pattern of quiet neighborhoods, open space, and gradual change over time.

- ✓ **Single-family homes are the default, limited housing variety in very specific locations and circumstances (e.g. economic nodes)**
- ✓ **Grow incrementally as land develops, maintaining current neighborhood character**
- ✓ **Preserve West Haven's "country feel" with parks, trails, and green corridors as opportunities arise**
 - Small neighborhood centers for daily needs
 - Focus mixed and moderate intensity uses at existing economic nodes/corridors

4

Concept 1: Building on What is in Place



5

Undeveloped West Haven/Western Weber



6

Visualizing Buildout Under Large-Lot SF Model

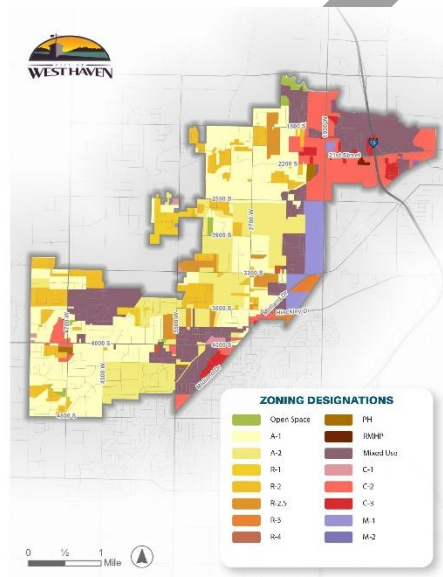


7

Checkpoint

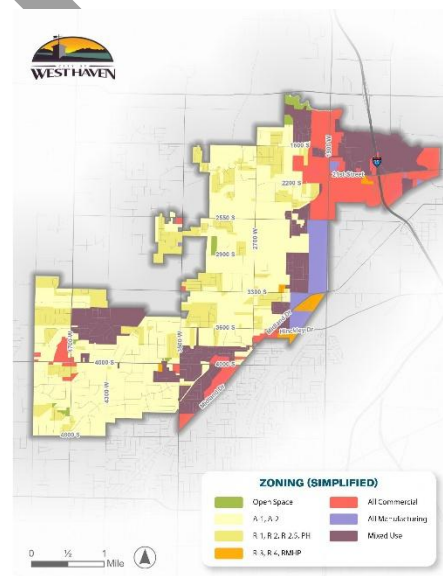
1. Does this match your vision of what West Haven should be?
2. Did we miss anything from our last meeting?

Existing Zoning
(recolored with standard land use colors)



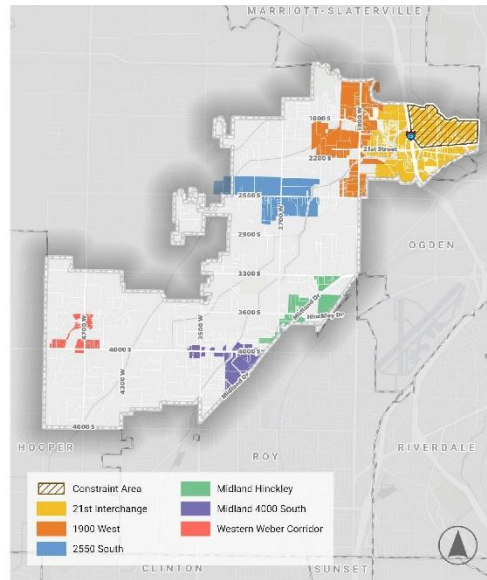
Zoning Simplified

- Preliminary visual towards future land use map
- *Key Point!* Future Land Use is not the same as Zoning
- Note locations of commercial, manufacturing and mixed use areas



Economic Nodes

- Good starting point for establishing the general boundaries of "centers"



11

Some Thoughts about "Centers"

1. Regional vs Neighborhood Centers – differences in scale
2. Land uses vs Character – flour, sugar, eggs to make the cake
 - What is the general "vibe" we want these areas to have?
3. Commercial areas are generally most successful when dense housing is nearby - most reliable path to long-term vitality
 - Especially true for neighborhood commercial (small businesses)
4. Transitions between centers and residential neighborhoods should be carefully thought through

12



13

2550 South

233
Vacant Acres

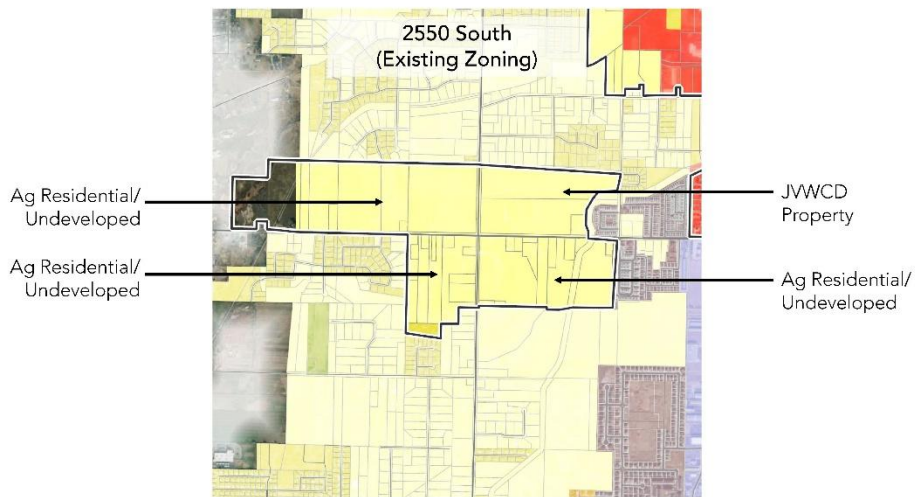
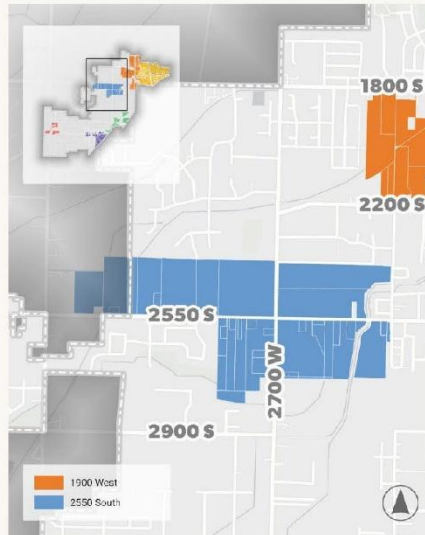
72
Underutilized Acres

16
Developed Acres

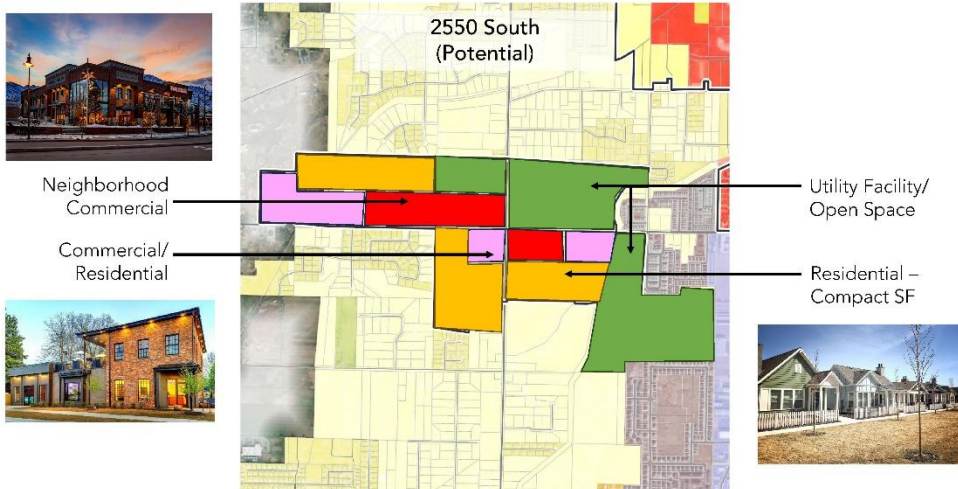
Strengths: Large vacant parcels, parcel ownership, demonstrated retail interest
Impediments: Limited land availability and traffic impacts from commercial/density

Potential Uses

- Grocery Store
- Neighborhood Commercial
- Residential
- Town Center



18



19



NEIGHBORHOOD CENTER A | Retail Anchor and Residential

Source: Brookings/Parsons • Images provided by Visionary Front Regional Council, Jacobs + Jeter, U.C. Santa Urban Design, & Chow Barker • Funded by the State of Utah Land Use Training Fund (2015)

20

Small Town Centers



21

21st Interchange

176

Vacant Acres

249

Underutilized Acres

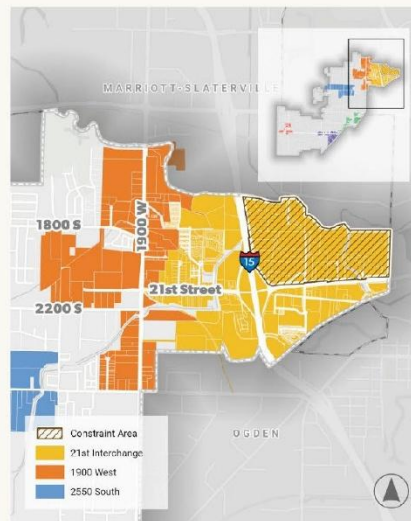
115

Developed Acres

Strengths: Premier interstate frontage, strong industrial sector, development potential
Impediments: Constrained land, aging infrastructure, parcel configuration, perception

Potential Uses

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



1900 West

129

Vacant Acres

187

Underutilized Acres

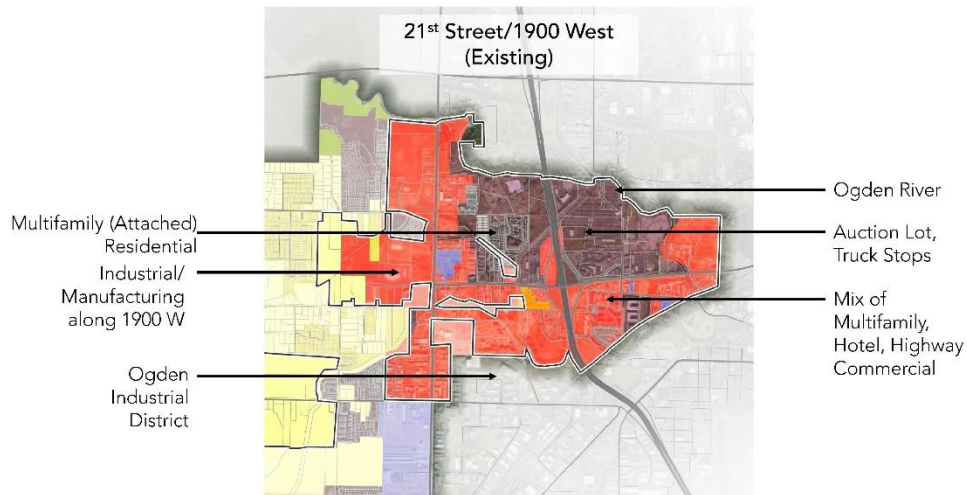
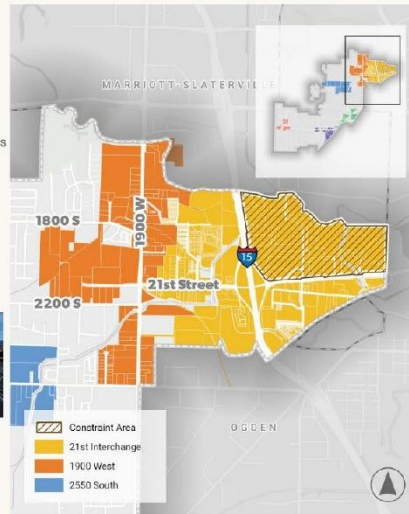
63

Developed Acres

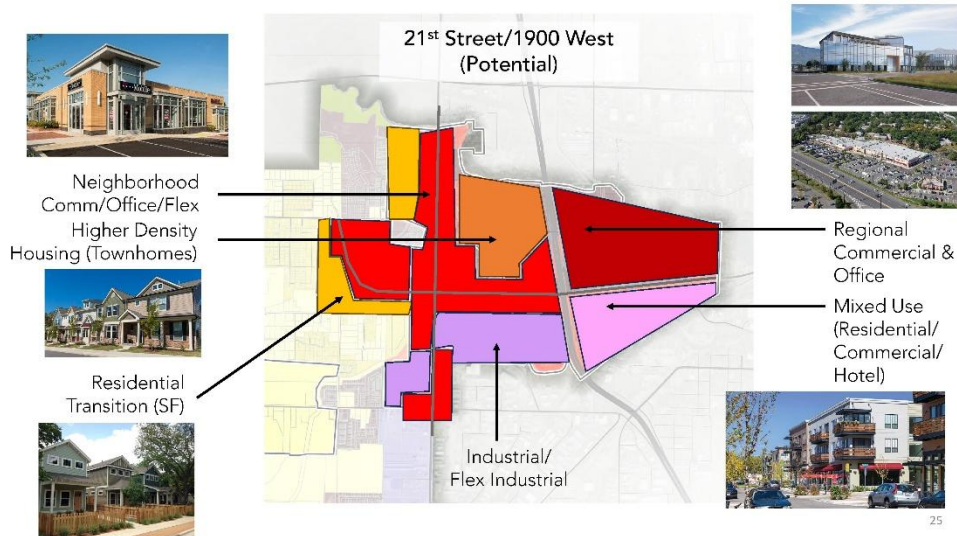
Strengths: Key North-South connector, strong industrial sector, diversified uses
Impediments: Parcel configuration, redevelopment-driven growth, compatibility constraints

Potential Uses

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



24



25

Western Weber Corridor

21
Vacant Acres

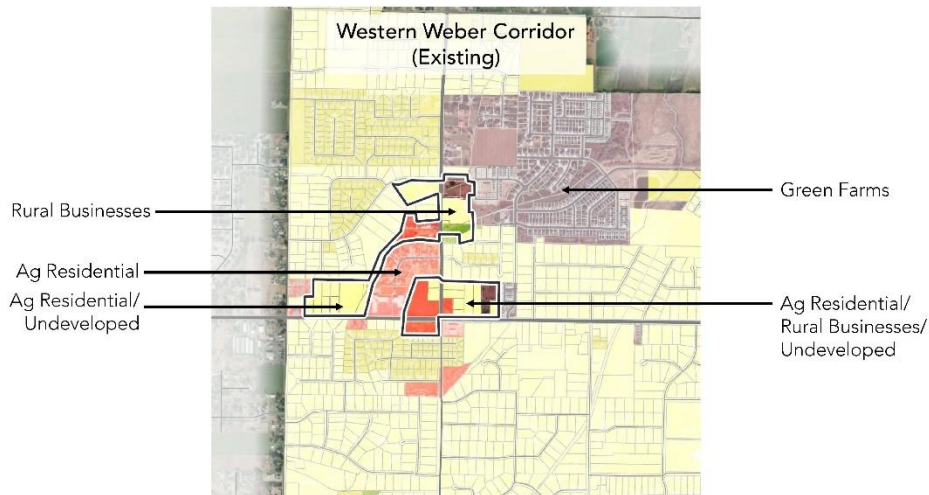
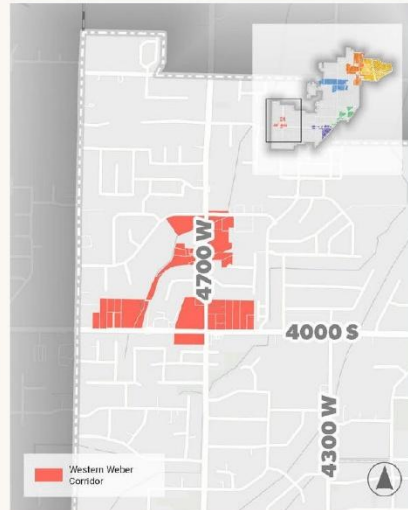
37
Underutilized Acres

7
Developed Acres

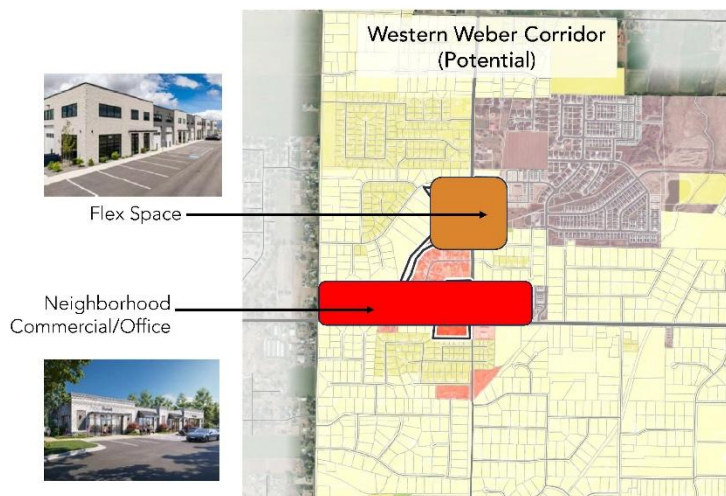
Strengths: Future regional connectivity and improved mobility & access
Impediments: Limited developable land and timing/uncertainty

Potential Uses

- Neighborhood Commercial
- Neighborhood Office
- Flex Space



27



28

Midland-Hinckley

94

Vacant Acres

24

Underutilized Acres

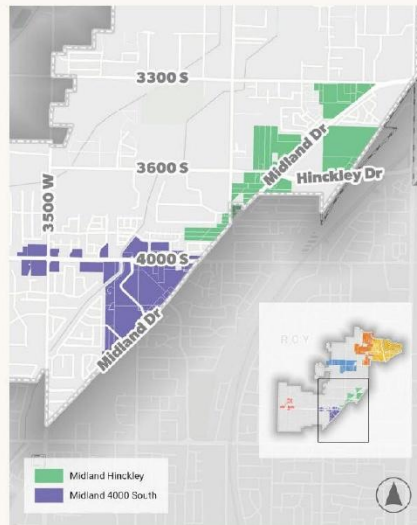
15

Developed Acres

Strengths: Existing uses, high traffic exposure, vacant and underutilized land
Impediments: Fragmented land ownership and need for land assembly

Potential Uses

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



Midland 4000 South

82

Vacant Acres

10

Underutilized Acres

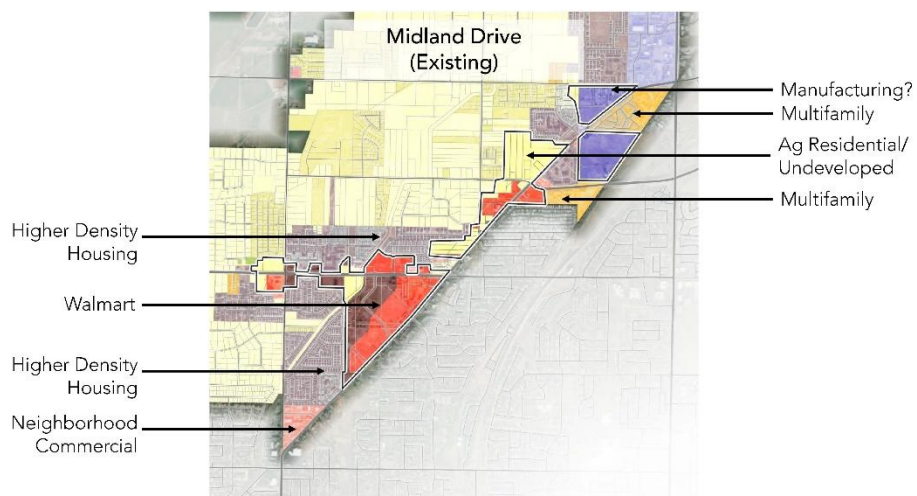
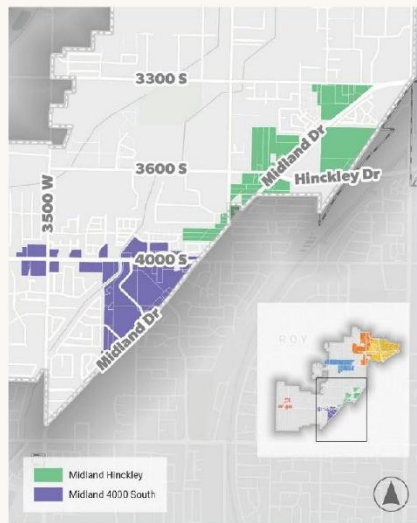
27

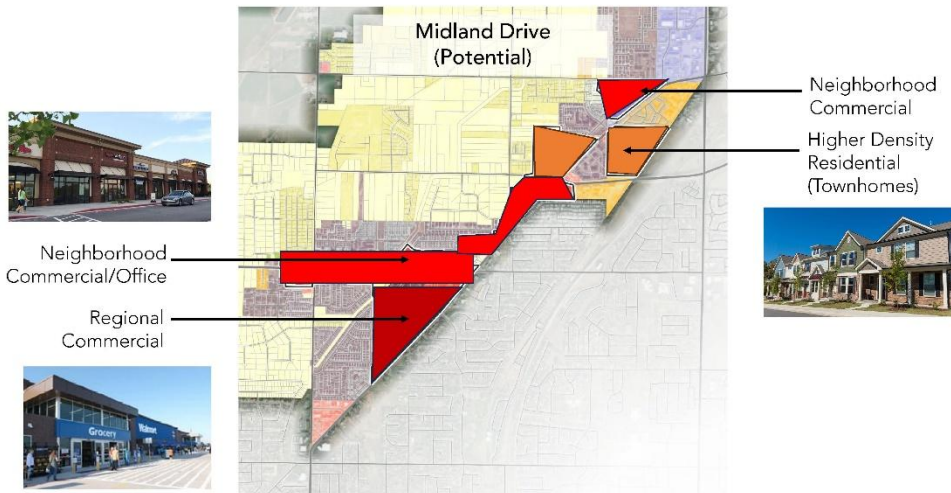
Developed Acres

Strengths: Planned regional retail development, high traffic volumes, existing commercial
Impediments: Limited vacant land and utility constraints

Potential Uses

- Regional Commercial
- Neighborhood Office





32

Discussion

1. Do the proposed areas for centers make sense?
2. What centers stick out as the key areas? What should their character be?
 - i.e. 2550 S as a Town Center, 21st Interchange as a Mixed Use district, Midland or 21st Interchange as a regional shopping center
3. Do the proposed uses make sense for the desired character?

33

6:00 Regular City Council Meeting

1. **MEETING BROUGHT TO ORDER:**
The Council met at their regularly scheduled meeting held in the Council Chambers. Mayor Vanderwood brought the meeting to order at 6:03 PM and welcomed those in attendance.
2. **OPENING CEREMONIES**

A. PLEDGE OF ALLEGIANCE	Councilmember Dixon
B. PRAYER/MOMENT OF SILENCE	Councilmember Swapp
3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 3 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.
No one came up at this time.
4. **UPCOMING EVENTS**

Printmaking Workshop-The Barn	July 13, 2026	6:00 PM
Senior Lunch Bunch-The Barn	July 22, 2026	11:30 AM
Music Circle-The Barn	July 27, 2026	7:00 PM
5. **COUNCIL UPDATES**

Councilmember Dixon thanked the staff, events committee members, and all those that helped make West Haven Days a success.

Councilmember Saunders said Communities that Care will be coming to give quarterly updates at City Council meetings.

Mayor Vanderwood said there will be a qr code leading to survey in the July newsletter.

Councilmember Swapp asked if there is an option for resident to share their email address.

Michelle Witte confirmed we could add that.

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

6. **ACTION ON CONSENT AGENDA**
A. COUNCIL MEETING MINUTES
B. STAKER PARSON COMPANIES
C. GAMETIME
D. ANDERSEN ASPHALT LLC

MEETING HELD	June 17, 2026
\$242,771.00	Inv.#214114-2
\$155,936.36	Inv.#INV-00107004
\$157,004.00	Inv.#2212-1024

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

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

7. **DISCUSSION AND POSSIBLE ACTION-CONSIDERATION OF SELECTING BETTERMENT STREETSCAPE IMPROVEMENTS FOR UDOT SR-108 (MIDLAND) CONSTRUCTION PROJECT**

Councilmembers Call, Swapp, Dixon, and Morse liked option G.

Mayor Vanderwood said they were going to add trees as part of the betterment but ended up widening the road and those were eliminated. He also asked the City Council if they wanted to add lighting to the signs for holidays.

Councilmember Swapp, Morse, and Saunders didn't feel there was a need to add power to the signs.

Councilmember Call made a motion to approve option G for the betterment streetscape improvements. Councilmember Dixon seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

8. **ACTION ON RESOLUTION 25-2026-MASTER LANDSCAPE MAINTENANCE AGREEMENT BETWEEN WEST HAVEN CITY AND THE UTAH DEPARTMENT OF TRANSPORTATION**

Councilmember Morse made a motion to adopt resolution 25-2026. Councilmember Saunders seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

9. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON ORDINANCE 12-2026-CHANGE TO TITLE XV LAND USAGE, HOME OCCUPATION, INCLUDING § 157.880 THROUGH § 157.883-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Councilmember Call asked if watercrafts can be added to the special restrictions.

Stephen Nelson confirmed he can add that.

Councilmember Call made a motion to adopt ordinance 12-2026 with the correction of the recorders certification and adding watercrafts to section 157.834. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

B. ACTION ON ORDINANCE 13-2026-CHANGE TO TITLE XV LAND USAGE, PH ZONE (RESIDENTIAL PATIO HOMES), INCLUDING § 157.411 THROUGH § 157.419-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Councilmember Saunders made a motion to adoption ordinance 13-2026. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

10. ADVICE & CONSENT OF: ONE (1) PARKS AND TRAILS COMMITTEE MEMBER APPOINTMENT-Submitted by Mayor Vanderwood To fill one, 3-year term. The term will be from July 1, 2026 thru December 31, 2028

Mayor Vanderwood presented David Rasmussen.

Councilmember Dixon made a motion to give advice and consent to appoint David Rasmussen to the Parks and Trails Committee. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

11. ACTION ON RESOLUTION 26-2026-PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY AND ZACHARY HOLBROOK FOR CONTINUED INDIGENT LEGAL SERVICES

Councilmember Morse made a motion to adopt resolution 26-2026. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

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

Shawn Warnke said he reviewed the minutes from the last meeting and found the City Council opted to add more options to bid in the motion and he would move forward with adding those.

13. CLOSED SESSION- The Council will enter into a closed meeting for the purpose of discussing the character and professional competence of an individual; to be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Morse made a motion enter into the closed session. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

Mayor Vanderwood said the closed session was used to discuss the character and professional competence of an individual.

Councilmember Morse made a motion leave the closed session. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

14. ADJOURNMENT

Councilmember Morse made a motion to adjourn at 8:42 PM. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved:

DRAFT

STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: July 15, 2026

SUBJECT: An ordinance of West Haven City granting an electric utility franchise and general utility easement to Rocky Mountain Power



Rocky Mountain Power (RMP) provides electricity to the citizens of West Haven. To provide electricity in West Haven, RMP has installed, continues to install, operate, and maintain power poles and other related facilities within the City's public ways. In the past, RMP and West Haven City have entered into a franchise agreement and a general utility easement that define the terms governing RMP's operation of its electrical system within the City streets. The current franchise agreement has expired.

Typically, the City adopts agreements by Resolution; however, RMP is requesting that the franchise agreement be done by ordinance since the control of public streets is a legislative function. The most significant issue in the franchise agreement from the City's perspective is having RMP relocate power poles and transformers within City streets for City-related projects at no charge. City staff has worked with RMP to reach an agreement that accommodates the City's need for RMP to relocate its facilities.

The agreement includes language stating that RMP will relocate its electrical facilities within City streets in the interest of public convenience, necessity, health, safety, or welfare, at no cost to the City. There is also an appeal process identified within the agreement if, for some reason, the local representatives of RMP decline to relocate the electrical facilities at no cost to the City. RMP will relocate its facilities to accommodate unrelated City projects, but it does charge a fee to developers.

Attached is a redline version of the agreement so that the City Council can see the changes from RMP's template agreement to the agreement being proposed for adoption.

ORDINANCE NO. 15-2026

**AN ORDINANCE OF WEST HAVEN CITY GRANTING AN ELECTRIC UTILITY
FRANCHISE
AND GENERAL UTILITY EASEMENT
TO
ROCKY MOUNTAIN POWER**

WHEREAS, Rocky Mountain Power, (“Rocky Mountain Power” or the “Company”) is a regulated public utility that provides electric power and energy to the citizens of West Haven City (the “City”) and other surrounding areas; Rocky Mountain Power or the City may be referred to individually as “Party” or collectively as “Parties”;

WHEREAS, providing electrical power and energy requires the installation, operation, and maintenance of power poles and other related facilities to be located within the public ways of the City;

WHEREAS, the City, pursuant to the provisions of Utah Code Ann. § 10-8-21, has the authority to regulate power line facilities within public ways and to grant to Rocky Mountain Power a general utility easement for the use thereof;

WHEREAS, the City desires to set forth the terms and conditions by which Rocky Mountain Power shall use the public ways of the City;

NOW, THEREFORE, be it ordained by the City:

The Recitals set forth above are incorporated herein by reference.

SECTION 1.- Grant of Franchise and General Utility Easement. The City hereby grants to Rocky Mountain Power the right, privilege, and authority to construct, maintain, operate, upgrade, and relocate its electrical distribution and transmission lines and related appurtenances, including underground conduits and structures, poles, towers, wires, guy anchors, vaults, transformers, transmission lines, and communication lines (collectively referred to herein as “Electric Facilities”) in, under, along, over and across the present and future streets, alleys, and rights-of-way, not including City parks, buildings or other spaces not associated with City-owned rights-of-way (collectively referred to herein as “Public Ways”) within the City, for the purpose of supplying and transmitting electric power and energy to the inhabitants of the City and persons and corporations beyond the limits thereof; (referred to as “Franchise”).

SECTION 2. Term. The term of this Franchise ~~and General Utility Easement~~ is for () five (5) years commencing on the date of acceptance by the Company as set forth in Section 3 below.

Style Definition: Normal: Font: 12 pt, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

Style Definition: Footer: Font: 12 pt, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers, Tab stops: 3.25", Centered + 6.5", Right + Not at 3" + 6"

Style Definition: Hyperlink

Style Definition: x_msonormal

Formatted: None, No widow/orphan control, Hyphenate, Border: Bottom: (No border), Tab stops: Not at 3.25"

Formatted: Font: Not Bold

SECTION 3. Acceptance by Company. Within sixty (60) days after the passage of this ~~ordinance~~Ordinance by the City, Rocky Mountain Power shall file an unqualified written acceptance thereof, with the City Recorder; otherwise, the ~~ordinance~~Ordinance and the rights granted herein shall be null and void.

SECTION 4.- Non-Exclusive Franchise. The right to use and occupy the Public Ways of the City shall be nonexclusive, and the City reserves the priority right to use the Public Ways for itself ~~or any other entity.~~ Other entities that ~~provides~~provide service to City residences; ~~provided, however, that such use shall not unreasonably interfere with and~~ Rocky Mountain Power's Electric Facilities or Rocky Mountain Power's rights ~~as granted herein shall be equal in priority, but subservant to the City's priority.~~

SECTION 5. City Regulatory Authority. In addition to the provision herein contained, the City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety, and welfare of its citizens and their properties or exercise any other rights, powers, or duties required or authorized, under the Constitution of the State of Utah, the laws of Utah or City Ordinance, ~~which may supercede this Ordinance.~~

SECTION 6. Indemnification. The City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death, of, any person that may occur in the construction, operation, or maintenance by Rocky Mountain Power of its Electric Facilities. Rocky Mountain Power shall indemnify, defend, and hold the City harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind on account of Rocky Mountain Power's use of the Public Ways within the City, and shall pay all the costs of defense plus reasonable ~~attorneys'~~attorneys' fees for any claim, demand, or lien brought thereunder. The City shall: (a) give prompt written notice to Rocky Mountain Power of any claim, demand, or lien with respect to which the City seeks indemnification hereunder; and (b) permit Rocky Mountain Power to assume the defense of such claim, demand, or lien. If such defense is not assumed by Rocky Mountain Power, Rocky Mountain Power shall not be subject to liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, Rocky Mountain Power shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with any negligent or willful act or failure to act of the City or any of its officers or employees.

SECTION 7. Annexation.

7.1 Extension of City Limits. Upon the annexation of any territory to the City, the rights granted herein shall extend to the annexed territory to the extent the City has such authority. All Electrical Facilities owned, maintained, or operated by Rocky Mountain Power located within any public ways of the annexed territory shall thereafter be subject to all of the terms hereof.

7.2 Notice of Annexation. When any territory is approved for annexation to the City, the City shall, not later than ten (10) working days after passage of an ordinance approving the

proposed annexation, provide by certified mail to Rocky Mountain Power: (a) ~~each site address to be annexed as recorded on county assessment and tax rolls~~ annexation plat; (b) a legal description of the proposed boundary change; and (c) a copy of the City's ordinance approving the proposed annexation. The notice shall be mailed to:

Rocky Mountain Power Customer Contact Center
Attn: Annexations
P.O. Box 400
Portland, Oregon 97207-0400

With a copy to:

Rocky Mountain Power
Attn: Office of the General Counsel
1407 West North Temple, Room 320
Salt Lake City, UT 84116

SECTION 8. Plan, Design, Construction, and Installation of Company Facilities.

8.1- All Electrical Facilities installed or used under the authority of this Franchise shall be used, constructed, and maintained in accordance with applicable federal, state, and ~~city~~ City laws, codes, and regulations.

8.2 Except in the case of an emergency, Rocky Mountain Power shall, prior to commencing new construction or major reconstruction work in the Public Ways, apply for any permit from the City as may be required by the City's ordinances, which permit shall not be unreasonably withheld, conditioned, or delayed. Rocky Mountain Power will abide by all applicable ordinances and all reasonable rules, regulations, and requirements of the City, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance, with the City regulations and requirements. Notwithstanding the foregoing, Rocky Mountain Power shall not be obligated to obtain a permit to perform emergency repairs.

8.3 All Electric Facilities shall be located so as to cause minimum interference with the Public Ways of the City and shall be constructed, installed, maintained, cleared of vegetation, renovated, or replaced in accordance with applicable rules, ordinances, and regulations of the City.

8.4 If, during the course of work on its Electrical Facilities, Rocky Mountain Power causes damage to or alters the Public Way or public property, Rocky Mountain Power shall (at its own cost and expense and in a manner reasonably approved by the City) replace and restore it in as good a condition as existed before the work commenced.

8.5 In addition to the installation of underground electric distribution lines as provided by applicable state law and regulations, Rocky Mountain Power shall, upon payment of all charges

provided in its tariffs or their equivalent, place newly constructed electric distribution lines underground as may be required by City ordinance.

8.6 The City shall have the right without cost to use all poles and suitable overhead structures owned by Rocky Mountain Power within Public Ways for City wires used in connection with its fire alarms, police signal systems, or other public safety communication lines used for governmental purposes; provided, however, any such uses shall be for activities owned, operated or used by the City for a public purpose and shall not include the provision of CATV, internet, or similar services to the public. Provided further, that Rocky Mountain Power shall assume no liability nor shall it incur, directly or indirectly, any additional expense in connection therewith, and the use of said poles and structures by the City shall be in such a manner as to prevent safety hazards or interferences with Rocky Mountain Power's use of same. Nothing herein shall be construed to require Rocky Mountain Power to increase pole size, or alter the manner in which Rocky Mountain Power attaches its equipment to poles, or alter the manner in which it operates and maintains its Electric Facilities. City attachments shall be installed and maintained in accordance with the reasonable requirements of Rocky Mountain Power and the current edition of the National Electrical Safety Code pertaining to such construction. Further, City attachments shall be attached or installed only after written approval by Rocky Mountain Power in conjunction with Rocky Mountain Power's standard pole attachment application process. Rocky Mountain Power shall have the right to inspect, at the City's expense, such attachments to ensure compliance with this Section 8.6 and to require the City to remedy any defective attachments.

8.7 Rocky Mountain Power shall have the right to excavate the Public ~~Rights-of~~ Ways subject to reasonable conditions and requirements of the City. Before installing new underground conduits or replacing existing underground conduits, Rocky Mountain Power shall first notify the City of such work by written notice and shall allow the City, at its own expense, (to include a pro-rata share of the trenching costs, if the City's conduit requires the enlargement of the trench), to share the trench of Rocky Mountain Power to lay its own conduit therein, provided that such action by the City will not unreasonably interfere with Rocky Mountain Power's Electrical Facilities or delay project completion.

8.8 Before commencing any street improvements or other work within a Public Way that may affect Rocky Mountain Power's Electric Facilities, the City shall give written notice to Rocky Mountain Power.

SECTION 9. ~~Relocations~~Relocation of Electric Facilities.

9.1 The City reserves the right to require Rocky Mountain Power, by written notice, to relocate its Electric Facilities within the Public Ways for a City project in the interest of public convenience, necessity, health, safety, or welfare at no cost to the City. Within a reasonable period of time after written notice, Rocky Mountain Power shall promptly commence the relocation of its Electrical Facilities. Before requiring at the relocation of Electric Facilities, the City shall, with the assistance and consent of Rocky Mountain ~~Power~~, identify a reasonable alignment for the relocated Electric Facilities within the Public Ways of the City.

Formatted: Font: Bold

Additionally, upon the City providing written notice, Rocky Mountain Power, regarding the need to relocate its Electric Facilities, Rocky Mountain Power shall promptly notify any entity that is collocated on its Electric Facilities, which also must be relocated.

The City shall assign or otherwise transfer to Company all right it may have to recover the cost for the relocation work from a third party and shall support the efforts of Rocky Mountain Power to obtain reimbursement.

9.2 Rocky Mountain Power shall not be obligated to pay the cost of any relocation that is required or made a condition of a private development. If the removal or relocation of ~~facilities~~Electric Facilities is caused directly or otherwise by an identifiable development of property in the area, or is made for the convenience of a customer, Rocky Mountain Power may charge the expense of removal or relocation to the developer or customer. For example, Rocky Mountain Power shall not be required to pay relocation costs in connection with a road widening or realignment where the road project is made a condition of or caused by a private development.

9.3 In the event that Rocky Mountain Power and City do not agree on whether relocation of Electric Facilities falls under Section 9.1 or 9.2 of this Agreement, City may submit to Rocky Mountain Power a written memorandum describing why relocation should be pursuant to Section 9.1 ("Memorandum"). The Memorandum shall be reviewed by Rocky Mountain Power's Vice President within thirty (30) days of Rocky Mountain Power's receipt of the Memorandum. Within forty-five (45) days of receipt of the Memorandum, Rocky Mountain Power shall respond to the Memorandum in writing detailing why it believes the relocation of Electric Facilities falls under either Section 9.1 or 9.2 of this Agreement.

SECTION 10. Subdivision Plat Notification. Before the City approves any new subdivision and before recordation of the plat, the City shall require the developer to obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated ~~rights of way easements~~ depicted on the plat. ~~A The developer shall mail a copy of the plat shall be mailed for approval~~ to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department

Local Address

Local Address

Section 1438 West 2550 South
Ogden Utah 84401

SECTION 11. Vegetation Management. Rocky Mountain Power or its contractor may prune all trees and vegetation which overhang the Public Ways, whether such trees or vegetation originate within or outside the Public Ways, to prevent the branches, ~~or~~ limbs or other part of such trees or vegetation from interfering with Rocky Mountain Power's Distribution or Transmission

Formatted: Tab stops: 1", Left + 1.06", Left

Formatted: Font: Bold

Formatted: Normal, Don't hyphenate, Tab stops: 1.06", Left

Electrical Facilities. Such ~~work~~pruning shall comply with the American National Standard for Tree Care Operation (ANSI A300) and be conducted under the direction of an arborist certified with the International Society of Arboriculture. Rocky Mountain Power may also cut down and remove any tree located in the Public Ways which poses a risk to public safety or service reliability. A growth inhibitor treatment may be used for trees and vegetation species that are fast-growing. Trees planted in the Public Ways under or near existing Rocky Mountain Power's Distribution or Transmission Electrical Facilities should not interfere with such Electrical Facilities at the tree's full maturity height. For guidance on tree species selection, see Rocky Mountain Power's planting guidelines www.Rockymountainpower.net/trees.

Formatted: Font: Italic

SECTION 12. -Renewal. At least 120 days prior to the expiration of this Franchise, Rocky Mountain Power and the City either shall agree to extend the term of this Franchise for a mutually acceptable period of time, or the ~~parties~~Parties shall use best faith efforts to renegotiate a replacement Franchise. As long as the parties are in good faith negotiations, Rocky Mountain Power shall have the continued right to use the Public Ways of the City as set forth herein in the event an extension or replacement Franchise is not entered into upon expiration of this Franchise.

Formatted: Font: Italic

SECTION 13. -No Waiver. Neither the City nor Rocky Mountain Power shall be excused from complying with any of the terms and conditions of this Franchise by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions.

SECTION 14. -Transfer of Franchise. Rocky Mountain Power shall not transfer or assign any rights under this Franchise to another entity, except transfers and assignments by operation of law, or to affiliates, parents, or subsidiaries of Rocky Mountain Power which assume all of Rocky Mountain Power's obligations hereunder, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, Rocky Mountain Power may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Franchise to any financing entity, or agent on behalf of any financing entity to whom Rocky Mountain Power (1) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.

SECTION 15. -Amendment. At any time during the term of this Franchise, the City through its City Council, or Rocky Mountain Power may propose amendments to this Franchise by giving thirty (30) days written notice to the other ~~party~~Party of the proposed amendment(s) desired, and both ~~parties~~Parties thereafter, through their designated representatives, will, within a reasonable time, negotiate in good faith in an effort to agree upon mutually satisfactory amendment(s). No amendment or amendments to this Franchise shall be effective until mutually agreed upon by the City and Rocky Mountain Power and formally adopted as an ordinance amendment, which is accepted in writing by Rocky Mountain Power.

Formatted: Font color: Auto

SECTION 16. Notices. Unless otherwise specified herein, all notices from Rocky Mountain Power to the City pursuant to or concerning this Franchise shall be delivered to the City ~~Recorder's~~Recorder's Office. Unless otherwise specified herein, all notices from the City to Rocky Mountain Power pursuant to or concerning this Franchise shall be delivered to the Regional Business Management Director, Rocky Mountain Power, 852 East 1400 North, Shelley, Idaho, 83274, with copy to RMPRBMTeam@pacificorp.com, and such other office as Rocky Mountain Power may advise the City of by written notice.

Formatted: Font color: Black

Formatted: Font color: Black

SECTION 17. Severability. If any section, sentence, paragraph, term, or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority including any state or federal regulatory authority having jurisdiction thereof or unconstitutional, illegal, or invalid by any court of common jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

SECTION 18. Waiver of Jury Trial. To the fullest extent permitted by law, each of the ~~parties~~Parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under, or in connection with this ~~agreement-Franchise~~. Each ~~party~~Party further waives any right to ~~consolidate~~consolidate any action in which a jury trial has been waived with any ~~other~~other action in which a jury trial cannot be or has not been waived.

Formatted: No underline

Formatted: Font color: Black

Formatted: Hyphenate, Tab stops: Not at 0"

SECTION 19. Remedies at Law. In the event either Party fails to fulfill any of its respective obligations under this Agreement, the City or Rocky Mountain Power, whichever the case may be, may assert a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement. In the event of any controversy, claim or action being filed or instituted between the City and Rocky Mountain Power relating to or arising out of this Agreement, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and costs through all levels of action incurred by the prevailing party.

SECTION 20. Governing Law. This Agreement shall be interpreted pursuant to Utah law and jurisdiction and venue for any legal action pertaining to this Agreement shall be in the Second District Court of Weber County, State of Utah, or the United States District Court for the District of Utah.

SECTION 21. Counterparts. The Parties may execute this Agreement in counterparts, each of which shall be deemed an original instrument and all of which together constitute one and the same instrument.

SECTION 22. Authority. Each Party has full legal authority and power to execute and deliver this Agreement; the officer of Party executing this Agreement has been duly authorized to execute

and deliver this Agreement; and this Agreement constitutes a valid and binding obligation of the Parties according to its terms and conditions.

SECTION 23. Entire Agreement and Amendments. This Agreement and all attachments hereto constitute the entire agreement and understanding between the Parties and replaces any previous agreement, understanding, or negotiation between the Parties with respect to its subject matter, and may be modified or amended, supplemented, or changed only by the written agreement of the Parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

PASSED by the City Council of the City of West Haven City Utah
this ____ day of _____, 20252026.

MAYOR

Formatted: Level 1

ATTEST:

CITY RECORDER

<u>Mayor Rob Vanderwood</u>	<u>Yes</u>	<u>No</u>
<u>Councilmember Carrie Call</u>	<u>Yes</u>	<u>No</u>
<u>Councilmember Kim Dixon</u>	<u>Yes</u>	<u>No</u>
<u>Councilmember Nina Morse</u>	<u>Yes</u>	<u>No</u>
<u>Councilmember Ryan Saunders</u>	<u>Yes</u>	<u>No</u>
<u>Councilmember Ryan Swapp</u>	<u>Yes</u>	<u>No</u>

STATE OF UTAH)

: ss.

County of Weber)

I, Emily Green, the City Recorder of West Haven, Utah, do hereby certify that the above and foregoing is a full and correct copy of Ordinance 15-2026, entitled "**AN ORDINANCE OF WEST HAVEN CITY GRANTING AN ELECTRIC UTILITY FRANCHISE AND GENERAL UTILITY EASEMENT TO ROCKY MOUNTAIN POWER**" adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on the ____ day of _____, 2026, which appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of _____, 2026.

Emily Green, City Recorder

(city seal)

STAFF REPORT

TO: Shawn Warnke, City Manager
FROM: Ed Mignone, City Engineer
DATE: June 25, 2026
SUBJECT: Removal and Replacement Box Culverts
Approx 2050 W 1800 S and Trail Crossing between 1800 S/2200 S.
License Agreement between WH City and Hooper Irrigation Company



Background

The City has a need to replace to Hooper Irrigation Company (HIC) box culverts along 1800 S at approximately 2050 W for future road widening and pedestrian safety improvements; as well as replacing the culvert for the trail crossing required as part of the anticipated 1800 S – 2100 S connector road. To allow for construction, the City has to enter into a license agreement with HIC.

The draft agreement provided by HIC is attached with the related construction drawings.

Recommended Action

Completing these projects is in the best interest of the City and action is time sensitive. Staff recommends that the Council approve the City to enter into a license agreement with HIC for the replacement of two (2) existing box culverts as indicated in the attached license agreement. The City has entered into similar license agreements with HIC for similar purposes in the recent past.

In the interest of having this project completed during the current irrigation off-season, it is expected that construction is expected in winter 2026/2027. The HIC Board will be considering approving this license agreement at a future meeting in the summer of 2026.

EJM/ejm

cc: Emily Green, via email

Amy Hugie, via email

Attachment: License Agreement between Hooper Irrigation Company and WHC

Resolution No. 27-2026

**RESOLUTION OF WEST HAVEN CITY AUTHORIZING ADOPTION OF THE
LICENSE AGREEMENT BETWEEN HOOPER IRRIGATION COMPANY AND
THE CITY; AUTHORIZING THE MAYOR TO SIGN THIS RESOLUTION; AND
THE CITY MANAGER TO SIGN THE LICENSE AGREEMENT ON BEHALF OF
THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.**

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to entering into agreements; and,

WHEREAS, the City Council wishes to enter into a License Agreement with Hooper Irrigation Company (hereinafter "Company") in order to be able to perform work within the Company's easement that is necessary for the City's storm drain line; and,

WHEREAS, the City and the Company have negotiated the License Agreement that is attached as Attachment "A" to this Resolution to outline their agreement and understanding; and

WHEREAS, the City now desires to adopt that License Agreement by accepting the terms thereof; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. AGREEMENT :

1. That the License Agreement between Company and the City, a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
2. That the City Manager is authorized to sign any and all documents necessary to affect this Agreement, including signing the Agreement itself.
3. That the Mayor is authorized to sign this Resolution adopting the Agreement.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 15th day of July 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of July 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

City Recorder

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

ATTACHMENT “A”

License Agreement between Hooper Irrigation Company and West Haven City

DRAFT

LICENSE AGREEMENT

THIS LICENSE AGREEMENT, (hereafter "Agreement") made this ____ day of _____, 20____, between the Hooper Irrigation Company, (hereafter "Licensor"), and _____, individually, or collectively (hereafter "Licensee").

RECITALS

- A. Licensor owns, leases, operates, possesses, or has other rights in certain real property on, near, and around real property, irrigation corridors, easements, ditches, water lines, pipelines, head gates, water diversion devices, or other water delivery appurtenances.
- B. Licensee is desirous of acquiring the approval of Licensor to perform construction activities, at its' sole cost and expense, upon, across, over, under, through or otherwise affecting real property in which Licensor has an interest (hereafter "Project Works").
- C. Licensee desires to obtain a license to construct its' Project Works by utilizing a portion of the Licensor's real property in a manner and location described herein that will not interfere or be incompatible with Licensor's use of its' real property.

NOW THEREFORE, in consideration of the mutual agreements and covenants herein contained, the Licensor hereby grants to the Licensee, upon the terms provided herein, a license as described herein:

- 1. **PURPOSE:** Remove and Replace Ex Crossing along 1800 s and Road Crossing , with a new 5 x16 Box Culvert. Install the New Culverts at both 1800 S and road Crossing to match the Ex Trail Culvert slope of 0.33 % New Storm Drain Siphon Crossing and restore bank to Ex Condition.
- 2. **DURATION:** Construction will occur during the winter off season and will be completed prior to use. The new box culvert will remain in place as a permanent (perpetual) improvement.
- 3. **LOCATION:** Project is approximately 2050 West , 1800 South
Road crossing project is approximately located between 1800 South and 2200 South Storm Drain Siphon Approximately 200 ft West of Proposed Road Crossing
- 4. **PLANS, DRAWINGS, MAPS**, if applicable (attached hereto and incorporated herein):
- 5. **FEES:** All fees shall be paid in full before the license is granted and before any construction activities shall commence.

A. License Application	\$	<u>00.00</u>
B. Engineering Inspection	\$	<u>00.00</u>
C. Site Visit(s)	\$	<u>00.00</u>
Total Escrow Amount	\$	<u>00.00</u>

- 6. WORK STANDARD.** The Licensee shall perform all work, construction, and other services under this Agreement in accordance with general construction standards, the plans, drawings, or maps attached hereto, and in a manner satisfactory to the Licensee.
- 7. RIGHTS RESERVED.** The Agreement and all rights hereunder shall be held by the Licensee at all times subject to the rights of Licensor. Licensor shall at all times maintain its' jurisdiction and supervision over the Licensee on the affected real property. This is a non-exclusive license and the Licensor reserves the right to issue additional licenses or permits for uses of the real property involved in the License Agreement. Licensor also reserves the right to convey, transfer, or assign, in whole or in part, its' real property interests, rights, easements, or rights of way. Licensor reserves the right to assess its' real property at all times during the license period and for any reason it deems reasonably appropriate.
- 8. INDEMNITY AND HOLD HARMLESS.**
- A. The Licensor, its' officers, agents, employees, and assigns do not assume any liability resulting from the granting of this license or the exercise thereof and Licensee agrees to indemnify and hold Licensor, its' officers, agents, employees, and assigns harmless from injury or damage to any persons or property that may result from the exercise of any of the privileges or rights herein conferred.
 - B. The Licensee further agrees that Licensor, its' officers, agents, employees, and assigns shall not be held liable for any damage to Licensee's improvements or works by reason of the exercise of the rights herein conferred; nor shall anything contained in this Agreement be constructed as in any manner limiting other reservations in favor of the Licensor contained in this License Agreement.
- 9. RELEASE FROM LIABILITY.** The Licensee hereby releases Licensor, its' officers, employees, agents, and assigns, from liability for any and all claims, loss, or damage of every description or kind whatsoever, which may result to the Licensee from the construction, operation, and maintenance of its' Project Works upon said real property.
- 10. EXTRAORDINARY MAINTENANCE OR REPAIR COST.** The Licensee agrees that if the maintenance or repair of any or all pipelines, head gates, water delivery devices, structures, facilities, ditches, canals, or other appurtenances located on or affecting Licensor's real property should be made more expensive by reason of the existence of Licensee's Project Works, or its' improvements, works, or actions thereon, Licensee will pay the Licensor, its' agents or assigns, the full amount of such additional expense, cost, and/or fees within thirty (30) days of receipt of such notice.

- 11. LICENSEE TO DEFEND TITLE.** Licensee shall defend Licensor from and against any and all claims or actions which affects Licensor's rights or Licensee's use of the Project Works under this License Agreement, provided Licensor promptly tenders such defense prior to the time an answer is due in the proceedings.
- 12. INTERFERENCE PROHIBITING.** The Licensee shall use, and maintain all facilities, equipment, Project Works, and other devices with due care to avoid damage to or obstruction of Licensor's real property and or appurtenances, the irrigation and drainage facilities, or other structures of the Licensor, or any interference in any way with the operation and maintenance of the same.
- 13. TERM OF LICENSE-TERMINATION.** The Licensor, at its' option, may terminate this Agreement for nonuse of the licensed lands by the Licensee for a period of two (2) continuous years. In any event this license shall expire by limitation at the end of the period recited in paragraph 2 above. All rights granted to the Licensee under this Agreement are subject to termination upon failure of Licensee to comply with the terms of this Agreement. In the event the Licensee extends the construction activities for the Project Works beyond the deadline, the Licensee will pay the Licensor the amount of \$1000.00 per day until the construction activities have been fully completed. MJ Initials.
- 14. BOND.** The Licensee shall place the sum of \$ 00.00 into an escrow account with a mutually agreed escrow company to guarantee Licensee's performance of its obligations and duties hereunder, and to pay any damages that Licensor may suffer during or after the license period. The Licensee is responsible for providing receipt of the escrow funds to Licensor before any construction on the Project Works may commence. The funds shall be paid to Licensor upon default of Licensee, or in the event Licensee shall cause damage to Licensor. If no damage has been caused by Licensee to Licensor, Licensee has paid all fees hereunder, and Licensee has strictly complied with all the terms hereunder, Licensee shall receive the remainder of the escrow funds at the end of the license period upon written request to Licensor by Licensee within thirty (30) days of the expiration of the license period.
- 15. REMOVAL OF PROJECT WORKS AND FACILITES.** Licensor, its' agents or assigns, may determine if the License's facilities must be removed upon termination of this license. If Licensor, its agents, or assigns, determine that the facility must be removed, removal will be made by Licensee within thirty (30) days after termination of the license, and the site will be restored as nearly as practicable to its original condition. Removal of the facilities and restoration of the site will be at the sole expense of the Licensee.

16. ASSIGNMENT OR TRANSFER. This License shall not be transferable or assignable by the Licensee without prior written consent of the Licensor.

17. SUCCESSORS IN INTEREST OBLIGATED. This Agreement shall insure to the benefit of and be binding upon the successors and assigns of the parties hereto.

18. NO WARRANTY. Licensor makes no warranty, expressed or implied, as to the extent or validity of the grant contained herein. Licensee may need to acquire additional license or possessory rights from other persons and it shall be the sole duty of Licensee to investigate and seek out persons with other rights affected by Licensee's proposed Project Works and/or actions.

19. ENVIRONMENTAL COMPLIANCE. The Licensee agrees to abide by all applicable Federal, State, and Local laws and regulations pertaining to erosion control, pollution control, and environmental protection. Licensee shall indemnify and hold Licensor harmless from any and all liability associated with Licensee's Project Works and/or actions.

20. LANDSCAPE PRESERVATION AND NATURAL BEAUTY.

A. The Licensee shall exercise care to preserve the natural landscape and shall conduct its construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the Project Works. Except where clearing is required from permanent structures, all trees, native shrubbery, and vegetation shall be preserved and shall be protected from damage which may be caused by Licensee's construction operations and equipment. Movement of crews and equipment upon Licensor's real property, easements, and rights-of-way, shall be performed, by Licensee, in a manner to prevent damage to grazing lands, crops, or property.

B. Upon completion of construction activities, the construction site shall be smoothed and graded in a manner to conform to the natural topography of the landscape and shall be repaired, replanted, reseeded, erosion controlled, and otherwise corrected as directed by the Licensor at the Licensee's sole expense.

21. SPECIAL PROVISIONS. The Special Provisions, attached hereto are hereby made part of this Agreement the same as if they had been expressly set forth herein.

22. CANAL SEASON. Licensee agrees that the water delivered by the Licensor across its' real property and in other appurtenances is of significant importance to Licensor and its' customers, shareholders, and others for the irrigation of agricultural and horticultural crops, plants, animals, and related material. In the event that construction activities being performed by

Licensee, its' agents or assigns, is performed during the water season (March through October) and an emergency shutoff has to be exercised by reducing or stopping the flow of irrigation water in the canal or other water appurtenances, the Licensee shall be solely responsible for any and all crop damage, livestock losses, and all related damage caused by reduced or eliminated irrigation water. Initials _____

23. AUTHORITY. If Licensee is a corporation, partnership trust, estate, limited liability company, or other entity, the person executing this Agreement on its' behalf warrants his or her authority to do so and to bind Licensee.

24. PROJECT PLANS AND SPECIFICATIONS PREPARED BY:

Gardner Engineering

IN WITNESS WHEREOF the parties hereby affix their duly authorized signatures granted by their Board of Directors.

LICENSEE:

By: _____

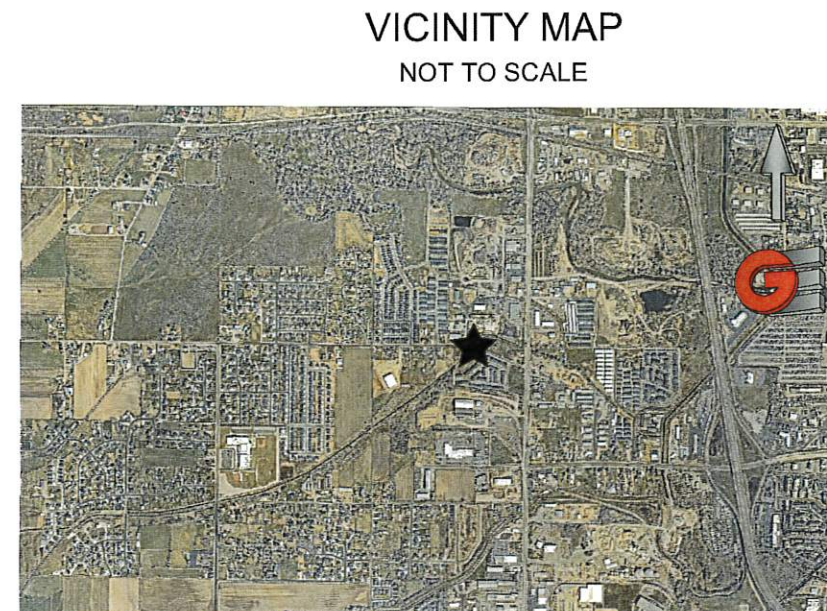
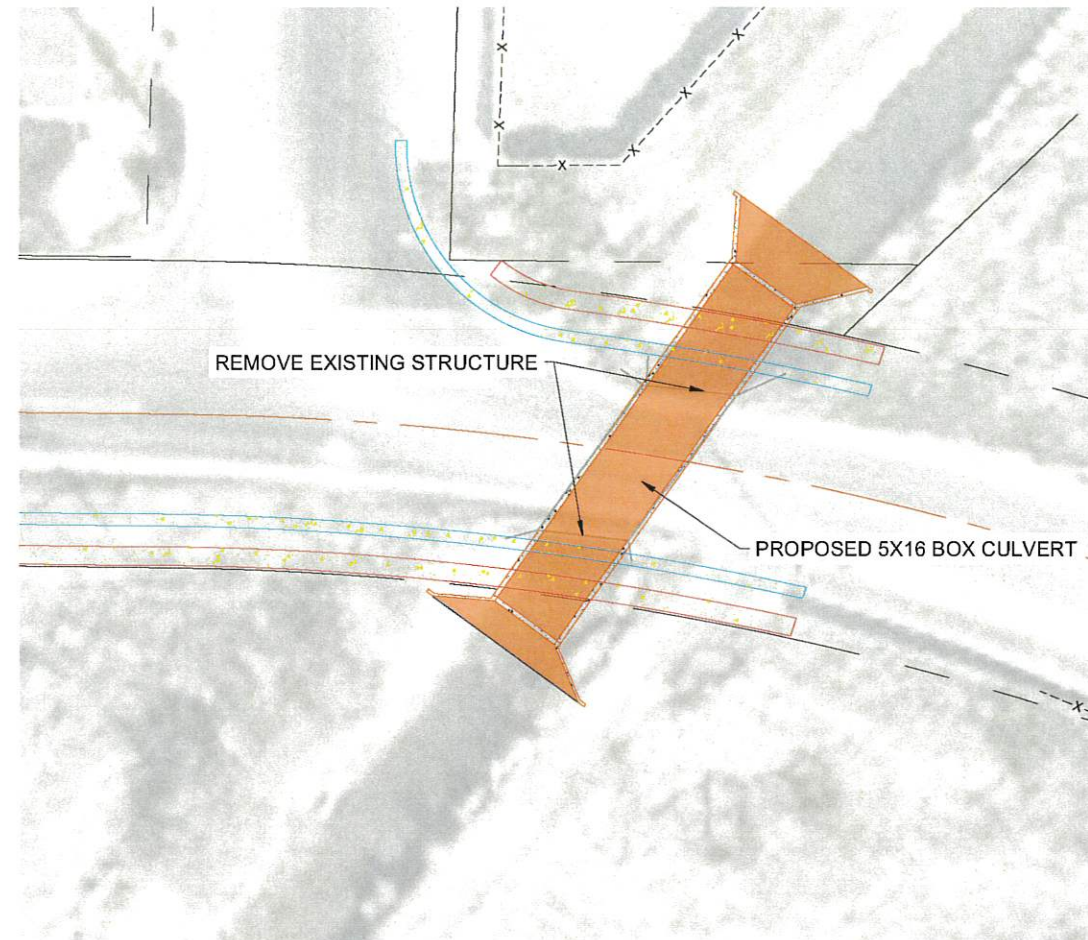
Its: _____

LICENSOR:

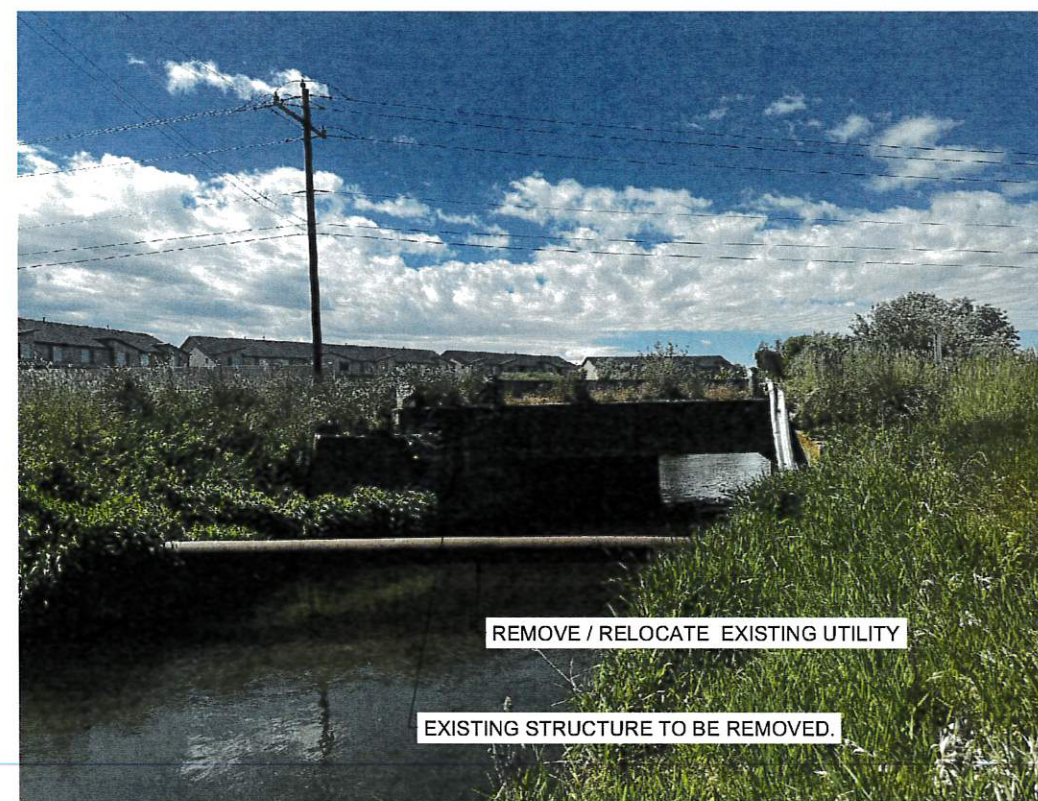
HOOPER IRRIGATION COMPANY

By: Theo G Cox
Its: President

By: Michelle Pinkston
Its: Secretary



WEST SIDE OF TRAIL LOOKING EAST



EAST SIDE OF TRAIL LOOKING WEST

SHEET INDEX

- HC1 - COVER SHEET
- HC2 - SITE PLAN
- HC3 - DETAILS BOX CULVERT
- HC4 - DETAIL HEADWALL



Scale in Feet
1" = 40'



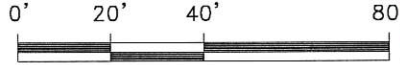
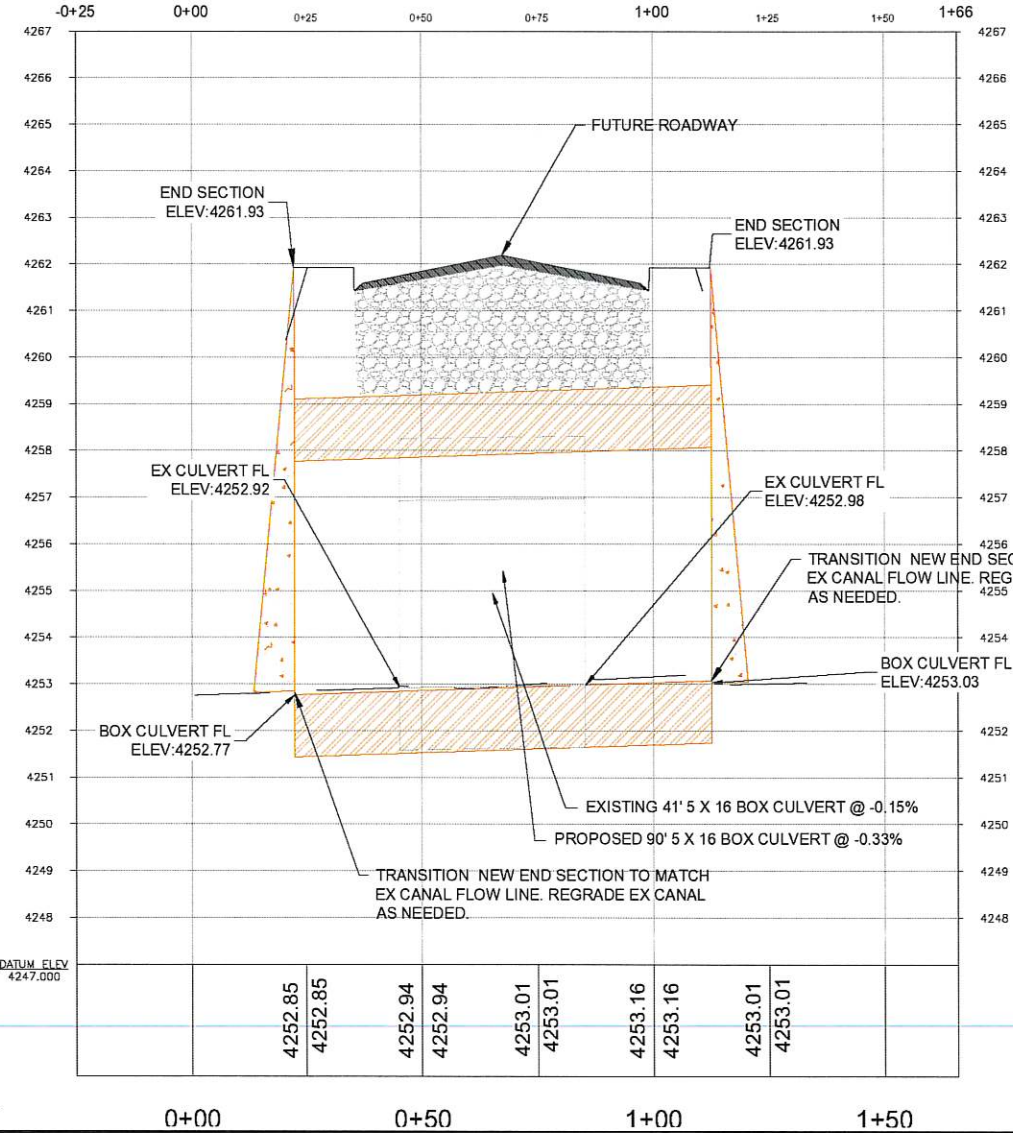
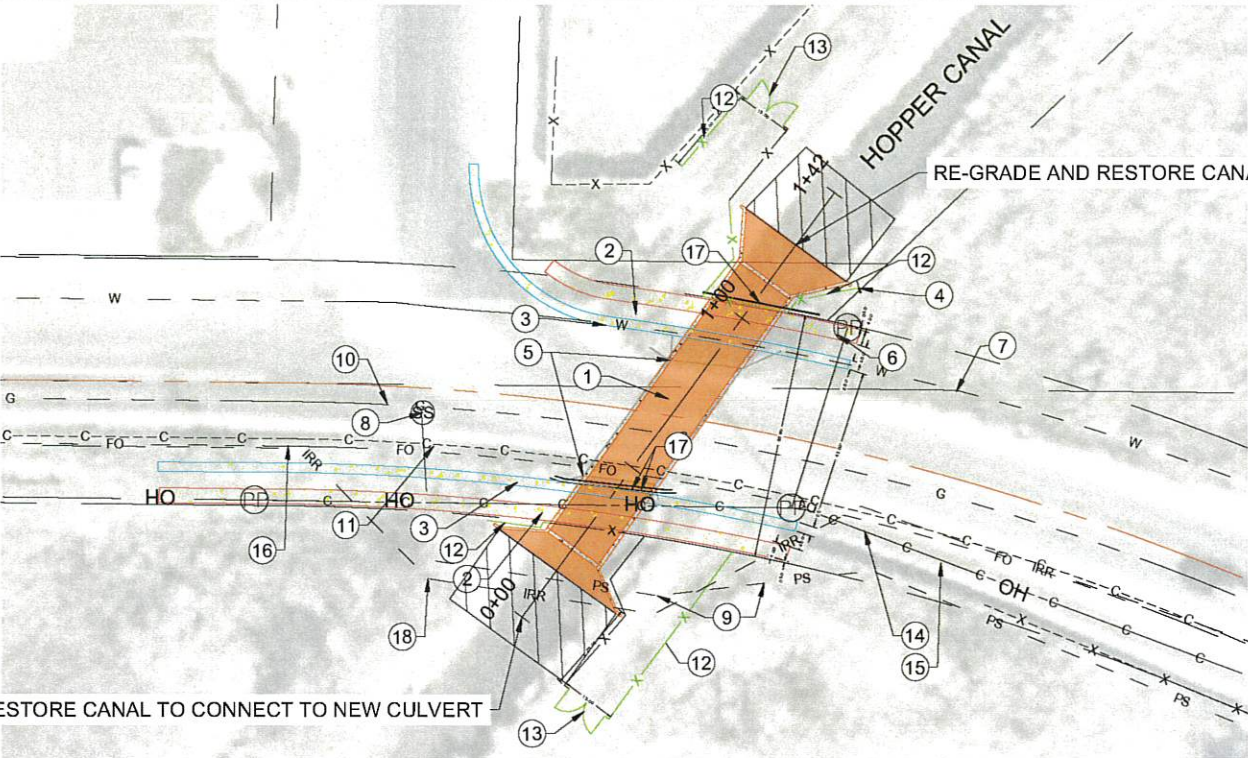
Date: 06-01-26 Scale: 1" = 40" Designed: TG/RC Drafted: TG Checked: RC									
Revisions	<table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Date	Description						
Date	Description								
HIC OVERALL 1800 SOUTH 1800 SOUTH WEST HAVEN, WEBER, UTAH									
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1550 W 2100 S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066									
HC-1									

ROADWAY KEYNOTES:

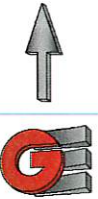
- 1 PROPOSED BOX CULVERT 5X16 - SEE DETAIL SHEET HC3
- 2 4 FT CONCRETE SIDEWALK - FUTURE BY OTHERS
- 3 2.5 FT CURB AND GUTTER - FUTURE BY OTHERS
- 4 PROTECT EXISTING GUY WIRE - PROTECT IN PLACE
- 5 EXISTING CULVERT/BRIDGE HEADWALL TO BE REMOVED
- 6 PROTECT EXISTING POWER POLE IN PLACE/STABILIZE
- 7 EXISTING WATER LINE - PROTECT IN PLACE
- 8 EXISTING SEWER MANHOLE
- 9 EXISTING PRESSURE SEWER LINE - PROTECT IN PLACE (FIELD VERIFY)
- 10 EXISTING GAS LINE - PROTECT IN PLACE
- 11 EXISTING COMMUNICATION (LUMEN) - PROTECT IN PLACE
- 12 PROPOSED FENCE
- 13 PROPOSED GATE
- 14 EXISTING OVER HEAD COMMUNICATION (LUMEN) - PROTECT IN PLACE
- 15 EXISTING OVER HEAD POWER - PROTECT IN PLACE
- 16 EXISTING FIBER OPTIC (UTOPIA) - PROTECT IN PLACE
- 17 IDENTIFY AND RELOCATE THE EXISTING UTILITIES.
- 18 EXISTING SECONDARY WATER LINE- PROTECT IN PLACE (FIELD VERIFY)

NOTE:

LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



Scale in Feet
1" = 40'



Date: 06-01-26
Scale: 1" = 40'
Designed: TG/RC
Drafted: TG
Checked: RC

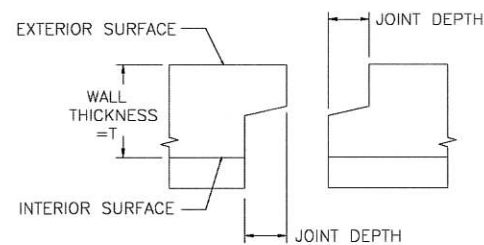
Revisions	Description
Date	

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

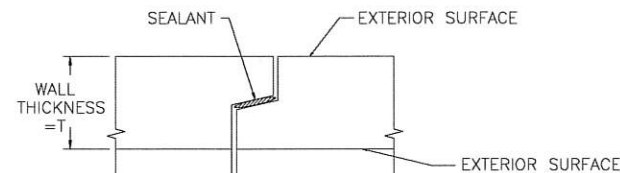
HIC SITE PLAN
1800 SOUTH
1800 SOUTH
WEST HAVEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1500 W 2000 S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

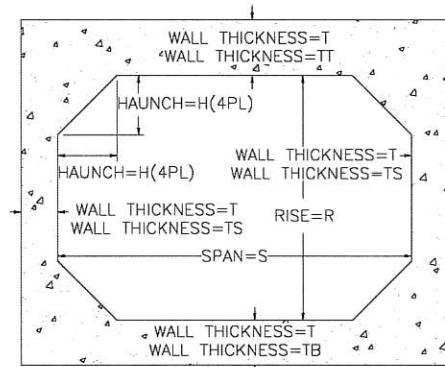
HC-2



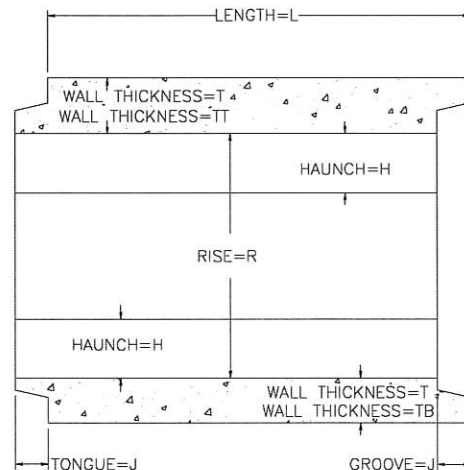
JOINT DETAILS
NO REINFORCEMENT SHOWN



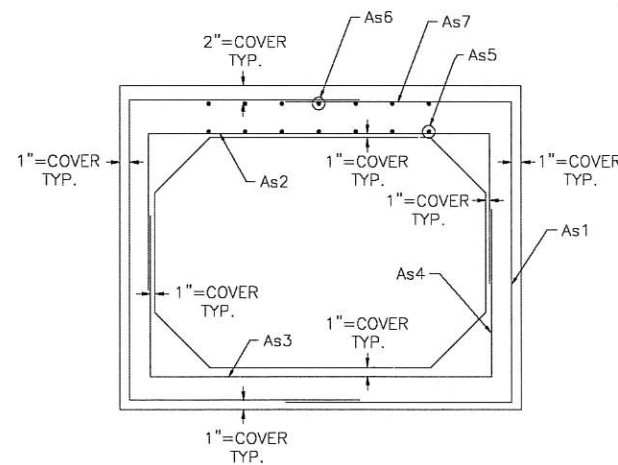
JOINT DETAIL ASSEMBLED
NO REINFORCEMENT SHOWN



CROSS SECTION
AT CENTERLINE OF BOX LENGTH
NO REINFORCEMENT SHOWN

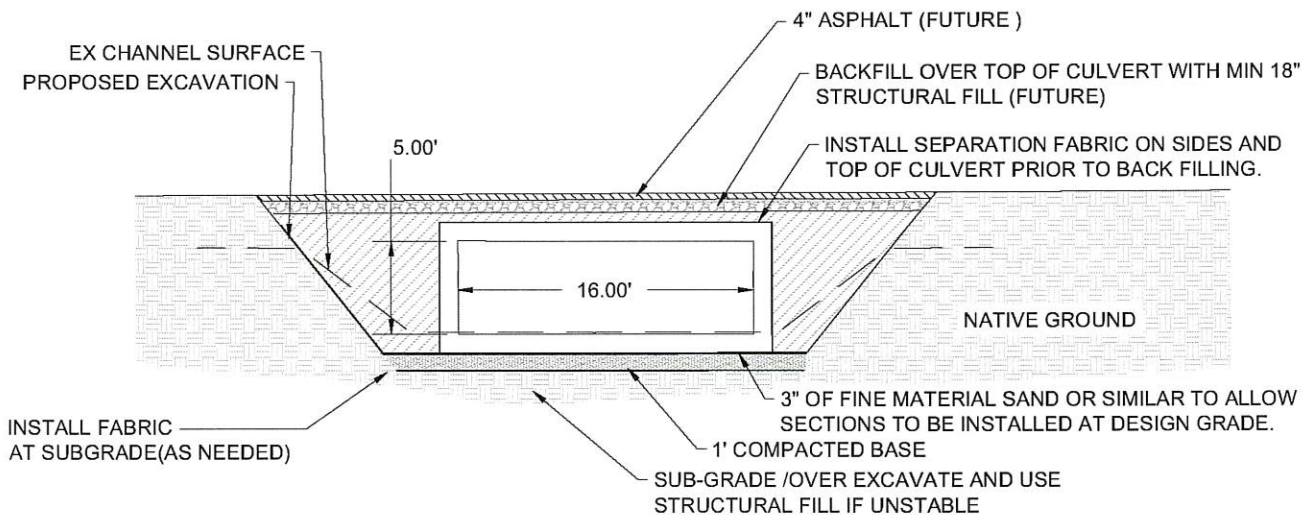
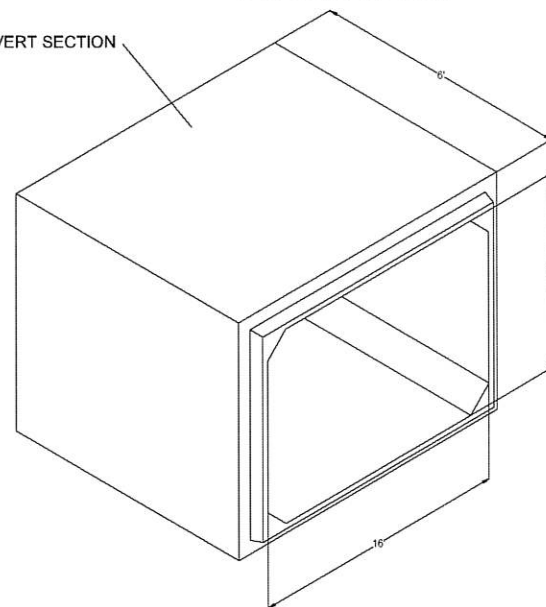


PROFILE SECTION
AT CENTERLINE OF BOX SPAN
NO REINFORCEMENT SHOWN

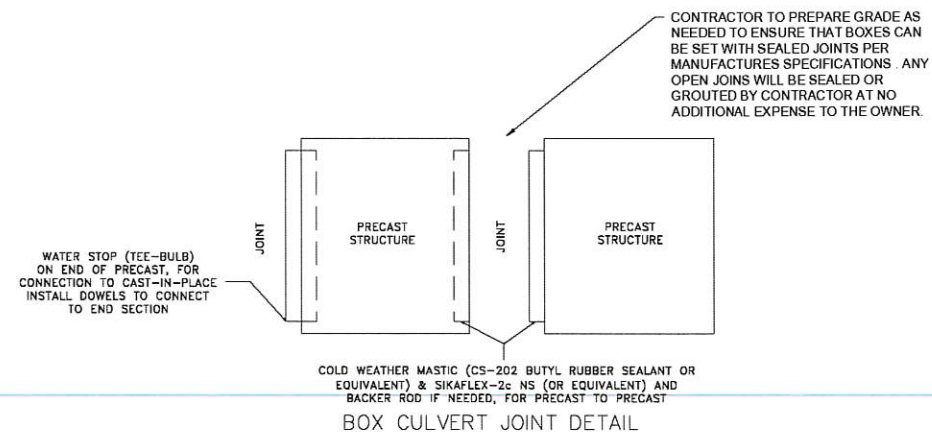


TYPICAL
REINFORCEMENT
ASTM C-1433

BOX CULVERT SECTION



CROSS SECTION DETAIL - NTS



COLD WEATHER MASTIC (CS-202 BUTYL RUBBER SEALANT OR EQUIVALENT) & SIKAFLEX-2c NS (OR EQUIVALENT) AND BACKER ROD IF NEEDED, FOR PRECAST TO PRECAST
BOX CULVERT JOINT DETAIL

AREA OF REINFORCEMENT, NUMBER OF CAGES, AND CONCRETE COMPRESSIVE STRENGTHS SHALL BE IN CONFORMANCE WITH A.S.T.M. SPECIFICATIONS.

ALL DIMENSIONS ARE SUBJECT TO ALLOWABLE SPECIFICATION TOLERANCES AND PARAMETERS.

SPAN S FEET	RISE R FEET	WALL Tt Ts Tb	HAUNCH H INCHES	LENGTH L FEET	WEIGHT WT. #/S/FT.	TONGUE J INCHES	GROOVE J INCHES	WATERWAY AREA SQ. FT.	EQUIV. DIA. INCHES
16'	5'	12" 12" 12"	10"	6'	7200	4.50"	4.50"	78.6	120.1

Date: 06-01-26
Scale: NTS
Designed: TG/RC
Drafted: TG
Checked: RC

Revisions	Description	Date



HOPPER CANAL DETAILS

1800 SOUTH

1800 SOUTH

WEST HAVEN, WEBER, UTAH

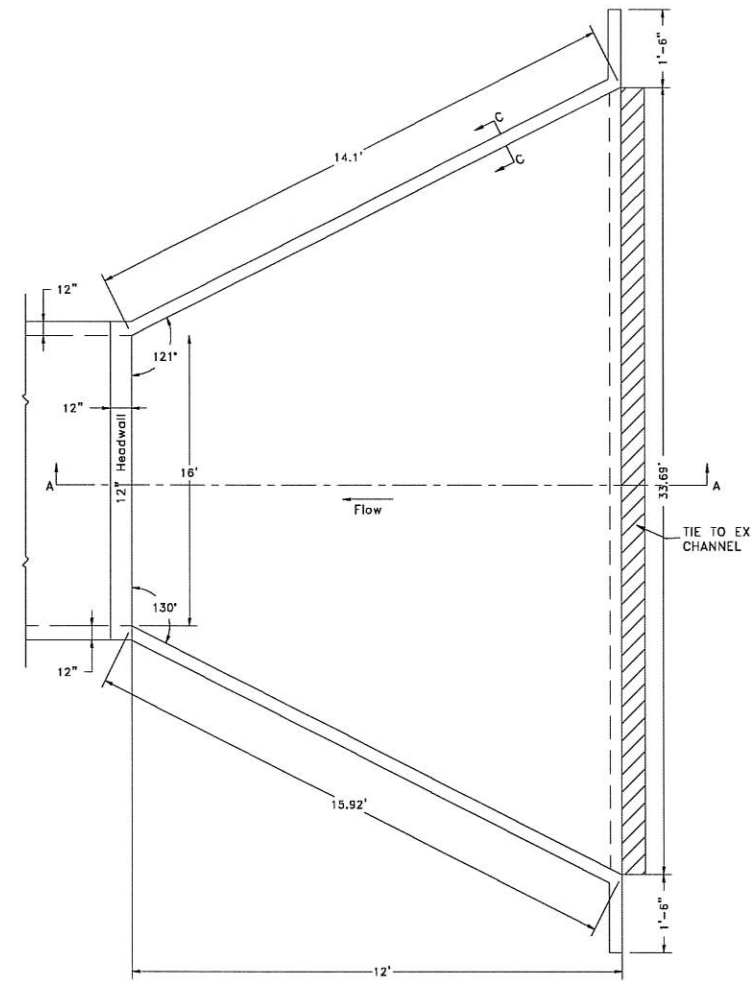
**GARDNER
ENGINEERING**

CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING

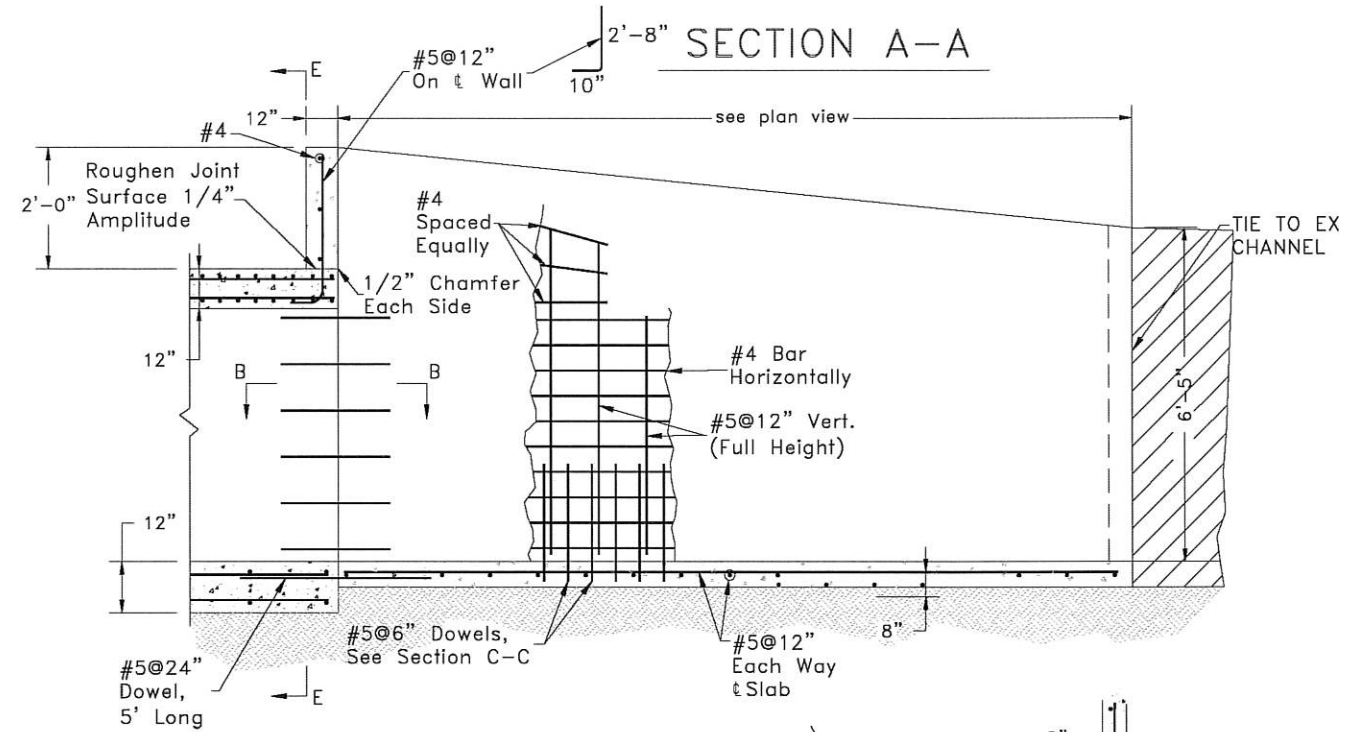
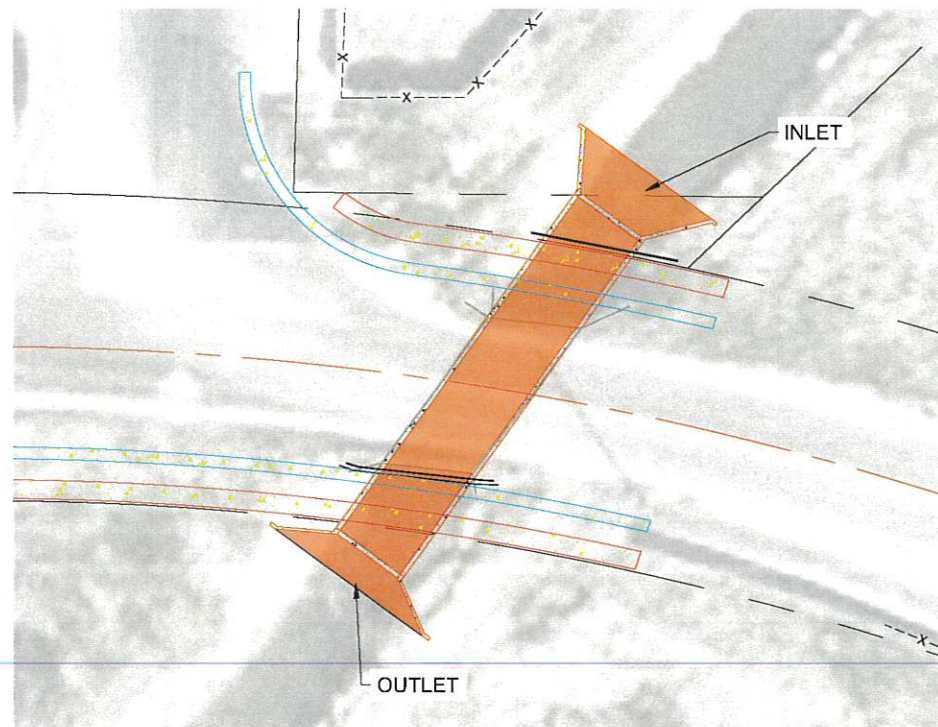
1500 W 2100S, WEST HAVEN, UT 84401
P 801.476.0066 F 801.476.0066



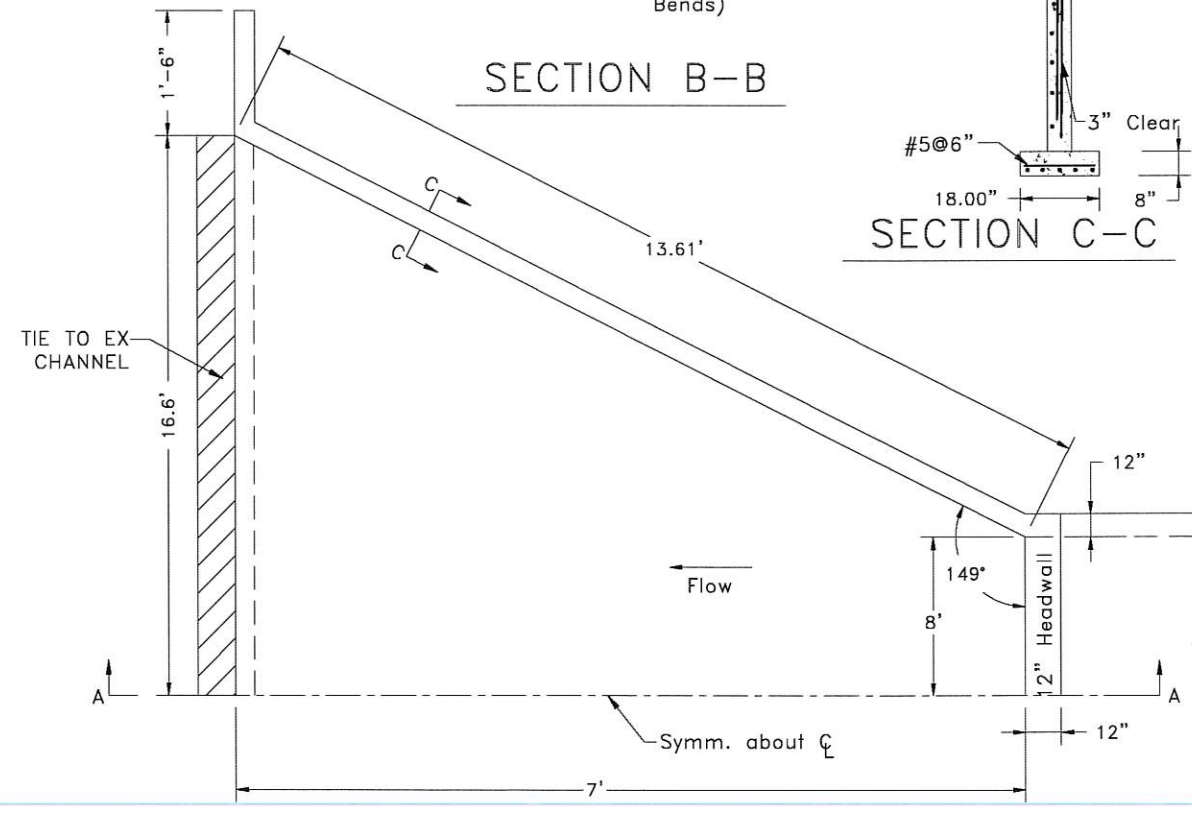
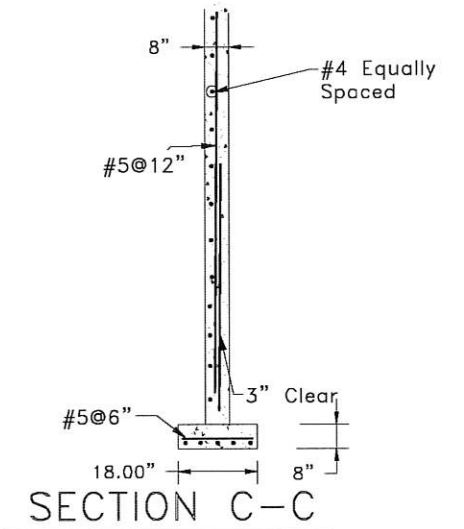
HC-3



INLET PLAN VIEW



SECTION B-B



OUTLET PLAN VIEW

Date: 06-01-26	Scale: NTS	Designed: TG/RC	Drafted: TG	Checked: RC
----------------	------------	-----------------	-------------	-------------

Revisions	Description	Date

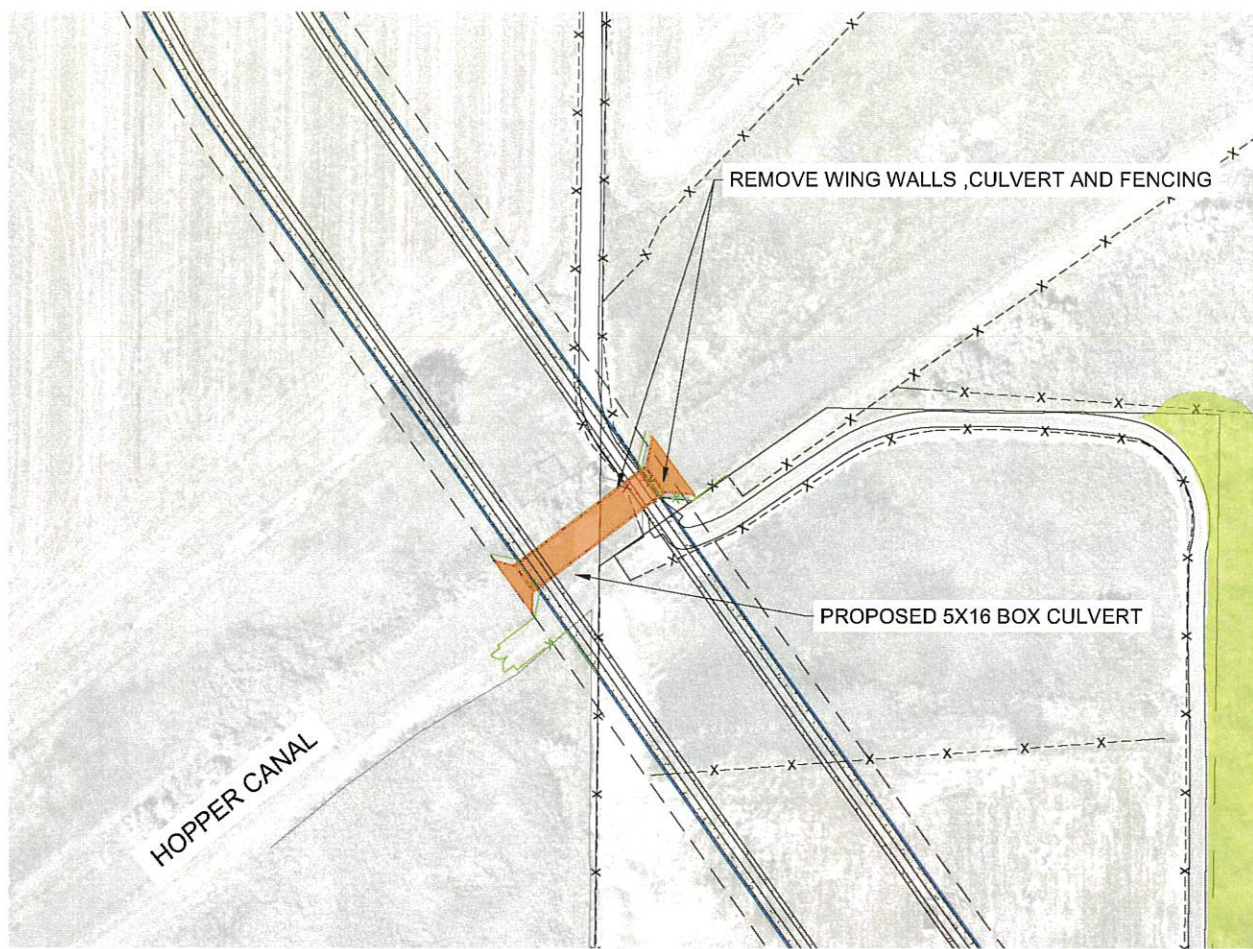


HOPPER CANAL DETAILS
1800 SOUTH
1800 SOUTH
WEST HAVEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1800 W 2100 S, WEST HAVEN, UT 84001
P 801.476.0202 F 801.476.0066



HC-4



VICINITY MAP NOT TO SCALE



Date: 06-01-26	Scale: 1" = 40'
Designed: TG/RC	Drafted: TG
Checked: RC	

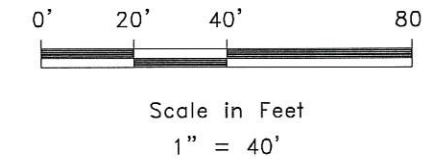
Revisions	Date	Description



HIC OVERALL	1800 S TO 2100 S	1800 S - 2100 S	WEST HAVEN, WEBER, UTAH
-------------	------------------	-----------------	-------------------------

SHEET INDEX

- HC1 - COVER SHEET
- HC2 - SITE PLAN
- HC3 - DETAILS BOX CULVERT
- HC4 - DETAIL HEADWALL



GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1550 W 2100 S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066



HC-1



WEST SIDE OF TRAIL LOOKING EAST



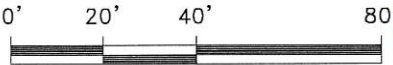
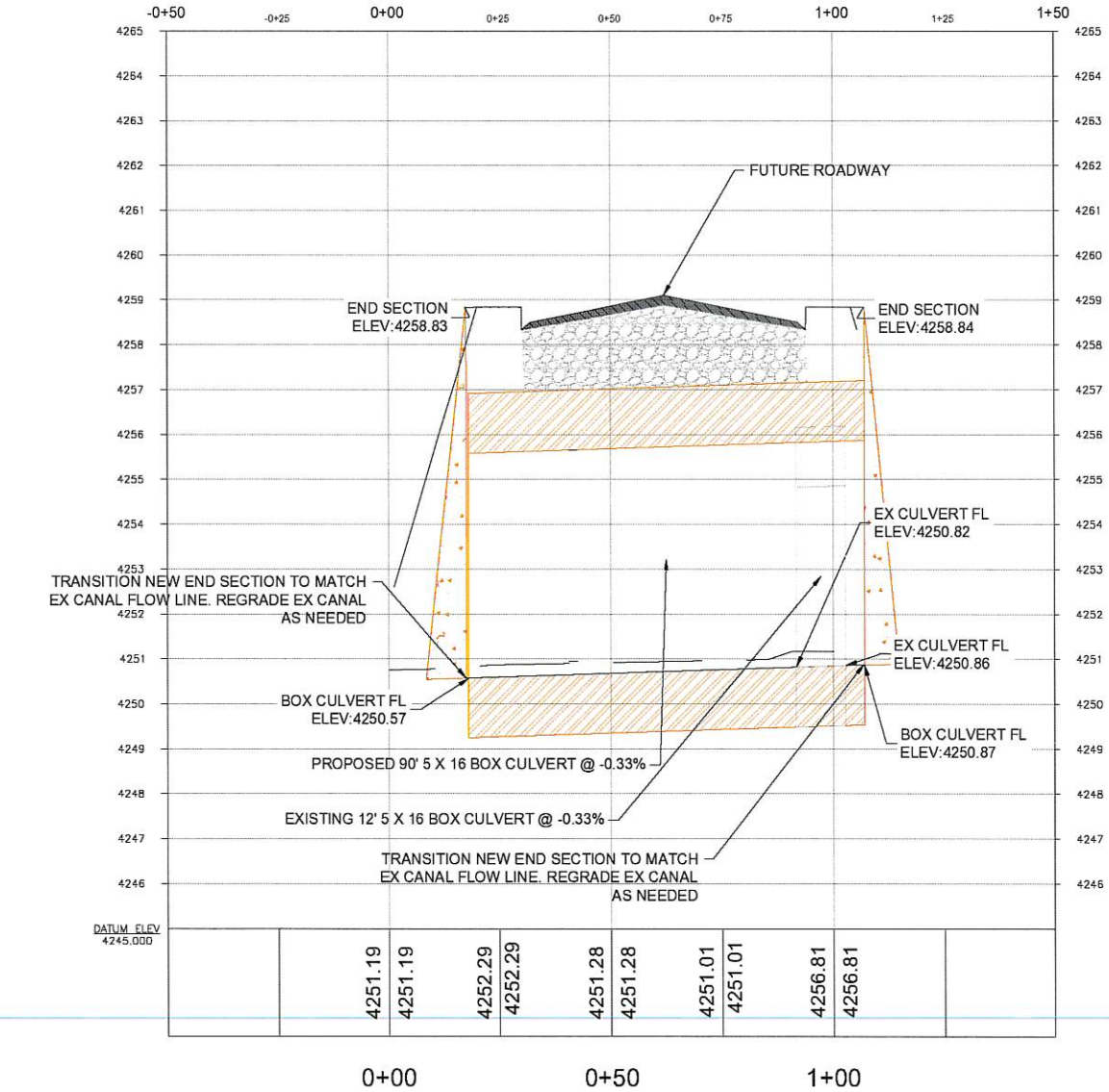
EAST SIDE OF TRAIL LOOKING WEST

RE-GRADE AND RESTORE CANAL TO CONNECT TO NEW CULVERT

RE-GRADE AND RESTORE CANAL TO CONNECT TO NEW CULVERT

ROADWAY KEYNOTES:

- 1 PROPOSED BOX CULVERT 5X16 - SEE DETAIL SHEET HC3
- 2 4 FT CONCRETE SIDEWALK - FUTURE BY OTHERS
- 3 2.5 FT CURB AND GUTTER - FUTURE BY OTHERS
- 4 REMOVE EXISTING FENCE
- 5 EXISTING CULVERT/BRIDGE HEADWALL TO BE REMOVED
- 6 REMOVE AND REPLACE EXISTING FENCE
- 7 PROPOSED FENCE
- 8 RELOCATE EXISTING GATE
- 9 REMOVE AND REPLACE EXISTING GATE (AS NEEDED)
- 10 REMOVE EXISTING TRAIL AND TRAIL FENCE



Scale in Feet
1" = 40'



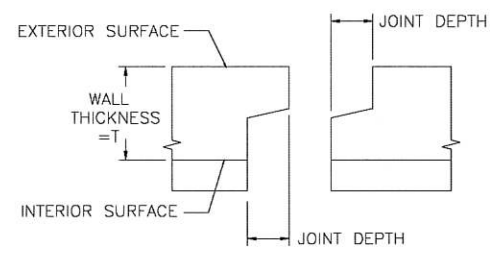
Revisions	Date	06-01-26
	Description	Scale: 1" = 40'
Revisions	Date	06-01-26
	Description	Designed: TG/RC
Revisions	Date	06-01-26
	Description	Drafted: TG
Revisions	Date	06-01-26
	Description	Checked: RC

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

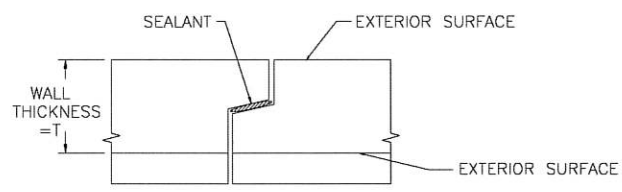
HIC SITE PLAN
1800 S TO 2100 S
1800 S - 2100 S
WEST HAVEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1800 W 2100 S, WEST HAVEN, UT 84401
P 801.476.0066 F 801.476.0066

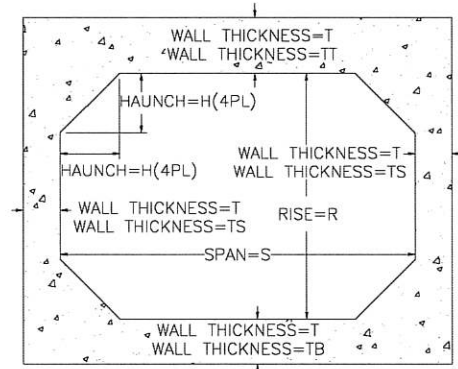
HC-2



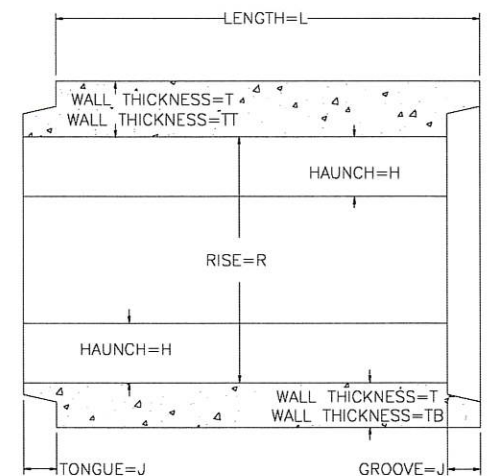
JOINT DETAILS
NO REINFORCEMENT SHOWN



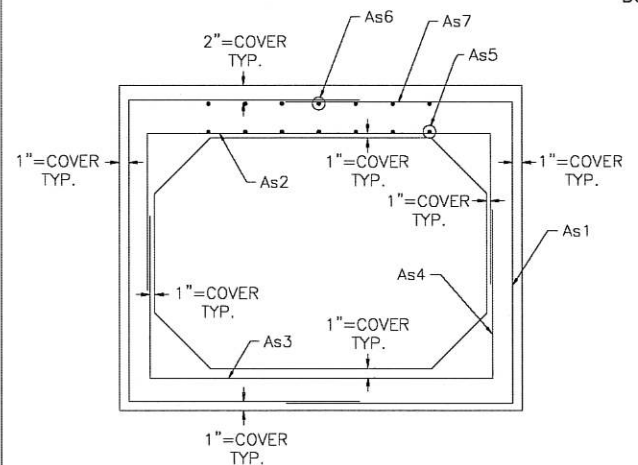
JOINT DETAIL ASSEMBLED
NO REINFORCEMENT SHOWN



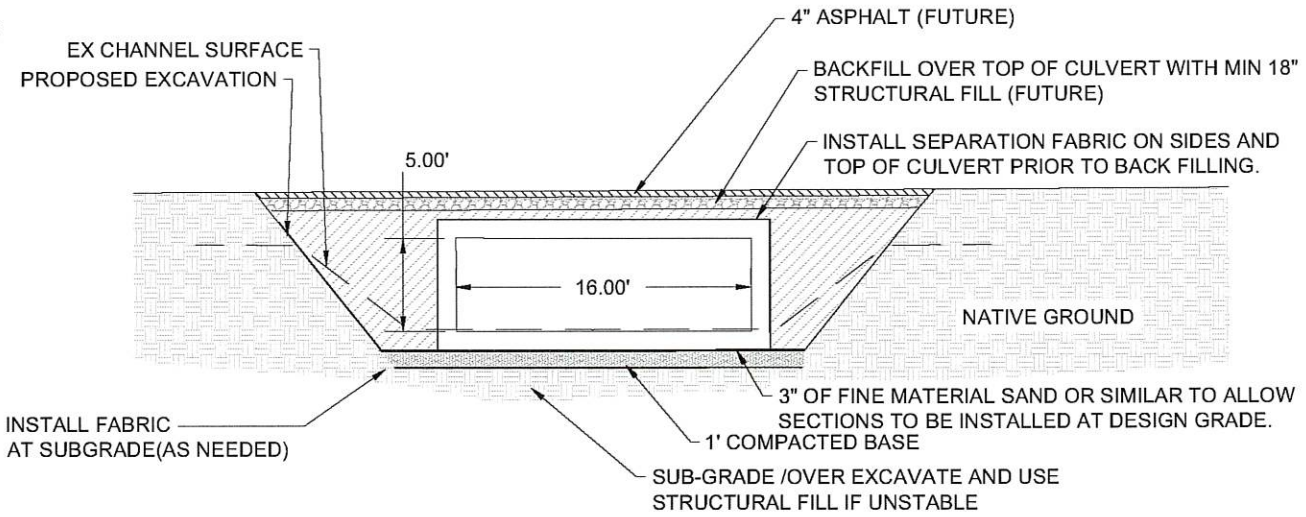
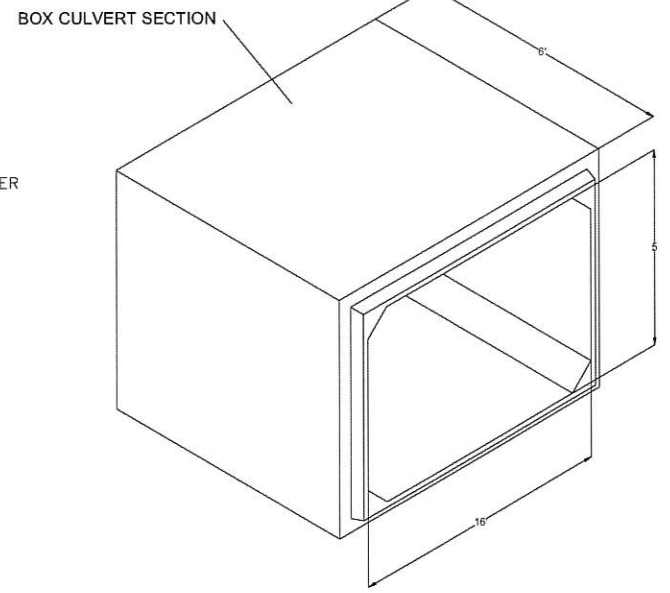
CROSS SECTION
AT CENTERLINE OF BOX LENGTH
NO REINFORCEMENT SHOWN



PROFILE SECTION
AT CENTERLINE OF BOX SPAN
NO REINFORCEMENT SHOWN



TYPICAL REINFORCEMENT
ASTM C-1433

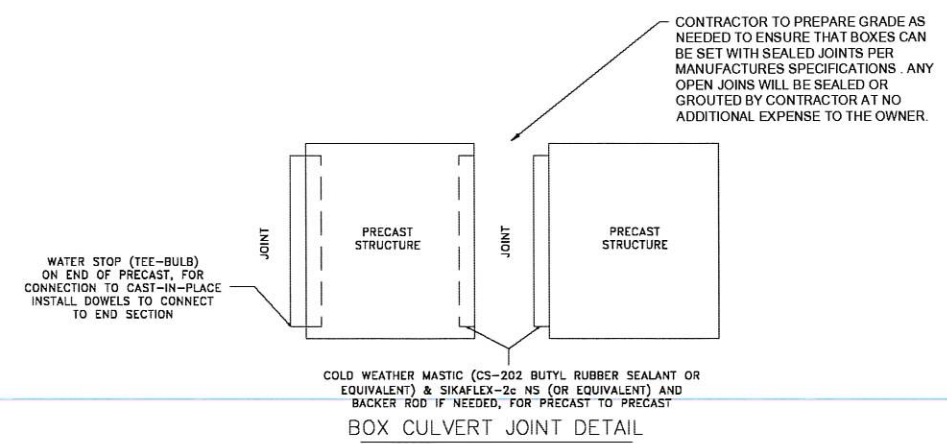


CROSS SECTION DETAIL - NTS

AREA OF REINFORCEMENT, NUMBER OF CAGES, AND CONCRETE COMPRESSIVE STRENGTHS SHALL BE IN CONFORMANCE WITH A.S.T.M. SPECIFICATIONS.

ALL DIMENSIONS ARE SUBJECT TO ALLOWABLE SPECIFICATION TOLERANCES AND PARAMETERS.

SPAN S FEET	RISE R FEET	WALL T _t T _s T _b	HAUNCH H INCHES	LENGTH L FEET	WEIGHT WT. #'/FT.	TONGUE J INCHES	GROOVE J INCHES	WATERWAY AREA SQ. FT.	EQUIV. DIA. INCHES
16'	5'	12" 12" 12"	10"	6'	7200	4.50"	4.50"	78.6	120.1



Date: 06-01-26
Scale: NTS
Designed: TG/RC
Drafted: TG
Checked: RC

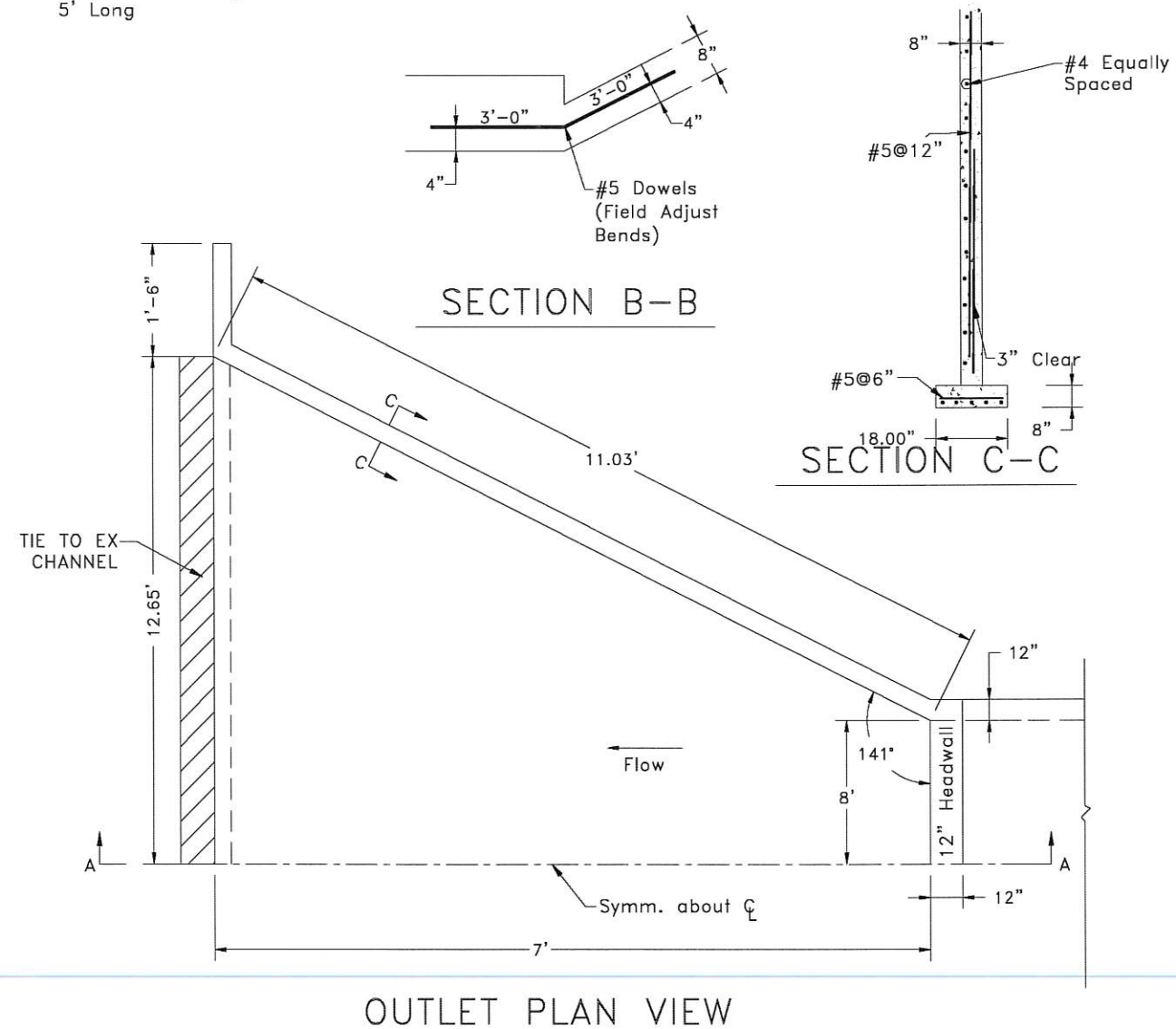
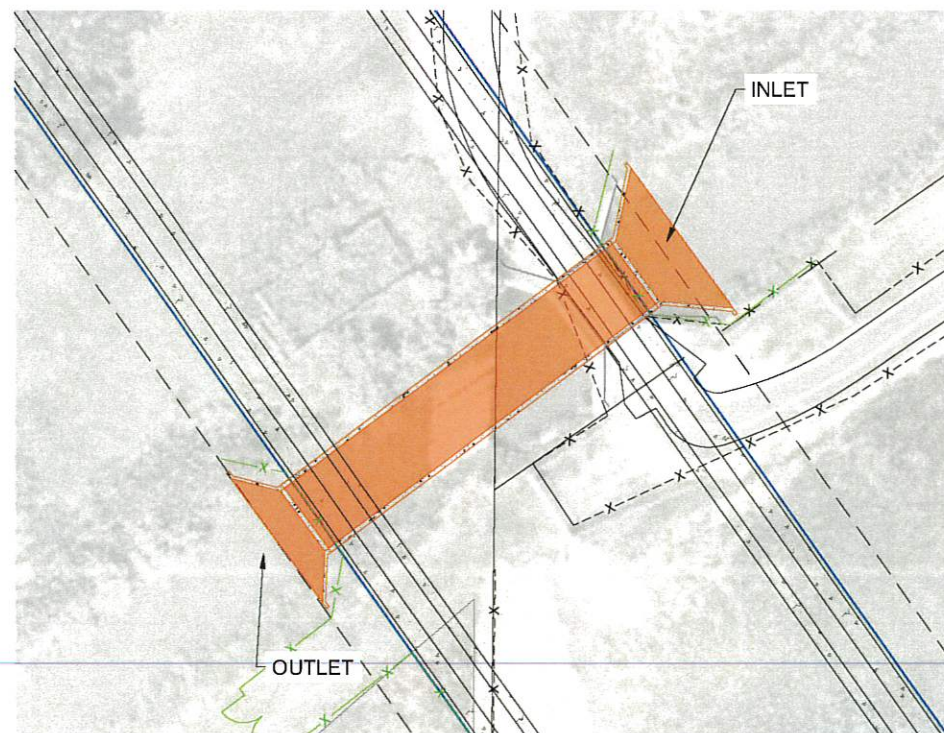
Revisions

Date	Description

HOPPER CANAL DETAILS
 1800 S TO 2100 S
 1800 S - 2100 S
 WEST HAVEN, WEBER, UTAH

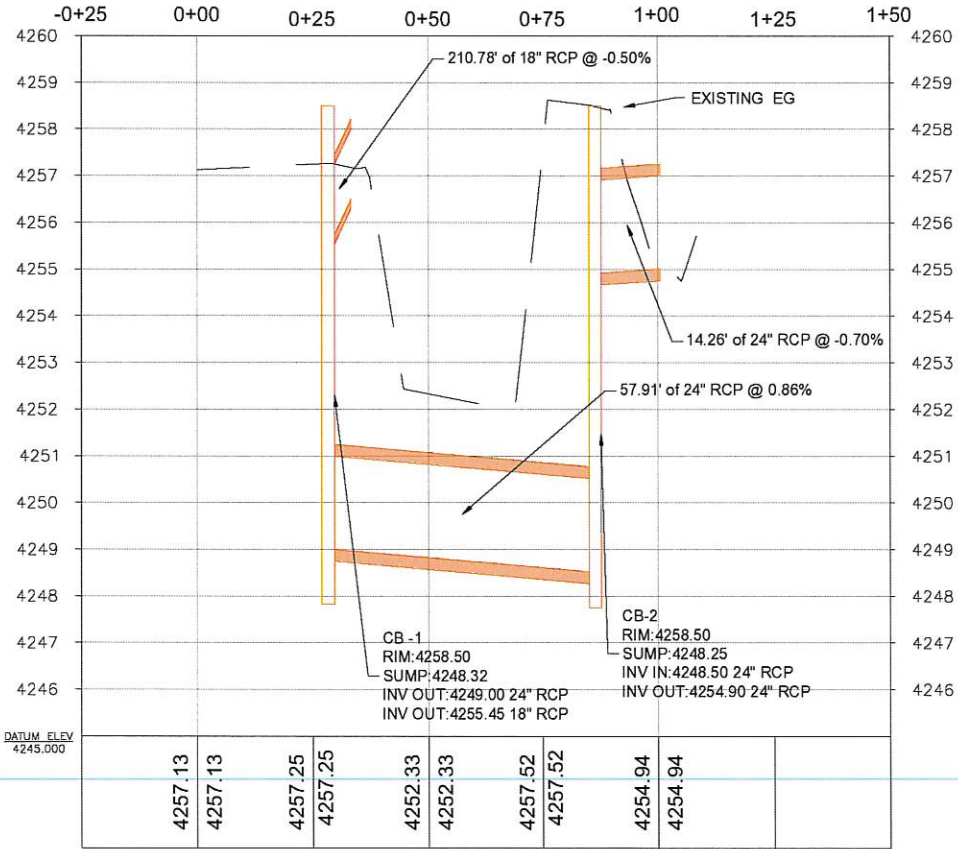
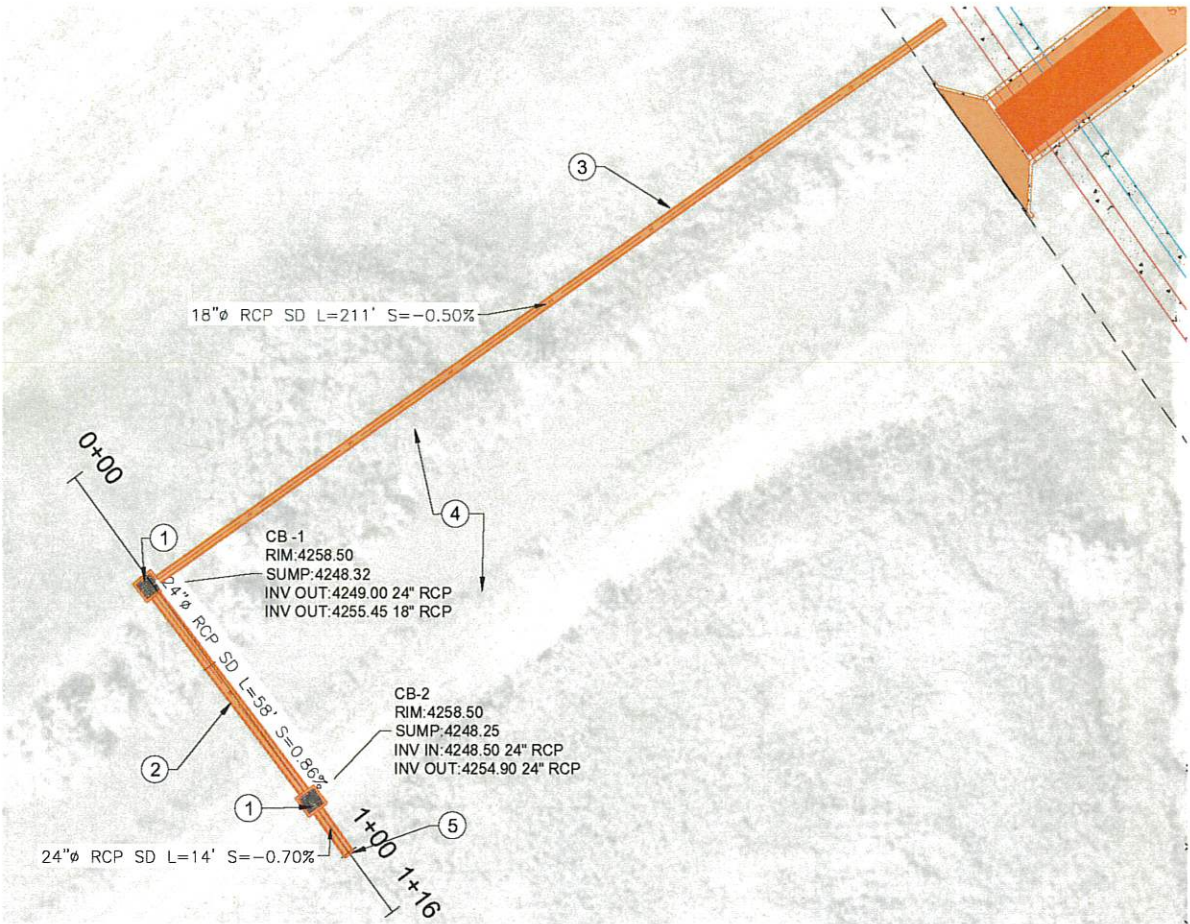
GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL & LAND SURVEYING
 1500 W 2100 S, WEST HAVEN, UT 84401
 P 801.476.0202 F 801.476.0066

HC-3

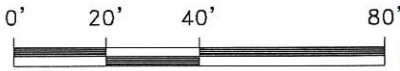
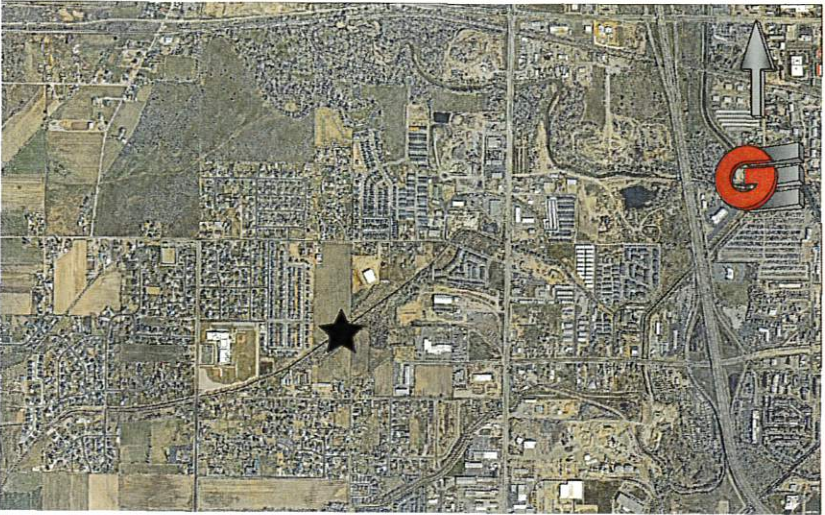


 GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 1800 W. 2100 S., WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0056	HOPPER CANAL DETAILS				Revisions		Date: 06-01-26
	1800 S TO 2100 S				Date	Description	Scale: NTS
	1800 S - 2100 S						Designed: TG/RC
	WEST HAVEN, WEBER, UTAH						Drafted: TG
							Checked: RC

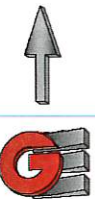
- SITE KEYNOTES:
- 1 PROPOSED 4' X 4' STORM DRAIN BOX
 - 2 PROPOSED 24" RCP
 - 3 PROPOSED 18" RCP
 - 4 REGRADE/ RESTORE THE BANKS TO THE EXISTING CONDITIONS
 - 5 CONNECT THE PIPE TO EXISTING SLOUGH



VICINITY MAP
NOT TO SCALE



Scale in Feet
1" = 40'

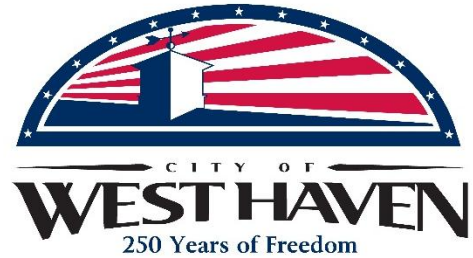


Revisions	Date	Description
Date: 06-01-26 Scale: 1" = 40" Designed: TG/RC Drafted: TG Checked: RC		
STORM CROSSING SITE PLAN		
1800 S -2100 S 1800 S -2100 S		
WEST HAVEN, WEBER, UTAH		
 CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 1800 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		
G1		

City Council Staff Review Memo

July 15, 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. Based on the feedback provided during the public hearing, the Planning Commission discussed possible updates on June 10 and requested that a more detailed map be added for the 2550 S area and that a new public hearing be scheduled to allow residents a chance to speak on behalf of the update. On June 24, the Planning Commission held an additional public hearing and added a more detailed map to the solid-color map for 2550 S and 2700 W. At this meeting, the Planning Commission recommended approval.

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.

Figure 4.6 2550 South Area Possible Land-Use



III. 2550 S/2700 W AREA

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.

During the second public hearing on June 24, there was additional feedback. Although some residents were still opposed to the inclusion of the 2550 S area in the plan, several who had raised concerns at the beginning spoke positively about the new map, and others voiced support for the changes. In addition to the more detailed map, a new paragraph was added to the same section:

2550 South Massing and Location

Commercial properties should be concentrated along the frontage of 2550 South and the intersection of 2550 South and 2700 West, with supporting residential placed adjacent to and between new commercial growth and existing residential and agricultural development. The map below represents possibilities in which the specific land-uses and development options of the center will be realized when the 2550 S area is completely built out. This map does 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. (p 36)

With the updated map, there was discussion about the proper balance of commercial and residential in the area, to ensure sufficient residential was included to support the needs of the commercial, and not to designate too much commercial that would not be viable. Staff mentioned that the consultant had reviewed the mapping and was generally supportive of the proposed update. The Planning Commission voted to include the new map, with a couple of modifications, and the additional paragraph in the Plan.

IV. PLANNING COMMISSION RECOMMENDATION

As stated in the background section of this report, the Planning Commission held the required public hearing on May 27, 2026. At that meeting, several residents and property owners spoke, with the majority raising concerns about the inclusion of the 2550 S area. The Planning Commission and staff worked on creating a more detailed map to clarify expectations and add an additional narrative. At the Planning Commission's direction, staff scheduled a second public hearing for June 24, 2026. At this meeting, the Planning Commission received

additional comments and motioned to recommend approval of the West Haven City Economic Development Strategic Plan (6-1).

V. RECOMMENDED ACTION

Staff recommends that the City Council 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 Council'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.

VI. POSSIBLE MOTION

Approval: *Motion to approve Resolution XX-2026, the West Haven City Economic Development Strategic Plan, finding that the plan promotes proper economic development within West Haven.*

[List any other recommendations or findings]

Approval with conditions: *Motion to approve Resolution XX-2026, the West Haven City 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 deny Resolution XX-2026, the West Haven City Economic Development Strategic Plan.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table Resolution XX-2026, the West Haven City Economic Development Strategic Plan, [List reasons for tabling the item]*

Resolution No. 28-2026

RESOLUTION OF WEST HAVEN CITY ADOPTING THE WEST HAVEN CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN; AUTHORIZING THE MAYOR TO SIGN THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA §10-3-717, the governing body of the City may exercise all administrative powers by resolution; and

WHEREAS, the City has a responsibility to promote prosperity, protect the tax base, secure the local economy, and facilitate orderly growth (UCA §10-20-101(1)); and

WHEREAS, the City desired to conduct studies and analyses to guide its general plan process and to inform future land use decisions; and

WHEREAS, the Planning Commission held the required public hearing on May 27, 2026, and made a positive recommendation on June 24, 2026; and

WHEREAS, after the required public hearing, the Planning Commission made changes to the draft document in response to the public feedback and held an additional public hearing on June 24, 2026, to receive additional comments on the proposed updates; and

WHEREAS, at this time, the City wishes to adopt the proposed plan based on the Planning Commission's recommendation; and

WHEREAS, to do so will promote the health, welfare, safety, and general well-being of the citizens and is in the best interest of West Haven City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN AS FOLLOWS:

SECTION II. ADOPTION:

1. That West Haven City Economic Development Strategic Plan outlined in Attachment "A", attached hereto and incorporated herein.
2. All other provisions of the West Haven City General Plan shall remain in full force and effect unless specifically amended hereby.

3. That the Mayor is authorized to sign this Resolution.
4. This resolution shall be effective immediately as allowed by law.
5. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 15th day of July 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of July 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon
Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

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

DRAFT

ATTACHMENT “A”

Attached to **Resolution No. 28-2026**
West Haven City Economic Development Strategic Plan

DRAFT



2026



Economic Development Strategic Plan

Prepared By :



URBAN & MAIN
CONSULTING

Acknowledgments

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

West Haven Economic Development Strategic Plan Steering Committee

Stephen Nelson

Community Development Director, West Haven City

Carrie Call

City Council Member, West Haven City

Rob Vanderwood

Mayor, West Haven City

Andrew Reyna

Planning Commissioner, West Haven City

Shawn Warnke

City Manager, West Haven City

Damian Rodriquez

Planner, West Haven City

Edward Mignone

City Engineer, West Haven City



West Haven Elected Officials and City Staff

Rob Vanderwood

Mayor

Kim Dixon

City Council

Ryan Swapp

City Council

Carrie Call

City Council

Ryan Saunders

City Council

Nina Morse

City Council

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	43
	Sales Leakage Analysis	55
	Cost of Community Services	57
SECTION 5	Appendices	60



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, WFRM, 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	\$5		
1.1.2. Prioritize zoning and infrastructure readiness in key development areas identified in this plan.			◆						High	Not Started	\$55		
1.1.3. In key development areas, plan for infrastructure development and design to enhance placemaking and access.		◆							High	Not Started	\$55		
Secondary													
1.1.4. Create a targeted retail recruitment package and marketing profile for use at trade shows and direct outreach.				◆					Medium	Not Started	\$5		
1.1.5. Build relationships with brokers, landowners, and regional real estate networks to identify market ready opportunities.		◆							Low	Not Started	\$		
1.2. Attract and Retain Employers. Cultivate a competitive environment that attracts new employers while supporting the growth and stability of existing companies.													
Primary													
1.2.1. Designate strategic transportation-served sites as "Employment Priority Areas".				◆					Medium	Not Started	\$5		
1.2.2. Develop a list of growing businesses within West Haven with a likelihood of needing to expand and work with those businesses to keep them within West Haven.			◆						High	Not Started	\$		
1.2.3. Launch a business retention and expansion (BRE) program.				◆					Medium	Not Started	\$5		
Secondary													
1.2.4. Partner with state and regional economic development organizations, including GOED, NUEA, and the County to actively promote West Haven to targeted industries seeking to relocate or expand within the Northern Utah region.		◆							Medium	Not Started	\$5		
1.2.5. Develop a targeted employer list of potential companies looking to relocate or expand (aerospace supply-chain, logistics, medical services, software support, manufacturing, etc.).		◆							Low	Not Started	\$		
1.3. Foster Entrepreneurship and Innovation. Support local entrepreneurs and small businesses to strengthen community-based economic activity.													
Primary													
1.3.1. Create a Small Business Resource Page on the City website			◆						Medium	Not Started	\$		
1.3.2. Partner with Small Business Development Center to provide training, financing, and mentorship to West Haven entrepreneurs.					◆				Medium	Not Started	\$55		
1.3.3. Review the home occupation code and ensure it allows homeowners to create and run small businesses within their homes that don't negatively impact the surrounding community.				◆					Medium	Not Started	\$		
Secondary													
1.3.4. Partner or promote small business/entrepreneur workshops or networking events.		◆							Low	Not Started	\$5		

Performance Metrics

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

Metrics

Commercial Development. Net new commercial square footage delivered annually.

New Jobs. Jobs created or retained through City-assisted efforts.

Sales Tax Growth. Annual growth in sales tax revenue (real dollars & percent change).

Sales Tax Capture Rate. Ratio of local sales tax generated in the City compared to estimated retail demand from residents (i.e., how much local spending is captured versus leaking to other communities).

Assessed Value Ratio. Ratio of commercial assessed value to residential assessed value.

Grant and Intergovernmental Funding. Annual value of funding received from grants, partnerships, and lobbying efforts.

Infrastructure. Measure percent of key development areas with adequate infrastructure and access for development/redevelopment.

Housing. Track the new housing units built within strategic or mixed-use areas.

BRE Visits. Number of in-person visits or touchpoints to existing businesses in the City.

Development Review. Track average review time by project type.

Net Promoter Score. Conduct an annual survey that measures the City's Net Promoter Score with key economic development stakeholders. These surveys will provide a measure or score of how likely stakeholders are to recommend the City as a place to do business.

Quality-of-Life. Number of new or improved public gathering spaces, trails, or placemaking projects completed.

Population Growth. Annual change in total population (numeric and percent growth).

Median Wage Growth. Change in median wages or household income over time.



SECTION 4: CONTEXT

SWOT Analysis

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

Figure 4.1 SWOT Analysis Results

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.

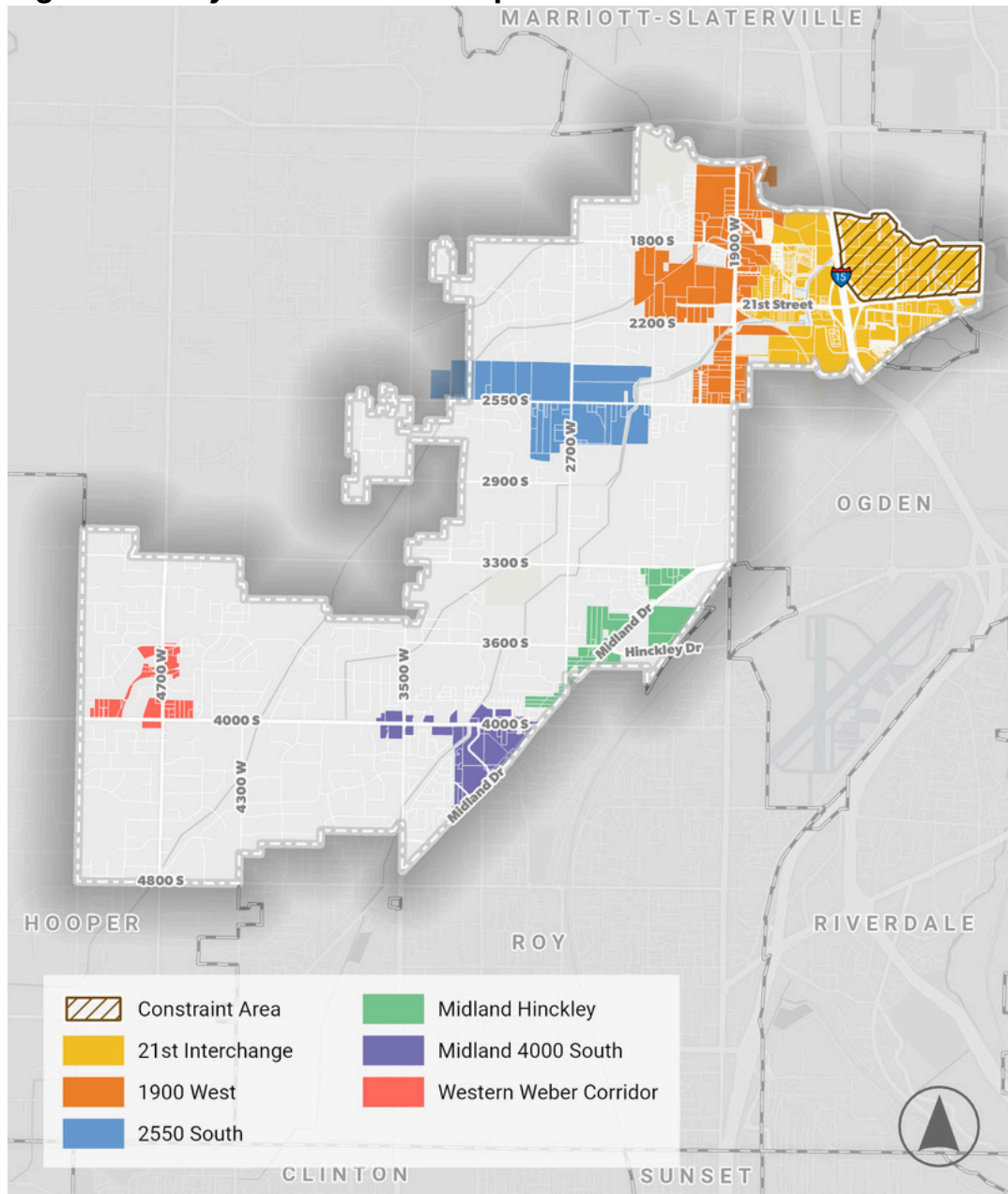
Figure 4.1 SWOT Analysis Results (Continued)

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

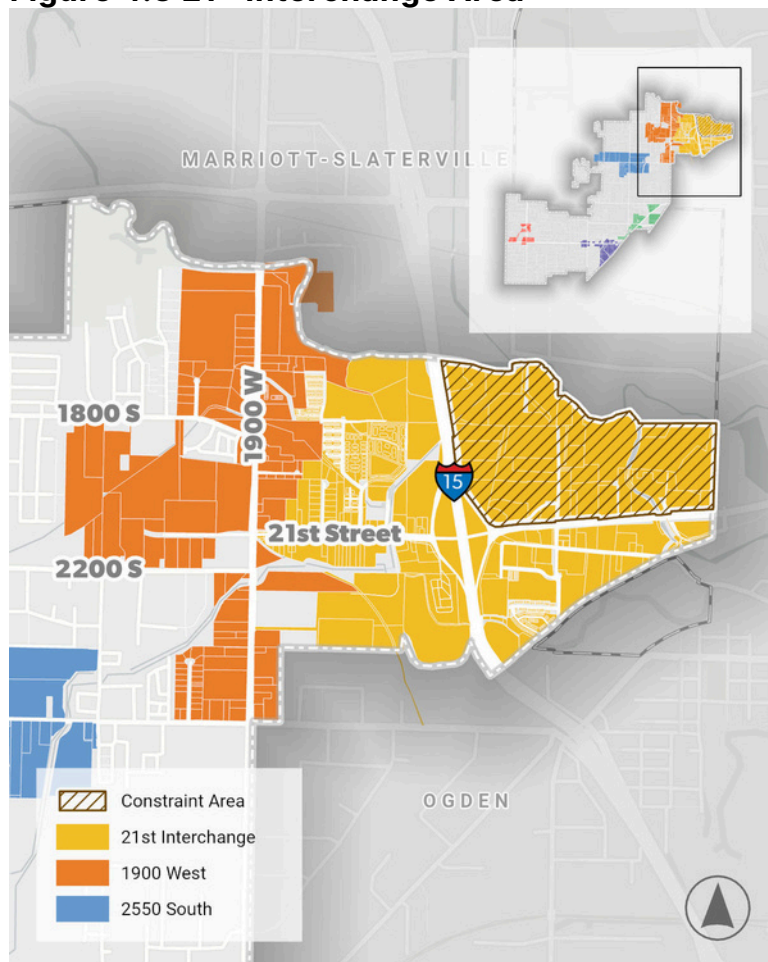


21st Interchange

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.

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.

Figure 4.3 21st Interchange Area



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**

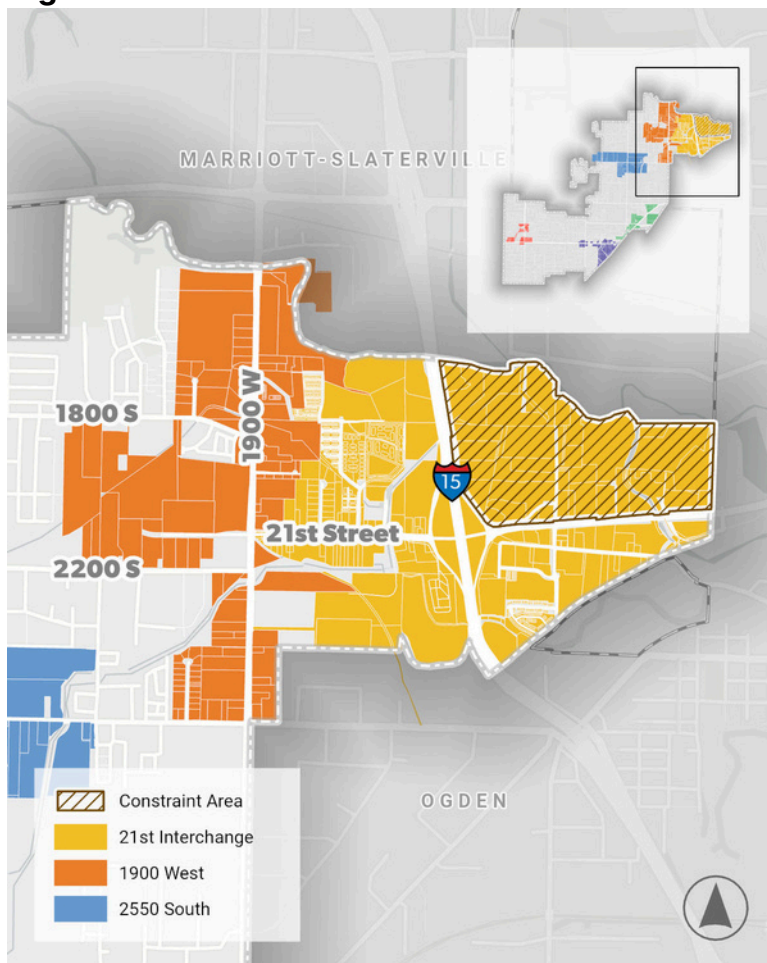
Land	Amount
Vacant	176.00
Underutilized	248.58
Developed	115.4
Other (roads, utilities, etc.)	12.89
Total	552.87



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

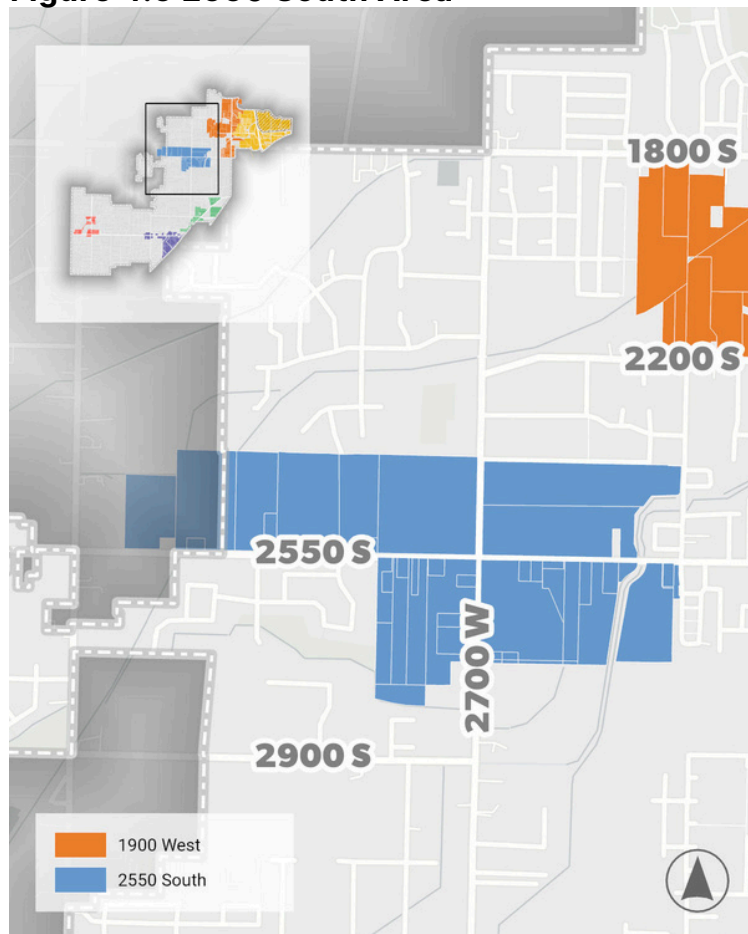


2550 South

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**

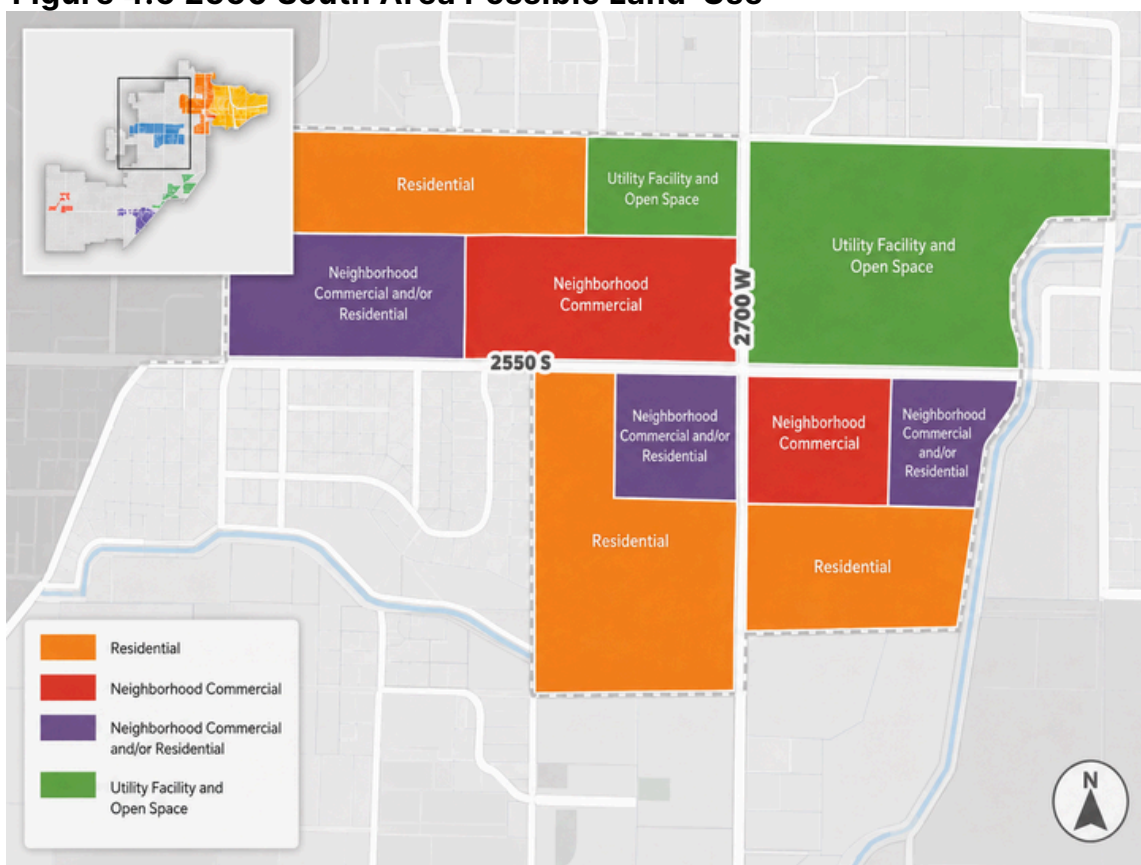
Land	Amount
Vacant	131.31
Underutilized	0
Developed	2.81
Total	134.12



2550 South Massing and Location

- Commercial properties should be concentrated along the frontage of 2550 South and the intersection of 2550 South and 2700 West, with supporting residential placed adjacent to and between new commercial growth and existing residential and agricultural development. The map below represents possibilities in which the specific land-uses and development options of the center will be realized when the 2550 S area is completely built out. This map does 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.

Figure 4.6 2550 South Area Possible Land-Use



Midland-Hinckley

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

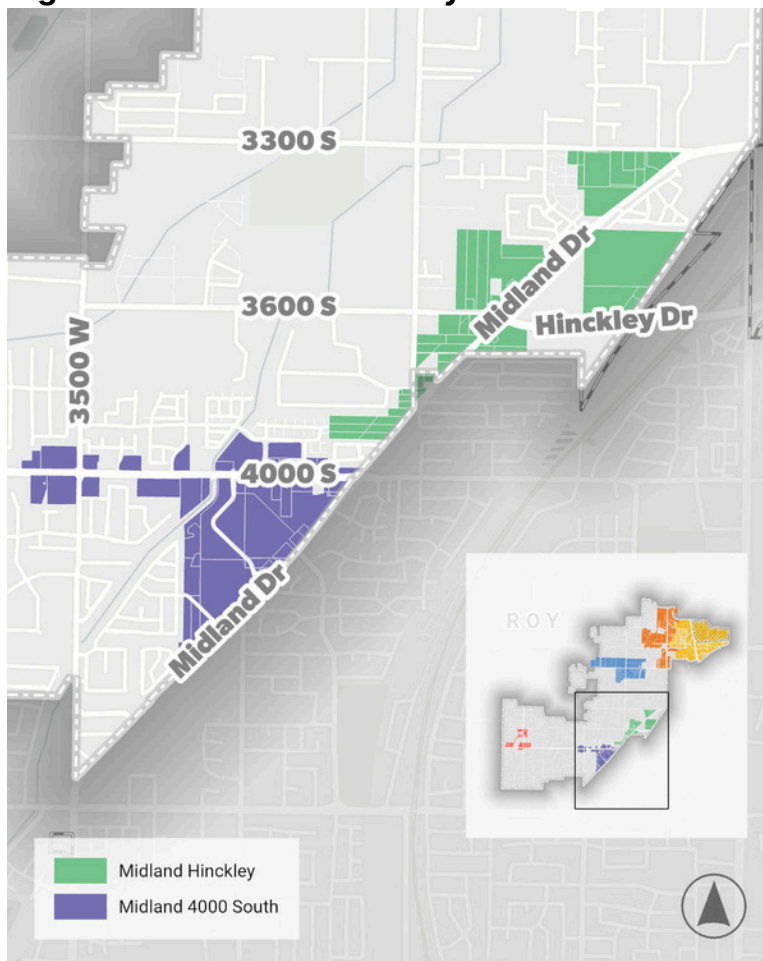
Hinckley Drive and Midland Drive are important arterial corridors that carry significant traffic volumes and provide connectivity to other commercial, industrial, and residential areas throughout the City.

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

Advantages

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

Figure 4.7 Midland-Hinckley Area



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

Impediments

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

Potential Development

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

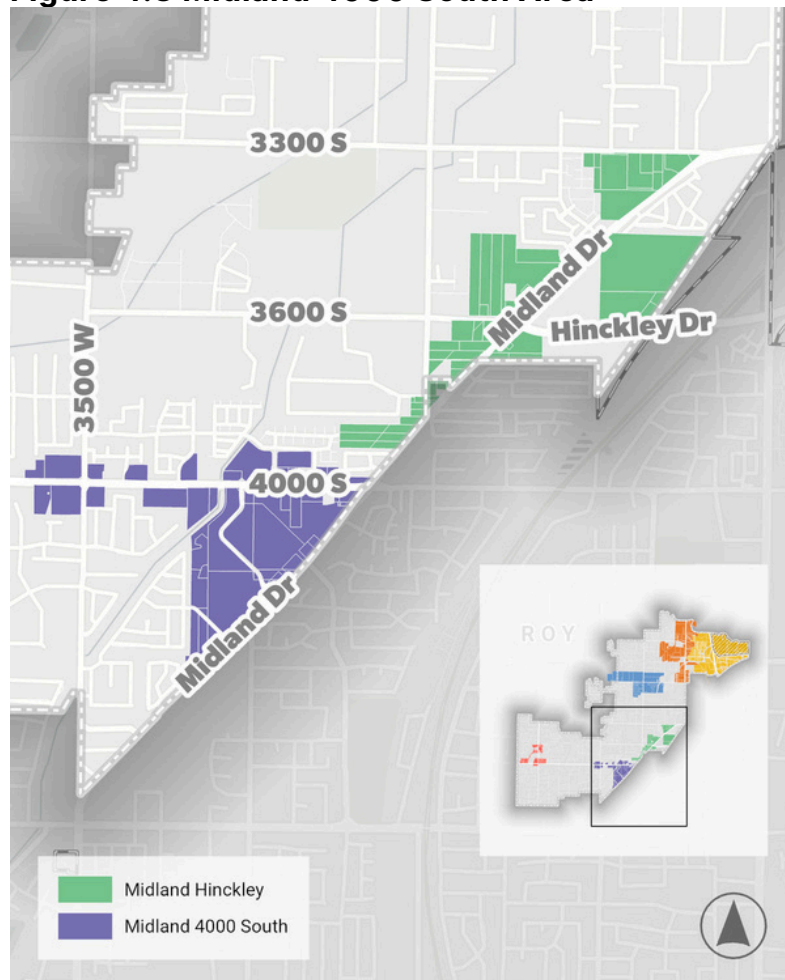
Land	Amount
Vacant	93.79
Underutilized	24.26
Developed	15.22
Other (roads, utilities, etc.)	1.41
Total	134.68



Midland 4000 South

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

Figure 4.8 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**

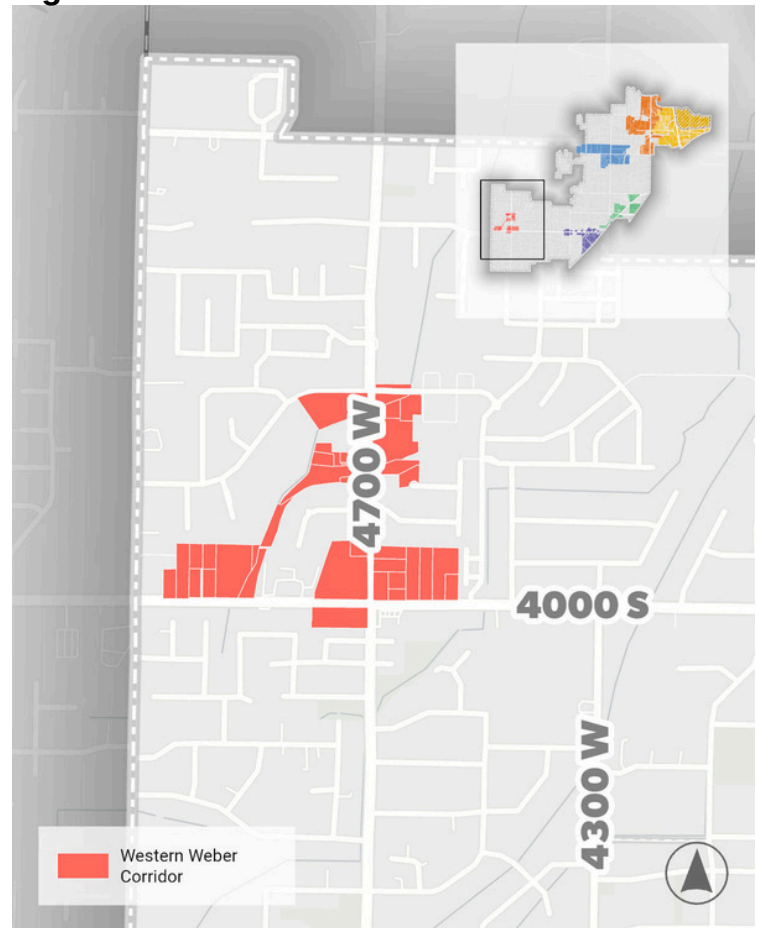
Land	Amount
Vacant	82.12
Underutilized	9.95
Developed	26.66
Other (roads, utilities, etc.)	8.16
Total	126.89



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 4.9 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:

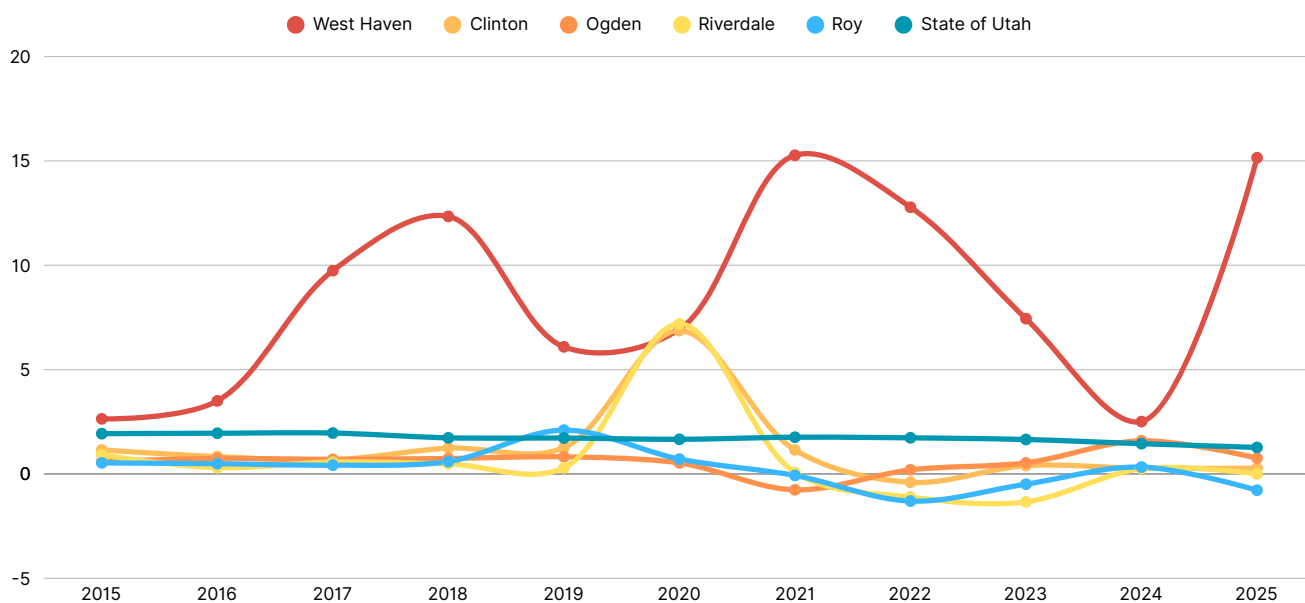
- Clinton City
- Ogden City
- Riverdale City
- Roy City
- State of Utah

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 4.10 Population Growth Rate Comparisons



Source(s): U.S. Census Bureau and Kem C. Gardner Institute Population Estimates, GEO 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 4.11**, 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 4.11 West Haven Population Projection

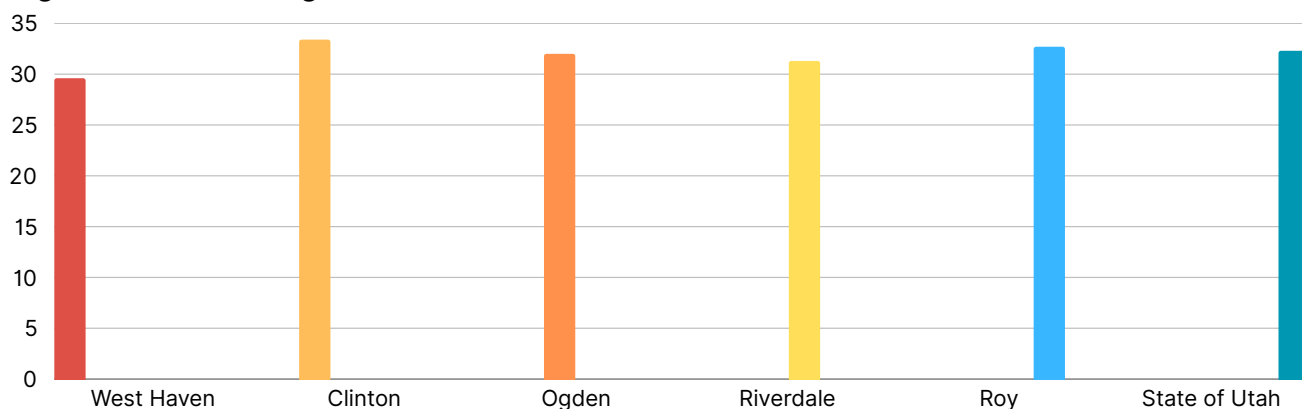
	2020	2025	2030	2035	2040	2045	2050	2055	2060	Growth Rate
West Haven	17,192	28,346	33,229	38,954	40,437	41,976	43,574	45,233	46,955	173.12%

Source(s): West Haven Annexation Plan

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

As shown in **Figure 4.12**, 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 4.12 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 4.13**. The total vacancy rate is only 3%, or 229 units. 69% of homes throughout the city are owner-occupied, as outlined in **Figure 4.14**. Furthermore, 28% of homes are renter occupied while only 3% of homes are vacant.

Figure 4.13 West Haven Housing Mix

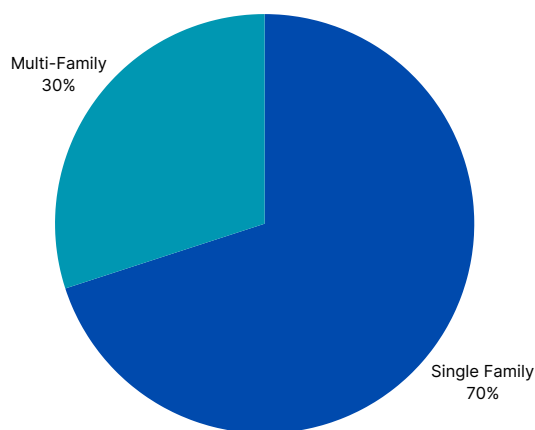
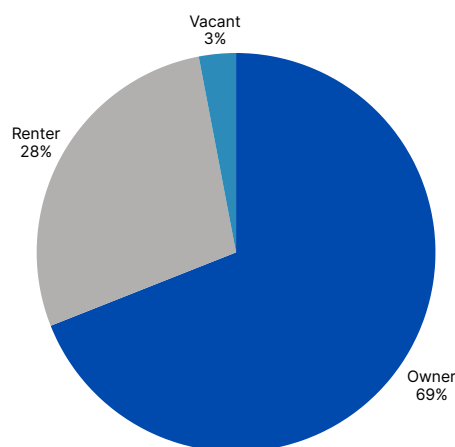


Figure 4.14 Owner/Renter Housing



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 4.15**. 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 4.15 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 4.16 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

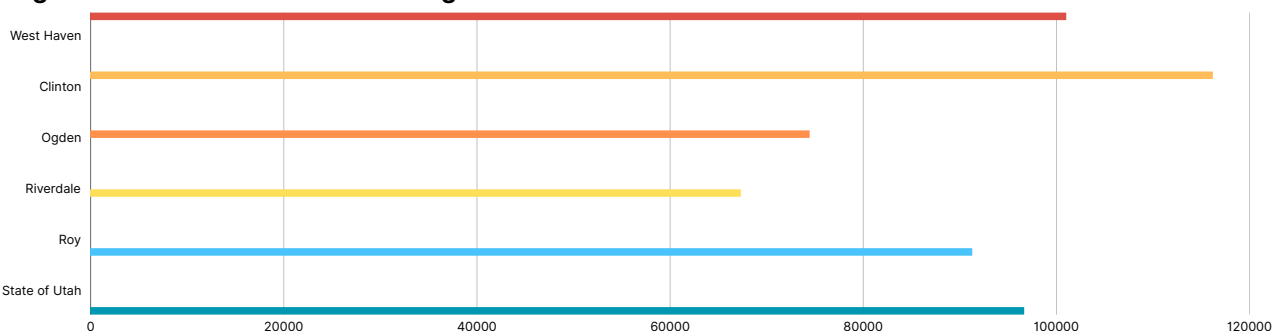
Source(s): Kem C. Gardner Institute.

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 4.17**. 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 4.17 Median Income for Wage Earners

Source(s): U.S. Census Tables.

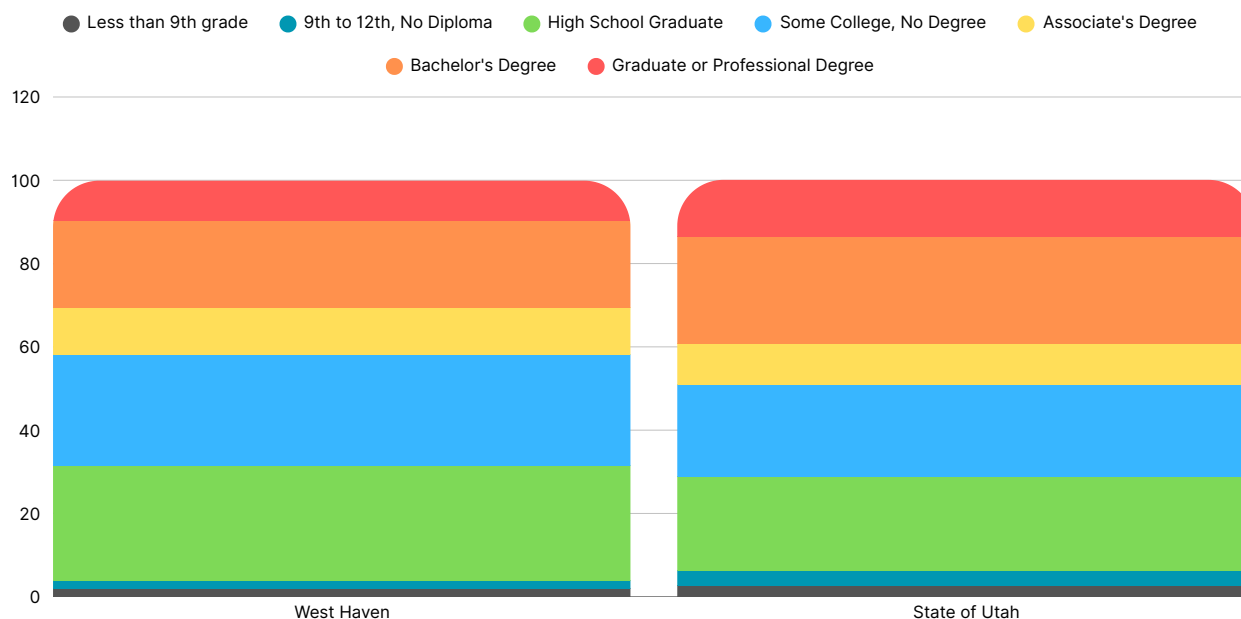
Educational attainment levels are trailing behind the State.

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 4.18** 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 4.18 Educational Attainment, Population 25 Years and Over



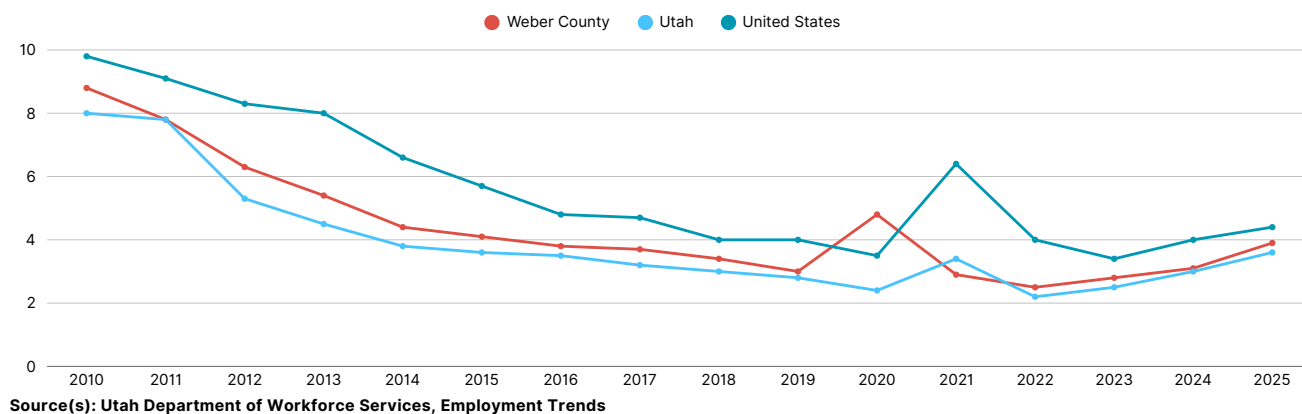
Source(s): U.S. Census Bureau, American Community Survey (ACS) 2024 5-year estimates.

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

As shown in **Figure 4.19**, 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 4.19 Unemployment Rates



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

As shown in **Figure 4.20**, 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.

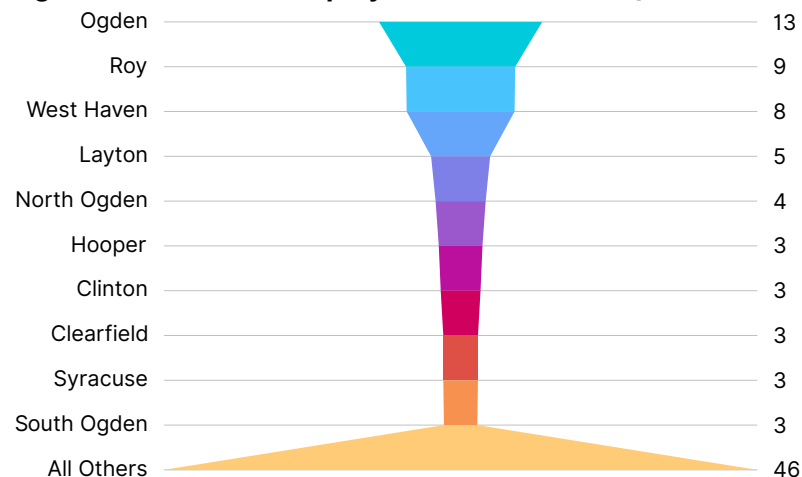
Figure 4.20 West Haven Employment by Industry

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

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

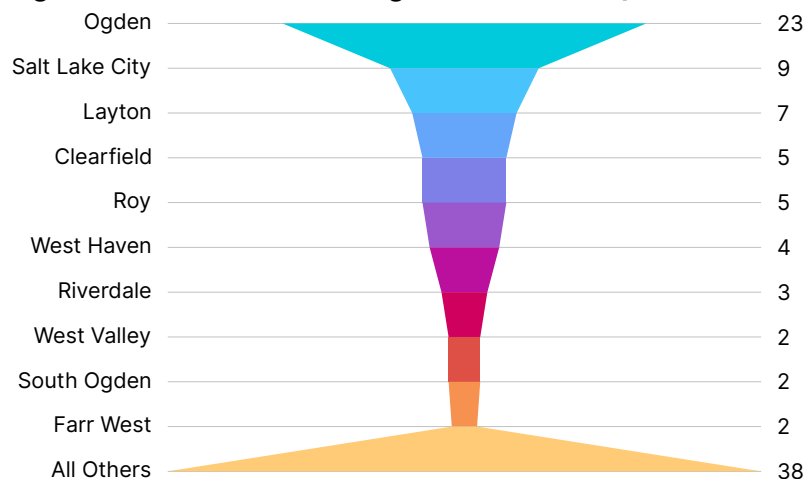
The majority of workers employed in West Haven live in neighboring cities, while most West Haven residents commute to work as well.

A Destination Analysis from Utah's Department of Workforce Services shows a significant imbalance between where residents work and where jobs are located. This analysis indicates that a large portion of workers employed in West Haven commute in from surrounding cities such as Ogden, Roy, and Layton as shown in **Figure 4.21**.

Figure 4.21 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 4.22**.

Figure 4.22 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 4.23** reflects a strong period of expansion followed by stabilization, with potential for future growth in services.

Figure 4.23 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 4.24 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 4.25**, 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 4.25 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 4.26 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 4.26 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 4.27**: 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 4.27 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 4.28 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 4.28 Weber County Industry Level Employment Location Quotient > 1.5

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

Source: Bureau of Labor Statistics

Sales Leakage Analysis

The following analysis provides a general overview of leakage and retention by major category: retail, industry, and sales related to services. As shown in **Figure 4.29**, 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 4.29 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 4.30** 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 4.30 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 4.31**.

Figure 4.31 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.

STAFF REPORT

TO: Shawn Warnke
City Manager
FROM: Ed Mignone, City Engineer
John Wallace, Public Works Director
DATE: July 9, 2026
SUBJECT: Recommendation Award of Contracts
FY2027 Road Maintenance Chip Seal Project



Background

The City received bids on July 8, 2026, for the annual road maintenance/chip sealing project. Attached is a plan set that shows an overall map showing the roads to be treated and drawings specific to the treatment of each segment.

Three (3) bids were received from Consolidated Paving & Concrete, Staker Parsons Companies, and Holbrook Asphalt.

The lowest responsive and responsible bidder is Consolidated Paving & Concrete with a bid amount of \$98,659.44.

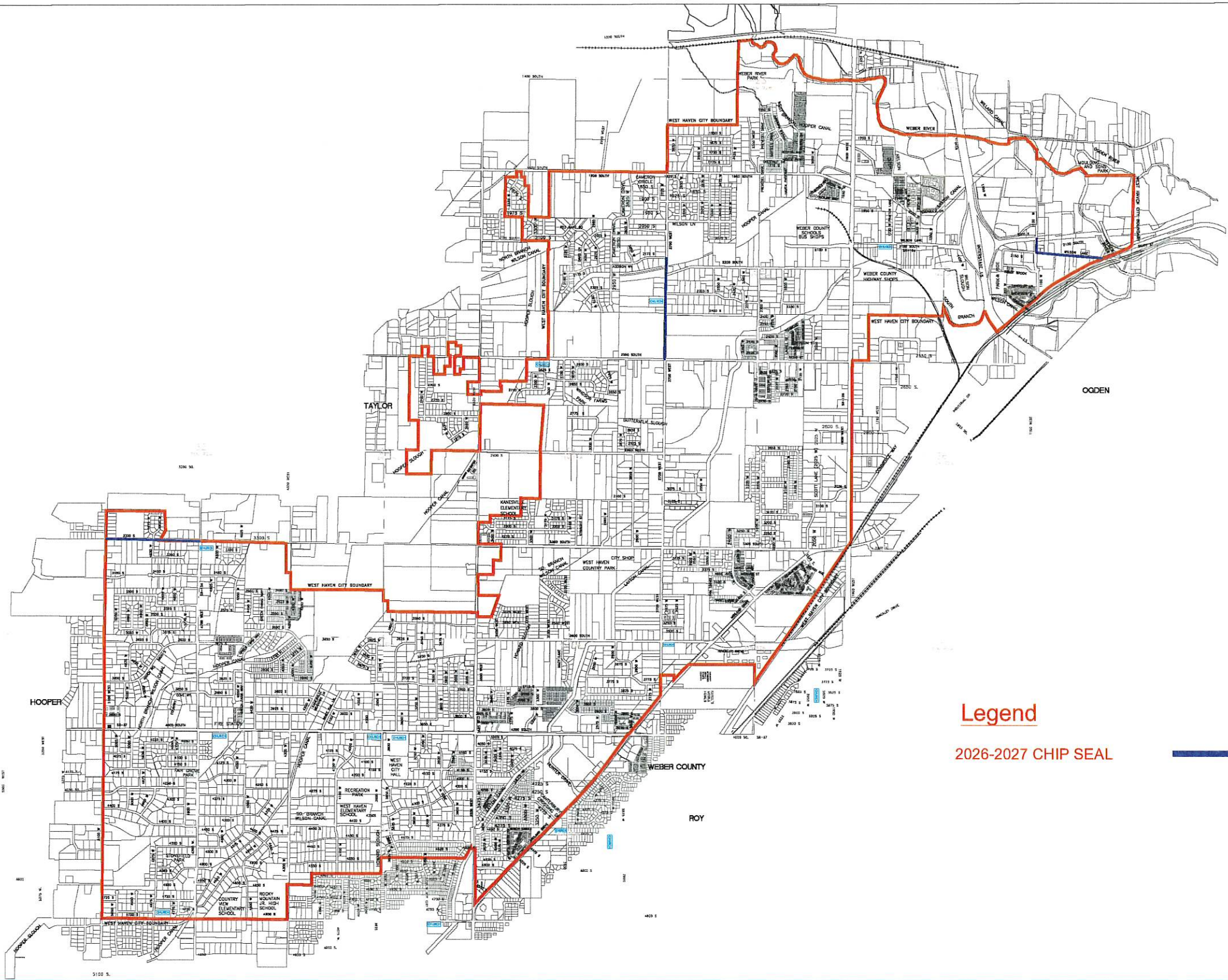
Recommendation

Staff recommend that the Council award a contract to Consolidated Paving & Concrete for the FY2027 road maintenance/chip seal project in the amount of \$98,659.44.

EJM/JW:ejm

Attachments: 2026-2027 Road Maintenance Project Chip Seal Plan Set
Itemized Bid Summary

2026-2027 Road Maintenance Project Chip Seal



Legend
2026-2027 CHIP SEAL



Revisions

Date	Description

Date: 2/17/2026

Scale:

Designed: RC

Drafted: TG

Checked: RC

Professional Engineer

No. 8010280

RYAN A. CHRISTENSEN

STATE OF UTAH

WEST HAVEN CITY

ROAD MAINTENANCE PROJECT

OVERVIEW

WEST HAVEN CITY, UTAH

GARDNER

ENGINEERING

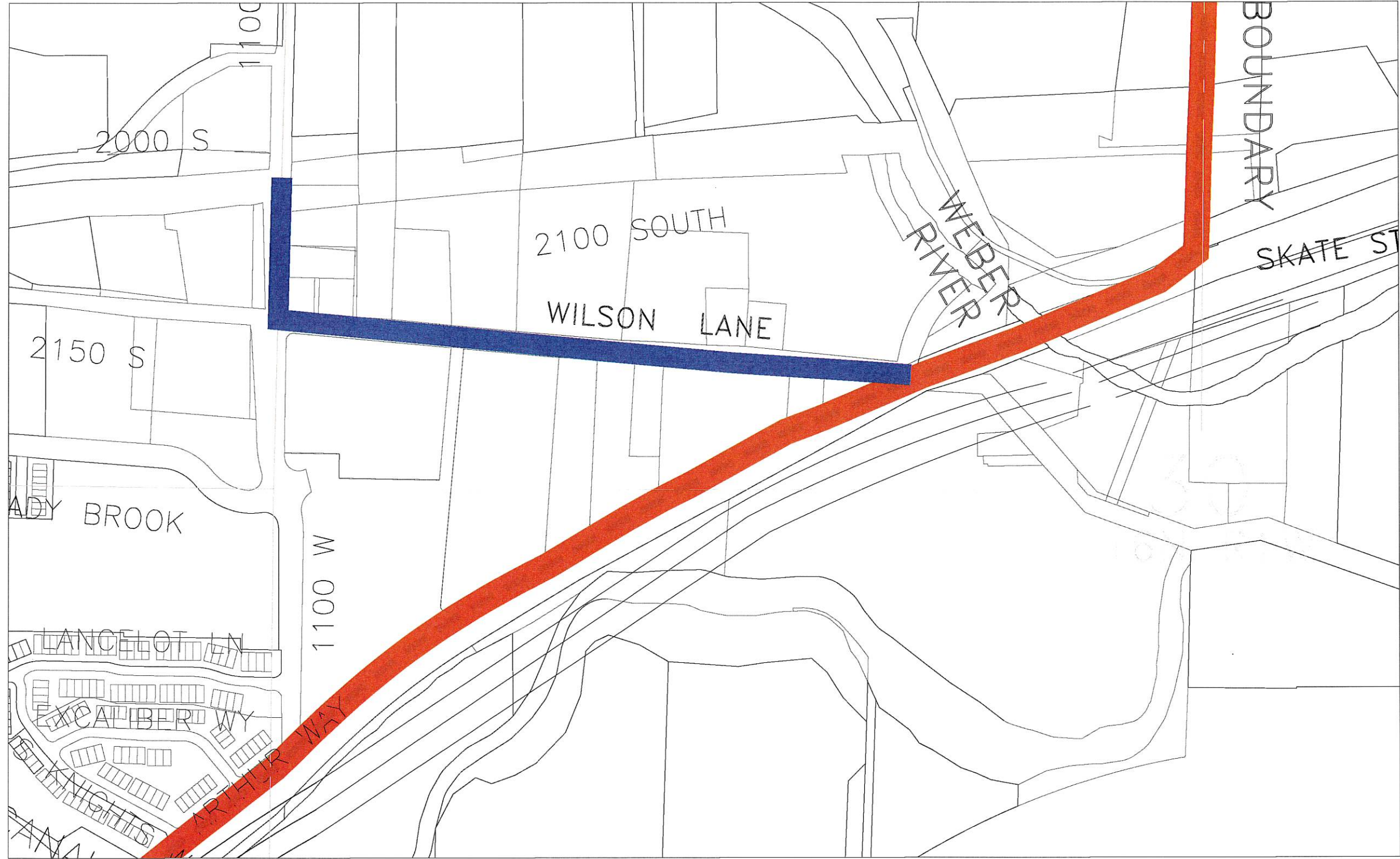
CIVIL • LAND PLANNING

MUNICIPAL • LAND SURVEYING

5500 SOUTH 375 EAST - OGDEN UT, 84405 - 801.476.0202

1

4



CHIP SEAL

- WILSON LANE (TYPE "A")
- S 1100 W (TYPE "A")

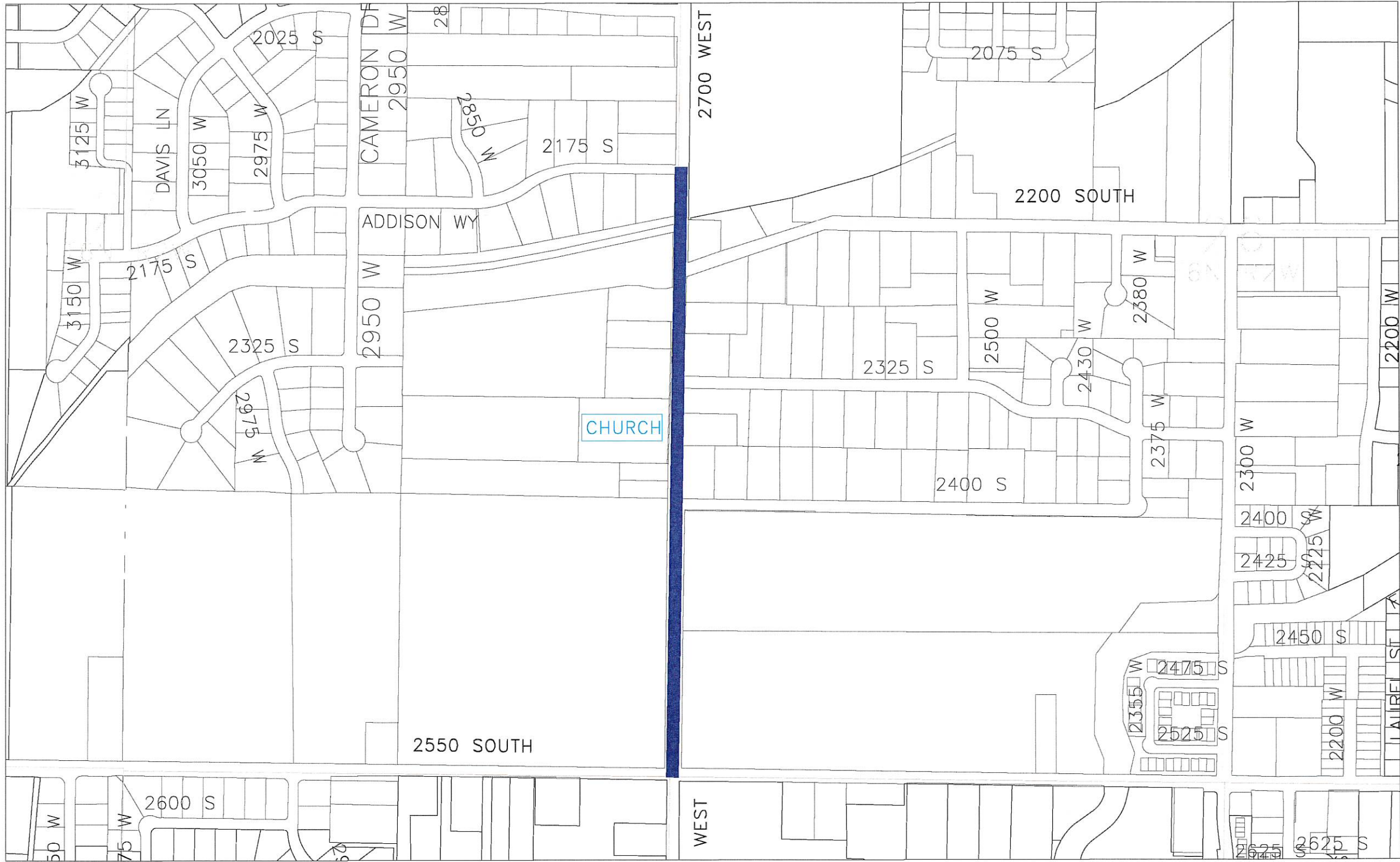


GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST - OGDEN UT, 84405 - 801.276.0202

WEST HAVEN CITY
ROAD MAINTENANCE PROJECT
OVERVIEW
WEST HAVEN CITY, UTAH

Revisions		Date: 2/17/2026
Date	Description	Scale:
		Designed: RC
		Drafted: TG
		Checked: RC
Path: \\\		





CHIP SEAL

- 2700 WEST (TYPE "A")



WEST HAVEN CITY
ROAD MAINTENANCE PROJECT
OVERVIEW
WEST HAVEN CITY, UTAH



Revisions		Date	Description
Date: 2/17/2026		Scale:	Designed: RC
		Drafted: TG	Checked: RC
Path: \\GARDNER\GARDEN\PROJECTS\2025\2700 WEST (TYPE "A")\2700 WEST (TYPE "A").dwg			

Resolution No. 29-2026

**RESOLUTION OF WEST HAVEN CITY AWARDING A BID FOR CHIP SEAL
FOR 2026-2027; AUTHORIZING THE CITY MAYOR TO SIGN THIS
RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.**

SECTION I – RECITALS:

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

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to entering into agreements with regarding protecting and promoting the health, safety, and welfare of the public; and,

WHEREAS, the City issued a Request for Bid ("RFB") to find a qualified individual or firm to provide bids for chip seal for the City; and

WHEREAS, the City held a bid opening for the proposals received in response to the RFB; and

WHEREAS, the City reviewed all the proposals; and

WHEREAS, the City analyzed the costs outlined in the proposals and whether the proposals met the requirements outlined in the RFB; and

WHEREAS, after the City's review, the City wishes to award the bid to **Consolidated Paving & Concrete** who best met the needs of the City as outlined in the requirements in the RFB; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That **Consolidated Paving & Concrete** is awarded the bid for the following project: chip seal.
2. That the RFB and **Consolidated Paving & Concrete's** bid are attached as Attachment "A".
3. That the City Manager is authorized to sign any and all documents necessary to enter into a contract or agreement with **Consolidated Paving &**

Concrete, that coincides with **Consolidated Paving & Concrete's** bid, including signing a contract or agreement itself.

4. That the Mayor is authorized to sign this Resolution.

The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT:

This Resolution shall be effective immediately upon its passage on the 15th day of July 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 15th day of July 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood

Yes _____

No _____

Councilmember Carrie Call

Yes _____

No _____

Councilmember Kim Dixon

Yes _____

No _____

Councilmember Nina Morse

Yes _____

No _____

Councilmember Ryan Saunders

Yes _____

No _____

Councilmember Ryan Swapp

Yes _____

No _____

DRAFT

ATTACHMENT “A”

ATTACHMENT TO RESOLUTION 29-2026

BID RESULTS AND BID TABULATION

DRAFT

WEST HAVEN CITY
CHIP SEAL PROJECT 2026-2027
Bid Opening Date:
July 8, 2026 @ 2PM
4150 ,3900 W , West Haven , Utah

BID OPENING

[illegible]

WEST HAVEN CITY					
CHIP SEAL PROJECT 2026-2027					
VARIOUS ROADS IN WEST HAVEN					
ITEM	DESCRIPTION	QTY	UNIT OF MEASURE	UNIT COST	TOTAL
6/11/2026	PROJECT LIMITS: VARIOUS ROADS IN WEST HAVEN				
1	LIGHT WEIGHT CHIP SEAL (TYPE "C") WITH FOG APPLICATION	26382	SY	\$ 5.00	\$ 131,910.00
2	TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
3	MOB AND DEMOB	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
				TOTAL	\$ 146,910.00
			CONTINGENCY	20%	\$ 29,382.00
			120% TOTAL		\$ 176,292.00

Consolidated Paving		
UNIT COST	UNIT TOTAL	ENTERED TOTAL
\$ 3.43	\$ 90,490.26	\$ 90,490.26
\$ 4,419.18	\$ 4,419.18	\$ 4,419.18
\$ 3,750.00	\$ 3,750.00	\$ 3,750.00
	UNIT TOTAL	SUM TOTAL
	\$ 98,659.44	\$ 98,659.44
	ENTERED TOTAL	\$ 98,659.44

Staker & Parsons		
UNIT COST	UNIT TOTAL	ENTERED TOTAL
\$ 3.70	\$ 97,613.40	\$ 97,613.40
\$ 9,800.00	\$ 9,800.00	\$ 9,800.00
\$ 1,470.00	\$ 1,470.00	\$ 1,470.00
	UNIT TOTAL	SUM TOTAL
	\$ 108,883.40	\$ 108,883.40
	ENTERED TOTAL	\$ 108,883.40

Holbrook Asphalt		
UNIT COST	UNIT TOTAL	ENTERED TOTAL
\$ 5.00	\$ 131,910.00	\$ 131,910.00
\$ 19,750.00	\$ 19,750.00	\$ 19,750.00
\$ 12,340.00	\$ 12,340.00	\$ 12,340.00
	UNIT TOTAL	SUM TOTAL
	\$ 164,000.00	\$ 164,000.00
	ENTERED TOTAL	\$ 164,000.00