



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.

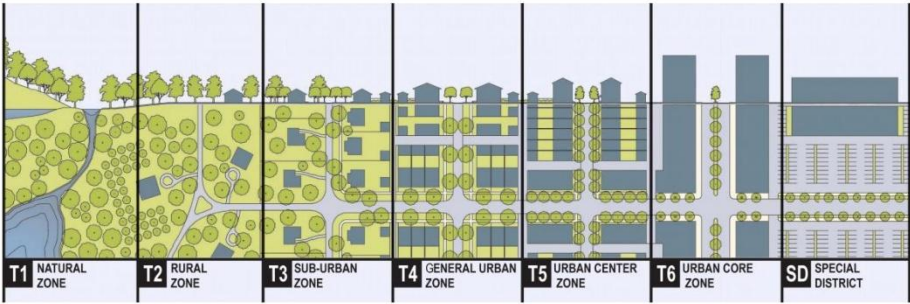
Shawn Warnke said they are in the final stages of getting a bid prepared for the Poulter Pond which is time sensitive because they will need to install irrigation and hydroseed and would like to do it this irrigation season. He said that adding the other bid options could push the opening date back a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

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

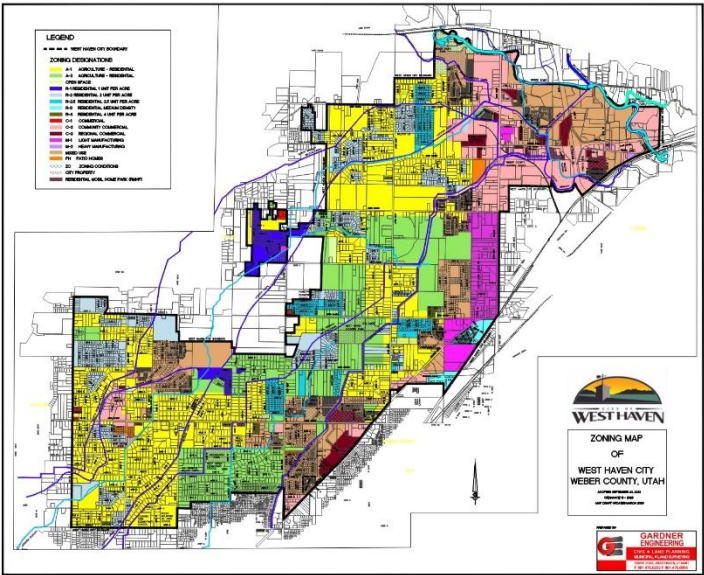
Shawn Warnke said in July there will be a qr code included in the newsletter for a survey. They will send the newsletter via email, physical copy, and post on social media for more engagement.

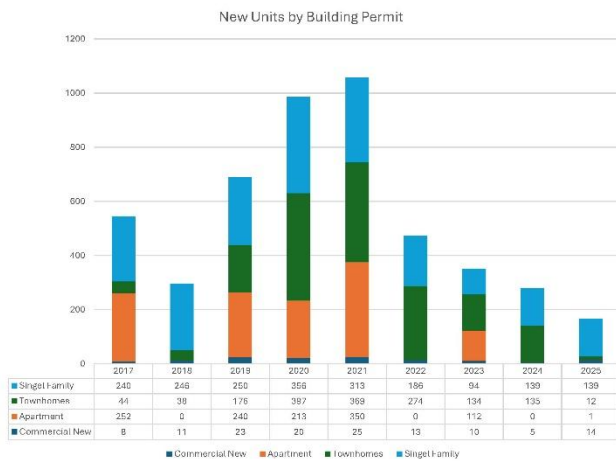
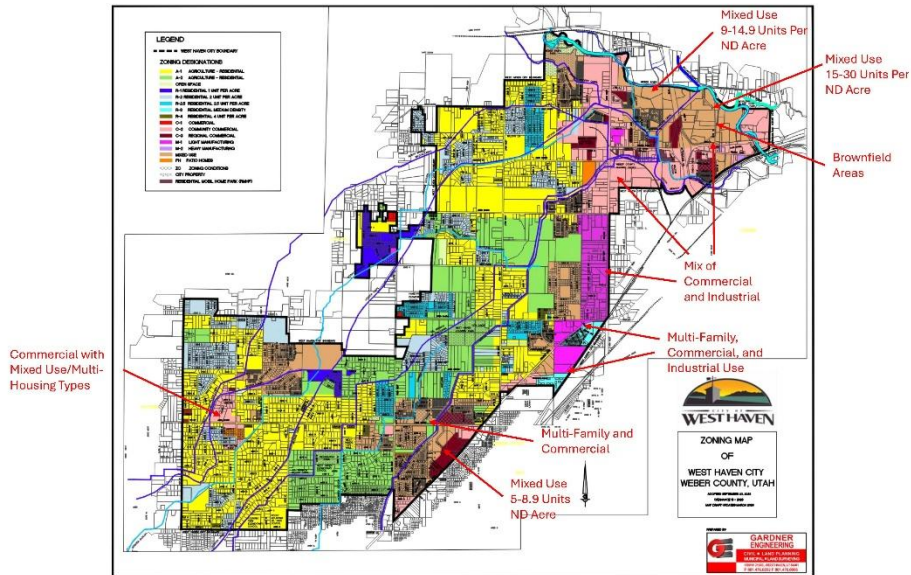
2. Discussion- General Plan Land Use

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

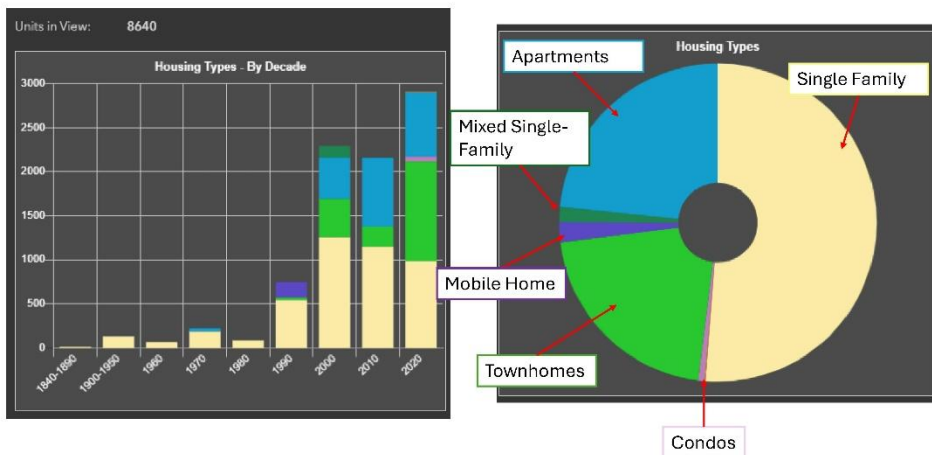


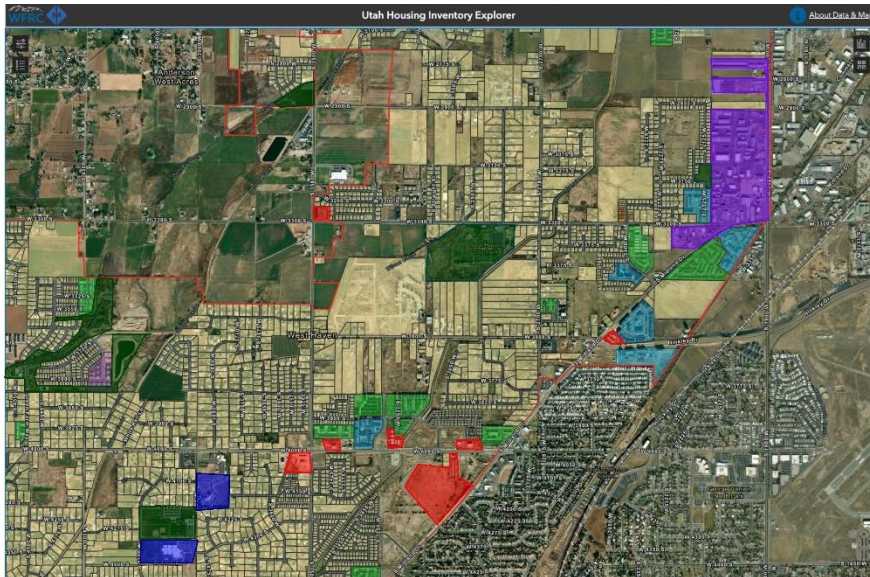
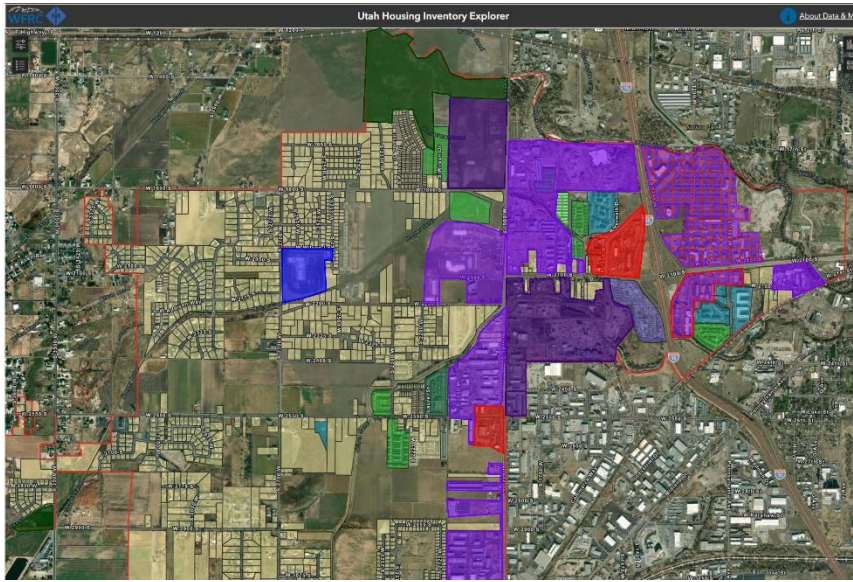
Transect Zoning Model

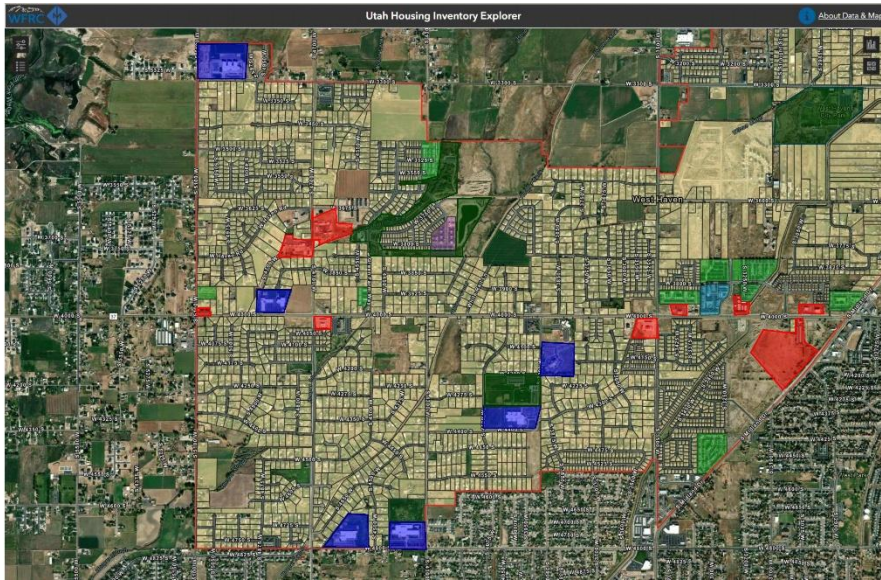




*Note: The apartment number of 2025 shows for a single building, and not the number of units.







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

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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

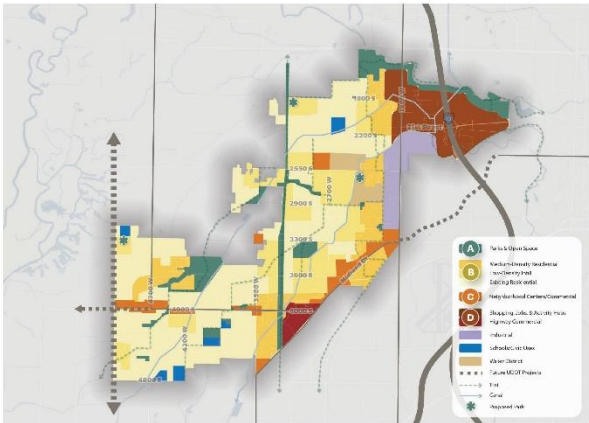
Reflection of the Current Land Use Map/Concept 1

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

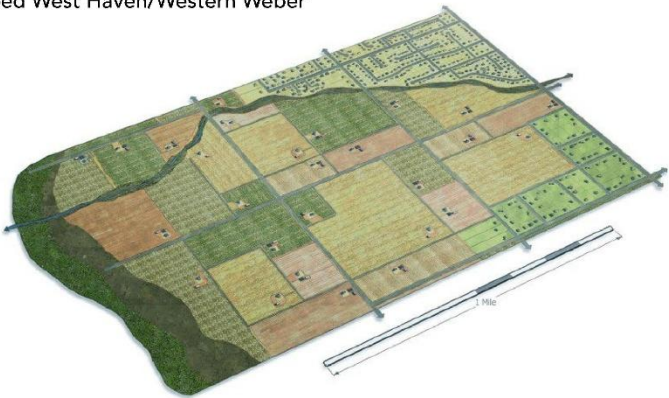
4

Concept 1: Building on What is in Place



5

Undeveloped West Haven/Western Weber



6

Visualizing Buildout Under Large-Lot SF Model



7

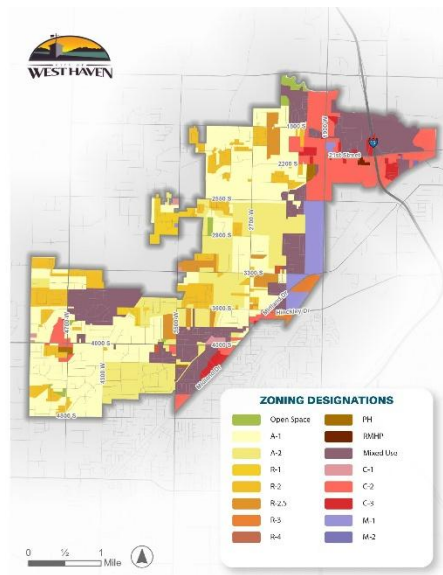
Checkpoint

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

8

Existing Zoning

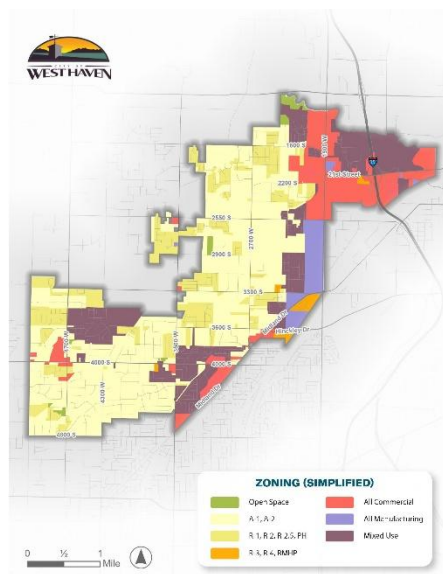
(recolored with standard land use colors)



9

Zoning Simplified

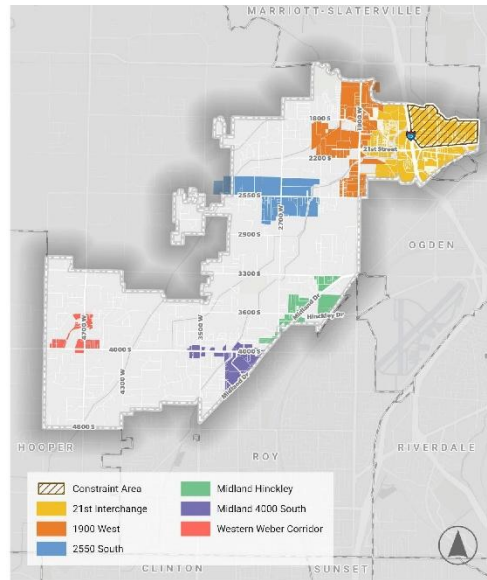
- Preliminary visual towards future land use map
- *Key Point!* Future Land Use is not the same as Zoning
- Note locations of commercial, manufacturing and mixed use areas



10

Economic Nodes

- Good starting point for establishing the general boundaries of “centers”



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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



14



15



16

2550 South

233
Vacant Acres

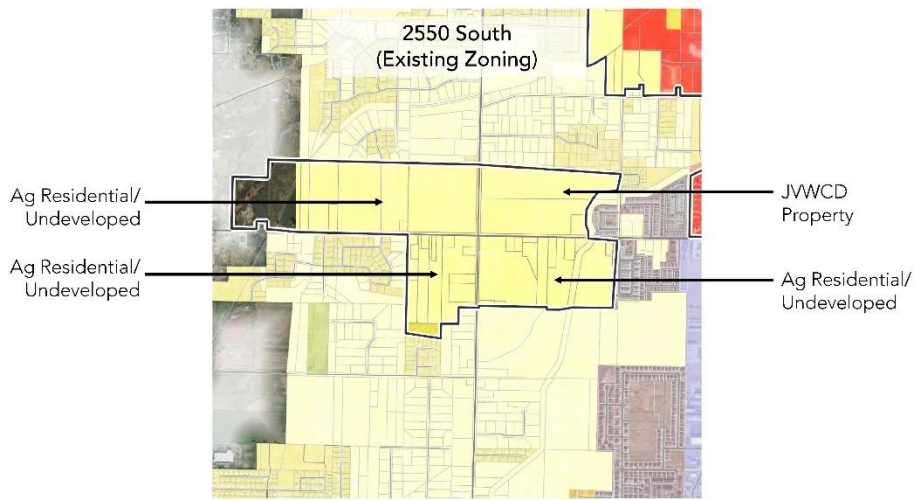
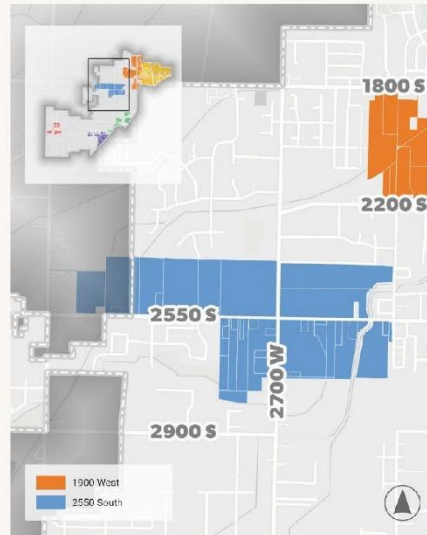
72
Underutilized Acres

16
Developed Acres

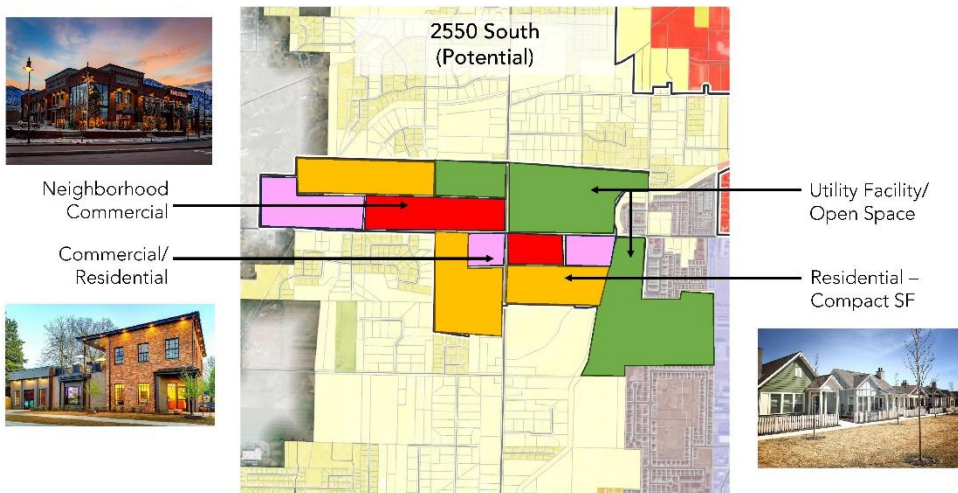
Strengths: Large vacant parcels, parcel ownership, demonstrated retail interest
Impediments: Limited land availability and traffic impacts from commercial/density

Potential Uses

- Grocery Store
- Neighborhood Commercial
- Residential
- Town Center



18



19



NEIGHBORHOOD CENTER A | Retail Anchor and Residential

Source: Brookings/Parsons • Image provided by Visioneers Front Range Council, people • planit, LLC, Santa Urban Design, & Chase Parker • Funded by the State of Utah Land Use Training Fund (2015)

Small Town Centers



21st Interchange

176

Vacant Acres

249

Underutilized Acres

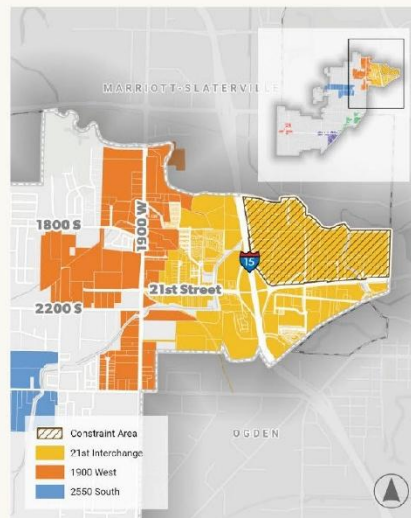
115

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

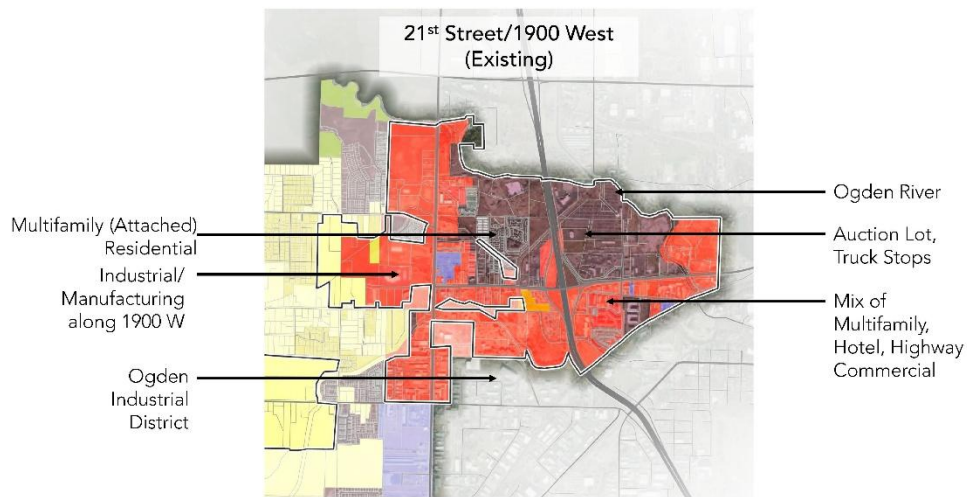
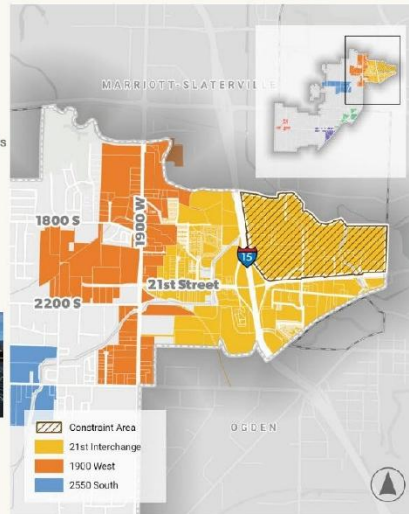
63

Developed Acres

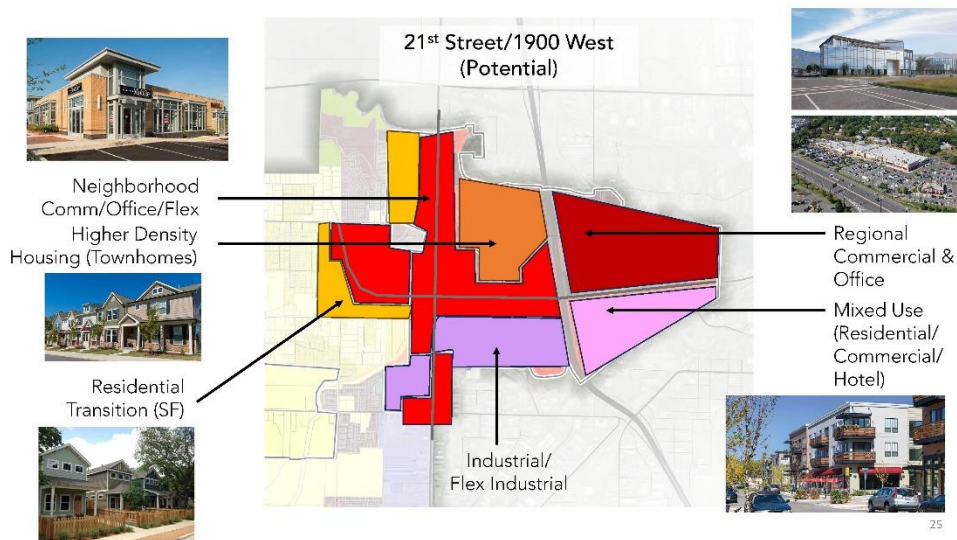
Strengths: Key North-South connector, strong industrial sector, diversified uses
Impediments: Parcel configuration, redevelopment-driven growth, compatibility constraints

Potential Uses

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



24



25

Western Weber Corridor

21
Vacant Acres

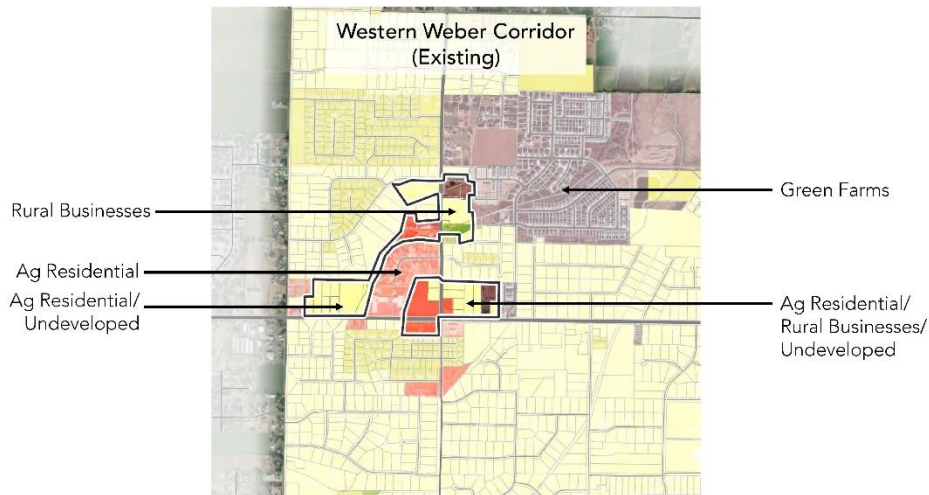
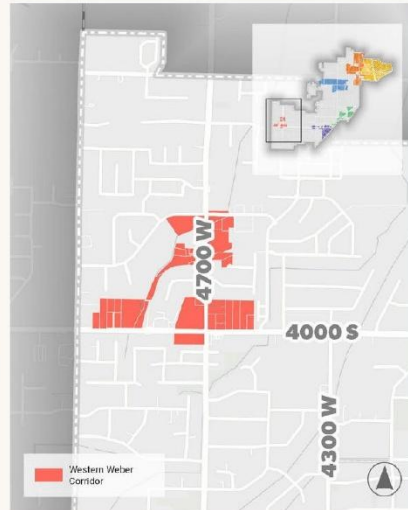
37
Underutilized Acres

7
Developed Acres

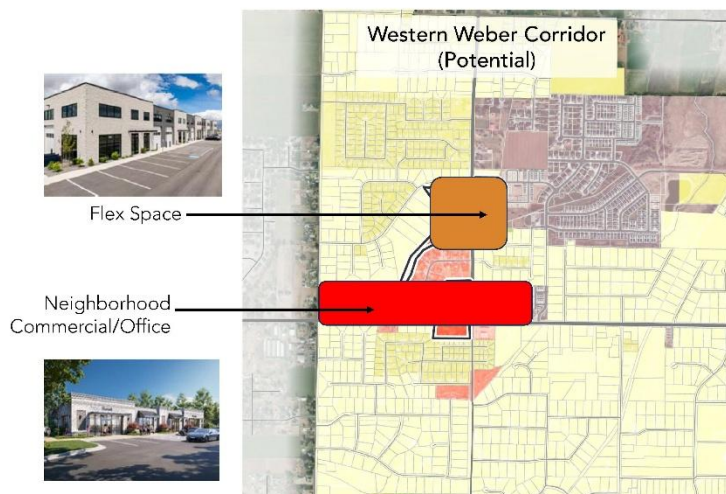
Strengths: Future regional connectivity and improved mobility & access
Impediments: Limited developable land and timing/uncertainty

Potential Uses

- Neighborhood Commercial
- Neighborhood Office
- Flex Space



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28

Midland-Hinckley

94

Vacant Acres

24

Underutilized Acres

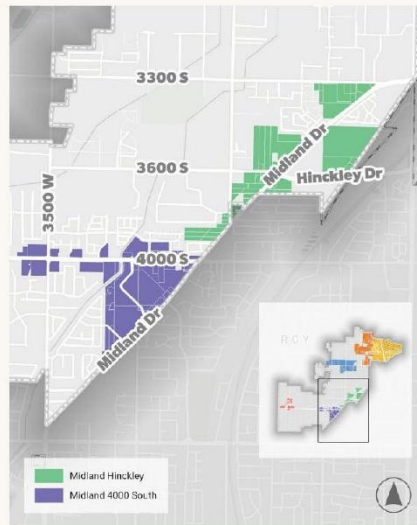
15

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

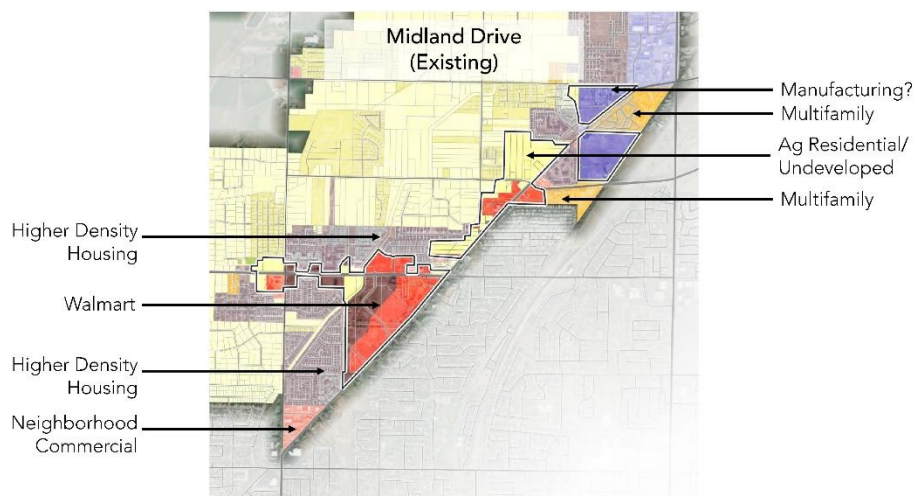
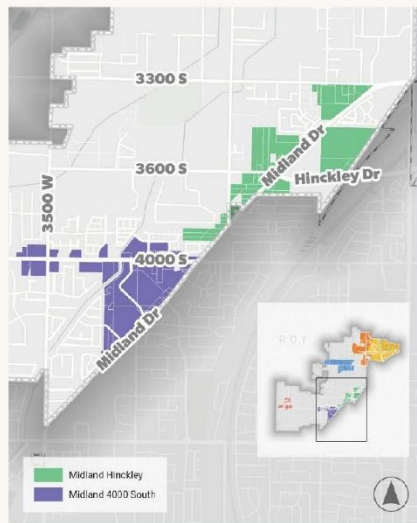
27

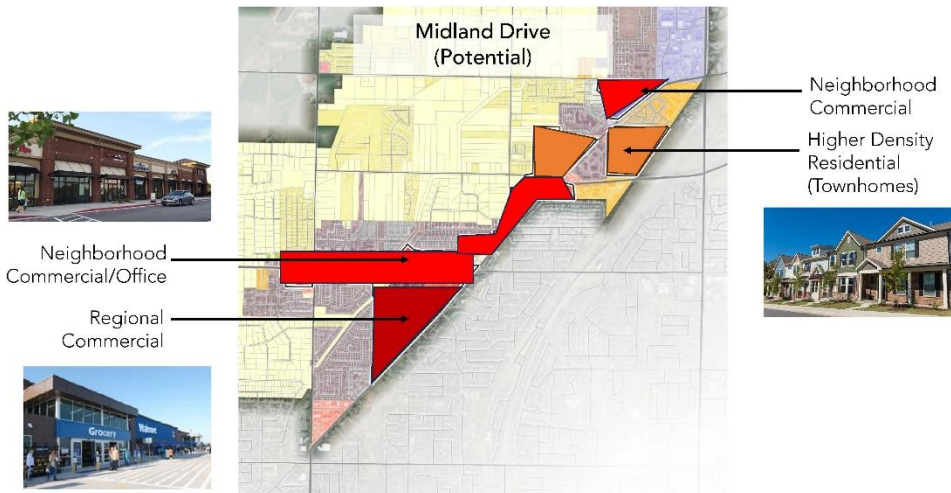
Developed Acres

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

Potential Uses

- Regional Commercial
- Neighborhood Office





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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?

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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	MEETING HELD	June 17, 2026
B. STAKER PARSON COMPANIES	\$242,771.00	Inv.#214114-2
C. GAMETIME	\$155,936.36	Inv.#INV-00107004
D. ANDERSEN ASPHALT LLC	\$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: 7/15/26