

WEST HAVEN CITY COUNCIL AGENDA

August 5, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **August 5, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. JOIN US DIGITALLY FOR THE 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).

6:00 REGULAR CITY COUNCIL MEETING

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

Drawing Workshop-The Barn	August 10, 2026	6:00 PM
Open Sew Night-The Barn	August 17, 2026	5:00 PM
Music Circle-The Barn	August 24, 2026	7:00 PM
Senior Lunch Bunch-The Barn-Mayor Vanderwood	August 26, 2026	11:30 AM
5. **COUNCIL UPDATES**

*****AGENDA ACTION ITEMS*****
6. **ACTION ON CONSENT AGENDA**
 - A. COUNCIL MEETING MINUTES MEETING HELD July 15, 2026
 - B. WEBER COUNTY SHERIFF \$262,005.00 Inv.#79297
7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
 - A. ACTION ON ORDINANCE 16-2026-AMENDMENT TO THE ZONING MAP FROM A-1 TO C-2-2231 W 1800 S (PARCELS 150710030, 150710069, 150750018-DAYNA JARDINE
 - B. ACTION ON ORDINANCE 10-2026-AMEND THE ZONING MAP FROM M-1 TO R-3-APPROX. 2410 HINCKLEY DRIVE PARCEL #080060075-APPLICANT HAYLEY PRATT, CASTLEWOOD DEVELOPMENT-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR
8. **REPORT-SOCIAL MEDIA REPORT-MICHELLE WITTE, SOCIAL MEDIA COORDINATOR AND ADMINISTRATIVE ASSISTANT**
9. **PRESENTATION-CITY MANAGER QUARTERLY AUDIT REPORT-SHAWN WARNKE, CITY MANAGER**
10. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavenutah.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 westhavenutah.gov; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



WEST HAVEN CITY COUNCIL MEETING MINUTES

July 15, 2026 6:00 P.M.

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

Present:	
Ryan Saunders	Pro Tem
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
Edward Mignone	City Engineer
Amy Hugie	City Attorney
Excused:	
Rob Vanderwood	Mayor

5:00 Work Session – In City Council Chambers

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

MEETING TO ORDER: PRO TEM SAUNDERS

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager Updates

There were no updates at this time.

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

Hayley Pratt and associates gave a presentation showing a proposed townhome development.

3. Discussion- Elected Officials and City Manager Updates

Shawn Warnke said staff met with Utah Department of Transportation about SR 177 (Western Weber Corridor). He said they are moving towards completing their study before November. He said the Weber County Transfer station is now being leased and operated by Waste Management. Their prices will go up as a result, but they will continue to take our waste. He said Poulter Pond has three bid schedules that the engineering department is working on. This would include shoreline improvements, the parking lot, and the balance of the landscape area. He said the playground is something they propose to do outside of those schedules. He suggested waiting on the playground to see what is used and what residents are looking for.

Councilmember Morse said she is in favor of a playground at Poulter Pond.

Councilmember Swapp thinks it would be best to wait and see if the playground is needed in the project.

Councilmember Dixon agreed with Councilmember Swapp.

Councilmember Call said she doesn't think a playground is needed by Poulter Pond.

Councilmember Saunders agreed that a playground is not needed.

Shawn Warnke said he is working on the request for qualifications for attorney services.

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

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

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Pro Tem 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. *No one came up at this time.*

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

Councilmember Call said Reggie Peterson is hosting an open sew night on July 21, 2026.

5. COUNCIL UPDATES

There were no updates at this time.

*****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

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

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

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

Shawn Warnke said the previous franchise agreement with Rocky Mountain Power has lapsed and this will reinstate it.

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

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

Pro Tem Saunders invited the public up for comment.

No one came up at this time.

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

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

8. **ACTION ON ORDINANCE 15-2026-AUTHORIZING THE ADOPTION OF A FRANCHISE AGREEMENT BETWEEN WEST HAVEN CITY AND ROCKY MOUNTAIN POWER**

Councilmember Call said in section 9.1 it references Rocky Mountain Power and power has been removed but needs to be added back in.

Councilmember Call made a motion to adopt ordinance 15-2026. **Councilmember Swapp** seconded the motion.

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

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**

Edward Mignone said this project will increase the size of the box culverts.

Councilmember Swapp made a motion to adopt resolution 27-2026. **Councilmember Dixon** seconded the motion.

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

10. **ACTION ON RESOLUTION 29-2026-AWARD BID FOR THE WEST HAVEN CITY 2026-2027 CHIP SEAL PROJECT**

Councilmember Call made a motion to adopt resolution 29-2026 to Consolidated Paving & Concrete in the amount of \$98,659.44. **Councilmember Swapp** seconded the motion.

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

11. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON RESOLUTION 28-2026-ECONOMIC DEVELOPMENT STRATEGIC PLAN-STEPHEN NELSON, COMMUNITY DEVELOPMENT

Stephen Nelson and Rob Sant gave a presentation on the economic development strategic plan.



West Haven Economic Development Strategic Plan



Why Create an Economic Development Strategic Plan?

Main purposes and goals identified by experts and leading economic development resources

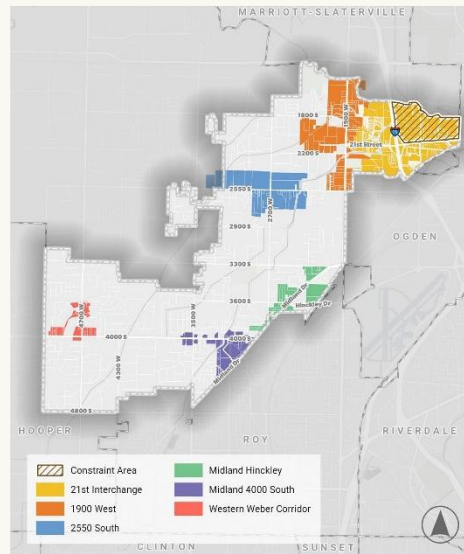


Economic Development Areas

1. 21st Interchange
2. 1900 West
3. 2550 South
4. Midland-Hinckley
5. Midland-4000 South
6. Western Weber Corridor

Data/Rationale

- Current and future land uses
- ADT and Visibility
- Transportation Infrastructure
- Land availability



21st Interchange

176

Vacant Acres

249

Underutilized Acres

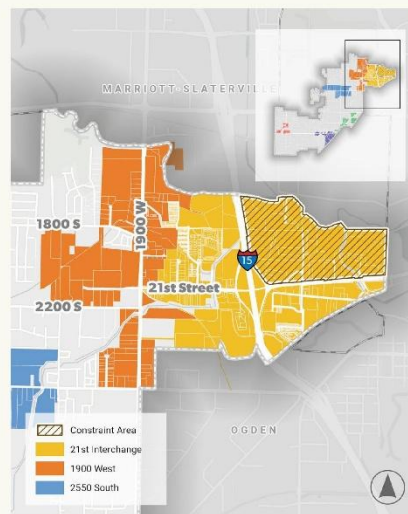
115

Overhead 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

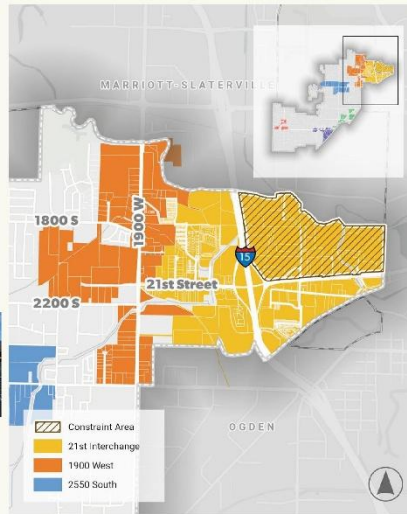
63

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



2550 South

233

Vacant Acres

72

Underutilized Acres

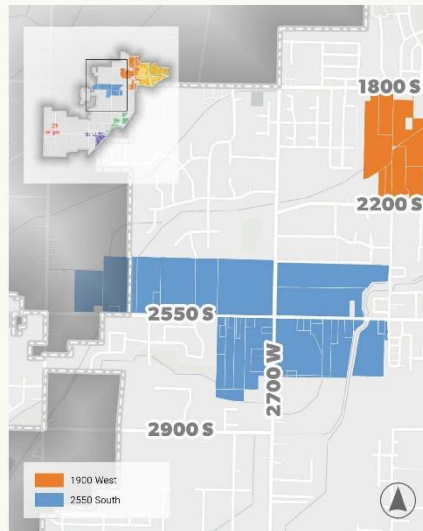
16

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



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.

Possible Land-Use



Midland-Hinckley

94

Vacant Acres

24

Underutilized Acres

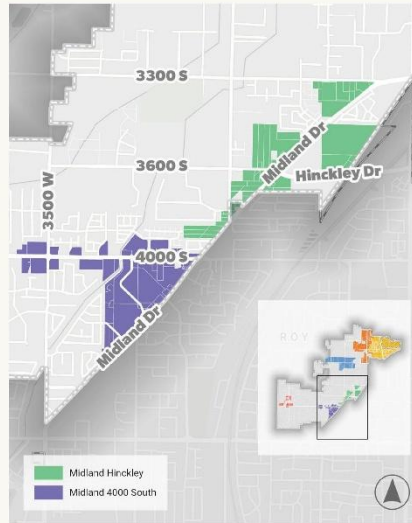
15

Overland 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

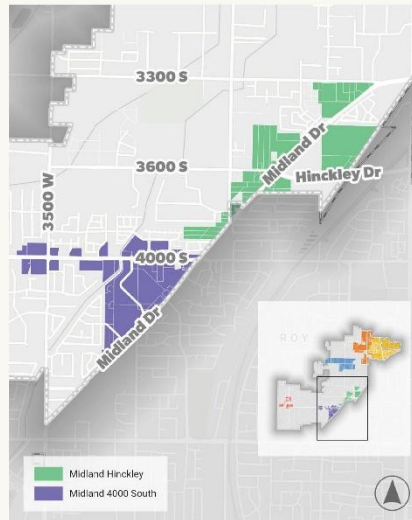
27

Overland Acres

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

Potential Uses

- Regional Commercial
- Neighborhood Office



Western Weber Corridor

21

Vacant Acres

37

Underutilized Acres

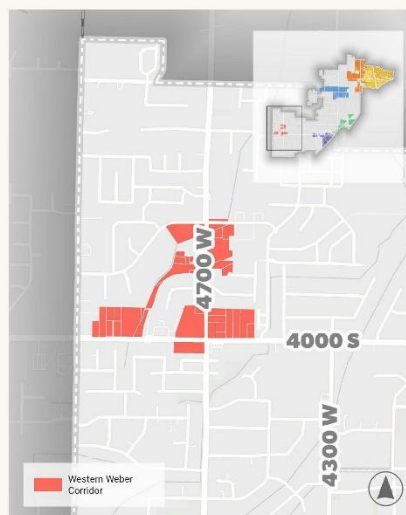
7

Overland Acres

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

Potential Uses

- Neighborhood Commercial
- Neighborhood Office
- Flex Space



Goal 1: Strengthen and Diversify the Local Economy

Build a more resilient economy by expanding commercial, retail, employer, entrepreneurship, and redevelopment opportunities.

9.09%

Average annual population net growth
2013-2023

\$101,012

Median income

9

Avg. commercial permits/year
2014-2024

Key strategies

Expand commercial and retail opportunities; recruit anchors and fill leakage categories.

Attract and retain employers; designate transportation-served "Employment Priority Areas."

Launch BRE and support local entrepreneurs through SBDC partnerships and small-business resources.

Redevelop underutilized industrial/commercial sites in the 21st Interchange and 1900 West areas.

Data/rationale

- Rapid residential growth is creating demand for retail, dining, services, and local jobs.
- Key development areas provide I-15 access, existing industrial uses, vacant/underutilized parcels, and regional visibility. The 21st Interchange alone includes roughly 176 acres of vacant land and 249 acres of underutilized land.
- 99% of all businesses in Utah are small businesses.
- 8,465 residents commute out of West Haven

Goal 2: Improve Fiscal Sustainability and Diversify Municipal Revenue

Align land use and revenue tools so growth strengthens the City's ability to fund infrastructure and services.

96%

West Haven's GF revenues
generated by sales tax

\$1.16

Residential cost of service per
\$1,000 of revenue

67%

Sales tax capture rate

Key strategies

Prioritize commercial/mixed-use zoning in commercial centers, corridors, and high-visibility locations.

Protect sales-tax-generating areas by limiting uses that do not support sales tax productivity.

Use fiscal modeling and fiscal-impact studies for major land-use decisions and annexations.

Pursue grants, intergovernmental funding, CRA tools, and conduct a property-tax feasibility analysis.

Data/rationale

- West Haven does not currently collect property tax, sales tax carry more of the fiscal burden.
- 20.4% - Average property tax share of GF revenues for comparable cities.
- COCS research shows residential land often costs \$1.16 per dollar of revenue, while commercial/industrial uses average \$0.30.
- \$238M of gross taxable sales leakage, equates to a loss of \$1.2M in sales tax revenue.

Goal 3: Manage Growth Proactively

Shape where and how growth occurs so new development supports the City's long-term vision and fiscal health.

173%

Projected population increase,
2020-2050

70%

Single-family housing mix

3%

Proportion office use

Key strategies

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

Require fiscal neutrality and fiscal-impact analysis before annexation approval.

Create an infrastructure readiness map for utilities, roads, and service capacity.

Encourage missing-middle and mixed-use housing in strategic areas connected to commercial centers.

Coordinate transportation, infrastructure, growth boundaries, and transit with regional partners.

Data/rationale

- Growth pressure is continuing, but unmanaged growth risks sprawl, infrastructure strain, and community resistance.
- A more diverse housing mix near centers can support walkability, retail demand, and efficient infrastructure use.
- Regional coordination can reduce duplicated infrastructure and preserve local control.

Goal 4: Modernize Planning and Development Processes

Create a predictable, efficient, and transparent process that supports quality development and competitiveness.

23

Commercial permit peaks in 2015
& 2019

9/yr

Average commercial permits
2014-2018

212/yr

Average residential permits 2014-
2018

Key strategies

Audit and revise land-use and development code to reduce redundancies and clarify expectations.
Create step-by-step development guides and conduct developer roundtables/surveys.
Compare impact fees to regional peers and report annual revenues/expenditures.
Prioritize infrastructure investment in Key Development Areas and create a long-term investment plan.
Strengthen staff capacity and interdepartmental development coordination.

Data/rationale

- SWOT feedback identified confusing approvals, conflicting comments, and lengthy review timelines as barriers.
- Commercial growth is emerging but volatile; process predictability can improve West Haven's competitiveness.
- Staff capacity needs to keep pace with rapid development and population growth.

Goal 5: Enhance Community Identity and Quality of Life

Use branding, placemaking, public spaces, trails, and gateway design to build a clear sense of place as West Haven grows.

4th

Fastest-growing community in
Utah by permitting growth

7,218

total households

Missing

central commercial core / Main
Street corridor in SWOT

Key strategies

Develop a "Welcome to West Haven" brand package and integrate it into signage, gateways, and communications.
Prioritize a walkable town center with gathering spaces for civic events and community interaction.
Expand trails and active transportation connections to retail nodes, schools, and public spaces.
Establish gateway/corridor design guidelines and targeted beautification areas.
Plan for community programming space, wayfinding, events, art, and recreation partnerships.

Data/rationale

- Residents value open space, family-friendly character, and community roots, but SWOT notes the City lacks a distinct brand or sense of place.
- A young, growing household base increases demand for parks, trails, services, community events, and walkable destinations.
- Quality-of-life investments help attract employers, retain residents, and support local spending.

Councilmember Call said this is not a binding document and they can deviate from it if necessary.

Stephen Nelson confirmed it is not a binding document.

Councilmember Swapp said he didn't think the 2550 S area belonged in this plan.

Councilmember Saunders said some developments need a larger parcel to develop and this area would allow for that.

Councilmember Morse asked if we have created an inventory of parcels that are large enough to handle the development of a grocery store.

Stephen Nelson said some parcels were considered for grocery stores while reviewing this plan.

Councilmember Morse expressed concern that we are running out of space for a development like a grocery store and is not opposed to keeping this in the plan.

Councilmember Dixon agreed to leave this open to see what happens in the future.

Councilmember Swapp asked why we would have multiple grocery stores.

Stephen Nelson said that from a planning perspective they try to add easier access for everyone by keeping services about 15 minutes away from each resident.

Councilmember Call said she doesn't necessarily agree with the area outlined on 2550 S.

Councilmember Dixon made a motion to adopt resolution 28-2026. **Councilmember Morse** 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

There were no items to discuss at this time.

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.

Councilmember Call made a motion enter into the closed session. Councilmember Swapp seconded the motion.

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

Pro Tem Saunders said the closed session was used to discuss the purchase, exchange, or lease of real property.

Councilmember Morse left the meeting at 8:25 PM.

Councilmember Call made a motion leave the closed session. Councilmember Swapp seconded the motion.

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

14. ADJOURNMENT

Councilmember Dixon made a motion to adjourn at 8:26 PM. **Councilmember Call** seconded the motion.

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

Emily Green

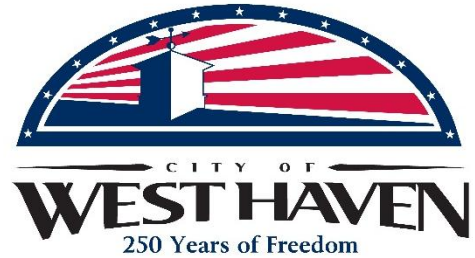
City Recorder

Date Approved:

City Council Staff Review Memo

August 5, 2026

Damian Rodriguez, Planner



REZONE PETITION

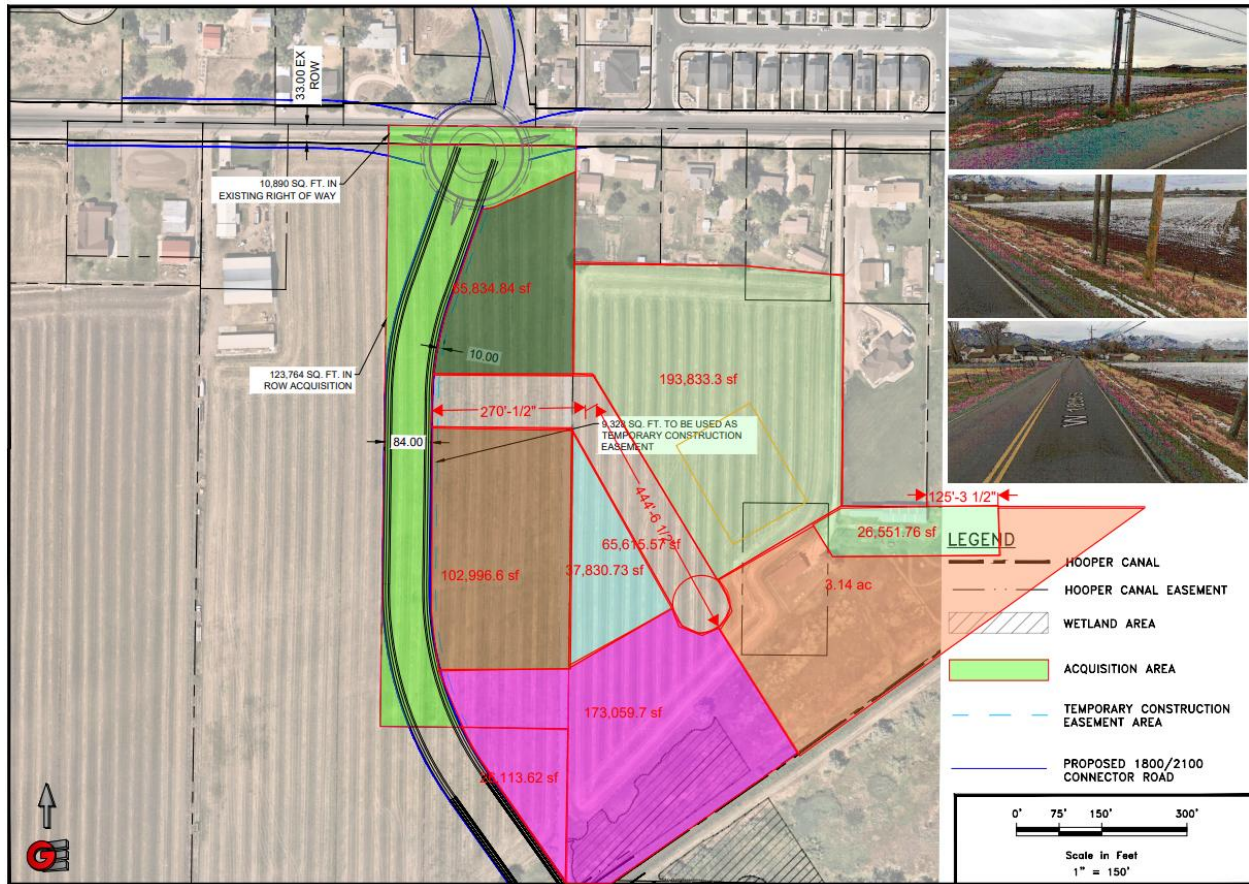
Request: Rezone three parcels from A-1 and C-2 to C-2, Commercial
Property Location: 2231 West 1800 South
Property Zone: A-1 Agricultural and C-2 Commercial
Property Size: 20.75 approximate total acres
Applicant: Dana Jardine

Governing Document(s): WHZC §157.707 and the West Haven City General Plan
Decision Type: Legislative
Recommendation: Denial

Image 1: Site Aerial



Image 2: Concept Plan



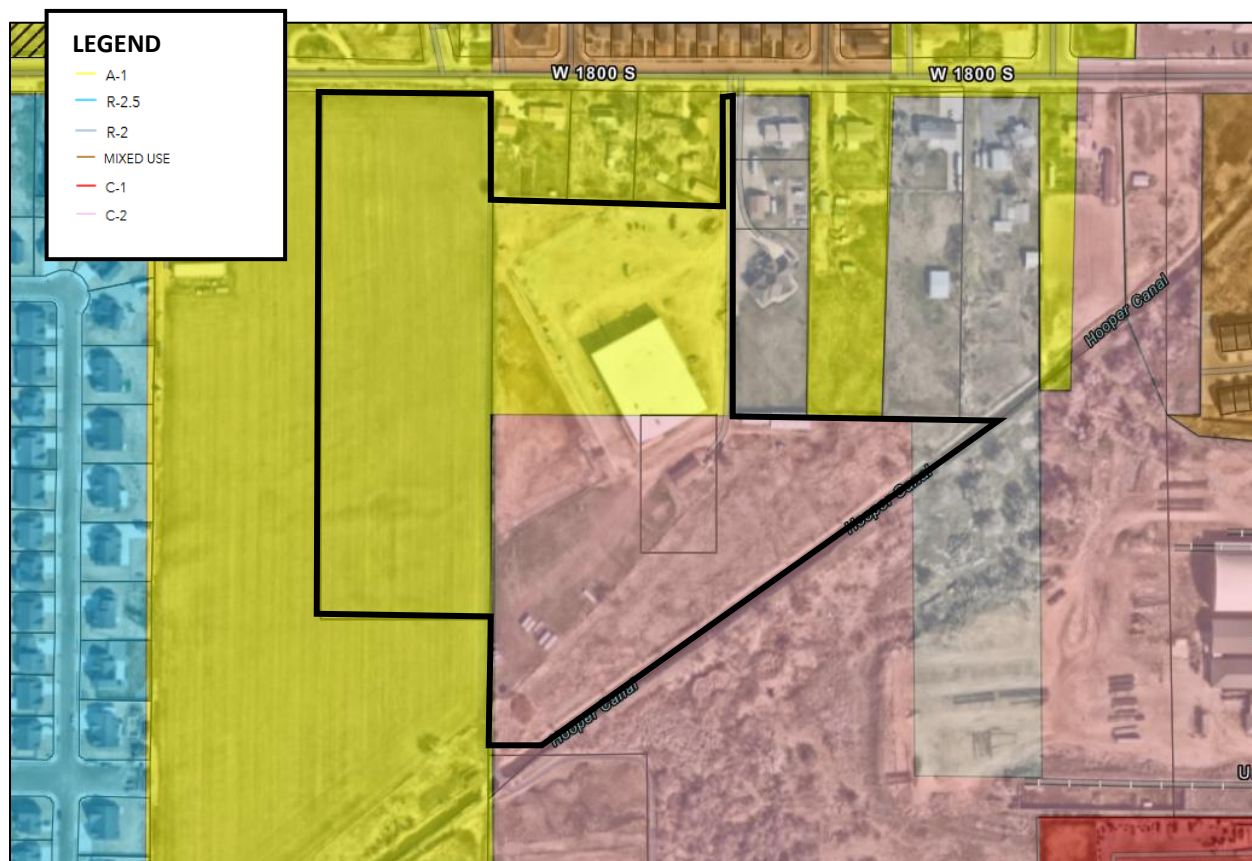
I. BACKGROUND

The applicant has petitioned the City Council to approve an amendment to the Zoning Map to change the zoning designation of three contiguous parcels (Parcels 150710030, 150710069, and 150750018) of land at 2231 West 1800 South to the C-2 Commercial Zone.

Table 1: Zoning Designations of Contiguous Property

Direction	Zone	Current Use
North	A-1	Single-family homes
East	R-2	Single-family homes
South	C-2	Hooper Canal
West	A-1	Agriculture

Image 3: Vicinity Zoning Map



II. STAFF REVIEW

Staff's review of the petitioned rezone as it pertains to the requirements of the West Haven Zoning Code is as follows:

§157.707 Petition Procedure

The West Haven City Zoning Code provides the following four procedural elements (A through D below) for the 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 conceptual development plan has not been provided to the level of detail specified in this subsection; however, §157.708 allows for “large-scale development...may be described in broad general terms in plan and/or narrative form”. Considering the total project area and scope, staff considers the proposal to be “large-scale”. The applicant has provided a narrative and map that staff believe satisfy the code requirement for the Council to act on the petition.

Applicant Narrative:

“Parcel #15-071-0069 is currently zoned both A-1 & C-2. The new LWE project has been completed, and we purpose that the full parcel has the same zoning as C-2. We also purpose that our adjoining parcels #15-071-0030 & 15-075-0018 be zoned as C-2. With the new connecting road purposed from 21st street to 1800 South, we believe that it makes sense and is consistent with the new West Haven city economic development plan to have these 3 parcels zoned as C-2. In the concept plan we show that we are planning to build a private road and then develop a few commercial sites along the private road. We are open to suggestions from the city, and this is at the very beginning stages of planning.”

See the attached application for more information.

(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.

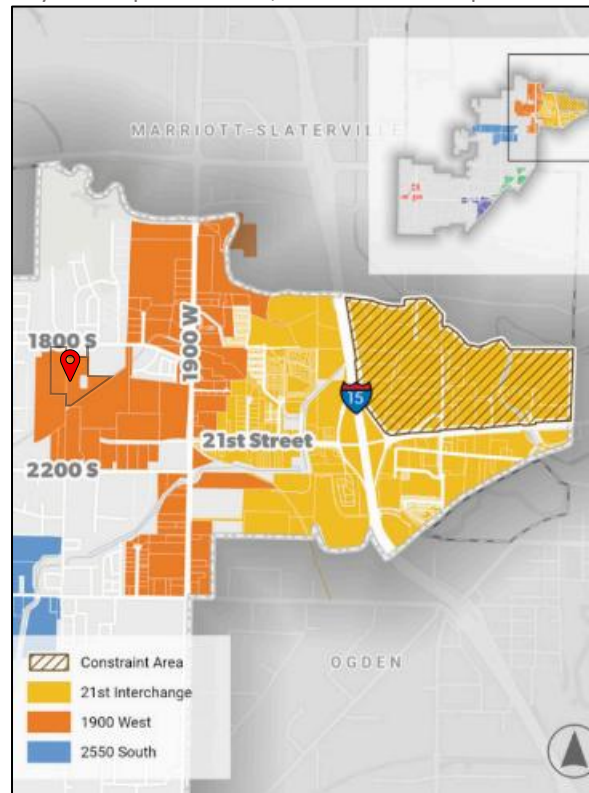
Finding: Neighbors and residents have been notified in accordance with local and state law.

(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 is incompatible with the City’s General Plan, which identifies the subject property’s ideal future land use as entirely R-2 Residential. However, the proposal is consistent with the City’s Economic Development Strategic Plan, which the Council recently adopted on July 15th of this year. That master plan document identifies the subject property and the agricultural property immediately to the west as part of the 1900 West Key Economic Development Area. The City’s Future Land-Use Map is currently being updated, and it is likely that the Future Land-Use Map (General Plan Map) will align with the Economic Development Strategic Plan.

The subject proper is adjacent to a future connector roadway, planned for in the transportation master plan. If the petition is approved, the subject property will eventually be separated from the contiguous property to the west via the connector road. See Image 2 on page 2 of this report for more. Additionally, the majority of one of the subject properties under consideration has been developed for commercial use with the recently approved LWE project.

Image 4: Key Development Areas, Economic Development Strategic Plan



It should also be noted that the staff’s opinion is that the petition may not be fully consistent with surrounding land uses. The petition would enable further commercial development that exceeds the neighborhood (C-1) intensity and scale, immediately adjacent to homes and land that could be developed with homes. It is stated in the purpose and intent of the C-2 Commercial Zone that “The basic market for this Zoning District is vehicular-oriented. This type of zoning district is best located at the intersection of arterial streets” (§[157.290\(A\)\(2\)](#)). Many permitted and conditional uses in the C-2 Zone may conflict with neighboring residential land uses without adequate mitigation. A brief list of land uses of potential concern is presented in Table 2 below.

Table 2: C-2 Land Uses of Potential Concern

Land Use	Permittance in the C-2 Commercial Zone
Automobile, new or used, sales and service	Conditional
Automobile maintenance service (lube, oil, brakes)	Permitted Outright
Automobile repair, including paint, body and fender, brake, muffler, upholstery, or transmission work; provided, it is conducted within a completely enclosed building	Conditional
Car wash, automatic	Conditional
Car wash, manual spray	Permitted Outright

Gun range; indoors	Conditional
Heavy equipment rental, sales, and service (only north of 3300 S)	Conditional
Home improvement large box	Conditional
Hotel	Conditional
Kennel; indoor with outdoor exercise area	Conditional
Pet grooming (no overnight stay)	Permitted Outright
Reception center or wedding chapel	Conditional
Restaurant; drive-in	Conditional
Tavern/bar (only north of 3300 S)	Conditional

Image 5: Photo of property under consideration



Image 6: LWE Commercial Building, located within the rezone petition



The City is currently working with the property owners in the area to secure right-of-way for the master planned roadway to connect 1800 S with 2100 S. As mentioned, the current alignment of the said future road puts the roadway on the west side of the subject property. This roadway is planned for limited access and higher speeds. The primary purpose of this roadway is to convey traffic from 1800 S to 2100 S, thereby improving traffic flow and safety in the area. The applicant's stated purpose is to create a subdivision on the east side of the roadway, with a limited single access point. Additional access points at the subject property are highly unlikely.

If the Council is inclined to approve the petition, staff recommend it considers the following conditions of approval:

- Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted to comply with access spacing requirements and standards.
- Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.
- Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.

(D) *The Planning Commission and City Council will also consider whether the proposed development, and in turn the petition for rezoning, is needed to provide a service or convenience brought about by changing conditions, and which therefore 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.*

The purpose of the General Plan is to serve as an advisory guide for decisions on land use within the city, including any new petitions to amend the zoning map.

Finding: As mentioned previously, the petition is not compatible with the existing General Plan; however, the updated General Plan will likely align with the recently adopted Economic Development Strategic Plan, which the petition also supports.

DRC and Utilities

The DRC has had a chance to review the proposed zone change. The only concern, other than the access point, mentioned was the sewer. West Haven's Public Works Director provided the following statement and map:

As we discussed, sewer for the area next to LWE will be a challenge. LWE sewer is running out to 1800 S but must pump up to the back of the property line of the homes fronting 1800 S, where it then gravitates to 1800 S. The property highlighted in orange would need to do something similar. The red circle is not a possibility; the blue circle (without shooting grade) would most likely not be an option, and the green circle would be the most likely option, but it would only reach the black dot, and on-site pumping would be needed to get it to that point.

Image 8: Sewer Locations



III. PUBLIC HEARING

A public hearing concerning the rezoning petition was held at the Planning Commission meeting on July 22, 2026. Two members of the public spoke at the hearing and two written letters were provided to the commission. A summary of the stated concerns is as follows:

1. Traffic volume on 1800 South might be exacerbated by the proposal;

2. The amount of personal private property that might be taken for the future development of the master-planned road might negatively impact adjacent residential properties and their functions;
3. Future vehicular traffic's impact on the trail system;
4. Commercial uses encroaching on residential communities; and
5. The potential for noise and light pollution on residential properties nearby.

IV. RECOMMENDED ACTION

The Planning Commission met on July 22, 2026, to discuss and act on the petition. A motion to recommend denial of the petition passed 6-1.

Staff provided the following summarized list of considerations to aid the Commission in its decision-making process. If the council is inclined to approve the petition, these considerations might help determine any conditions of approval to mitigate anticipated detrimental impacts.

1. Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.
2. Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.
3. Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted based on access spacing requirements and standards.
4. How the future roadway and current uses of this and the surrounding properties will be impacted by the zone change.
5. As part of any development, the applicant will need to coordinate with the West Haven Special Service District to ensure adequate sewer service can be provided.

V. POSSIBLE MOTION

Denial: *Motion to deny the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 does not conform with the current General Plan and may have conflicts with the surrounding property. In addition, the General Plan is currently under consideration, and the plan for this area may be updated.*

[List additional findings and considerations if applicable]

Approve Outright: *Motion to approve the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan and will benefit the health, safety, and welfare of the community.*

Approve with staff-recommended conditions: *Motion to approve the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan and will benefit the health, safety, and welfare of the community when the following conditions of approval are applied:*

- Where future commercial development abuts a property of a residential development, a decorative masonry wall or privacy fence of no less than 5' in height shall be provided at or near the adjoining property line.
- Refuse collection points and any outdoor storage permitted with the future development of the land shall be set behind a building so as not to be visible from the public right-of-way.
- Access to the future roadway shall be limited to a single access point. Such an access road shall conform to West Haven standards. The access location on the concept plan and layout shall be adjusted to comply with access spacing requirements and standards.

Approve with modified conditions: *Motion to approve the petition to rezone the properties at 2231 West 1800 South, in West Haven, finding the request to rezone the properties from A-1 to C-2 conforms with the Economic Development Strategic Plan and will benefit the health, safety, and welfare of the community when the following conditions of approval are applied:*

[List conditions]

Table: *Motion to table the petition to rezone the properties at 2231 West 1800 South, in West Haven.*

[List any findings or recommendations for the applicant]

2231 W 1800 S West Haven City, Utah
84401

Permit/License #
5992909

07/06/2026 - 07/05/2027

Reference Number

Zoning Map Amendment

dd889090-74c5-11f1-b71c-63128cfb840a

General

Status

Active

Application Status

Under Review

Application Review Status

Pre-Review

Complete

Date Submitted

06/30/2026

Planning Commission

Not Reviewed

City Council

Not Reviewed

Final-Review

Not Reviewed

Fees

Commercial Zone Amendment Fee 3

\$360.00

Subtotal

\$360.00

Processing Fee

\$12.60

Total

\$372.60

Amount Paid

\$372.60

Total Due

Payments

07/06/2026

Online

\$360.00

Total Paid

\$372.60

This site has updated. Hit Reload and Update to use most recent version. This will reload all tabs, so **make sure changes are saved first.**

Reload and Update

Application Form Data

(Empty fields are not included)

Planning Commission Date

07/22/2026

First Name

Dayna

Last Name

Jardine

Phone

[REDACTED]

Email

[REDACTED]

Address

2855 N 160 E

City

North Ogden

State

UT

Zip Code

84414

Is the applicant different from the property owner?

Yes

First Name

Tucker & Kacey Jardine

Last Name

PRONGHORN PROPERTY HOLDINGS LLC

Owner Phone

[REDACTED]

Owner Email

[REDACTED]

Address

2231 W 1800 S

City

West Haven

State

UT

Zip Code

84401

Upload Owner Authorization Form

 **West Haven City Owner-Agent.pdf**

Property Address

2231 W 1800 S West Haven City, Utah 84401

Parcel Number(s)

15-071-0030 & 15-071-0069 & 15-075-0018

Total No. of Acres

21

Current Zoning (select all that apply)

A-1, C-2

Proposed Zoning (select all that apply)

C-2

Describe Project and Requested Use

Parcel #15-071-0069 is currently zoned both A-1 & C-2. The new LWE project has been completed, and we purpose that the full parcel has the same zoning as C-2. We also purpose that our adjoining parcels #15-071-0030 & 15-075-0018 be zoned as C-2. With the new connecting road purposed from 21st street to 1800 South, we believe that it makes sense and is consistent with the new West Haven city economic development plan to have these 3 parcels zoned as C-2. In the concept plan we show that we are planning to build a private road and then develop a few commercial sites along the private road. We are open to suggestions from the city, and this is at the very beginning stages of planning.

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

 Subdivision Options with corner (1).pdf

Signature

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

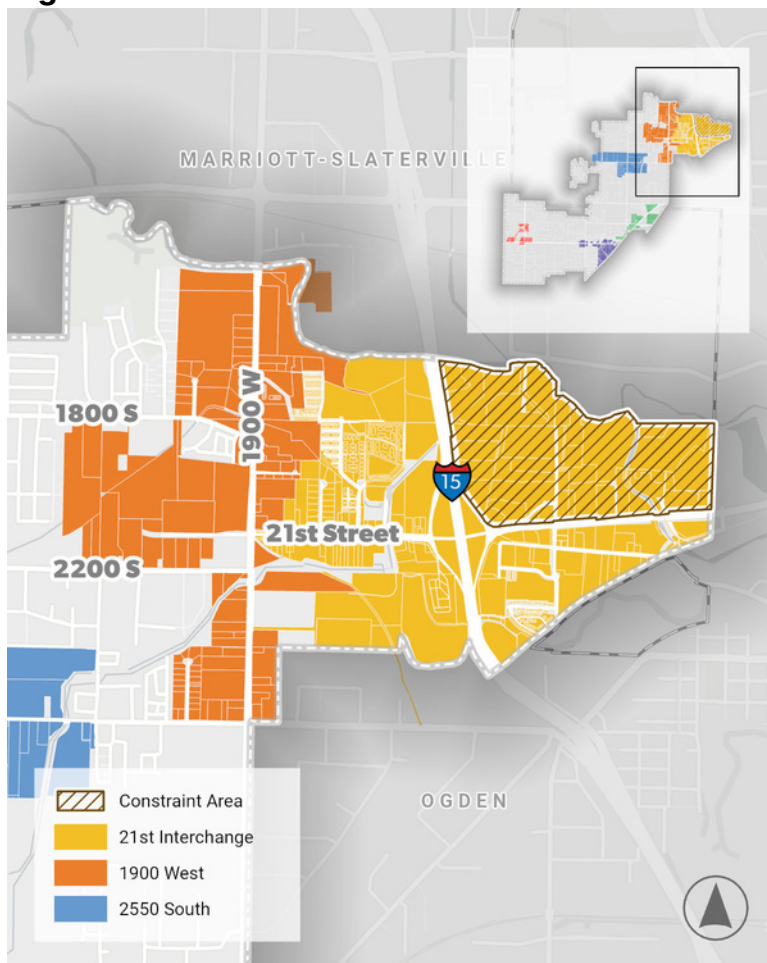
Electronically Signed

Dayna Jardine - 06/30/2026 2:54 pm

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



REZONING APPLICATION SUPPORT LETTER

*Pronghorn Property Holdings
City Council Review*

July 30, 2026

Mayor Vanderwood and Members of the West Haven City Council

Re: Rezoning Application for Pronghorn Property Holdings Parcels

Dear Mayor Vanderwood and Council Members,

I am respectfully requesting your support for the rezoning application for the three parcels owned by Pronghorn Property Holdings and would like to provide additional context regarding the request.

Following the Planning Commission meeting on July 22, I would like to clarify the intent of the application and provide additional context regarding the existing zoning and future use of these properties.

Please refer to the attached zoning exhibit showing the existing C-2 areas (blue and light blue), the proposed rezoning area (green), and the future roadway acquisition area (gray).

As shown on the attached map, the largest parcel, approximately 13 acres, has historically contained two zoning designations. A portion of the parcel was zoned C-2 and the remaining portion was zoned A-1. During previous discussions with City staff, it was explained that a single parcel should not have two separate zoning classifications. As a result, we selected the C-2 designation and proceeded through the City's approval process for our recently completed commercial building.

Today, the parcel is being utilized under its C-2 zoning designation. Its inclusion in the current application is primarily intended to ensure consistency and accuracy within the City's zoning map. For practical purposes, this portion of the application reflects an existing condition rather than a substantive land use change.

The attached exhibit identifies the remaining parcel proposed for rezoning in green, as well as the future roadway acquisition area shown in gray. We have been working cooperatively with the City regarding the acquisition of property needed for construction of the future roadway and remain committed to supporting that effort.

The planned roadway represents an important investment in transportation infrastructure that will improve traffic circulation, increase connectivity, and help address congestion and safety concerns in this rapidly growing area of West Haven. The roadway will also create a logical extension of the existing commercial corridor along Wilson Lane and 21st Street.

Once the roadway is constructed, zoning the remaining property as C-2 becomes a logical and consistent land-use decision. The property will be located adjacent to existing commercial uses and separated from surrounding agricultural and residential areas by the

new roadway. Retaining agricultural zoning, or applying residential zoning as depicted in the current master plan, would leave an isolated parcel with limited practical use and little compatibility with its surroundings.

Additionally, the City's adopted Economic Development Strategic Plan identifies this area as a Key Economic Development Area. The proposed zoning aligns with that vision by supporting future commercial development opportunities, expanding the local tax base, and encouraging investment in an area already positioned for economic growth.

Most importantly, approval of this application would support both public infrastructure improvements and long-term economic development goals while creating a more logical and consistent zoning pattern for the area.

For these reasons, I respectfully request your approval of this rezoning application. I believe the proposal supports the City's goals in both transportation and economic development. This request is intended to align the zoning of the property with its existing and planned context while supporting infrastructure improvements that will benefit the broader West Haven community. I welcome any questions and would be happy to provide additional information as needed.

Sincerely,

Tucker Jardine

Owner

Pronghorn Property Holdings

EXHIBIT A1

WEST HAVEN CITY 1800 SOUTH TO 2100 SOUTH RIGHT-OF-WAY ACQUISITION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH,
 RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN
 PRONGHORN PROPERTY HOLDINGS LLC EX ROW AND ACQUISITION AREA

NORTH 1/4 COR.
 SEC.26 T6N R2W SLB&M

EXISTING RIGHT-OF-WAY AREA
 10,890 SQ. FT.

P.O.B.

1800 SOUTH

N89°16'49"W 330.00'

S89°16'49"E 330.00'

S0°48'20"W 33.00'

N0°48'20"E 33.00'

S0°48'20"W 44.53'

S89°16'49"E 330.00'

S80°47'16"W 20.16'

S66°30'42"W 157.65'

S19°29'59"W 165.42'

KERRY &
 BETH
 DYKSTER
 FLT
 150710023
 0°00'W 152.34'

Green area is actual
 area that would
 change zoning.

L=182.06', R=558.00'
 $\Delta=18^\circ41'39"$ CH=S10° 09' 09"W 181.26'

ACQUISITION AREA
 123,764 SQ. FT.

FUTURE RIGHT-OF-WAY

4.91 ac

Light Blue area
 already approved to
 use as C2 (per
 planning commission
 due to lot having two
 different zoning
 designations)

LEWIS E
 HOMES TRUST
 150750004

L=258.83', R=558.00'
 $\Delta=26^\circ34'37"$ CH=S12° 28' 59"E 256.52'

Blue area already
 zoned as C2

N89°16'49"W 142.96'

N89°16'49"

P.O.B.

CENTER 1/4 COR.
 SEC.26 T6N R2W SLB&M

COUNTY MONUMENT AS NOTED

ACQUISITION BOUNDARY

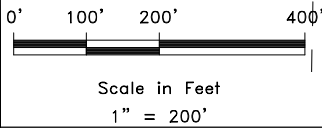
RIGHT-OF-WAY LINE

ADJACENT PARCEL

SECTION LINE

EASEMENT

ACQUISITION AREA





**GARDNER
ENGINEERING**

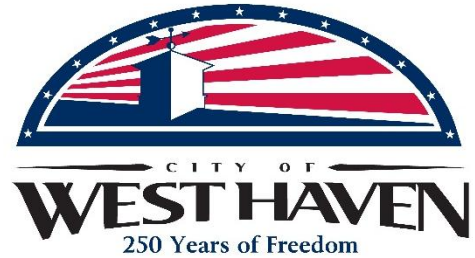
CIVIL ■ LAND PLANNING
 MUNICIPAL ■ LAND SURVEYING

1580 W 2100S, WEST HAVEN, UT 84401
 P 801.476.0202 F 801.476.0066

City Council Staff Review Memo

August 5, 2026

Damian Rodriguez, Planner

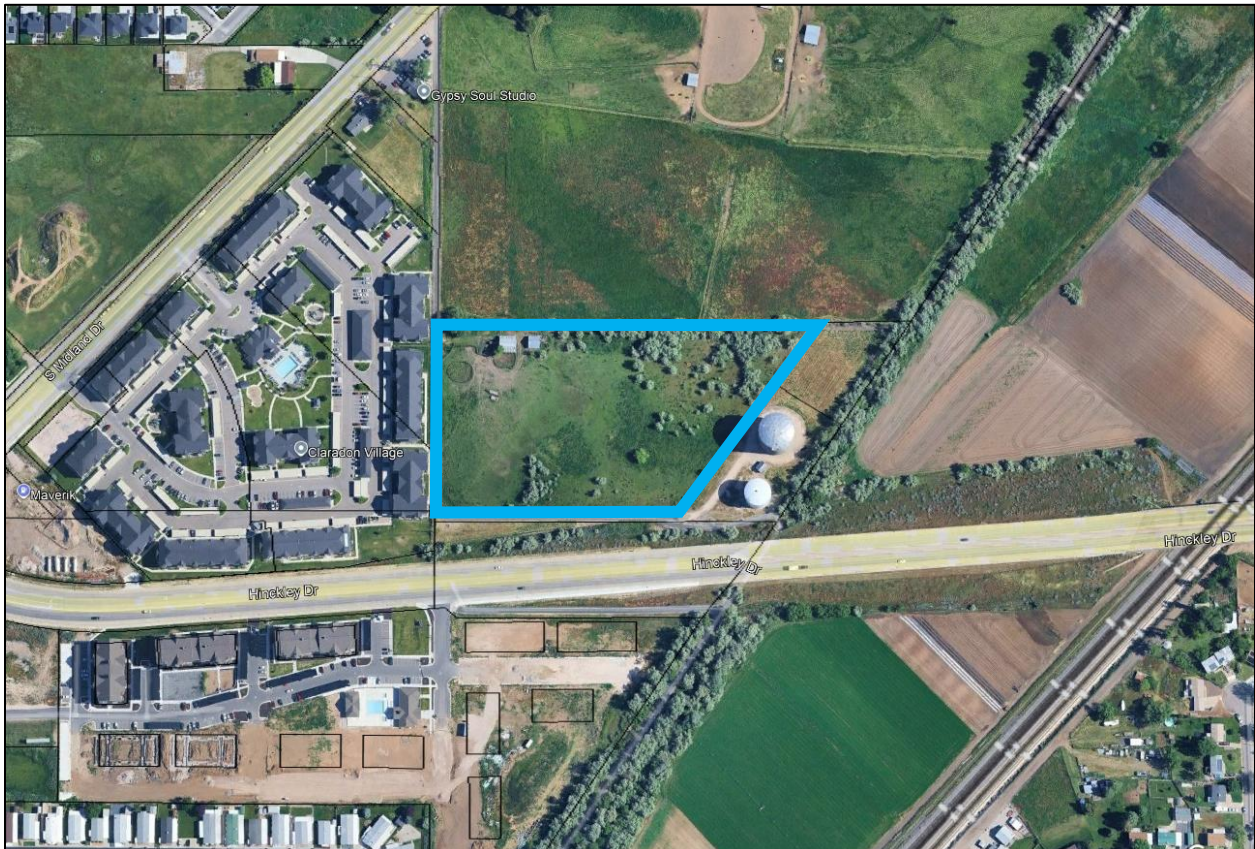


PETITION TO AMEND THE ZONING MAP

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: Updated 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 Hinkley)	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.

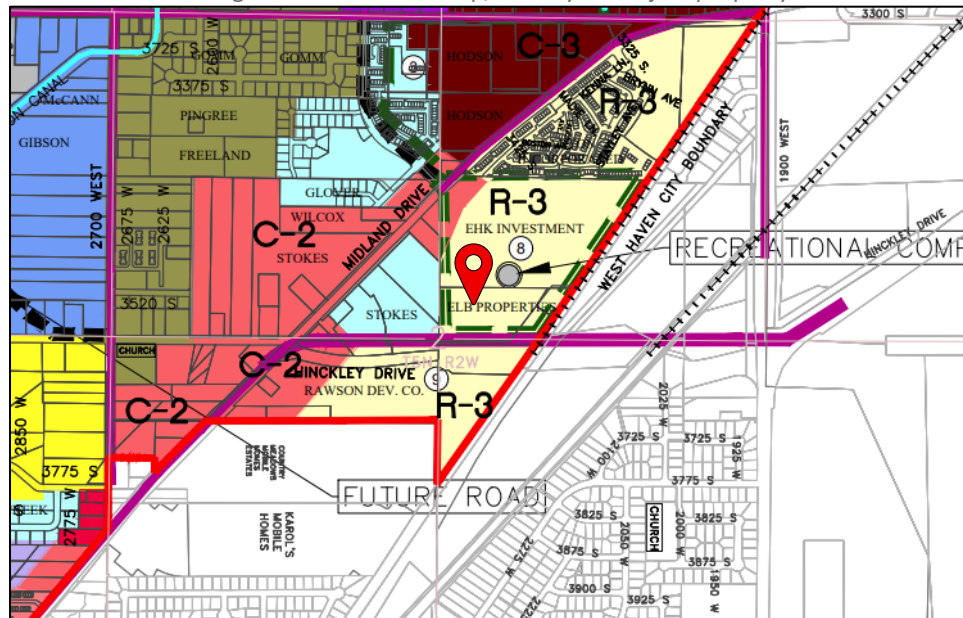
(B) Planning committees and neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property. The notice of public hearing before the City Council shall also contain the same development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

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.*

2410 Hinckley Dr
03/26/2026 - 03/25/2027
Zoning Map Amendment
General

Permit/License #
5565560

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

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	03/19/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

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

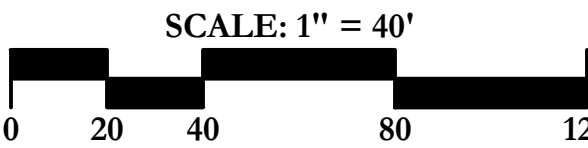
I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

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



2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



DEVELOPER:
COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	7.17 ACRES
LOTS	73
DENSITY	10.2 DU/AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME.
IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE
LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. 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: July 28, 2026

SHEET NUMBER:
C-1

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 28, 2026, and made a favorable recommendation with certain conditions, 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 89°56'44" 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 00°36'14" EAST 450.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND SOUTH 89°56'46" EAST 1072.49 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34°21'30" WEST 313.43 FEET THENCE NORTH 54°02'56" WEST 165.16 FEET, THENCE NORTH 35°41'55" EAST 199.44 FEET, THENCE SOUTH 89°56'46" 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 West Haven standards. Development of the site shall materially follow the proposals outlined in the adopted plan.
3. 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.
4. 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.
5. 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.
6. 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.

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 5th day of August 2026 and after publication or posting as required by law.

DATED 5th day of August 2026.

WEST HAVEN, a municipal corporation

by: _____
Pro Tem Ryan Saunders

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 of August 5, 2026 which appears of record in my office, with the date of posting or publication being August 5, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 5th day of August 2026.

Emily Green
City Recorder

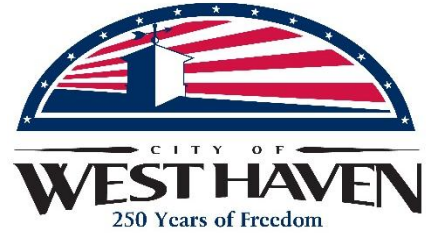
STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: August 5, 2026

SUBJECT: City Manager Quarterly Audit Report – 4th Quarter of FY 2027



Background

According to Section 36.22(B) of the West Haven City Purchasing Policy, it states,

(A) The City Manager shall be responsible for conducting an audit of all purchases made for the city for compliance with the requirements of this chapter.

(B) On the first City Council meeting following the end of each fiscal quarter, the City Manager shall provide a written report to the City Council with detailed findings regarding those purchases made in that fiscal quarter that total between \$10,000.00 and \$50,000.00.

Below is a report of the purchases made in the 4th quarter of FY 2026 within the parameters outlined by the City Council.

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only paid invoices included.

[Report].Amount Paid = {between}10000-50000

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10-2025									
7894	WEST HAVEN SPECIAL SERVIC	052026	IMPACT FEES	10-2025	03/31/2026	24,125.00	24,125.00	04/02/2026	
7894	WEST HAVEN SPECIAL SERVIC	062026	IMPACT FEES	10-2025	04/30/2026	23,702.00	23,702.00	05/07/2026	
Total 10-2025:						47,827.00	47,827.00		
10-4253									
7831	WEBER COUNTY ANIMAL SERV	77495	ANIMAL SERVICES	10-4253	06/01/2026	21,411.00	21,411.00	06/18/2026	
7831	WEBER COUNTY ANIMAL SERV	77496	ANIMAL SERVICES	10-4253	06/01/2026	16,968.00	16,968.00	06/18/2026	
Total 10-4253:						38,379.00	38,379.00		
10-4540									
2778	GREENSOURCE, LLC	26280	PARKS SUPPLIES	10-4540	06/04/2026	10,059.00	10,059.00	06/18/2026	
Total 10-4540:						10,059.00	10,059.00		
10-4621									
1039	BROKEN HEART RODEO CO.	6742	2026 WEST HAVEN DAYS	10-4621	06/22/2026	21,350.00	21,350.00	06/24/2026	
2543	FIRE WORKS WEST INTERNATI	2026 WEST HA	2026 WEST HAVEN DAYS FIRE	10-4621	06/24/2026	15,660.00	15,660.00	06/24/2026	
Total 10-4621:						37,010.00	37,010.00		
10-4744									
7623	UTAH JAZZ	JJ778	BASKETBALL	10-4744	04/27/2026	14,291.00	14,291.00	05/27/2026	
Total 10-4744:						14,291.00	14,291.00		
10-4814									
5729	PUBLIC EMPLOYEES HEALTH P	788683	COMMUNITY DEVELOPMENT	10-4814	04/15/2026	11,117.37	11,117.37	05/07/2026	
5729	PUBLIC EMPLOYEES HEALTH P	808612	COMMUNITY DEVELOPMENT	10-4814	05/15/2026	11,117.37	11,117.37	06/18/2026	
Total 10-4814:						22,234.74	22,234.74		

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10-6032									
9512	CENTURY EQUIPMENT COMPA	LO15398-1	MOWER	10-6032	04/07/2026	11,750.00	11,750.00	04/30/2026	
Total 10-6032:						11,750.00	11,750.00		
10-6037									
7814	WASTE MANAGEMENT	2197206-2682-	GARBAGE SERVICES	10-6037	04/01/2026	39,953.62	39,953.62	04/16/2026	
7814	WASTE MANAGEMENT	2198736-2682-	GARBAGE SERVICES	10-6037	05/01/2026	41,303.88	41,303.88	05/07/2026	
7814	WASTE MANAGEMENT	2200295-2682-	GARBAGE SERVICES	10-6037	06/01/2026	41,460.21	41,460.21	06/18/2026	
7844	WEBER COUNTY TRANSFER S	022-01885661-	GARBAGE SERVICES	10-6037	04/30/2026	34,940.00	34,940.00	05/27/2026	
7844	WEBER COUNTY TRANSFER S	022-01898307-	GARBAGE SERVICES	10-6037	05/31/2026	33,321.00	33,321.00	06/18/2026	
7844	WEBER COUNTY TRANSFER S	022-1873091-0	GARBAGE SERVICES	10-6037	03/31/2026	26,820.50	26,820.50	04/16/2026	
Total 10-6037:						217,799.21	217,799.21		
10-6038									
6113	ROCKY MOUNTAIN POWER	7561473	STREET LIGHTS	10-6038	04/07/2026	10,399.40	10,399.40	04/16/2026	
Total 10-6038:						10,399.40	10,399.40		
13-4533									
9131	PRO EDGE TECHNOLOGY, LLC	7946	CAMERAS	13-4533	06/17/2026	31,977.93	31,977.93	06/18/2026	
Total 13-4533:						31,977.93	31,977.93		
13-9006									
2644	GARDNER ENGINEERING	5986	5100 W/3300 S	13-9006	03/01/2026	16,967.82	16,967.82	04/02/2026	
2644	GARDNER ENGINEERING	6309	5100 W/3300 S	13-9006	04/01/2026	21,694.45	21,694.45	05/07/2026	
2644	GARDNER ENGINEERING	6544	5100 W/3300 S	13-9006	05/01/2026	16,509.40	16,509.40	06/18/2026	
6801	STAKER & PARSON COMPANIE	214114-1	5100 W ROAD WIDENING	13-9006	05/26/2026	42,742.73	42,742.73	06/18/2026	
Total 13-9006:						97,914.40	97,914.40		
13-9012									
2623	G. BROWN DESIGN INC.	2026-037	WINDSOR PARK	13-9012	03/05/2026	14,380.00	14,380.00	06/18/2026	
Total 13-9012:						14,380.00	14,380.00		
13-9020									
9583	BOWEN CONSTRUCTION	2026-05	BLEACHER INSTALLATION	13-9020	03/06/2026	30,300.00	30,300.00	04/16/2026	

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 13-9020:						30,300.00	30,300.00		
51-4450									
9345	TWIN D INC.	826675 RI	STORM DRAIN MAINTENANCE	51-4450	04/30/2026	29,374.00	29,374.00	05/07/2026	
9345	TWIN D INC.	829764 RI	STORM DRAIN MAINTENANCE	51-4450	05/29/2026	38,558.00	38,558.00	06/18/2026	
Total 51-4450:						67,932.00	67,932.00		
51-4456									
2644	GARDNER ENGINEERING	5983	STORM WATER	51-4456	03/01/2026	12,716.75	12,716.75	04/02/2026	
2644	GARDNER ENGINEERING	6304	STORM WATER	51-4456	04/01/2026	12,818.25	12,818.25	05/07/2026	
Total 51-4456:						25,535.00	25,535.00		
51-4465									
6096	ROCK HARD EXCAVATING LLC	4068	STORM DRAIN	51-4465	04/16/2026	29,600.00	29,600.00	05/27/2026	
Total 51-4465:						29,600.00	29,600.00		
51-9005									
7256	THURGOOD EXCAVATING INC	2603-04	2025 SLOUGH MAINTENANCE P	51-9005	03/31/2026	39,322.87	39,322.87	04/30/2026	
Total 51-9005:						39,322.87	39,322.87		
Grand Totals:						746,711.55	746,711.55		

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Detail report.
Invoices with totals above \$0.00 included.
Only paid invoices included.
[Report].Amount Paid = {between}10000-50000