

ORDINANCE NO. 16-2026

**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING
CERTAIN PROPERTY WITHIN THE CITY FROM A-1 AND C-2 TO C-2,
AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN
EFFECTIVE DATE.**

Section 1 - Recitals:

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

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

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

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

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

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

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

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on July 22, 2026, and made a negative recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from A-1 to C-2 under the Ordinances of the City; and,

WHEREAS, the City Council finds that C-2 is appropriate when considering the General Plan, the Economic Development Strategic 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 **A-1 to C-2**, and the Zoning Map is amended to indicate:

Map of requested rezone area and parcels



Owners: PRONGHORN PROPERTY HOLDINGS LLC
Parcel #:150750018

Total Acreage Approx: 8 acres

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1056 FEET; THENCE WEST 330 FEET; THENCE NORTH 1056 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING. CONTAINING 8 ACRES, MORE OR LESS.

Owners: PRONGHORN PROPERTY HOLDINGS LLC
Parcel #150710069

Total Acreage Approx: 11.84 acres

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 89°25'22" EAST 300.00 FEET ALONG THE NORTH SECTION LINE OF SAID NORTHEAST QUARTER SECTION AND SOUTH 00°34'38" WEST 240.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26, RUNNING THENCE SOUTH 84°27'59" EAST 150.56 FEET, THENCE NORTH 00°34'38" EAST 220.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF 1800 SOUTH, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°25'22" EAST 22.10 FEET, THENCE SOUTH 00°34'38" WEST 623.00 FEET, THENCE SOUTH 89°25'22" EAST 150.00 FEET, THENCE SOUTH 00°34'38" WEST 4.00 FEET, THENCE SOUTH 89°25'22" EAST 377.93 FEET, THENCE SOUTH 51°01'38" WEST 10.29 FEET, THENCE SOUTH 54°30'38" WEST 261.20 FEET, THENCE SOUTH 54°47'38" WEST 400.00 FEET, THENCE SOUTH 55°13'38" WEST 462.00 FEET, THENCE NORTH 89°25'22" WEST 84.51 FEET, THENCE NORTH 00°47'20" EAST 1081.52 FEET, THENCE SOUTH 89°25'22" EAST 300.87 FEET TO THE POINT OF BEGINNING, CONTAINING 559,912 SQUARE FEET OR 12.85 ACRES. LESS AND EXCEPTING: ALL OF LOT 2, T & D SUBDIVISION, WEBER COUNTY, UTAH. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Owners: PRONGHORN PROPERTY HOLDINGS LLC
Parcel #150710030

Total Acreage Approx: 0.9194 acres

LEGAL DESCRIPTION

ALL OF LOT 2, T AND D SUBDIVISION, WEBER COUNTY, UTAH. TOGETHER WITH RIGHT OF WAY: BEGINNING AT A POINT NORTH 89°25'22" WEST 2169.95 FEET AND SOUTH 0°34'38" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE SOUTH 0°34'38" WEST 663.00 FEET, THENCE NORTH 89°25'22" WEST 22.10 FEET, THENCE NORTH 0°34'38" EAST 663.00 FEET, THENCE SOUTH 89°25'22" EAST 22.10 FEET TO THE POINT OF BEGINNING.

2. Where future commercial development abuts a property of 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.
3. 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.
4. Access to the future master plan roadway connecting 2100 S and 1800 S 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.

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: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

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

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 16-2026, entitled **“AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-1 AND C-2 TO C-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.”** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on 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