



WEST HAVEN PLANNING COMMISSION AGENDA

September 23, 2026 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **SEPTEMBER 23, 2026**, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING **6:00 PM**: REGULAR WEDNESDAY PLANNING COMMISSION MEETING. JOIN US DIGITALLY FOR THE PLANNING COMMISSION MEETING AT [HTTPS://US06WEB.ZOOM.US/J/86539464549](https://us06web.zoom.us/j/86539464549). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@CITYOFWESTHAVENUTAH4030).

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE Commission Member Jensen
 - B. PRAYER/MOMENT OF SILENCE Commission Member Stimpson
3. **ACTION ON MINUTES**
 - A. Planning Commission Minutes Meeting Held September 9, 2026
4. **REPORTS** -Actions taken by City Council and other items
5. **PRESENTATION ON PUBLIC HEARING** – Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge
6. **PUBLIC HEARING**– Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge
7. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge
8. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit and Site Plan-3490 W 3300 S Unit 12 Parcel 157260012-Indoor Driving Range-Applicant Ian Clark
9. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit Extension-4840 W 4250 S Parcel 083110007-Home Occupation-Applicant Oscar Uribe
10. **DISCUSSION AND ACTION** – Consideration of a Proposed Use, Conditional Use, and Site Plan-980 W 21st Street Parcel 140120011-Portable Building Display/Storage and Transportation Logistics Facility-Applicant Blaine Childs
11. **WORKSHOP** – General Plan and Future Land Use Map
12. **WORKSHOP** – Accessory Dwelling Unit Standards
13. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

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

CERTIFICATE OF POSTING

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



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

September 9, 2026 6:00 PM

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

Present	
Jeff Reed Melinda Stimpson (via zoom) Linda Smith Jennifer Streker James Jenson George LaMar	Chairman Commission Member Commission Member Commission Member Commission Member Commission Member
Excused	
Andrew Reyna	Vice Chairman

6:00 Regular Planning Commission Meeting

1. MEETING CALLED TO ORDER:

Chairman Reed

Chairman Reed called the meeting to order at 6:02 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Commission Member Streker

B. PRAYER/MOMENT OF SILENCE

Commission Member Jenson

3. ACTION ON MINUTES

A. Planning Commission Minutes

Meeting Held

August 26, 2026

Commission Member Jenson made a motion to approve the August 26, 2026, minutes. **Commission Member Streker** seconded the motion.

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

4. REPORTS - Actions taken by City Council and other items

Stephen Nelson suggested doing a workshop for the General Plan map draft.

5. DISCUSSION AND ACTION – Preliminary Site Plan Approval for 11th West Apartments Ph 2-1033 W Wilson Lane Parcel#141400005-Applicant Craig Widmier

Damian Rodriguez said this is a site plan for one building with 80 units. This meets the density requirements of the master development agreement. He said the applicant submitted updated plans that include brick patterns, juliette balconies and raised cornices. Staff recommended approval on this.

Commission member LaMar asked if the amenities were completed in phase 1 as is required by the master development agreement.

Stephen Nelson confirmed all amenities have been completed.

Commission Member Smith made a motion to approve the proposed preliminary site plan for phase 2 of the 11 West Apartments project at 2270 S 1100 W, finding that the proposal is generally compliant with the regulations of the ordinance and is ready to progress to the final site plan review process with the following

conditions of approval applied: All staff comments and corrections listed on the attached staff report will be addressed before final site plan approval is granted. **Commission Member Streker** seconded the motion.

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

6. **DISCUSSION AND ACTION** – Final Site Plan and Conditional Use Permit Approval-Automobile Repair Facility-Egan Auto-3972 S 3275 W Parcel#087050001-Applicant Donna Egan
Damian Rodriguez said this is an auto repair shop that is subject to the Salt Point master development agreement. Under that agreement it follows the C-3 zone. He said during preliminary approval staff recommended two conditions and both have been met.

Commission Member Streker made a motion to approve the final site plan and conditional use permit for Egan Automotive at 3972 S 3275 W, finding that the proposed design of the site and building is compliant with the standards of the ordinance and all applicable standards of development. **Commission Member Smith** seconded the motion.

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

7. **WORKSHOP** – Accessory Dwelling Unit Standards
Stephen Nelson said the maximum size of the accessory dwelling unit was moved from 1200 square feet to 1400 square feet. He said a new tandem parking definition was added.

Chairman Reed said in section 157.467 subsection A 1 and 2 there is a requirement for over 650 square feet and under 650 square feet but does not show a requirement for 650 square feet.

Stephen Nelson said that he can clarify that. He said he added a section that requires buildings to comply with the West Haven Nonconforming Building and Use Code. He added a penalty section that included fees for noncompliance.

Commission member Smith asked if someone who had already built their accessory dwelling unit without a building permit before this was passed would be subject to these penalties.

Stephen Nelson confirmed they would.

Chairman Reed expressed concern with the wording in section 157.472.

Amy Hugie suggested changing the wording to "The accessory dwelling unit shall not be severable from the primary dwelling and shall not be independently sold or detached by deed."

Commission member LaMar suggested changing the purpose and intent language to make sure that it fits the needs of moderate-income housing. He expressed concern about open ended language and developers exploiting that.

Stephen Nelson said he has two options for the purpose and intent section and asked which one Planning Commission is more comfortable with.

Chairman Reed said he is ok leaving the language about moderate income housing in the purpose and intent section.

Commission member Streker said she likes the wording of the previous purpose and intent section but is ok adding something referencing moderate income housing.

Stephen Nelson said he could find a way to marry the two language options.

Commission member LaMar expressed concern about section 157.462. He said having more expensive architectural components would make the rent higher on the accessory dwelling unit to compensate. He said this defeats the purpose. He said that other accessory buildings are built without this appearance requirement and doesn't see why it's necessary to require it here.

Commission member Smith said she likes the accessory dwelling unit appearance to look compatible with the primary residence.

Commission member LaMar said he did some research on rental prices in West Haven and no longer agrees with increasing the maximum accessory dwelling unit size to 1400 square feet. He found rental prices for apartments that are about 1260 square feet are around \$2000 monthly. He pointed out that with a larger amount of square footage that rental price would go up and not be affordable.

Commission member Smith said they have the option to build up to 1400 square feet but they could build a smaller accessory dwelling unit.

Commission member Stimpson said that while moderate income housing is great and they definitely want accessory dwelling units to help accommodate that need there are other uses for them and those need to be taken into account. She said she is still comfortable with 1400 square feet being the maximum.

Chairman Reed agreed that accessory dwelling units weren't only for moderate income housing and thinks 1400 square feet is reasonable.

Commission member Streker agreed.

Commission member LaMar asked why the utility meter needed to be in the property owner's name.

Amy Hugie said this was added to give clearer instructions to applicants.

Commission member LaMar recommended publishing something in the newsletter when this is passed. He recommended referencing our building codes for the manufactured homes.

Stephen Nelson said he did plan on running a new article in the newsletter and said he could add a reference in the ordinance to our building code.

Commission member LaMar said he doesn't know why we have open space in the table on page 9.

Stephen Nelson said he isn't sure they need this table and he can review it.

8. WORKSHOP – R-3 Zoning Standards

Stephen Nelson said the proposed draft is to retool the R-3 zoning. He said that there are a couple different densities allowed under the R-3 zone and this would break them out into multiple zones. He said this would apply better development standards for multi-family developed properties. He said he updated some of the definitions to make them clearer. Section 157.080 subsection Ac was reworded and subsection B was removed. Under section 157.081 he added a table to show permitted and not permitted uses. He changed the uses to match the updated definitions. He said he added that C-1 is a permitted use with certain restrictions outlined. He said he added live work units under certain guidelines. He said that Landmark Design reviewed the addition of C-1 and said that 25% for larger projects may be more than the City would like and suggested some kind of cap. He said he reformatted the site development standards to make them easier to understand. The new design standards help outline what amenities and open space require. He said that they wanted to make sure amenities were held to commercial standards so that they would last longer but also were not too expensive to maintain.

Commission member LaMar expressed concern requiring amenities and suggested letting the market determine it.

Stephen Nelson suggested at a minimum we should require commercial grade amenities but not necessarily require amenities. He said he added a section addressing walls, fences, buffering, unit orientation and pedestrian circulation.

Chairman Reed suggested changing the words shall be in section 157.084 subsection D1 because not all building orientations work well when they are facing the public street.

Stephen Nelson said that roadway and connectivity standards were added.

9. **WORKSHOP** – Development Access Standards and Improvements for Small Developments

Stephen Nelson said that City Council asked staff to review the development access standards regarding multi-family projects.

Chairman Reed said he would like two access points when you have more than 30 units.

Commission member Smith agreed.

Stephen Nelson said the City Council asked staff to review the improvement standards for smaller developments. He said he has done some research into other ordinances that have it roughly proportional to the size of the development and the City would opt to subsidize some portions.

Chairman Reed said he is not big on subsidizing but wants to be fair based on the kind of development.

Commission member LaMar expressed concern about subsidizing.

10. **ADJOURNMENT**

Commission Member Streker a motion to adjourn at 8:29 PM. Chairman Reed seconded the motion.

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

Emily Green

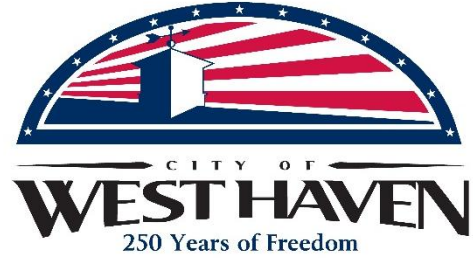
City Recorder

Date Approved:

Planning Commission Staff Review Memo

September 23, 2026

Stephen Nelson, Community Development Director



PETITION TO AMEND THE ZONING MAP

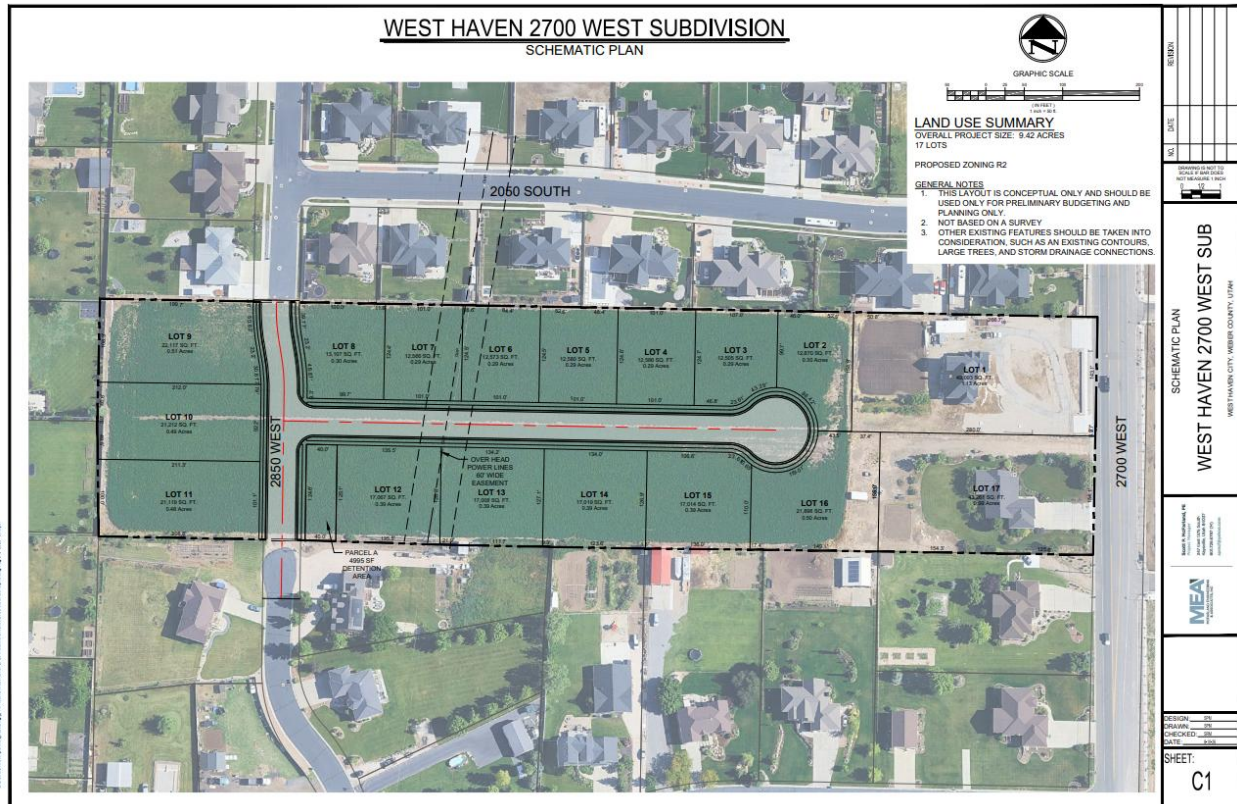
Request: Approval of an amendment to the zoning map from
Property Location: Parcels 150760118, 154230002, and 150760158 at approximately 2057 S 2700 W
Property Zone: A-1
Property Size: 9.42 Acres
Applicant: Marvin B Johnson and J. Newell Jackson, Owners; Trek Loveridge, Agent

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



Image 2: Development Concept Plan (Concept Only)

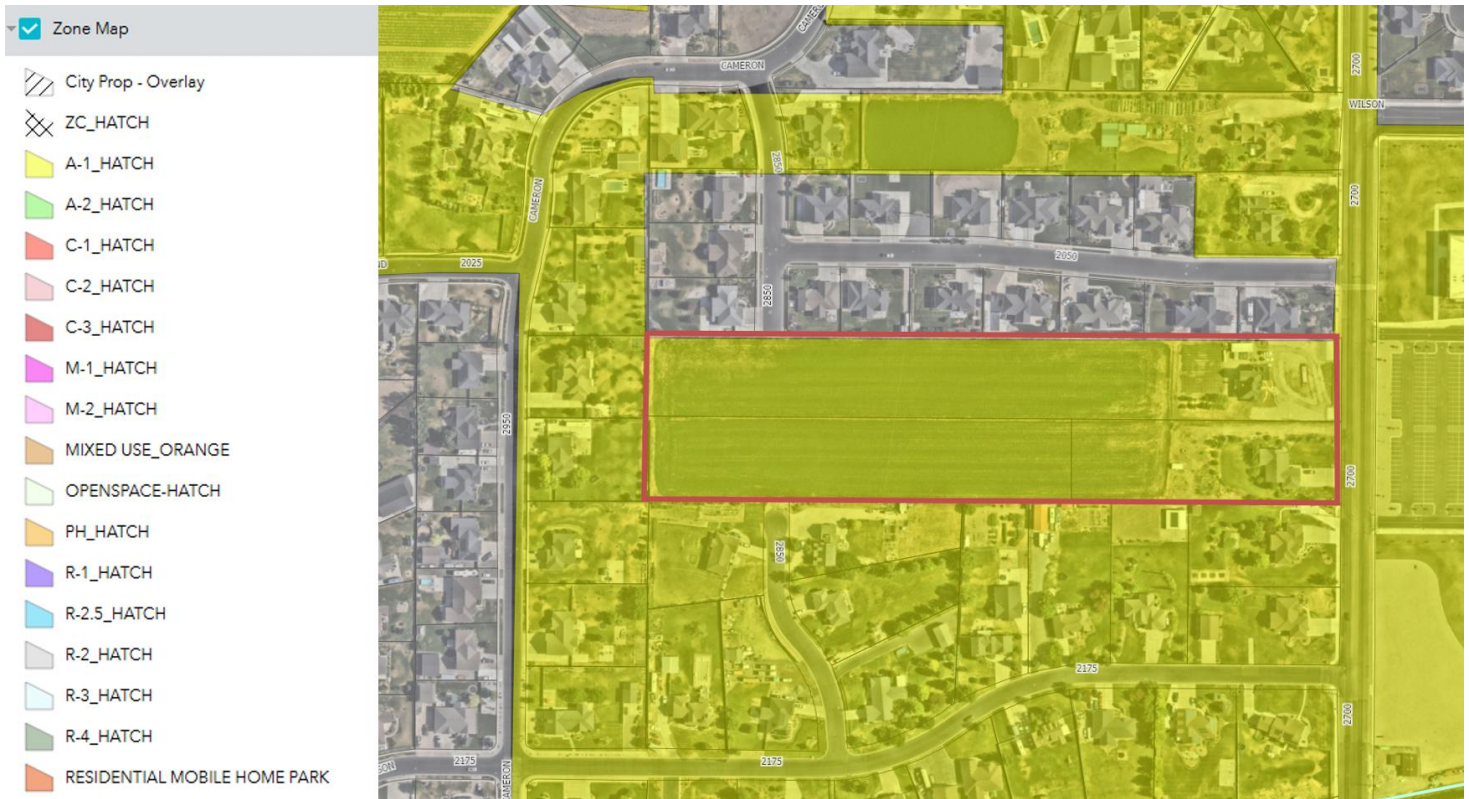


I. BACKGROUND

The applicant requests that the Planning Commission recommend approval of an amendment to the West Haven City Zoning Map, changing the zoning designation of parcels 150760118, 154230002, and 150760158 from A-1 to R-2. The parcels (the subject property) are located at approx. 2057 S 2700 W.

The rezoning petition is motivated by the ability to construct a single-family subdivision under the R-2 zoning standards. The applicant provided a concept plan showing what this development may look like, though a concept plan is not required for the zone change and is provided only as a reference. The property has three parcels with two existing homes. These homes would be incorporated within the development.

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	R-2, with some A-1	Single-Family homes
East	A-1	Mountain View Jr
South (across Hinckley)	A-1	Single-Family Homes
West	A-1, with some R-2	Single-Family Homes

II. **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.

Purpose of Current Zoning and Proposed Zoning

A-1 Zone stated purpose:

§ 157.230 PURPOSE AND INTENT.

The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The A-1 zone allows for a variety of residential and agriculture uses. The minimum lot size within an A-1 zone is 20,000 sq. ft.

R-2 Zone Purpose

§ 157.120 PURPOSE AND INTENT.

(A) To provide for areas in appropriate locations where quiet, moderate density residential neighborhoods may be established and protected.

(B) The regulations of this Zone are designed to promote compatible land uses consistent with a suburban environment enjoyed by residents within the Zone.

(C) With proper controls that ensure the integrity of the Zone, alternate forms of residential living are provided for by allowing flexibility in housing type, preference, and costs.

The R-2 zone is primarily residential, with a maximum density of two units per acre and a minimum lot size of 12,500 sq. ft. and 17,000 sq. ft. along A-1, A-2, and R-1 Zones, which would impact the south, east, and west sides of the development.

§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: The applicant and zone change would not trigger the need for a concept plan, but the applicant has provided one anyways.

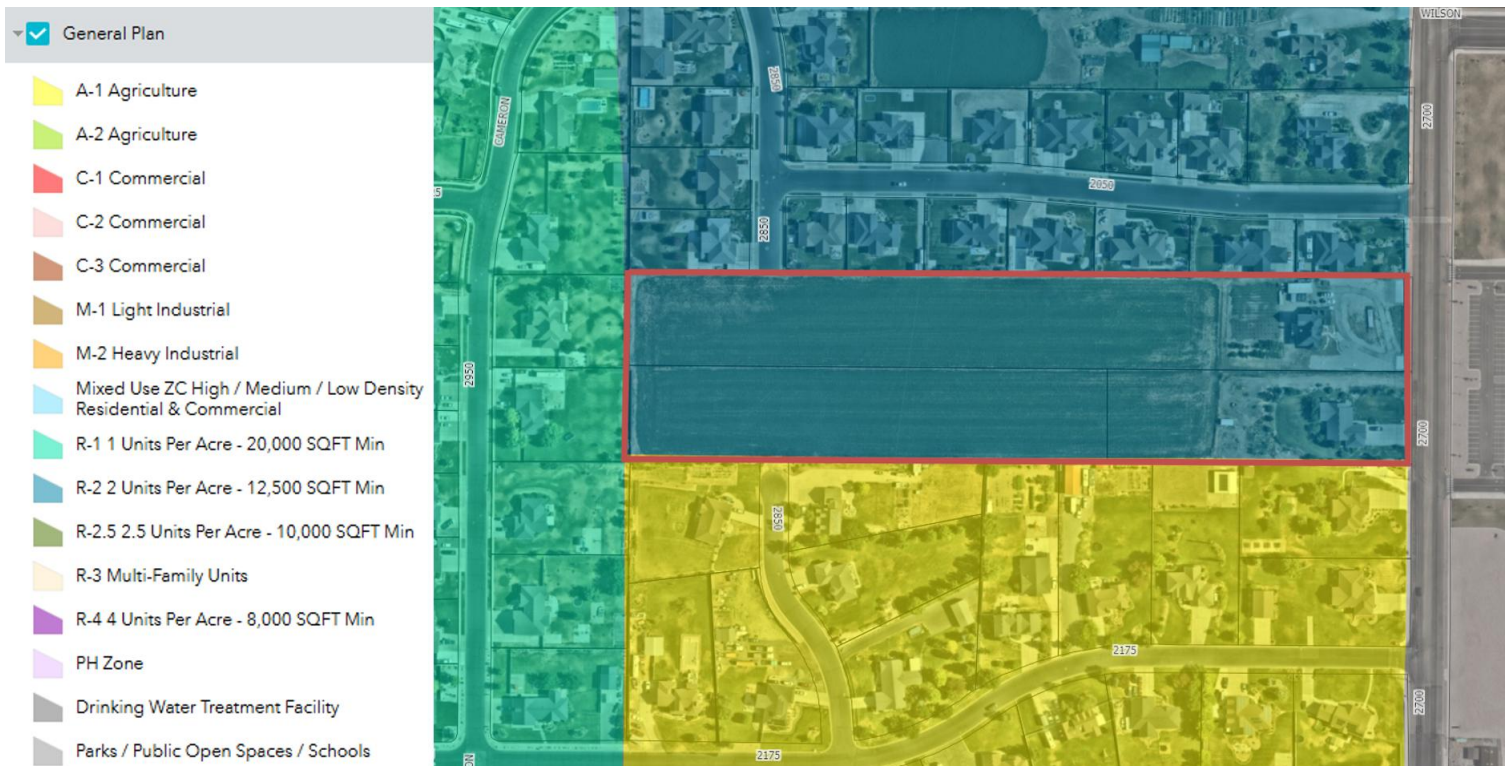
The attached concept plan is purely conceptual, and a site plan is not approved as part of a rezone petition. The concept has not been vetted for full technical compliance with zoning development standards, the International Fire Code, Engineering standards, and utility capacities. If the zone change is granted, the applicant would need to submit a full subdivision application that complies with West Haven's subdivision and zoning standards.

(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 City followed the proper and required rezone notification procedures. The petition and its associated concept plan are compatible with the General Plan and the surrounding land uses. The General Plan identifies the subject property's future land use as R-2 (see Image 4).

Image 4: General Plan Map, Vicinity of subject property



(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 helps provide additional housing near schools and transportation corridors at a density comparable to surrounding developments.

§157.715 City Zoning Alternative Actions

The zoning code also provides the City Council with discretion within the following parameters defined below. Note that staff do not provide commentary for each factor of consideration of the code below, but findings are provided only for those considerations that have been 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: Because of the surrounding use, the current underlying zoning, and the recommended zoning in the General Plan, staff has no conditions to recommend.

(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.*

III. RECOMMENDED ACTION

Staff recommends that the Planning Commission consider and discuss the General Plan, surrounding uses, existing zoning, possible impacts of the existing and proposed zoning, any public feedback, and other factors as described within the code. Staff does not have any recommended conditions for approval because staff believes West Haven Development Standards are sufficient to address any issues that may arise with a site plan application.

IV. POSSIBLE MOTION

Recommend approval: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the parcels 150760118, 154230002, and 150760158 from A-1 to R-2, approximately 9.42 acres, located at 2057 S 2700 W, finding the request complies with the General Plan and is compatible with surrounding land uses.*

[List any other recommendations or findings]

Recommend approval with conditions: *Motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the parcels 150760118, 154230002, and 150760158 from A-1 to R-2, approximately 9.42 acres, located at 2057 S 2700 W, finding the request complies with the General Plan and is compatible with surrounding land uses when the following conditions of approval are applied:*

[List Conditions]

Recommend denial: *Motion to recommend to the City Council the denial of the petition to amend the Zoning Map to change the zoning designation of the parcels 150760118, 154230002, and 150760158 from A-1 to R-2, approximately 9.42 acres, located at 2057 S 2700 W.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table the petition to amend the Zoning Map to change the zoning designation of the parcels 150760118, 154230002, and 150760158 from A-1 to R-2, approximately 9.42 acres, located at 2057 S 2700 W*

[List reasons for tabling the item]

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Not Reviewed	08/28/2026
City Council	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments			
Commercial Zone Amendment Fee 3	\$244.20	09/09/2026	Online		\$244.20
Subtotal	\$244.20	Total Paid			\$252.75
Processing Fee	\$8.55				
Total	\$252.75				
Amount Paid	\$252.75				
Total Due	\$0.00				

Application Form Data

(Empty fields are not included)

Planning Commission Date
09/23/2026

First Name
Trek

Last Name
Loveridge

Phone

[REDACTED]

Email

[REDACTED]

Address

590 N. Kays Drive #112

City

Kaysville

State

UT

Zip Code

84037

Is the applicant different from the property owner?

Yes

First Name

Marvin B

Last Name

Johnson

Owner Phone

[REDACTED]

Owner Email

[REDACTED]

Address

2057 South 2700 West

City

West Haven

State

UT

Zip Code

84401

Upload Owner Authorization Form

 West Haven Affidavits.pdf

Property Address

2057 S 2700 WEST HAVEN UT 84401

Parcel Number(s)

150760118,154230002,150760158

Total No. of Acres

9.42

Current Zoning (select all that apply)

A-1

Proposed Zoning (select all that apply)

R-2

Describe Project and Requested Use

We are trying to rezone the property to be congruent with the general plan.

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

 West Haven 2700 West Concept 4.pdf

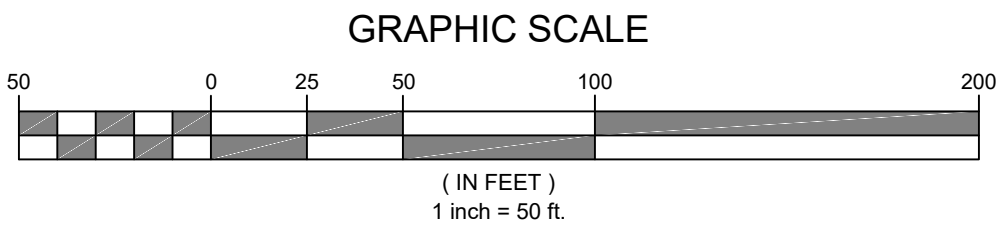
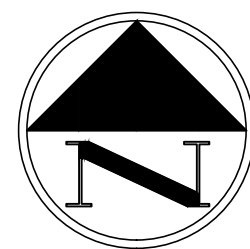
Signature

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

Electronically Signed

Trek Loveridge - 08/28/2026 12:25 pm

WEST HAVEN 2700 WEST SUBDIVISION
SCHEMATIC PLAN



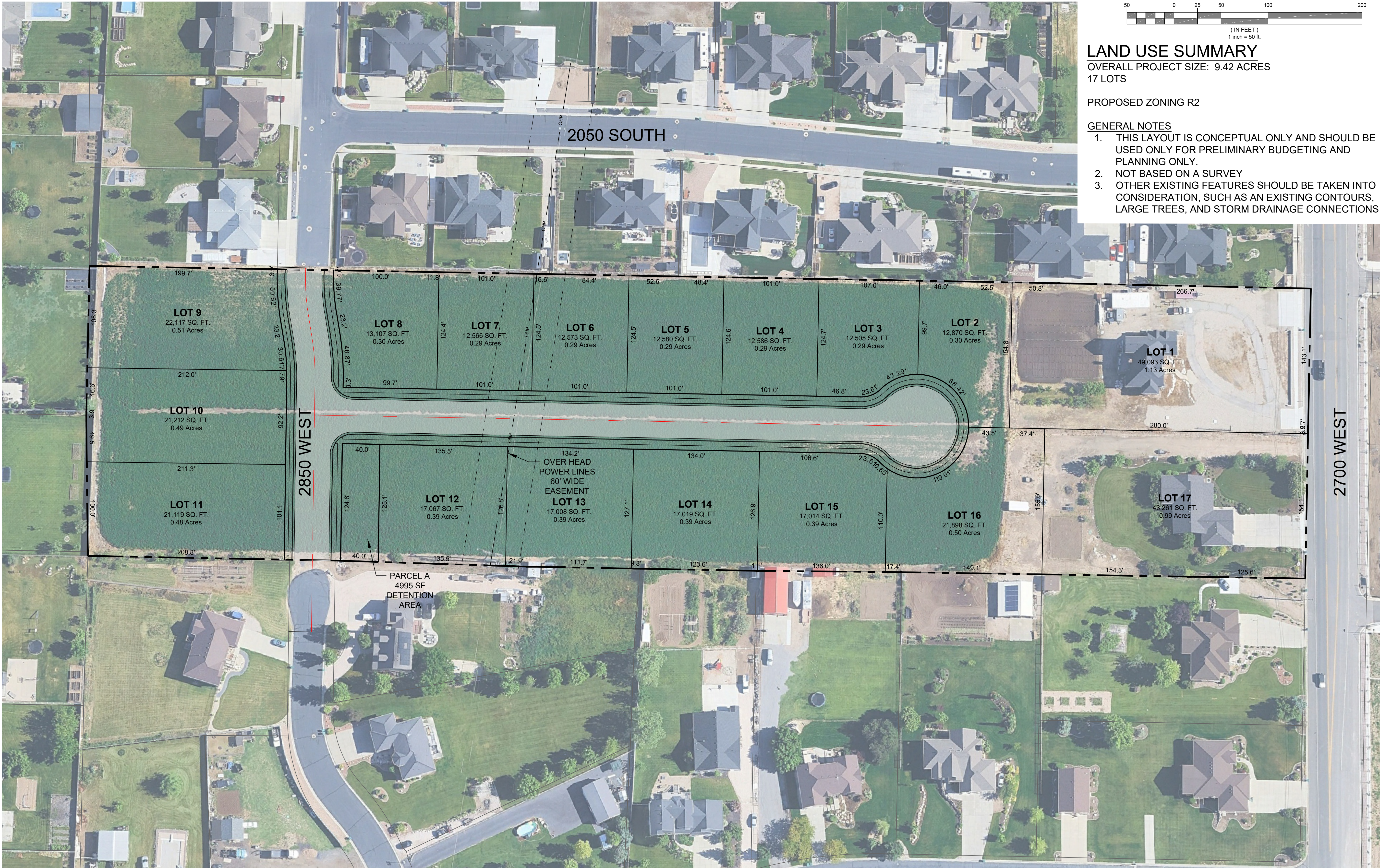
LAND USE SUMMARY

OVERALL PROJECT SIZE: 9.42 ACRES
17 LOTS

PROPOSED ZONING R2

GENERAL NOTES

1. THIS LAYOUT IS CONCEPTUAL ONLY AND SHOULD BE USED ONLY FOR PRELIMINARY BUDGETING AND PLANNING ONLY.
2. NOT BASED ON A SURVEY
3. OTHER EXISTING FEATURES SHOULD BE TAKEN INTO CONSIDERATION, SUCH AS AN EXISTING CONTOURS, LARGE TREES, AND STORM DRAINAGE CONNECTIONS.



SCHEMATIC PLAN

WEST HAVEN 2700 WEST SUB

WEST HAVEN CITY, WEBER COUNTY, UTAH

Scott R. McFarland, PE
Project Manager
347 East 1375 South
Keyville, Utah 84037
801.726.6797 (P)
srmcd@yahoo.com



DESIGN: SRM
DRAWN: SRM
CHECKED: SRM
DATE: 8-10-26

SHEET:
C1

REVISION

DATE

NO.

DRAWING IS NOT TO
SCALE IF BAR DOES
NOT MEASURE 1 INCH

Planning Commission Staff Review Memo

September 23, 2026

Stephen Nelson, Community Development Director



CONDITIONAL USE PERMIT REVIEW

Request: A CUP for a proposed Driving range; indoor
Property Location: 3490 W 3300 S Unit 12
Property Zone: C-1
Property Size: 1,244 sq. ft.
Applicant: Justin Nielsen, Ian Clark Applicant

Governing Document(s): WHZC §157.290-157.296 & §157.515-529
Decision Type: Administrative
Staff Recommendation: **Approval with Conditions**

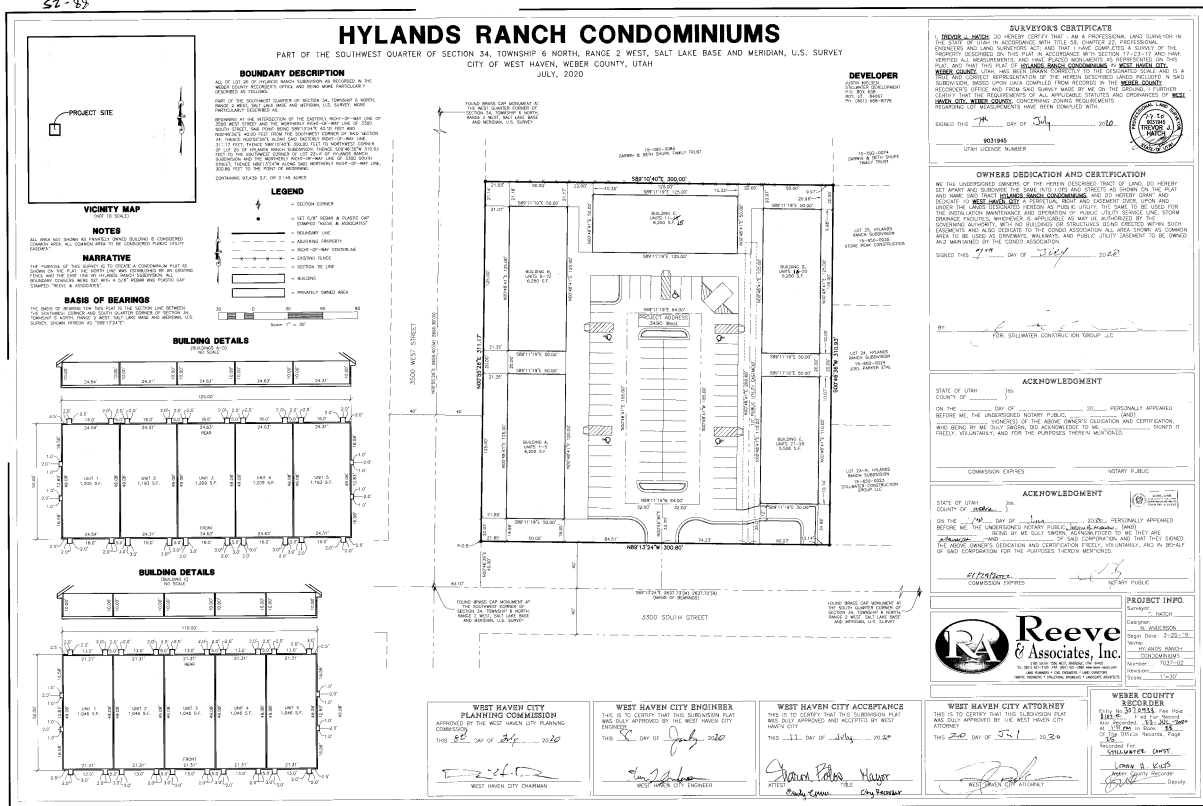
Image 1: Arial Photo



I. BACKGROUND

The applicant is seeking a Conditional Use Permit (CUP) to allow for a *Driving Range, Indoor*, within Unit 12 of the Hylands Ranch Condominiums. Hylands Ranch is an approved commercial condominium development. Units 11-15 are currently under construction, but as of this report, the applicant has scheduled a final inspection for a Certificate of Occupancy (CO), and it is anticipated that CO will be issued soon. Prior to any business opening within these units, a CO will need to be issued, and the site will need to be approved by Community Development. The zoning is C-1, and a *Driving Range, Indoor*, is a Conditional Use within the zone. Therefore, the applicant must obtain a conditional use permit prior to being granted a business license.

Image 2: Hyland Ranch Condominiums Approved Plat (full size attached)



II. STAFF REVIEW

Site Plan

The applicant is proposing to use an existing unit within the approved Hylands Ranch commercial development. West Haven Code requires that, as part of any conditional use permit, the applicant provide a site plan as part of the conditional use permit application.

§ 157.732 EXCEPTIONS

(B) Existing or modified sites.

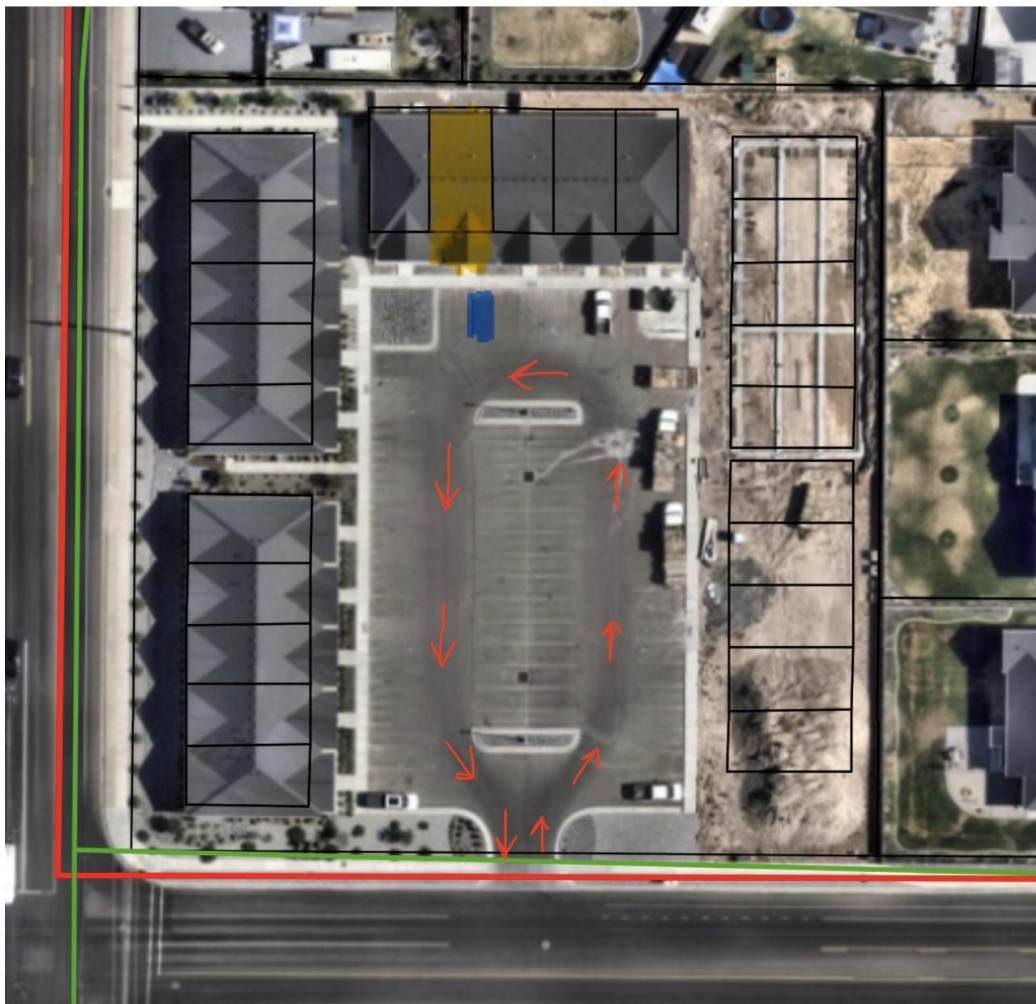
(1) The city shall require an updated preliminary site plan and final site plan for existing commercial, industrial, institutional/civic, or multi-family sites if the property owner proposes to do any of the following.

- (a) Add additional building(s), paved parking areas, or other material changes to the site.
- (b) Change the use to a use type that the site's infrastructure, parking, or access points do not reasonably support.
- (c) Change from a permitted use to a conditional use in the underlying zone.
- (d) Change from one conditional use to another conditional use in the underlying zone.
- (e) Switch to a use that has a reasonably higher impact.

(2) The Planning Commission may waive certain site development standards that do not impact the health or safety of the public for an existing or modified site, allowing an applicant to update a site without necessitating significant or unreasonable changes to the existing layout.

(3) The Planning Commission may approve a preliminary and final site plan approval at the same meeting if the site does not require updated improvement plans.

Images 3: Updated Site Plan



The applicant has provided the following statements as part of the application and in a separate statement:

Application:

Briefly Describe Conditional Use Request

Conditional use request for an indoor golf simulator facility consisting of two private simulator bays within an existing commercial unit. Customers reserve simulator time for indoor recreational golf practice and play. All golf activity will occur entirely within the enclosed commercial unit. No outdoor golf activity is proposed.

Does the proposed use conform with the General Plan?

Yes

Does the utility capacity support the proposed use at normal service levels?

Yes

Are there adequate public services to support the proposed use, including streets, water, sewer, storm drainage, public safety and fire protection?

Yes

What are the proposed Operating Hours?

24 hours a day, 6 days a week. Customer access is limited to customers with reservations through controlled electronic access. The facility is an indoor, self-service operation with no outdoor activities.

Are there any environmental impacts? This includes affecting the quality of surrounding air and water, storming chemicals, or introduce any hazard to the premises or any adjacent property?

No

Will the operation of the use create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, light, electromagnetic disturbance, or radiation?

No

Provided Statement:

Nineteenth Hole Indoor Golf- Conditional use permit site plan

The following exhibits depict the proposed Nineteenth Hole Indoor Golf simulator facility located within an existing commercial development. The facility consists of two private indoor golf simulator bays withing a single commercial unit.

Exhibit A- Interior Layout: Shows the commercial unit and the location of the two individual golf simulator bays.

Exhibit B- Site & Parking: Shows the existing commercial development, vehicle access and circulation, parking area, and the two [proposed] parking stalls for the Nineteenth Hole unit. The proposed use does not propose modifications to the existing site access, traffic circulation, parking lot, landscaping, refuse collection areas, or other exterior site improvements.

The applicant proposes no changes to the existing site and seeks to move into the site without modifications. The applicant would also have limited ability to change the site. As stated on the plat: "ALL AREA NOT SHOWN AS PRIVATELY OWNED BUILDING IS CONSIDERED COMMON AREA." Therefore, the development owns all parking, landscaping, and utilities in common. A couple of items from the site plan are worth considering, such as parking, but will be highlighted in the Conditional Use Considerations.

Image 3: Unit 12



ADDITIONAL CONDITIONAL USE PERMIT CONSIDERATIONS

When reviewing a conditional use permit, consider the standards and restrictions on the land use authority set out in state law.

Utah Code 10-20-506. Conditional uses.

- (2) (a) (i) *A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.*
- (ii) *The requirement described in Subsection [\(2\)\(a\)\(i\)](#) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.*
- (b) *If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.*
- (c) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.*

The following are West Haven's Conditional Use Permit considerations as found in [§ 157.259 CONDITIONAL USES](#). Many of the following considerations do not apply to the request. Staff have provided findings for the considerations that are most applicable to the request.

(A) *General plan.* The proposed use conforms to policies of the city's general plan.

Finding: The General Plan Map shows this area as future commercial.

(B) *Site design.* The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.

Findings: The use is generally compatible with the surrounding development. The proposed use will likely not have additional impact beyond that of the neighboring units.

(C) *Access.* Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

(D) *Circulation.* On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

(E) *Parking.* The location and design of off-street parking complies with standards of this subchapter.

Findings: Parking and site circulation are likely among the considerations at the existing site. Generally, the development's parking plan would likely be considered legal nonconforming, meaning that the full space does not meet current parking requirements, but the City approved the development, and the developer has a recorded plat.

The use of an indoor driving range does not have a specified parking requirement. In these circumstances, West Haven City code requires the following:

§ 157.631 PARKING SPACE FOR RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, RECREATIONAL AND OTHER LAND USES.

-For other uses not listed above, the parking requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

The applicant has provided two dedicated parking spaces for this business. When considering like businesses, here are a few parking requirements. Some of these uses would be permitted within the development.

Use	Parking Requirement	Number of Stalls for 1,244 sq. ft.
Gym/fitness/recreation center, indoor	3 spaces per 1,000 square GFA	3.732
Office, general	1 space per 250 square feet GFA	4.976
Retail Goods and/or services	1 space per 250 square feet GFA	4.976

Generally, West Haven code would require a similar business to have somewhere between four and 5 stalls. However, as mentioned above, the current development has limited parking, with a total of 71 spaces for the 25 units, leaving about 2.84 spaces per unit. The proposed application falls just under that overall average parking per/unit. However, based on the general parking requirements for other uses, it may generate less parking demand and would have different hours, which would allow additional flexibility.

In response to staff asking the applicant a few questions about their parking needs, the applicant has provided the following statement:

So I only anticipate 1-4 people inside the unit at any given time. There are only 2 bays so it won't be more than that. There will be no employees on site so no parking needed there. And I do feel like the two stall will be sufficient for needs.

The Planning Commission may waive certain standards within an existing site as follows:

§ 157.732 EXCEPTIONS

(2) The Planning Commission may waive certain site development standards that do not impact the health or safety of the public for an existing or modified site, allowing an applicant to update a site without necessitating significant or unreasonable changes to the existing layout.

Because the site is approved and the impact would be comparable to other permitted uses in the zone, staff recommends approval of the proposed parking plan.

(F) *Refuse collection.* The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

Findings: There is a refuse collection on site that supports the full development.

(G) *Utility services.* Utility capacity supports the use at normal service levels.

Findings: Utilities have been provided to the site. No known utility issues.

(H) *Screening.* The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

Findings: Fencing exists along the border areas between the commercial uses and residential homes to the north and east.

(I) *Operating hours.* The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

Findings: The applicant is proposing to remain open 24 hours a day, six days a week. The applicant provided the following statement:

24 hours a day, 6 days a week. Customer access is limited to customers with reservations through controlled electronic access. The facility is an indoor, self-service operation with no outdoor activities

(J) *Signs.* Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

Findings: The applicant has provided a concept sign plan, below. They indicated that the primary difference is that the it would be for unit 12, not 5 as shown below. The applicant would need to apply for a sign permit prior to placing any sign. The following is a recommended condition of approval. The proposed sign plan matches that of the surrounding buildings within the development.

- The applicant must apply for and secure a sign permit prior to placing any sign on the building.

Image 4: Proposed Sign



(K) *Public services.* Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

(L) *Environmental impact.* The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

(M) *Nuisance.* Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Findings: Based on the proposal, staff finds that there are likely minimal environmental impacts or nuisances produced.

III. RECOMMENDATIONS

Staff recommends that the Planning Commission consider the applicant's request and compare it with the relevant code. Take into consideration the impact of the development and the applicable standards. The land use authority is required to "approve a conditional use if

reasonable conditions are proposed...to mitigate the reasonably anticipated detrimental effects...in accordance with applicable standards". The Planning Commission should consider the standards listed within the code to mitigate the impacts.

IV. POSSIBLE MOTIONS

Approval with conditions: Motion that the Planning Commission approve the Conditional Use Permit Application and Site Plan for a Driving Range, Indoor, located at 3490 W 3300 S Unit 12, with the following

- Approval of the parking plan based on West Haven Code § 157.631 and the findings within the staff report.
- On condition that the applicant apply for a sign and building permit prior to the construction or placement of the proposed sign. West Haven Code **§ 157.756** and **§ 157.732**
- On condition that the building receives occupancy and site approval prior to receiving a business license. West Haven Code **§ 157.015-§ 157.020** and **§ 157.730-§ 157.737**

[Provide any additional conditions as discussed by the Planning Commission]

Table: Motion that the Planning Commission table the Conditional Use Permit Application for and Site Plan for an Driving Range, Indoor, located at 3490 W 3300 S Unit 12.

[Provide any conditions or recommendations to be addressed prior to returning]

Application Review Status

Pre-Review	Complete	Date Submitted
Planning & Zoning	Reviewing	09/05/2026
Engineering	Not Reviewed	
Fire	Not Reviewed	
Public Works	Not Reviewed	
Planning Commission	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
CUP Fee 1	\$110.00	09/08/2026	Online	\$110.00
Subtotal	\$110.00	Total Paid		\$113.85
Processing Fee	\$3.85			
Total	\$113.85			
Amount Paid	\$113.85			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant First Name
Ian

Applicant Last Name
Clark

Contact Email

[REDACTED]

Phone Number

[REDACTED]

Address

2479 w 1800 s

City

west haven

State

UT

Zip Code

84401

Owner Name

Justin Nielsen

Owner Email

[REDACTED]

Owner Phone

[REDACTED]

Address

PO Box 638

City

Roy

State

UT

Zip Code

84401

Upload complete and notarized Owner/Agent Authorization form

 Scanned Document.pdf

Property Address

3490 w 3300 s unit 12

City

West Haven

State

UT

Zip Code

84401

Parcel #

157260012

Property Zone (select all that apply)

C-1

Property Size (in acres)

2.15

Building Sq Ft

1250

Building Height (stories & ft)

1 story, about 25 feet tall

Briefly Describe Conditional Use Request

Conditional use request for an indoor golf simulator facility consisting of two private simulator bays within an existing commercial unit. Customers reserve simulator time for indoor recreational golf practice and play. All golf activity will occur entirely within the enclosed commercial unit. No outdoor golf activity is proposed.

Does the proposed use conform with the General Plan?

Yes

Does the utility capacity support the proposed use at normal service levels?

Yes

Are there adequate public services to support the proposed use, including streets, water, sewer, storm drainage, public safety and fire protection?

Yes

What are the proposed Operating Hours?

24 hours a day, 6 days a week. Customer access is limited to customers with reservations through controlled electronic access. The facility is an indoor, self-service operation with no outdoor activities.

Are there any environmental impacts? This includes affecting the quality of surrounding air and water, storming chemicals, or introduce any hazard to the premises or any adjacent property?

No

Will the operation of the use create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, light, electromagnetic disturbance, or radiation?

No

Please submit a site plan containing the following: Access, traffic circulation, parking, refuse collection, signage, location of any buildings, and landscape area.

 **E29D63FC-07BD-4B7D-AA5F-07970CFF8C55 (1).PNG**

 commercial unit explanation.docx

Before proceeding, ensure that your request meets each of the following requirements

GENERAL PLAN: The proposed use conforms to policies of the city's general plan, **SITE DESIGN:** The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area, **ACCESS:** Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street, **CIRCULATION:** On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property, **PARKING:** The location and design of off-street parking complies with standards set forth in the West Haven Municipal Code., **REFUSE COLLECTION:** The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property, **UTILITY SERVICES:** Utility capacity supports the use at normal service levels, **SCREENING:** The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts, **OPERATING HOURS:** The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses, **SIGNS:** Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses, **PUBLIC SERVICES:** Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use, **ENVIRONMENTAL IMPACTS:** The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property , **NUISANCE:** Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation

I confirm that my request conforms with the CUP requirements outlined above.



Planning Commission Date

09/23/2026

Signature

I agree that the facts stated in this application are authentic, and I'll tell you about changes.

Electronically Signed

Ian Clark - 09/05/2026 9:30 pm

HYLANDS RANCH CONDOMINIUMS

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
JULY, 2020

BOUNDARY DESCRIPTION

ALL OF LOT 26 OF HYLANDS RANCH SUBDIVISION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS:
RETAINING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 3300 WEST STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET; SAID POINT BEING S89°12'41" E 40.10 FEET AND N02°48'31" E 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N02°48'31" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 311.17 FEET; THENCE S89°10'40" E 300.00 FEET TO NORTHEAST CORNER OF LOT 25 OF HYLANDS RANCH SUBDIVISION; THENCE S02°48'31" E 310.00 FEET TO THE SOUTHWEST CORNER OF LOT 23-B OF HYLANDS RANCH SUBDIVISION; AND THE NORTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET; THENCE N89°12'41" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 300.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 93,439 S.F. OR 2.145 ACRES

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

15-092-0095
DARWIN & BETH SHARPE FAMILY TRUST

DEVELOPER
JUSTIN NELSON, ESQ.
P.O. BOX 638
BOY, UT 84007
PH: (801) 668-8778

SURVEYOR'S CERTIFICATE

I, **TORON J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT; AND THAT THIS PLAT OF **HYLANDS RANCH CONDOMINIUMS** IN **WEST HAVEN CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEST HAVEN CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7th DAY OF July, 2020

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **HYLANDS RANCH CONDOMINIUMS** AND DO HEREBY GRANT AND DEDICATE TO **WEST HAVEN CITY** ALL EASEMENTS, RIGHTS AND EASEMENTS OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES, LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE TO THE CONDO ASSOCIATION ALL AREA SHOWN AS COMMON AREA TO BE USED AS DRIVEWAYS, WALKWAYS, AND PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE CONDO ASSOCIATION.

SIGNED THIS 7th DAY OF July, 2020

BY: [Signature] FOR: STILLWATER CONSTRUCTION GROUP LLC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WEBER }
ON THE 7th DAY OF July, 2020, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION,
WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME (AND) SIGNED IT
FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES 15-05-2024 NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF WEBER }
ON THE 7th DAY OF July, 2020, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JUSTIN NELSON, ESQ. (AND)
SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME (AND) SIGNED IT
FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES 01/04/2022 NOTARY PUBLIC

PROJECT INFO.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 3-25-19
Name: HYLANDS RANCH
CONDOMINIUMS
Number: 7037-02
Revision: 1
Scale: 1"=30'

WEBER COUNTY

Recorder
Entry No. 3010945 Fee Paid
\$102.00 Fee For Record
Received 03-JUL-2020
At LCH in Book 58
Of 120 Official Records, Page
15
Recorded For:
STILLWATER CONSTRUCTION GROUP LLC
Deputy:
LOREY H. KIST
Deputy:

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS 20 DAY OF July, 2020

[Signature]
WEST HAVEN CITY ATTORNEY

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS 17 DAY OF July, 2020

[Signature]
THE
City Recorder

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS 8 DAY OF July, 2020

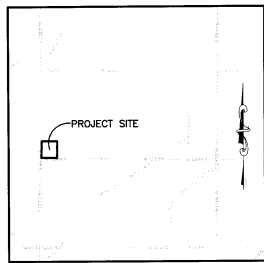
[Signature]
WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS 08 DAY OF July, 2020

[Signature]
WEST HAVEN CITY CHAIRMAN



VICINITY MAP

(NOT TO SCALE)

NOTES

ALL AREA NOT SHOWN AS PRIVATELY OWNED BUILDING IS CONSIDERED COMMON AREA. ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY EASEMENT.

NARRATIVE

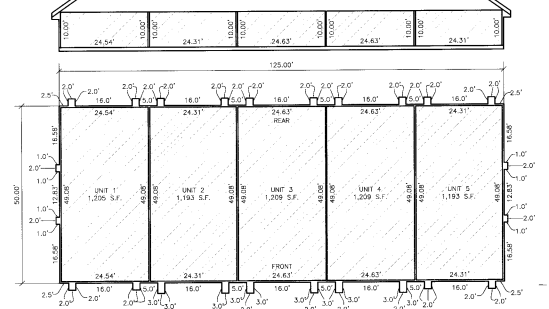
THE PURPOSE OF THIS PLAT IS TO CREATE A CONDOMINIUM PLAT AS SHOWN ON THE PLAT. THE NORTH LINE WAS ESTABLISHED BY AN EXISTING FENCE AND THE EAST LINE BY HYLANDS RANCH SUBDIVISION. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "NEELVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS "S89°12'41" E".

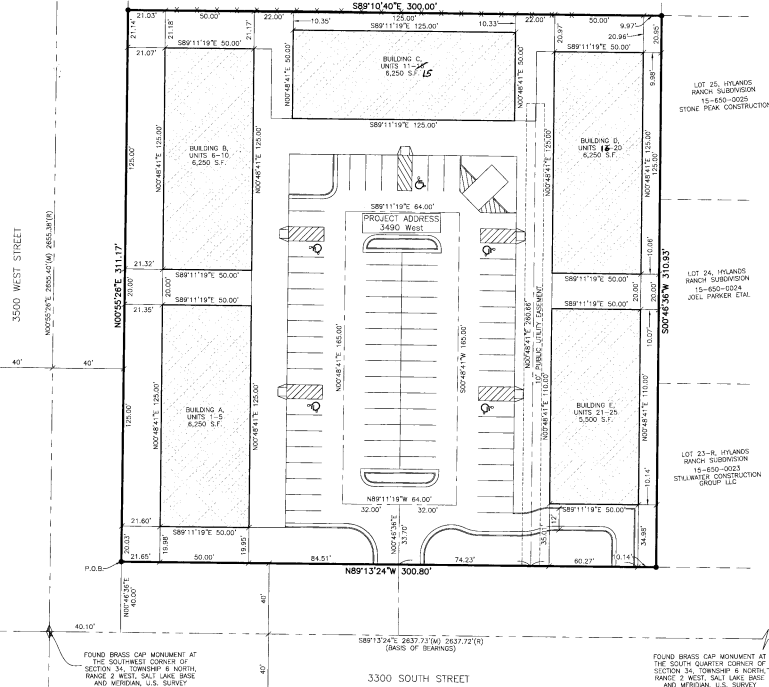
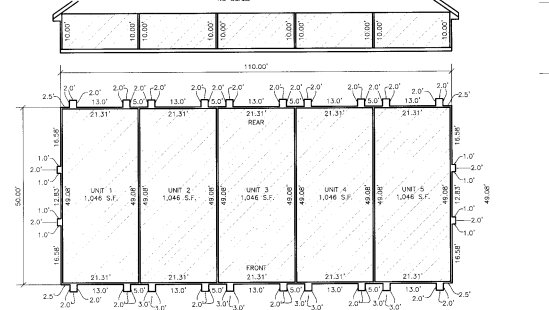
BUILDING DETAILS

(NO SCALE)



BUILDING DETAILS

(NO SCALE)



FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

S89°12'41" E 2637.72' (W) 2637.72' (R)
(BASIS OF BEARINGS)

3300 SOUTH STREET

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY





Nineteenth Hole Indoor Golf

CONDITIONAL USE PERMIT SITE PLAN

3490 W 3300 S
West Haven, UT 84401

Exhibits
A – Interior Layout (Unit Plan)
B – Site & Parking (Aerial View)

Exhibit B – Site & Parking (Aerial View)
Existing Commercial Development (Not to Scale)



Legend

- Vehicle Circulation
- Proposed Parking (2 spaces)
- Dumpster / Refuse (Existing Location)

Exhibit A – Interior Layout (Unit Plan)
Unit 12 – Two Indoor Golf Simulator Bays (Not to Scale)





Nineteenth Hole Indoor Golf- Conditional use permit site plan

The following exhibits depict the proposed Nineteenth Hole Indoor Golf simulator facility located within an existing commercial development. The facility consists of two private indoor golf simulator bays withing a single commercial unit.

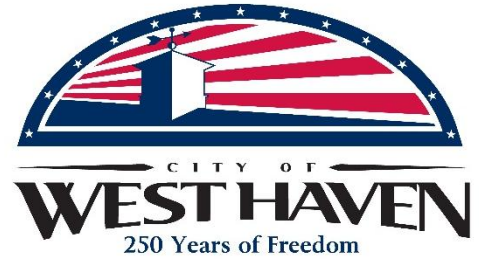
Exhibit A- Interior Layout: Shows the commercial unit and the location of the two individual golf simulator bays.

Exhibit B- Site & Parking: Shows the existing commercial development, vehicle access and circulation, parking area, and the two purposed parking stalls for the Nineteenth Hole unit. The proposed use does not propose modifications to the existing site access, traffic circulation, parking lot, landscaping, refuse collection areas, or other exterior site improvements.

Planning Commission Staff Review Memo

September 23, 2026

Damian Rodriguez, Planner



CONDITIONAL USE PERMIT EXTENSION

Request: Extension of the CUP for a landscape business home occupation
Property Location: 4840 W 4250 S
Property Zone: A-1, Agricultural
Property Size: 40,300 sf
Applicant: Gabriela Andrade and Oscar Uribe

Governing Document(s): WHZC §157.529
Decision Type: Administrative
Staff Recommendation: Approve

Image 1: Site Aerial



I. BACKGROUND

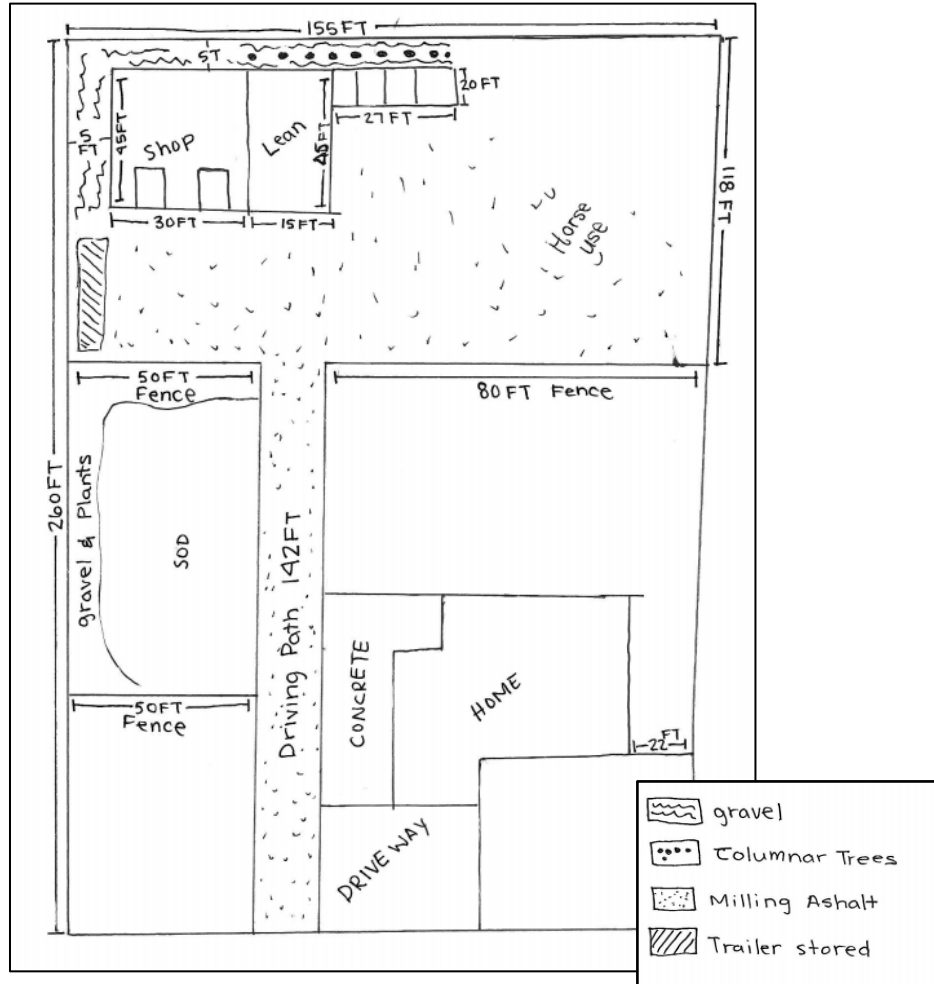
The applicant requests an extension to the expiration period for her Conditional Use Permit for a home occupation. In September of 2025, the Planning Commission approved the subject conditional use permit to allow a home occupation that uses space outside the primary residence and to store light construction equipment for the property at 4840 W 4250 S.

The permit was approved with the following eight conditions:

1. The portion of the property used for the business remains secondary to the portion of the property used for the residence and its incidental and accessory uses.
2. No more than four employees who do not live at the residence will report to the residence for business-related purposes.
3. A parking pad or pads are developed to accommodate four 9-foot-wide parking spaces.
4. Any storage of light construction equipment at the site is contained in the proposed shop building or under the proposed carport.
5. No storage of heavy construction equipment occurs at the property for any duration.
6. All vehicle access and on-site maneuvering of vehicles will occur exclusively on those surfaces improved with hard materials.
7. A building permit is obtained for the proposed building prior to construction and within six months of the date of the conditional use permit approval.
8. All proposed site work is completed within twelve months of the date of the conditional use permit approval.

Condition 8 has a twelve-month deadline that is set to expire September 24, 2026 if an extension is not granted. The applicant is now requesting a six-month extension to that deadline in accordance with §157.529 of the West Haven Zoning Code (WHZC).

Image 2: Approved Site Plan



II. **STAFF REVIEW**

Per WHZC §157.529, upon request by the holder/user of a conditional use permit, filed prior to the expiration date, the Planning Commission may grant a maximum extension of six months to the expiration of a conditional use permit.

Staff found the request for extension to be consistent with the zoning ordinance. To provide the best recommendation possible to the Commission, staff have reviewed the extension request against the complete list of conditions of approval applied to the permit.

§157.520 Conditions of Approval

The conditions placed on the approval of the permit on September 24, 2025 were recommended by staff based on the analysis of the request against the conditional use standards set forth in WHZC Section 157.720 (A through M below).

- (A) **General plan.** *The proposed use conforms to policies of the city's general plan.*
- (B) **Site design.** *The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.*
- (C) **Access.** *Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.*
- (D) **Circulation.** *On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.*
- (E) **Parking.** *The location and design of off-street parking complies with standards of this subchapter.*
- (F) **Refuse collection.** *The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.*
- (G) **Utility services.** *Utility capacity supports the use at normal service levels.*
- (H) **Screening.** *The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.*
- (I) **Operating hours.** *The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.*
- (J) **Signs.** *Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.*
- (K) **Public services.** *Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.*
- (L) **Environmental impact.** *The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.*
- (M) **Nuisance.** *Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.*

Staff's review of the conditions of approval and the applicant's effort in meeting said conditions is as follows:

1. *The portion of the property used for the business remains secondary to the portion of the property used for the residence and its incidental and accessory uses.*

Finding: The applicant invited staff to inspect the progress of work on the property, and that inspection took place on Tuesday, September 1, 2026. Through that inspection and analysis of aerial imagery, staff can confirm that business operations on the property have been significantly reduced in area and are limited to the northwest quadrant of the rear yard, as depicted on the approved site plan.

2. *No more than four employees who do not live at the residence will report to the residence for business-related purposes.*

Finding: No code violation complaints or other indications have been received that would suggest a violation of this condition of approval.

3. A parking pad or pads are developed to accommodate four 9-foot-wide parking spaces.

Finding: The required parking pad has been developed as depicted on the approved site plan. The pad is made of concrete, a permitted surface per the zoning ordinance.

Photograph 1: Employee Parking Pad and Milled Asphalt Driving Surface 8/1/2026



4. Any storage of light construction equipment at the site is contained in the proposed shop building or under the proposed carport.

Finding: Staff has not observed any light construction equipment storage at the site since the approval of the conditional use permit. The proposed shop is nearing completion, and there has been no evidence to suggest a violation of this condition.

5. No storage of heavy construction equipment occurs at the property for any duration.

Finding: No code violation complaints or other indications have been received that would suggest a violation of this condition of approval.

6. All vehicle access and on-site maneuvering of vehicles will occur exclusively on those surfaces improved with hard materials.

Finding: The designated driving surfaces of the site have been improved with milled asphalt, as depicted on the approved site plan. See also Photograph 1 above.

7. A building permit is obtained for the proposed building prior to construction and within six months of the date of the conditional use permit approval.

Finding: The applicant obtained a building permit for the proposed shop, as shown in the proposed site plan, within the specified timeframe. The applicant is also doing much of the work himself, and to date, significant progress has been made on the structure.

Photograph 2: Shop Constriction In-Progress 8/1/2026



8. All proposed site work is completed within twelve months of the date of the conditional use permit approval.

Finding: Significant site work has been completed to date, including most of the work required under the permit. Approval of the extension request would extend the completion deadline to March 24, 2026, which staff considers reasonable.

III. RECOMMENDED ACTION

Based on the findings listed in Section II of this report, staff recommends that the Planning Commission move to **approve** the requested deadline extension of the Conditional Use Permit, to allow the applicant an additional six months to complete all work shown on the site plan, finding that the applicant has largely complied with all conditions of approval, and the requested extension is reasonable and within the authority of the Commission to grant by code.

IV. POSSIBLE MOTION

Approve:

Motion to approve the requested deadline extension for the conditional use permit held for the property at 4840 W 4250 S for an additional six months, finding that the applicant has made

significant effort to comply with the conditions of approval and that the requested extension is reasonable, warranted, and complies with the zoning ordinance.

Approve with modified conditions:

Motion to approve the requested deadline extension for the conditional use permit held for the property at 4840 W 4250 S for an additional six months, finding that the applicant has made significant effort to comply with the conditions of approval and that the requested extension is reasonable, warranted, and complies with the zoning ordinance when the following conditions are applied.

[List Conditions]

From: Gabriela Andrade <[REDACTED]m>

Sent: Monday, August 31, 2026 4:15 PM

To: Damian Rodriguez <damianr@westhavenut.gov>

Subject: Oscar Uribe project

[External Email – Use Caution]

Hi Damian,

I was reaching out to you regarding an update on our business project. [REDACTED]
[REDACTED] I understand that our deadline was for the beginning of September. I'm sorry to inform you that we have not accomplished to finish the project since our commercial doors are not going to be ready and installed maybe at the end of the month of September. Our shop is getting to the point of getting finished. I will like if the community will extend our deadline to the end of September if possible. Let us know if you have any questions.

Thank you



All orange will be used a buisness

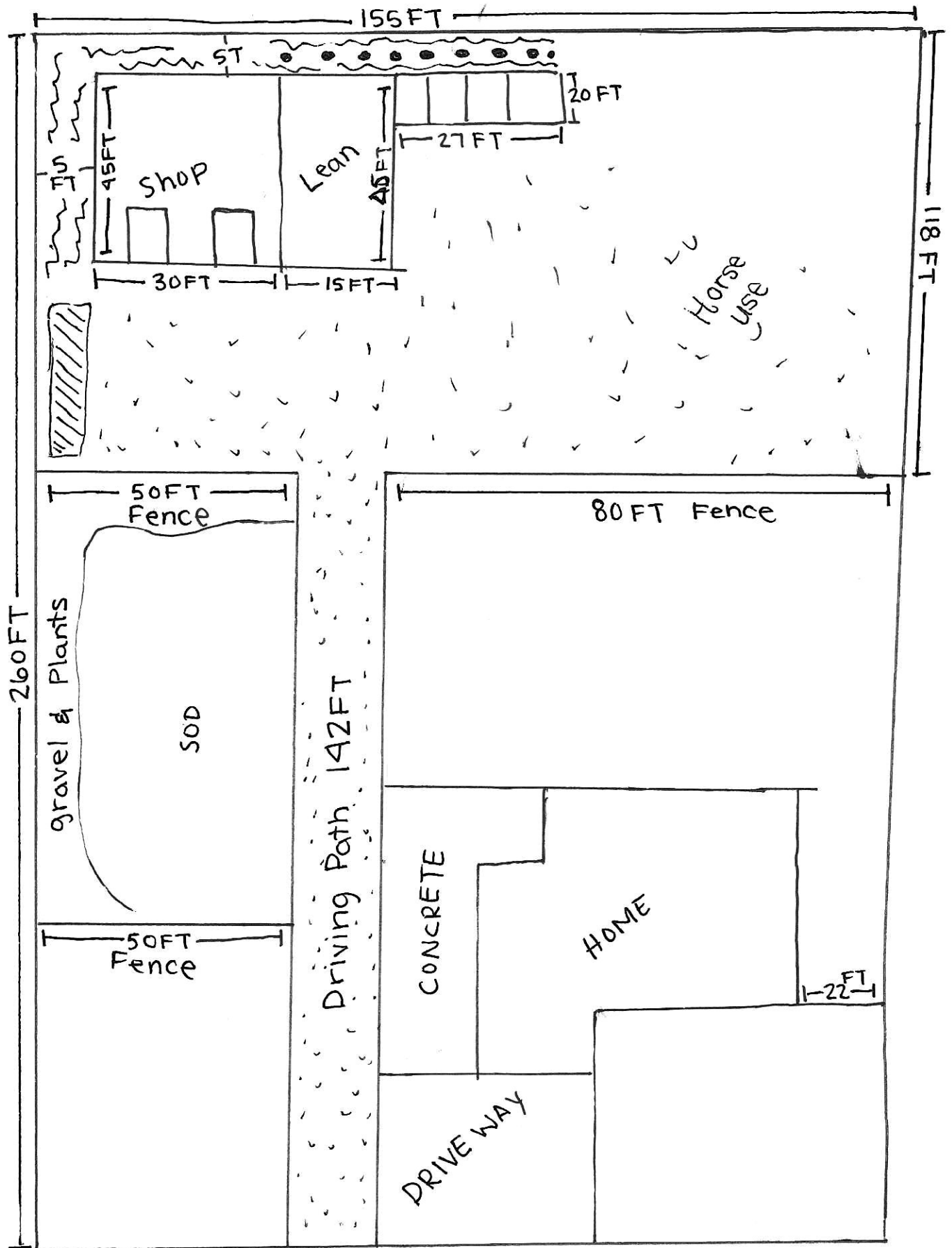
Thank you,

I Oscar Uribe & Gabriela Uribe business owners of Lawn & Landscape On Point LLC on property 4840 w 4250 s West Haven. Give our word that this practice will discontinue to store any loose material in our business property.

Oscar Uribe

Gabriela Andrade

Date: September 08, 2025

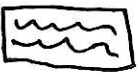


Shop : 30 ft x 45 ft plus a Lean of 15 ft X 45 ft

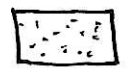
All the 5 ft from the building to building all around will be gravel and by the Lean and parking area there will be columnar trees. The lean will be used to store the bobcat and snow removal equipment. The shop Lean and parking area are going to be concrete. The rest of it will be Milling asphalt. One area of the area used will be to store the trailers. The driving path has existing milling asphalt.

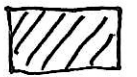
Employment Parking Area : 27 ft x 20 ft

Business use of the rear property : 108 ft x 72 ft

 gravel

 Columnar Trees

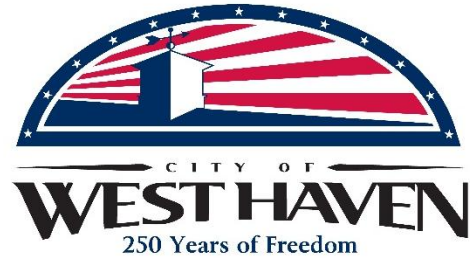
 Milling Asphalt

 Trailer stored

Planning Commission
Staff Review Memo

September 23, 2026

Damian Rodriguez, Planner



PRELIMINARY SITE PLAN REVIEW

Request: Preliminary site plan approval for the sale of portable buildings
Property Location: 980 West 2100 South
Property Zone: Mixed Use
Property Size: 3.75 acres
Applicant: Blaine Childs

Governing Document(s): WHZC §157.314, §157.733, and §157.734
Decision Type: Administrative
Staff Recommendation: Table

Image 1: Site Aerial



I. BACKGROUND

The purpose of this review is to give the Planning Commission the opportunity to advise or act upon a land use request for a commercial use that is not specified as a permitted, conditional, or unpermitted use in the commercial land-use table of §157.294. The applicant is also seeking several exceptions from the development and site improvement requirements on of the zoning code. Staff are seeking feedback from the Planning Commission on the propose use and possible exception to development standards.

Preliminary site plan approval is sought to permit the display and sale of sheds and other portable buildings on the property at 980 West 2100 South. No site development or improvements were proposed in the use request; however, Section 157.732(B) requires a full site plan and design review when a use is changed “to a use type that the site's infrastructure, parking, or access points do not reasonably support.”

The applicant provided the following use description via the application document:

The project consists of the storage, display, sales, and distribution of portable buildings (including sheds and similar prefabricated structures) on a mixed use lot. The site will function a staging area where portable buildings are temporarily stored, organized, and displayed for customer viewing and purchase. The operation will also include transportation and logistics coordination for the delivery of buildings to customer locations using third-party or company-owned transport equipment.

All activities will be conducted in an orderly manner to maintain safe vehicle circulation and minimize disruption to surrounding properties. The site will be managed to ensure efficient traffic flow, with designated areas for staging, loading, and unloading, and will be operated in a manner consistent with surrounding commercial uses.

Image 2: Proposed Site Plan



II. **STAFF REVIEW**

Staff's review of the proposed site plan (*the proposal*) as it pertains to the requirements of the West Haven Zoning Code is as follows:

Use

The proposed use, the display and sale of portable buildings, is not a specified land use in the commercial districts. By code, any land use that is not designated in the commercial land use table of §157.294 shall be acted upon in one of the three following ways:

(C) *Undefined designation.*

(1) *The City Manager, or his or her designee, shall determine the appropriate classification for each commercial application.*

(2) *In the event that no specific commercial designation, as outlined in this section, is applicable to the use requested in the commercial application, the City Manager, or his or her designee, shall review the application and may make one of the following decisions:*

(a) *Determine the closest designation and whether a conditional use permit is necessary;*

(b) *Shall forward the application to the Planning Commission for the Commission to determine a designation, and whether a conditional use permit is necessary; or*

- (c) Deny the application and issue findings regarding the reason for the denial.*
- (3) The City Manager, or his or her designee, has the authority and may approve the application of commercial entities that have little to no impact on adjacent parcels or businesses.*
- (4) All determinations or denials by the City Manager, or his or her designee, may be appealed to the Planning Commission for review.*

Because the land use is not closely related to any land use listed in the commercial table of §157.294, all determinations on the item are forwarded to the Planning Commission for their interpretation. Based on the standards, the Planning Commission should consider the closest match and if it would require a conditional use permit. The City may also allow a commercial use that has little to no impact on adjacent parcels. When considering what use to classify this use, the Planning Commission should make a couple of considerations.

1. What is the closest designation?
2. What is the impact of the use on adjacent parcels and businesses.

The staff review of this section is offered only as an aid to assist the commission in its decision-making.

Within a Mixed Use Zone, all commercial development and businesses must be permitted or conditional within the C-1 and C-2 Zones ([§ 157.315 \(D-F\)](#)). Therefore, while the Planning Commission considers that only allowed uses within the [C-1 or C-2 use table](#) (§ 157.294) would enable the applicant to move forward.

Staff wanted to note, that just over a year ago, the Planning Commission considered another shed retail business, located on the corner of 1900 W and Midland. The Planning Commission had to face similar questions regarding its operation, but there were other material differences. First, but location is zoned M-1 (light industrial) which allowed the Planning Commission to classify use as “Construction of buildings to be sold and moved off the premises;” even though the use was not proposing the “construction” of new buildings, the Planning Commission found that the sale of the buildings that are being moved off site was appropriate. This classification would not be permitted within the Mixed Use Zone, and therefore not viable for this application. The other consideration was the site itself, though the site lacked some compliance with current standards, the site had been in active use with only limited amount of time a vacancy.

After careful consideration, staff has found that the proposal is likely most comparable to a *Used Car Lot* in terms of impact, with some exceptions. The area, outdoor storage needs, and shopping experience are similar between the two uses; however, customer and employee parking demand has, by observation, proven much lower for the sale of sheds and other portable buildings. For these reasons, staff recommend reviewing the proposal against the conditional use permit approval criteria, as a Used Car Lot is a conditional use in the C-2 Zone.

§157.733 STANDARDS OF REVIEW

A proposal that involves the implementation of a conditional use of an existing site shall comply with the site plan and *Design Review* code. Staff provide their findings in the review of this code in considerations A through G below. Note that findings are not provided for each consideration, but a finding is provided only for those considerations that have been found to be immediately relevant to the proposed use.

(A) **Traffic Safety and Circulation.** *(1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress, and internal circulation, and (2) a traffic study shall be required, if in the opinion of the Planning Commission, with input from the Development Review Committee, such would be necessary.*

Finding: The City Engineer has expressed concern about the lack of maneuverability for vehicles dropping off and picking up portable buildings. He is specifically concerned about those vehicles using the right-of-way to maneuver. For this reason, staff recommend the following conditions:

- A vehicle path analysis is provided that specifies the vehicles involved in loading and unloading the merchandise and shows the intended on-site circulation of said vehicles.

(B) **Parking.** *Does the site plan comply with city ordinances regarding design, location and number of parking stalls required?*

Finding: The plan proposes four parking spaces, which may be generally sufficient to support the proposed use. With four parking stalls, two stalls might always be available for general customer traffic, one stall can be utilized by an employee, and one stall will remain available for customers or visitors who require an ADA-accessible space. However, the operations details in the attached applicant responses to the corrections report state that employees will not be present daily, and a maximum of three customers are expected at any given time. Considering this information, staff feel that four parking spaces would still be adequate to serve the use and its specific operations.

Although the land use itself is reviewed as a Conditional Use due to its similarities with a used car lot, it may not be appropriate to hold the proposal to the minimum parking standard for a Used Car Lot. Used Car Lots require, by code, a minimum of five spaces, plus one space per every 2,000 square feet of building gross floor area (GFA), which staff estimates is excessive for portable building sales.

Section 157.631 sets forth the procedure for determining minimum parking requirements. The code reads as follows:

For other uses not listed above, the parking requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.

Regarding on-site parking for the use, staff recommend the following conditions of approval:

- No less than four on-site parking spaces, improved to commercial standard, are provided and maintained for the use.
- No less than one stall is properly marked and developed for accessibility to ADA standards.

(C) **Signage.** *Does the proposed signage comply with the city sign ordinance?*

Finding: No signage is proposed.

(D) **Landscaping.** *Does the proposed landscaping comply with the landscaping standards of this subchapter and the other applicable standards of the zoning ordinance?*

Finding: The lot is currently developed in a legal-nonconforming manner. The applicant has not proposed any landscaping for the site. In-addition, there is no secondary water available and the applicant would not be allowed to install any additional plants on the site that would require outdoor irrigation.

(E) **Building/site layout.** *Do the proposed buildings and structures comply with the standards set forth in the subchapter as well as other applicable standards of the zoning ordinance?*

Finding: The existing site has many nonconformities, including a lack of landscaping, access improvements, drive aisle improvements, and parking lot improvements. The site is an old meat packing plant that has not been used for some time, and there has been limited activity on the site over the past few years. However, per Section 157.732 (B)(2) of the WHZC, “the Planning Commission may waive certain site development standards that do not impact the health or safety of the public for an existing or modified site, allowing an applicant to update a site without necessitating significant or unreasonable changes to the existing layout.” Because the subject site plan and design review is triggered by a use request rather than a redevelopment proposal, the Commission may consider waiving further site improvements beyond parking improvements.

Regarding setbacks and height limitations, the mixed-use zone has no specified development standards and relies on a master development agreement to establish them when redevelopment is proposed. However, the Mix Use Zone states the following:

§ 157.315 COMMERCIAL OVERLAY AND COMMERCIAL USES IN MIXED USE.

(F) Any parcel that currently has only an existing commercial building in a Mixed-Use Zone is not required to have two or more of the listed elements, even if the commercial use changes to a different compliant commercial use. However, if the commercial use changes, it has to be a permitted or conditional use as listed in C-1 and C-2 zones and is subject to the architectural, landscaping and other standards outlined in West Haven code §§ 157.730 through 157.737, “Design Review.”

The existing building complies with the site development standards of the C-2 Commercial Zone, where the land use is conditional.

(F) **Engineering standards.** *Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements?*

Finding: Engineering staff has not provided any formal comments beyond the need for an internal circulation analysis. More comments may be applicable upon the review of the more detailed site plan that has been provided. Staff recommends the following conditions approval:

- All staff comments provided in the attached corrections report and all succeeding reports are satisfied prior to final site plan approval.

(G) **Governing documents.** *Is the site subject to a master development agreement or any conditions or agreements related to the property?*

Finding: The site is not subject to a master development agreement or any other conditions or agreements related to the property.

§ 157.734 Design Requirements

The proposal involves no new buildings that would trigger a design review. All portable buildings depicted on Image 2 constitute an outdoor inventory display rather than permanent site improvements.

§157.520 Conditional Use Standards

Because staff found the closest use to be conditional per the commercial land-use table of §157.294(B), the proposal is also reviewed against the conditional use permit approval criteria.

(A) **General plan.** *The proposed use conforms to policies of the city's general plan.*

Findings: The proposed commercial use is tax-generating and complies with the zoning and policies of the General Plan when a conditional use permit is obtained from the Planning Commission.

(B) **Site design.** *The use is well-suited to the character of the site and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area.*

Findings: The property has been vacant in recent years, allowing the building and site to fall into apparent disrepair. The proposed use would fill the open space in the front yard, which could detract from some of the less attractive aspects of the building and property, while requiring minimal human interaction with the existing building on the site. A Fire and Building inspection will be required with a new business license request for the property.

A potential hazard has been identified in two subterranean concrete boxes on the site, just south of the building, between it and the proposed parking. The applicant has been working with the City's Public Works staff on a solution to mitigate the potential hazard; staff suspects a

drain may be incorporated into the structures, which could compromise utility systems if the boxes were simply filled in or buried.

Staff recommend the following conditions:

- The applicant coordinates with the City's Public Works department to cap the concrete boxes in front of the building on site in a way that prevents accidental falls without compromising any other on- or off-site structures.

(C) Access. Access to the site avoids traffic and pedestrian conflicts and does not unreasonably impact the service level of any adjacent street.

Findings: The site is currently accessed from a private that extends across the neighboring properties to the west to connect with 1100 West Street. This access road has served businesses at the site and adjacent parcels in the past decades. Aerial imagery suggests that the access right-of-way has existed as far back as 1997, which affords the served properties ongoing rights per state law regarding prescriptive easements.

(D) Circulation. On-site vehicle circulation and truck loading areas mitigate adverse impacts on adjacent property.

Findings: As mentioned previously in this report, staff has concerns about vehicle maneuverability for picking up and dropping off merchandise at the site. The recommended conditions should be adequate in mitigating any detrimental effects that can be reasonably anticipated in relation to on-site circulation.

(E) Parking. The location and design of off-street parking complies with standards of this subchapter.

Findings: Staff finds the proposed parking to be adequate when the recommended conditions of approval that are previously mentioned in this section of the report are applied.

(F) Refuse collection. The locations and design of the refuse collection areas are not likely to create an adverse impact on the occupants of adjoining property.

(G) Utility services. Utility capacity supports the use at normal service levels.

Findings: Will-serve letters have been provided from the primary utility service providers. In those letters, the service providers have acknowledged the proposed use and confirmed the serviceability of the site in support of the proposal. However, Weber Basin has provided a "Will Not Serve" letter, stating there is not service available in this area. Staff does not anticipate any detrimental effects of the proposal in terms of utility serviceability.

(H) Screening. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts. Fencing, screening, and landscape treatments and other features increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.

Findings: Staff finds that there are no noise or visual impacts associated with the proposed use that would need to be mitigated through screening. Although the surrounding properties are zoned Mixed Use, they are developed as and continue to be used in an industrial manner. The anticipated noises and visuals of the proposed use are not found to be offensive in any way to surrounding property.

(I) Operating hours. The hours of operation of the use and delivery of goods are not likely to adversely affect surrounding uses.

(J) Signs. Sign size, location, and lighting are compatible with, and do not adversely affect, surrounding uses.

Findings: No signage is proposed for the use.

(K) Public services. Public facilities such as streets, water, sewer, storm drainage, public safety, and fire protection are adequate to serve the use.

Findings: Weber County Fire staff indicated that a fire hydrant is required to adequately serve the property. The following comment has been provided:

Per Section 102.3 of the 2024 International Fire Code (IFC), the proposed change in use to include the storage and sale of sheds on the property requires an evaluation of the site's fire protection water supply. Per Appendix C of the 2024 IFC, fire hydrants must be provided to ensure adequate fire-flow coverage for all portions of the buildings. Current site plans indicate that no fire hydrants exist within 1,000 feet of the structures.

The applicant must provide and install an approved fire hydrant in accordance with Table C102.1 of the 2024 IFC.

This comment, as well as all staff comments provided via corrections reports.

(L) Environmental impact. The use does not significantly adversely affect the quality of surrounding air and water, encroach into a waterway or drainage area, or introduce any hazard to the premises or any adjacent property.

Findings: Staff find that the use will not significantly affect the quality of surrounding air and water, or otherwise adversely impact the local environment.

(M) Nuisance. Operation of the use is unlikely to create any nuisance from noise, vibration, smoke, dust, dirt, odor, noxious matter, heat, glare, electromagnetic disturbance, or radiation.

Findings: To mitigate staff concerns about fugitive dust, the applicant has proposed a base of gravel (or road base) as an improved surface for the displays to sit on. Given the surrounding land uses, staff do not anticipate any other nuisances that might need to be mitigated.

III. RECOMMENDED ACTION

Staff recommends the Planning Commission discuss the proposed preliminary site plan review. The Commission should consider whether the use is compatible with the C-2 Use Table and what other exception should be considered as part of the application. Because of the number of exceptions requested, staff recommends the Planning Commission consider these requests and provide feedback to staff and the applicant. Because of the number of items that need to be discuss, staff recommends that the Planning Commission **table** the item at this time.

If the Planning Commission is inclined to approve the proposed preliminary site plan and/or grant a conditional use permit, staff recommends doing so subject to the following conditions:

- A vehicle path analysis is provided that specifies the vehicles involved in loading and unloading the merchandise and shows the intended on-site circulation of said vehicles.
- No less than four on-site parking spaces, improved to commercial standard, are provided and maintained for use.
- No less than one stall is properly marked and developed for accessibility to ADA standards.
- *A fire hydrants must be provided to ensure adequate fire-flow coverage for all portions of the buildings.*
- All staff comments provided in the attached corrections report and all succeeding reports are satisfied prior to final site plan approval.
- The applicant coordinates with the City's Public Works department to cap the concrete boxes in front of the existing building in a way that prevents accidental falls without compromising any other on- or off-site structures.

IV. POSSIBLE MOTION FOR ACTION

Table: Motion to table action on the proposed preliminary site plan for the sale of portable buildings at 980 West 2100 South, finding that the proposal does not comply with the applicable regulations of the ordinance and needs to be amended before preliminary site plan approval can be considered.

[List considerations for the applicant]

Approve with staff-recommended conditions: Motion to approve the site plan and conditional use permit for the display and sale of portable buildings at 980 West 2100 South, finding that

proposed use is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

1. A vehicle path analysis is provided that specifies the vehicles involved in loading and unloading the merchandise and shows the intended on-site circulation of said vehicles.
2. No less than four on-site parking spaces, improved to commercial standard, are provided and maintained for use.
3. No less than one stall is properly marked and developed for accessibility to ADA standards.
4. *A fire hydrants must be provided to ensure adequate fire-flow coverage for all portions of the buildings.*
5. All staff comments provided in the attached corrections report and all succeeding reports are satisfied prior to final site plan approval.
6. The applicant coordinates with the City's Public Works department to cap the concrete boxes in front of the existing building in a way that prevents accidental falls without compromising any other on- or off-site structures.

Approve with modified conditions: Motion to approve the site plan and conditional use permit for the display and sale of portable buildings at 980 West 2100 South, finding that proposed use is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied:

(List conditions of approval)

Childs

Permit/License #

07/21/2026 - 07/20/2027

2830653

Site Plan and Design Review

Reference Number

General

e0266690-74bd-11f1-81e9-0d9414df2483

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review

Complete

Date Submitted

Planning & Zoning

Reviewing

06/30/2026

Engineering

Not Reviewed

Building

Changes Needed

1. *The 2021 IEBC requires that a change of occupancy shall comply with the applicable provisions in Chapter 11 of the International*

Building Code, ICC A117.1. Accessible parking is required to be provided on the site. At least one accessible parking space and one access aisle shall be provided and identified.

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.

The width of the accessible parking space for cars shall be sized for vans and shall be a minimum of 132", unless the adjacent access aisle is 96" in width. The minimum width for the accessible access aisle shall be 60".

The slope within the accessible parking and access aisle shall not exceed 2% in any direction.

Provide the location of the accessible parking and access aisle on the site plan and show the slopes of the area on the plans.

2. *An accessible parking sign shall be installed a minimum of 60" above the*

parking surface measured to the bottom of the sign.

Fire	Not Reviewed
Public Works	Not Reviewed
Final-Review	Not Reviewed

Fees		Payments		
Final Review Fee 1	\$687.00	07/21/2026	Online	\$687.00
Subtotal	\$687.00	Total Paid		\$689.00
Processing Fee	\$2.00			
Total	\$689.00			
Amount Paid	\$689.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Project Type
Final Site Plan and Improvement Drawing Review

Applicant First Name
Blaine

Applicant Last Name
Childs

Email
[REDACTED]

Phone
[REDACTED]

Address
[REDACTED]

City
Farr West

State
UT

Zip Code

84404

Owner First Name

Blaine

Owner Last Name

Childs

Email

[REDACTED]

Phone

[REDACTED]

Address

[REDACTED]

City

Farr West

State

UT

Zip Code

84404

Project Address

980 W 21st St

City

Ogden/West Haven

State

UT

Zip Code

84401

Parcel Number

140120011

Property Zone (select all that apply)

Mixed Use, C-3

Proposed Use

Portable Building Display/Storage and Transportation Logistics Facility

Project Description

The project consists of the storage, display, sales, and distribution of portable buildings (including sheds and similar prefabricated structures) on a mixed use lot. The site will function a staging area where portable buildings are temporarily stored, organized, and displayed for customer viewing and purchase. The operation will also include transportation and logistics coordination for the delivery of buildings to customer locations using third-party or company-owned transport equipment.

All activities will be conducted in an orderly manner to maintain safe vehicle circulation and minimize disruption to surrounding properties. The site will be managed to ensure efficient traffic flow, with designated areas for staging, loading, and unloading, and will be operated in a manner consistent with surrounding commercial uses.

Lot Size (in acres)

3.74

Upload all other supporting documents (including utility service letters)

 West Haven Site Plan.PNG

Signature

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

Electronically Signed

Blaine Childs - 06/30/2026 1:57 pm

West Haven Improvement Drawing Review

Project	Portable building display and sales at 980 W 21st Street
Review Cycle	1 Updated
Date:	August 25, 2026



Code Reference	City Department	City Comment	Applicant Response
§157.731(C)(1)	Planning	Removal or capping of the concrete boxes on the property may require camera footage of the box and any utility lines that may be attached. Coordinate these efforts with the West Haven City Public Works Director to determine the specific needs.	
§157.732(B)(1)(c)	Planning	Provide a site plan that is drawn to scale. Because the proposed use is found to be conditional in the zone, a full site plan and design review is required.	
§157.631	Planning	Provide the following operational information: 1.—Will an employee be present at the site daily? If so, how many and at what hours? 2.—How many customers do you anticipate daily?	

		3.—What is the maximum number of customers you anticipate being at the site at any given time?	
§157.731(C)(1)	Planning	Provide a preliminary utility plan. Note that when additional paving is proposed, a preliminary stormwater plan may also be required.	
§157.731(C)(1)	Planning	Provide will serve or availability letters from the following utility service providers: 1.—Culinary water; 2.—Secondary water; and 3.—Sanitary sewer.	
§157.635(B)	Planning	The proposed employee parking area must be paved with asphalt or concrete, with bumper guards installed to prevent accidental collisions with the building.	
§157.635(D)	Planning	ADA-accessible parking is required for commercial uses. Provide at least one properly striped handicapped parking stall.	
§157.635(D)	Planning	Show the dimensions of the parking stalls. Each stall shall be no less than 9' wide and no less than 180 square feet in area.	
§157.731(C)(1)	Planning	Provide specifications for some of the portable building models to be displayed on the site.	
§157.731(C)(1)	Planning	Provide an exterior site lighting plan	
§157.731(C)(1)	Planning	Provide details regarding any proposed signage, including the size and materials of	

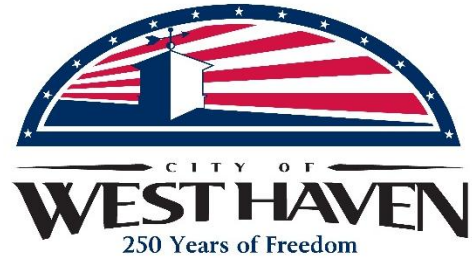
		the signage, as well as the location of said signage shown on the site plan.	
§157.731(C)(2)	Planning	Note: to mitigate fugitive dust production at the site, staff will recommend a base of gravel, road base, asphalt millings, or a similar material for the proposed inventory display on the west side of the property.	
§157.732(B)(2)	Planning	Note that the Planning Commission may waive certain site development standards that do not impact the health or safety of the public for an existing or modified site, allowing an applicant to update a site without necessitating significant or unreasonable changes to the existing layout.	
§157.732(B)(3)	Planning	Note that the Planning Commission may approve a preliminary and final site plan approval at the same meeting if the site does not require updated improvement plans.	
§157.731(C)(2)	Planning	Any updated plans may be subject to additional comments from the City Engineer, Fire Marshal, Building Official, or other members of City Staff.	
§157.731(C)(1)	Planning	Provide a floor plan of the building that shows the area proposed for office use or specify the location and square footage of the office on the site plan document.	

*Applicant is responsible for responding to each comment as required by West Haven and Utah State Code. Submittals that fail to respond will be returned to the applicant without closure of the review cycle.

Planning Commission Staff Review Memo

September 23, 2026

Stephen Nelson, Community Development Director



GENERAL PLAN MAP WORKSHOP

Proposal:	Discussion of the City Land Use Element
Ordinance Section:	
Applicant:	The West Haven City Community Development
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

Staff seeks to further explain and gather feedback on the draft General Plan Map. Staff is preparing a presentation and a few examples on how to use the map and text for the meeting.

New Format

This map is more general than the City's current General Plan Map. The idea is to allow additional flexibility in zoning decisions when needed. This provides better flexibility to consider the surrounding uses, existing zone, and what the City believes would be the best zone at the time of application. This also allows the City to alter zoning code and densities, with the map still being applicable. Staff and Landmarks Designs recommend making the map more general in its implementation.

Some questions have been raised about what the designation on the map represents. The map does not reflect zoning, but rather future uses. The City will use those uses to determine the most appropriate zoning when a property's zoning is under consideration. Since zoning decisions are legislative matters, this map and supporting documents serve as a guide in making those decisions. Zoning decisions should consider the General Plan Map, infrastructure, current and future surrounding land uses, public feedback, and impacts on adjacent properties. Here are some examples of other General Plan/Future Land Use Maps that serve a similar function. Staff tried to find nearby examples as well as those in rapidly growing areas with similar issues.

- [North Ogden](#) and [text](#) (start on page 18 marked, or the 21st page of the PDF)
- [Clearfield](#) and [text](#) (start on page 45)
- [Roy](#) and [text](#)
- [Hurricane](#) and the [text](#) (start on page 82)
- [Saratoga Springs](#) (see page 28 marked or 34th page of the PDF)
- [Spanish Fork](#) (start on page 16 marked or the 21st page of the PDF)

Many of the proposed designations align with current zoning and use. Large sections of the city are recently developed; staff felt it was appropriate to incorporate many of the existing uses into the map. Staff also incorporated public feedback and input from previous workshops with the Planning Commission and City Council. The plan also considered current zoning, surrounding land use, development potential, the recently adopted Economic Development Strategic Plan, and access to infrastructure.

The plan identifies points of interest and areas for consideration. We drew many of these areas from the [Economic Development Strategic Plan](#). The attached PDF documents provide more detail on these areas.

New Text

A key part of this new format is the map text that provides guidance for each land use designation. Staff has provided the **text** draft of the General Plan. This draft has not been fully vetted and the draft will be further refined and formatted over the coming weeks.

II. RECOMMENDED ACTION

Staff is seeking feedback and direction on the proposed General Plan Map draft.

9.23.2026

General Plan Purpose

- What is the purpose of the General Plan:
 - **10-20-406. Effect of general plan.**
Except as provided in Section [10-20-407](#), the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.
- Courts evaluate municipal rezoning decisions under the "**reasonably debatable**" standard (*Gayland v. Salt Lake County*, Utah 1961). A court will not overturn a rezoning decision—even one that departs from the General Plan—unless the decision is **completely arbitrary, capricious, or illegal**. If reasonable minds could differ on whether the rezone promotes the general welfare, the decision stands.

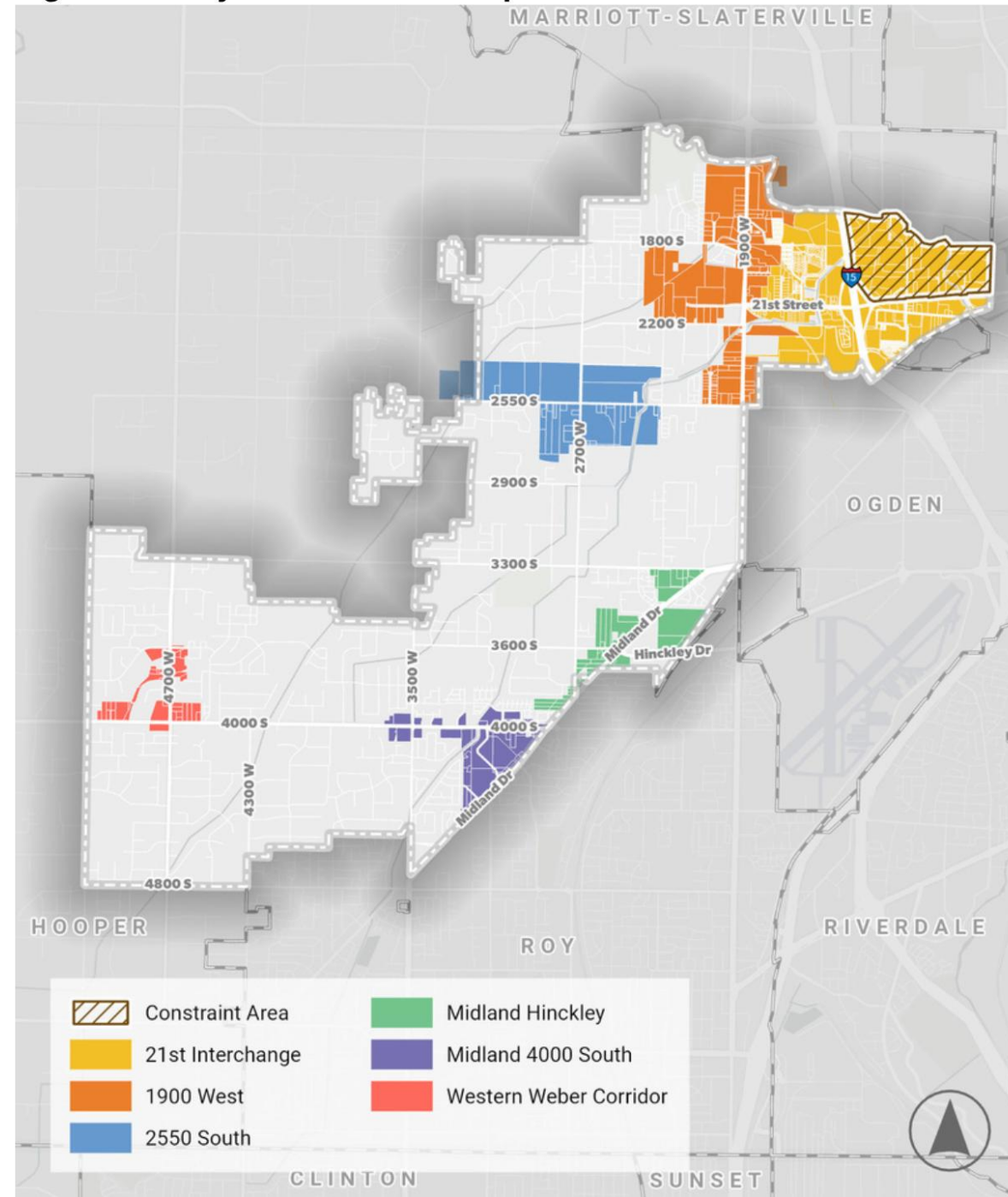
The Utah Ombudsman's Office has written an opinion about this, and I have included a few quotes below:

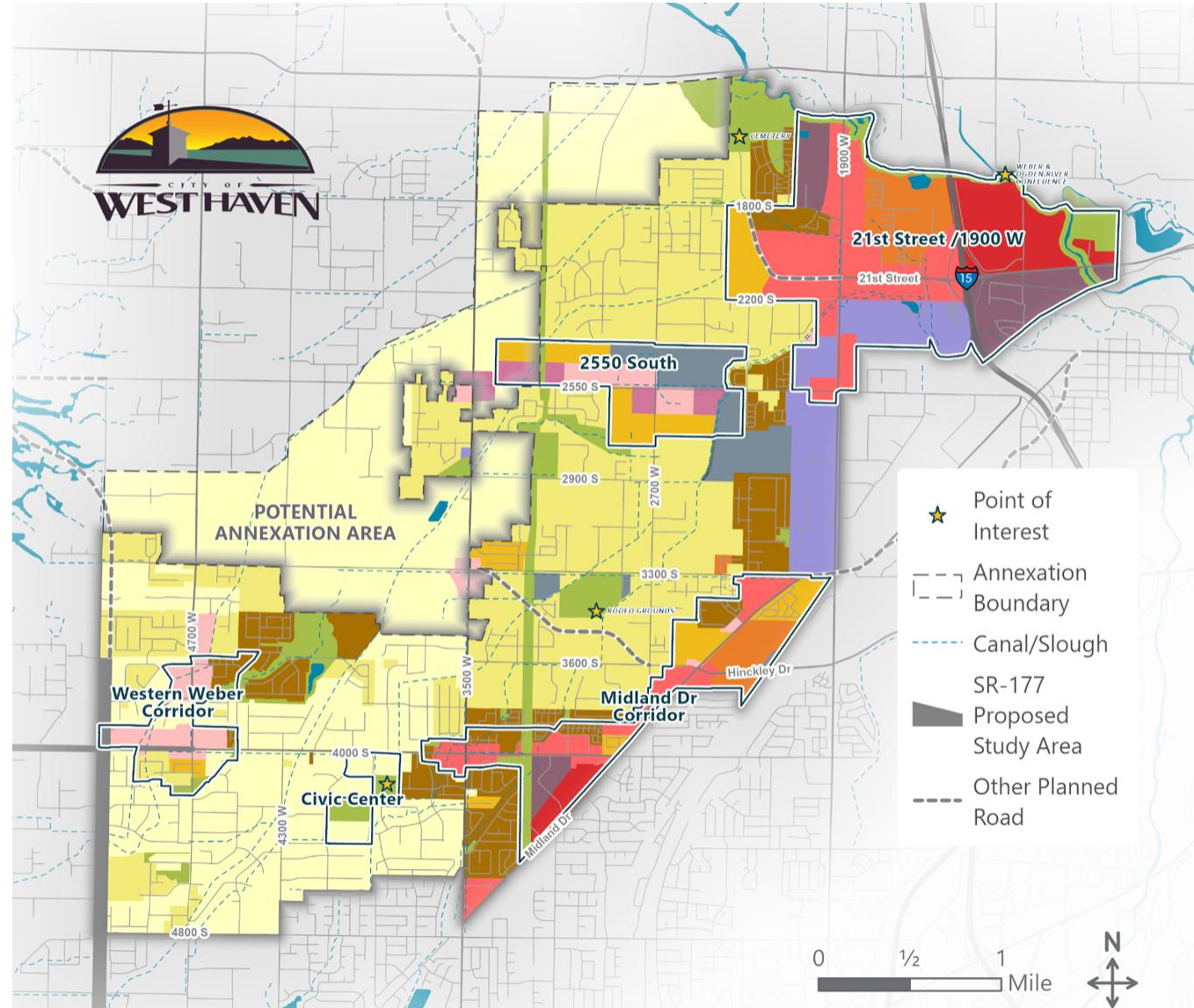
It is well-established in Utah law that a municipal legislative body is given wide latitude to make legislative land use decisions.^[20] *A rezone is a legislative land use decision,*^[21] *and great deference is given to the Council when exercising its legislative discretion to grant or deny a rezone. Under Utah law, a court will presume that a land use decision is valid unless it is found to be arbitrary, capricious, or otherwise illegal. A land use decision will not be found to be arbitrary or capricious provided that it is “reasonably debatable” the decision promotes the purposes of CLUDMA.*^[22]

In Harmon City, Inc. v. Draper City, the City Council denied a request made by a grocery store chain to rezone property from a residential use to a commercial use. Harmon City, Inc. v. Draper City, 2000 UT App 31 (Utah Ct. App. 2000). The District Court presumed the City Council’s decision to not change the zoning classification was valid even though the City’s adopted General Plan called for a commercial use on the property. Id. at ¶12. The Appellate Court affirmed the lower court’s use of the “reasonably debatable” standard to determine if the City Council’s action was arbitrary or capricious. Id. at ¶25. This standard of review recognizes the presumption that a legislative body’s zoning decision could promote the general welfare even if it is reasonably debatable that it actually will promote the general welfare. Id. at ¶14. The Harmon Court found no case where a zoning classification was overturned for being arbitrary or capricious, and emphasized that a zoning decision “reflects a legislative policy decision with which courts will not interfere except in the most extreme cases.” Id. at ¶18. The policy expressed by the Harmon Court is firmly grounded in Utah jurisprudence.^[23]...

In Bradley v. Payson City Corp., an applicant challenged Payson City’s decision to deny its rezone request. Bradley v. Payson City Corp., 2003 UT 16 (Utah 2003). The applicant claimed it was an unreasonable decision because of a discrepancy between the City’s General Plan and Zone Map. The City ultimately relied on the General Plan to support its decision to deny the rezone request rather than the Zone Map which was more likely to support approving the applicant’s rezone request. The Court noted that the discrepancy between the two documents was not conclusive evidence that the City’s decision was arbitrary and capricious, but on the contrary was “precisely the kind of legislative decision that should be left to the city council and undisturbed by the judiciary.” Id. at ¶26. The Court deferred to the City Council to determine which document it would rely upon to make its decision.

Figure 4.2 Key Economic Development Areas





FUTURE LAND USE

	Activity Areas		HDR - Higher Density Residential		IM - Industrial & Manufacturing
	LDR - Low Density Residential		MR - Mixed Residential		NMU - Neighborhood Mixed Use
	LMDR - Low/Moderate Density Residential		NC - Neighborhood Commercial		CMU - Community Mixed Use
	MHDR - Moderate/Higher Density Residential		CC- Community Commercial		RPOS - Recreation/Parks/Open Space
			RC - Regional Commercial		UF - Utility Facility

LDR - Low Density Residential

Primary Uses:

- Large-lot single-family residential homes

- Agricultural residential uses

Secondary Uses:

- Small-scale agricultural operations

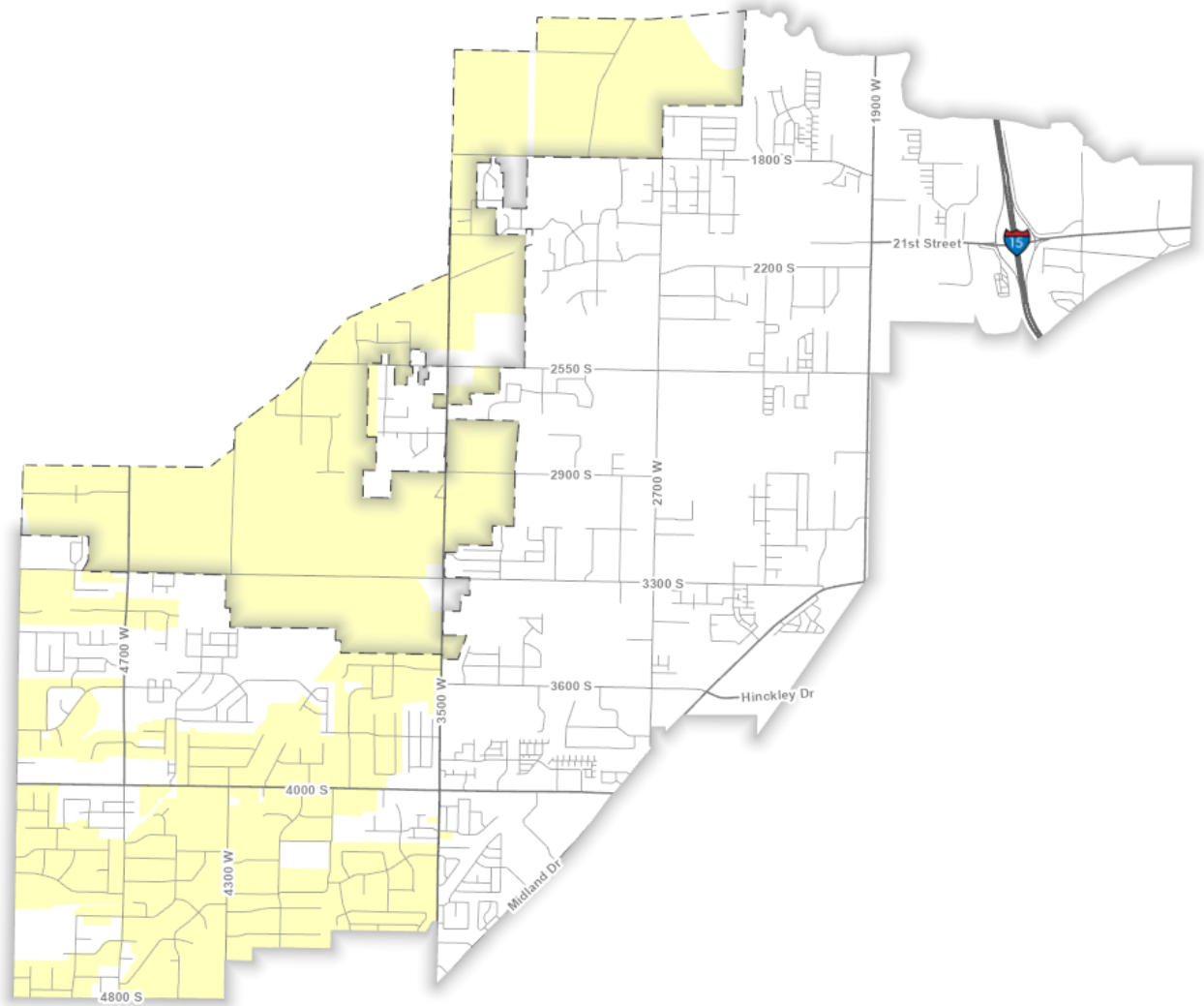
- Hobby farms and equestrian uses

- Limited agribusinesses where compatible with surrounding uses

- Parks & Open Space

Possible Zones:

- A-2, R-1



LMDR - Low/Moderate Density Residential

Preferred Land Uses

Primary Uses:

Single-family residential homes

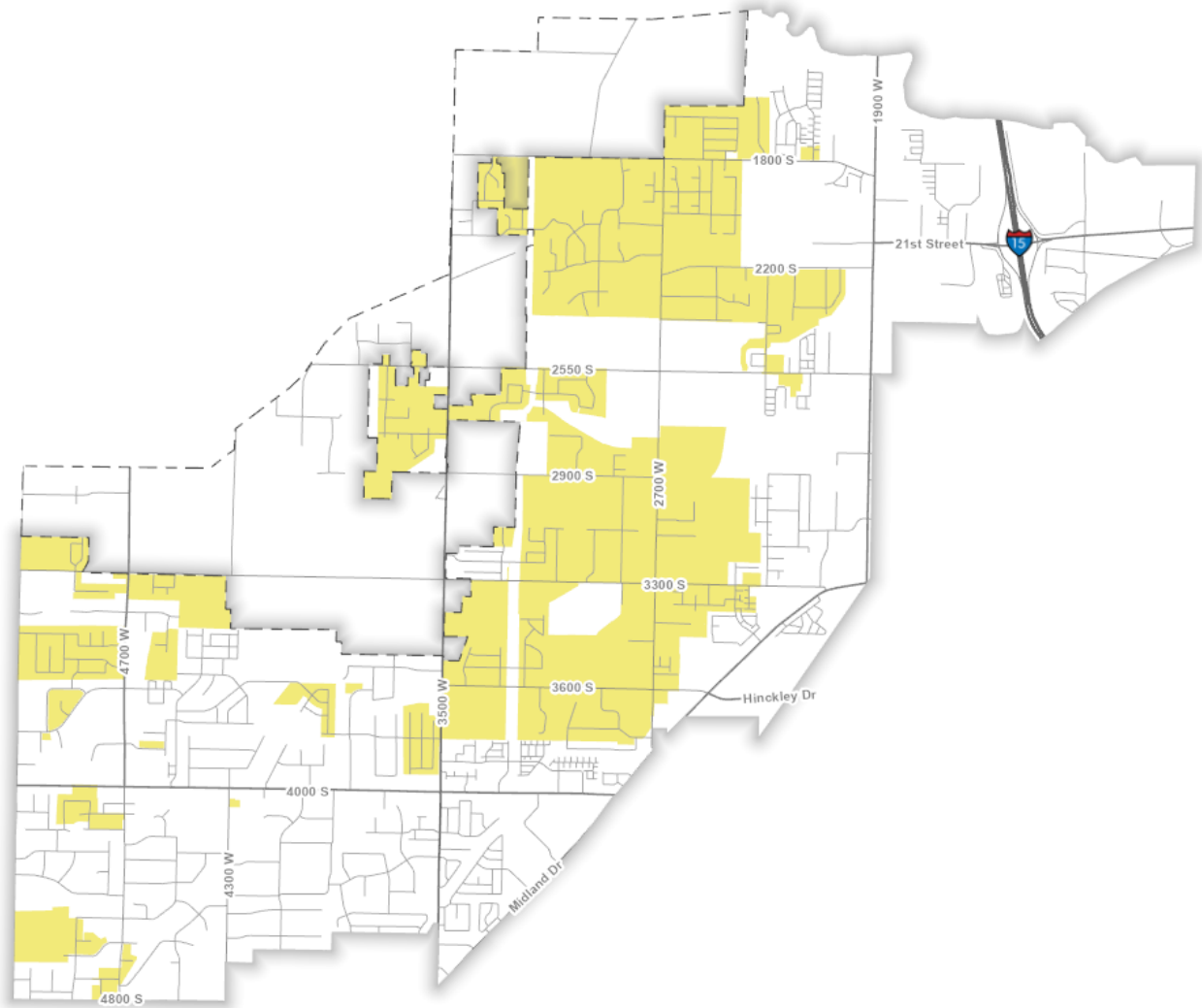
Secondary Uses:

Parks & Open Space

Civic and institutional uses

Possible Zones:

A-1, R-2, R-2.5



MHDR - Moderate/Higher Density Residential

Preferred Land Uses

Primary Uses:

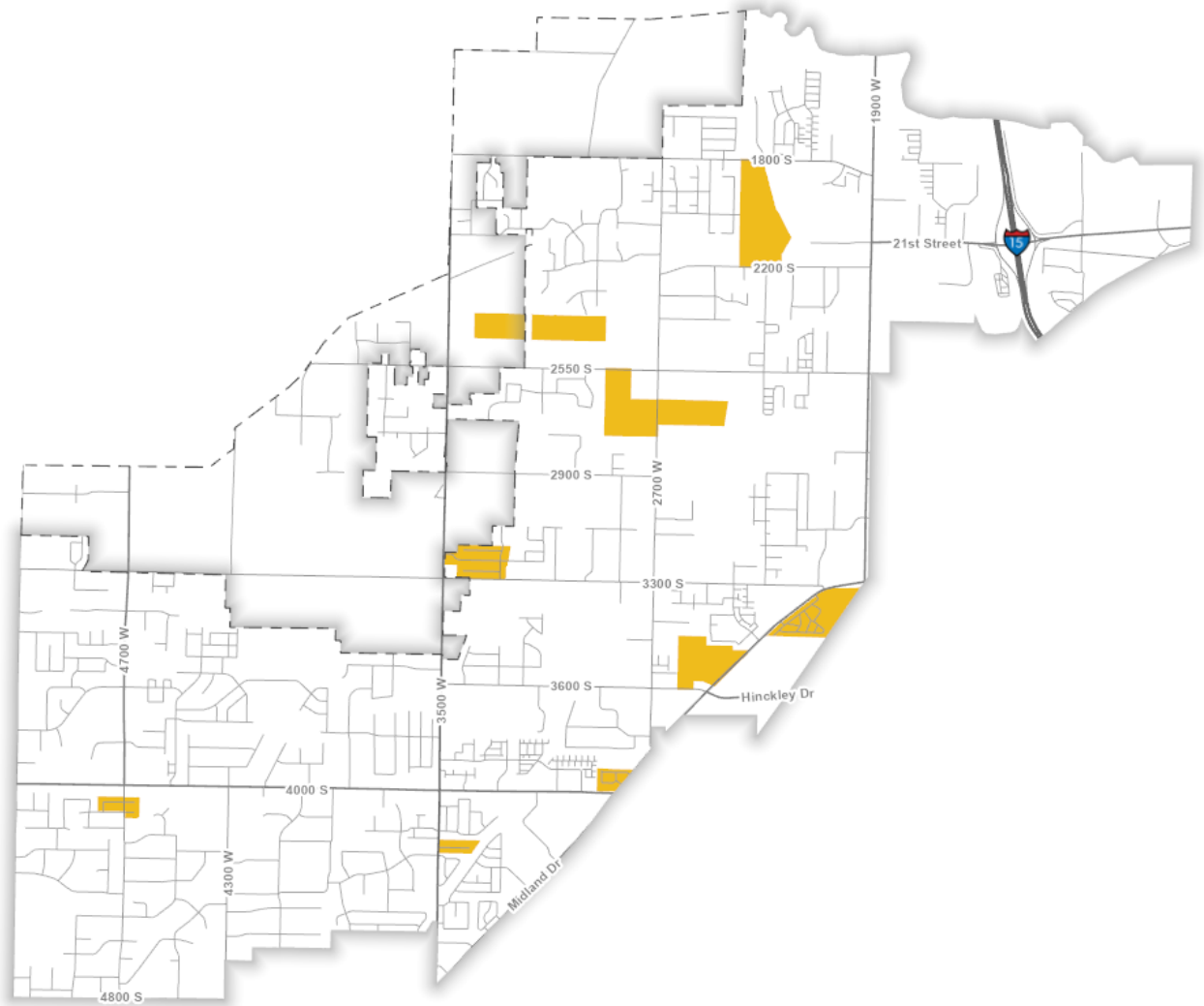
- Small-lot single-family homes
- Duplex or twin-home residences
- Limited townhome residences

Secondary Uses:

- Parks & Open Space
- Neighborhood-serving commercial uses where compatible

Possible Zones:

- R-3, R-4, PH



HDR - Higher Density Residential

Preferred Land Uses

Primary Uses:

Higher density attached housing

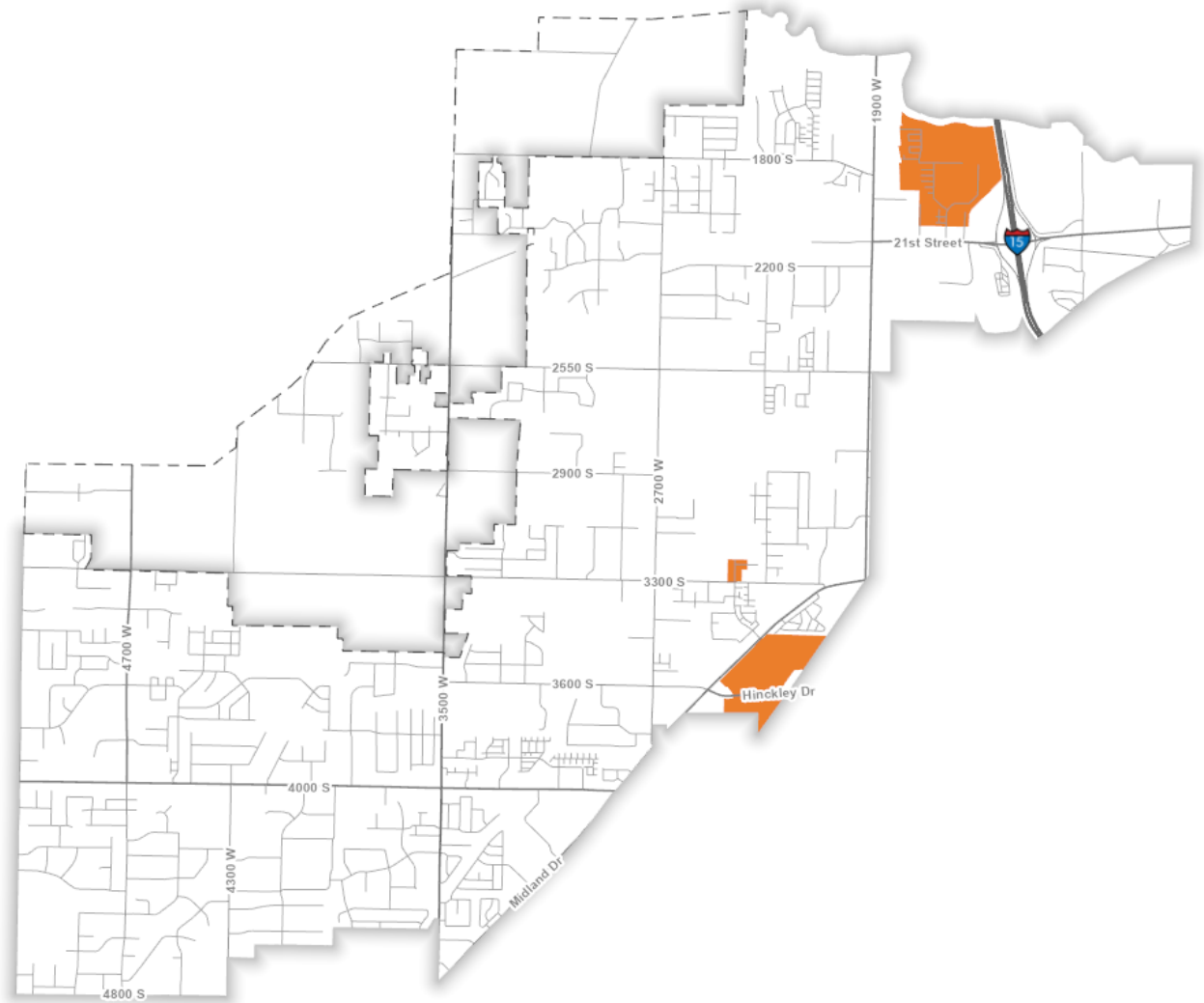
Secondary Uses:

Parks & Open Space

Limited commercial uses

Possible Zones:

R-3, Mixed Use



MR - Mixed Residential

Preferred Land Uses

Primary Uses:

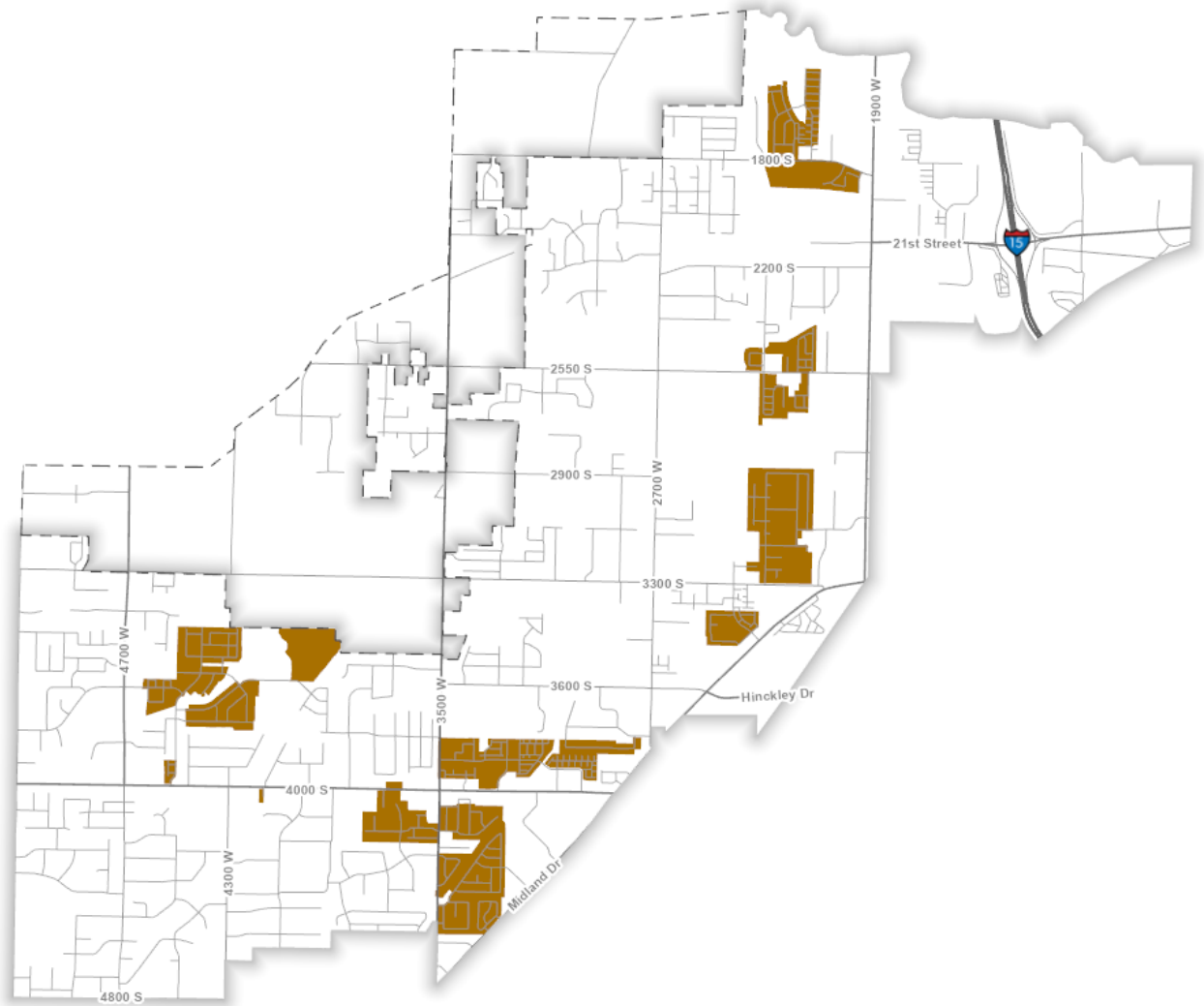
- Single-family residences
- Duplex or twin home residences
- Townhome residences
- Other attached residential housing

Secondary Uses:

- Parks & Open Space
- Other mixed-uses

Possible Zones:

- Mixed Use



NC - Neighborhood Commercial

Preferred Land Uses

Primary Uses:

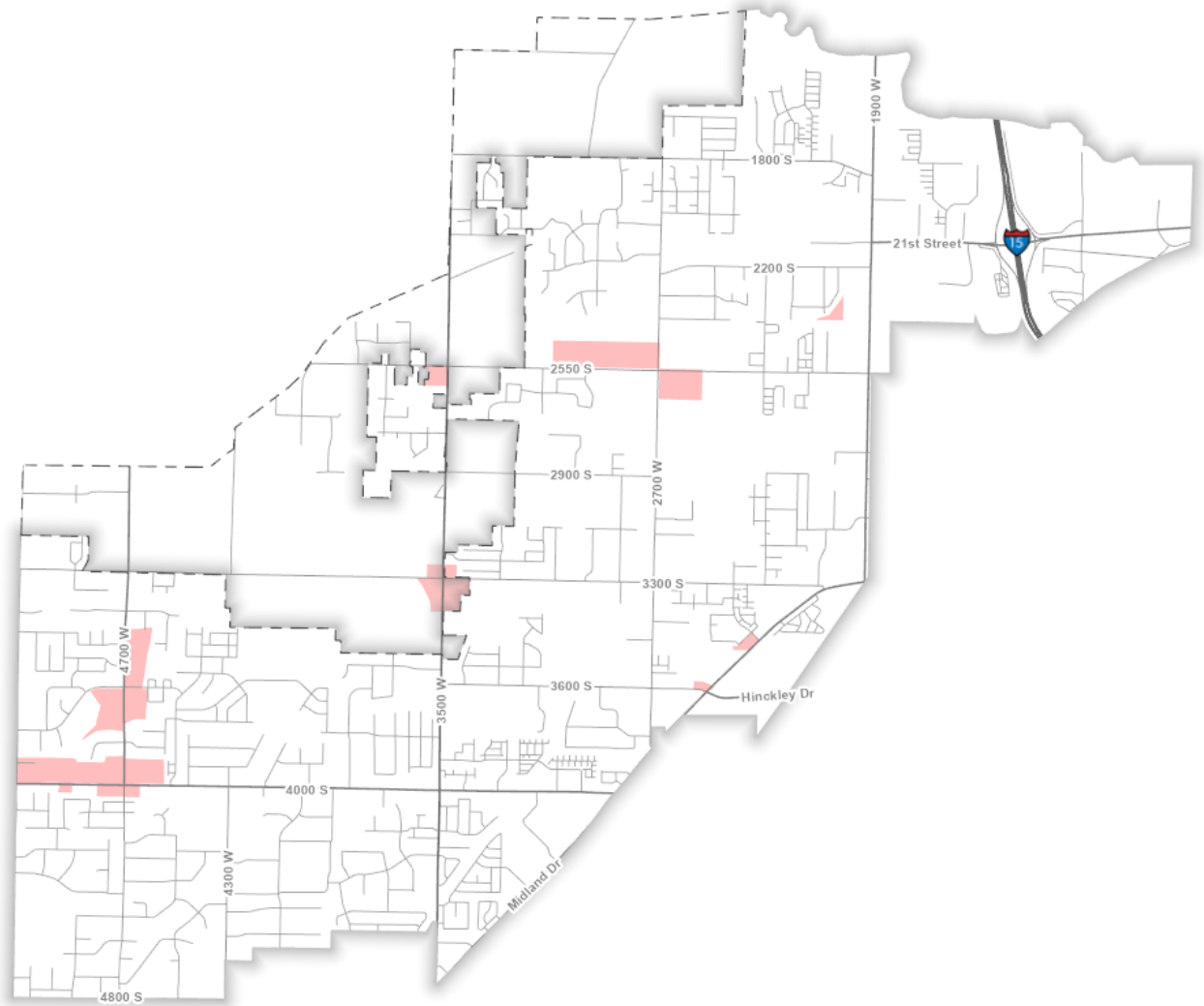
- Neighborhood-serving retail
- Personal services
- Food services
- Small-scale professional and service businesses

Secondary Uses:

- Civic and community uses
- Small-scale office uses
- Other uses permitted in the C-1 zone

Possible Zones:

- C-1



CC - Community Commercial

Preferred Land Uses

Primary Uses:

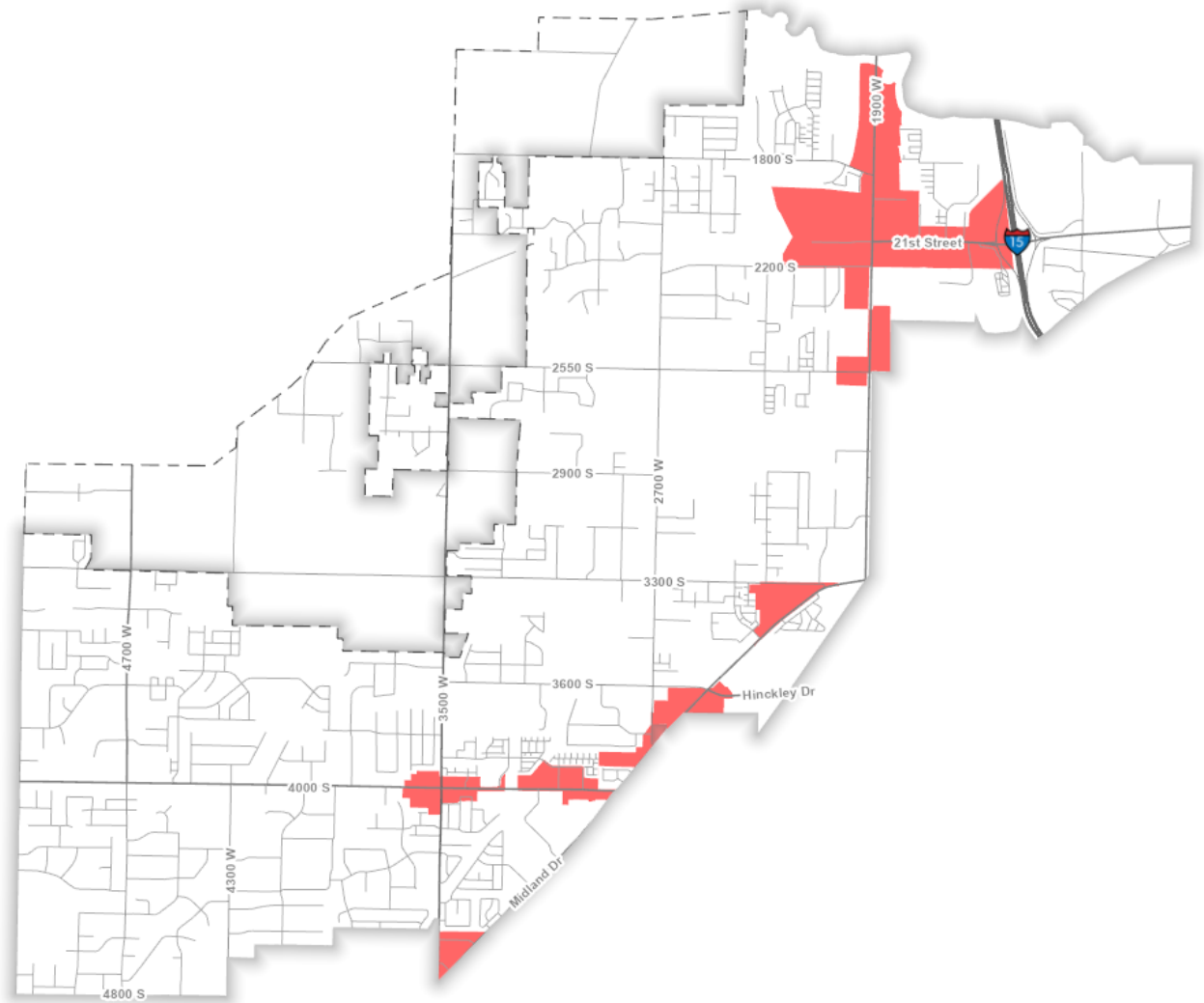
- Community-serving retail
- Restaurants and food services
- Personal and professional services
- General retail and commercial services

Secondary Uses:

- Other uses permitted in the C-2 zone

Possible Zones:

- C-2



RC - Regional Commercial

Preferred Land Uses

Primary Uses:

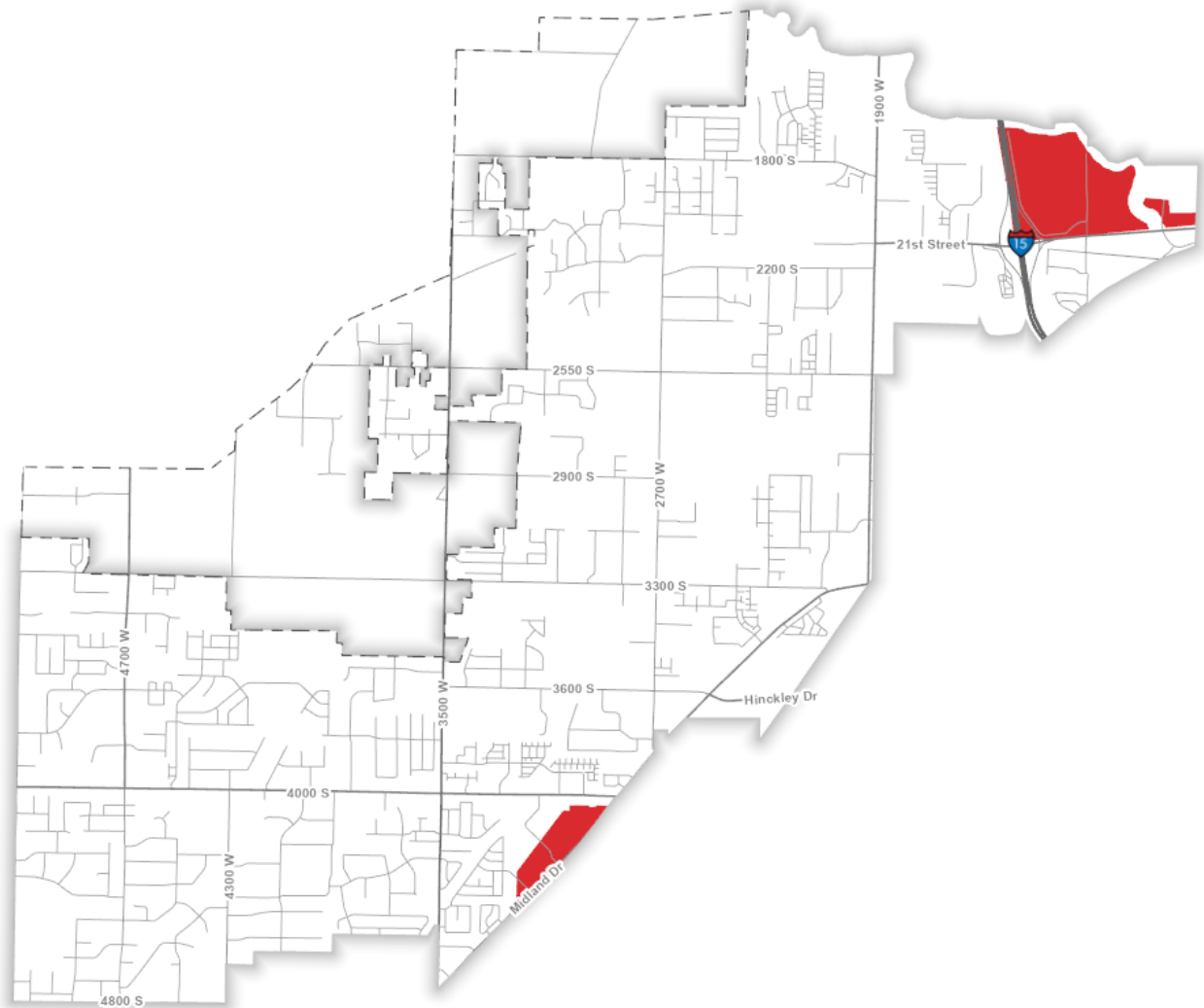
- Regional-serving retail
- Large-scale commercial uses
- Restaurant and food services
- Professional and business services
- Hotels and lodging
- Office and employment uses

Secondary Uses:

- Entertainment and destination uses
- Civic and community uses, including parks
- Other uses permitted in the C-3 zone

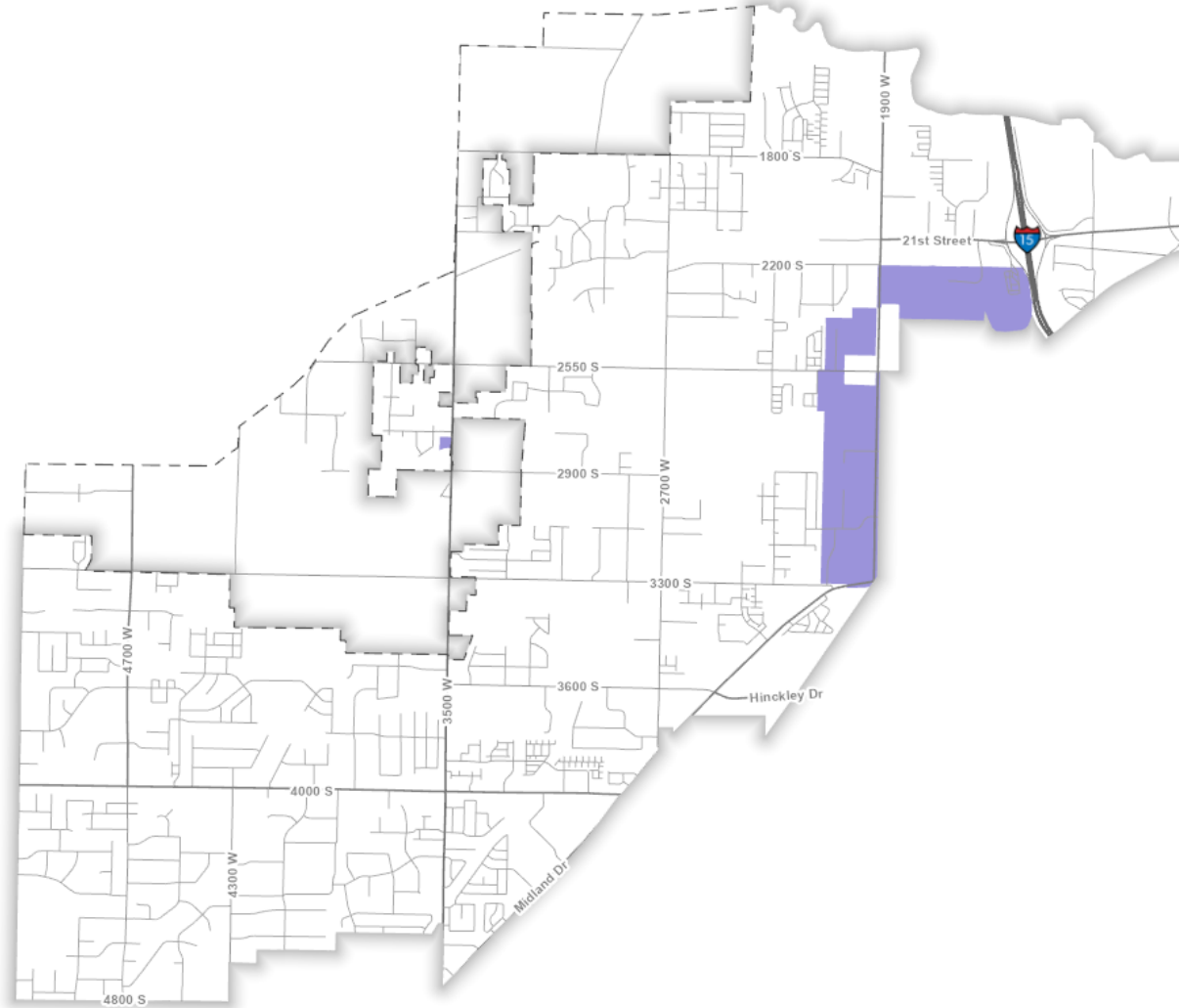
Possible Zones:

C-3



IM - Industrial & Manufacturing

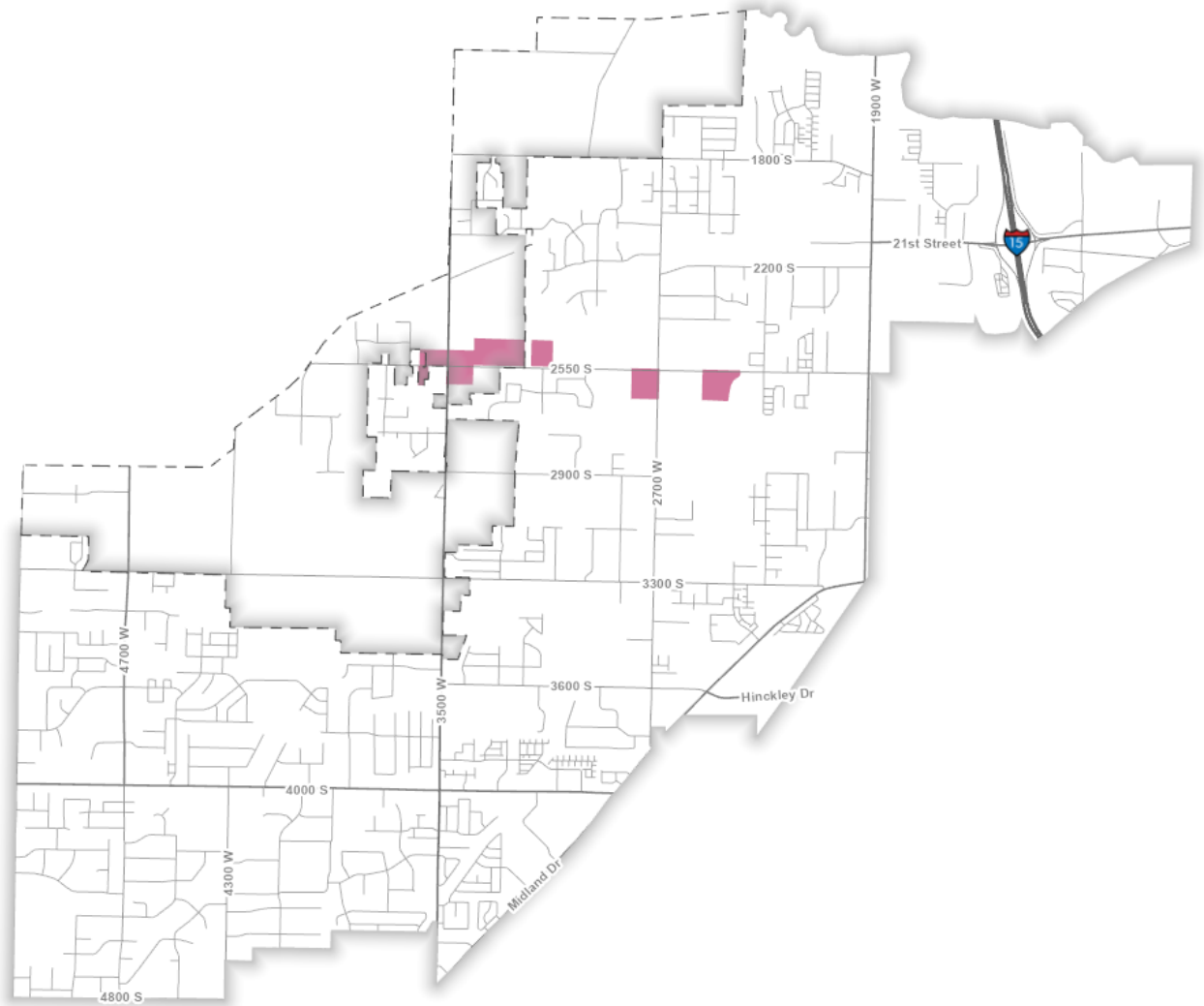
- ***Preferred Land Uses***
- Primary Uses:
 - Light and heavy manufacturing
 - Warehousing and distribution
 - Industrial and extraction uses
- Secondary Uses:
 - Industrial-supporting and compatible uses
- Possible Zones:
 - M-1, M-2



NMU - Neighborhood Mixed Use

- ***Preferred Land Uses***
- Primary Uses:
 - Ground-floor neighborhood-scale commercial
 - Limited residential units above or behind commercial uses
- Secondary Uses:
 - Parks and plazas
 - Recreational, cultural, and institutional uses
 - Other compatible neighborhood-serving uses

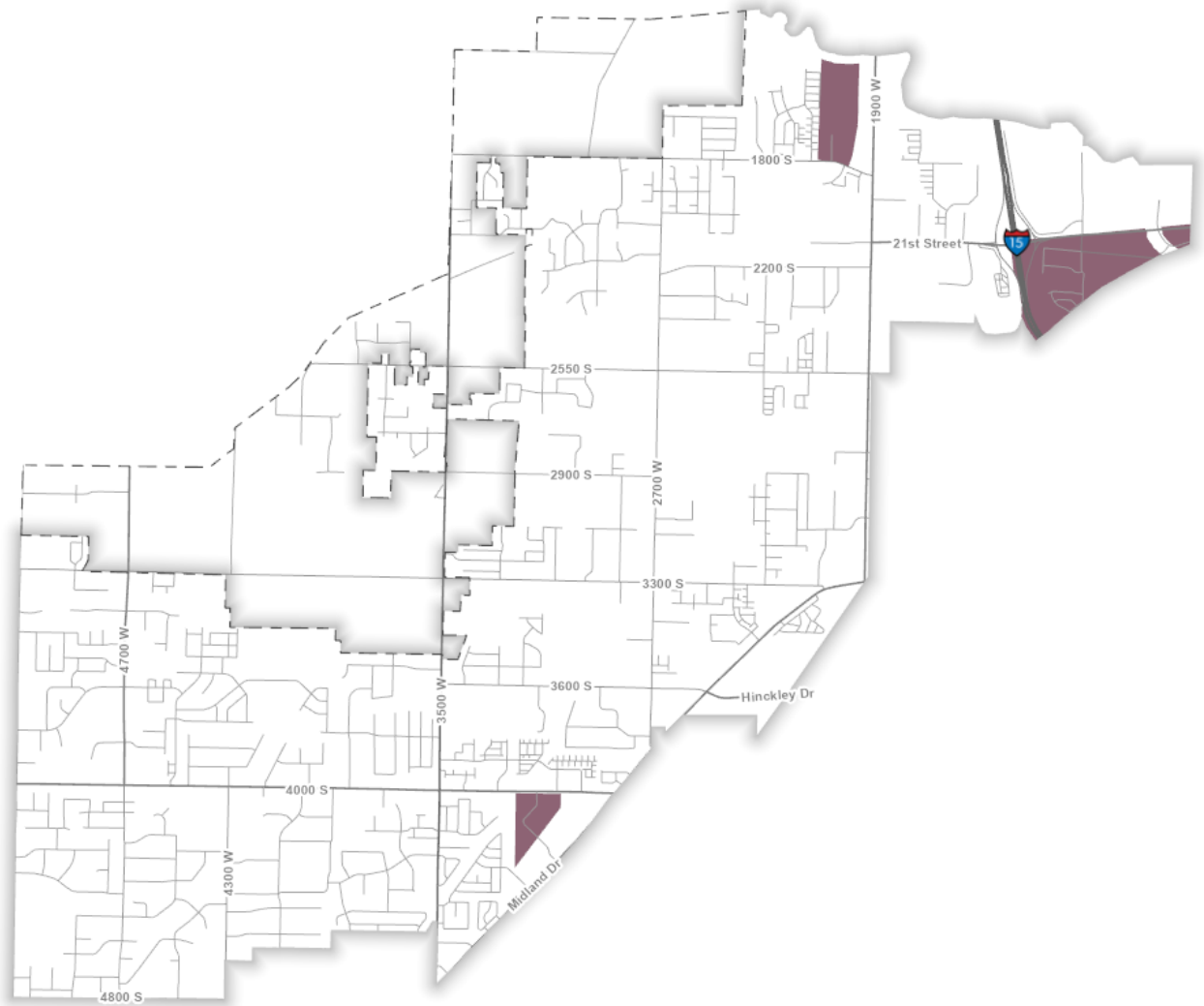
Possible Zones:
Mixed Use



CMU - Community Mixed Use

- ***Preferred Land Uses***
- Primary Uses:
 - Ground-floor neighborhood-scale commercial
 - Residential units above or behind commercial uses
- Secondary Uses:
 - Parks and plazas
 - Recreational, cultural, and institutional uses
- Other compatible community-serving uses

Possible Zones:
Mixed Use



RPOS - Recreation/Parks/ Open Space

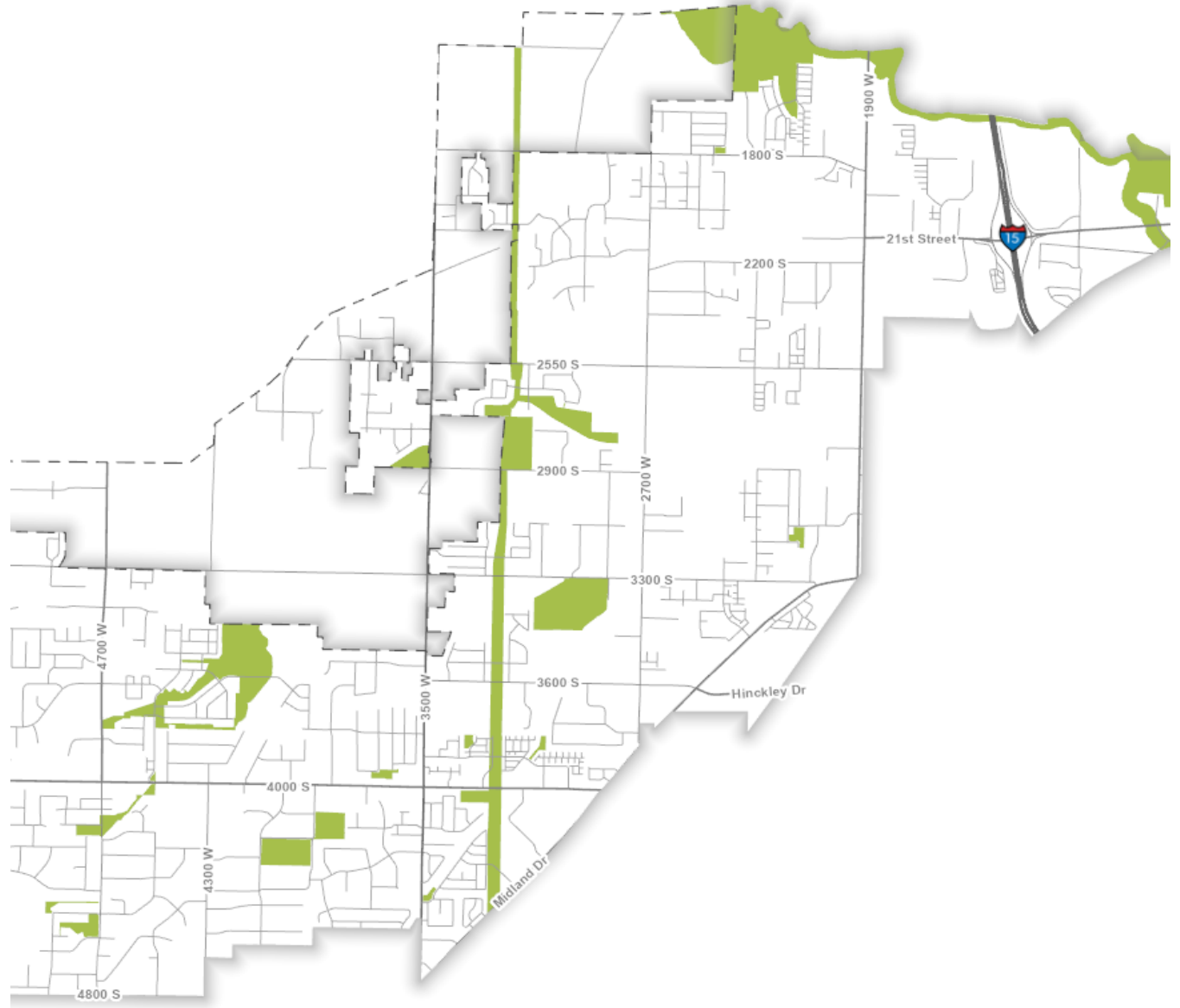
Preferred Land Uses

Primary Uses:

- Parks & recreation
- Trails
- Natural areas & open space

Secondary Uses:

- Recreation-supporting facilities and community amenities



UF - Utility Facilities

Preferred Land Uses

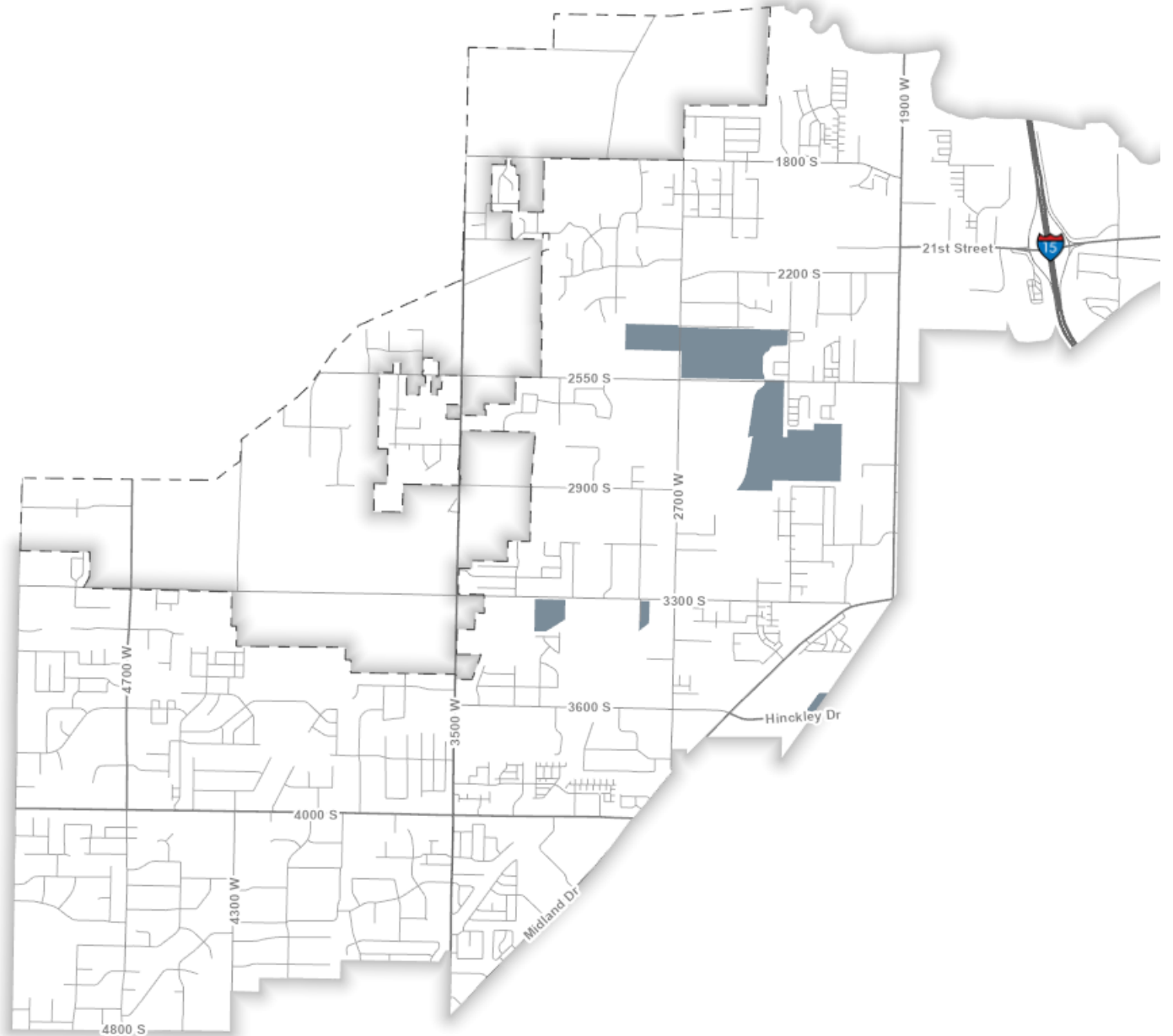
Primary Uses:

Public utility facilities

Water, wastewater, and stormwater infrastructure

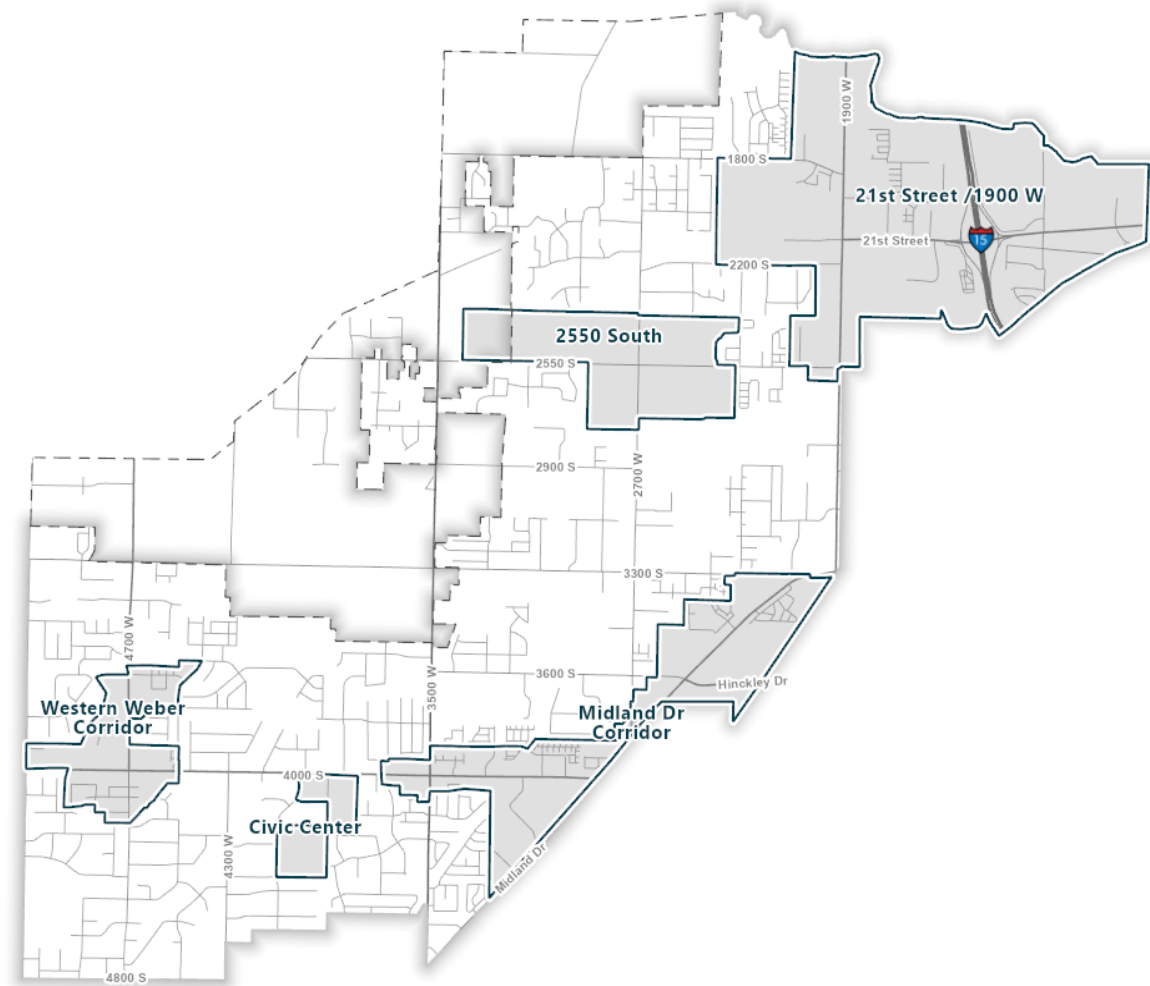
Secondary Uses:

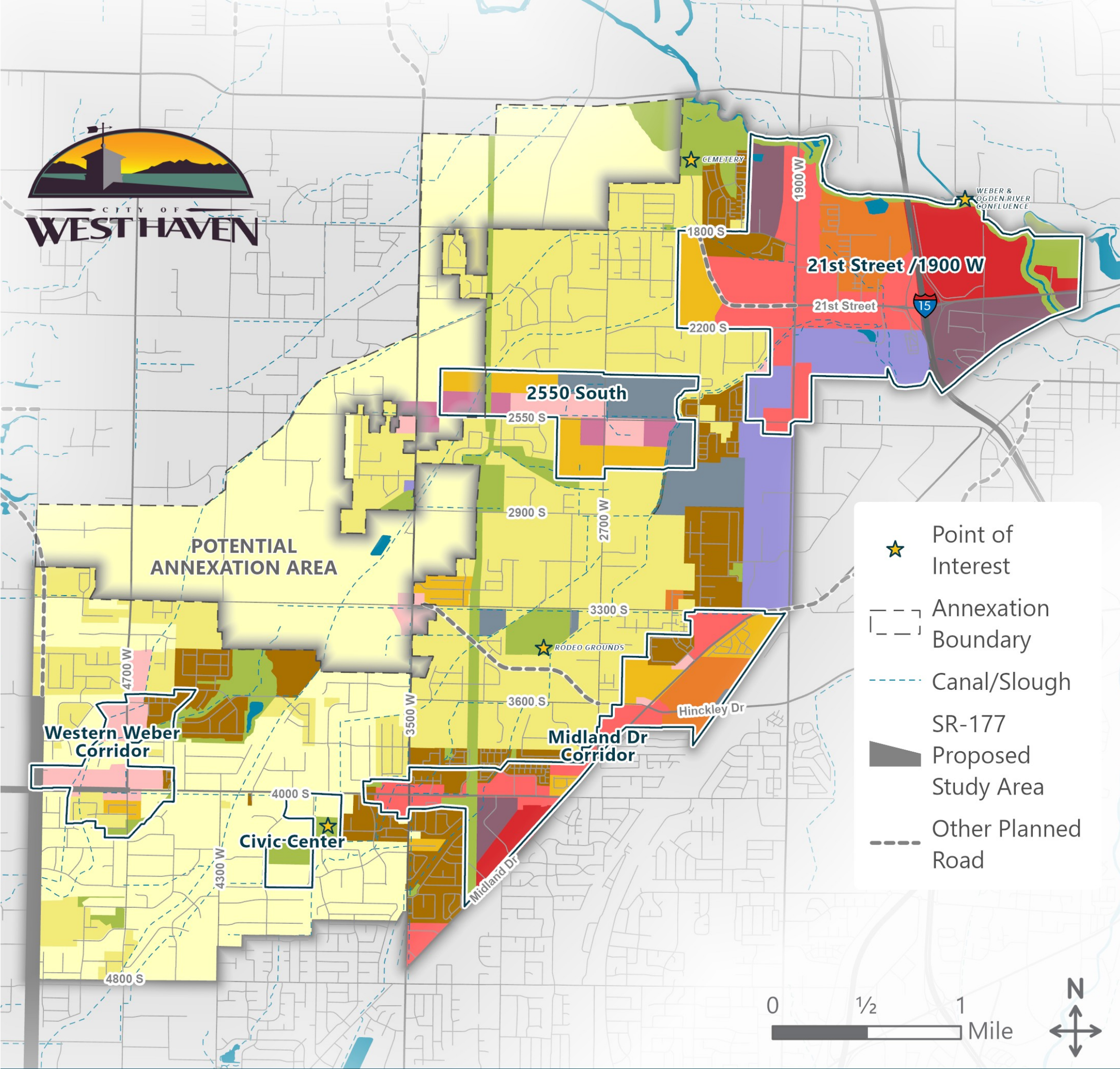
Other essential public infrastructure and utility-supporting uses



Activity Areas

More detailed planning for highlight areas.
Most of these are reflections from the
Economic Development Strategic Plan,
with an addition of a Civic Center.





FUTURE LAND USE



WEST HAVEN LAND USE PLAN

(2026) DRAFT

09/16/2026

Red text = unresolved comments / notes / thoughts

HIGHLIGHTED TEXT = usually referencing a map, figure, sidebar, or table (elements that aren't part of the main text body, but help tell the story).

Note that not all graphics are included or in their final form.

Chapter 1: Introduction

All Utah communities are required by the *Land Use, Development, and Management Act (LUDMA)* to adopt a comprehensive, long-range general plan addressing four key areas:

1. Land Use
2. Transportation
3. Moderate Income Housing
4. Water Use & Preservation

West Haven has organized these components as separate, coordinated plans. This document presents the City's Land Use Plan, which establishes a long-term vision for how land uses may evolve over time, where different types of development may be appropriate, and how future growth can be coordinated with the City's broader goals and priorities.

Purpose & Use of the Plan

The *West Haven General Plan Land Use Element* is an official planning document that establishes long-term goals and priorities for how West Haven grows and develops. It serves as a roadmap for City leadership and staff in making decisions about land use, development, infrastructure, and public investment, while helping residents, landowners, and development applicants understand the City's long-term vision and priorities. Like each element of the General Plan, the Land Use Plan is intended to be a living document that can adapt to changing conditions while providing guidance for the next five to ten years and establishing a vision for the next 20 to 30 years or more. As market trends and community priorities often

change, the Land Use Plan can and should be periodically updated to respond to those changes.

What the Land Use Plan is:

- **Part of a bigger picture:** The Land Use Plan is one portion of West Haven's General Plan. Its recommendations should be considered alongside the City's economic, transportation, housing, and water planning to support a coordinated community vision.
- **A guide for decision-making:** The Land Use Plan and Future Land Use Map provide a framework for considering future land use, development, infrastructure, and public investment. They help inform decisions and guide the City toward its desired future.
- **A long-term vision:** The Land Use Plan establishes a vision for how land uses may evolve over the coming decades, including the general distribution and character of future land uses. The vision is aspirational and will sometimes require balancing competing priorities.
- **A flexible framework:** The Land Use Plan is intended to adapt as West Haven's needs, conditions, and priorities change. It provides direction without attempting to anticipate every future circumstance.

What the Land Use Plan is not:

- **A zoning map:** Zoning regulates how property can be used and developed today, while the Future Land Use Map looks ahead to how the community envisions land uses evolving over time. The Future Land Use Map does not establish zoning, regulate density or specific uses, or determine development rights. Instead, it provides general guidance to help decision makers evaluate rezoning requests, development proposals, and potential updates to the City's zoning regulations.
- **A set of regulations:** The Land Use Plan does not establish specific development requirements, standards, or ordinances. Those are established through the City's development regulations and zoning code.
- **A development or capital improvement plan:** The Land Use Plan includes recommendations to guide future development and public investment, but it does not identify specific development projects, establish a timeline for development, or commit the City to specific capital improvements or expenditures.
- **A binding document:** The Land Use Plan provides guidance for future decisions but does not, by itself, create legal requirements, change zoning, or establish development rights.

Community Context

A Brief History

West Haven City was incorporated in July 1991 through the consolidation of the communities of Kaneshville and Wilson. Before incorporation, the area was largely characterized by agricultural fields, dairies, and rural development, with a population of just over 2,000. Residents chose the name West Haven as they established a new city while maintaining the area's rural character.

Over the past three decades, West Haven has grown substantially, transitioning from a primarily agricultural community into a suburban city. Residential development has expanded alongside commercial and industrial uses, particularly along 4000 South, Midland Drive, and 1900 West. The City has also developed an extensive system of parks and trails that serve residents and visitors.

West Haven's approach to planning has evolved alongside this growth. The City adopted its first General Plan in 1991, followed by updates in 2002 and 2014. This Land Use Plan builds on that planning history and considers how the City's land use framework can respond to continued change while maintaining the historic qualities that residents value.

Regional Context

West Haven is located in western Weber County, approximately 35 miles north of Salt Lake City. The City is bordered by Ogden to the east, Roy to the south, Hooper to the west, and Marriott-Slaterville to the north, with a large unincorporated area extending northwest that has been identified for potential future annexation. The confluence of the Weber and Ogden Rivers is located in the northeastern portion of the City.

West Haven is part of the Ogden–Clearfield metropolitan area and is connected to the broader Wasatch Front through I-15, including Exit 343 at 21st Street, as well as major arterial connections through Roy. The City is also located near Hill Air Force Base and benefits from access to regional employment, services, and amenities.

West Haven's location places it within a larger network of communities and activity centers along the Wasatch Front. Established centers in Ogden and Roy provide additional access to jobs, services, and amenities. The Wasatch Choice Vision, Wasatch Front Regional Council's long-range regional planning framework, identifies areas in and around West Haven as potential City/Town Centers. These regional centers represent locations that could support a mix of jobs, services,

housing, and other activities over time and help guide regional planning and investment (MAP X). While they do not necessarily reflect the City's plans or adopted land use designations, there is some alignment with the Activity Areas identified later in this plan (see Chapter 2).

MAP X: REGIONAL CONTEXT MAP/WASATCH CHOICE VISION CENTERS ACKNOWLEDGED

SIDEBAR: Centers & Activity Areas

Centers and Activity Areas are terms used to describe places where jobs, services, housing, shopping, and other activities are concentrated or may be encouraged over time. Different planning efforts may use different names or boundaries to describe these areas.

- **Wasatch Choice Vision:** WFRC identifies regional Centers, including Neighborhood, City/Town, and other center types, as part of its long-range vision for communities and investment along the Wasatch Front.
- **The West Haven Economic Development Strategic Plan (2026):** Identifies key areas in West Haven where economic activity and development opportunities may occur.
- **West Haven Land Use Plan:** Identifies Activity Areas that generally align with these regional and economic development concepts, with boundaries refined for the purposes of this plan. **The general location and role of these areas are more important than the precise boundaries.**

Community Profile

Understanding who lives in West Haven, how the community has changed, and how it is expected to grow provides important context for planning its future. Population growth, household characteristics, and demographic trends help inform the types and scale of housing, commercial uses, services, and amenities the community may need over time.

Population Estimates

West Haven has changed significantly since its incorporation in 1991, growing from approximately 2,000 residents to more than 24,000 today¹. Much of this growth has occurred as agricultural land has transitioned to residential development.

¹ Kem C. Gardner Policy Institute. Inaugural Subcounty Population Estimates Reveal Shifting Growth Patterns Across Utah. May 2026. University of Utah. Source: <https://gardner.utah.edu/news/inaugural-subcounty-population-estimates-reveal-shifting-growth-patterns-across-utah/>

Regional demographic trends provide important context for West Haven’s continued growth. Utah remains one of the fastest-growing states in the nation, with the state’s population projected to increase by approximately 50% by 2040. As part of the growing Ogden-Clearfield Metropolitan Area, West Haven is part of this broader regional growth pattern. The City’s recent growth reflects these trends, with West Haven ranking among Utah’s 10 fastest-growing communities. Looking ahead, population projections estimate that West Haven will reach approximately 46,955 residents by 2060² (see [FIGURE X & TABLE X](#)).

FIGURE X: POPULATION PROJECTION GRAPH (numbers from Annexation Plan)

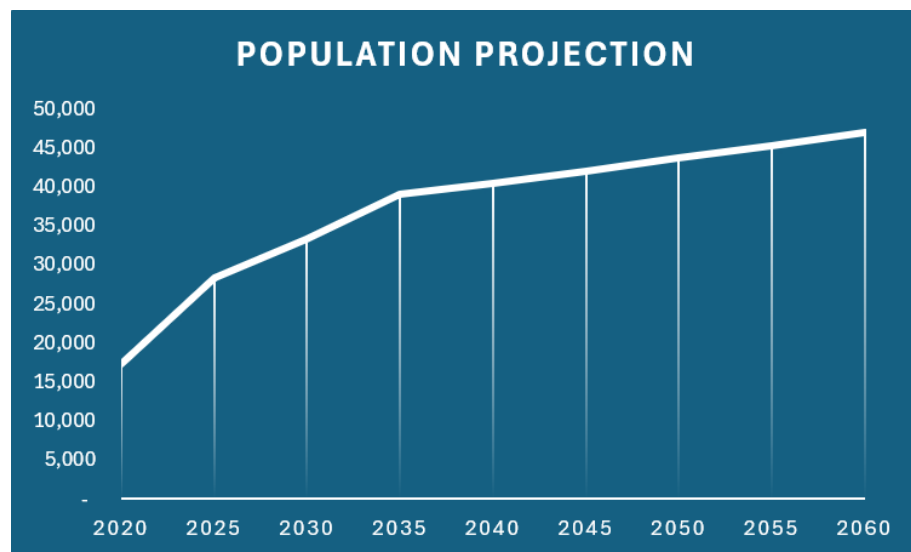


TABLE X: POPULATION COMPARISON (Kem C. Gardner Policy Institute, July 2025)							
INDICATOR	WEST HAVEN	CLINTON	OGDEN	RIVERDALE	ROY	WEBER COUNTY	UTAH
Population (July 1, 2025)	24, 960	23,859	87,469	8,990	38, 231	272,929	3,551,150

Other Community Characteristics

Demographic and socioeconomic data provide a basis for understanding West Haven’s population, housing, and economic characteristics compared with nearby communities, the region, and the State of Utah ([TABLE X](#)). The data highlight several characteristics that are relevant to the City’s future and the overall direction of the

² West Haven Annexation Plan

Land Use Plan. West Haven's recently adopted *Economic Development Strategic Plan (2026)* provides additional analysis of these conditions.

Community characteristics relevant to land use planning include:

- **A young and growing community:** West Haven has a younger population and slightly larger average households than nearby communities, contributing to a growing workforce and ongoing demand for housing and services.
- **Household income:** West Haven's median household income is higher than the state and most nearby communities, indicating relatively strong household purchasing power.
- **Educational attainment:** West Haven's educational attainment is generally comparable to nearby communities, with fewer residents holding graduate or professional degrees than the State average.
- **Regional connections:** Many West Haven residents commute outside the City for work, while many workers commute into West Haven, reflecting the City's connection to the broader regional employment market.
- **Housing and homeownership:** West Haven's housing is predominantly single-family and owner-occupied, reflecting the City's existing housing pattern.
- **Residential growth:** West Haven has been a regional leader in residential development, with residential growth driving much of the City's recent development.
- **Commercial development:** Commercial development has not kept pace with residential growth, although West Haven is emerging as a growing commercial hub.
- **Employment and industrial uses:** Construction, manufacturing, and transportation and warehousing are among West Haven's largest employment sectors.
- **Economic diversification:** West Haven's economy has a concentration of employment in several major activity areas, with opportunities to diversify the economic base.

TABLE X: DEMOGRAPHIC INDICATOR COMPARISON (2024 American Community Survey 5-Year Estimates)

INDICATOR	WEST HAVEN	CLINTON	OGDEN	RIVERDALE	ROY	WEBER COUNTY	UTAH
Median Age	29	33	33.8	31.1	33	34	32.5
Median Household Income	\$101,012	\$116,194	\$74,449	\$67,323	\$91,282	\$88,515	\$96,658
Bachelor's Degree or Higher	30.50%	26.90%	26.20%	21.50%	22.90%	29.10%	39.10%
Average Travel Time to Work (minutes)	22.9	24.5	22.1	17.7	25	23.6	23.2
Poverty Rate	6.20%	7.00%	13.70%	11.10%	5.00%	9.00%	8.30%
Median Gross Rent	\$1,702	\$1,698	\$1,479	\$1,502	\$1,624	\$1,550	\$1,593
Homeownership Rate	71.30%	90.90%	61.60%	73.90%	84.00%	72.60%	69.60%
Average Household Size	3.37	3.81	3.3	3.3	3.36	3.36	3.41

Community Priorities

West Haven City has received community input through surveys, public meetings, and other outreach over the years. That input has consistently raised concerns about growth, economic development, and infrastructure, while also emphasizing the qualities residents value and want to preserve. Recent outreach for the Land Use Plan provided additional community input on community character, future land use, and how West Haven may evolve over time.

The following four broad themes were identified as community priorities for land use planning. Although each theme focuses on a different aspect of the community,

they are closely connected and together reflect what residents value about West Haven and want to carry forward as the community changes over time:

1 - Protect the Rural & Open Character

Protecting West Haven's agricultural heritage, open lands, and rural character is a consistent priority among residents. Parks, trails, and open spaces are also central to the community's identity and quality of life, and residents want to retain these qualities as West Haven grows.

"Don't lose the farm atmosphere. That's why we moved here. Not to see all the housing."

"My wish is for the city to be able to maintain the upkeep of natural open spaces, its trails and parks with the collaboration of its residents."

"We need to have more open space and less houses to keep us rural."

How the Plan Responds: This priority is addressed through the Future Land Use Vision and land use descriptions in Chapter 2, which identify areas where rural character and open landscapes are maintained, and through the open space preservation and placemaking strategies described in Chapter 3.

2 - Maintain Neighborhood Quality & Character

Residents value the quality and character of West Haven's existing neighborhoods, particularly established single-family areas. They are concerned about development that changes the scale or character of these neighborhoods and express a clear preference not to see additional apartment development. They also value neighborhoods with sidewalks, safe streets, landscaping, trails, and well-maintained public spaces.

"I'd rather not continue to see large parcels turned into multi-house subdivisions. West Haven should remain rural, which means subdivisions should be kept to a bare minimum and only in certain areas near commercial and already high density areas."

"The quiet neighborhoods [are] what attracts me the most!"

How the Plan Responds: This priority is addressed in Chapter 2, which establishes different residential contexts and development intensities, and through Chapters 3 which address compatible transitions, neighborhood connections, development scale, buffering between uses, and community design.

3 - Greater Access to Local Businesses & Services

Residents want greater access to local businesses and everyday services, including grocery stores, restaurants, retail, and other amenities. They support concentrating commercial uses in designated areas with convenient access to services while remaining separate from single-family neighborhoods.

"I like the idea of concentrated areas for commercial, shopping, etc. with separation from quiet residential neighborhoods."

"I like that West Haven is its own quiet safe nook tucked away from the hustle and bustle of consumerism. But humans do need to have some amenities to improve their quality of life so I like that [amenities] are available, but contained."

"Just keep it simple. We are small. We do not need multiple big brand restaurants but a few local owned shops."

How the Plan Responds: This priority is addressed through the commercial, mixed-use, and Activity Area concepts outlined in Chapters 2, which focuses neighborhood, community, and regional businesses and services in appropriate locations. Chapter 3 further addresses the design and connectivity of these areas so they function as convenient and accessible community destinations.

4 - A Safe, Well-Connected Community

Residents value safe streets, sidewalks, trails, and active transportation connections, along with convenient access to parks and other community services. They want infrastructure and public services to serve both current and future residents and are concerned about major roads and other infrastructure affecting the safety and character of residential neighborhoods.

"Prepare schools and roads before more homes. Slow down. Keep the country."

"Because of the large footprint of the city, make sure residents in all areas of the city have close access to parks connected by sidewalks, trails and active transportation. Allow density bonus to developers who will put in this infrastructure."

"Do NOT put high traffic roads through residential areas. Isolate major road development/expansion to already developed areas that can support the infrastructure without putting children at risk and scarring residential areas that have low traffic and has the country feel we moved here to enjoy."

How the Plan Responds: This priority is addressed throughout the plan through the location and scale of future land uses in Chapter 2, connections between neighborhoods and Activity Areas, and the pedestrian, bicycle, streetscape, corridor, and public realm strategies in Chapter 3.

Chapter 2: Land Use Plan

Existing Land Use

West Haven's current land use pattern reflects a transition from rural and agricultural areas to established residential neighborhoods and more intensive commercial and employment areas. While these areas are not distinct zones, this land use "transect" illustrates how different land uses and development patterns come together across the City (see **FIGURE X: THE TRANSECT**). The following describes the breakdown of primary land uses that make up this pattern today:

FIGURE X: THE TRANSECT (labels will be added to graphic)



- **Vacant, Undeveloped & Agricultural:** These lands represent the more rural end of West Haven's land use spectrum and include agricultural areas, undeveloped parcels, and other lands without an established development pattern. They are particularly prominent in the western portions of the City.
- **Parks & Open Space:** Parks and open spaces are distributed throughout the developed community and include recreational areas and other lands that provide opportunities for outdoor activity and preserve areas of open character.
- **Residential Neighborhoods:** Residential uses make up the largest share of West Haven's existing land use pattern. Single-family neighborhoods range from larger rural residential lots to more compact established neighborhoods, while multi-family areas represent a smaller portion of the City's residential development.

- **Commercial:** Commercial uses are generally concentrated along major corridors and established activity areas, providing shopping, restaurants, services, and other destinations for West Haven residents.
- **Industrial & Manufacturing:** Industrial and manufacturing uses are concentrated primarily along major transportation corridors and provide locations for employment, production, and business activity.
- **Government & Institutional:** Government and institutional uses include schools, civic facilities, and other public or institutional properties distributed throughout the community.
- **Roads & Utilities:** Roads and utility facilities form the infrastructure network that connects West Haven's different land uses and supports existing development.

Future Land Use Vision

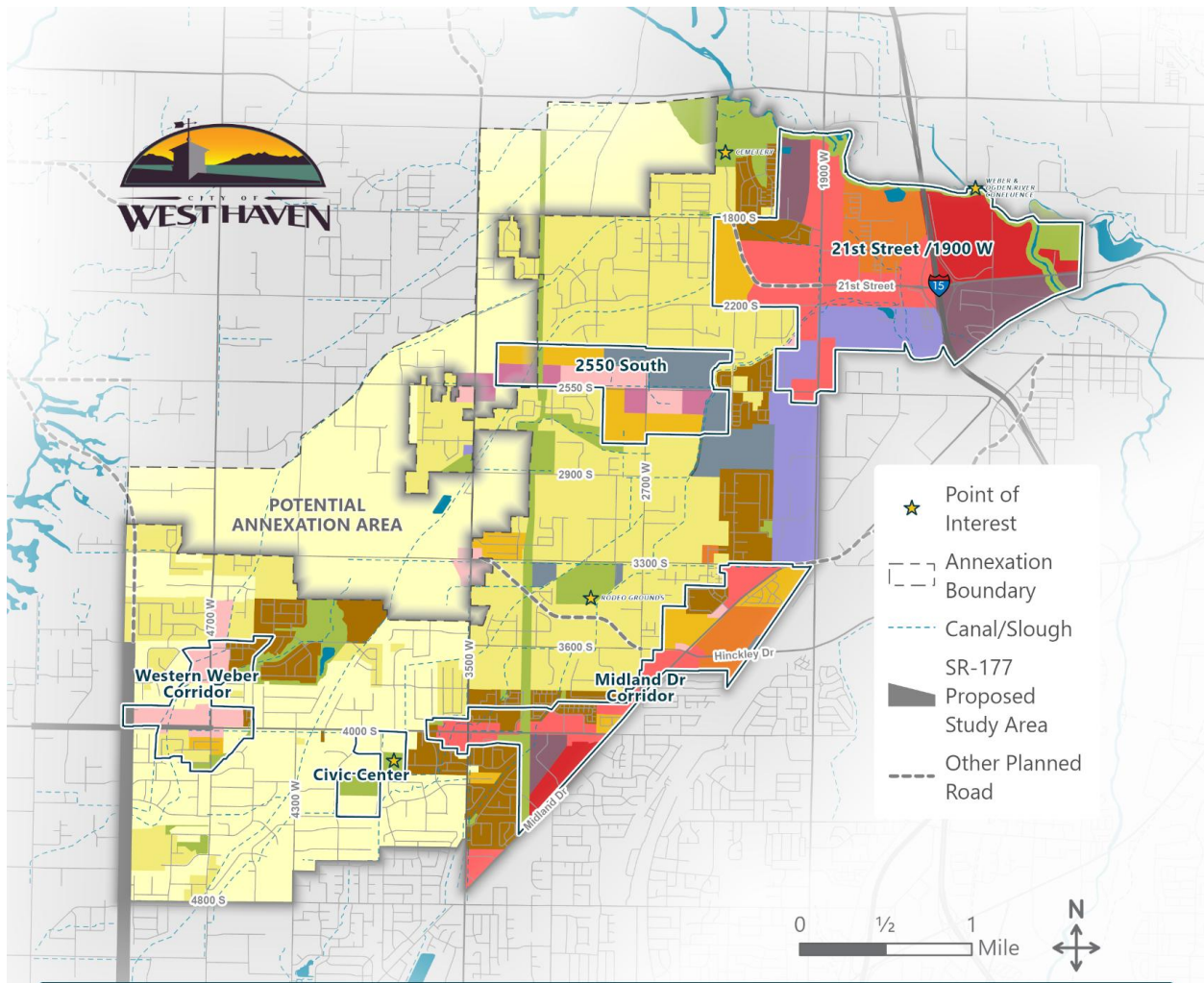
One of the primary purposes of West Haven's Land Use Element is to provide a clear and realistic land use vision to guide future growth and development. MAP X illustrates the Future Land Use Vision for West Haven for the next 20+ years. A key component of this vision is balancing future growth and development with the established character and special qualities that brought residents to West Haven in the first place.

The Future Land Use Vision is organized around the different roles that land uses play in the community, from established residential neighborhoods and rural areas to commercial and mixed-use areas, employment areas, and parks and open space. The descriptions that follow explain the purpose and character of each category and identify preferred land uses that are consistent with that role.

SIDEBAR: Water & Land Use

Land use patterns and development intensity affect future water demand. The Future Land Use Plan is intended to be coordinated with the City's adopted *Water Use & Preservation Element (2025)*, which establishes goals and strategies for managing water demand, conservation, and long-term water resources. Future changes to land use categories, development intensity, and the Future Land Use Map should consider potential impacts on water demand and be evaluated in coordination with the City's water policies and planning efforts.

MAP X: FUTURE LAND USE



FUTURE LAND USE

Activity Areas	HDR - Higher Density Residential	IM - Industrial & Manufacturing
LDR - Low Density Residential	MR - Mixed Residential	NMU - Neighborhood Mixed Use
LMDR - Low/Moderate Density Residential	NC - Neighborhood Commercial	CMU - Community Mixed Use
MHDR - Moderate/Higher Density Residential	CC - Community Commercial	RPOS - Recreation/Parks/Open Space
	RC - Regional Commercial	UF - Utility Facility

TABLE X: FUTURE LAND USE CATEGORIES

CODE	NAME	SNAPSHOT	SUGGESTED DENSITY	ZONING ALIGNMENT
LDR	Low Density Residential	Supports West Haven's rural residential and agricultural character through larger lots, open landscapes, and compatible residential uses.	1 or less dwelling units per acre	A-2, R-1
LMDR	Low/Moderate Density Residential	Represents West Haven's predominant residential land use and the primary pattern for future residential development.	1-3 dwelling units per acre	A-1, R-2, R-2.5
MHDR	Moderate/Higher Density Residential	Provides for more compact residential development, including small single-family lots, duplexes, and townhomes. Used strategically to support activity areas or create compatible transitions between lower-density neighborhoods and more intensive uses.	4-10 dwelling units per acre	R-3, R-4, PH
HDR	Higher Density Residential	Provides for higher-density attached housing in strategic locations near existing urban areas and major transportation corridors.	8+ dwelling units per acre	R-3, Mixed Use
MR	Mixed Residential	Provides a mix of residential housing types and lot patterns within planned neighborhoods. Includes supporting neighborhood uses such as parks, open space, and civic uses.	2-8 dwelling units per acre	Mixed Use
NC	Neighborhood Commercial	Provides small-scale, neighborhood-serving	N/A	C-1

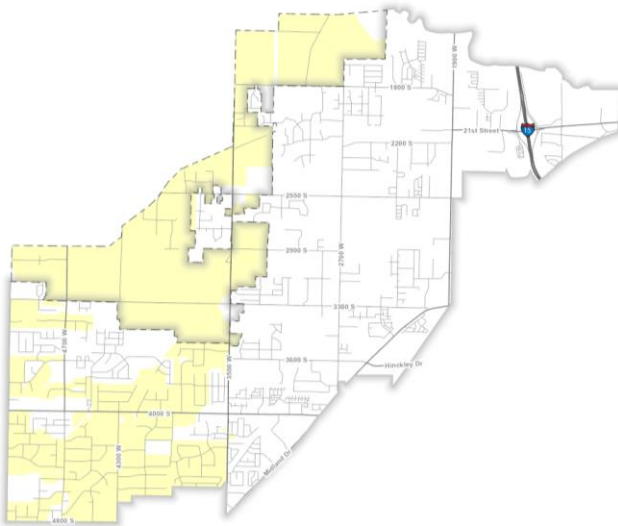
		commercial uses that meet the day-to-day needs of nearby residents.		
CC	Community Commercial	Provides a broader range of commercial uses serving West Haven and surrounding neighborhoods at a scale greater than Neighborhood Commercial and lower intensity than Regional Commercial.	N/A	C-2
RC	Regional Commercial	Provides larger-scale commercial and professional uses that serve West Haven and the surrounding region, concentrated in locations with strong regional access.	N/A	C-3
IM	Industrial & Manufacturing	Provides for manufacturing, industrial, extraction, and related employment uses that require separation from residential and commercial areas.	N/A	M-1, M-2
NMU	Neighborhood Mixed Use	Provides small-scale, walkable mixed-use areas that combine residential and commercial uses to support nearby residents.	N/A	Mixed Use Zone
CMU	Community Mixed Use	Provides larger-scale mixed-use areas that combine residential, commercial, and community-serving uses.	N/A	Mixed Use Zone
RPOS	Recreation/Parks/Open Space	Areas for parks, trails, natural areas, and other protected or publicly	N/A	N/A

		accessible open space.		
UF	Utility Facility	Public utilities and infrastructure that support West Haven's residents, businesses, and community services.	N/A	N/A

Residential Uses

Residential neighborhoods are an established part of West Haven's identity. With its rural roots and role as a bedroom community, much of the city is characterized by neighborhoods and residential properties that provide a range of living environments, from larger lots that retain a more rural character to newer suburban neighborhoods. The following residential uses provide a range of residential types that respond to preserving West Haven's character while accommodating future growth.

LDR - Low Density Residential



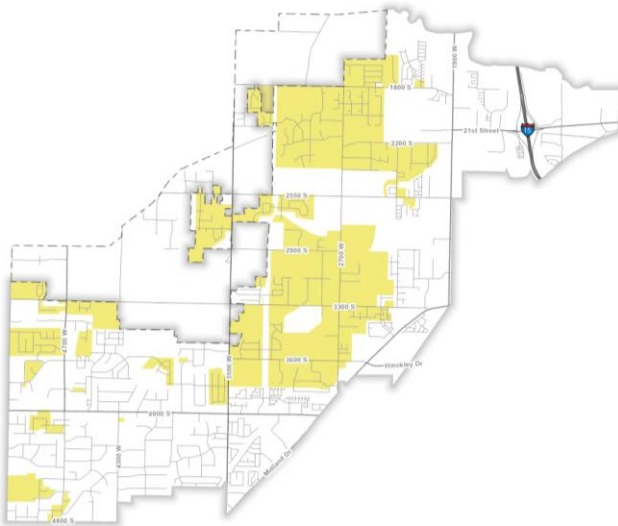
Purpose & Character

The Low Density Residential land use category supports West Haven's rural residential character and agricultural heritage. These areas are characterized by larger lots (1 dwelling unit per acre or less), open landscapes, and agricultural lands. While accommodating appropriate residential growth, future development should maintain the open, rural character of these areas through compatible lot patterns and preservation of open space.

Preferred Land Uses

- Primary Uses:
 - Large-lot single-family residential homes
 - Agricultural residential uses
- Secondary Uses:
 - Small-scale agricultural operations
 - Hobby farms and equestrian uses
 - Limited agribusinesses where compatible with surrounding uses
 - Parks & Open Space

LMDR - Low/Moderate Density Residential



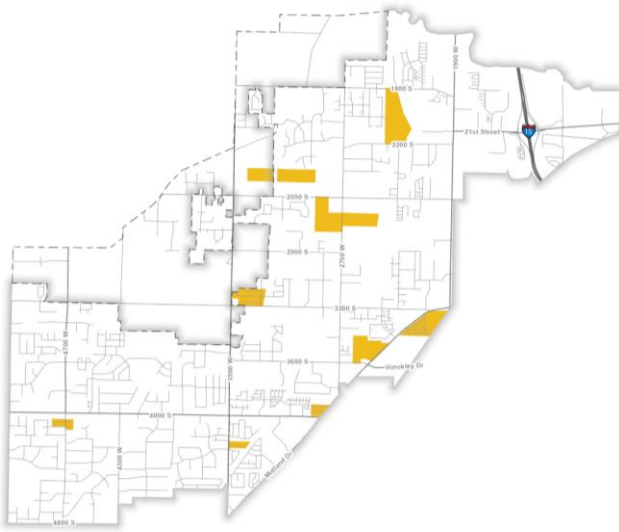
Purpose & Character

The Low/Moderate Density Residential land use category is characterized by traditional single-family neighborhoods at densities of approximately 1 to 3 dwelling units per acre. This designation is intended to accommodate a range of lot sizes while maintaining the spacious residential character familiar to West Haven residents. Development should emphasize context-sensitive neighborhood design, preservation of open space where appropriate, and thoughtful transitions to either adjacent rural residential or more intensive residential areas.

Preferred Land Uses

- Primary Uses:
 - Single-family residential homes
- Secondary Uses:
 - Parks & Open Space
 - Civic and institutional uses

MHDR - Moderate/Higher Density Residential



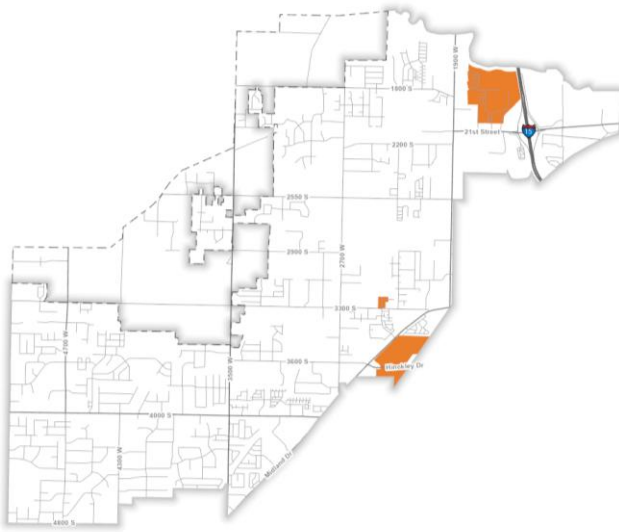
Purpose & Character

The Moderate/Higher Density Residential land use category provides opportunities for more compact residential development in strategic locations throughout West Haven. These areas are intended to accommodate more compact housing types, including smaller single-family lots, duplexes, and townhomes. They are located strategically to support neighboring activity areas and/or provide compatible transitions between lower-density neighborhoods and more intensive commercial or mixed-use areas.

Preferred Land Uses

- Primary Uses:
 - Small-lot single-family homes
 - Duplex or twin-home residences
 - Limited townhome residences
- Secondary Uses:
 - Parks & Open Space
 - Neighborhood-serving commercial uses where compatible

HDR - Higher Density Residential



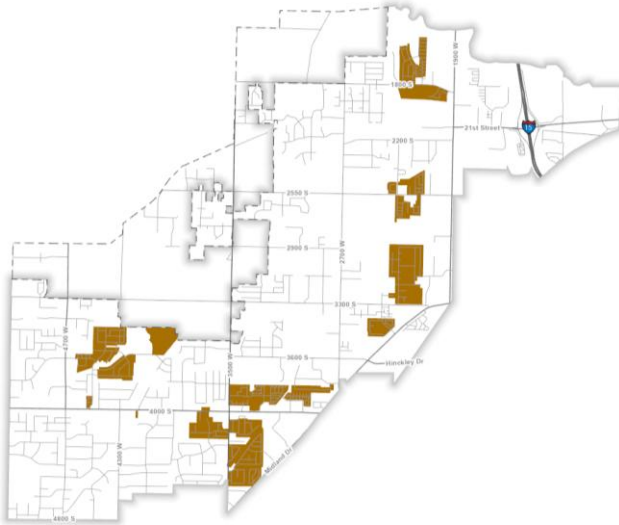
Purpose & Character

The Higher Density Residential category provides more compact residential development in neighborhoods adjacent to existing and emerging activity areas. These are primarily limited to regional activity centers along major corridors, such as 21st Street and Midland Drive, where this intensity can support regional commercial and employment uses. Developments should create attractive, well-planned neighborhoods that provide walkable links to activity centers and strong access to the regional transportation network.

Preferred Land Uses

- Primary Uses:
 - Higher density attached housing
- Secondary Uses:
 - Parks & Open Space
 - Limited commercial uses

MR - Mixed Residential



Purpose & Character

The Mixed Residential land use category provides for master-planned neighborhoods that integrate a range of housing types, such as single-family homes, duplexes, and townhomes. Mixing housing types within a coordinated neighborhood provides greater housing choice while allowing homes of different sizes and densities to share streets, parks, open spaces, and other neighborhood amenities. This designation primarily applies to established subdivisions in areas currently zoned for mixed-use development.

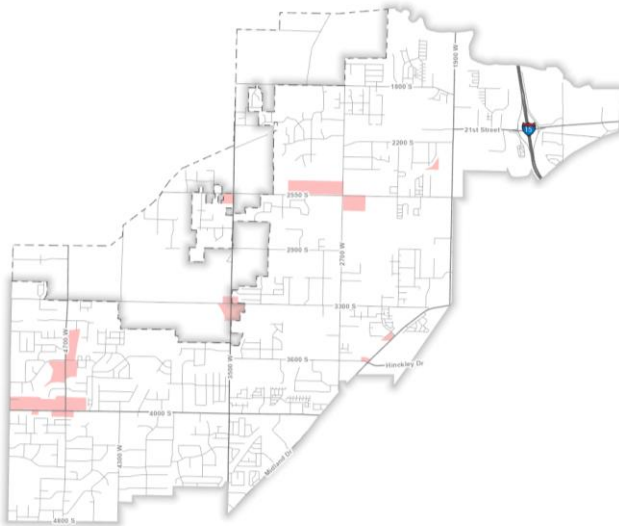
Preferred Land Uses

- Primary Uses:
 - Single-family residences
 - Duplex or twin home residences
 - Townhome residences
 - Other attached residential housing
- Secondary Uses:
 - Parks & Open Space
 - Other mixed-uses

Commercial & Industrial Uses

Commercial and industrial uses support West Haven residents with important goods, services, and jobs, and economic opportunities. While historically limited within the city, commercial development is becoming an increasingly important

NC - Neighborhood Commercial



The Neighborhood Commercial land use category provides opportunities for small-scale commercial development that serves the day-to-day needs of nearby residents, including personal services, food services, and general retail. The character of these areas should reflect and complement the surrounding neighborhoods, with a scale and design that supports West Haven's small-town feel. Neighborhood Commercial uses are expected to attract fewer customers from outside the surrounding area and may be accessed by a combination of pedestrians, cyclists, and automobiles. The design and scale of these areas should support a walkable, neighborhood-oriented environment that complements surrounding residential development.

- Primary Uses:
 - Neighborhood-serving retail
 - Personal services
 - Food services
 - Small-scale professional and service businesses
- Secondary Uses:
 - Civic and community uses
 - Small-scale office uses

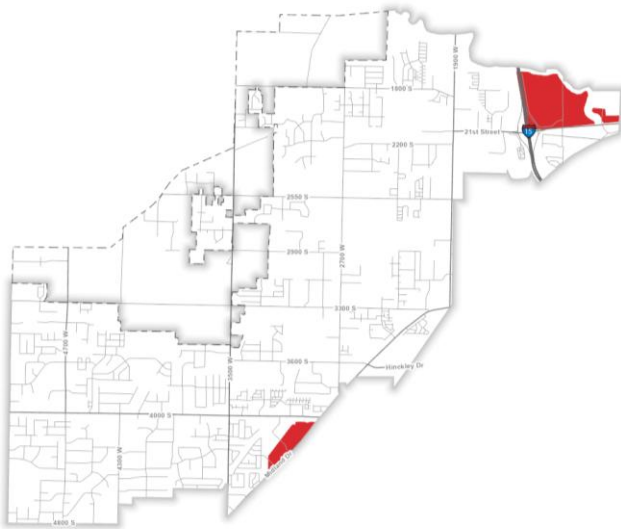
- ## CC - Community Commercial



Community Commercial uses are expected to attract customers from across West Haven and may be accessed by a combination of pedestrians, cyclists, and automobiles, with automobile access becoming more prominent as the scale and intensity of development increases. The design and scale of these areas should support a connected, accessible commercial environment while remaining smaller in scale and intensity than Regional Commercial.

- Primary Uses:
 - Community-serving retail
 - Restaurants and food services
 - Personal and professional services
 - General retail and commercial services
- Secondary Uses:
 - Other uses permitted in the C-2 zone

RC - Regional Commercial



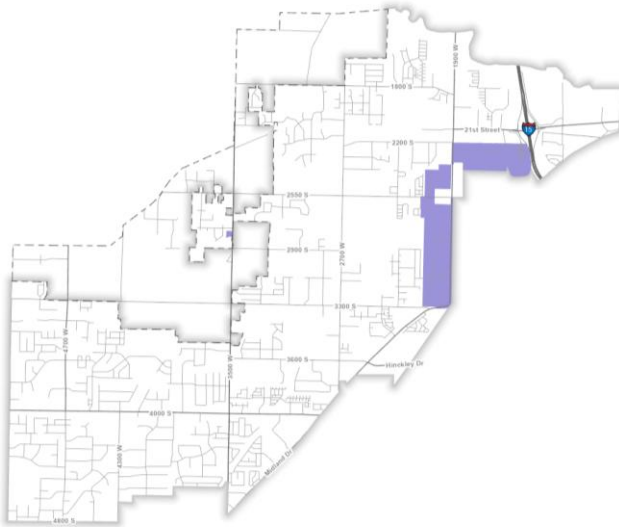
Purpose & Character

The Regional Commercial land use category provides for larger-scale commercial centers that serve West Haven and the surrounding region with a broad range of retail, services, professional uses, and employment opportunities. These areas are located near major transportation corridors and freeway access, including the 21st Street interchange and Midland Drive/4000 South, where they can accommodate higher levels of activity and regional access. Regional Commercial areas are intended to serve as major destinations and economic focal points within the city. Regional Commercial uses are expected to attract customers from across West Haven and the surrounding region and are likely to be accessed predominantly by automobile. The design and scale of these areas should accommodate higher levels of traffic, and parking. Regional Commercial areas are intended to serve as major destinations and economic focal points within the city.

Preferred Land Uses

- Primary Uses:
 - Regional-serving retail
 - Large-scale commercial uses
 - Restaurants and food services
 - Professional and business services
 - Hotels and lodging
 - Office and employment uses
- Secondary Uses:
 - Entertainment and destination uses
 - Civic and community uses, including parks
 - Other uses permitted in the C-3 zone

IM - Industrial & Manufacturing



Purpose & Character

The Industrial & Manufacturing land use category provides areas for manufacturing, industrial, extracting, and related employment uses that may not be appropriate within commercial or residential areas. These areas are intended to accommodate a range of industrial activity, from light manufacturing to heavier industrial uses, with the intensity and potential impacts of development considered in relation to surrounding uses.

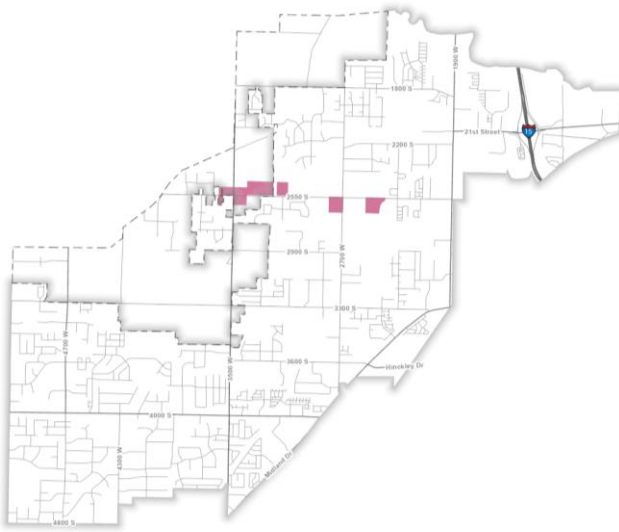
Preferred Land Uses

- Primary Uses:
 - Light and heavy manufacturing
 - Warehousing and distribution
 - Industrial and extraction uses
- Secondary Uses:
 - Industrial-supporting and compatible uses

Mixed Use

Mixed-use areas provide opportunities to create activity hubs where housing, businesses, services, amenities, and gathering spaces come together. As West Haven grows, these areas can help establish more distinct neighborhood and community centers, bringing everyday destinations closer to residents. The following mixed-use categories provide for these areas at both neighborhood and community scales.

NMU - Neighborhood Mixed Use



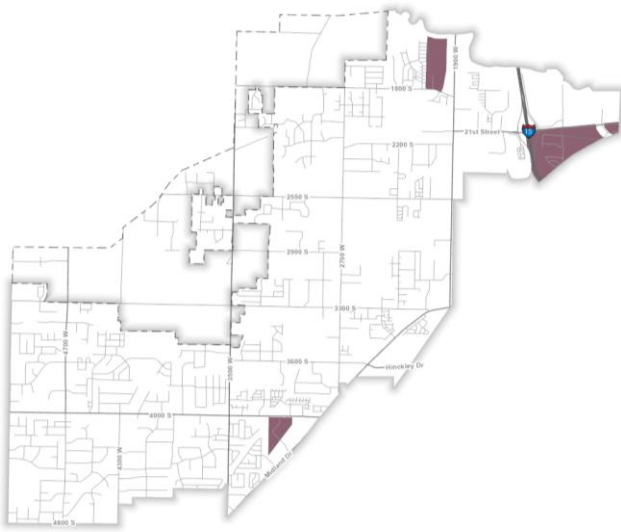
Purpose & Character

The Neighborhood Mixed Use land use category provides for small-scale centers that integrate residential uses with compatible commercial, recreational, cultural, or institutional uses. These areas are intended to create walkable neighborhood destinations where residents can access nearby services, amenities, and gathering places. Development should remain modest in scale and compatible with the character of surrounding neighborhoods.

Preferred Land Uses

- Primary Uses:
 - Ground-floor neighborhood-scale commercial
 - Limited residential units above or behind commercial uses
- Secondary Uses:
 - Parks and plazas
 - Recreational, cultural, and institutional uses
 - Other compatible neighborhood-serving uses

CMU - Community Mixed Use



Purpose & Character

The Community Mixed Use land use category provides for walkable, mixed-use centers that serve as hubs of activity and distinct community destinations. These areas are intended to integrate residential, commercial, recreational, cultural, institutional, and open space uses within a connected development pattern that supports walking, gathering, and access to daily needs and services. Community Mixed Use areas are generally located within activity areas near regional transportation connections, supporting a greater scale and intensity of development than Neighborhood Mixed Use.

Preferred Land Uses

- Primary Uses:
 - Ground-floor neighborhood-scale commercial
 - Residential units above or behind commercial uses
- Secondary Uses:
 - Parks and plazas
 - Recreational, cultural, and institutional uses
 - Other compatible community-serving uses

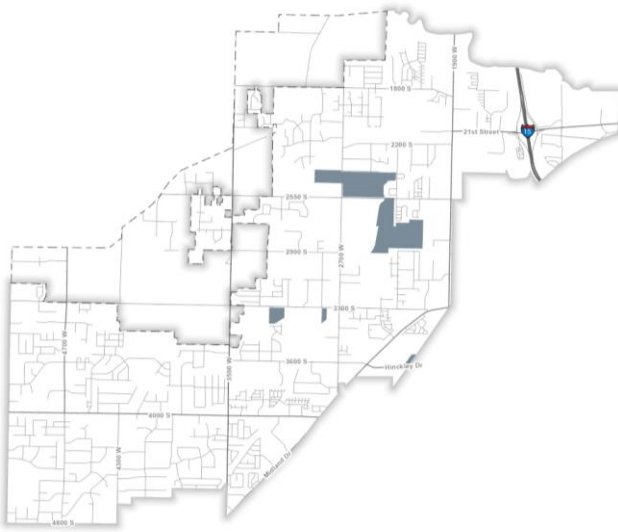
Parks & Facilities

Parks, recreation, public facilities, and utilities provide the spaces, services, and infrastructure that support daily life in West Haven. As the community grows, these uses play an important role in maintaining quality of life by providing places for recreation and gathering, supporting public services, and ensuring essential

RPOS - Recreation/Parks/Open Space



UF - Utility Facilities



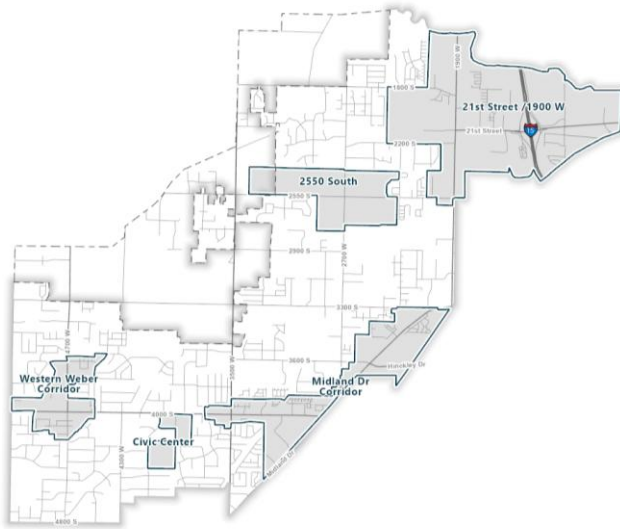
Purpose & Character

The Utility Facility land use category identifies areas for public utility and infrastructure facilities. These areas accommodate water, wastewater, stormwater, and other major infrastructure based on existing and future community needs. As an overlay, these areas may also double as open space areas where appropriate.

Preferred Land Uses

- Primary Uses:
 - Public utility facilities
 - Water, wastewater, and stormwater infrastructure
- Secondary Uses:
 - Other essential public infrastructure and utility-supporting uses

Activity Areas



Activity Areas are places where West Haven can focus future growth, investment, and community activity to create stronger destinations within the city. These areas can provide residents with greater access to local businesses, services, employment, civic uses, and community gathering places while supporting a more diverse tax base. Activity Areas build upon the Economic Development Areas identified in the *West Haven Economic Development Strategic Plan (2026)*, while expanding the focus to consider the overall character and function of each place. They consider how land uses, streets, buildings, public spaces, and connections can work together to create distinct centers that serve surrounding neighborhoods and the broader community.

Activity Areas vary in scale and purpose. Some are envisioned as regional commercial and employment destinations, while others provide neighborhood services or civic uses. They are not intended to prescribe a specific development plan, but rather establish a desired direction for future development, redevelopment, infrastructure investment, and more detailed planning.

SIDEBAR: Wasatch Choice Vision Resources

Wasatch Choice Vision provides examples and resources that can serve as inspiration as West Haven considers the role and character of its Activity Areas, including approaches to housing, jobs, services, amenities, public spaces, and transportation. (see wasatchchoice.org).

21st Street/1900 W

MAP X: 21ST STREET/1900 W

Serving as West Haven's north gateway, the 21st Street / 1900 West Activity Area is envisioned as West Haven's most urbanized activity center and a major regional destination for commercial, employment, and mixed-use development. Direct access to I-15, proximity to Ogden and Hill Air Force Base, and significant opportunities for redevelopment position the area to become an important economic gateway into the city.

Although divided into four quadrants by I-15 and 21st Street, the area should be planned holistically as a connected district. Future development should transition portions of the area from lower-intensity highway commercial and industrial uses toward higher-quality regional commercial, office, employment, and mixed-use development while integrating established residential neighborhoods. Within the southeast quadrant, Wilson Lane provides a particular opportunity to evolve into a walkable mixed-use "Main Street" that creates a more distinct center and gathering place.

Due to the complexities of the existing land uses, infrastructure, floodplains, and other constraints, it is recommended that the City consider preparing a detailed small area plan to coordinate land use, transportation, infrastructure, urban design, and redevelopment across the entire activity area.

Key Opportunities

- Capitalize on direct I-15 access and regional visibility to attract regional commercial, office, hospitality, and employment uses.
- Establish Wilson Lane as a walkable mixed-use main street and local destination.
- Transition underutilized industrial and highway-oriented properties, particularly along 1900 West and near the interchange, toward higher-value commercial and employment uses.
- Integrate existing residential neighborhoods into the larger activity area through compatible transitions and improved pedestrian and street connections.
- Improve internal street connectivity to support walkability, distribute traffic, and provide adequate emergency access.
- Coordinate redevelopment incrementally so that individual projects contribute to a coherent long-term district rather than isolated development patterns.

- Apply the placemaking recommendations of this plan to enhance the area as a key entry gateway at the north of the city.

Midland Drive Corridor

MAP X: MIDLAND DR CORRIDOR

The Midland Drive Corridor is envisioned as a major commercial and residential hub that builds upon existing investment in the area. Anchored by a new Walmart and supported by a growing collection of shops and existing multifamily housing, the corridor should continue to develop as one of West Haven’s primary locations for community-serving commercial activity. Future infill should locate compatible uses together to create cohesive commercial and residential areas rather than a patchwork of unrelated development.

Key Opportunities

- Coordinate remaining infill and redevelopment with complementary land uses that create cohesive neighborhoods rather than patchworked, isolated developments.
- Concentrate commercial development at key intersections shown on the land use map to avoid a “State Street” commercial strip identity.
- Improve connections between adjacent commercial sites and residential neighborhoods to improve walkability and reduce the number of individual driveways along Midland Drive.
- Coordinate with UDOT to improve pedestrian connectivity through added or enhanced crossings across Midland Drive.
- Apply the placemaking recommendations of this plan to enhance the area as a key entry gateway at the south of the city.

2550 South

MAP X: 2550 SOUTH

The 2550 South Activity Area is envisioned as a smaller neighborhood-serving center that brings everyday goods and services closer to surrounding residents.

Neighborhood-scale commercial uses, integrated with compatible residential development, are intended to create a convenient local hub without significantly changing the character of surrounding neighborhoods. A grocery store has been considered for this area, which would provide an important community service and help anchor the area as a recognizable neighborhood center.

Key Opportunities

- Attract a grocery store or other businesses that meet everyday needs of nearby residents.
- Maintain a neighborhood scale and apply architectural standards that encourage new development to be compatible with surrounding residential neighborhoods.
- Improve walking and bicycling connections between new uses and the surrounding neighborhoods, particularly along 2550 South and 2700 West.
- Avoid allowing commercial development to expand into a larger commercial corridor.

Western Weber

MAP X: WESTERN WEBER

The Western Weber Activity Area is an emerging commercial area envisioned to respond to increased regional access associated with the future Western Weber Corridor highway. Commercial development will be limited to a few infill sites and should be focused primarily along 4000 South and 4700 West, building upon existing businesses while providing additional neighborhood-serving goods and services for western West Haven. Given the scale and function of 4000 South, development will likely remain more auto-oriented.

Key Opportunities

- Capture increased visibility associated with the future Western Weber Corridor by expanding neighborhood commercial uses along 4000 South and 4700 West. Focus this growth at the intersection to avoid bleed into the residential neighborhoods or continuous strip development along 4000 South.
- Minimize displacement of established residents and long-time property owners by providing appropriate transitions between new commercial developments. Utilize mid-density residential uses, screening, or other buffers as appropriate.
- Apply the placemaking recommendations of this plan to enhance the area as a key entry gateway at the west of the city.

Civic Center

MAP X: CIVIC CENTER

The Civic Center is envisioned as the civic heart of West Haven—a recognizable community district where residents come together for government services, recreation, education, events, and other community activities. Building upon the existing City Hall, Recreation Complex Park, and adjacent schools and churches, the area should continue to evolve as a campus of complementary civic and community facilities connected by comfortable streets, walkways, open spaces, and gathering areas.

Key Opportunities

- Accommodate future civic and community facilities such as a library, senior center, recreation center, and public safety facilities. Reserve adequate land and flexibility for these long-term facility needs.
- Strengthen connections between civic sites, including a strong pedestrian link between City Hall and Recreation Complex Park.
- Create public gathering spaces and amenities that reinforce the area as West Haven's civic heart. Establish an identity for the area through coordinated streetscape, landscaping, signage, architecture, and public spaces.
- Coordinate individual investments around a long-term planned vision for the Civic Center rather than treating each facility as a stand-alone project.

Chapter 3: Community Design & Placemaking

What is Placemaking?

Placemaking is about people—creating spaces where people want to spend their days living, working, learning, and playing. Quality places contribute to quality of life. They include a mix of uses, embody good design, contain effective public spaces and green spaces, and offer multiple options for transportation. They are appropriately scaled for people, are walkable, and are comfortable, safe and welcoming. Ultimately, quality places are ones which people are proud to call home.

Conventional planning often places future land use as a separate and distinctive element from the other elements of a general plan. In reality, land use is closely tied to many of the other factors that shape how a community looks, functions, and feels. Understanding these connections is essential to creating the kind of places where people want to live, work, learn, and play.

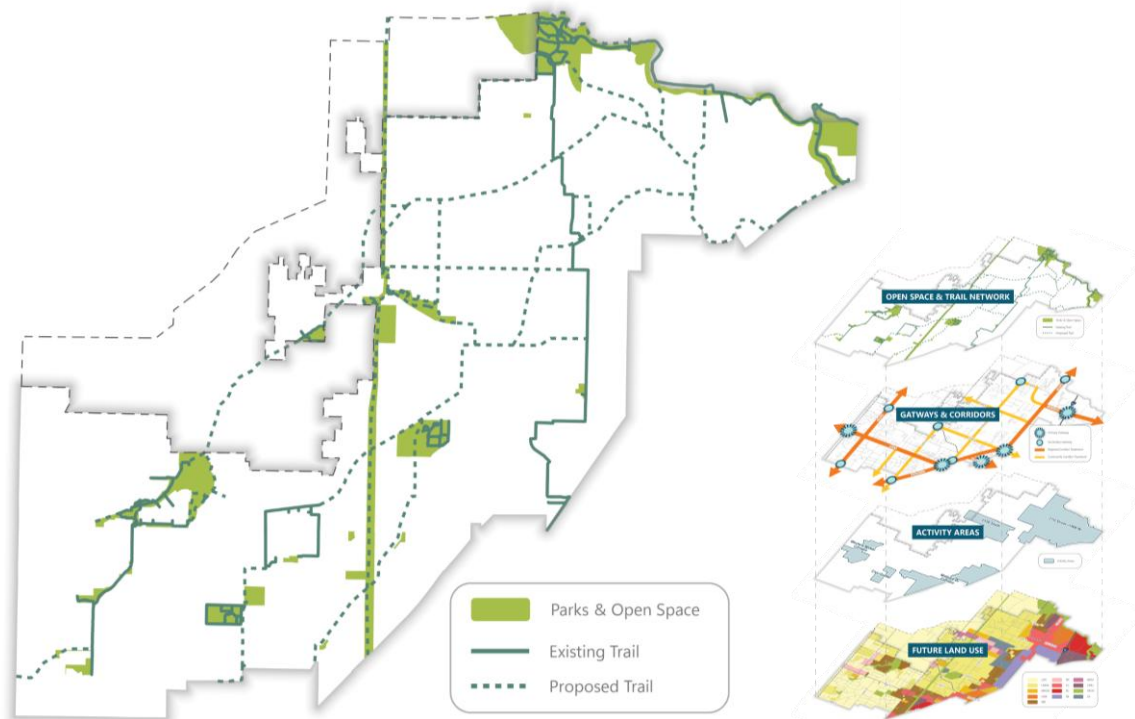
This chapter examines key placemaking elements or “layers” related to improving life in West Haven and preserving and enhancing the character of the community that its residents call home (see **FIGURE X: PLACEMAKING LAYERS**). The layers build on and complement the Future Land Use Vision, illustrating how land use, planning, and placemaking work together to shape the community and create quality places. This chapter includes a variety of strategies and tools aimed at preserving open space, strengthening community identity and sense of place, and creating quality spaces that serve the greater community through enhanced comfort, accessibility, and beautification.

FIGURE X: PLACEMAKING LAYERS



Open Space & Trail Network

FIGURE X: OPEN SPACE & TRAIL NETWORK LAYER



Open space is a hallmark feature of West Haven and an important component of the City's identity and long-term land use vision. Undeveloped lands contribute to the community's rural character and provide opportunities for recreation, visual relief, habitat, and trail connectivity. As the City continues to grow, maintaining these resources will require intentional strategies for preserving land rather than relying solely on development patterns or privately maintained open space.

The City's approach to open space preservation includes an important distinction between open space that is an incorporated part of a development and open space that is permanently protected. Privately owned areas may function as open space when a development is first constructed, but ownership and development rights may change over time. Consequently, areas where the City identifies land important to preserve within its open space network, strategies that provide public ownership or permanent legal protection should be prioritized.

The following tools can help West Haven pursue these open space objectives. The *City's Parks, Open Space, Recreation, and Trails Plan (2026)* should be consulted for additional guidance regarding parks, trails, recreational facilities, and priorities for public acquisition.

Open Space Preservation Tools

Public Acquisition and Fee-Simple Ownership

The most direct and reliable method of preserving open space is for the City (or another public entity) to acquire and retain ownership of the property. Fee-simple acquisition gives the City control over future land use and provides the greatest certainty that the property will remain available for its intended purpose. Public ownership also provides the City with flexibility to determine how the property is managed as community needs evolve.

Because acquiring and maintaining land can require significant capital investment, fee-simple acquisition should be focused on properties that provide exceptional community value or that are particularly difficult to protect through other means. Priority properties may include key trail connections, new park sites, or important natural areas such as lands along the Ogden River or other waterways.

Land Banking and Purchase/Leaseback

Land banking provides a way for the City to acquire strategically important properties before development pressure makes acquisition more difficult or expensive. Under this approach, the City purchases land and retains ownership for future use as a park, open space, trail, public facility, or other community purpose.

Acquired property may then be leased back to the former owner or another party for continued agricultural or other compatible use until the City is ready to implement its long-term plans. This approach can be particularly useful for agricultural properties where immediate conversion to a park or other public use is not necessary.

Purchase/leaseback arrangements can also allow the City to generate some revenue from an interim use. Any such arrangement should include clear provisions regarding permitted uses, maintenance responsibilities, term, and the City's ability to transition the property to its intended long-term public purpose.

Conservation Easements

Conservation easements can provide permanent legal protection for privately or publicly held land. Through a conservation easement, specific development rights are removed or restricted, while ownership remains with the property owner. The easement is recorded with the property and generally continues to apply when ownership changes.

Conservation easements differ from privately designated subdivision open space because the development restrictions are legally attached to the property rather

than relying on the future decisions of the property owner, providing a substantially stronger mechanism for long-term preservation.

For West Haven, conservation easements may be appropriate where a property has significant conservation value but purchase is not feasible or continued private ownership is desirable. Depending on the terms, compatible activities such as agriculture or passive recreation may continue. Conservation easements should ideally be held and monitored by a public agency or conservation organization with the capacity and commitment to enforce the restrictions over the long term, such as the Nature Conservancy.

Development Regulations & Open Space Design

Development regulations can help protect important open space features and ensure that new development is designed consistent with West Haven's character. These tools can include standards for open space preservation, landscaping, trail corridors, buffers, and sensitive lands.

Open Space Design Standards (OSDS), sometimes referred to as conservation subdivisions, are a development approach that concentrates homes or other development on a portion of a property while leaving the remainder of the site as open space. Rather than spreading development evenly across an entire parcel, the development is “clustered” to preserve larger, more contiguous areas of undeveloped land.

Conservation subdivisions can be used to protect open space features while still allowing development to occur. The preserved areas may be designed for use by subdivision residents or, if appropriate, incorporated into the City's public parks and trail system. However, these approaches should be understood primarily as development design tools rather than permanent open space preservation mechanisms.

For West Haven, conservation subdivisions can be a useful tool for shaping the pattern of new development, but they can vary in their effectiveness of preserving open space. Where land is intended to remain part of the City's long-term public open space network, the City should prioritize public ownership or another legally durable form of protection. Privately owned open space created through a conservation subdivision may serve an important neighborhood purpose, but its long-term status can be affected by changes in ownership, maintenance arrangements, or development regulations.

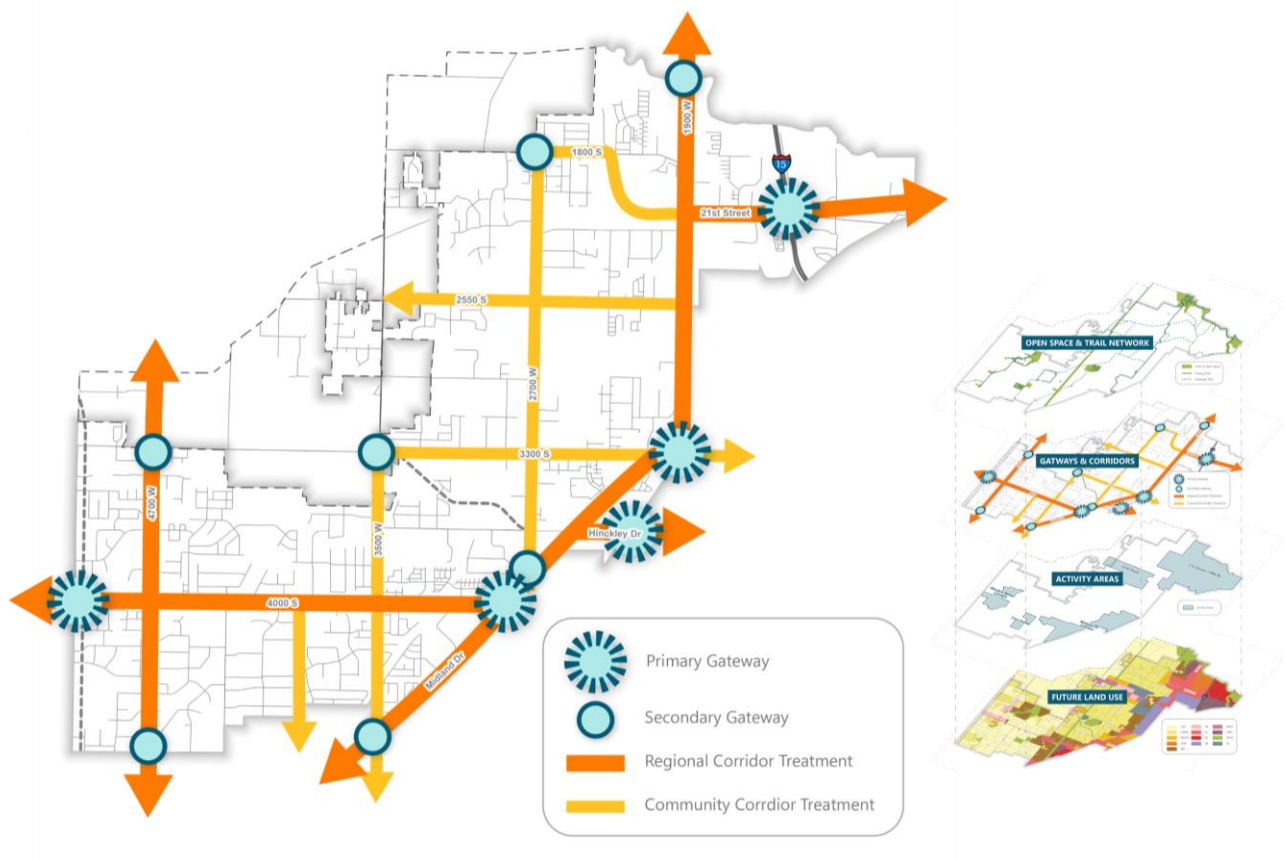
Recommended Approach

For West Haven, the preferred open space strategy will be for targeted acquisition and public ownership. Preserved land should ideally be identified as a key site within

the City's parks, open space, and trails long-term planning, though flexibility should be applied as opportunities present themselves. It should be acknowledged that no single tool will be the sole strategy for accomplishing future open space preservation goals, but rather a combination of tools will likely be required.

Gateway and Corridor Treatments

FIGURE X: GATEWAYS & CORRIDORS LAYER



Gateways and corridors help define West Haven's character and leave a lasting impression on those who enter or exit the community. Placemaking efforts at these locations should emphasize consistency and common design elements to establish a cohesive and distinct West Haven identity. The locations identified in **FIGURE X** provide a starting point, with the opportunity to identify and enhance additional areas as the City evolves.

Gateways

Gateways are the 'front door' to West Haven, welcoming residents and visitors and reinforcing the community's unique identity. Intentionally designed gateways create a sense of arrival through visual cues such as coordinated monument signage,

enhanced landscaping, or public art. Key gateways to West Haven include both primary and secondary gateways. Primary gateways should feature more complex investment through the use of large monument signage or multiple placemaking features, while secondary gateways may use a simpler, scaled-back approach.

Freeway interchanges should be given special treatment to enhance the sense of arrival in the city. The existing 21st Street exit already features good monument signage and public art beneath the underpass, and may be further enhanced with waterwise plantings and groupings of small trees to beautify the on/off ramps. The future interchange of the Western Weber Corridor at 4000 South should receive similar treatments. The City should continue to work with UDOT to make plans for these investments and contribute to installation and maintenance where possible.

Images

- South Ogden water tank murals
- 1300 S SLC on-ramp landscape
- West Haven underpass art at 21st St
- Longhorn public art sculpture
- Tupelo MS monument gateway signage
- Others?

Primary Gateways

- 21st Street freeway interchange with I-15
- 4000 South freeway interchange with West Weber Corridor (future)
- Midland Drive/1900 West intersection
- Hinckley Drive, east of Midland Drive intersection
- 4000 South/Midland Drive intersection
- 4000 South interchange with West Weber Corridor (future)

Secondary Gateways

- 1900 West at Ogden River
- 2700 West/Midland Drive intersection
- 4600 South/Midland Drive intersection
- 4700 West/4800 South intersection
- 4700 West/3300 South intersection
- 3500 West/3300 South intersection
- 2700 West/1800 South intersection

Corridors

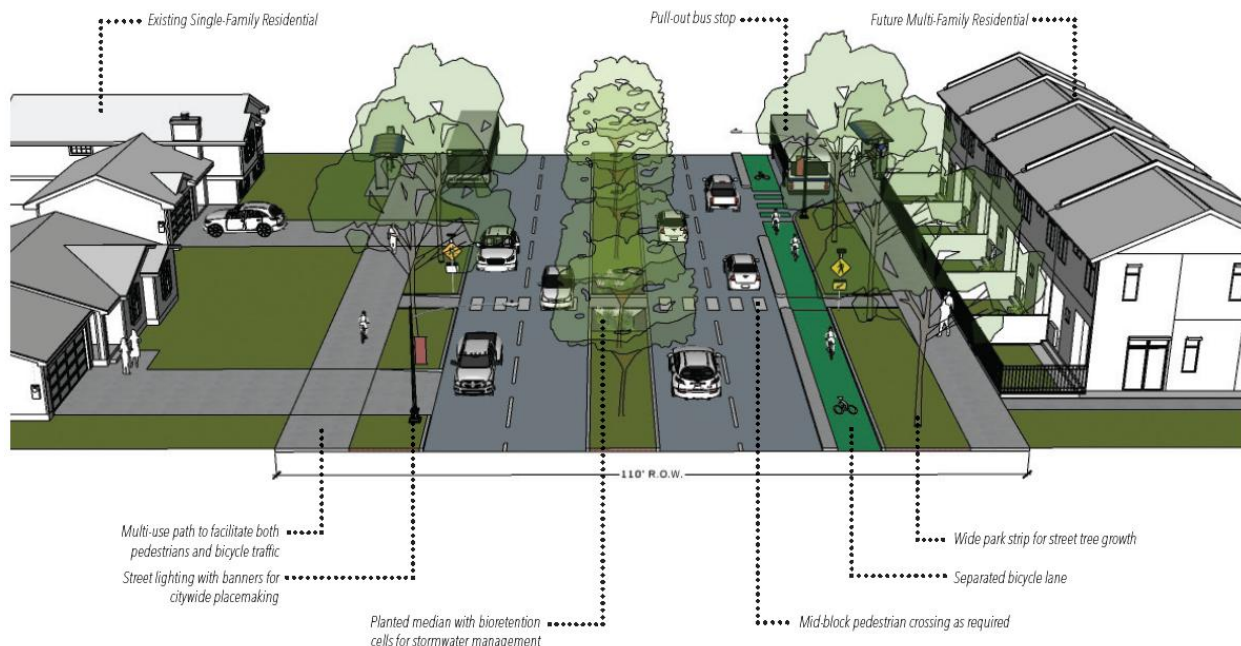
Corridors play a similar role to gateways but function as a continuous system that extends a sense of place along a highway, street, or greenway. A corridor may feature elements such as enhanced landscaping, medians, roundabouts, lighting, and banners, all designed to unify the experience and reinforce the community's visual identity.

No two corridors are alike, and the treatments used to improve each will vary based on the corridor ownership and surrounding land use context. Figure X highlights both Regional and Community Corridors, which should receive the emphasis of improvement for West Haven. The guidelines of this chapter may be applied to other roadways as necessary as the city evolves.

Regional Corridors

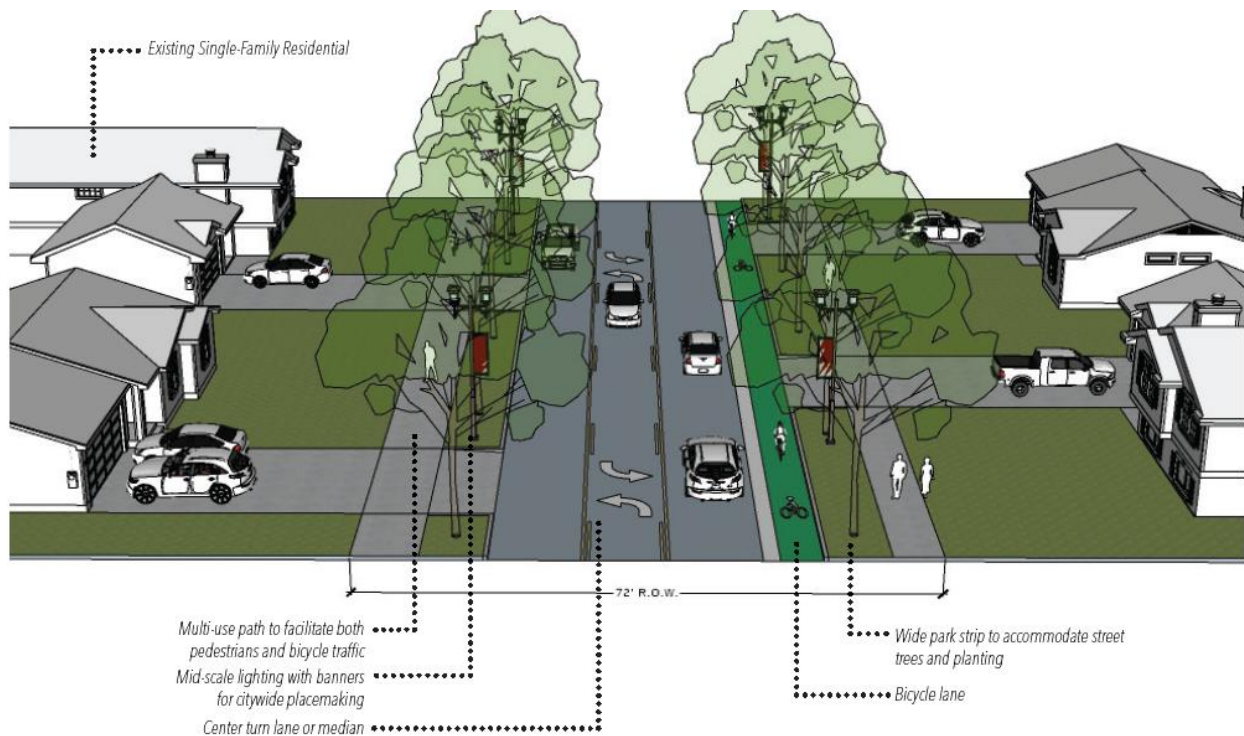
Regional Corridors are primarily arterial streets designed for conveying traffic between communities. They are State-owned routes, so any proposed future improvements will need to be coordinated with UDOT. Placemaking improvements on these routes are more likely to be applied to targeted segments within Activity Areas rather than wholesale applications along the whole corridor. Regional Corridors include 4000 South, Midland Drive, Hinckley Drive, 1900 West, 21st Street, and 4700 West.

Would it be worthwhile to include idealized cross-sections like those below?



Community Corridors

Community Corridors are key routes that connect neighborhoods within West Haven. As City-owned routes, these corridors have more flexibility for widespread placemaking improvements. Community Corridors include 2550 South, 3300 South, 2700 West, 3500 West, and 3900 West.



Corridor Placemaking Elements - include image of each element below

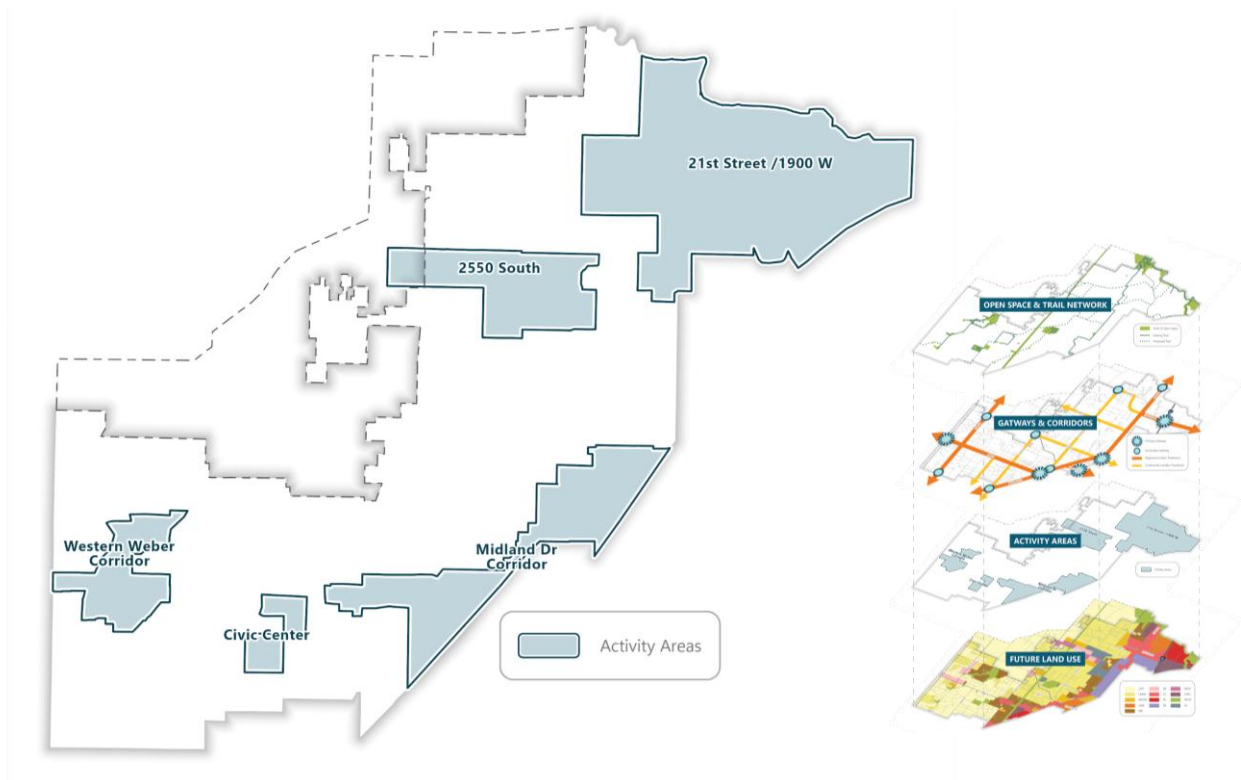
A variety of elements may be used to enhance corridors. A few options appropriate for the corridors mentioned in this chapter include the following:

- **Park Strips** - Park strips are perhaps the most influential placemaking element of a corridor. A well-designed park strip with street trees and attractive landscaping leaves a lasting impression on anyone who uses the corridor. Street trees provide a host of benefits, including shade, dust control, and stormwater capture. Park strips should be designed to be wide enough to accommodate street trees, in addition to underground utility infrastructure.
- **Medians** - Planted medians create opportunities for beautifying the corridor, slowing traffic, and providing pedestrian refuges for crossing busy streets. They may be used on either Regional or Community Corridors, but should be used intentionally in places with high pedestrian traffic, such as within Activity Areas.

- **Roundabouts** - Roundabouts are an excellent way to not only regulate traffic flow but to feature gateway signage, enhanced landscaping, or public art within the community. Placemaking features should be integrated into any future roundabouts as part of transportation planning.
- **Lighting and Banners** - A well-coordinated suite of street and pedestrian lighting, combined with banners, creates an attractive streetscape and establishes a distinct brand for the city. The use of City-branded banners can be particularly useful in creating identity along corridors at the city boundary, such as Midland Drive. **Include image of West Haven banner pole**
- **Enhanced Sidewalks and Bicycle Facilities** - Providing wider sidewalks, buffered bike lanes, or similar treatments helps establish safe, walkable trail corridors within a dedicated space adjacent to moving traffic. Considering these modes as part of street improvements is critical to enhancing corridor routes for pedestrian use, particularly within Activity Areas.

Placemaking in Activity Areas

FIGURE X: ACTIVITY AREAS LAYER



Chapter 2 identifies Activity Areas in locations where West Haven can optimally focus future growth, investment, and community activity. While Chapter 3 established the intended role and key opportunities for each of these areas, placemaking can help ensure that these spaces are attractive, functional, and connected.

Design of these areas is influenced by both public and private investment. Zoning regulations can guide the form and arrangement of development, while streetscape improvements, pedestrian connections, public spaces, landscaping, and other public realm investments can improve the experience of moving through and spending time in these areas. The following tools can help West Haven implement the desired character identified for Activity Areas throughout the City.

Zoning Ordinances

The private realm includes the buildings, lots, parking areas, and landscaping located next to streets and public spaces. While these areas are privately owned, their design strongly influences the character and quality of the public realm. Building placement, scale, parking, landscaping, and other site features help define how streets and neighborhoods look, function, and feel.

Zoning ordinances are one of the primary tools West Haven can use to manage these placemaking elements. Depending on the approach used, zoning can influence:

- **Building form and scale** – building height, massing, proportions, and relationship to the street.
- **Building placement** – setbacks, build-to lines, lot dimensions, and orientation.
- **Street and public-space character** – building entrances, frontages, and the relationship between buildings and sidewalks.
- **Architectural character** – building materials, colors, windows, facades, and articulation.
- **Parking and access** – parking location and design, driveways, service areas, and connections between properties.
- **Landscaping and buffering** – yards, street trees, screening, buffers, and other landscape treatments.
- **Land use and activity** – where different types of housing, businesses, employment, civic uses, and other activities can occur.

West Haven can use several approaches to zoning. Each provides different opportunities to support placemaking:

Conventional Zoning

Conventional zoning is the approach used by most communities, including West Haven. It primarily organizes land by use, establishing districts such as residential, commercial, and industrial areas. Each district typically includes standards for setbacks, building height, lot size, density, and lot coverage. Conventional zoning can support placemaking by establishing basic standards for:

- Building height and scale
- Setbacks and lot dimensions
- Density and development intensity
- Parking and access
- Landscaping and buffers
- Allowed land uses

This approach provides predictability and is effective for separating incompatible uses. However, traditional use-based zoning may provide less control over how buildings relate to streets, architectural standards, or how different uses are integrated into a walkable neighborhood.

Form-Based Codes

Form-based codes focus primarily on the physical form and relationship of development, rather than separating land uses. The goal is to create predictable building and site patterns that contribute to a high-quality public realm. Form-based codes can more directly manage placemaking elements such as:

- Building placement and orientation
- Build-to lines and setbacks
- Building height and massing
- Ground-floor design and entrances
- Relationship between buildings and sidewalks
- Architectural materials
- Frontage and streetscape character
- Parking location and screening
- Site design and landscaping

Form-based codes could be particularly useful in areas where West Haven wants to establish a strong sense of place, create walkable centers, or guide redevelopment and higher-intensity development, such as the 21st Street/1900 West Activity Area.

Hybrid Codes

Hybrid codes combine elements of both conventional zoning and form-based codes. A hybrid approach may be particularly appropriate for West Haven because different

parts of the community have different placemaking needs. Established residential neighborhoods may benefit from relatively simple standards for scale, setbacks, and compatibility, while activity centers, commercial corridors, and community gathering places may benefit from stronger form-based standards.

West Haven does not need to apply a single zoning approach throughout the entire community. As the City grows and changes, it can use the approach that best fits the desired character and development pattern of each area. The key consideration is not simply which type of zoning code is used, but what the code is designed to accomplish.

Public Realm Enhancements

New development provides an opportunity to improve not only individual properties, but also the public realm and overall quality of place. Where appropriate, development projects can contribute to improvements that benefit the broader community. In West Haven, this community benefit is critical to ensuring that new development enhances the quality of life and contributes positively to its amenities rather than detract from it. Common public realm improvements which developers may contribute toward include:

- Sidewalks, trails, or other pathway connections, particularly those which connect the development to the greater city network
- Streetscape improvements, including street trees, landscaping, furnishings and/or lighting
- Public gathering spaces such as plazas and pocket parks or similar spaces for community use
- Infrastructure and utility improvements, including service line extensions and stormwater detention areas that support the development and surrounding area

Public realm improvements can be incorporated into either land use ordinances or negotiated as part of development agreements. **Improvements should be proportional to the scale and impacts of the development** and should respond to the needs and character of the surrounding area.

As West Haven considers new larger developments or redevelopments, particularly within Activity Areas, the provision of public gathering spaces, open space, and trail connections should be a focal point for enhancing the public experience. The recent Green Farms development provides a good example of this approach, in which significant open space, trails, and The Barn community center were created to extend benefit beyond individual properties and contribute to the community.

Community Nodes

Key West Haven public facilities, such as City Hall and public parks and greenways, can also benefit from added placemaking to enhance the experience of the people who visit and use them. Improvements to these spaces can strengthen their role as gathering places and reinforce their importance to community life. Suggested improvements for these areas will be addressed in greater detail in the City's *Parks, Open Space, Recreation, and Trails Plan (2026)*.

Land Use Goals & Strategies

FIGURE X: Community priority alignment:

1 - Protect the Rural & Open Character: Goals 1, 5, 6

2 - Maintain Neighborhood Quality & Character: Goals 2, 3, 5

3 - Greater Access to Local Businesses & Services: Goals 2, 3, 4, 6

4 - A Safe, Well-Connected Community: Goals 2, 4, 6

1. Align zoning with the Future Land Use Plan.

- a. Review the City's zoning for consistency with the Future Land Use Map and recommended land use categories.
- b. Identify areas where zoning changes or updates may be appropriate to implement the Future Land Use Vision (Stephen - do you want to specifically call out the creation of a public facilities zone?).
- c. Update development standards where needed to achieve the desired scale, character, transitions, and development patterns identified for each land use category.
- d. Consider form-based or hybrid zoning approaches in Activity Areas where stronger control of building form, site design, streetscape, and the relationship between private development and public spaces is desired.
- e. Establish clear standards for transitions between different development intensities and between residential, commercial, and industrial uses.

2. Focus growth and investment in Activity Areas.

- a. Use the Activity Areas as priorities for future land use decisions, redevelopment, infrastructure investment, and more detailed planning.
- b. Coordinate land use, transportation, infrastructure, and urban design improvements within each Activity Area.
- c. Prioritize commercial and mixed-use development within designated Activity Areas rather than allowing commercial uses to spread along major corridors.

- d. Support neighborhood-serving businesses and services in appropriate locations, particularly within the 2550 South and Western Weber Activity Areas.
- e. Encourage coordinated redevelopment and infill that contributes to a cohesive district rather than isolated development.
- f. Consider preparing a detailed small area plan for the 21st Street/1900 West Activity Area.

3. Improve connections between neighborhoods, parks, services, and Activity Areas.

- a. Identify gaps in sidewalk, trail, and bicycle connections between residential neighborhoods, parks, schools, civic facilities, and Activity Areas.
- b. Prioritize connections that provide access to parks, businesses, services, and community facilities.
- c. Incorporate pedestrian and bicycle connections into development review and subdivision design.
- d. Require or encourage connections between adjacent commercial properties to reduce unnecessary driveway access along major corridors.
- e. Coordinate with UDOT on pedestrian crossings and other improvements along state-owned corridors.
- f. Incorporate pedestrian and bicycle facilities into future roadway and corridor improvements where appropriate.

4. Consider establishing development standards that protect neighborhood character.

- a. Review residential development standards to ensure new development provides compatible transitions with the scale and character of surrounding neighborhoods.
- b. Establish appropriate transitions between lower-density residential areas and more intensive residential, commercial, or mixed-use development.
- c. Use setbacks, lot patterns, building scale, landscaping, buffering, and open space to manage transitions between different development types.
- d. Direct higher-intensity residential development toward locations identified in the Future Land Use Map, particularly near Activity Areas and major transportation corridors.
- e. Maintain larger-lot and lower-intensity development patterns in areas identified for Low Density Residential or similar.

5. Protect and preserve important open space.

- a. Identify priority properties and areas for long-term open space preservation, with particular attention to key trail connections, future

park sites, waterways, and other lands with exceptional community value.

- b. Prioritize public acquisition and fee-simple ownership where long-term public preservation is important.
- c. Evaluate land banking and purchase/leaseback opportunities for strategically important agricultural and undeveloped properties.
- d. Use conservation easements where permanent protection is appropriate but public acquisition is not feasible.
- e. Incorporate open space preservation, trail corridors, buffers, and sensitive lands into development regulations and subdivision design standards.
- f. Coordinate open space preservation priorities with the *Parks, Open Space, Recreation, and Trails Plan (2026)*.

6. Improve key gateways, corridors, and public spaces.

- a. Establish consistent design treatments for identified primary and secondary gateways.
- b. Coordinate gateway improvements with UDOT at the 21st Street and future Western Weber Corridor interchanges.
- c. Develop a consistent palette of landscaping, signage, lighting, public art, and other streetscape elements for key corridors.
- d. Prioritize placemaking improvements within Activity Areas and at major community gateways.
- e. Incorporate pedestrian and bicycle facilities, street trees, landscaping, and pedestrian-scale improvements into future improvements along City-owned Community Corridors.
- f. Coordinate corridor improvements with roadway projects to avoid treating transportation and placemaking as separate efforts.
- g. Plan future civic and community facilities within the Civic Center as part of a coordinated long-term vision for the area.
- h. Improve pedestrian connections, gathering spaces, landscaping, signage, and other public realm amenities within the Civic Center as future investments occur.

7. Continue to coordinate and align City plans and planning efforts.

- a. Review adopted City plans for consistency when a new plan is prepared or an existing plan is updated, and identify and address any conflicts or inconsistencies.
- b. Coordinate land use, transportation, water, parks and recreation, housing, economic development, and other planning efforts to maintain consistent growth assumptions, priorities, and recommendations.
- c. Consider the water demand implications of proposed changes to land use categories, development intensity, and the Future Land Use Map,

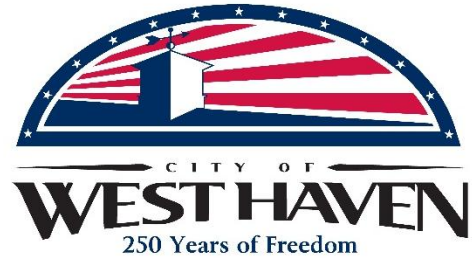
consistent with the City's adopted *Water Use & Preservation Element (2025)*.

- d. Use adopted City plans and policies as common references when planning infrastructure, transportation improvements, parks and trails, water resources, community facilities, and other public investments.

Planning Commission Staff Review Memo

September 23, 2026

Stephen Nelson, Community Development Director



ADU STANDARDS UPDATE

Proposal:	Discussion ADU Standards
Ordinance Section:	§ 157.455-157.480
Applicant:	The West Haven City Development Review Committee and City Attorney
Decision Type:	Legislative
Staff Recommendation:	Discussion

I. BACKGROUND

West Haven staff, based on a recommendation from the Planning Commission and an update to state code, are proposing a few changes to the ADU Ordinance. State law recently changed, requiring that cities allow both internal and detached ADUs, and providing standards that West Haven would need to comply with. You can read the state code at the links below.

[10-21-303 Internal Accessory Dwelling Units](#)

[10-21-304 Detached Accessory Dwelling Units](#)

West Haven code is largely compliant but needs one or two updates to be fully compliant with state law, including:

- Update to the City's parking requirements for ADUs. This change is from bedrooms to square footage.
- Provide a process for conversions of existing buildings to detached ADUs

The Planning Commission has also requested that the City remove the CUP process for obtaining an ADU permit for detached ADUs larger than 1,200 sq. ft. or with reduced setbacks. Staff has removed that section from the draft ordinance.

II. OTHER NEW UPDATES

The following are updates from the last meeting. The new items are highlighted in the attached draft. I have included some state code references in the described changes; links to the sections are above.

- **§ 157.465 PURPOSE AND INTENT.** Added Moderate-income housing language into the draft.
- **§ 157.463 SIZE.** Changed the maximum size from 1,200 sq. ft. to 1,400 sq. ft. Clarified that any addition to a single-family home for an ADU shall comply with underlying zoning standards. See state code **10-21-303(1)(b)**.
- **§ 157.467 PARKING.** Provided a description of what tandem parking is. Clarified that two spaces are required when the detached ADU is 650 sq. ft. or larger, and a single parking space is required for all other ADUs. See state code **10-21-303(3)(C)(i)** and **10-21-304(3)(b-c)**
- **§ 157.469 BUILDING CODE.** Added a section siting that buildings shall comply with West Haven Nonconforming Building and Use Code
- **§ 157.472 NOT INTENDED FOR SALE.** Change the language as recommended by the Planning Commission and City Attorney at the last meeting.
- **§ 157.474 FAILURE TO COMPLETE AND OBTAIN A LAND USE PERMIT.** Added a section that requires any new construction for ADUs to obtain a building permit.
- **§ 157.477 MANUFACTURED HOUSE, MOBILE HOME, AND MOTOR HOMES.** Added a sentence allowing per-sectionalized and prefabricated units for detached ADUs if they are placed on the a permanent foundation, meet building code, and comply with the standards within that chapter.
- **§ 157.479 USE REGULATIONS.** Removed this section completely since it repeated standards found within this and other sections.
- **Building Permit Enforcement.** I have proposed draft language, currently under review by the City Attorney and Building Official, regarding consequences for construction without a building permit. This section would be placed in the same section of City code that has adopted the building code. I have since added a (A)(2-3) at the request of the Building Official and Code Enforcement Officer.

III. RECOMMENDED ACTION

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

ACCESSORY DWELLING UNIT (ADU)

§ 157.455 DEFINITION.

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

ACCESSORY DWELLING UNIT (ADU). A subordinate dwelling, which has its own eating, sleeping, and sanitation facilities which is:

- (1) Within or attached to a single-family residential building; or
- (2) Within a detached accessory structure associated with a single-family dwelling.

(Prior Code, § 33.02) (Ord. 11-2020, passed 5-6-2020)

§ 157.456 PURPOSE AND INTENT.

(A) The purpose and intent of this subchapter is to recognize the residential character of the city and to provide for moderate-income housing and supplementary living accommodations in the community, as well as provide for supplementary income opportunities of property owners.

(B) These provisions are intended to provide for moderate-income affordable housing and additional housing options with reasonable limitations to minimize the impact on neighboring properties and neighborhoods, and to promote the health, safety, and welfare of the property owners and residents of accessory dwelling units.

(Prior Code, § 33.04) (Ord. 11-2020, passed 5-6-2020)

§ 157.457 OWNER OCCUPIED.

(A) No accessory dwelling unit shall be created, established, or occupied in a single-family dwelling unless the owner of the property occupies either a portion of the main dwelling or a detached accessory unit on the same single-family lot. For the purpose of this section, the term **OWNER OCCUPIED** shall be defined as full-time residency within the home by the bona fide property owner(s) for more than 275 days in every calendar year.

(B) Owner occupancy for a dwelling with an accessory dwelling unit shall not be required when:

- (1) The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;

(2) The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and

(3) The owner intends to make the dwelling his or her primary place of residence upon returning from the temporary job assignment, sabbatical, or voluntary service.

(Prior Code, § 33.06) (Ord. 11-2020, passed 5-6-2020)

§ 157.458 DWELLING UNIT OCCUPANCY.

The occupants of an accessory dwelling unit shall be limited by one of the following family categories:

(A) One person living alone;

(B) Two or more persons all related by blood, by marriage, by adoption, by legal guardianship, or foster children;

(C) Up to four unrelated persons living as a single housekeeping unit;

(D) Any of the above categories plus a temporary guest. A **TEMPORARY GUEST** is defined as a person who stays with a family for a period of less than 14 days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose; and

(E) For purposes of the definition of family, the term **RELATED** shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term **RELATED** does not include other, more distant relationships.

(Prior Code, § 33.08) (Ord. 11-2020, passed 5-6-2020)

§ 157.459 ZONES.

An accessory dwelling unit which meets subchapter requirements may be allowed in a single-family dwelling unit or in a detached accessory structure within any zone upon a single-family lot. No accessory dwelling unit may be allowed in any multiple-family dwelling or multiple-family lot, or on any lot that cannot satisfy the parking, setback, or lot coverage requirements.

(Prior Code, § 33.10) (Ord. 11-2020, passed 5-6-2020)

§ 157.460 NUMBER OF ACCESSORY DWELLING UNITS.

A maximum of one accessory dwelling unit shall be allowed in each owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

(Prior Code, § 33.12) (Ord. 11-2020, passed 5-6-2020)

§ 157.461 LOCATION AND TYPE.

(A) Accessory dwelling units may be allowed within or attached to the main residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, or guest house).

(B) Accessory dwelling units as an addition to a primary dwelling shall meet all minimum setback standards required for the primary dwelling.

(C) Behind the primary dwelling, an accessory dwelling unit within an accessory structure must meet the minimum of side yard required by the zone for the primary dwelling and a rear yard setback of 20 feet, unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed setback shall be 15 feet.

(D) Adjacent to the primary dwelling, an accessory dwelling unit within the side yard of the primary dwelling is required to meet the same front, side, and rear yard setback as the primary dwelling.

(E) Second-story accessory dwelling units, an accessory dwelling unit located in an accessory structure, may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback, as the primary dwelling.

(Prior Code, § 33.14) (Ord. 11-2020, passed 5-6-2020)

§ 157.462 APPEARANCE.

Single-family residences with interior accessory dwelling units shall retain the appearance of a single-family home. An accessory dwelling unit in an accessory structure shall be designed so that, to the degree reasonably feasible, the appearance of the building is compatible with the architectural components of the primary dwelling unit (for example, exterior materials, color, and roof pitch).

(Prior Code, § 33.16) (Ord. 11-2020, passed 5-6-2020)

§ 157.463 SIZE.

~~(A) – (A) – Internal and Attached Accessory Dwelling Units~~

1. Basement dwelling units. Shall be permitted to occupy the entirety of the basement of the primary home regardless of area or bedroom count; and

2. Any addition to a single-family home for an ADU shall comply with the underlying zoning setbacks, height, and lot coverage requirements.

Formatted: Highlight

(B) *Accessory dwelling units (detached structures).* The gross living area (GLA) size of an accessory dwelling unit shall be at least 300 square feet and shall not exceed 1,4200 square feet, and be limited to no more than three bedrooms. The GLA shall not apply to attached garage area dedicated for parking.

Formatted: Highlight

(Prior Code, § 33.18) (Ord. 11-2020, passed 5-6-2020)

§ 157.464 LOT COVERAGE.

(A) The combined building coverage for the detached accessory dwelling units, main dwelling, and additional accessory buildings may not be larger than the maximum coverage allowed in the zone for the lot and rear yards.

(B) The coverage may not exceed 35% of the total lot size.

(Prior Code, § 33.20) (Ord. 11-2020, passed 5-6-2020)

§ 157.465 BUILDING ENTRANCES.

A new single-family structure approved with an accessory dwelling unit attached to, or detached from, the main dwelling unit shall have a separate, accessible entrance or stairway. An accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure that faces a street, or a side or rear entrance. Dwellings with two front doors side-by-side may not be used to provide separate entrances for each unit, with the exception of dwellings where the second door provides direct access to the dwelling basement. The purpose of this requirement is to preserve the single-family residential appearance of the building.

(Prior Code, § 33.22) (Ord. 11-2020, passed 5-6-2020)

§ 157.466 ADDRESS.

The principal dwelling unit and the accessory dwelling unit shall have the same address number, but shall refer to the accessory dwelling unit as “Unit B.” Addresses must be located in a visible location on the street frontage side of the home.

(Prior Code, § 33.24) (Ord. 11-2020, passed 5-6-2020)

§ 157.467 PARKING.

~~(A)~~ ~~—(A)—Additional parking shall be required as follows~~

1. ~~One additional parking stall shall be provided for~~ internal, attached, or detached ADUs smaller than 650 square feet.

Formatted: Highlight

2. ~~Two additional parking stalls shall be provided for~~ detached ADU's 650 square feet or larger.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

—3. Accessory dwelling parking space shall not be in tandem with required parking for the primary dwelling. Tandem parking is a parking arrangement where two or more vehicles park end-to-end (front-to-back) in a single-lane space, lining up one behind the other rather than side-by-side. A single-family dwelling with an accessory dwelling unit shall provide at least one additional off-street parking space for the accessory unit above the minimum spaces required for a single-family dwelling. Accessory dwelling unit parking may not be in tandem with required parking of the main dwelling. One additional off-street parking space shall be required for accessory dwelling units with two or more bedrooms. ADUs located within one-fourth mile of a bus rapid transit route shall be permitted to reduce the parking requirement by one space for the main dwelling unit.

Formatted: Font: Not Bold, Highlight

Formatted: Highlight

—(B)—

—4. No parking spaces may be located within the front or side yard setbacks adjacent to a street, except for within an approved driveway.

—(C)—5. The minimum width of parking areas and driveways shall be paved with concrete or asphalt.

Formatted: Indent: Left: 0.6"

(Prior Code, § 33.26) (Ord. 11-2020, passed 5-6-2020)

§ 157.468 SEPARATE LIVING AREAS.

An accessory dwelling unit must provide living areas for eating, sleeping, and sanitation facilities separate from the principal dwelling unit.

(Prior Code, § 33.28) (Ord. 11-2020, passed 5-6-2020)

§ 157.469 BUILDING CODE.

(A) All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah State Code § 10-9a-511.5, "Changes to Dwellings—Egress Windows."

~~(B)~~—(B)—A certificate of occupancy must be obtained for an ADU before it can be occupied.

~~(C)~~ Conversion of existing accessory structures.

1. An existing detached accessory building that was legally established by this Title may be converted or expanded for the purpose of a detached ADU provided the detached accessory building can demonstrate it was legally

established and can accommodate the minimum qualifying requirements and regulations of this Chapter and building code.

2. Prior to any work, the property owner shall file for an ADU permit to ensure compliance with West Haven ADU standards. Once the ADU permit is approved, the applicant shall file for a building permit and comply with all building codes to ensure the structure is safe for future occupancy.

3. Buildings shall comply with the West Haven Nonconforming Building and Uses Code §157.815-§157.826

Formatted: Highlight

Formatted: Font: Not Bold, Highlight

Formatted: List Paragraph, Indent: Left: 0.85"

(Prior Code, § 33.30) (Ord. 11-2020, passed 5-6-2020; Ord. 23-2024, passed 7-3-2024)

§ 157.470 UTILITY METERS.

A single-family dwelling with an accessory dwelling unit may have separate meters for each water, gas, and electricity utility service. Each utility meter shall be in the property owner's name, and the property owner shall be responsible for payment of all utilities. The owner is responsible for contacting their water, electric and gas provider for any possible additional water development, utility meter, and/or connection fee.

(Prior Code, § 33.32) (Ord. 11-2020, passed 5-6-2020; Ord. 23-2024, passed 7-3-2024)

§ 157.471 INTERIOR ACCESS.

An interior access between the main living area and an attached accessory dwelling unit must be maintained, unless sufficient means of egress have been determined during an inspection by the Fire Department.

(Prior Code, § 33.34) (Ord. 11-2020, passed 5-6-2020)

§ 157.472 NOT INTENDED FOR SALE.

The accessory dwelling unit shall not be severable from the primary dwelling and shall not be sold independently or detached by deed. intended for sale or detached by deed, and shall only be rented.

Formatted: Highlight

(Prior Code, § 33.36) (Ord. 11-2020, passed 5-6-2020)

§ 157.473 ACCESSORY DWELLING UNIT PERMIT.

(A) Any person owning an existing accessory dwelling unit that has not previously been permitted by the city, or any person constructing, or causing the construction of, a residence that has an accessory dwelling unit, or any person remodeling, or causing the remodeling of, a residence for an accessory dwelling unit, shall obtain a land use permit for

the accessory dwelling unit from the city. This shall be in addition to any required building permit for the work to be performed.

(B) In order to meet the requirements of the land use permit, the applicant shall:

(1) Submit a completed application form including a site plan that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters;

(2) Include detailed floor plans with labels on rooms indicating uses or proposed uses;

(3) Pay building permit fees, if applicable, for the construction of a new dwelling, or the remodeling of an existing dwelling, in accordance with the established fees and charges;

(4) Make all corrections identified as necessary to comply with building code requirements, as identified by the Chief Building Official, or his or her designee, and provide photos of the life safety items required by building code, including carbon monoxide detectors, smoke detectors, and earthquake strapping on water heaters;

(5) Demonstrate and affirm that their property is otherwise in compliance with all other provisions of the zoning ordinance;

(6) The city has no obligation or responsibility to research and enforce an applicant's property's existing private covenants, conditions, or restrictions prohibiting an ADU;

(7) It is the exclusive responsibility of a property owner to research and have full knowledge and understanding of those private covenants, conditions, or restrictions that run with, and are attached to, their property; and

(8) By submitting an application to the city for an ADU, the applicant is certifying that they have full knowledge and understanding of those private covenants, conditions, or restrictions that run with their property and have a full understanding of whether those items prohibit an ADU.

(Prior Code, § 33.38) (Ord. 11-2020, passed 5-6-2020)

~~§ 157.474 EXCEPTIONS TO STANDARDS:~~

~~—(A) The Planning Commission may issue a conditional use permit for ADUs which modify the requirements for an ADU with respect to maximum size, minimum parking, or setback:~~

~~—(B) In approving a conditional use permit, the Planning Commission may require additional conditions to mitigate the impact of the ADU on surrounding properties. Specifically, the Planning Commission may require:~~

~~—(1) For ADUs that exceed the maximum size of 1,200 square feet: increased setbacks, privacy fencing, limitation on windows and doors adjacent to abutting property lines, and additional parking;~~

~~—(2) For ADUs with reduced or no additional parking: restrictions on occupancy to tenants without vehicles; and~~

~~—(3) For ADUs with reduced setbacks: privacy fencing and limitation on windows and doors adjacent to abutting property lines.~~

~~(Prior Code, § 33.40) (Ord. 11-2020, passed 5-6-2020)~~

§ 157.47~~45~~ FAILURE TO COMPLETE AND OBTAIN A LAND USE PERMIT.

(A) If the property owner does not obtain a land use permit as outlined above, the accessory dwelling unit shall not be considered legal nor approved.

(B) Failure to obtain a land use permit for an existing accessory dwelling unit within one year of the passing of this section may result in a citation for a code violation as governed by the process for enforcement in the city.

(D) Construction or improvements of any structure to create an accessory dwelling units shall comply with West Haven and building code. Failure to obtain a required building permit may result in fines, penalties, and recording of certificates of non-compliance as defined in this title.

(Prior Code, § 33.42) (Ord. 11-2020, passed 5-6-2020)

§ 157.47~~56~~ HOME OCCUPATION BUSINESSES.

(A) Home occupation businesses in an accessory dwelling unit shall be restricted to a home office use which creates no customer traffic.

(B) No home occupation business shall be established within an accessory dwelling unit without the express written permission of the property owner.

(Prior Code, § 33.44) (Ord. 11-2020, passed 5-6-2020)

§ 157.47~~67~~ RESERVED.

§ 157.47~~78~~ MANUFACTURED HOUSE, MOBILE HOME, AND MOTOR HOMESMES.

~~A M~~anufactured house~~mes~~, mobile homes, motor homes, ~~also known as mobile homes and~~ recreational vehicles, or trailers, are not allowed as an ADU. **Pre-sectionalized, modular, or prefabricated detached ADUs placed on permanent foundations are permitted**

Formatted: Highlight

Commented [SN1]: Does this conflict with anything in our new code?

if they comply with West Haven City Code § 151.15 VARIOUS INTERNATIONAL BUILDING, DEVELOPMENT, AND MANAGEMENT CODES.

Formatted: Font: Not Bold

and standards in this chapter.

(Prior Code, § 33.48) (Ord. 11-2020, passed 5-6-2020)

§ 157.479 USE REGULATIONS:

No building, structure, or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged, or maintained in a Single-Family Residential District or Multiple Residential District, except as provided in this table:

Zone	A-1, A-2, R-1	Open Space	R-2	R-2.5	R-4	Mixed Use
Zone	A-1, A-2, R-1	Open Space	R-2	R-2.5	R-4	Mixed Use
Coverage Regulations						
The maximum coverage percent for any lot in the districts regulated by this subchapter	35%	35%	35%	35%	35%	35%
The maximum coverage percent for any rear yard by accessory buildings	25%	25%	25%	25%	25%	25%
Residential						
Four-family dwelling	-	-	-	-	-	-
Group of dwellings (including two home, and the like) when approved as a	-	-	-	-	-	-

planned unit development						
Multiple-family dwelling	-	-	-	-	-	-
Single-family dwelling	P	P	P	P	P	P
Three-family dwelling	=	=	=	=	=	=
Two-family dwelling	=	=	=	=	=	=

(Prior Code, § 33.50) (Ord. 11-2020, passed 5-6-2020)

§ 157.47880 AREA OF ACCESSORY BUILDINGS.

No accessory building or group of accessory buildings in any Residential District shall cover more than 25% of the rear yard.

(Prior Code, § 33.52) (Ord. 11-2020, passed 5-6-2020)

§ 151.20 PENALTIES AND FINES FOR NON-COMPLIANCE

A) Authority and Violations.

1. It shall be unlawful for any person, firm, or corporation to commence, construct, alter, repair, move, or demolish any structure without first obtaining a required building permit from the City as required by the building code. The Building Official, or their authorized designee, is empowered to issue written stop-work orders, notices of violation, and assess civil administrative penalties for any work commenced without a permit.
2. It shall be unlawful for any person, firm, or corporation to continue to construct, alter, repair, move, or demolish any structure without passing inspection(s) as required by the building code. The Building Official, or their authorized designee, is empowered to issue written stop-work orders, notices of violation, and assess civil administrative penalties for any work commenced in violation as outlined above, or without an active permit.
3. It shall be unlawful for any person, firm, or corporation to commence, construct, alter, repair, move in violation of the setback requirements as outlined by the

Formatted: Highlight

Formatted: Font: Not Bold, Highlight

Formatted: Font: Not Bold, Highlight

Formatted: Highlight

Formatted: Font: Not Bold, Highlight

Formatted: Font color: Auto, Highlight

Formatted: Font color: Auto, Highlight

building code. The Building Official, or their authorized designee, is empowered to issue written stop-work orders, notices of violation, and assess civil administrative penalties for any work commenced in violation of the code.

Commented [SN2]: Recommended Language by Code Enforcement and Building Official

Formatted: Font: Not Bold, Highlight

Formatted: List Paragraph, Indent: Left: 0.75"

(B) Penalties. Any property owner, contractor, or agent who performs work without a required building permit, or who fails to comply with a notice of violation within the timeframe specified therein, shall be guilty of a Class B misdemeanor. Each day that a violation continues after due notice has been served shall constitute a separate offense.

(C) Recordation of Notice of Noncompliance. If an owner fails to obtain the required permit or remediate the violation within thirty (30) days following written notice, the City Manager or Building Official may cause a Notice of Noncompliance to be recorded with the County Recorder against the property. The City shall record a release of the notice upon full compliance and payment of all applicable fees and penalties.

Formatted: Highlight

Formatted: Font: Not Bold, Highlight

Formatted: Font: Not Bold