

ORDINANCE NO. 18-2026

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

Section 1 - Recitals:

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

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

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

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

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

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

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

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on September 23, 2026, and made a positive recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from A-1 to R-2 under the Ordinances of the City; and,

WHEREAS, the City Council finds that R-2 is appropriate when considering the General Plan, citizens' comments, the surrounding development and land uses, and other factors (§157.715 (A)(3)); and

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

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

Zoning Changes:

1. These described lands and premises within the boundaries of the City are re-zoned from **A-1 to R-2**, and the Zoning Map is amended as such.

Map of requested rezone area and parcels



Owners: JOHNSON, MARVIN B
Parcel #150760118

Total Acreage Approx: 4.52 acres

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS (SOUTH) 456.86 FEET OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS SOUTH 0°51'13" WEST 1328.23 FEET (SOUTH 1320 FEET) ALONG THE AS MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER; NORTH 89°10'22" WEST 1321.23 FEET (80 RODS) AND SOUTH 0°48'04" WEST (SOUTH) 456.86 FEET ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 89°08'47" EAST 1320.81 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°05'13" WEST 153.84 FEET ALONG SAID EAST LINE; THENCE NORTH 89°08'47" WEST 1320.67 FEET, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER, QUARTER SECTION; THENCE NORTH 0°48'04" EAST (NORTH) 153.84 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 0°05'13" WEST 1785.13 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST CORNER AND NORTH 90°00'00" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°05'11" WEST 153.80.00 FEET; THENCE NORTH 89°08'47" WEST 7.00 FEET ALONG THE GRANTOR'S SOUTH PROPERTY LINE; THENCE NORTH 0°51'14" EAST 153.80 FEET; THENCE SOUTH 89°08'51" EAST 7.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,077 SQ FT, MORE LESS. (E# 3046469) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Owners: J NEWELL JACKSON & CAROLEE JACKSON REVOCABLE TRUST
Parcel #154230002

Total Acreage Approx: 1.82 Acres

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, STATE OF UTAH, ALL OF LOT 1, MEADOWLARK ESTATES PHASE 2, WEST HAVEN CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF. AND: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, MEADOWLARK ESTATES SUBDIVISION AND RUNNING NORTH 89D09'26" WEST 162.39 FEET, THENCE NORTH 89D19'04" WEST 86.69 FEET, THENCE NORTH 0D57'06" EAST 154.20 FEET, THENCE SOUTH 89D08'47" EAST 248.80 FEET, THENCE SOUTH 0D51'13" WEST 153.91 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

Owners: J NEWELL JACKSON & CAROLEE JACKSON REVOCABLE TRUST
Parcel #150760158

Total Acreage Approx: 3.08 Acres

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER AND ON A WESTERLY PROJECTION OF A FENCE, SAID POINT BEING SOUTH 0D51'13" WEST 2093.38 FEET ALONG SECTION LINE AND NORTH 89D09'26" WEST 306.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE NORTH 89D09'26" WEST 162.39 FEET TO AND ALONG SAID FENCE LINE THENCE NORTH 89D19'04" WEST 385.73 FEET ALONG SAID FENCE, THENCE NORTH 89D02'54" WEST 465.70 FEET ALONG AND BEYOND SAID FENCE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST 1/4, THENCE NORTH 162.68 FEET THENCE EAST 1013.68 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MEADOWLARK ESTATES SUBDIVISION PHASE 2, THENCE SOUTH 0D51'13" WEST 153.91 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND POINT OF BEGINNING. EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, MEADOWLARK ESTATES SUBDIVISION AND RUNNING NORTH 89D09'26" WEST 162.39 FEET, THENCE NORTH 89D19'04" WEST 86.69 FEET, THENCE NORTH 0D57'06" EAST 154.20 FEET, THENCE SOUTH 89D08'47" EAST 248.80 FEET, THENCE SOUTH 0D51'13" WEST 153.91 FEET TO THE POINT OF BEGINNING. (E# 2572391)

Section 2 - Repealer of Conflicting Enactments:

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

Section 3 - Prior Ordinances and Resolutions:

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

Section 4 - Savings Clause:

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

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 7th day of October 2026 and after publication or posting as required by law.

DATED 7th day of October 2026.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

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

DRAFT

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. -2026, entitled **“AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-1 AND R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.”** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on October 7, 2026 which appears of record in my office, with the date of posting or publication being October 7, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 7th day of October 2026.

Emily Green
City Recorder