

WEST HAVEN CITY COUNCIL AGENDA

October 7, 2026 6:00 P.M.

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

NOTICE IS HEREBY GIVEN THAT ON **October 7, 2026**, THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETING: **5:00 PM: COUNCIL AND PLANNING COMMISSION WORK SESSION** AND **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

5:00 CITY COUNCIL AND PLANNING WORK SESSION – IN CITY COUNCIL CHAMBERS

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

MEETING TO ORDER: Mayor Vanderwood

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion- Elected Officials and City Manager
2. Presentation-Parks Master Plan-Stephen Nelson, Community Development Director

6:00 REGULAR CITY COUNCIL MEETING

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

Arts Council Workshop-The Barn	October 12, 2026	6:00 PM
Open Sew Night-The Barn	October 19, 2026	5:00 PM
Barn yarns Storytelling-The Barn	October 22, 2026	6:00 PM
Pumpkin Walk-R. Kenneth Baldwin Country Park	October 26, 2026	6:00 PM
Music Circle-The Barn	October 26, 2026	7:00 PM
Senior Lunch Bunch-The Barn	October 28, 2026	11:30 AM
Barn Open House	November 17, 2026	6:00 PM-8:00 PM
5. **COUNCIL UPDATES**

*****AGENDA ACTION ITEMS*****

6. **ACTION ON CONSENT AGENDA**
 - A. COUNCIL MEETING MINUTES MEETING HELD September 16, 2026
 - B. CPCO, LLC \$160,229.80 Inv.#3117
7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
 - A. ACTION ON ORDINANCE 18-2026-AMENDMENT TO THE ZONING FROM A-1 TO R-2-2057 S 2700 W PARCELS #1500760118, 154230002, AND 150760158-APPLICANT TREK LOVERIDGE

8. **ACTION ON RESOLUTION 38-2026-APPOINTING MATT EARL, ATTORNEY AT LAW, AND DEREK MALAN, ATTORNEY AT LAW, AS THE WEST HAVEN CITY PROSECUTING ATTORNEYS AND AUTHORIZING ADOPTION OF THE WEST HAVEN PROSECUTOR SERVICES EMPLOYMENT AGREEMENT BETWEEN THE CITY AND MATT EARL AND DEREK MALAN AS THE WEST HAVEN CITY PROSECUTING ATTORNEYS-SHAWN WARNKE, CITY MANAGER**
9. **ACTION ON RESOLUTION 39-2026-APPOINTING TRACY S. COWDELL AND COWDELL LAW, P.C., AS THE WEST HAVEN CITY ATTORNEY AND AUTHORIZING ADOPTION OF THE LEGAL SERVICES AGREEMENT BETWEEN WEST HAVEN CITY AND COWDELL LAW, P.C., FOR CIVIL LEGAL SERVICES AS THE WEST HAVEN CITY ATTORNEY-SHAWN WARNKE, CITY MANAGER**
10. **ACTION ON RESOLUTION 40-2026-AWARDING A BID FOR WINDSOR PARK IMPROVEMENTS-EDWARD MIGNONE, CITY ENGINEER**
11. **CLOSED SESSION-** The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; To be held in accordance with the provisions of Utah Code 52-4-205.
12. **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.

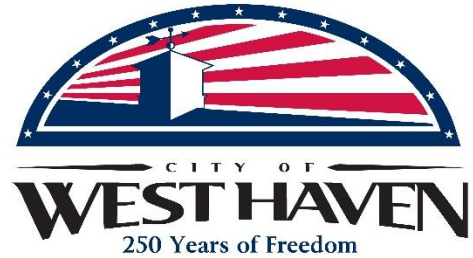
CERTIFICATE OF POSTING

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

City Council and Planning Commission Staff Review Memo

October 7, 2026

Stephen Nelson, Community Development Director



Joint Workshop for the Parks, Open Space, Recreation, and Trails Plan

Proposal:	Joint Workshop to review progress on the Parks, Open Space, Recreation, and Trails Plan
Ordinance Section:	
Applicant:	West Haven Community Development
Decision Type:	Discussion
Staff Recommendation:	Provide feedback and direction

I. BACKGROUND

West Haven is currently updating and creating a Parks, Open Space, Recreation, and Trails Plan. Earlier this year, the City contracted with Landmark Design to help create this plan. The City has formed a steering committee with the Parks Committee, plus a member of the Planning Commission and City Council, which has provided feedback and guidance to date.

The goal of this plan was to create a master plan for our parks system and provide additional guidance and recommendations on enhancing current systems. Specifically requested items included updating maps, providing placemaking guidelines, creating a signage suite for our parks and trails, and evaluating current parks and amenities to better understand where we are.

The items within the packet have been reviewed, and feedback has been received from staff and the steering committee. At this meeting, Landmark Design will provide an update and seek feedback on the following items:

- Public Survey and Feedback. The full report is in the packet, but you can also view the results at the following link: <https://arcg.is/1aSCzP6>
- Parks System Inventory and Assessment
- Trails and Parks Map
- Proposed Park Typologies and Placemaking Guide
- Proposed Signage Suite

II. **Recommendation**

Review the results of the public engagement efforts and other attached documents and provide feedback and direction on moving forward.

Parks Signage, Branding, & Placemaking Workshop

West Haven Parks Committee
August 18, 2026 | 5pm – 6pm



Park Plan Recap...

Kickoff w/ Committee (April 2026)

Discussed the project
and asked a variety of
scoping questions

Online Community Survey (May 2026)

131 people took the
parks, trails, and
recreation survey

Parks Assessment Report (July 2026)

City staff conducted an
inventory/assessment of
West Haven's parks,
results were compiled
into a report

Survey Highlights

Family-oriented needs

- 56% of respondents have at least one child living at home
- Households with children more likely to perceive a need for additional parks and recreation facilities



Trails may serve a broader, cross-generational need

- Trails are identified as a key gap across age groups
- Older respondents are particularly likely to perceive a need for more trails
- Trails can support family recreation, walking, exercise, and active adults

Access matters

- 60% rate having a park within walking distance as very important
- A similar share places high importance on nearby trails

Today's Workshop

1. Explore themes and elements for West Haven's signage standards

2. Explore how West Haven's parks can become more welcoming, engaging, and community-oriented places

Signage Standards

Identifying desired themes and elements for
West Haven's signage

What is wayfinding?

Wayfinding helps people to understand where they are, where they are going, what is around them, and how to move through a place comfortably.



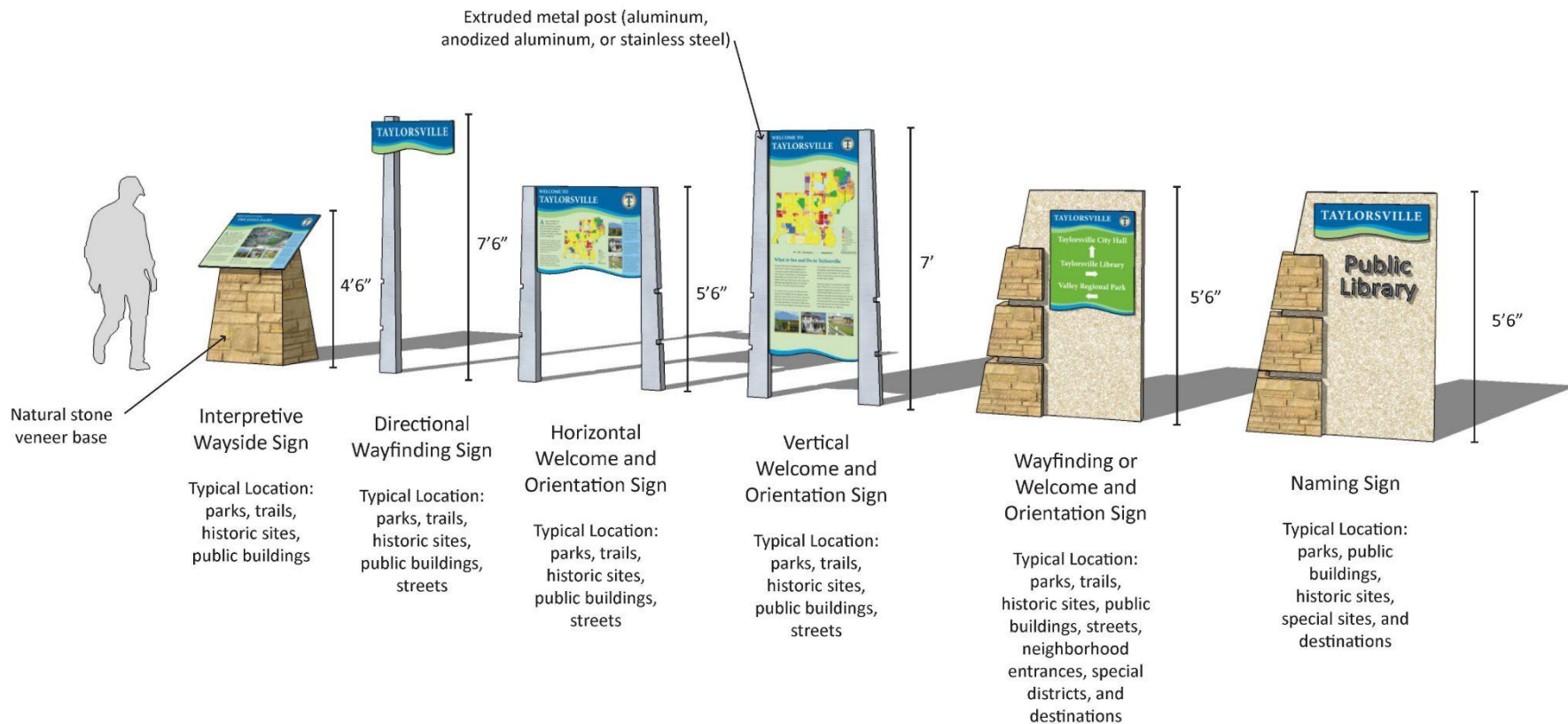
Signage Objectives

Unify the park and trails system with wayfinding, identification, informational, and regulatory signage

Develop a signage design suite to serve as a standard for future signage development

Typical Sign Types

- **Identification signs** mark and identify key locations within the parks and trails system, including park entrances, trailheads, destinations, and pedestrian routes.
- **Decision signs** provide up to three options for possible destinations, placed prior to decision points.
- **Confirmation signs** are placed after turns or intersections to confirm users are heading in the right direction.
- **Regulatory signs** provide rules, guidelines, safety information, and other regulations for sharing and enjoying the parks and trails system.



Signage System Examples



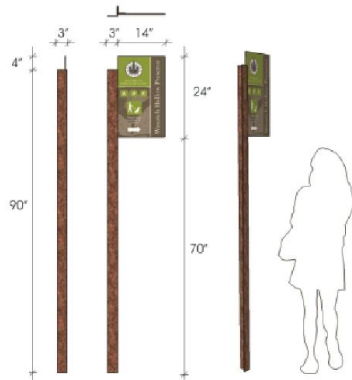
A-1 Welcome



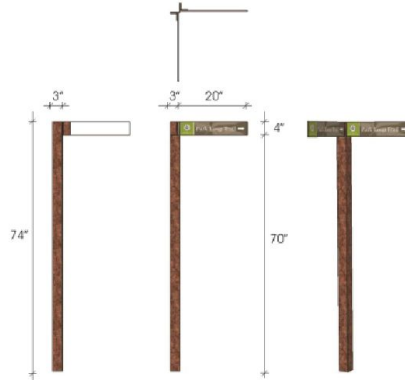
A-2 Orientation



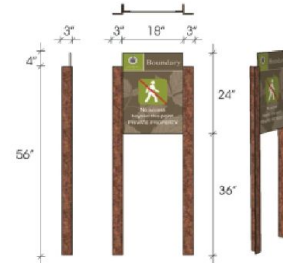
B-1 Wayside Interpretive



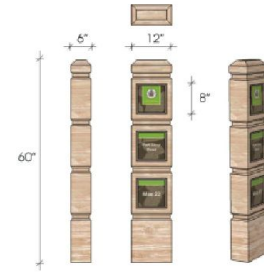
C-1 Wayfinding - Information



C-2 Wayfinding - Direction

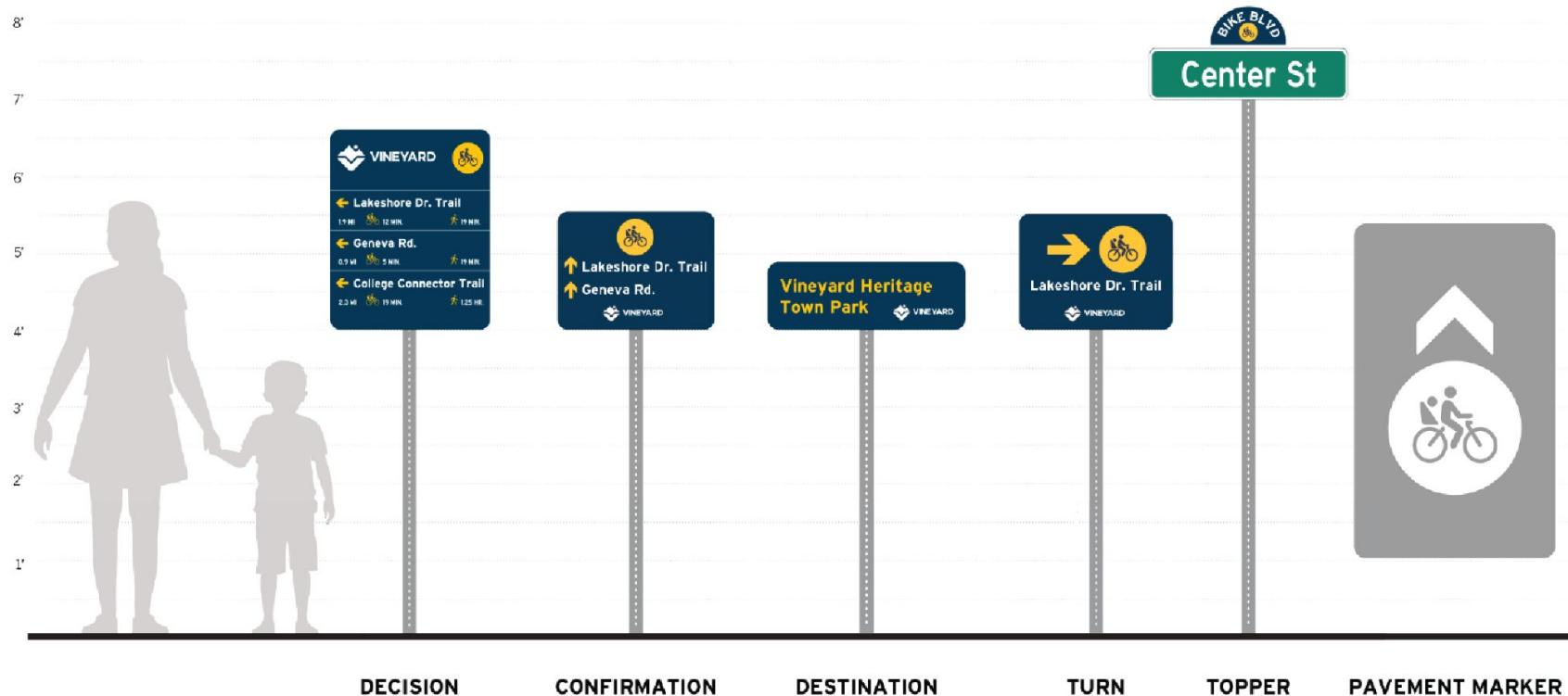


D-1 Regulatory



E-1 Wood Trail Marker

Signage System Examples



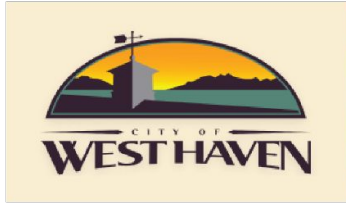
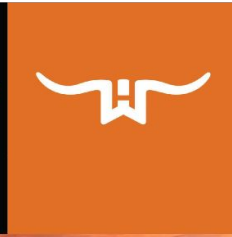
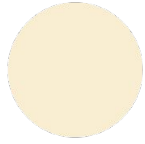
Vineyard Wayfinding Sign Family

Signage System Examples

Brainstorming Activity

Q: Do any of these elements resonate with you? What is recognizably West Haven?





Q: What sort of information would you like to have in your parks and trails that is not out there today?

Placemaking

Exploring how West Haven's parks can become more welcoming, engaging, and community-oriented places.

What is placemaking?

Essentially, placemaking **transforms a “space” into a “place.”** A space is just a physical area, like a park or a trail.

A place has a strong sense of community. It's somewhere people feel connected to, are proud of, and **want to spend time in.**



Qualities of a successful place:

- They are **accessible**
- People are **engaged in activities** there
- They are **comfortable**, with a good image
- They are **sociable**



Q: What makes a West Haven park or trail different from another city? How do you want them to differ in the future if the don't differ today?





West Haven Parks Placemaking Objectives

Determine typological groups for the park system

Identify shared challenges and opportunities for each park type

Provide adaptable design guidance for specific parks that share common characteristics

Park classifications vs. typologies

- **Park classifications** (e.g., Regional, Community, Local) describe **how a park fits within the overall park system**.
- **Park typologies** describe a park's **primary function, activities, and spatial character**, helping guide its design and placemaking approach. Parks may have primary and secondary typologies

Preliminary Typologies

- Gathering
- Trail + Greenway
- Active Recreation
- Nature + Discovery
- Speciality Recreation

Framework

**Park
Classification**



**Park
Typology**



**Placemaking
Strategies**



**Design
Considerations**

- *Shade*
- *Seating*
- *Trailheads*
- *Wayfinding elements*
- *Gathering areas*
- *Landscaping*

Preliminary Park Typologies

G

Gathering

Parks designed to bring people together through informal gathering, events, picnicking, and community activities

- **Access & Linkages:** Visible entrances, pedestrian connections, accessible routes
- **Uses & Activities:** Events, picnicking, informal play, flexible lawns, community programming
- **Comfort & Image:** Shade, seating, landscaping, attractive edges, restrooms where appropriate
- **Sociability:** Group seating, tables, pavilions, flexible gathering spaces



- **Classification:** Regional Park
- **Primary Typology:** Gathering
- **Secondary Typologies:**
Active Recreation &
Specialty Recreation (Rodeo)

Placemaking Opportunity: Create a distinctive community destination that supports events, recreation, and social gathering.

Gathering Example: R. Kenneth Baldwin "Country Park"



Q: Given Country Park's role as a Gathering Park, what is the single biggest opportunity to make it a more welcoming and memorable place?

Preliminary Park Typologies

TG

Trail + Greenway

Parks organized around trails,
connections, and linear
recreation

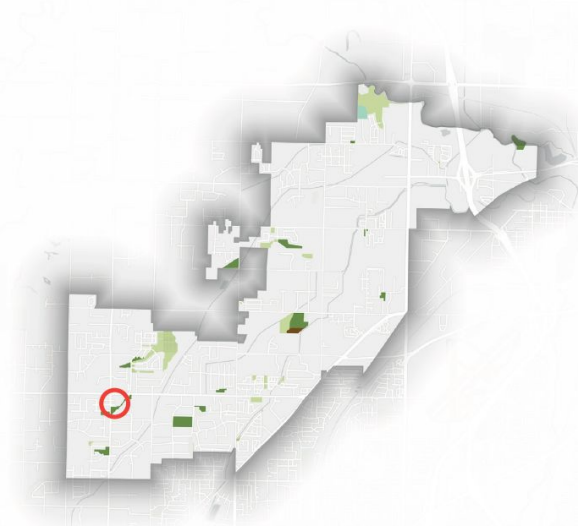
- **Access & Linkages:** Clear trail connections, safe crossings, visible entrances, wayfinding
- **Uses & Activities:** Walking, biking, exercise, exploration, informal recreation
- **Comfort & Image:** Shade, seating, rest areas, attractive landscaping, lighting where appropriate
- **Sociability:** Gathering nodes, trailheads, benches, small plazas, places to pause together



Trail + Greenway Example: Fair Grove Park

- **Classification:**
Neighborhood Park
- **Primary Typology:** Trail & Greenway

Placemaking Opportunity: Make the trail a comfortable, attractive destination for walking, biking, and informal recreation.



Q: Given Fair Grove Park's role as a Trail + Greenway, what is the single biggest opportunity to make it a more welcoming and memorable place?

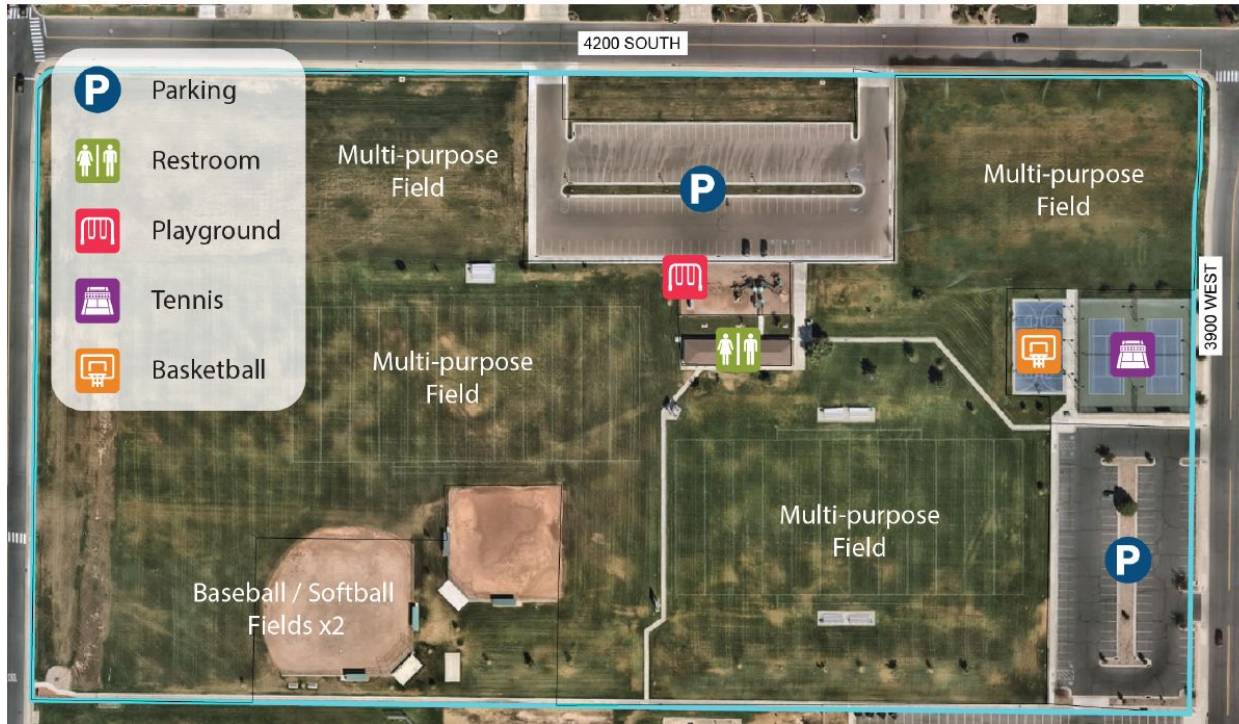
Preliminary Park Typologies

AR

Active Recreation

**Parks focused on active play,
sports, exercise, and physical
recreation**

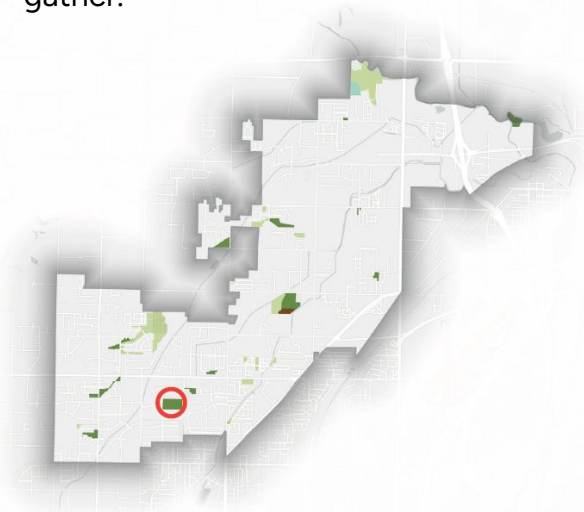
- **Access & Linkages:** Safe pedestrian/bike access, connected internal paths
- **Uses & Activities:** Sports, play, fitness, courts, informal recreation
- **Comfort & Image:** Shade, seating for spectators, rest areas, landscaping, amenities
- **Sociability:** Spectator areas, picnic spaces, gathering areas around recreation facilities



- **Classification:** Community Park
- **Primary Typology:** Active Recreation
- **Secondary Typology:** Gathering

Placemaking Opportunity: Support organized and informal recreation while creating comfortable places for spectators and families to gather.

Active-Recreation Example: Sports Park



Q: Given Sports Park's role as an Active Recreation Park, what is the single biggest opportunity to make it a more welcoming and memorable place?

Preliminary Park Typologies

ND

Nature & Discovery

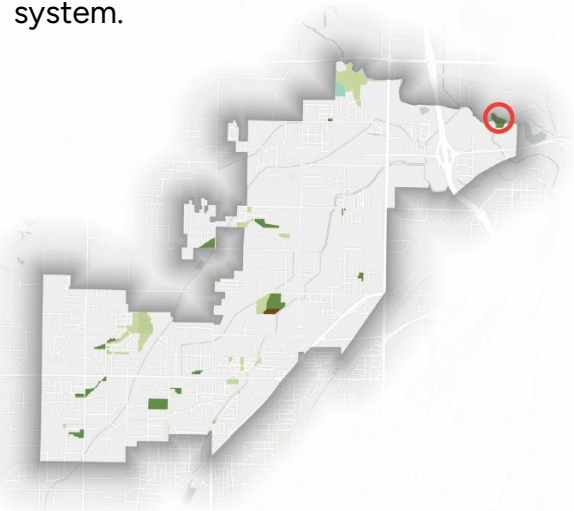
Parks focused on
experiencing natural
landscapes, passive
recreation, and environmental
features

- **Access & Linkages:** Accessible trails, trail connections, clearly defined entry points
- **Uses & Activities:** Hiking, walking, wildlife viewing, nature play, interpretation
- **Comfort & Image:** Shade, scenic viewpoints, natural landscaping, quiet spaces
- **Sociability:** Small gathering areas, overlooks, picnic areas, interpretive destinations



- **Classification:** Open Space Park
- **Primary Typology:** Nature & Discovery
- **Secondary Typology:** Trail & Greenway

Placemaking Opportunity: Provide opportunities to experience West Haven's natural landscape while connecting to the broader trail system.



Nature & Discovery Example: Moulding & Sons Park

Q: Given Moulding & Son's Park role as a Nature + Discovery Park, what is the single biggest opportunity to make it a more welcoming and memorable place?

Preliminary Park Typologies

SR

Specialty Recreation

Parks centered on a distinctive recreational activity or facility, such as a pump track, community garden, or disc golf

- **Access & Linkages:** Safe access and connections to surrounding trails/neighborhoods
- **Uses & Activities:** Primary specialized activity plus complementary activities
- **Comfort & Image:** shade, seating, rest areas, landscaping, supporting amenities
- **Sociability:** Spectator areas, social spaces, group seating, opportunities for users to interact

Q: What (if any) types of Specialty Recreation would you like to see in West Haven?

Thank you!



Appendix A

Parks & Recreation Survey Summary

SPRING/SUMMER 2026



Park Survey Overview

West Haven conducted a parks and recreation survey during spring/summer 2026 to gather community input on parks, open space, trails, and recreation. The survey included questions within **three topic areas: Parks & Open Space, Trails, and Recreation.**

A total of 131 responses were recorded. The following sections summarize key takeaways from the survey results. A full generated survey report is included at the end of the document for additional detail. Raw survey data was also provided in spreadsheet form.

Parks & Open Space

GENERAL TAKEAWAYS

1. Residents are generally satisfied with the quality of the City's parks and either satisfied or neutral about open space.	More than 65% of respondents are somewhat or very satisfied with West Haven's parks 54% of respondents are somewhat or very satisfied with open space, while a relatively large share of respondents were neutral about their satisfaction
2. Residents are split on whether there are enough parks and open space.	Responses were nearly split between residents who feel there are enough parks and/or open space and those who feel there are not enough.
3. Natural areas and trail corridors are both how residents define and prioritize open space.	Natural areas such as river corridors, wetlands, and undeveloped lands are most associated with open space by residents (86%), followed by trail corridors and greenways (75%), agriculture land (47%), and open space within a neighborhood (46%). Trail corridors and natural areas were also rated as the highest open space priorities.
4. Residents want more opportunities to connect to and use open space.	Responses emphasized better connections between parks, trails, neighborhoods, and other destinations, with an emphasis on safety. Other ideas for open space included: • More trails, bike lanes, and sidewalks, particularly connections to parks • Places for ATVs, dirt bikes, and bikes to recreate off the road A bike park/pump track • More river open space • More shade to make outdoor spaces usable in summer • Spaces for families and community activities

5. Parks are a regular part of residents' lives.	68% of residents visit parks a few times a month or more when the weather is pleasant. Most residents visit parks at least occasionally. There were too few responses from non-visitors to identify a clear reason for not visiting.
6. Having a park close to home is important to residents.	Residents place a high value on having parks close to home. • 56% said proximity to home is the primary reason they visit a particular park, followed by playground equipment (9%) and trails (9%). • 88% said having a park within walking distance of their home is somewhat or very important.
7. Residents want a variety of park improvements rather than one clear priority. Those priorities vary by park type.	No single improvement stood out significantly above the others. 1. Playground equipment: 32% 2. Maintenance/cleanliness: 29% Shade structures: 28% 3. Walking/jogging paths: 25% 4. Other open-ended responses: 24%, including splash pads, weed control, grassy areas, dog waste stations, and more amenities than are available at private subdivision parks.
8. A few parks account for most reported visits.	The five most frequently visited parks in the past 12 months were: 1. R. Kenneth Baldwin Country Park: 63% 2. Prevedel Park: 45% 3. Sports Park (Recreation Complex Park): 37% 4. Poulter Pond: 33% 5. Green Farms: 28% Windsor Farms and Moulding & Sons had the lowest reported visitation, followed by Holmes and Sycamore.
9. Prevedel Park is the park households most often visit, followed by Country Park.	When asked to identify the single park their household visits most often: 1. Prevedel Park: 34% 2. R. Kenneth Baldwin Country Park: 24% 3. Poulter Pond: 11% 4. Green Farms: 5% 5. Sports Park: 5% No respondents selected Holmes or Moulding & Sons as the park their household visits most often. Sycamore, Staker Farms, and Windsor were also selected by very few respondents.

FEEDBACK SPECIFIC TO INDIVIDUAL PARKS

PREVEDEL PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (28) 2. Trails (7) 3. Trees/nature (5) 4. Playground equipment (2) 5. Dog-friendly (1) 6. Physical fitness (1)	1. Playground equipment (28) 2. Sports fields/courts (15) 3. Lighting/safety features (13) 4. Maintenance/cleanliness (11) 5. Walking/jogging paths (10) 6. Shade structures (9) 7. Picnic facilities (7) 8. Restrooms (4) 9. No improvements needed (4) 10. Trees (3) 11. Water-wise landscaping (3) 12. Accessibility to park and facilities (2)	• Grassy area where the eye sore of weeds currently sits. • Bike Trails. • Less people. • There are t-posts along one trail - is it part being closed down? • We were promised a splash pad, park, and walk around trail. So far it's been vacant. • I'd love to see dog waste bag stations, too many people are leaving dog waste everywhere. • Splash pad (x3) • Literally anything done to it at all. You have probably 200+ kids over here by Wilson Cove and only a little life time playground meant for a family backyard. • Sidewalks connecting to park access points. • Just a developed Prevedel park for kids with play equipment.

R. KENNETH BALDWIN COUNTRY PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (13) 2. Playground equipment (7) 3. Dog-friendly (4) 4. Sports fields/courts (3) 5. Trees/nature (2) 6. Picnic facilities (1) 7. Physical fitness (1)	1. Shade structures (9) 2. Maintenance/cleanliness (7) 3. Restrooms (7) 4. Walking/jogging paths (6) 5. Trees (6) 6. No improvements needed (6) 7. Lighting/safety features (4) 8. Sports fields/courts (3) 9. Playground equipment (2) 10. Water-wise landscaping (2) 11. Picnic facilities (1)	• I would love a pump track for scooters and bikes • Maybe a splash pad!!! Plenty of room and I don't think we have a close one! • More dog park walking area • Shade structures, like large shade sails similar to Burch Creek park in South Ogden • Water and open toilets when the park is open it's hit or miss sometimes, kids need water when playing at the park

POULTER POND

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (9) 2. Trails (4) 3. Special features (the pond) (1) 4. Physical fitness (1)	1. Maintenance/cleanliness (10) 2. Trees (9) 3. Water-wise landscaping (8) 4. Shade structures (5) 5. Walking/jogging paths (3) 6. Lighting/safety features (3) 7. Playground equipment (2) 8. Sports fields/courts (1) 9. Picnic facilities (1)	• Control the kids on E motorcycles and E bikes who think that the trails are their personal race track. • The park needs benches around the pond. Weed control • Mosquito treatment • Remove over growth and add rocks

SPORTS PARK (REFERRED TO AS RECREATION COMPLEX PARK BY SOME)

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (6) 2. Dog-friendly (2) 3. Sports fields/courts (1)	1. Walking/jogging paths (4) 2. Trees (4) 3. Water-wise landscaping (4) 4. Shade structures (4) 5. Sports fields/courts (3) 6. Restrooms (2) 7. Maintenance/cleanliness (2) 8. Playground equipment (1) 9. Accessibility to park and facilities (1)	• Have a garbage can by basketball and tennis court at the Sports Park. Pick up garbage on the grass before mowing. If not watering don't mow the grass every week. • More Dog waste bins along walking areas.

GREEN FARMS PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (5) 2. Sports fields/courts (1) 3. Playground equipment (1)	1. Restrooms (3) 2. Walking/jogging paths (3) 3. Maintenance/cleanliness (2) 4. Water-wise landscaping (2) 5. Trees (2) 6. Lighting/safety features (1) 7. Shade structures (1)	• Wheels Park

STONEFIELD PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to Home (5)	1. Playground equipment (4) 2. Walking/jogging paths (30) 3. Shade structures (3) 4. Lighting/safety features (2) 5. Trees (2) 6. Water-wise landscaping (2) 7. Maintenance/cleanliness (1) 8. Picnic facilities (1) 9. Restrooms (1) 10. Sports fields/courts (1)	• I just want Stonefield Park to not be an afterthought. So many kids go there yet it's the saddest park to play at.

COUNTRY HAVEN PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Sports fields/courts (2) 2. Playground equipment (1) 3. Close to home (1)	1. Walking/jogging paths (2) 2. Playground equipment (1) 3. Trees (1) 4. Lighting/safety features (1) 5. Maintenance/cleanliness (1)	• We need a splash pad and the country park needs more trees

FAIR GROVE PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to home (2) 2. Trails (1) 3. Picnic facilities (1)	1. Playground equipment (1) 2. Restrooms (1) 3. Shade structures (1) 4. Trees (1) 5. Water-wise landscaping (1) 6. Accessibility to park and facilities (1) 7. Maintenance/cleanliness (1)	• N/A

TUSCAN MEADOWS & DOG PARK

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to home (2)	1. Restrooms (2) 2. Shade structures (2) 3. Picnic facilities (1) 4. Sports fields/courts (1)	• N/A

WINDSOR FARMS

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to home (1)	1. Trees (1) 2. Water-wise landscaping (1)	• Lower the dirt height so people can't look directly into my backyard while standing on the dirt

STAKER FARMS

PRIMARY REASON(S) FOR VISITING	REQUESTED IMPROVEMENTS	OTHER REQUESTED IMPROVEMENTS
1. Close to home (1)	1. Maintenance/cleanliness (1) 2. Picnic facilities (1) 3. Trees (1) 4. Water-wise landscaping (1)	N/A

MOULDING AND SONS PARK / HOLMES PARK

- No specific feedback

Trails

GENERAL TAKEAWAYS

1. Residents are generally satisfied with trails, but many feel there are not enough.	62% of respondents are somewhat or very satisfied with West Haven's trails. However, more than half (55%) feel there are not enough trails.
2. Trails are a regular part of residents' lives.	69% of residents visit trails a few times a month or more when the weather is pleasant, which is comparable to park visitation. Among residents who do not use trails, lack of information and poor access were the most common reasons.
3. Residents value having trails close to home and want more paved-surface trails.	84% said having a trail within walking distance of their home is somewhat or very important. - Only 17% feel there is a sufficient amount of paved trails. 37% feel there is a sufficient amount of natural-surface trails.
4. Walking and biking are the primary ways residents use trails.	80% of respondents report using trails for walking/jogging and 45% for recreational biking. Open-ended responses also mentioned dog walking.
5. Trail use is concentrated around several parks and regional trail corridors. Many residents express that they do not know the names of trails they use.	The most frequently identified trails and trail areas included: - Prevedel Park trails - Weber River Trail/Ogden River Parkway - West Haven Trail - Green Farms - Poulter Pond - Fair Grove/West Haven Canal Trail

6. Residents want a more complete, connected, and accessible trail system.	The highest-rated improvements focused on connecting neighborhoods and filling gaps in the existing system: • Linking neighborhoods with a trail system: 46% • Making trails more complete or connected: 40% • Pet waste disposal stations: 34% • Increasing trail miles: 34% • More trailheads: 24% • Other open-ended responses: 24%, including more trails along wetlands and canals, trails in the western portions of the City, clearer signage and wayfinding, safe crossings and sidewalks connecting trails to neighborhood destinations, more trees and beautification, garbage cans, spaces for kids, and concerns about trail flooding. Other ideas included evaluating user-created trails at Prevedel Park, a west-to-east rail trail, more trails associated with new development, and equestrian trails.
8. Most residents do not see trail conflicts as a major issue.	Respondents generally felt that trail users should be responsible for appropriate trail etiquette, with education, signage, and markings identified as potential tools. Where conflicts were identified, comments mentioned e-bikes, motorcycles, and compliance with leash laws.

Recreation

GENERAL TAKEAWAYS

1. Residents are split on whether there are enough recreation facilities, while most feel there are enough programs.	Responses were nearly split between residents who feel there are enough and those who feel there are not enough recreation facilities. 65% feel the City has the right amount of recreation programs.
2. Participation in City recreation programs is relatively low, and many residents are neutral about the programs available.	73% selected "none" out of the list of recreation programs when asked about their household's participation. Youth sports had the highest participation among the programs listed (not many youth took the survey). • 43% of respondents are somewhat or very satisfied with recreation programs. • 40% are neutral about their satisfaction with programs.
3. Aquatic center, trails and bike paths, and indoor recreation center were identified as top facility requests.	Other facility requests included: Splash pad or swimming pool • Fishing pond at Prevedel Park • Community recreation center • Wheels park • Disc golf/golf course • Dedicated place for ATVs and e-bikes

4. Residents want recreation opportunities for a range of ages and interests..	Open-ended responses included requests for: • Youth soccer, flag football, and basketball • More adult sports, programs, and leagues Fitness classes, yoga, and Zumba • Recreation opportunities for older adults • Accessible parks and recreation programs for people with disabilities, including programs for children through adulthood
5. City events have broad participation with interest in additional community activities.	75% of respondents participate in City-sponsored events. Open-ended suggestions for additional events included: • More neighborhood gatherings and social events • More child-friendly community events • Live music • Fishing tournaments • Weekly farmers markets • Cultural diversity festivals • More rodeos

Other

PARKS & RECREATION FUNDING

Residents are mixed on supporting additional local funding for parks and recreation.

- 45% would support a modest increase in local property taxes if the additional revenue were dedicated to improving and maintaining parks, trails, open spaces, and recreation facilities.
- 31% were unsure, while 19% would not support an increase.

RESPONDENT DEMOGRAPHICS

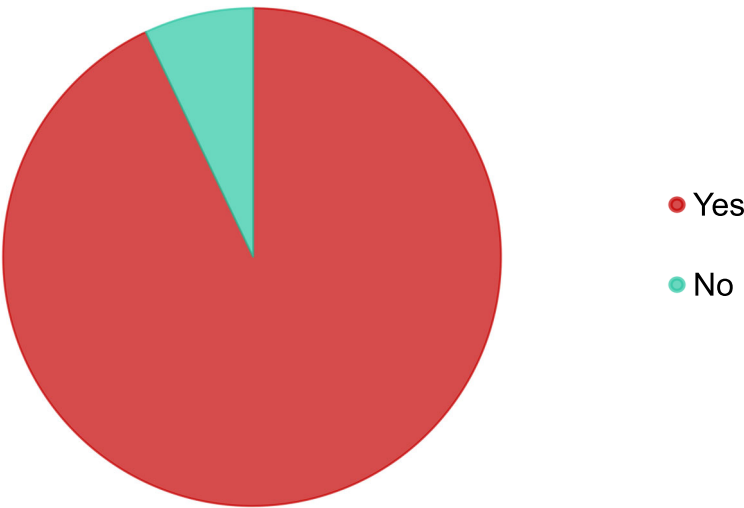
Most respondents were working-age adults, with a mix of household incomes and family types.

- Age: 43% of respondents were ages 35–54, followed by 31% ages 18–34. About 26% were age 55 or older.
- Income: 42% reported a household income of \$125,000 or more, the largest income category. Another 18% reported incomes between \$100,000 and \$124,999.
- Children at home: 56% had at least one child living at home, while 44% had no children at home. Among households with children, two children was the most common response (22% of all respondents).

West Haven Parks Plan Survey

Intro

● Do you currently live in West Haven?

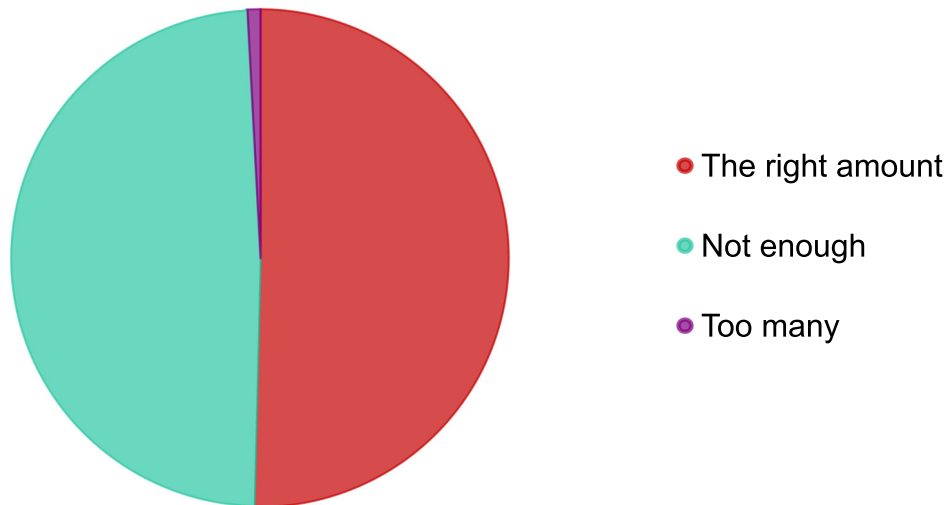


Answers	Count	Percentage
Yes	119	90.84%
No	9	6.87%

Answered: 128 Skipped: 3

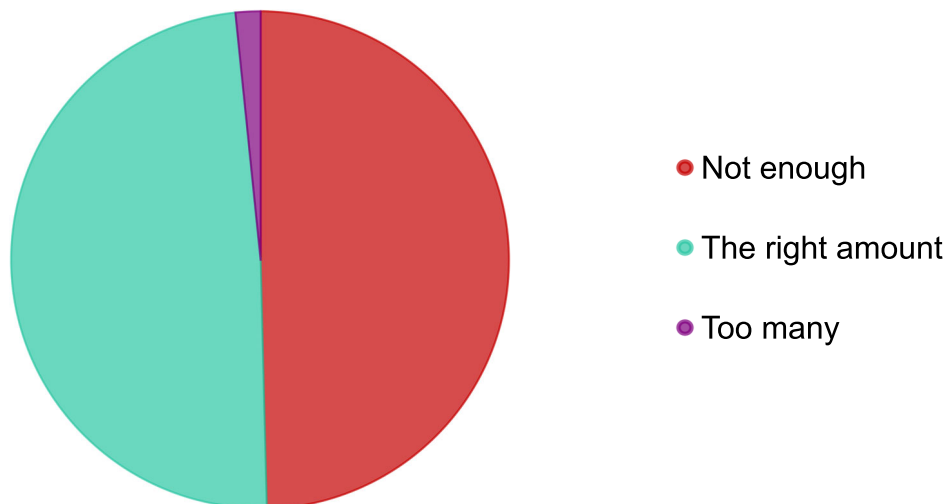
Intro > When it comes to recreation opportunities, do you think West Haven has too many, not enough, or just the right amount of each of the following?

● ● City parks



Answered: 129 Skipped: 2

● ● Natural open spaces



Answers	Count	Percentage
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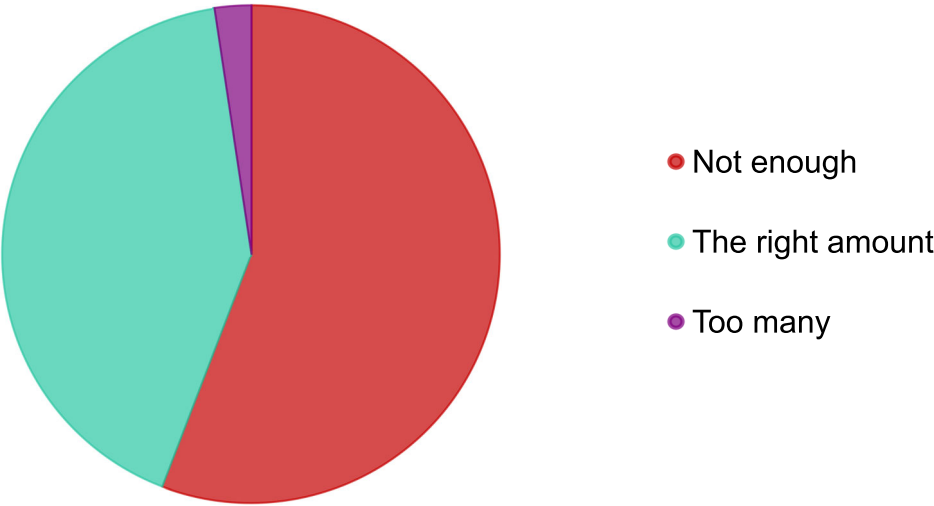
Not enough	63	48.09%
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The right amount	62	47.33%
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Too many	2	1.53%
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Answered: 127 Skipped: 4

● ● Trails



Answers	Count	Percentage
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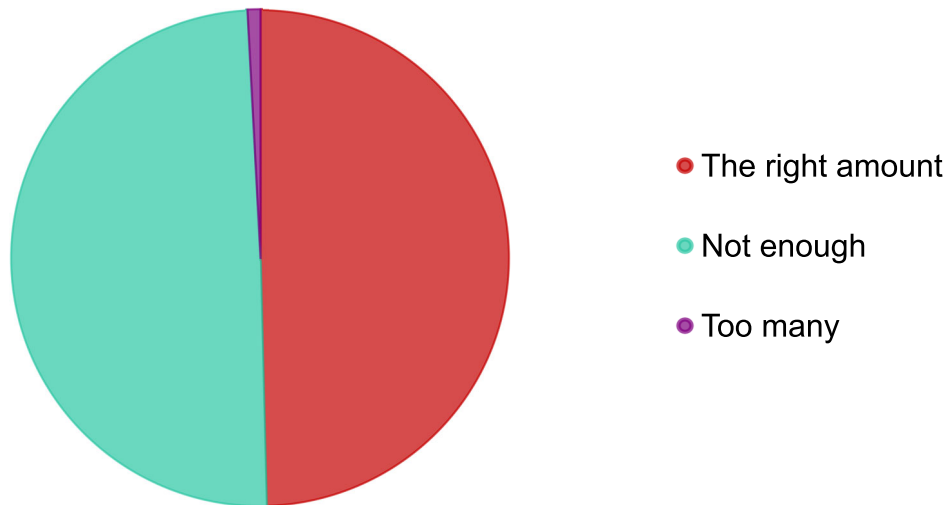
Not enough	72	54.96%
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The right amount	54	41.22%
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Too many	3	2.29%
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Answered: 129 Skipped: 2

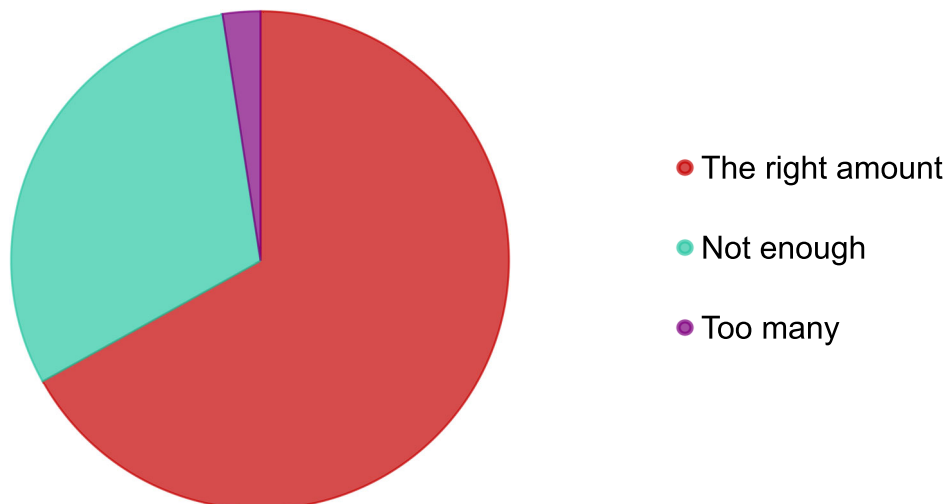
● ● Recreation facilities



Answers	Count	Percentage
The right amount	64	48.85%
Not enough	64	48.85%
Too many	1	0.76%

Answered: 129 Skipped: 2

● ● Recreation programs

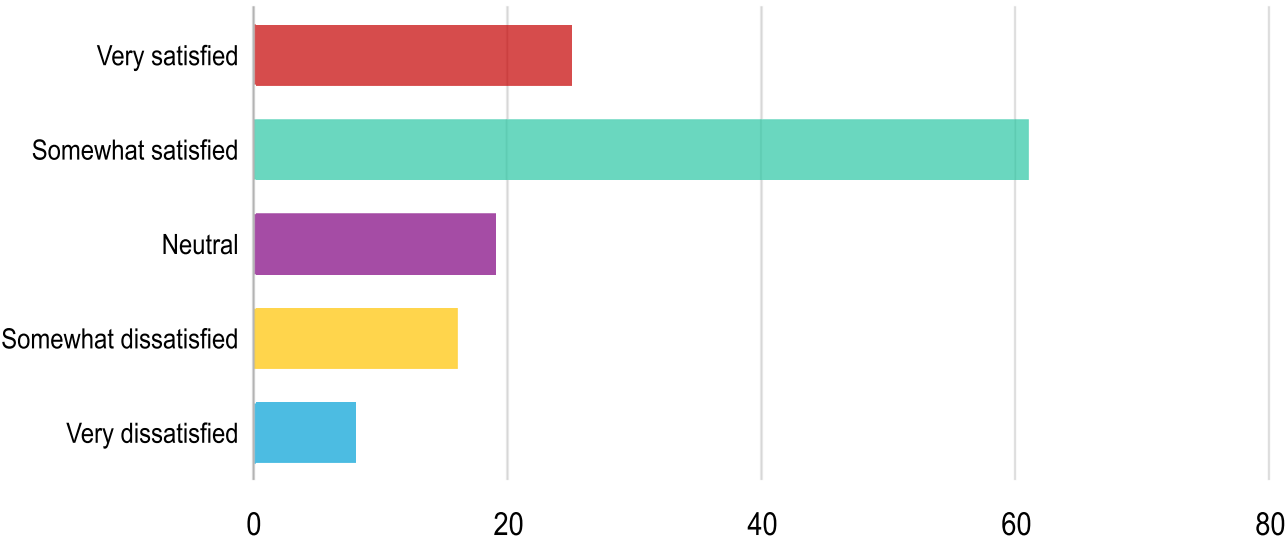


Answers	Count	Percentage
The right amount	85	64.89%
Not enough	39	29.77%
Too many	3	2.29%

Answered: 127 Skipped: 4

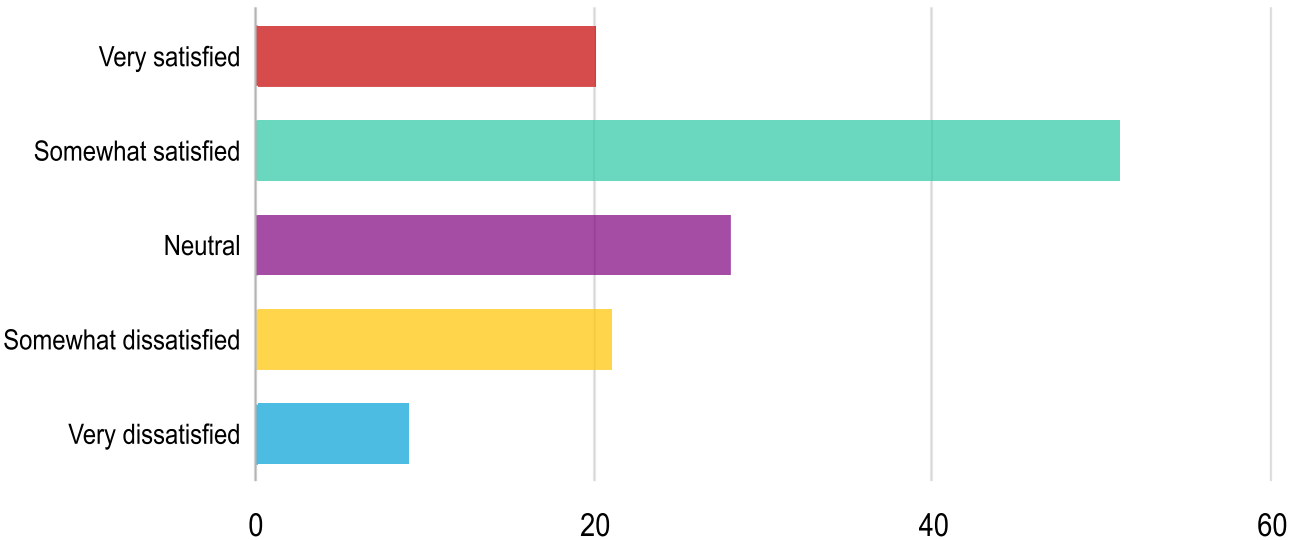
Intro > Overall, how satisfied are you with the quality of each of the following types of recreational opportunities in West Haven?

● ● City parks



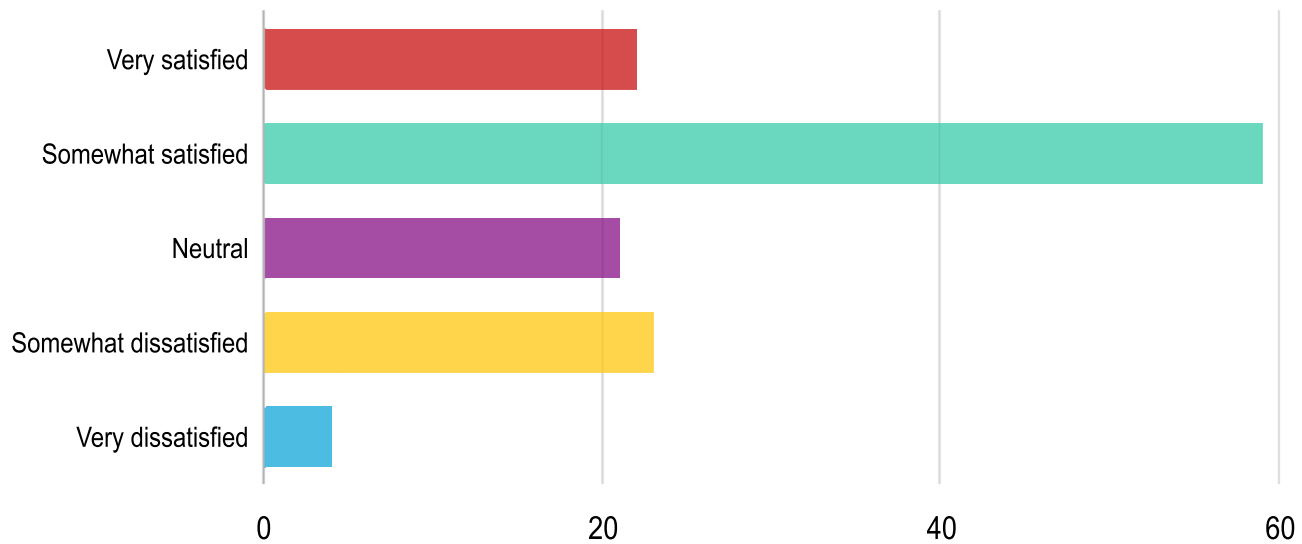
Answers	Count	Percentage
Very satisfied	25	19.08%
Somewhat satisfied	61	46.56%
Neutral	19	14.5%
Somewhat dissatisfied	16	12.21%
Very dissatisfied	8	6.11%

● ● Natural open spaces



Answers	Count	Percentage
Very satisfied	20	15.27%
Somewhat satisfied	51	38.93%
Neutral	28	21.37%
Somewhat dissatisfied	21	16.03%
Very dissatisfied	9	6.87%

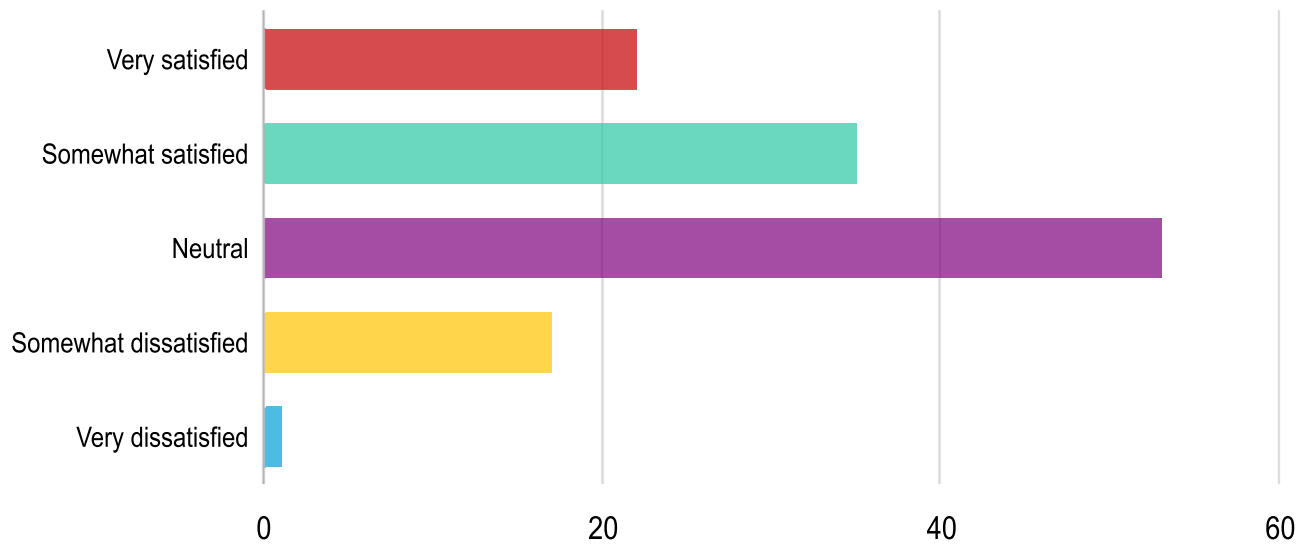
● ● Trails



Answers	Count	Percentage
Very satisfied	22	16.79%
Somewhat satisfied	59	45.04%
Neutral	21	16.03%
Somewhat dissatisfied	23	17.56%
Very dissatisfied	4	3.05%

Answered: 129 Skipped: 2

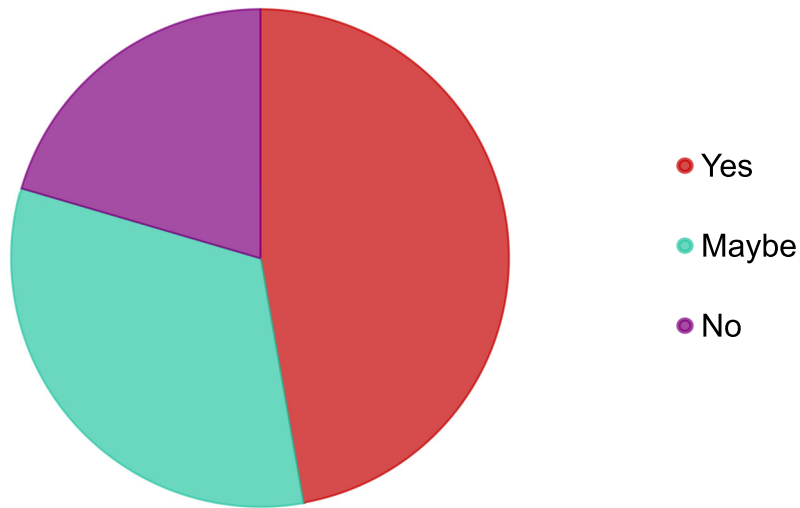
● ● Recreation programs



Answers	Count	Percentage
Very satisfied	22	16.79%
Somewhat satisfied	35	26.72%
Neutral	53	40.46%
Somewhat dissatisfied	17	12.98%
Very dissatisfied	1	0.76%

Answered: 128 Skipped: 3

● Would you support a modest increase in local property taxes if the...

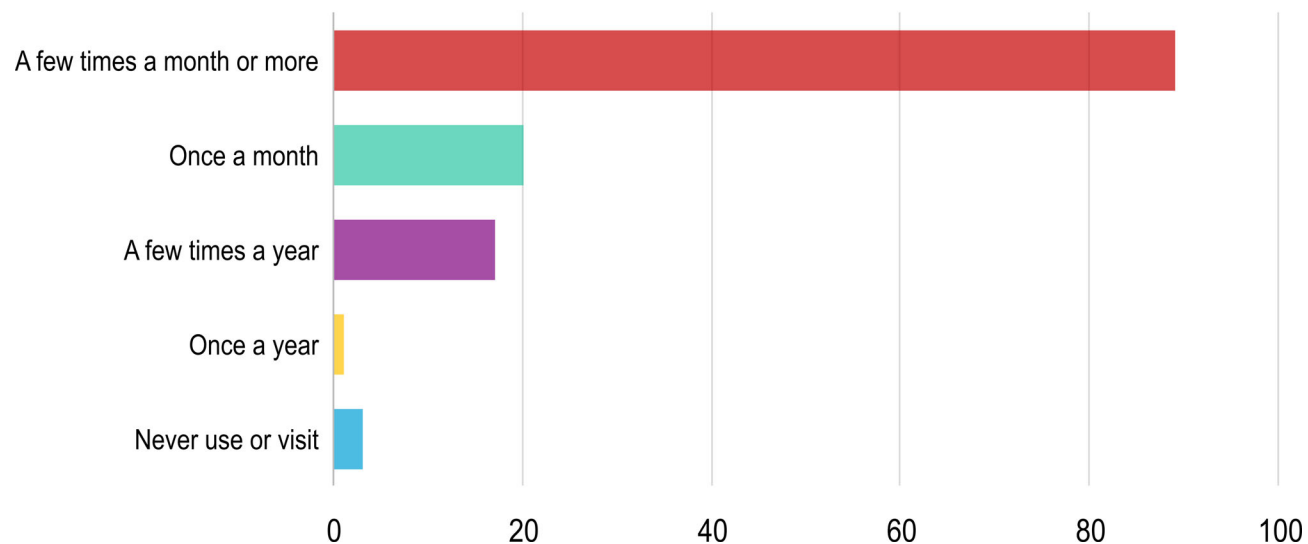


Answers	Count	Percentage
Yes	60	45.8%
Maybe	41	31.3%
No	26	19.85%

Answered: 127 Skipped: 4

Parks & Open Space

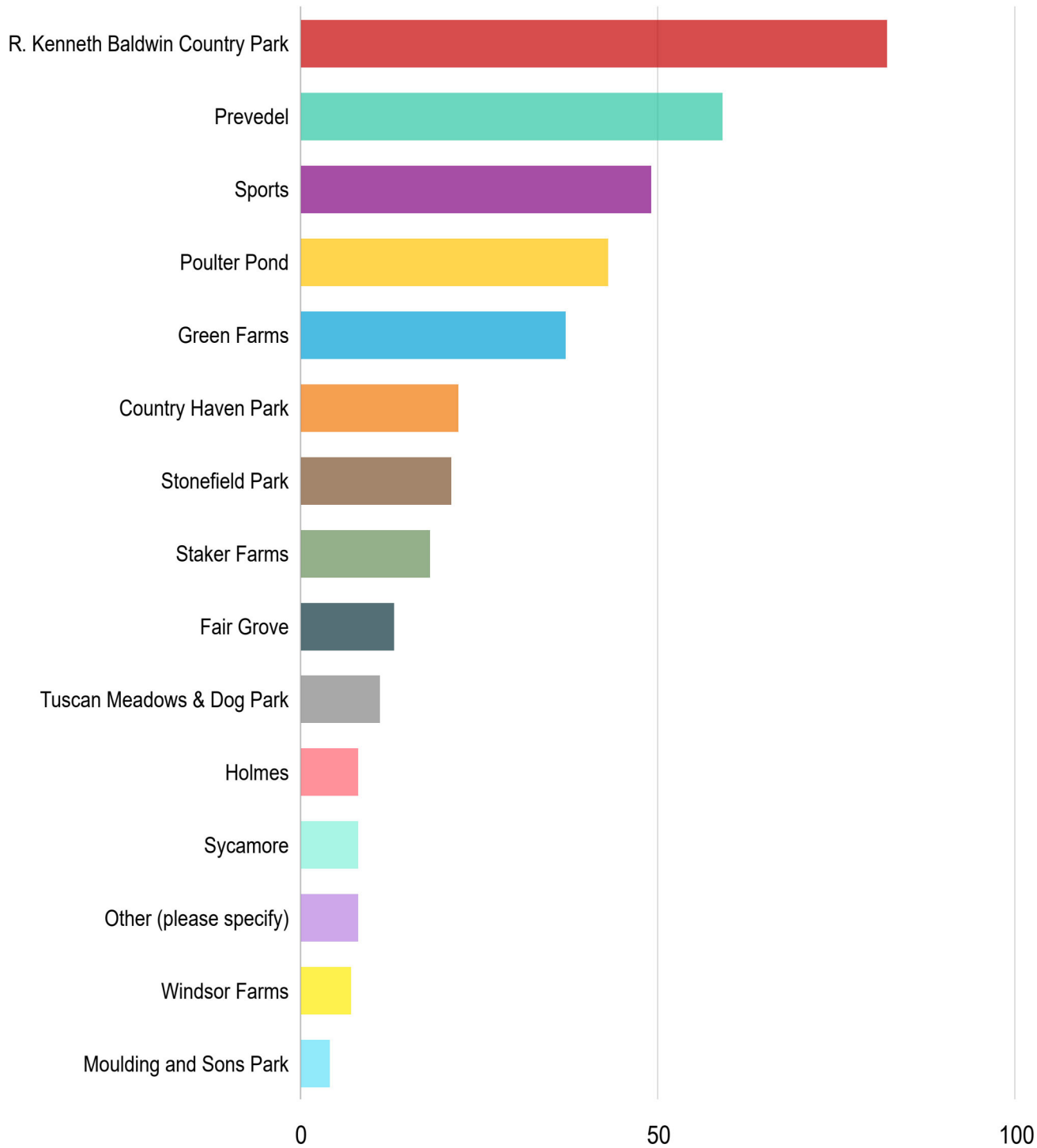
- When the weather is pleasant, how often do you visit parks in West Haven?



Answers	Count	Percentage
A few times a month or more	89	67.94%
Once a month	20	15.27%
A few times a year	17	12.98%
Once a year	1	0.76%
Never use or visit	3	2.29%

Answered: 130 Skipped: 1

● Which West Haven parks or open spaces have you or your household used or visited...

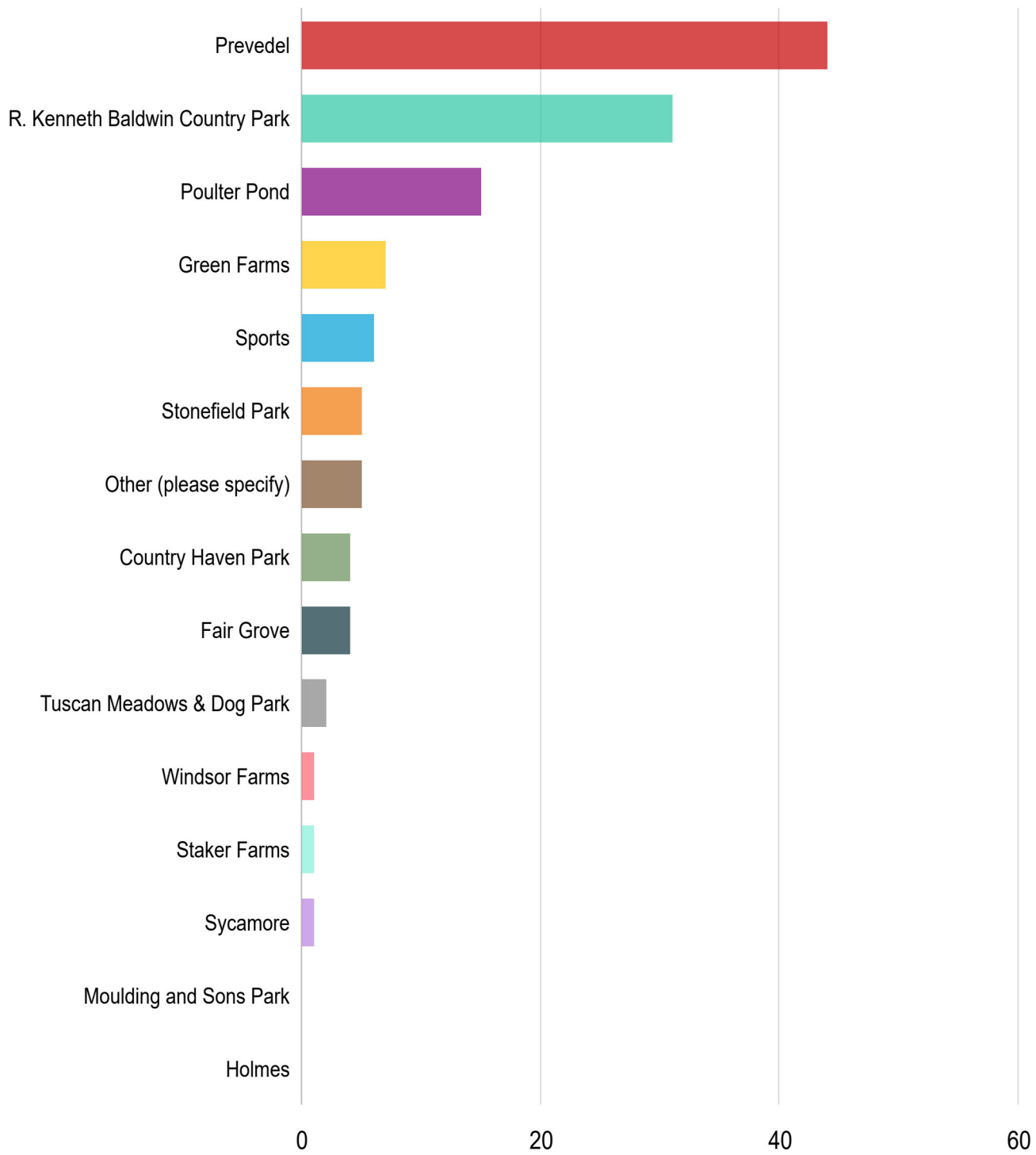


Answers	Count	Percentage
R. Kenneth Baldwin Country Park	82	62.6%
Prevedel Park	59	45.04%
Sports Park	49	37.4%

Poulter Pond	43	32.82%
Green Farms Park	37	28.24%
Country Haven Park	22	16.79%
Stonefield Park	21	16.03%
Staker Farms Park	18	13.74%
Fair Grove	13	9.92%
Tuscan Meadows & Dog Park	11	8.4%
Holmes Park	8	6.11%
Sycamore Park	8	6.11%
Other (please specify)	8	6.11%
Windsor Farms Park	7	5.34%
Moulding and Sons Park	4	3.05%

Answered: 126 Skipped: 5

- Which park or open space in West Haven does your household use or visi...

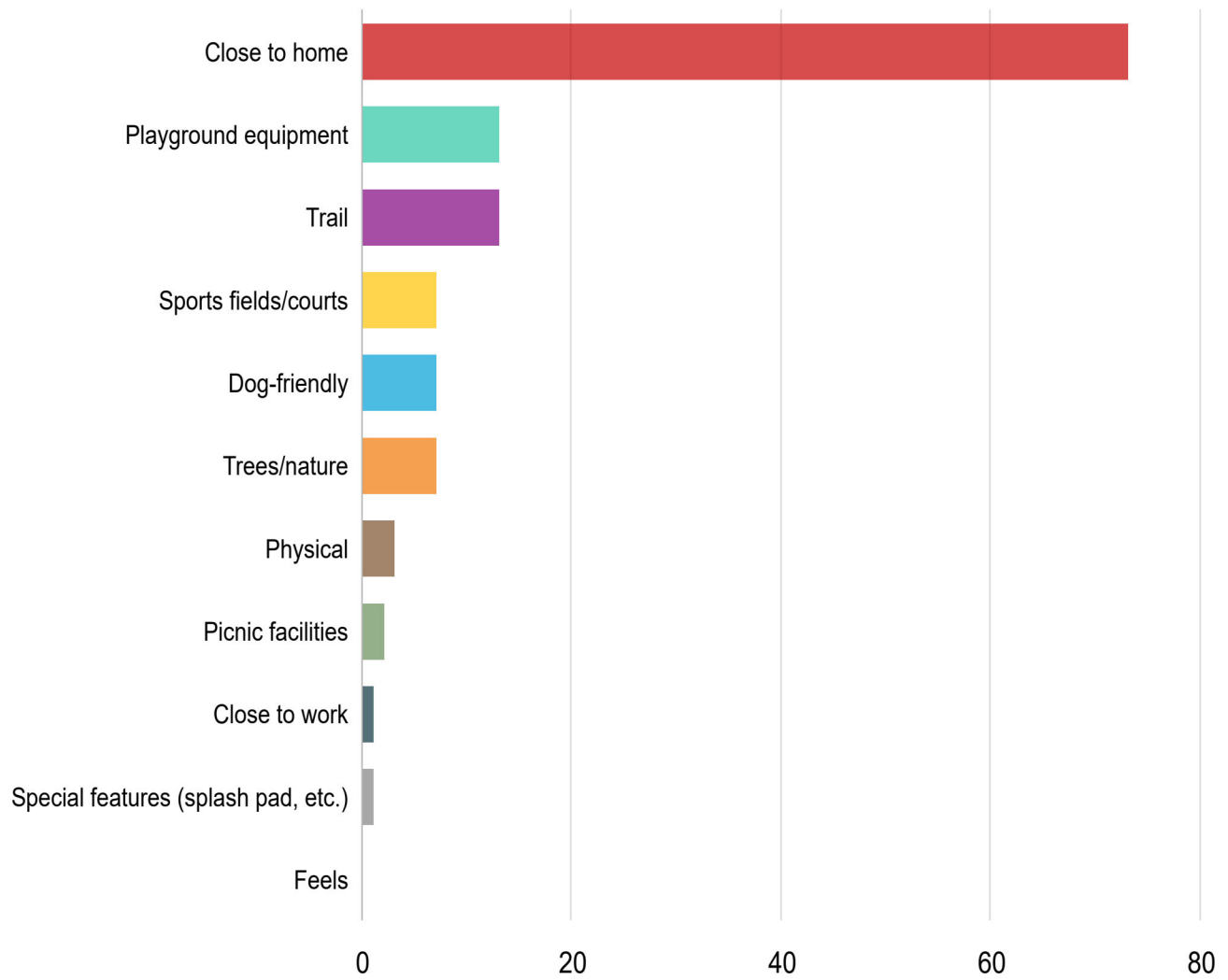


Answers	Count	Percentage
Prevedel Park	44	33.59%
R. Kenneth Baldwin Country Park	31	23.66%
Poulter Pond	15	11.45%

Green Farms Park	7	5.34%
Sports Park	6	4.58%
Stonefield Park	5	3.82%
Other (please specify)	5	3.82%
Country Haven Park	4	3.05%
Fair Grove	4	3.05%
Tuscan Meadows & Dog Park	2	1.53%
Windsor Farms Park	1	0.76%
Staker Farms Park	1	0.76%
Sycamore Park	1	0.76%
Moulding and Sons Park	0	0%
Holmes Park	0	0%

Answered: 126 Skipped: 5

- What is the primary reason you most often visit this park?

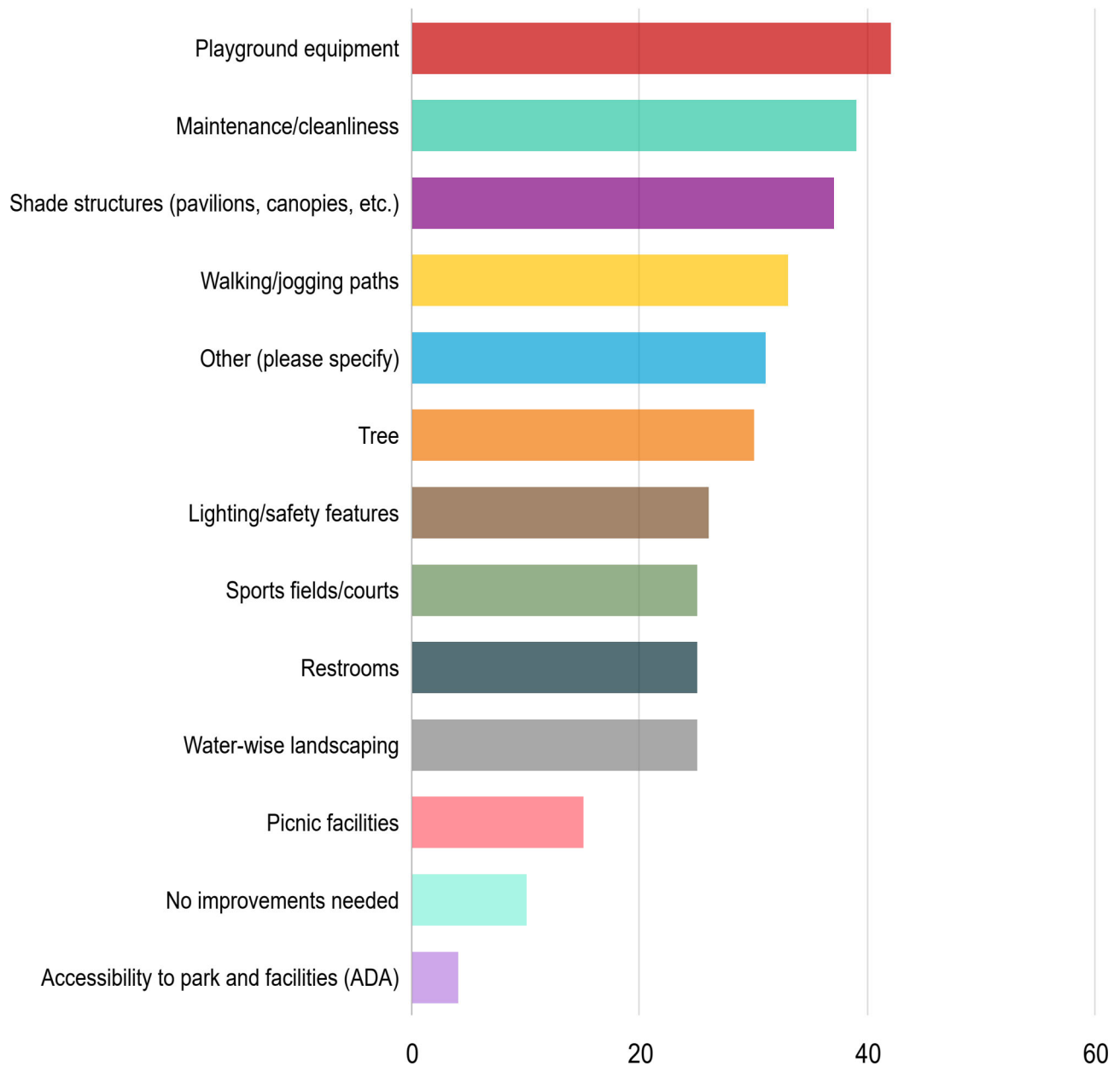


Answers	Count	Percentage
Close to home	73	55.73%
Playground equipment	13	9.92%
Trails	13	9.92%
Sports fields/courts	7	5.34%
Dog-friendly	7	5.34%
Trees/nature	7	5.34%
Physical fitness	3	2.29%
Picnic facilities	2	1.53%

Close to work	1	0.76%
Special features (splash pad, etc.)	1	0.76%
Feels safe	0	0%

Answered: 127 Skipped: 4

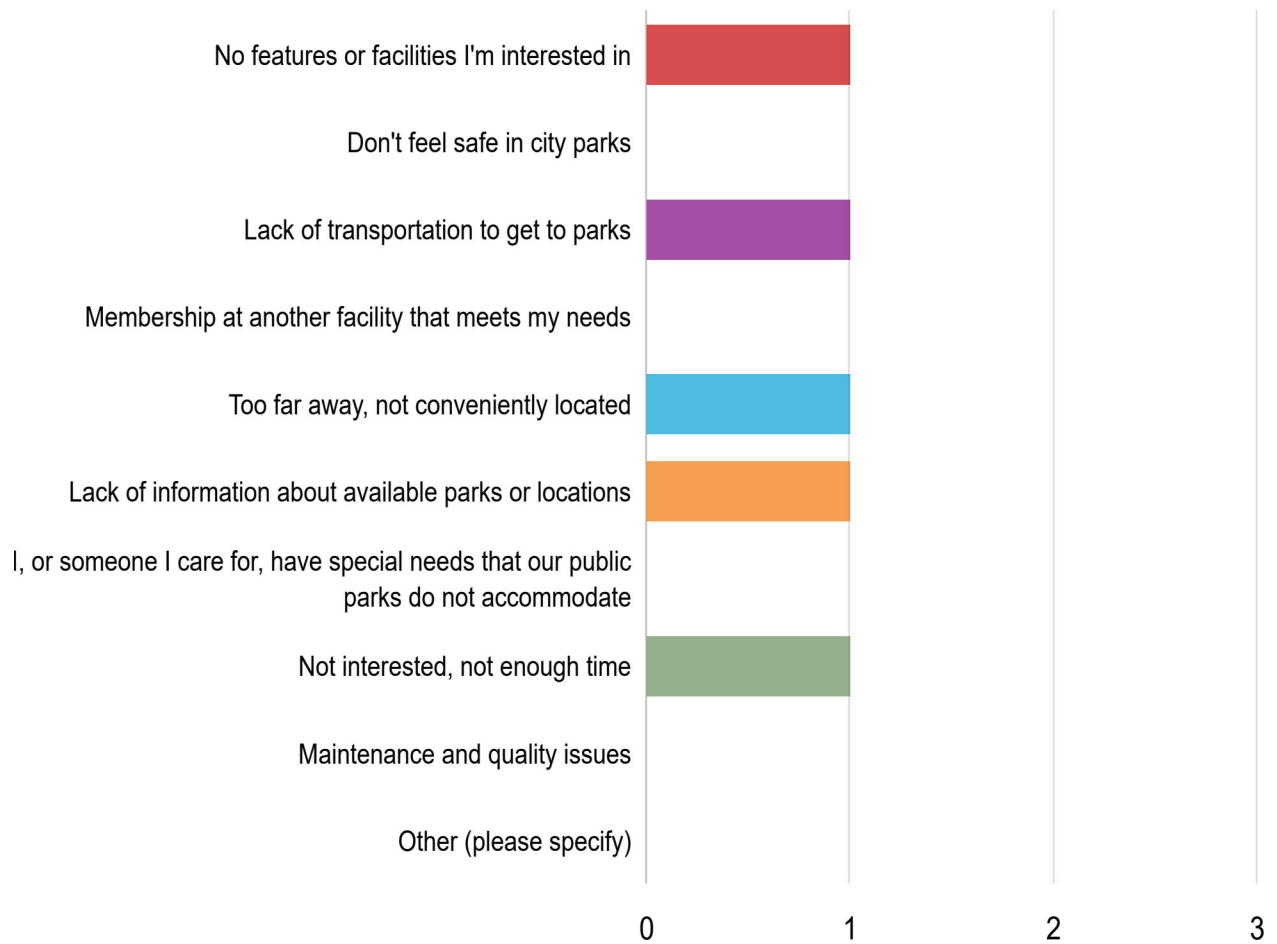
● What improvements would you like to see at the park you visit most often?



Answers	Count	Percentage
Playground equipment	42	32.06%
Maintenance/cleanliness	39	29.77%
Shade structures (pavilions, canopies, etc.)	37	28.24%
Walking/jogging paths	33	25.19%
Other (please specify)	31	23.66%
Trees	30	22.9%
Lighting/safety features	26	19.85%
Sports fields/courts	25	19.08%
Restrooms	25	19.08%
Water-wise landscaping	25	19.08%
Picnic facilities	15	11.45%
No improvements needed	10	7.63%
Accessibility to park and facilities (ADA)	4	3.05%

Answered: 127 Skipped: 4

- Which of the following reasons best explains why you do not use or visit parks in We...



Answers	Count	Percentage
No features or facilities I'm interested in	1	0.76%
Don't feel safe in city parks	0	0%
Lack of transportation to get to parks	1	0.76%
Membership at another facility that meets my needs	0	0%
Too far away, not conveniently located	1	0.76%
Lack of information about available parks or locations	1	0.76%
I, or someone I care for, have special needs that our public parks do not accommodate	0	0%
Not interested, not enough time	1	0.76%

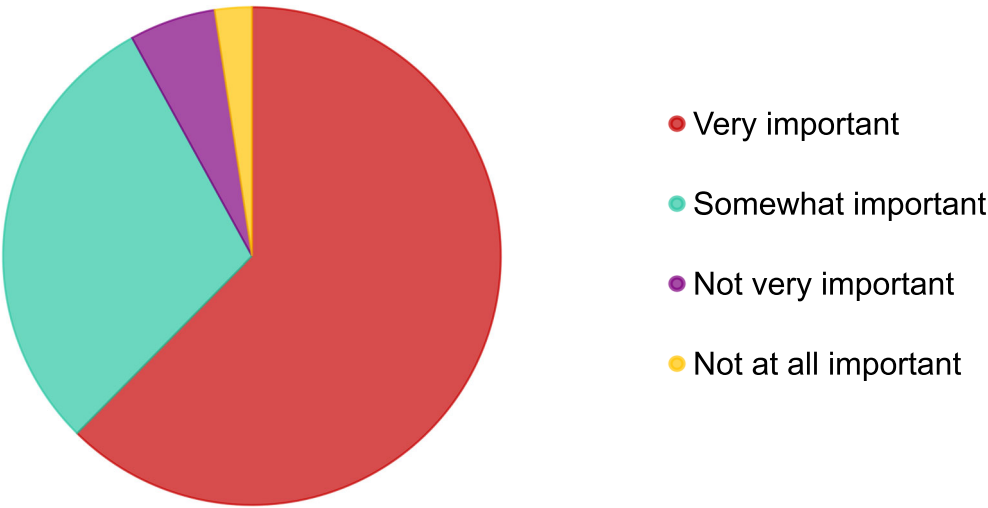
Maintenance and quality issues	0	0%
Other (please specify)	0	0%

Answered: 3 Skipped: 128

● If you or anyone in your household has a disability or accessibility-related needs, please describe...

There are no answers to this question yet.

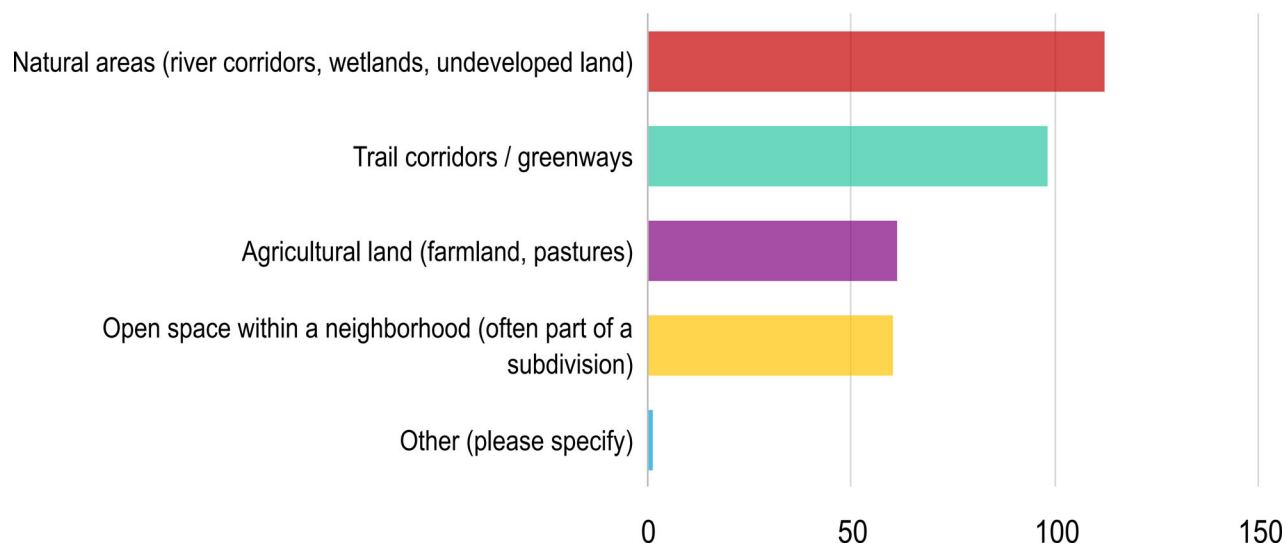
● Thinking more generally, how important is it to have public parks within...



Answers	Count	Percentage
Very important	78	59.54%
Somewhat important	37	28.24%
Not very important	7	5.34%
Not at all important	3	2.29%

Answered: 125 Skipped: 6

● Which of the following do you consider as open space?

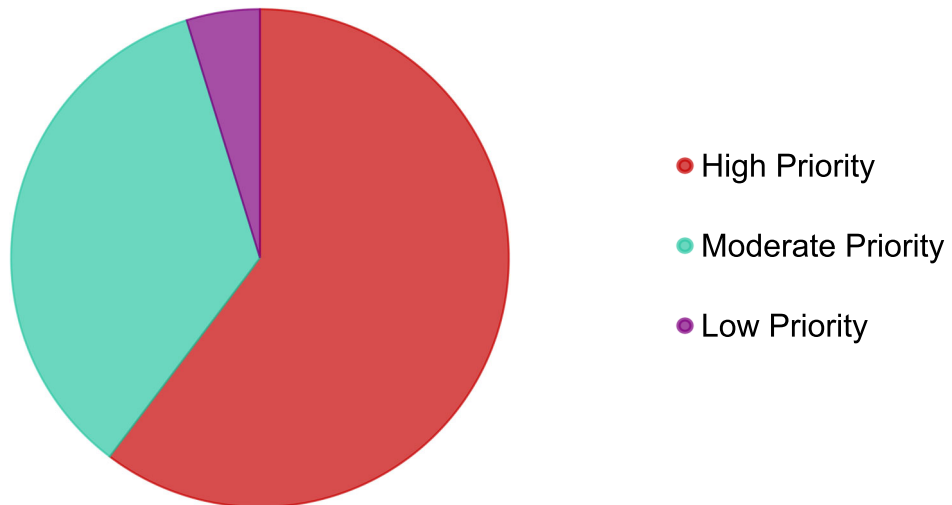


Answers	Count	Percentage
Natural areas (river corridors, wetlands, undeveloped land)	112	85.5%
Trail corridors / greenways	98	74.81%
Agricultural land (farmland, pastures)	61	46.56%
Open space within a neighborhood (often part of a subdivision)	60	45.8%
Other (please specify)	1	0.76%

Answered: 130 Skipped: 1

Parks & Open Space > Please indicate how you would prioritize the following types of open space in the city.

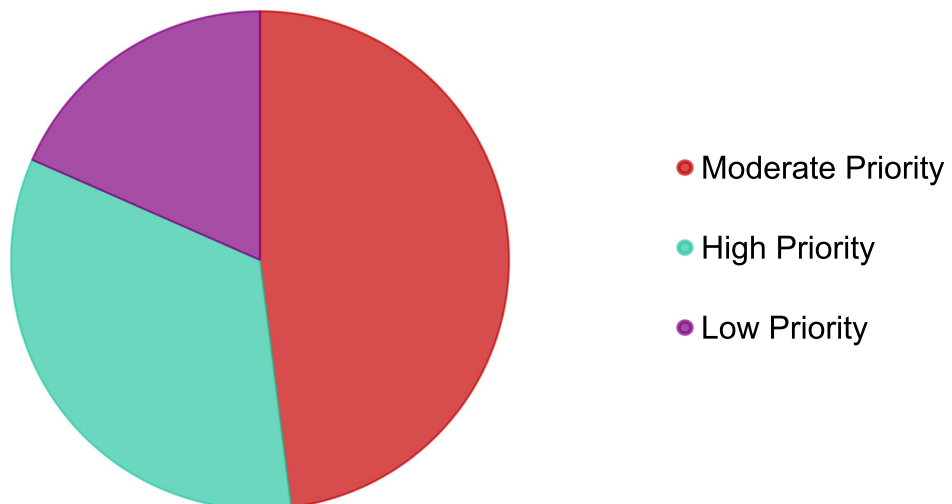
● ● Natural areas (river corridors, wetlands, undeveloped land)



Answers	Count	Percentage
High Priority	76	58.02%
Moderate Priority	44	33.59%
Low Priority	6	4.58%

Answered: 126 Skipped: 5

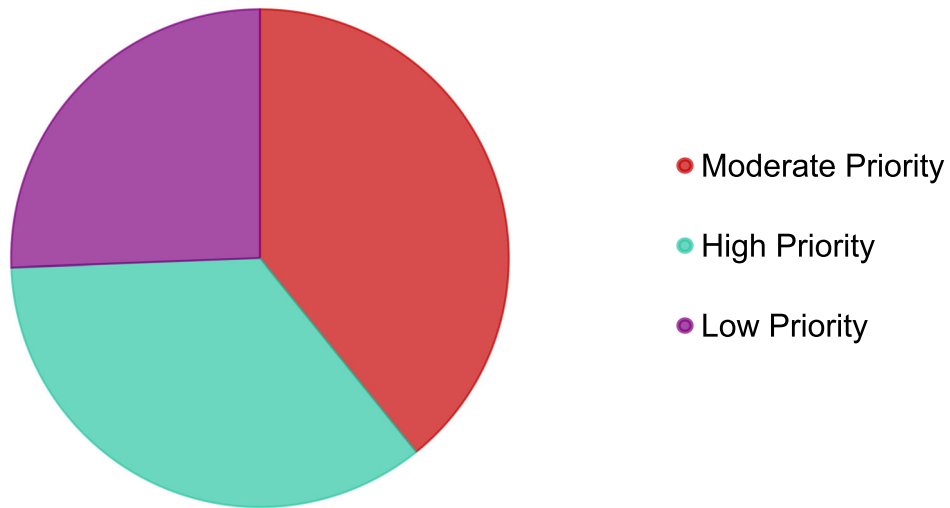
● ● Agricultural land (farmland, pastures)



Answers	Count	Percentage
Moderate Priority	60	45.8%
High Priority	42	32.06%
Low Priority	23	17.56%

Answered: 125 Skipped: 6

● ● Open space with a neighborhood (often part of a subdivision)



Answers	Count	Percentage
Moderate Priority	49	37.4%
High Priority	44	33.59%
Low Priority	32	24.43%

Answered: 125 Skipped: 6

● ● Trail corridors / greenways

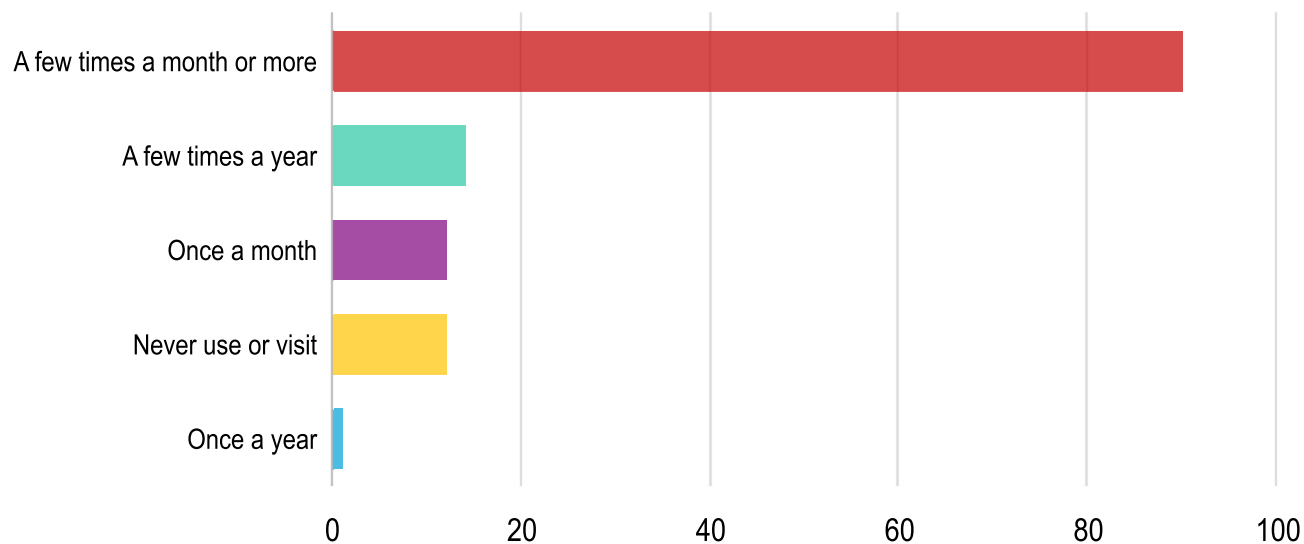
Response	Count
No	3
Trails	2
Would love to see a park or open space behind West Haven Pizza, in Salt Point Vista	1
We need to have more open space and less houses to keep us rural.	1
Trails to parks	1
Trail connections	1
There should be a park within a mile of every home.	1
Sports fields (soccer, baseball, etc)	1
So many people and kids have ATV's, Dirt Bikes, Bikes, etc. Let's get them off the road and onto designated trails! We really need somewhere to go other than the streets! This is becoming a greater safety hazard but we really really want a rec area for it	1
Shady new park with a splash pad connected, bike park or pump track like Ogden city has along the river and a rec facility similar to the Ogden rec as well	1
Sculptures, Gardens, splash pad for kids, mini bike parks	1
Prevedel needs playground equipment	1
Playground structure in prevedal park and Winston park	1
Not sure if Horses and rodeo arenas are in the agenda but we seem to get good use at Kenneth Baldwin and I would think we need another arena unless you're plan is to run the horses out. Let us know if you are I'd like to move then.	1
NA	1
More trails and corridors	1
More sidewalks. More bike lanes. More connection trails between parks.	1
More sidewalks to get to open space areas such as fields or parks	1
More like Prevedel. That natural space along the river is amazing.	1

More connections to existing trails so that the city is more walkable for everyone.	1
More biking trails that connect with each other	1
Love Prevedel's trails and nature and want more like it.	1
Less high density housing and bigger lots.	1
Just anywhere with shade. Too many public spaces are not usable in the summer.	1
Just a park like we were promised	1
Just a developed prevadel park for kids with play equipment	1
I want safer sidewalks and trails. I ride bikes with my 9 year old. We live in the rosewood estates and if we ride to green farms pickleball courts we have to ride along 4000 s or cross and weave through neighborhoods.	1
I just want StoneField Park to not be an afterthought. So many kids go there yet it's the saddest park to play at	1
Fence in dog parks	1
family park and toys around 2700 W and 2550 S- near mountain view jr high	1
Extend green farm trail north and make pond better too many weeds	1
Cultivated space where we can play with kids and do activities as a community. Not wonder if a skunk make the cleaning is new homet	1
Connecting trails, not having to figure out how to connect through neighborhoods	1
Area planbed into new subdivision construction as part of the amenities	1
A paved pump track!! There are no good sized pump tracks north of SLC. Syracuse has a small plastic built one which is great, but a real paved pump track park would be killer!!!	1

Answered: 38 Skipped: 93

Trails

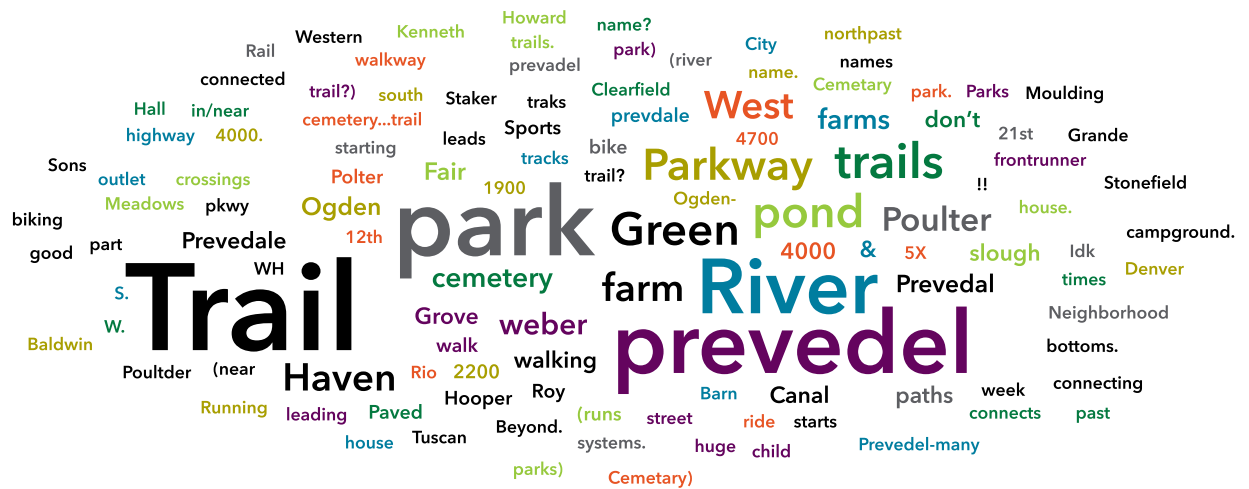
- When the weather is pleasant, how often do you or your household visit...



Answers	Count	Percentage
A few times a month or more	90	68.7%
A few times a year	14	10.69%
Once a month	12	9.16%
Never use or visit	12	9.16%
Once a year	1	0.76%

Answered: 129 Skipped: 2

● Which West Haven trails have you or your household used or visited in the past 12...



Response	Count
West Haven trail	3
Prevedel Park	3
Prevedel	3
Prevedal	3
Green farm	3
River parkway	2
Polter pond	2
West Haven trail?	1
West haven canal trail, poulter pond trail, Weber river parkway trail	1
Weber river trail in Prevedel Park	1
Weber River Trail	1
Weber river pkwy	1
Weber River	1
Walking paths	1

W Haven Trail	1
Trails starting at Fair Grove Park and leading to The Barn and the pond	1
Trails in/near prevedel park	1
Trail from WH Cemetary along Ogden River into Ogden- 5X week !! Green Farm Neighborhood Trail, under 4000 W and into Hooper, Trail near the frontrunner tracks toward Roy & Clearfield, & Beyond.	1
Trail crossings under 4000. Don't know the name	1
Trail at the cemetery...trail under 4000 along the canal	1
Trail along 4700 west	1
The trails near prevedel	1
The trail that goes through the Staker Farms Park, and Bike trail that leads to & goes through Prevedel Park	1
the trail from the cemetery to 21st street pond	1
The trail from 2200 S. to 1900 W. through the river bottoms.	1
The trail behind our house. Not sure of the name.	1
The river walk, the trail you can ride near the traks	1
The ones near Prevedel Park	1
The one that starts at prevedel park (river parkway trail?)	1
The one that goes under the highway, and the one that connects 2200 s to prevdale park	1
The one near Tuscan Meadows,Prevedel Park	1
The one near prevedel park and the river	1
Running trails	1
River walkway trail	1
River trail and Green Farm trails	1
River trail	1

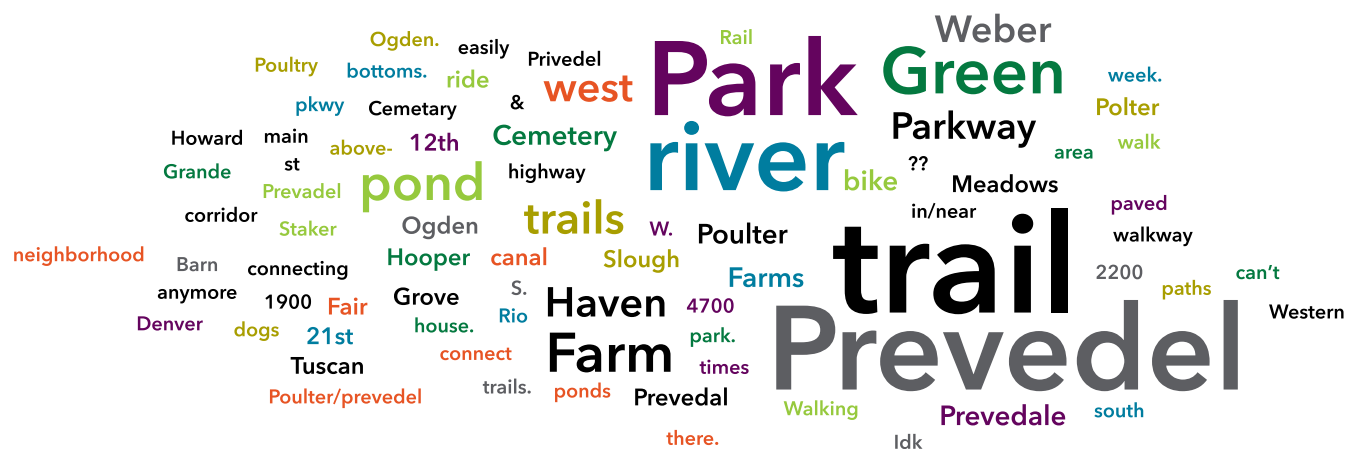
River Parkway trail, but I don't know if part of that is in West Haven	1
River parkway trail (near prevadel park)	1
River	1
Prevedel-many times	1
Prevedel, the river parkway	1
Prevedel trail	1
Prevedel park, biking trail	1
Prevedel Park walking trails	1
Prevedel park trails. Also the paved trail south of the park.	1
Prevedel park trails mostly	1
Prevedel Park Trails	1
Prevedel Park Trail	1
Prevedale trail	1
Prevedale park and connecting trails	1
Prevedale	1
Prevedal park trail	1
Poulter Pond, Prevedel Park	1
Poulter Pond and Prevedel Park and connected systems. I also walk around Sports Parks and City Hall	1
Poulter pond	1
Poulter	1
Poultder pond trail	1
Paved walking paths around the Sports park and Kenneth Baldwin	1
Parkway trail off 12th	1

Ogden River trail	1
Ogden river parkway	1
Near Prevedel park	1
most of the bike paths	1
I'm not good with names, but several	1
Idk the name	1
I don't know the name of the trails, there is a huge one by my house, and one over by prevdale park	1
How would I know the name?	1
Hooper slough trail, Green Farm trails	1
Green Farms, Prevedel Park	1
Green farms and one that goes by campground.	1
Green farms	1
Green Farm, Howard Slough, River Parkway	1
Green Farm Trails	1
Green farm and pond	1
From the cemetery to 4000 S	1
From cemetery trail to Roy	1
Fair grove park	1
Denver and Rio Grande Western Rail Trail	1
Cemetery toward Ogden	1
By the cemetery and river and the trails by child farms	1
By Prevedel Park	1
Asking the weber river at prevedel park and the one around poulter pond and its outlet slough	1

1

Answered: 95 Skipped: 36

● Which West Haven trail does your household use or visit the most?



Response	Count
Prevedel	8
Prevedel park	7
Green Farm	5
West Haven trail	4
River parkway trail	2
River parkway	2
Prevedel park trail	2
Prevedale	2
Polter pond	2

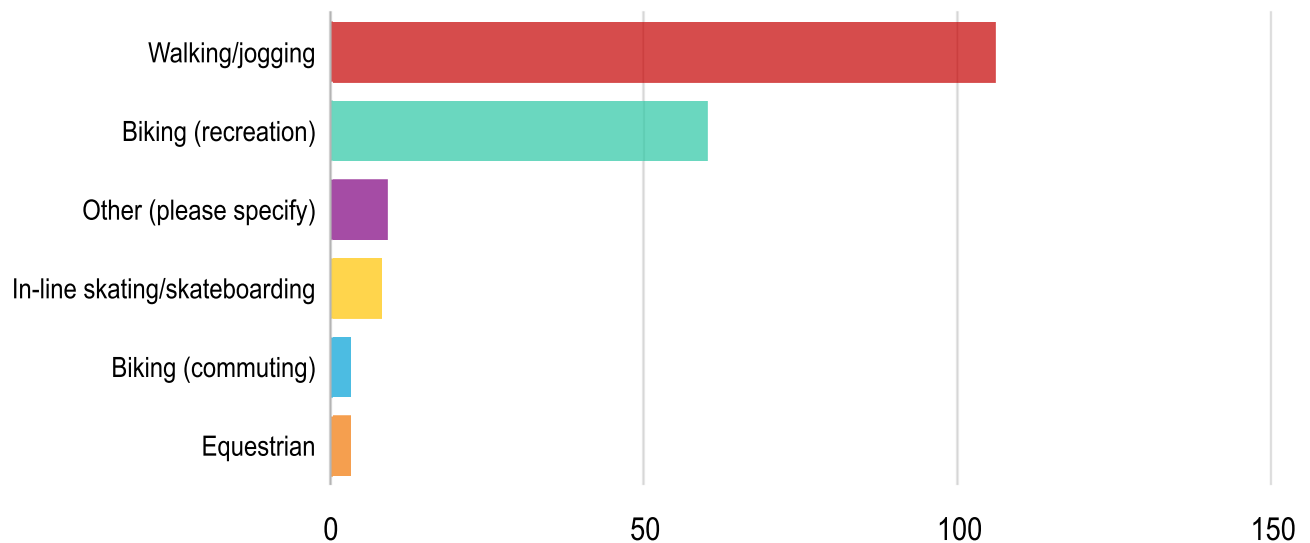
Green Farms	2
Green farm trails	2
West haven canal trail	1
Weber river trail in prevedel park	1
Weber River Trail	1
Weber river pkwy	1
Weber River	1
We use both trails about the same	1
We like the area near Privedel park	1
Walking paths around the ponds	1
W Haven Trail	1
Tuscan Meadows	1
Trails near prevedel	1
Trails in/near prevedel park	1
Trail near Cemetary going along Ogden River	1
Trail by Tuscan Meadows	1
Trail along 4700 west	1
The trail from 2200 S. to 1900 W. through the river bottoms.	1
the trail by the cemetery	1
The trail behind our house. Not sure of the name	1
The ones near Prevedel Park	1
The one that goes under the highway between 12th and 21st	1
The one near prevedel park and the river	1

The one at poulter pond	1
Staker Farms Park trail	1
See above	1
Same as above- use hooper trails more because they connect easily	1
Same as above	1
Same	1
River walkway trail	1
River trail	1
River	1
Prevedel park trails. Also the paved trail south of the park.	1
Prevedale park and connecting trails	1
Prevedal Weber river	1
Prevedal	1
Prevadel Park	1
Poultry pond	1
Poulter/prevedel	1
Parkway trail off 12th	1
Ogden River trail	1
main bike corridor on the river	1
Idk the name	1
I used to ride my bike there several times per week. I can't ride anymore but sometimes walk the dogs there.	1
Howard Slough	1
Hooper Slough, Green Farm	1

Green Farm & Poulter Pond	1
From the cemetery to the river	1
Fair grove park trail	1
Fair Grove Park to the Barn and the pond	1
Denver and Rio Grande Western Rail Trail	1
Cemetery toward Ogden.	1
Around Poulter pond	1
Any trail I can get to on my bike	1
Along the canal as in my neighborhood	1
21st st pond	1
??	1

Answered: 93 Skipped: 38

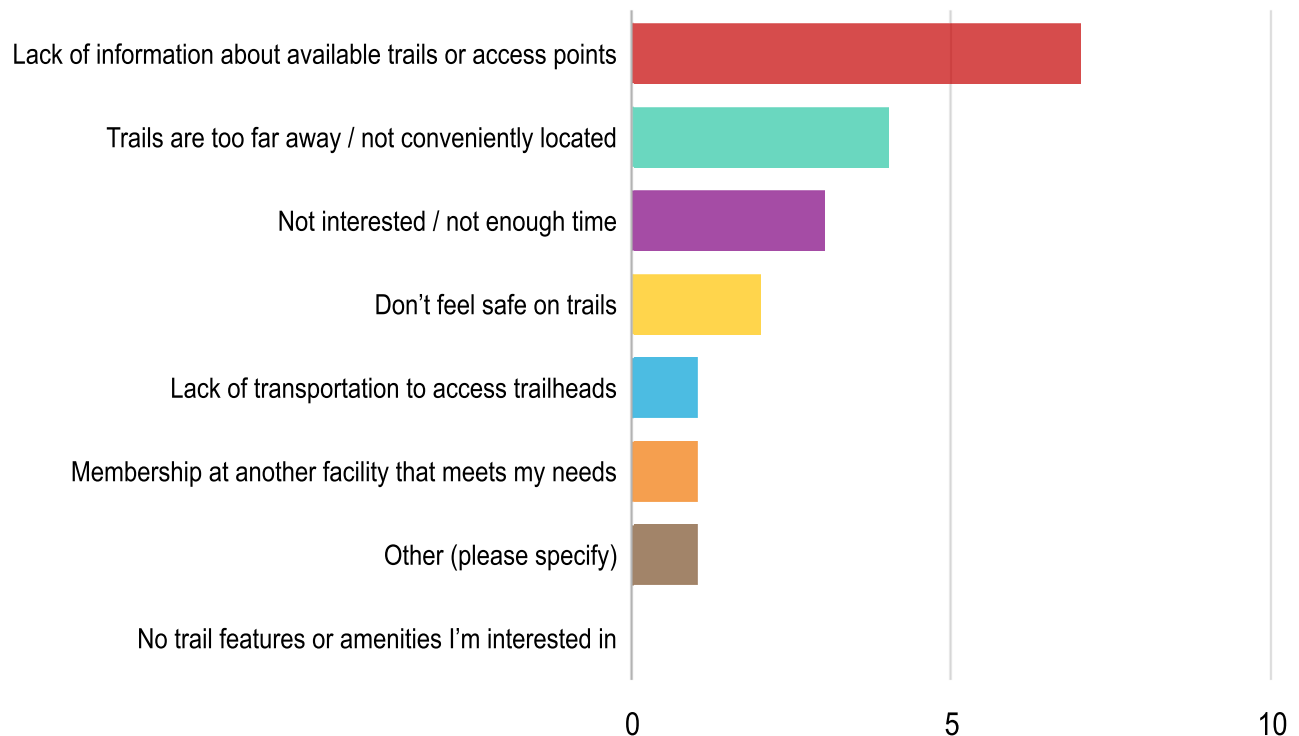
● Which of the following reasons best explains how you use the trails in West Haven?



Answers	Count	Percentage
Walking/jogging	106	80.92%
Biking (recreation)	60	45.8%
Other (please specify)	9	6.87%
In-line skating/skateboarding	8	6.11%
Biking (commuting)	3	2.29%
Equestrian	3	2.29%

Answered: 117 Skipped: 14

● What are the main reasons you do not use trails in West Haven?

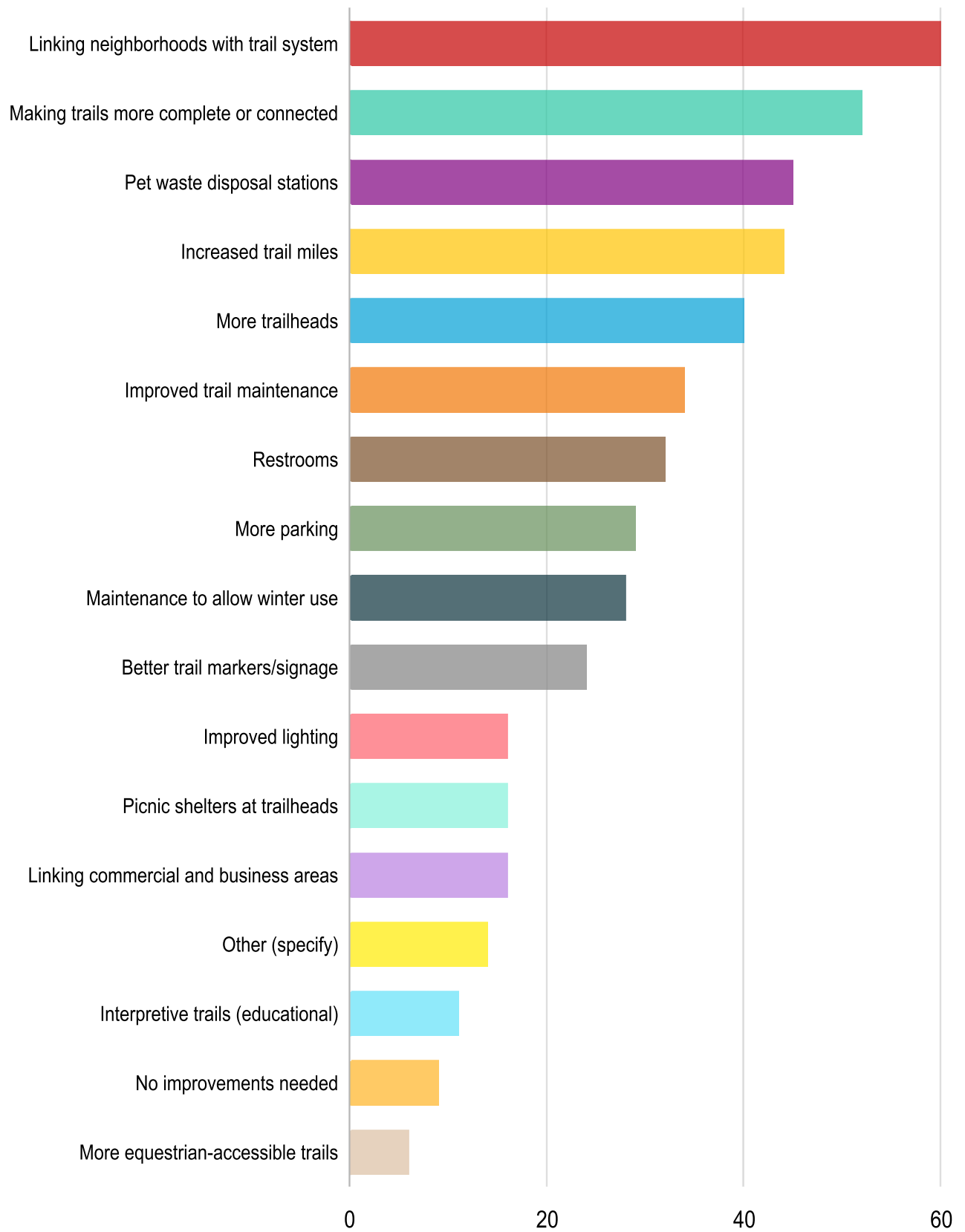


Answers	Count	Percentage
Lack of information about available trails or access points	7	5.34%

Trails are too far away / not conveniently located	4	3.05%
Not interested / not enough time	3	2.29%
Don't feel safe on trails	2	1.53%
Lack of transportation to access trailheads	1	0.76%
Membership at another facility that meets my needs	1	0.76%
Other (please specify)	1	0.76%
No trail features or amenities I'm interested in	0	0%

Answered: 12 Skipped: 119

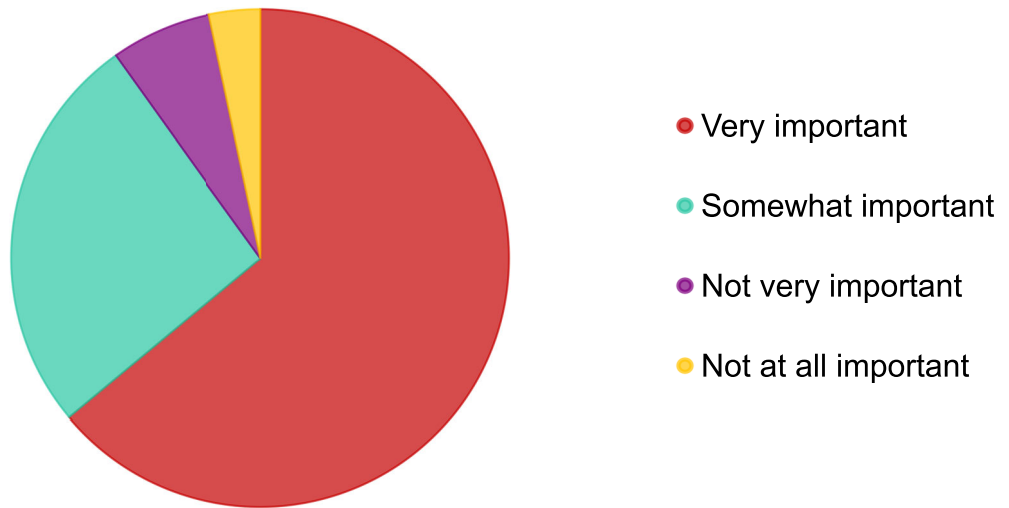
- Which, if any, of the following improvements should be made to the trails in West...



Answers	Count	Percentage
Linking neighborhoods with trail system	60	45.8%
Making trails more complete or connected	52	39.69%
Pet waste disposal stations	45	34.35%
Increased trail miles	44	33.59%
More trailheads	40	30.53%
Improved trail maintenance	34	25.95%
Restrooms	32	24.43%
More parking	29	22.14%
Maintenance to allow winter use	28	21.37%
Better trail markers/signage	24	18.32%
Improved lighting	16	12.21%
Picnic shelters at trailheads	16	12.21%
Linking commercial and business areas	16	12.21%
Other (specify)	14	10.69%
Interpretive trails (educational)	11	8.4%
No improvements needed	9	6.87%
More equestrian-accessible trails	6	4.58%

Answered: 123 Skipped: 8

- Thinking more generally, how important is it to have public trails within...

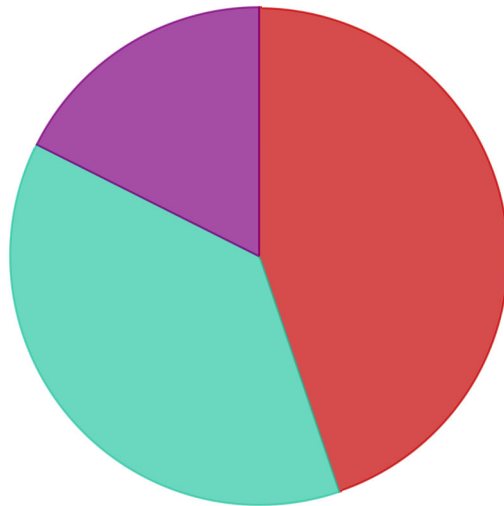


Answers	Count	Percentage
Very important	78	59.54%
Somewhat important	32	24.43%
Not very important	8	6.11%
Not at all important	4	3.05%

Answered: 122 Skipped: 9

Trails > Please indicate whether you would like West Haven to increase the number of each of the following types of trails in the city, or if you think the current number of each type is sufficient.

● ● Paved trails

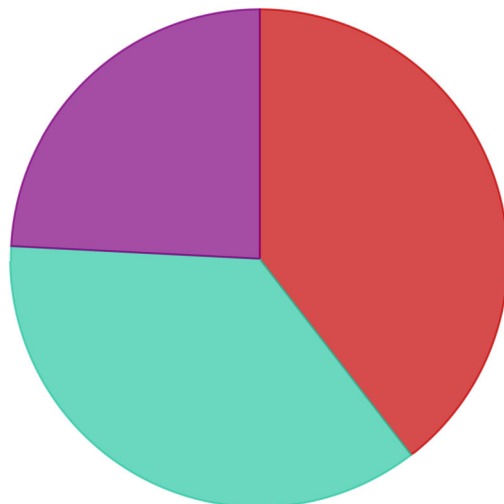


- Increase a little
- Increase a lot
- Sufficient amount

Answers	Count	Percentage
Increase a little	56	42.75%
Increase a lot	47	35.88%
Sufficient amount	22	16.79%

Answered: 125 Skipped: 6

● ● Natural surface hiking, biking, or equestrian trails



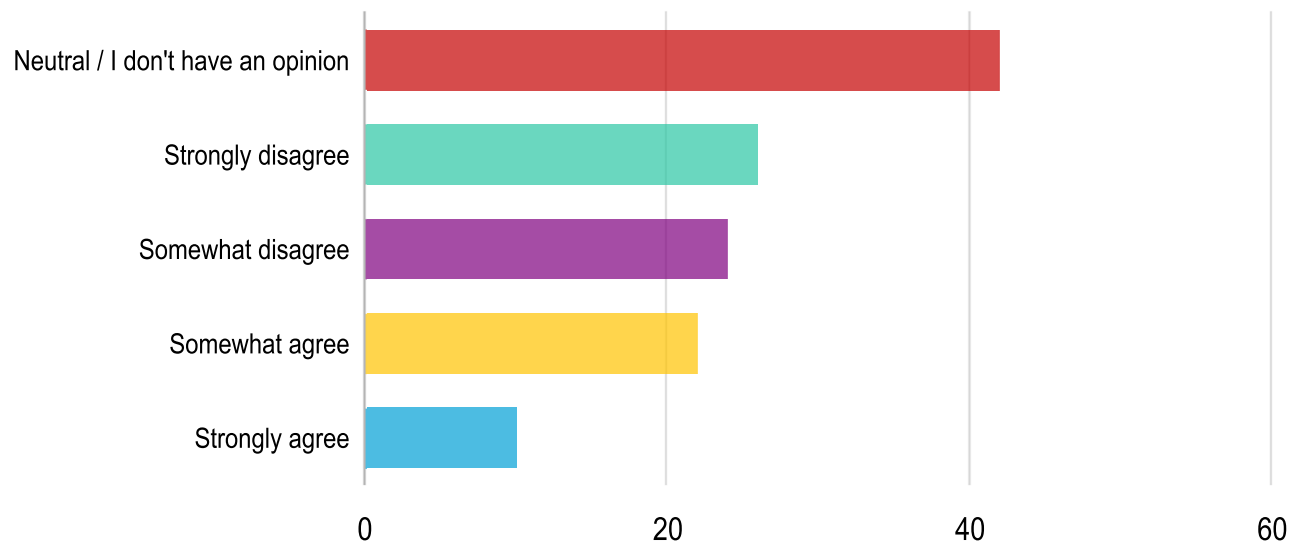
- Sufficient amount
- Increase a little
- Increase a lot

Trails along canals or fill in the canals so that connect neighborhoods to parks.	1
Trail/ wide Sidewalk with bike lane to access the new Walmart, tail/Bridge.. so that you could safely cross Midland & make a wide sidewalk/ with Bike Lane on the street access up to the Roy Frontrunner Station	1
Single track trails	1
Sidewalks between subdivisions	1
Sidewalks	1
Prevedel park has a lot of trails being developed by users. I'd like to see more of them made official but further development by users discouraged.	1
Np	1
None	1
No, I think there are plenty of trails	1
NA	1
N/A	1
More trails around Prevedel park	1
More biking trails	1
Making 4000 s safer	1
Maintenance under the 4000 area tunnel. Lights are all broken. Also too many kids on motorcycles going too fast	1
Linking a west and east trail to rail trail. Hard to have to bike on roads with the traffic	1
From the Westwood estates area to the city park and rodeo grounds	1
Extend green farm trail north and make pond better too many weeds	1
Distance trails, like the rail trail or the Legacy Parkway trail	1
Continue trails with each new development	1
Connectivity of the system so people can go from one end of town to the other	1

Connecting trails between neighborhoods and parks. Quit forcing people to walk or use their wheelchairs on the streets.	1
Connect them all!	1
Connect the Hooper Slough trail please	1
Bike skills park like trackline	1
Bark trails please for us equestrian's! We are running out of places to ride , with gas prices being so high it's hard to travel up into the mountains just to ride	1
Anywhere with nice scenery to enjoy! And also safer ways to connect to any existing trails.	1
A trail that connects to a grocery store	1
3900- the salt point vista neighborhood!!! There is a canal at W 3900 S, S 3175 W where there is a perfect spot for a trail and I would love to see it linked up to the Kenneth Baldwin park!!!	1

Answered: 35 Skipped: 96

● To what extent do you agree or disagree with the following statement?...

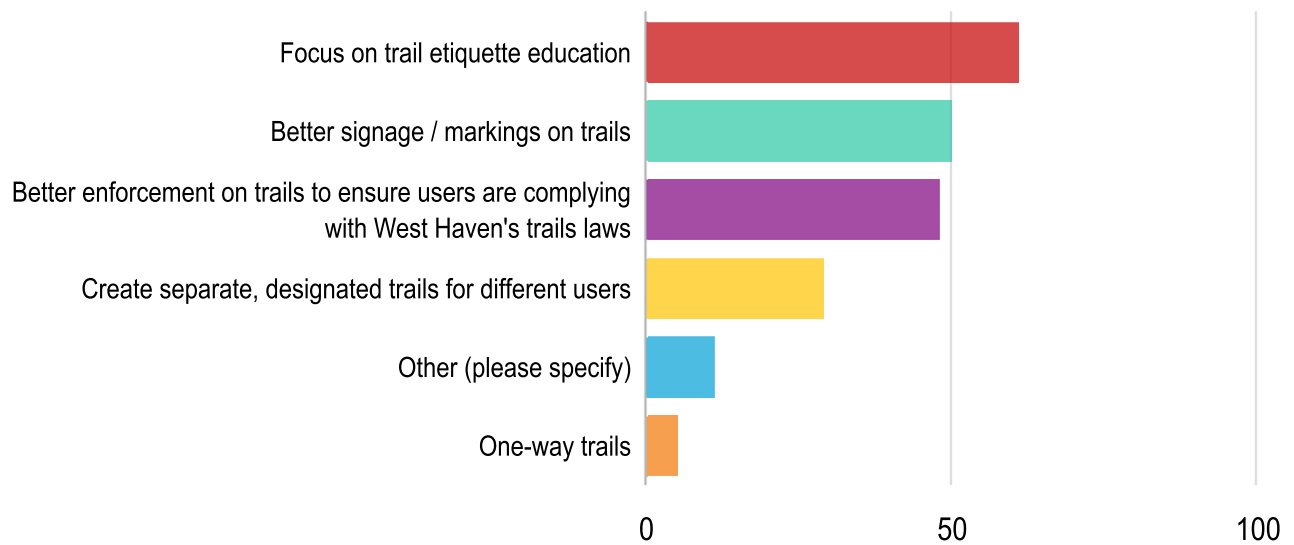


Answers	Count	Percentage
Neutral / I don't have an opinion	42	32.06%

Strongly disagree	26	19.85%
Somewhat disagree	24	18.32%
Somewhat agree	22	16.79%
Strongly agree	10	7.63%

Answered: 124 Skipped: 7

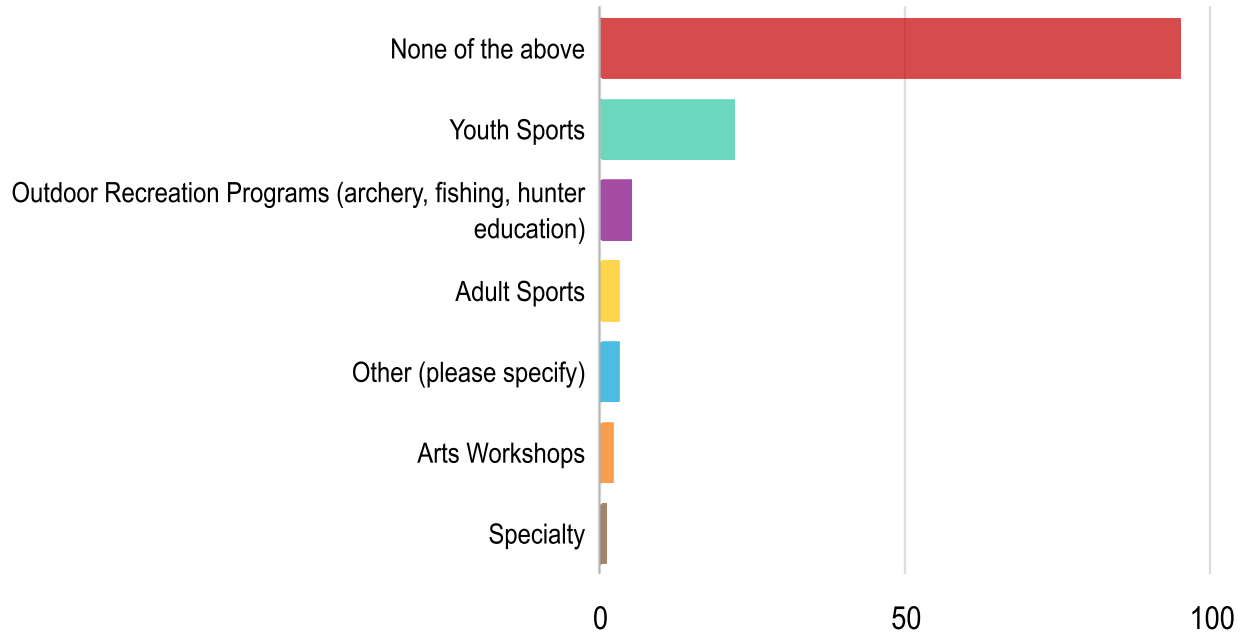
● How would you most prefer that West Haven City resolve the conflicts between vario...



Answers	Count	Percentage
Focus on trail etiquette education	61	46.56%
Better signage / markings on trails	50	38.17%
Better enforcement on trails to ensure users are complying with West Haven's trails laws	48	36.64%
Create separate, designated trails for different users	29	22.14%
Other (please specify)	11	8.4%
One-way trails	5	3.82%

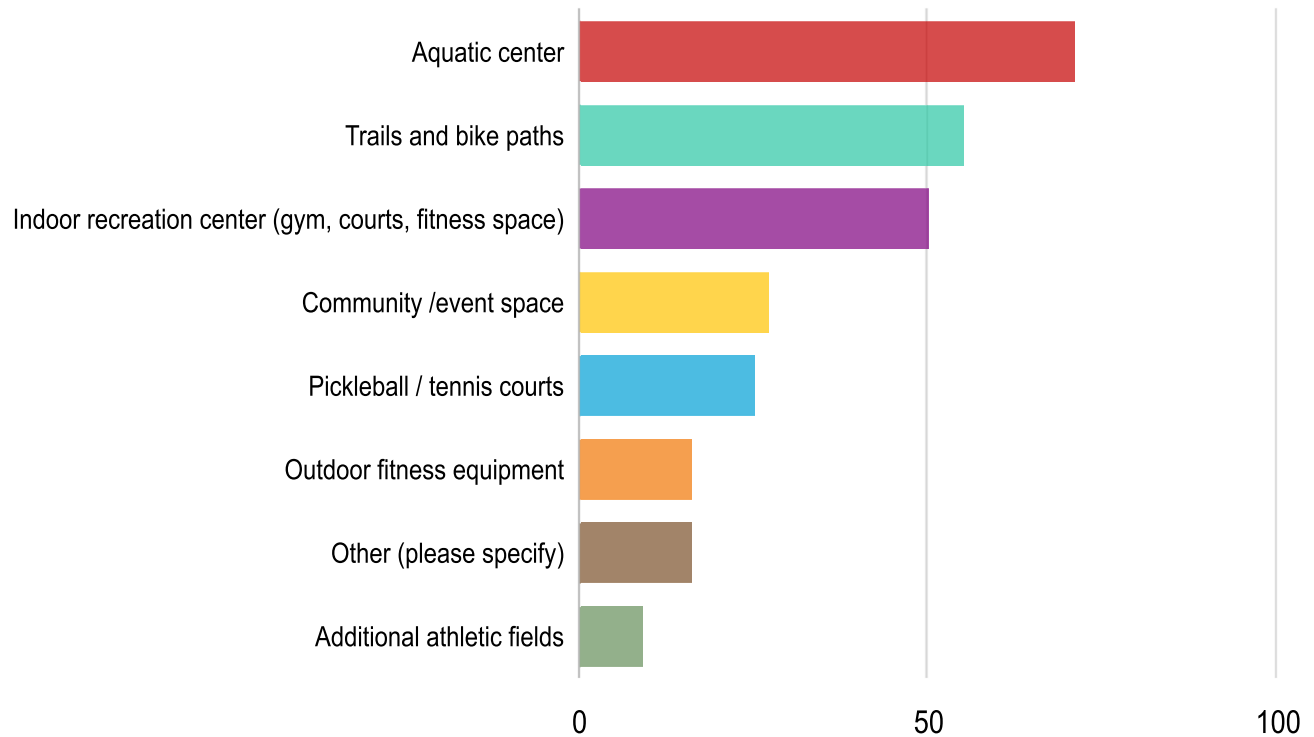
Recreation

● Have you or any members of your household participated in the following West Have...



Answers	Count	Percentage
None of the above	95	72.52%
Youth Sports	22	16.79%
Outdoor Recreation Programs (archery, fishing, hunter education)	5	3.82%
Adult Sports	3	2.29%
Other (please specify)	3	2.29%
Arts Workshops	2	1.53%
Specialty Classes	1	0.76%

● Which new or improved recreation facilities are most needed in West Haven?



Answers	Count	Percentage
Aquatic center	71	54.2%
Trails and bike paths	55	41.98%
Indoor recreation center (gym, courts, fitness space)	50	38.17%
Community /event space	27	20.61%
Pickleball / tennis courts	25	19.08%
Outdoor fitness equipment	16	12.21%
Other (please specify)	16	12.21%
Additional athletic fields	9	6.87%

Answered: 120 Skipped: 11

- Are there any other recreation programs or facilities you would like to see offered in...



Response	Count
No	4
Splash pad	2
Youth Soccer, youth flag football, more adult sports	1
Wheels park	1
Splash pads, restrooms in Green Farm	1
Splash pad, or pool	1
Something for retired/elderly	1
Soccer, basketball, football for littles	1
Recreation for disabled people including accessible parks and special programd for kids all the way through adulthood	1
Rec center	1
Pickleball	1

Outdoor pool or splash pads. (I would also love a trash can to be put at the playground in the Staker Farms Park, and for the many dead trees that were removed to be replaced)	1
Not if you want taxes to pay for it	1
More kid sports like soccer	1
More classes for kids like art or cooking classes	1
More basketball hoops, adult basketball league	1
More adult sports programs/leagues	1
More adult and parent options	1
More adult activities	1
Indoor arena for horse/dog/other events.	1
I'd love to see swimming/ aquatic center with workout facilities	1
I would play adult soccer.	1
I would love to have a community rec center so I don't have to drive to Roy to use theirs.	1
I think we're good for a city of our size	1
I know this is maybe out of the cities authority but it would be really nice to have access to the junior high walking track even if it was a monthly fee. Especially in winter months.	1
Golf Course	1
Girls volleyball, girls soccer	1
Fitness classes (yoga, Zumba, etc)	1
Extend green farm trail north and make pond better too many weeds	1
Dodgeball, disc golf	1
Disc golf	1
Community Yoga	1
Community pool	1

Can't emphasize enough how important a dedicated west haven rec center would be. It's nice to have a rec center with discounted rates for residents. A dedicated aquatic center would also be nice. Some decent splash pads would be amazing to have nearby.

1

Better splash pads

1

A place for people to take their All Terrain Vehicles. Maybe make the center of this area for Dirt bikes and e-bikes and the outside of it for ATV's, SXS, dirt bikes.

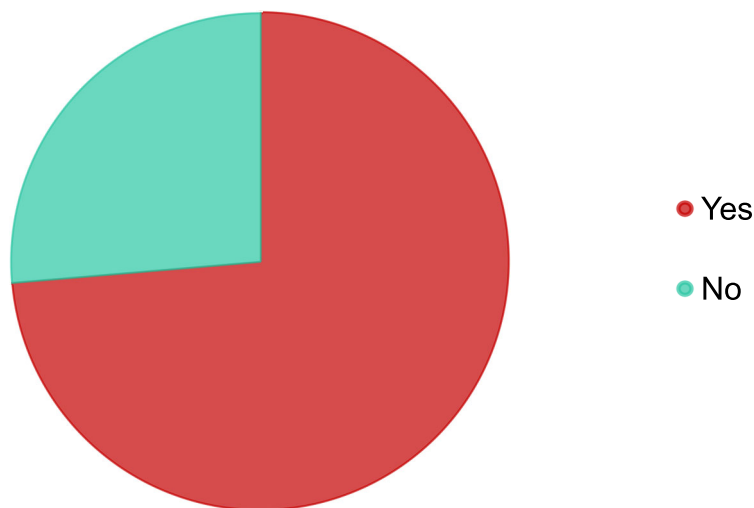
1

A fishing pond in Prevedale park would be great. Water could be diverted from the Weber River.

1

Answered: 41 Skipped: 90

● Have you or members of your household attended any City-sponsored...



Answers

Count

Percentage

Yes

95

72.52%

No

34

25.95%

Answered: 129 Skipped: 2

● Are there any additional types of events you would like to see West Haven offer that...

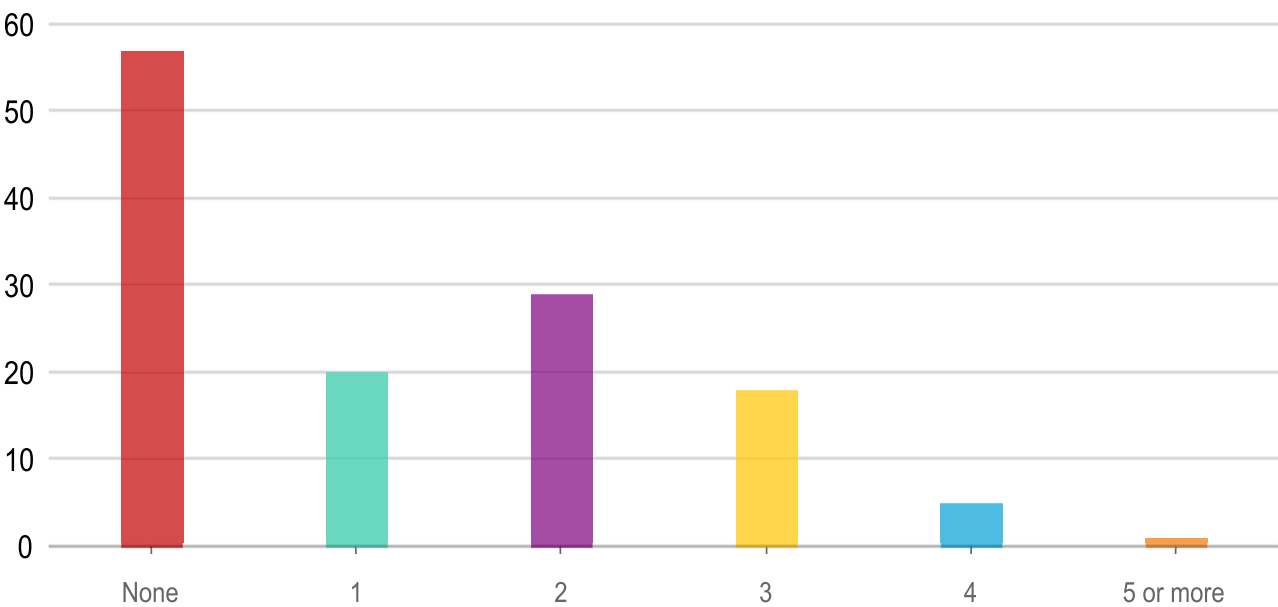
1971	5
1996	5
1983	4
1985	4
1986	4
1999	4
1961	3
1968	3
1972	3
1975	3
1979	3
1984	3
1991	3
1994	3
1998	3
2000	3
2001	3
1954	2
1963	2
1964	2
1974	2
1978	2
1987	2

1988	2
1989	2
1995	2
1942	1
1953	1
1955	1
1956	1
1958	1
1960	1
1965	1
1966	1
1970	1
1976	1
1981	1
1982	1
2005	1
2007	1
YYYY1996	1
YYYY1995	1
YYYY1987	1
YYYY1984	1
YYYY1981	1
YYYY1974	1

YYYY1955	1
Y1987YYY	1
1982YYYY	1

Answered: 130 Skipped: 1

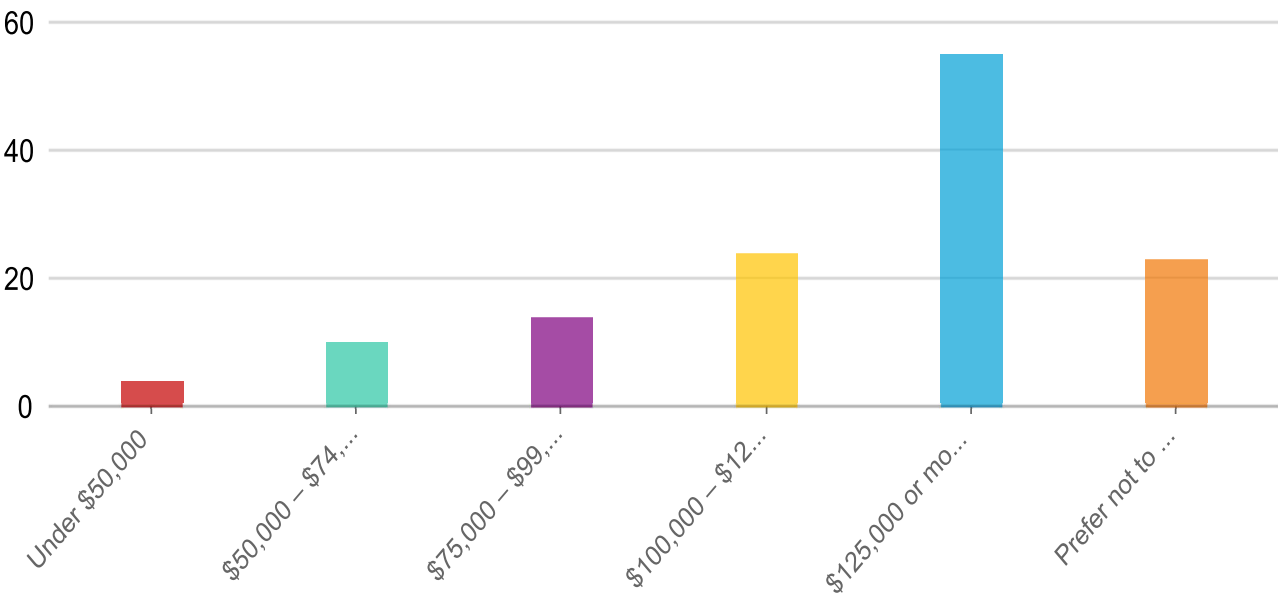
● How many children under 18 live in your household?



Answers	Count	Percentage
None	57	43.51%
1	20	15.27%
2	29	22.14%
3	18	13.74%
4	5	3.82%
5 or more	1	0.76%

Answered: 130 Skipped: 1

● What do you expect your 2026 household income to be?



Answers	Count	Percentage
Under \$50,000	4	3.05%
\$50,000 – \$74,999	10	7.63%
\$75,000 – \$99,999	14	10.69%
\$100,000 – \$124,999	24	18.32%
\$125,000 or more	55	41.98%
Prefer not to say	23	17.56%

Answered: 130 Skipped: 1



Appendix B

Parks System Inventory & Assessment

SUMMER 2026



Park System Overview

West Haven owns and manages 15 public parks and two special-use facilities (the Cemetery and Rodeo Arena). Two of the 15 parks are not yet fully developed but are included in the park acreage. Salt Point is a potential future park that could bring the total to 16 parks as plans are developed. The system includes 93.3 acres of existing and planned parks (96.8 acres if Salt Point is included), 79.6 acres of existing and planned open space parks, and 17.7 acres of special-use facilities. Together, these spaces provide a range of recreation, gathering, and outdoor opportunities for residents (**Map 1**). For this report, each public park is assigned a preliminary classification based on its size, amenities, and intended function. Typical amenities are identified for each classification to help ensure that the size and function of each park are supported by an appropriate mix of facilities. See **Table 4** at the end of this document for a full summary and side-by-side comparison of existing park amenities.

Other Notes: Windsor Farms Park and Poulter Pond are not yet fully developed but have conceptual designs and are included in the suggested classifications based on their anticipated role in the park system. Salt Point is a potential future neighborhood dog park but does not currently have a park design and remains classified as open space on the Existing Parks map.

Suggested Park Classifications & Standards

LOCAL PARKS

Local Parks, sometimes referred to as pocket parks, are small (typically **3 acres or less**) and provide limited amenities such as small playgrounds and open grass areas with minimal site furnishings. They do not typically include restrooms and are designed to serve the needs of the immediate residential neighborhood up to 1/4 mile away. West Haven currently has five parks within this category

TYPICAL LOCAL PARK AMENITIES	
☐ Trees/landscaping	☐ A covered shelter, pavilion or shade structure
☐ Picnic tables, benches, or other site furnishings	
☐ Passive open lawn area(s)	
☐ Small playground, sport court or activity area	

NEIGHBORHOOD PARKS

Neighborhood Parks are considered the basic unit of a traditional park system. They are usually small parks (**3-10 acres**), yet large enough to provide meaningful opportunities for play and recreation. Typical amenities include moderately sized areas and design features that facilitate unstructured play and limited active play and passive recreation opportunities. Neighborhood parks typically serve the needs of nearby residential areas (up to 1/2 mile away). West Haven currently has four Neighborhood Parks (Salt Point is a potential fifth).

TYPICAL NEIGHBORHOOD PARK AMENITIES	
☐ Trees/landscaping	☐ Sports field(s) - (baseball, soccer, football and similar sports for casual play, pick-up games and training)
☐ Playground(s)	☐ Pedestrian paths, trail and bike lane connections to other parks, open spaces, recreation amenities, and community destinations
☐ Picnic tables or benches	☐ Restrooms are not typically provided
☐ A drinking fountain	
☐ Passive multi-use area(s)	
☐ Small to medium size pavilion(s)	
☐ Sport court(s) - (basketball, volleyball, pickleball and tennis)	

COMMUNITY PARKS

Community Parks are large sites (**10-20 acres**) developed for organized play. These parks typically contain a wider array of facilities that correspondingly appeal to a wider range of users. They usually facilitate organized and intensive recreational activities and sports with complementary passive park features such as pathways, picnic and natural areas. Community Parks typically serve residents within a 1-mile distance. Sports Park is currently West Haven’s one Community Park, and its location near the Civic Center presents an opportunity to strengthen connections between the two areas and create a larger community destination for sporting events, recreation, and community activities.

TYPICAL COMMUNITY PARK AMENITIES

- | | |
|--|--|
| ☐ Trees/landscaping | ☐ At least one specialty regional recreation feature, such as a sports complex, an aquatics facility, splash pad, or arboretum |
| ☐ Playground(s) | ☐ At least one restroom, depending on size and need |
| ☐ Picnic tables or benches | ☐ Community event infrastructure |
| ☐ A drinking fountain | ☐ Pedestrian paths, trail and bike lane connections to other parks, open spaces, recreation amenities, and community destinations |
| ☐ Passive multi-use area(s) | |
| ☐ Small to large size pavilion(s) | |
| ☐ Sport court(s) - (basketball, volleyball, pickleball and tennis) | |
| ☐ Sports field(s) - (baseball, soccer, football and similar sports for casual play, pick-up games and training) | |

REGIONAL PARKS

Regional Parks are large, typically greater than 20 acres in size. They are the most diverse park type, providing a wide range of amenities and features with a strong regional draw. R. Kenneth Baldwin Country Park is currently West Haven's only Regional Park.

TYPICAL REGIONAL PARK AMENITIES

- | | |
|--|--|
| ☐ All the amenities and features in Community Parks | ☐ Two or more restrooms, depending on size and need |
| ☐ Two or more specialty regional recreation features, such as a sports complex, an aquatics facility, splash pad or arboretum | ☐ Community event infrastructure |

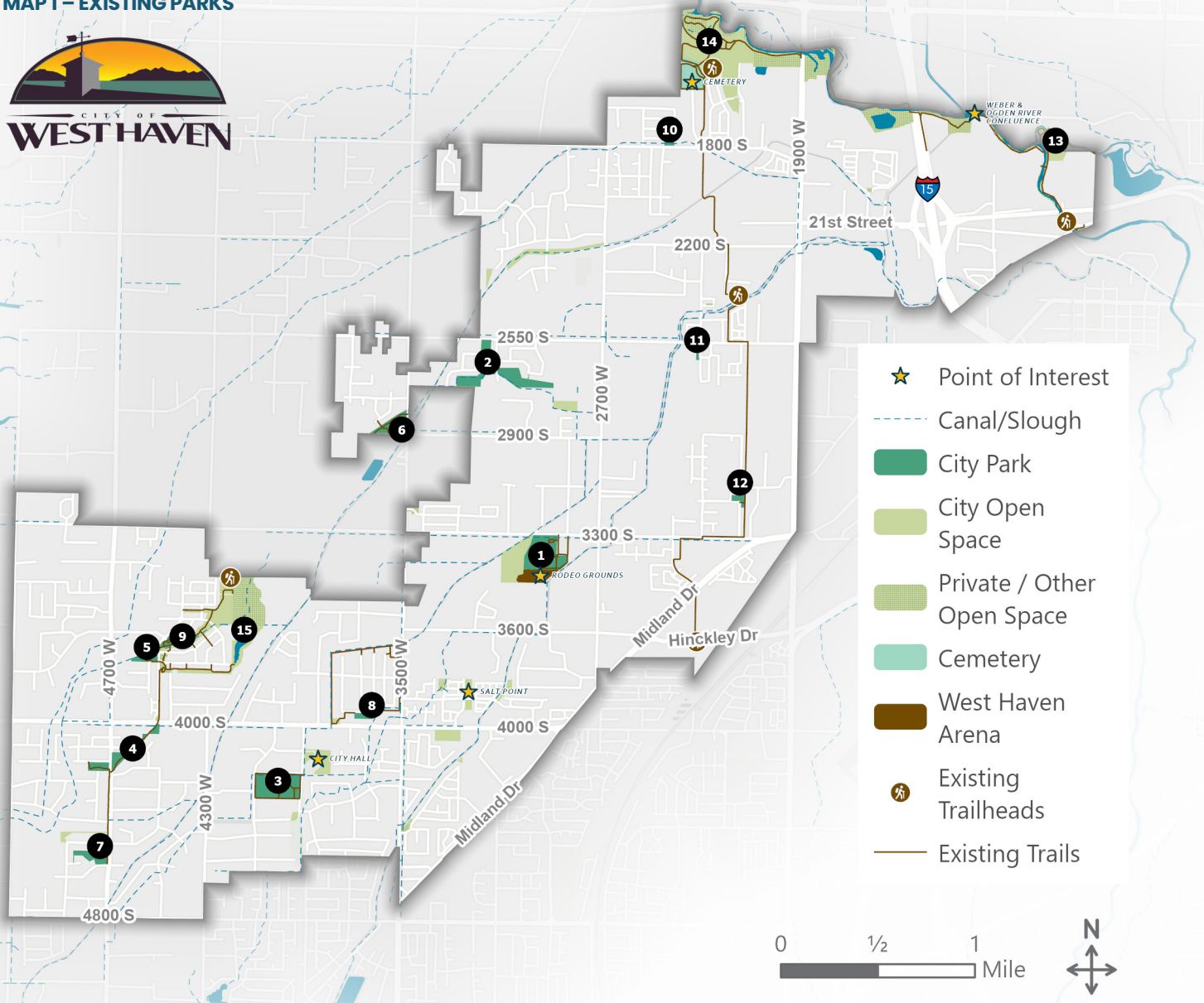
OPEN SPACE PARKS

Open Space Parks vary in size and are defined by their natural landscapes and limited development. These areas help preserve open space, provide opportunities for passive recreation, and protect natural features and wildlife habitat. West Haven's Open Space Parks include Prevedel Park, Moulding & Sons, and Poulter Pond.

TYPICAL OPEN SPACE PARK AMENITIES

- | | |
|---|--|
| ☐ Trees/natural landscaping | and community destinations |
| ☐ A covered shelter, pavilion or shade structure | ☐ Focus on natural park functions and trail access rather than developed park amenities |
| ☐ Picnic tables or benches | |
| ☐ Pedestrian paths, trail and bike lane connections to other parks, open spaces, recreation amenities, | |

MAP 1 – EXISTING PARKS



EXISTING PARKS

Regional Parks (20+ acres)

1. R. Kenneth Baldwin Country Park

Community Parks (10-20 acres)

2. Windsor Farms Park (Planned)
3. Sports Park

Neighborhood Parks (3-10 acres)

4. Fair Grove Park
5. The Barn
6. Staker Farms Park
7. Stonefield Park

Local Parks (<3 acres)

8. Country Haven Park
9. Green Farms Park
10. Holmes Park
11. Sycamore Park
12. Tuscan Meadows Park

Open Space Parks

13. Moulding & Sons Park
14. Prevedel Park
15. Poulter Pond (Planned)

Preliminary Level of Service (LOS) Analysis

Level of Service (LOS) measures parkland relative to population, typically expressed as acres per 1,000 residents. The following tables provide a preliminary look at West Haven’s current LOS and how it could change with future growth and planned parkland. For this report, **3 acres per 1,000 residents is recommended as a preliminary long-term goal.**

The LOS calculation focuses on traditional parkland and does not include Open Space, private, or special-use parks. Open Space Parks are a hybrid classification and can play an important role in meeting the City’s overall park and recreation needs. Including West Haven’s existing Open Space Parks increases the current LOS to approximately **5.8 acres per 1,000 residents**, highlighting their role in meeting future needs alongside traditional parks.

TABLE 1 – CURRENT LOS

Park Acres used for LOS	75.5 acres	Excludes Windsor Farms and Salt Point acreage
2025 Population	24,960	
2025 Population / 1,000	24.96	
2025 LOS	3.03	

TABLE 2 – FUTURE LOS 2035

Recommended LOS Goal	3 acres / 1,000	
2035 Population	38,954	
2035 Population / 1,000	39.0	
2035 LOS (no new parkland added)	1.9	
2035 (total acres needed to meet target)	116.9	
2035 (additional acres needed to meet target)	41.3 acres	
Planned parks	21.3 acres	<i>Windsor Farms and Salt Point</i>
Additional acres needed after existing & planned	20.0 acres	

TABLE 3 – FUTURE LOS 2050

Recommended LOS Goal	3 acres / 1,000	
2050 Population	43,574	
2050 Population / 1,000	43.6	
2050 LOS	2.2	<i>Assumes Windsor Farms and Salt Point are built/upgraded by 2050</i>
2050 (total acres needed to meet target)	130.7 acres	
2050 (additional acres needed to meet target)	55.2 acres	
Planned parks	-	
Additional acres needed after existing & planned	33.9 acres	

Conditions Assessment: Facilities & Amenities

Scoring System

The following system was used to score and grade the amenities and infrastructure at each of West Haven's parks.

GOOD (6-8)

Letter Grade	Points
A	8
A-	7
B	6

In general, amenities in **GOOD** condition offer full functionality and do not need repairs.

GOOD facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.).

GOOD facilities may have minor cosmetic defects

GOOD facilities encourage area residents to use the park.

FAIR (3-5)

Letter Grade	Points
B-	5
C	4
C-	3

In general, amenities in **FAIR** condition are largely functional but need minor or moderate repairs.

FAIR facilities have play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or time periods where they are unusable.

FAIR facilities remain important amenities for the neighborhood but may slightly discourage use of the park by residents.

POOR (0-2)

Letter Grade	Points
D	2
D-	1
F	0

In general, amenities in **POOR** condition are largely or completely unusable. They need major repairs to be functional.

POOR facilities are park features that have deteriorated to the point where they are barely usable. Fields are too uneven for ball games, safety features are irreparably broken, buildings need structural retrofitting, etc.

POOR facilities discourage residents from using the park.

Evaluation Criteria

RESTROOMS

GOOD The restrooms are fully compliant with ADA requirements; Building envelope (roof, walls, windows, and doors) is fully functional and intact. Plumbing system is fully functional and in good repair. Electrical system is code compliant and in good repair. Lighting fixtures (if present) are functional and in good repair.

FAIR The restrooms generally comply with ADA requirements, but upgrades are needed to reach full compliance; Building envelope needs minor repairs such as new paint, some window/door replacements, or minor roof repairs. Plumbing system is generally reliable and in good repair, some fixtures need repair or replacement, but most are in good working order. Electrical system is code compliant but needs occasional repair. Lighting fixtures (if present) need some repair or replacement.

POOR The restrooms are not compliant with ADA requirements; significant upgrades are needed. Building envelope needs major repairs such as seismic retrofitting, foundation work, all new windows/doors, or a new roof; Plumbing system has leaks or otherwise needs frequent repair, the majority of fixtures need repair or replacement; Electrical system is not code compliant and needs rewiring and replacing. Lighting fixtures (if present) mostly need to be repaired or replaced.

PAVILIONS

GOOD Structure is structurally sound; posts and roof or open-beam trellis are intact; Ground surface is level, well-drained and clear of obstacles; Lighting fixtures (if present) are in good repair and allow evening use of shelter. Picnic tables/barbecues (if present) are in good repair and fully functional.



FAIR Structure is generally structurally sound, posts are generally intact, roof or open beam trellis may need minor repairs for small leaks or damaged beams; Ground surface is slightly uneven, paving (if present) has minor cracks or damage, water pools in some places. Lighting fixtures (if present) may be in need of repair or replacement; evening use is possible but lighting is uneven; Picnic tables (if present) are cracked or otherwise damaged, but still usable. Barbecues (if present) are rusted or bent, but can be used.

POOR Structure is severely damaged, posts and roof or open-beam trellis are missing, or structurally unsound. Shelter no longer functions as intended; Ground surface is uneven, paving (if present) has large cracks or is missing in places and limits access and use; pooling water impacts use. Lighting fixtures (if present) are in need of repair or replacement; evening use is not possible; Picnic tables (if present) are missing benches or are too damaged to use comfortably. Barbecues (if present) are missing grates or handles and have limited functionality. Exposed footings create tripping hazards or destabilize table or barbecue.

MULTIPURPOSE FIELDS

GOOD Field surface is generally flat, obstacle-free and evenly covered with grass; Irrigation system applies water evenly and efficiently. Drainage is functional, field is well-drained and is generally playable the day after rain; Lighting fixtures (if present) are in good repair and allow evening play.

FAIR Field surface is slightly uneven, with minor depressions in some places. Grass is patchy in places; Irrigation system is inefficient, parts of the field are either over- or under-watered. Drainage issues cause muddy areas after a rain or after irrigating, but play is rarely affected; Lighting fixtures (if present) need some repair or replacement; evening play is possible but uneven lighting affects play.

POOR Field surface is uneven, with many depressions and large patches of bare dirt that impact play; Irrigation system is very inefficient with large parts of the field either over- or under watered. Drainage issues affect play. Rain and irrigation create large muddy areas that limit play and damage field surface. Lighting fixtures (if present) are in need of repair or replacement; evening play is not possible.

BASEBALL/SOFTBALL FIELDS

GOOD Field surface is flat and obstacle-free. Permanent markings and bases/pitcher's mound are intact. Irrigation system applies water evenly and efficiently. Drainage is not an issue, infield and outfield are generally playable the day after rain. Lighting fixtures (if present) are in good repair and allow evening play; Fencing/backstop prevent runaway baseballs and need no repairs; Seating (if present) is stable and in good repair (bleachers and team benches).

FAIR Field surface is moderately uneven. Permanent markings are mostly intact; Irrigation system is inefficient, some heads and valves may be damaged. Drainage issues cause muddy areas after a rain or watering, but play is rarely affected. Lighting fixtures (if present) need some

repair or replacement. Evening play is possible but affected by uneven lighting; Fencing/backstop is damaged in places but still maintains player and spectator safety. Seating (if present) is slightly damaged and/or worn, but retains functionality.

POOR Field surface is very uneven, play is impacted due to trip hazards. Missing markings make rule enforcement difficult. Irrigation system is very inefficient, creating obvious wet and dry areas. Drainage issues affect play. Rain and irrigation create large muddy areas that limit play and damage field surface; Lighting fixtures (if present) mostly need repair or replacement; evening play is not possible; Fencing/backstop is substantially damaged, with holes/gaps that slow play and compromise safety; Seating (if present) is unstable and damaged to the point that it is not usable.

TENNIS/PICKLEBALL COURTS

GOOD Playing surface is flat, clean, and playable. Markings are appropriate for regulation play. Net supports are adequate to support the net; Drainage functions well, with no pooling of water on the court; Lighting fixtures (if present) are in good repair and allow evening play; Enclosure (if present) encloses the court on all sides; there are no gaps or missing sections.

FAIR Playing surface is playable but has some cracks, a slightly uneven surface, or paint that is chipped and worn. Net supports may be leaning but still hold up the net; Drainage issues leave the court susceptible to pooling of water that occasionally limits play; Lighting fixtures (if present): need some repair or replacement; evening play is possible but uneven lighting affects play; Enclosure (if present) is damaged in some sections, resulting in the occasional loss of tennis balls.



POOR Playing surface is severely cracked or uneven and needs to be replaced; Drainage issues leave the court susceptible to major pooling of water that regularly limits play; Lighting fixtures (if present) mostly need repair or replacement; evening play is not possible; Enclosure (if present) is damaged in most sections, some sections may be missing; the loss of tennis balls is common and affects play.

BASKETBALL COURTS

GOOD Playing surface is flat and playable with markings that allow users to easily follow rules of the game; Hoop supports are vertical and intact. The backboard is intact and allows full play; Drainage functions well, with no pooling of water on court; Lighting fixtures (if present) are in good repair and allow evening play.

FAIR Playing surface is playable but has some cracks, a slightly uneven surface, or markings that are chipped, worn, or missing; Hoop

supports lean or are slightly unstable and/ or the backboard is damaged to the point that play is affected; Drainage issues leave the court susceptible to pooling water that occasionally limits play; Lighting fixtures (if present) need some repair or replacement; evening play is possible but uneven lighting affects play.

POOR Playing surface is severely cracked or uneven and needs to be replaced; Hoop supports are unstable, damaged or missing; post footing may be damaged; post needs replacement. Play is severely limited; Drainage issues leave the court susceptible to major pooling of water that regularly limits play; Lighting fixtures (if present) mostly need repair or replacement; evening play is not possible.

PLAYGROUNDS

GOOD Play equipment is fully intact and generally compliant with safety standards. Equipment may have minor cosmetic flaws that do not affect use. Safety surfacing is installed



where recommended and well maintained. Surfacing meets safety standards. Edging and borders successfully contain wood chips or other loose material. Drainage is functional and the playground is generally usable the day after rain.

FAIR Play equipment is damaged in parts or missing minor pieces, but the majority of the equipment is usable and compliant with safety standards. Safety surfacing is installed where recommended but may need repair or replenishment to meet safety standards. Edging and borders only partially contain loose materials. Drainage issues create muddy areas or pooled water after a rain, but use is rarely affected.

POOR Play equipment needs major repairs or replacement to be compliant with safety standards. Damaged or missing components limit play opportunities. Safety surfacing is absent or damaged beyond repair in multiple areas. Loose material is not contained and requires frequent replenishment. Drainage is poor and regularly affects use. Rain and/or irrigation create large areas of pooled water or mud that limits use and damages safety surfacing.

SKATE PARKS

GOOD Skating surface is smooth or textured where appropriate. Rails are in good repair. Drainage functions well, water is drained in a way that prevents safety hazards for skaters. Lighting fixtures (if present) are in good repair and allow evening play. Fencing (if present) contains the

skate park, protects adjacent park uses from runaway skate boards, and prevents small children from wandering into the skate park. Safety Features such as hand rails and ledges are fully intact, signage is legible.

FAIR Skating surface is chipped and has minor cracking. Rails are cracked or damaged in spots. Damage affects some uses, but not the entire skate park; Drainage issues occasionally force skaters to avoid specific bowls or ramps after rain. Lighting fixtures (if present) need some repair or replacement; evening play is possible but uneven lighting affects play; Fencing (if present) is mostly intact but has gaps, or the gate is broken. Safety features such as hand rails and ledges are mostly intact but need minor repairs; signage is damage but mostly legible.

POOR Skating surface is severely cracked, chipped or otherwise damaged and poses safety hazards in multiple locations. Rails cannot be used safely. Drainage issues regularly prevent use of the facility; water commonly collects within the facility's depressions; Lighting fixtures (if present) mostly need repair or replacement; evening play is not possible; Fencing (if present) is substantially damaged and cannot contain skating activities. Runaway skateboards impact adjacent park uses. Safety features are severely damaged or deteriorated and require a comprehensive remodel of the facility to ensure safety of skaters, signage is illegible.

SPLASH PADS

GOOD Plumbing/drainage is fully operational and in good repair. Nozzles/spouts are all operational and direct water in the intended manner; Surface of the splash pad is in good repair and meets safety requirements.

FAIR Plumbing/drainage needs repair on average once a month; minor drainage issues result in pooled water when splash pad is off. Nozzles/spouts are mostly operational; damaged equipment does not impact use. Surface of splash pad has minor cracks or chips that need repair, but still meets safety requirements.

POOR Plumbing/drainage needs major repairs to make the splash pad functional; the facility is closed for major portions of the summer. Drainage issues prevent safe operation. Nozzles/spouts are mostly damaged or non-functioning; use of splash pad is reduced. Surface of splash pad has large cracks or other damage that present safety hazards. Water pools where it should drain away or drains where it should pool.

SITE FURNISHINGS

(Benches, Picnic Tables, Bike Racks, Drinking Fountains, BBQ Grills, Litter Receptacles)

GOOD Furnishings are in good repair and fully functional; free of chipped/peeling paint, graffiti, or other environmental damage. Picnic tables and benches are structurally sound. Furnishings are mounted on paved surface.

FAIR Up to 20% of furnishings are damaged and require replacing parts; some peeling/chipped paint, graffiti or other environmental damage; furnishings are not consistent, but are operational.

POOR More than 20% of furnishings are damaged and require replacing parts; significant peeling/chipped paint, graffiti or other environmental damage; multiple styles within park site require different maintenance. Picnic tables/benches are missing parts or are too damaged to use comfortably. Barbecues/litter receptacles are missing grates, lids or handles and have limited functionality. Exposed footings create tripping hazards or destabilize benches and tables. Furnishings are not located on ADA accessible path of travel.

LAWN AREAS

GOOD Lawn areas are well-graded and evenly covered with grass; Irrigation system applies water evenly and efficiently. Lawn area is well-drained and is generally usable the day after rain.

FAIR Lawn area is slightly uneven, with minor depressions in some places. Grass is patchy in places, either due to irrigation issues or tree litter. Irrigation system is inefficient, parts of the area are either over- or under-watered. Drainage issues cause muddy areas after a rain or after irrigating, but use is rarely affected.

POOR Field Surface is uneven, with many depressions and large patches of bare dirt and/or tree litter. Irrigation system is very inefficient with large parts of the grass either over- or

under watered. Rain and irrigation create large muddy areas that limit use and damage lawn surface.

LANDSCAPING

GOOD Landscape areas are well maintained and contribute positively to the appearance and function of the park. Plant materials are appropriate for the climate and include water-wise or drought-tolerant species where possible. Irrigation system applies water evenly and efficiently with minimal exposed or damaged components. Plant beds are generally free of weeds and debris, and mulch or groundcover is present where appropriate. Vegetation is regularly maintained and does not obstruct paths, signage, lighting, or sightlines.

FAIR Landscape areas are generally functional but show signs of inconsistent maintenance. Plant materials are mostly appropriate but may include some high-water-use or poorly performing species. Irrigation system operates but is inefficient in places; some heads may be misaligned, leaking, or exposed. Weeds, plant dieback, or missing mulch are present in some planting beds. Vegetation may occasionally encroach on paths or signage but impacts are limited.

POOR Landscape areas are poorly maintained and detract from the appearance or usability of the park. Plant materials are inappropriate, dead, or require excessive water. Irrigation system is inefficient or damaged with broken,

leaking, or exposed components. Weeds, dead plant material, and debris are common. Mulch or groundcover is absent and vegetation is overgrown, obstructing paths, signage, lighting, or sightlines.

PARK TREES

GOOD Trees overall have good form, spacing and species diversity; Trees are free of disease or pest infestation or vandalism. No topped or hazard trees.

FAIR Some crowding may exist but overall health is good. Less than 5 percent of trees show signs of disease, pests, vandalism, topping or other hazards.

POOR Form or spacing issues exist. Evidence of pest and disease problems in multiple trees. Vandalism affecting tree health. Multiple trees are hazards or in danger of becoming so.

LIGHTING

(NOT INCLUDING STREET LIGHTING)

GOOD The park is well lit in all areas, efficient, and placed considerately to activity; including parking lot, sidewalks, fields, playgrounds, etc. Lighting fixtures are functional and in good repair. Electrical system is code compliant and in good repair.

FAIR The park is lit in some areas. (e.g. lighting only in the parking lot and sidewalks) Lighting fixtures need some repair or replacement. Electrical system is code compliant but needs occasional repair.

POOR The park lighting is sparse; there are very few and scattered. Lighting fixtures need to be repaired or replaced. Electrical system is not code compliant and needs rewiring and replacing. (In the comments section write where lighting needs to be provided)

TRAIL/PATHWAY (PAVED AND NATURAL SURFACE)

GOOD Surface is even and free of damage; proper width and material for type of path. Signage is intact and legible. There is adequate wayfinding for users to navigate the trail. Drainage functions and trail is well-drained and generally usable the day after rain.

FAIR Surface is uneven, with signs of wear and minor erosion on unpaved trails and cracks or damage on paved trails. Narrow widths in some places. Signage has damage or graffiti that affects its legibility. Poles are leaning or are unstable. Drainage issues cause some trail erosion during rain; muddy areas or pooled water appear after a rain, but use is only occasionally affected.

POOR Surface of unpaved surfaces are highly eroded, worn, narrowed or uneven. Paved surfaces have large cracks, heaving or other substantial damage. Users are forced off-trail in areas. Signage is missing or is damaged to point of not being useful. Users are unable to easily navigate through the park. Drainage is poor, trails experience severe erosion during rain events and have sections with mud or pooling of water that are difficult or impossible to avoid.

Users are forced off-trail in multiple locations when the trail is wet.

SIGNAGE

GOOD One signage system for the site. Signs are relevant, legible and free of damage.

FAIR Multiple signage systems within one site. Signs are relevant, legible and free of damage.

POOR Multiple signage systems or no signage systems. Signs are not legible from a reasonable distance, damaged or otherwise deteriorated. Use of old logos.

PARKING AREAS

GOOD Pavement surface does not need repair; little to no cracking or damage. Drainage is good with no standing water and no need for repair. Pavement markings are clear and layout is appropriate. Accessible pathway to park provided. Meets ADA accessibility standards.

FAIR Pavement surface needs patching or crack seal; has some drainage problems. Has wheel stops or curbs but no pavement markings. Generally meets ADA accessibility standards, but may need some updates to be fully compliant.

POOR Pavement surface (gravel, asphalt or concrete) needs extensive repair. Uneven grading and standing water are issues. No delineation for vehicles. No pathway to park provided. Does not meet ADA accessibility standards.

Park “Opportunity Areas”

While individual facility condition ratings provide important information about the state of specific amenities, they do not fully capture how well a park serves its users. To better understand overall park performance, individual amenities and facilities are grouped into three broader categories: **Access, Activity, and Attractiveness (AAA)**. This structure is used in the following pages to summarize park performance and identify opportunity areas within each category, with each category score representing the average condition of the amenities and facilities it includes. **The ideas listed under the opportunity areas are preliminary and high-level and will be refined and further developed through the parks planning process.**

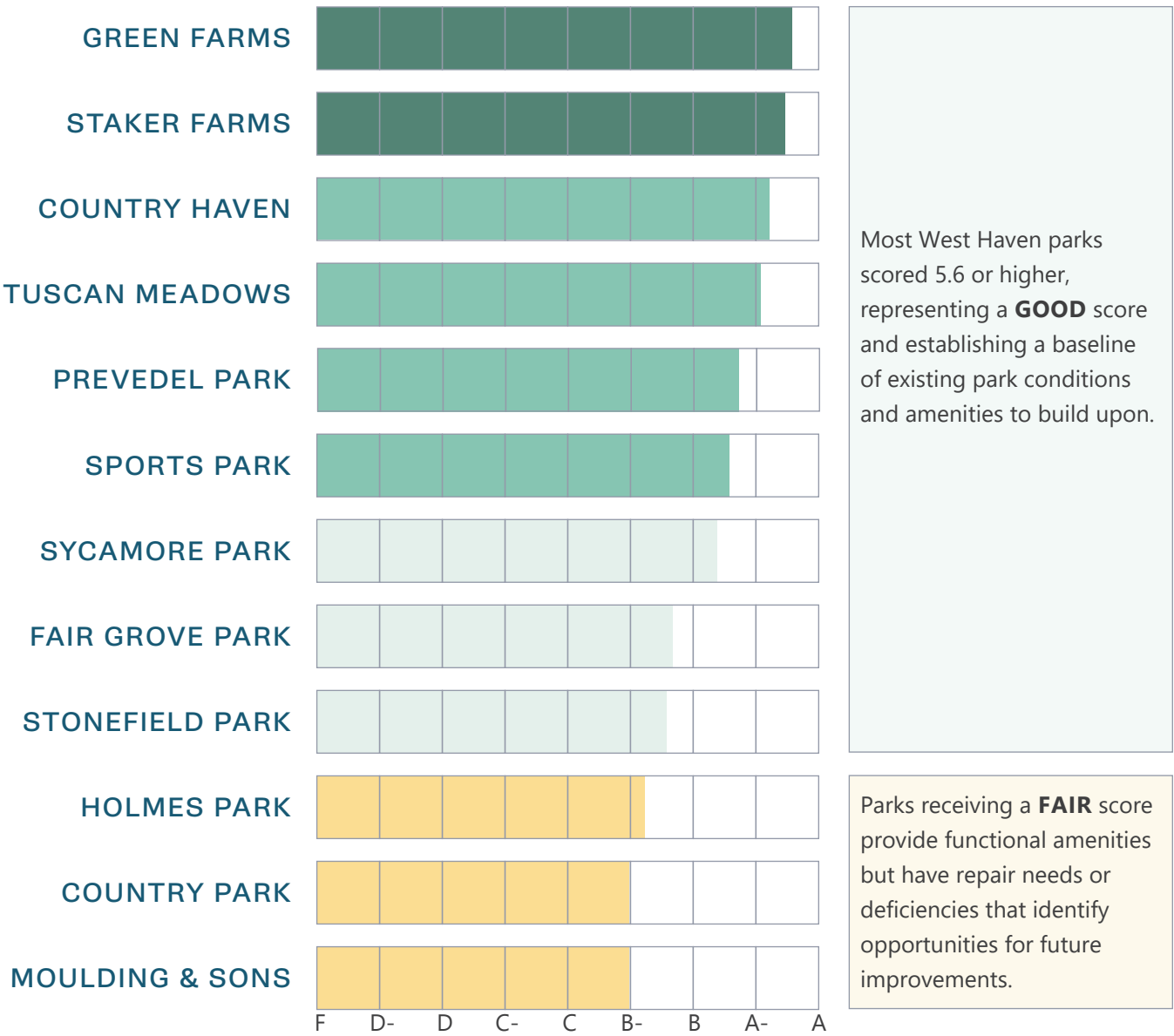


Park Assessment Results Summary

The following graphics summarize existing conditions across West Haven’s park system. Overall condition scores establish a baseline understanding of each park, while AAA scores provide a more detailed evaluation of Access, Activity, and Attractiveness. Together, these assessments provide a starting point for identifying future needs and opportunities for improvement. Detailed assessments of each park are provided on the following pages.

GENERAL PARK CONDITIONS SCORES

Overall park condition scores provide a high-level snapshot of existing conditions across West Haven’s parks and help identify areas for further evaluation, investment, and improvement.



OPPORTUNITY AREA RATINGS

The AAA scores provide a more detailed assessment of park conditions by evaluating **Access, Activity, and Attractiveness** (see [page 12](#)). The results identify opportunity areas and help inform future improvements that enhance the overall quality, functionality, and user experience of West Haven's parks.



A SCORES



GREEN FARMS



STAKER FARMS

A- SCORES



COUNTRY HAVEN



TUSCAN MEADOWS



PREVEDEL PARK



SPORTS PARK

B SCORES



SYCAMORE PARK



FAIR GROVE PARK



STONEFIELD PARK

B- SCORES



HOLMES PARK



COUNTRY PARK



MOULDING & SONS



Regional Parks

R. Kenneth Baldwin Country Park

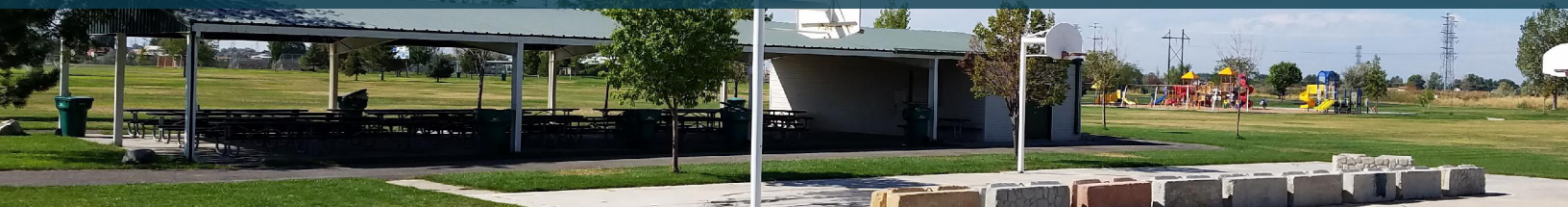
REGIONAL PARK

2850 W 3300 S



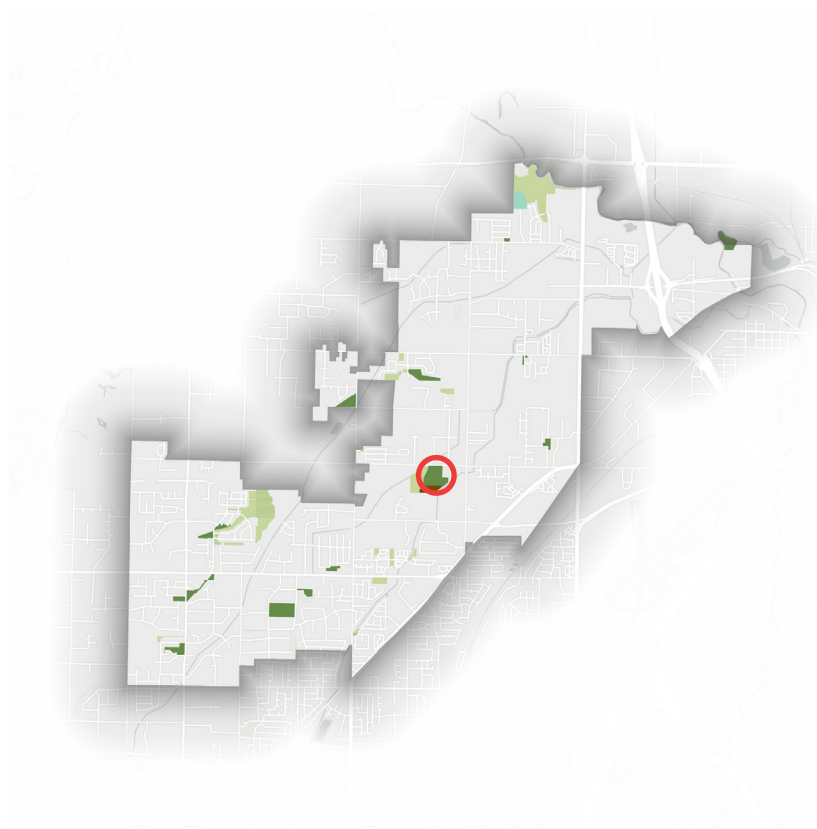
GRADE

B-



About

R. Kenneth Baldwin Country Park, also known as "Country Park," is currently West Haven's sole regional park at approximately 19.57 acres. The park provides a range of active and passive recreation opportunities and shares grounds with the West Haven Rodeo Arena.



PARK SNAPSHOT

Classification	Regional Park
Address	2850 W 3300 S
Overall Score	5
Overall Grade	B-
Acreage	19.57 acres (Rodeo: 7.12 acres)
Parking	322 stalls
Key Amenities	● Restrooms ● Pavilions ● Playground ● Baseball / softball fields ● Pickleball courts ● Volleyball court ● Basketball courts ● Picnic tables ● Walking path
Other Features	Adjacent to the West Haven Rodeo Arena (Special Use) and wetland/open space



Opportunity Areas



ACCESS

SCORE: 4 / 8
GRADE: C

- ❑ Repair and maintain restrooms (ADA, plumbing, electrical, lighting)
- ❑ Improve parking areas (pavement, grading, drainage)
- ❑ Repair and maintain drinking fountains
- ❑ Connect to future trails and wetland area



ACTIVITY

SCORE: 6 / 8
GRADE: B

- ❑ Update and maintain pavilions (structure, roofing, lighting, furnishings)
- ❑ Improve court and field conditions
- ❑ Repair baseball facility AC system



ATTRACTIVENESS

SCORE: 5 / 8
GRADE: B-

- ❑ Improve landscape conditions (planting, irrigation, weeds)
- ❑ Improve lawn conditions (coverage, grading, irrigation)
- ❑ Improve tree condition (health, form, spacing)

COUNTRY PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	2	4	C	Access
BENCHES	6	3	C-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	4	1	D-	Access
PARKING LOTS	Y	3	C-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	Y	6	B	Access
SIGNAGE	Y	7	A-	Access
LARGE (RESERVABLE) PAVILIONS	1	6	B	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	8	A	Activity
PICNIC TABLES	34	5	B-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	1	5	B-	Activity
BASEBALL/SOFTBALL FIELDS	3	6	B	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	8	7	A-	Activity
VOLLEYBALL COURTS	1	5	B-	Activity
BASKETBALL COURTS	2	3	C-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	8	A	Activity
PARK TREES	Y	6	B	Attractiveness
LAWN AREAS	1	5	B-	Attractiveness
LANDSCAPING	Y	4	C	Attractiveness

Other Notes

- 1 additional restroom in adjacent Rodeo Arena Area
- 1 medium/small pavilion in adjacent Rodeo Arena Area
- Volleyball court is sand
- The Gardner Engineering Inventory lists a wetlands walking path, exhibit hall, and parking as proposed facilities.



Community Parks



Windsor Farms Park

COMMUNITY PARK (PLANNED)

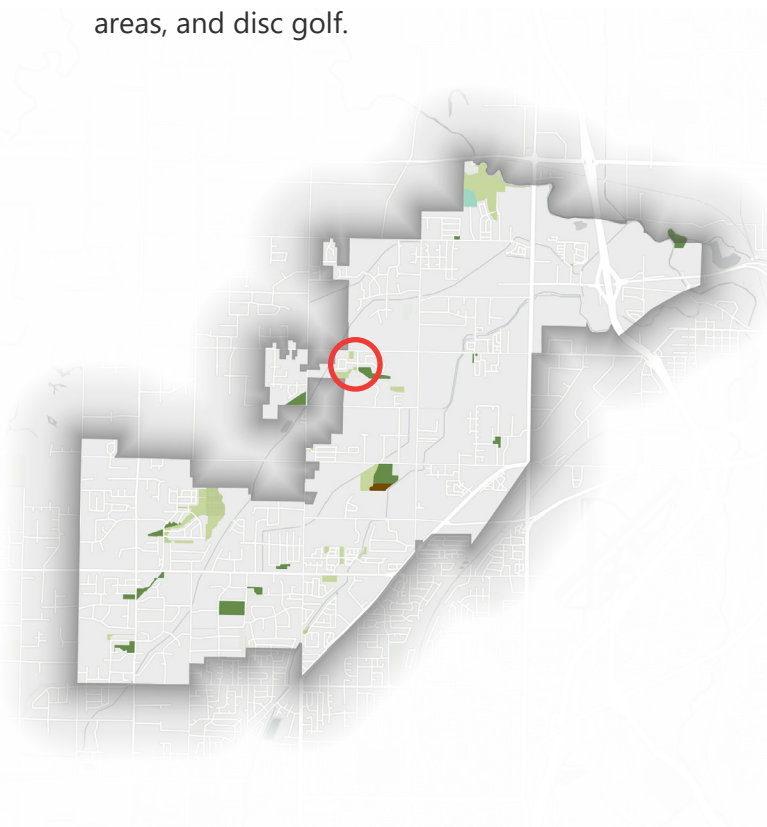
2683 S 3150 W

GRADE

NA

About

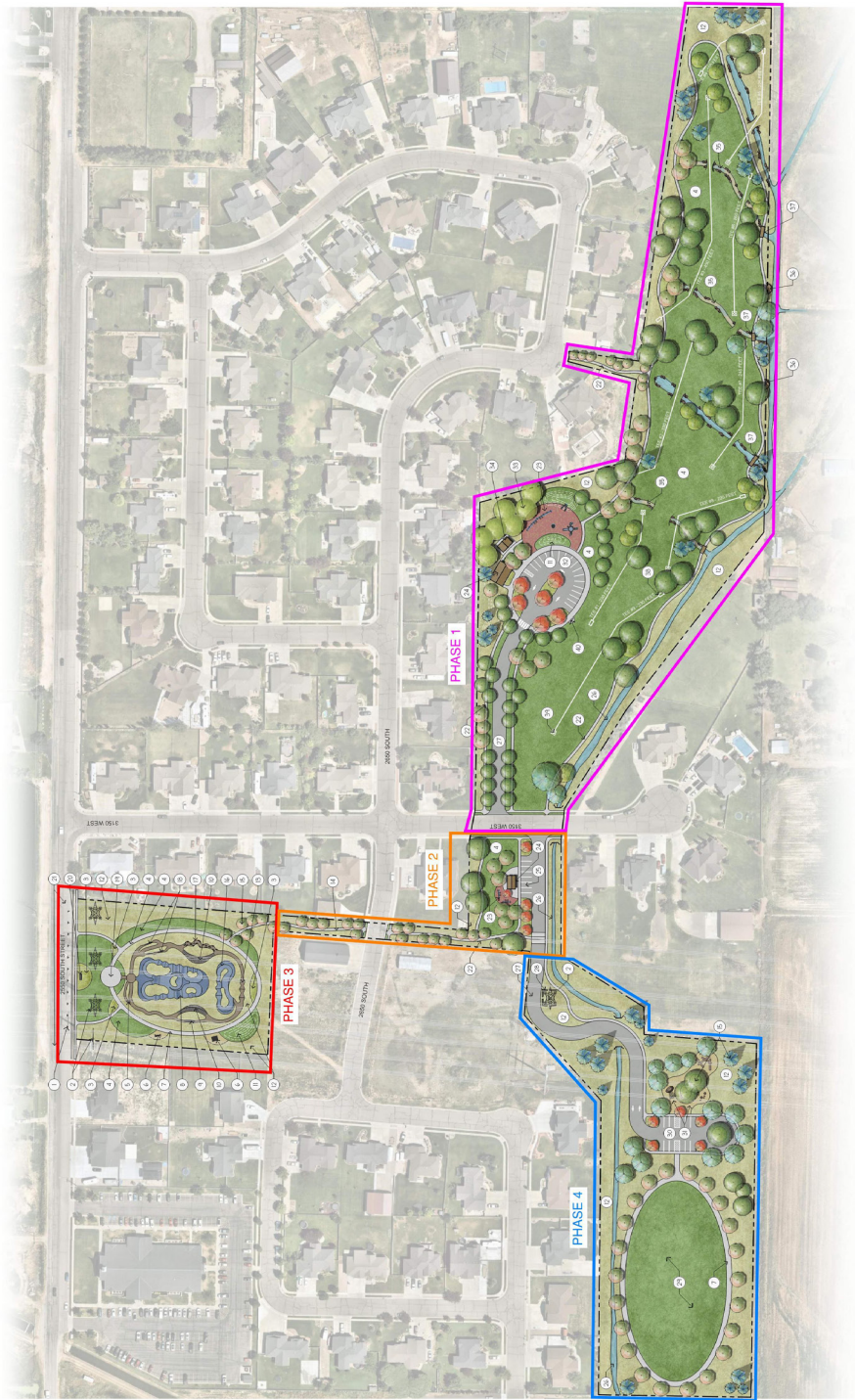
Windsor Farms Park is a planned park envisioned to provide a diverse range of recreational opportunities and gathering spaces for West Haven residents. The park is planned to be developed in four phases and will include a workout station, pump track, walking paths, bike park features, playground, pavilion, nature play areas, and disc golf.



PARK SNAPSHOT

Classification	Regional Park
Address	2683 S 3150 W
Overall Score	NA
Overall Grade	NA
Acreage	17.82
Parking	49 (planned)
Key Amenities (planned)	● Pump track ● Bike park features ● Walking paths (connecting into neighboring community trails) ● Playground ● Pavilion ● Nature play area ● Workout station ● Disc golf
Other Features	Situated under the Powerline Corridor (potential future trail running north and south)

WINDSOR PARK MASTER PLAN PHASES



REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
(1)	PARALLEL PARKING (20 STALLS)
(2)	EXISTING POWER POLES
(3)	PLAYING AREA
(4)	LAWN
(5)	TRAIL TRACK DROP IN
(6)	WALKWAY SECTION
(7)	UP RAMPING / WALKWAY PRIORITY
(8)	INTERPRETIVE LEVEL TRAIL TRAIL TRACK HEIGHT NOT TO EXCEED 5'
(9)	ART-WARE WARE DISTANCE
(10)	BRUSHY WARE DISTANCE
(11)	BRUSHY WARE DISTANCE
(12)	BRUSHY WARE DISTANCE
(13)	BRUSHY WARE DISTANCE
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(38)	BRUSHY WARE DISTANCE
(39)	BRUSHY WARE DISTANCE
(40)	BRUSHY WARE DISTANCE

SPECIAL NOTES FOR IMPROVEMENTS UNDER ROCKY MOUNTAIN POWER LINES

1. POWER TRACK ELEVATION NOT TO EXCEED 5'.
2. SITE ELEVATIONS AND TREE HEIGHT NOT TO EXCEED 12'.
3. EXISTING BARBERS TO BE INSTALLED AROUND EXISTING POWER POLE NEXT TO EXISTING POWER LINES.
4. FINAL DESIGN AND CONSTRUCTION CHANGES WILL REQUIRE FINAL APPROVAL FROM ROCKY MOUNTAIN POWER.



Windsor Park Master Plan

West Haven, UT



610 East South Temple, Ste 50
Salt Lake City, Utah 84102
P: 801.575.6166
WWW.GBROWNDIGITAL.COM

DECEMBER 2019



0" = 100' 0" = 100' 0" = 100'

ON 30"x42" SHEET

Sports Park

COMMUNITY PARK

4215 S 3900 W

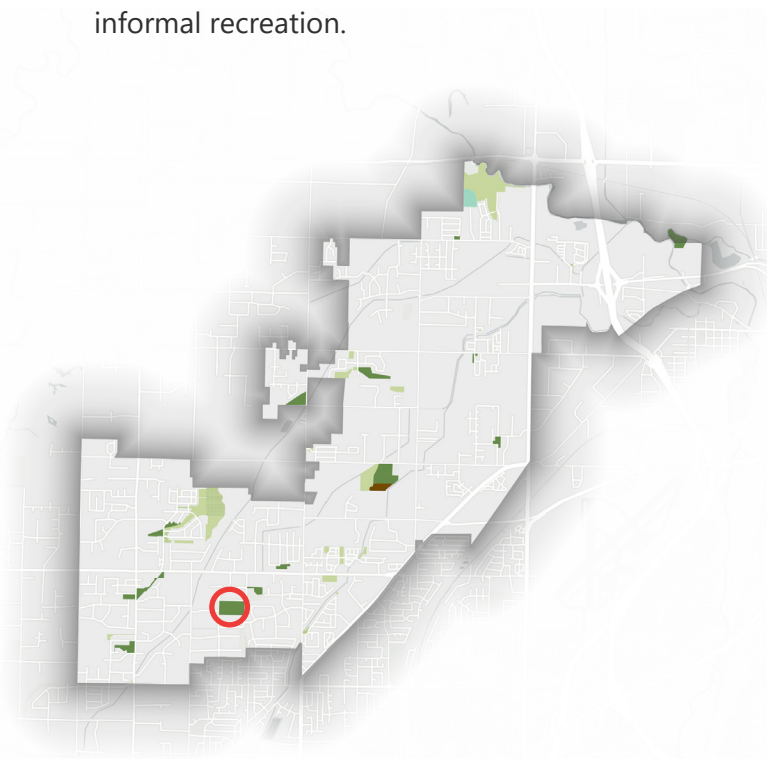


GRADE

A-

About

West Haven Sports Park serves as a major hub for community athletics. The park supports local sports leagues, families, and community programs with facilities for soccer, football, T-ball, baseball, tennis, basketball, and other athletic activities. Additional amenities include a large pavilion and playground for gatherings and informal recreation.



PARK SNAPSHOT

Classification	Community Park
Address	4215 S 3900 W
Overall Score	6.6
Overall Grade	A-
Acreage	18.48
Parking	155 stalls
Key Amenities	● Restrooms ● Pavilions ● Playground ● Multi-purpose fields ● Baseball / Softball Fields ● Tennis Courts ● Basketball Courts ● Picnic Tables ● Walking Path
Other Features	Adjacent to West Haven Elementary School (separated by fence) and City Hall (to the north)



Opportunity Areas



ACCESS

SCORE: 6 / 8
GRADE: B

- ❑ Enhance restrooms (windows, lighting)
- ❑ Improve parking areas (paint new lines, lights installed)
- ❑ Install benches
- ❑ Repair and maintain drinking fountains
- ❑ Connect to the Civic Center (proposed trail and placemaking study)



ACTIVITY

SCORE: 7 / 8
GRADE: A-

- ❑ Baseball field upkeep and repairs (dugout covers)



ATTRACTIVENESS

SCORE: 6 / 8
GRADE: B

- ❑ Improve tree condition (health, form, spacing)
- ❑ Improve landscape conditions (planting, irrigation, weeds/debris)

SPORTS PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	1	8	A	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	1	2	D	Access
PARKING LOTS	Y	6	B	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	Y	6	B	Access
SIGNAGE	Y	6	B	Access
LARGE (RESERVABLE) PAVILIONS	1	8	A	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	7	A-	Activity
PICNIC TABLES	8	6	B	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	4	8	A	Activity
BASEBALL/SOFTBALL FIELDS	2	6	B	Activity
TENNIS COURTS	2	8	A	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	2	7	A-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	8	A	Activity
PARK TREES	Y	5	B-	Attractiveness
LAWN AREAS	2	8	A	Attractiveness
LANDSCAPING	Y	6	B	Attractiveness

Other Notes

- Would like to take fence down and increase park size (with school) would put this over 20 acres.
- East parking lot has some cracks but has been crack sealed.
- The Gardner Engineering Inventory lists pickleball courts and soccer fields as proposed facilities.



Neighborhood Parks

Fair Grove Park

NEIGHBORHOOD PARK

4175 S 4700 W



GRADE

B

About

Fair Grove Park is a linear leisure park that follows the West Haven Canal Trail. The park provides a walking trail, on-street parking and a small parking lot that also serves as a trailhead.



PARK SNAPSHOT

Classification	Neighborhood Park
Address	4175 S 4700 W
Overall Score	5.7
Overall Grade	B
Acreage	9
Parking	15 stalls
Key Amenities	● Walking Trail ● Parking Lot (informal trailhead)
Other Features	Follows the West Haven Canal Trail which links into the 4700 W Trail to the south



Opportunity Areas



ACCESS

SCORE: 5 / 8
GRADE: B-

- ❑ Improve park/ trail wayfinding signage
- ❑ Incorporate benches/ seating options
- ❑ Formalize trailhead and wayfinding elements



ACTIVITY

SCORE: 6 / 8
GRADE: B

- ❑ Maintain walking trail, prioritize trail network connections



ATTRACTIVENESS

SCORE: 6 / 8
GRADE: B

- ❑ Improve landscape conditions (planting, irrigation, weeds/debris)

FAIR GROVE PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	Y	6	B	Access
ON-STREET PARKING	Y	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	Y	4	C	Access
LARGE (RESERVABLE) PAVILIONS				Activity
MEDIUM/SMALL PAVILIONS	-	-	-	Activity
PLAYGROUNDS	-	-	-	Activity
PICNIC TABLES	-	-	-	Activity
BARBECUE GRILLS	-	-	-	Activity
MULTIPURPOSE FIELDS	-	-	-	Activity
BASEBALL/SOFTBALL FIELDS	-	-	-	Activity
TENNIS COURTS	-	-	-	Activity
PICKLEBALL COURTS	-	-	-	Activity
VOLLEYBALL COURTS	-	-	-	Activity
BASKETBALL COURTS	-	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	-	-	-	Activity
SPLASH PAD	-	-	-	Activity
FISHING POND	-	-	-	Activity
WALKING PATH/TRAIL	Y	6	B	Activity
PARK TREES	Y	7	A-	Attractiveness
LAWN AREAS	Y	6	B	Attractiveness
LANDSCAPING	Y	5	B-	Attractiveness

Other Notes

- The Gardner Engineering Inventory lists a trailhead and picnic pavilions as proposed facilities.

The Barn

NEIGHBORHOOD PARK

3785 W 3750 S

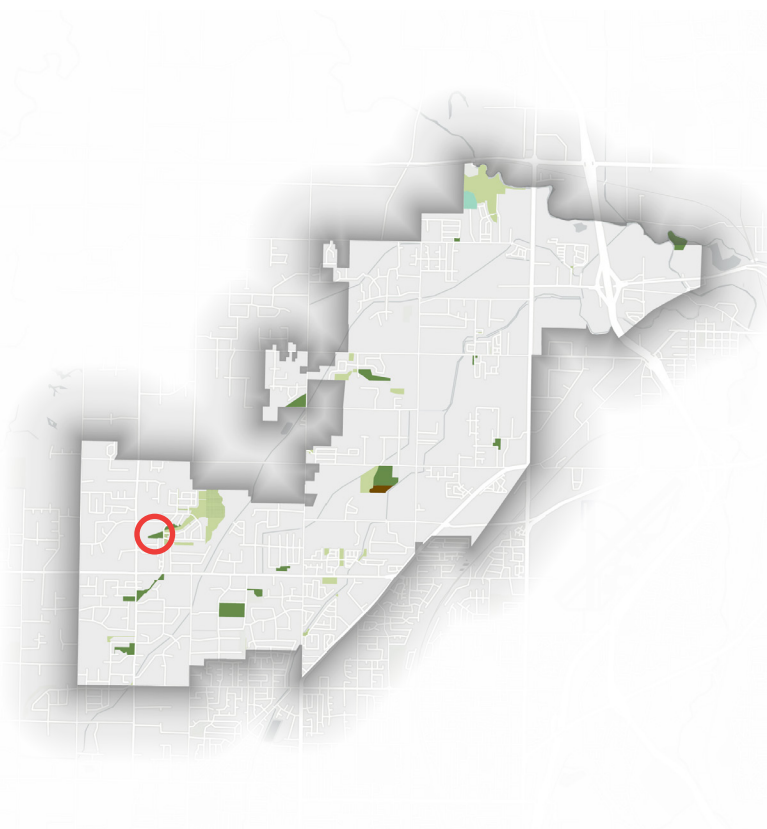


GRADE
NA

About

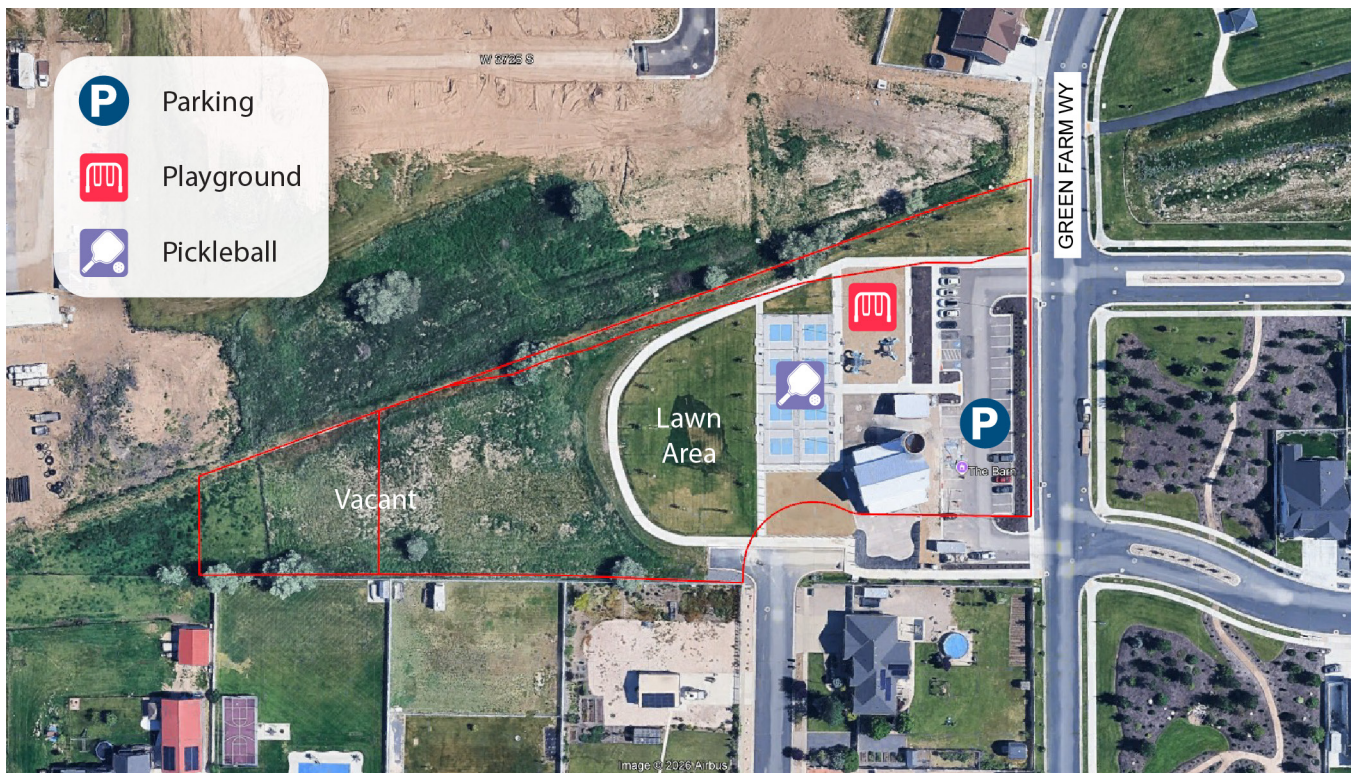
The Barn is a neighborhood park that serves the adjacent mixed use community and connects to the Hooper Slough Trail and Green Farms Park. The building itself also is a rentable event space.

As a newer facility, the Barn's amenities were not given a rating as they are still in good condition.



PARK SNAPSHOT

Classification	Neighborhood Park
Address	3785 W 3750 S
Overall Score	NA
Overall Grade	NA
Acreage	3.5
Parking	43 stalls
Key Amenities	● Rentable event space (The Barn) ● Playground ● Pickleball
Other Features	Adjacent to Green Farms and the Hooper Slough Trail



Opportunity Areas

 ACCESS	 ACTIVITY	 ATTRACTIVENESS
SCORE: NA GRADE: NA	SCORE: NA GRADE: NA	SCORE: NA GRADE: NA
❑ A planned trail extension will link to The Barn from the west side. ❑ Opportunity to enhance pedestrian crossing to Green Farms	❑ -	❑ -

THE BARN (OUTSIDE AREA) ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	12	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	Y	-	-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	Y	-	-	Access
SIGNAGE	Y	-	-	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	-	-	Activity
PICNIC TABLES	N	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	4	-	-	Activity
VOLLEYBALL COURTS				Activity
BASKETBALL COURTS				Activity
SKATE/BIKE PARK/PUMP TRACK				Activity
SPLASH PAD				Activity
FISHING POND				Activity
WALKING PATH/TRAIL	Y	-	-	Activity
PARK TREES	Y	-	-	Attractiveness
LAWN AREAS	Y	-	-	Attractiveness
LANDSCAPING	Y	-	-	Attractiveness

Salt Point (Open Space)

POTENTIAL FUTURE NEIGHBORHOOD PARK

3800 S. 3275 W

GRADE

NA

About

Salt Point is a city-owned open space within the Salt Point Northeast Townhomes development. It is not currently a park, but includes open lawn areas and two parking lots. Located within the Powerline Corridor, the site has potential to accommodate a future neighborhood dog park.

PARK SNAPSHOT

Classification	Neighborhood Park
Address	3800 S 3275 W
Overall Score	NA
Overall Grade	NA
Acreage	3.5
Parking	40 stalls
Key Amenities	● Open lawn areas ● Parking lots
Other Features	● Within the Powerline Corridor ● Potential future dog park

Staker Farms Park

NEIGHBORHOOD PARK

3549 W 2875 W



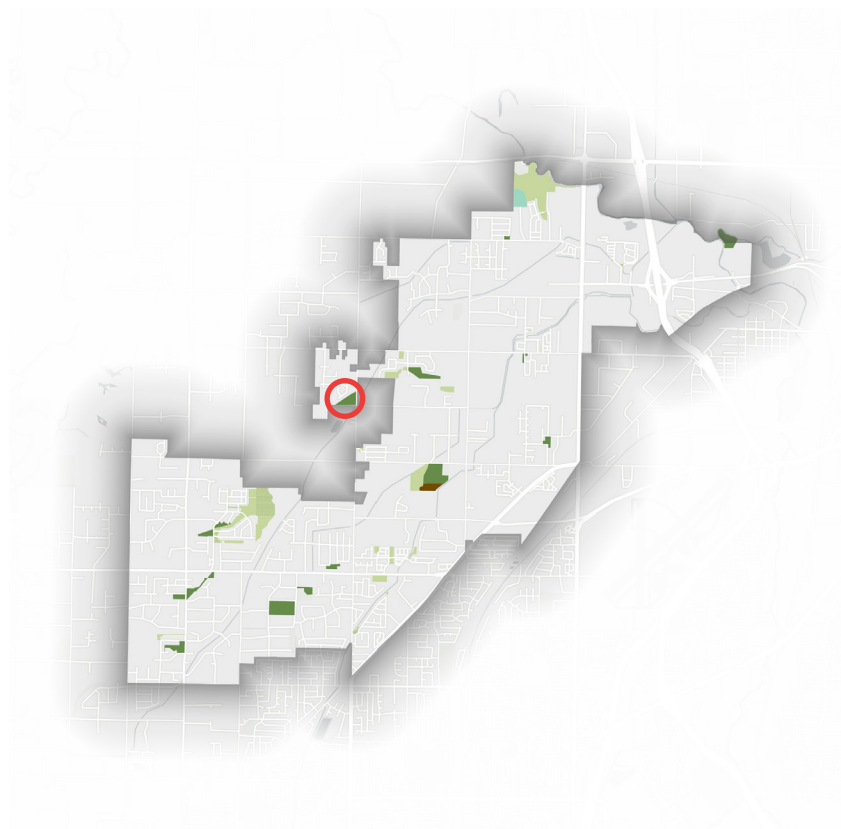
GRADE

A



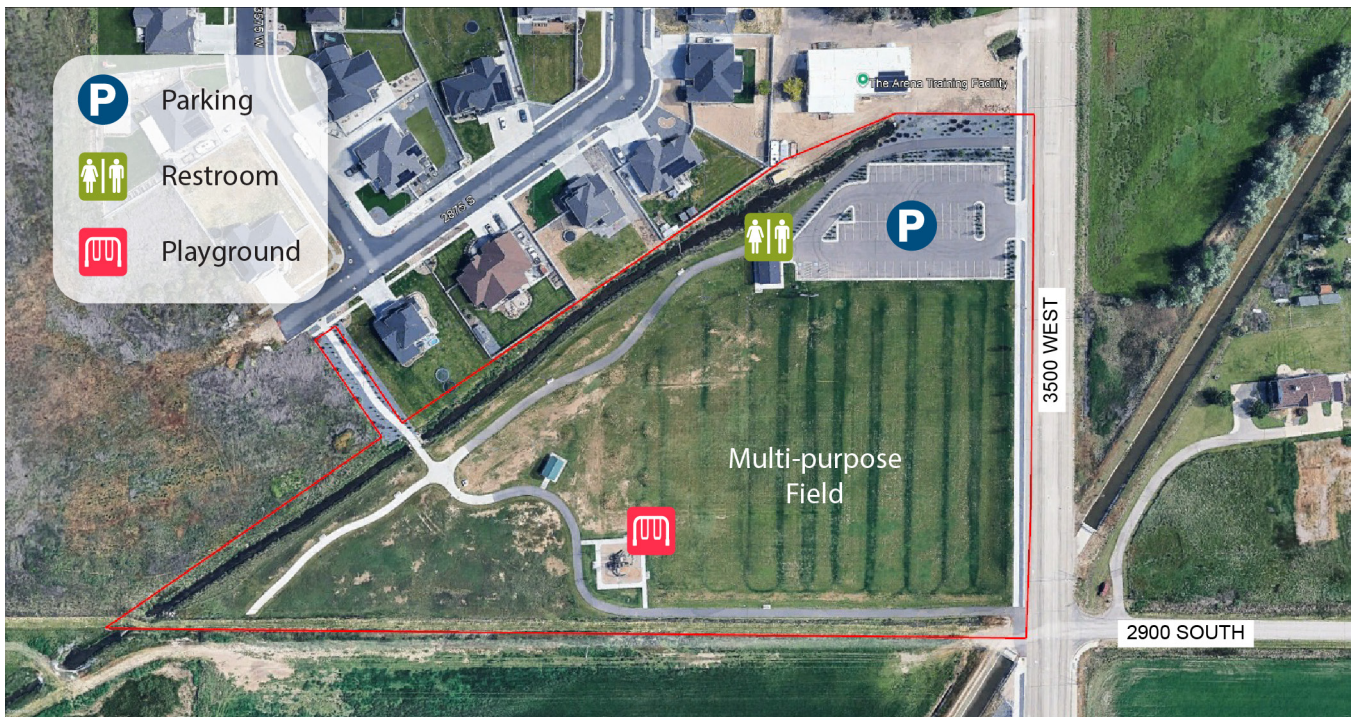
About

Staker Farms Park is neighborhood-oriented park that was dedicated to West Haven under a Master Development Agreement. The park includes a playground, multi-purpose field, and walking path.



PARK SNAPSHOT

Classification	Neighborhood Park
Address	3549 W 2875 W
Overall Score	7.5
Overall Grade	A
Acreage	7.8
Parking	42 stalls
Key Amenities	● Playground ● Multi-purpose field ● Walking Path ● Pavilion ● Restrooms
Other Features	Dedicated to the City as part of the Staker Farms Development



Opportunity Areas



ACCESS

SCORE: 8 / 8
GRADE: A

- ❑ Improve park/ trail wayfinding signage



ACTIVITY

SCORE: 8 / 8
GRADE: A

- ❑ Maintain walking trail (needs sealed), prioritize trail network connections
- ❑ Improve multi-purpose field condition



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ❑ Improve tree condition (health, form, spacing)

STAKER FARMS ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	1	8	A	Access
BENCHES	9	8	A	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	1	8	A	Access
PARKING LOTS	Y	8	A	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	Y	8	A	Access
SIGNAGE	6		B	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	1	8	A	Activity
PLAYGROUNDS	1	8	A	Activity
PICNIC TABLES	1	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	1	7	A-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	7	A-	Activity
PARK TREES	Y	5	B-	Attractiveness
LAWN AREAS	1	8	A	Attractiveness
LANDSCAPING	Y	8	A	Attractiveness

Other Notes

- The Gardner Engineering Inventory also lists scoreboards as a proposed facility.

Stonefield Park

NEIGHBORHOOD PARK

4600 S 4700 W



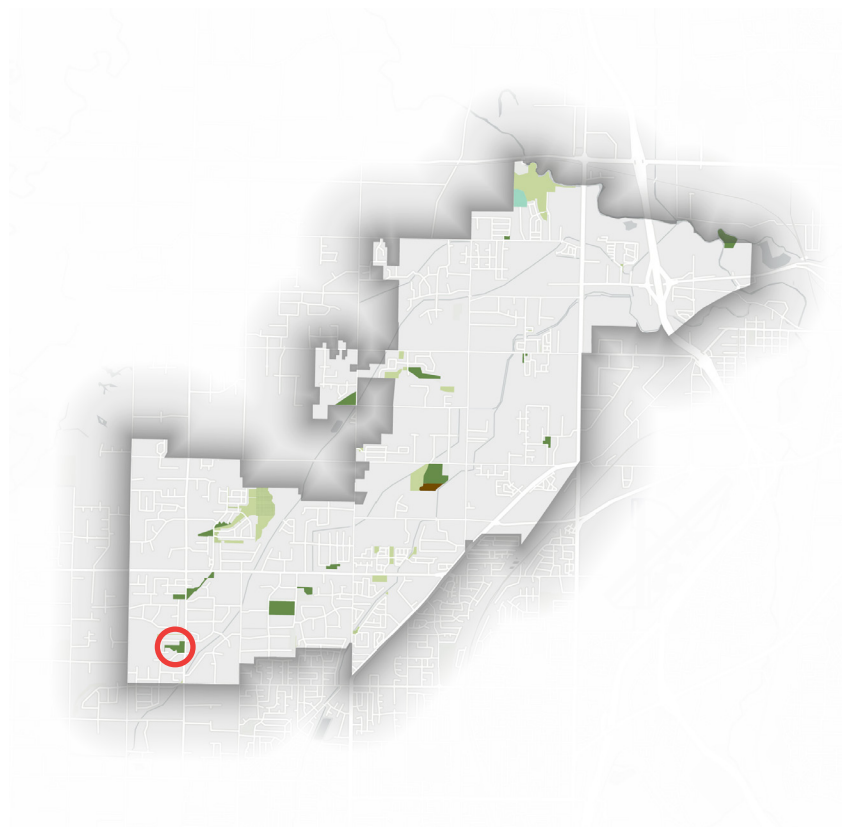
GRADE

B



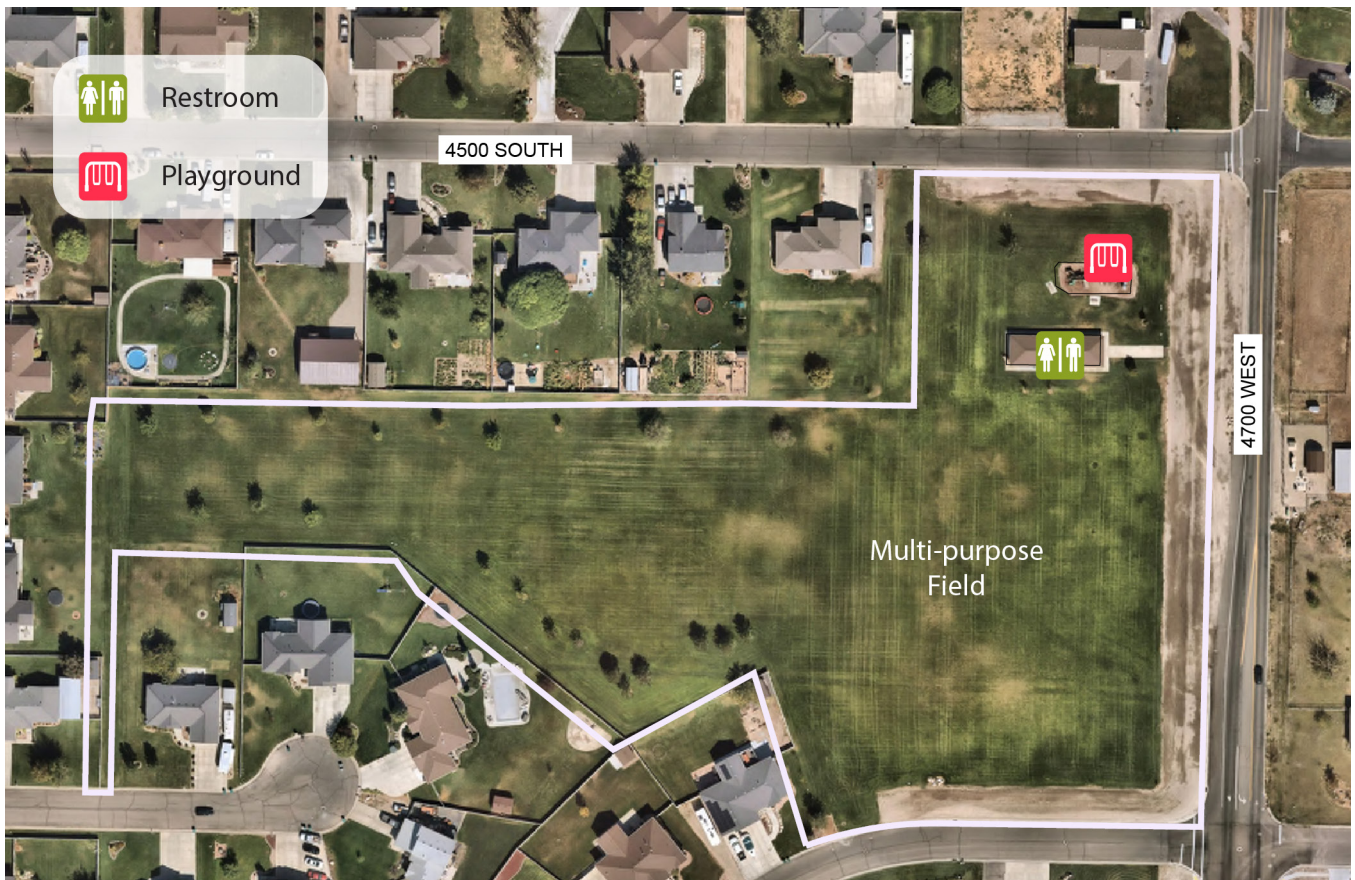
About

Stonefield Park is neighborhood park in the southwestern corner of West Haven. The park includes a playground, restroom, multi-purpose field and connects to 4700 W Trail.



PARK SNAPSHOT

Classification	Neighborhood Park
Address	4600 S 4700 W
Overall Score	5.6
Overall Grade	B
Acreage	6.8
Parking	On-street
Key Amenities	● Multi-purpose field ● Playground ● Pavilion ● Restrooms
Other Features	Connects to 4700 W Trail



Opportunity Areas



ACCESS

SCORE: 4 / 8
GRADE: C

- ❑ Improve drinking fountains and restroom
- ❑ Proposed Hooper Slough Trail connector would link the 4700 W Trail just to the north.



ACTIVITY

SCORE: 6 / 8
GRADE: B

- ❑ Upgrade picnic tables



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ❑ Improve maintenance of trees, lawn, and landscaping

STONEFIELD PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	1	5	B-	Access
BENCHES	1	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	1	4	C	Access
PARKING LOTS	N	-	-	Access
ON-STREET PARKING	Y	8	A	Access
LIGHTING	N	-	-	Access
SIGNAGE	Y	6	B	Access
LARGE (RESERVABLE) PAVILIONS	1	6	B	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	-	-	Activity
PICNIC TABLES	9	5	B-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	1	7	A-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	N	-	-	Activity
PARK TREES	Y	7	A-	Attractiveness
LAWN AREAS	1	7	A-	Attractiveness
LANDSCAPING	Y	7	A-	Attractiveness

Other Notes

- The Gardner Engineering Inventory lists walking paths, picnic pocket pavilions, and parking as proposed facilities.



Local Parks

Country Haven Park

LOCAL PARK

3950 S 3600 W

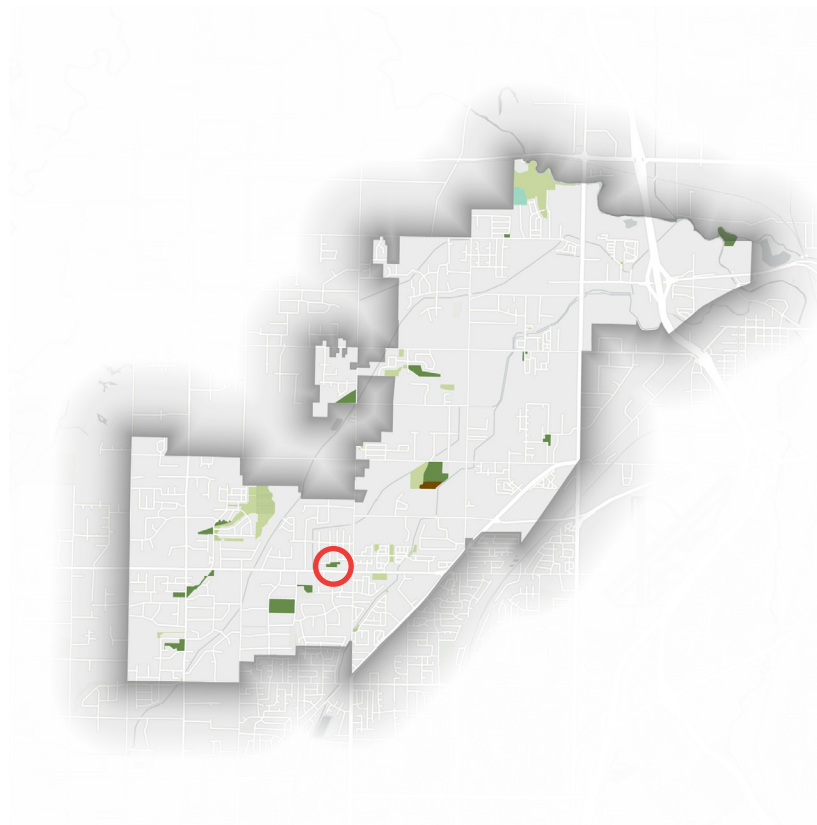


GRADE
A-



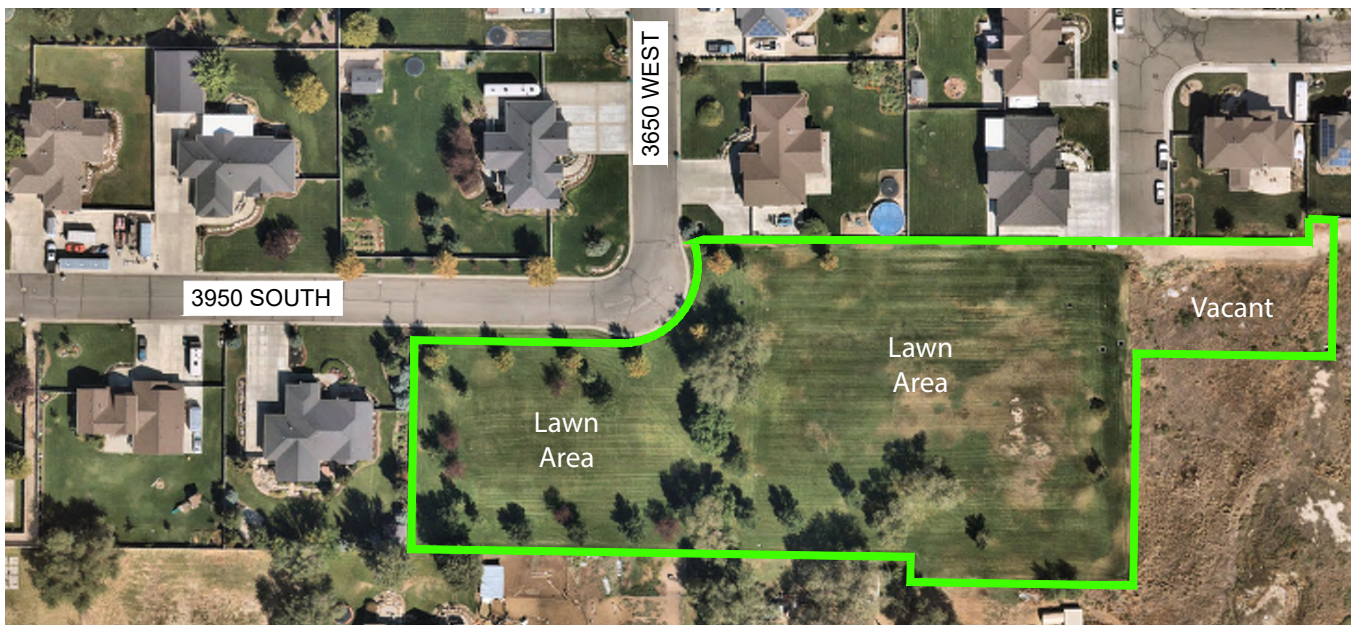
About

Country Haven Park is a park that serves only the homes directly around it. It has a detention basin and open lawn area.



PARK SNAPSHOT

Classification	Local Park
Address	3950 S 3600 W
Overall Score	7.25
Overall Grade	A-
Acreage	2.8
Parking	On-street
Key Amenities	● Lawn Area
Other Features	Detention Pond and an existing trail that loops around the Country Haven Subdivision (north of park)



Opportunity Areas



ACCESS

SCORE: NA
GRADE: NA

- ❑ Does not provide access to amenities; opportunity to install benches, lighting, and signage, etc.
- ❑ Neighborhood entry could be formalized (east side near vacant area)



ACTIVITY

SCORE: 8 / 8
GRADE: A

- ❑ Upgrade picnic tables
- ❑ Add playgrounds, courts, or fields



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ❑ Improve maintenance of trees and lawn

COUNTRY HAVEN PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	N	-	-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	N	-	-	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	1	8	A	Activity
PLAYGROUNDS	N	-	-	Activity
PICNIC TABLES	1	7	A-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	N	-	-	Activity
PARK TREES	21	7	A-	Attractiveness
LAWN AREAS	2	7	A-	Attractiveness
LANDSCAPING	N	-	-	Attractiveness

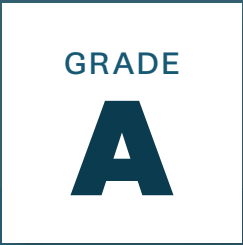
Other Notes

- The Gardner Engineering Inventory lists picnic pavilions and parking as proposed facilities.

Green Farms Park

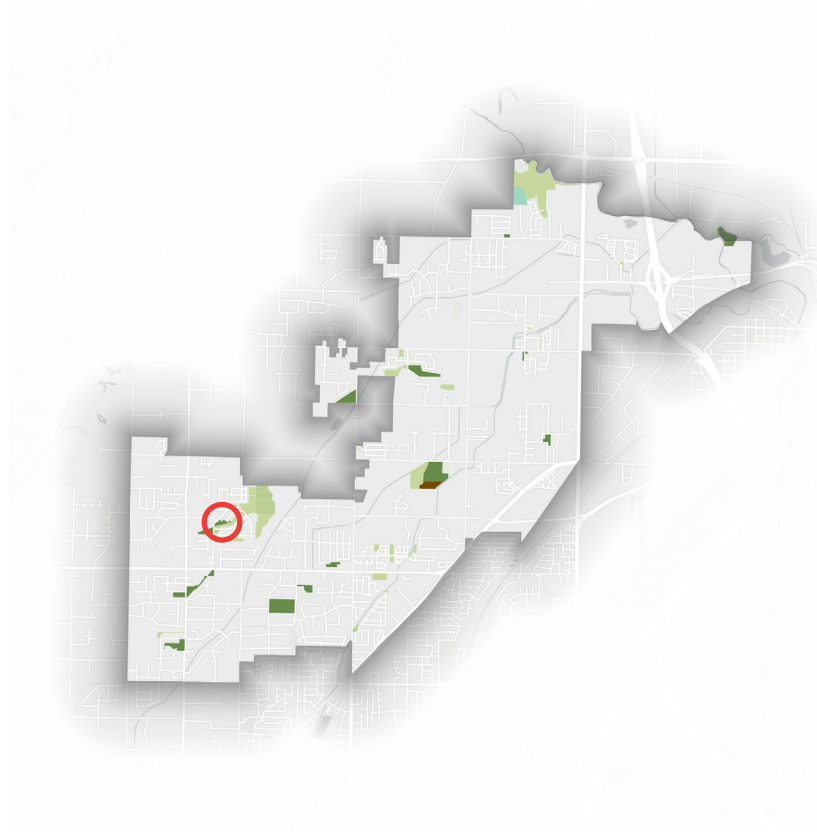
LOCAL PARK

3680 GREEN FARMS WAY



About

Green Farms Park is part of a larger trail connection. It has one large pavilion, two small pavilions, a walking path, and a trail along the west side that connects open space on either side of it.



PARK SNAPSHOT

Classification	Local Park
Address	3680 Green Farms Way
Overall Score	7.6
Overall Grade	A
Acreage	2.6
Parking	None
Key Amenities	● Pavilions ● Lawn Area ● Trail
Other Features	Across the street from the Barn



Opportunity Areas



ACCESS

SCORE: 8 / 8
GRADE: A

- ❑ Ensure ADA access to the trail
- ❑ Opportunity to enhance pedestrian access to the Barn (west of Green Farms Way)



ACTIVITY

SCORE: 8 / 8
GRADE: A

- ❑ Upgrade picnic tables
- ❑ Add playgrounds, courts, or fields



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ❑ Improve maintenance of trees and lawn

GREEN PARKS PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	1	8	A	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	N	-	-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	N	-	-	Access
LARGE (RESERVABLE) PAVILIONS	1	8	A	Activity
MEDIUM/SMALL PAVILIONS	2	8	A	Activity
PLAYGROUNDS	N	-	-	Activity
PICNIC TABLES	16	7	A-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	N	-	-	Activity
PARK TREES	21	7	A-	Attractiveness
LAWN AREAS	2	7	A-	Attractiveness
LANDSCAPING	N	-	-	Attractiveness

Other Notes

- Trail runs on south side.
- Detention basins in adjacent open space.

Holmes Park

LOCAL PARK

1775 S 2475 W



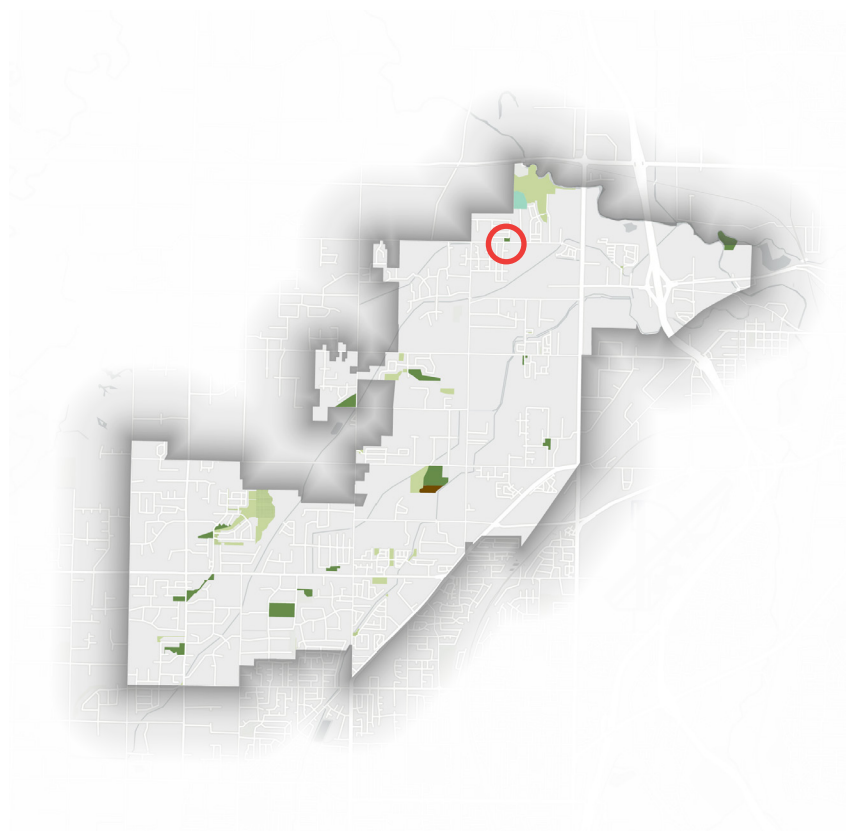
GRADE

B-



About

Holmes Park is a park that serves only the homes directly around it. It has a small playground and detention basin. It is one of the few parks that serves the northern end of the city.



PARK SNAPSHOT

Classification	Local Park
Address	1775 S 2475 W
Overall Score	5.25
Overall Grade	B-
Acreage	1.0
Parking	None, On-Street Possible
Key Amenities	● Small Playground ● Detention Basin
Other Features	Detention Basin



Opportunity Areas



ACCESS

SCORE: NA
GRADE: NA

- ❑ Does not provide access to amenities; opportunity to install benches, lighting, and signage, etc.
- ❑ Opportunity to connect Holmes Park to the West Haven Trail (east of the park)



ACTIVITY

SCORE: 5 / 8
GRADE: B-

- Upgrade playground



ATTRACTIVENESS

SCORE: 5 / 8
GRADE: B-

- Improve maintenance of trees and landscaping

HOLMES PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	N	-	-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	N	-	-	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	5	B-	Activity
PICNIC TABLES	N	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	N	-	-	Activity
PARK TREES	9	6	B	Attractiveness
LAWN AREAS	1	5	B-	Attractiveness
LANDSCAPING	Y	5	B-	Attractiveness

Other Notes

- The Gardner Engineering Inventory lists basketball courts as a proposed facility.

Sycamore Park

LOCAL PARK

2287 W 2625 S



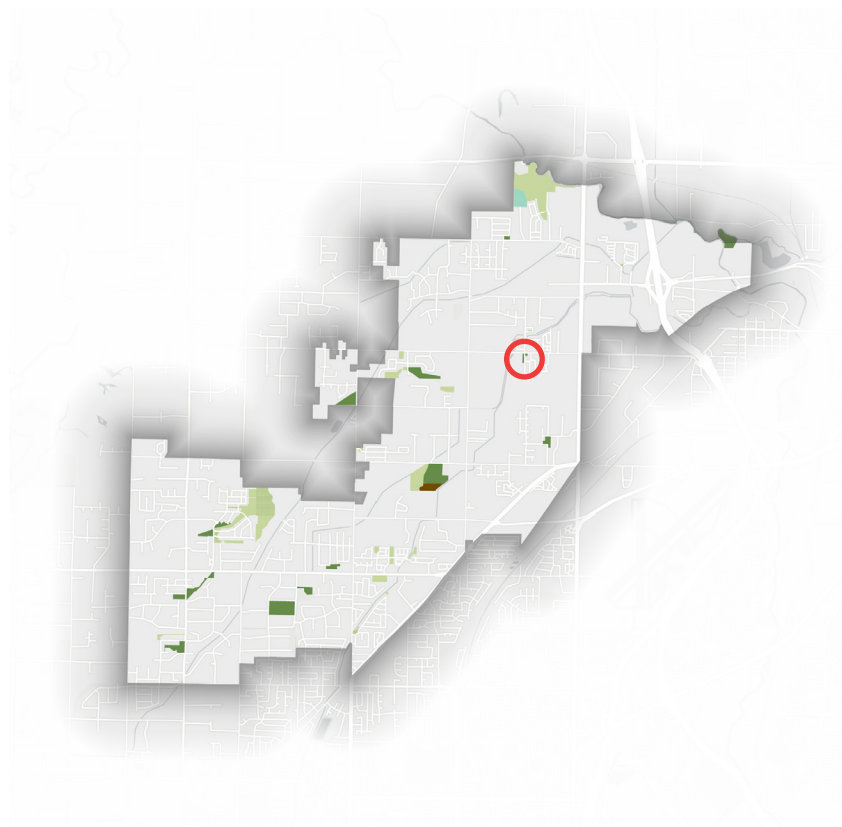
GRADE

B



About

Sycamore Park primarily serves the homes directly around it. It has a small playground, pickleball, and a detention basin. It is one of the few parks that serves the northern end of the City.



PARK SNAPSHOT

Classification	Local Park
Address	2287 W 2625 S
Overall Score	6.4
Overall Grade	B
Acreage	0.73
Parking	On-Street & Off-Street
Key Amenities	● Small Playground ● Pickleball
Other Features	Detention Basin



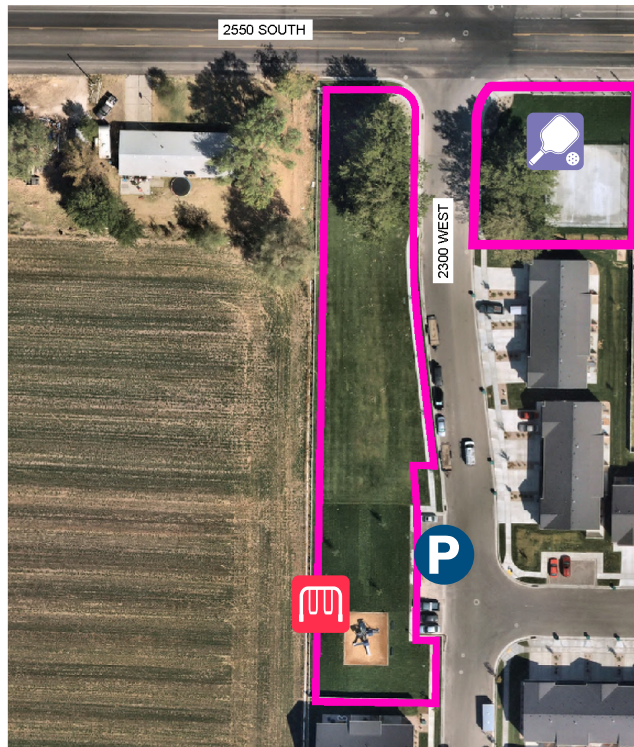
Parking



Playground



Pickleball



Opportunity Areas



ACCESS

SCORE: 7 / 8
GRADE: A-

- ❑ Update benches
- ❑ Enhance pedestrian crossing linking pickleball area
- ❑ Opportunity to link to proposed 2550 S Trail (north of park)



ACTIVITY

SCORE: 6 / 8
GRADE: B

- ❑ Upgrade playground



ATTRACTIVENESS

SCORE: 6 / 8
GRADE: B

- ❑ Improve maintenance of trees, lawn area, and landscaping

SYCAMORE PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	4	6	B	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	6	8	A	Access
ON-STREET PARKING	4	8	A	Access
LIGHTING	Y	-	-	Access
SIGNAGE	N	-	-	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	1	5	B-	Activity
PICNIC TABLES	N	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	2	6	B	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	N	-	-	Activity
PARK TREES	10	6	B	Attractiveness
LAWN AREAS	1	5	B-	Attractiveness
LANDSCAPING	Y	5	B-	Attractiveness

Other Notes

- The Gardner Engineering Inventory does not list any proposed facilities.

Tuscan Meadows

LOCAL PARK

3155 S 2050 W



GRADE

A-

About

Tuscan Meadows and Dog Park serves only the homes directly around it. It has a small playground and pavilion and a small area for the Dog Park. The park also borders the West Haven Trail.

PARK SNAPSHOT

Classification	Local Park
Address	3155 S 2050 W
Overall Score	7.1
Overall Grade	A-
Acreage	3.0
Parking	Off-Street (10)
Key Amenities	● Small Playground ● Dog Park ● Pavilion
Other Features	● Detention Basin ● The West Haven Trail connects through the park (east side)



Opportunity Areas



ACCESS

SCORE: 7 / 8
GRADE: A-

- ☐ Update lighting
- ☐ Update signage
- ☐ Wayfinding elements related to West Haven Trail



ACTIVITY

SCORE: 7 / 8
GRADE: A-

- ☐ Upgrade playground



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ☐ Improve maintenance of trees, lawn area, and landscaping

TUSCAN MEADOWS PARK ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	4	6	B	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	10	8	A	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	Y	5	B-	Access
SIGNAGE	Y	6	B	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	1	8	A	Activity
PLAYGROUNDS	1	6	B	Activity
PICNIC TABLES	N	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	1	6	B	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	8	A	Activity
PARK TREES	24	6	B	Attractiveness
LAWN AREAS	3	6	B	Attractiveness
LANDSCAPING	Y	5	B-	Attractiveness

Other Notes

- The Gardner Engineering Inventory does not list any proposed facilities.



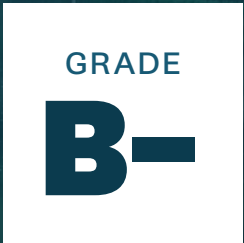
Open Space Parks



Moulding & Sons

OPEN SPACE PARK

720 W 2100 S



About

Moulding & Sons Natural Open Space is located just off of 2100 S and connects to the Ogden River Parkway Trail.

PARK SNAPSHOT

Classification	Open Space Park
Address	720 W 2100 S
Overall Score	5
Overall Grade	B-
Acreage	10.38
Parking	None
Key Amenities	● Ogden River Parkway Trail ● Pavilions
Other Features	Links to Ogden River/trails



Opportunity Areas



ACCESS

SCORE: NA
GRADE: NA

- ❑ Does not provide access to amenities; opportunity to install parking, benches, lighting, and signage, etc.
- ❑ Trail wayfinding elements, interpretive signage



ACTIVITY

SCORE: 5/ 8
GRADE: B-

- ❑ Upgrade pavilions
- ❑ Refinish pathway/trail



ATTRACTIVENESS

SCORE: 5/ 8
GRADE: B-

- ❑ Improve maintenance of trees

MOULDING & SONS OPEN SPACE ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	N	-	-	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	N	-	-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	N	-	-	Access
LARGE (RESERVABLE) PAVILIONS	N	-	-	Activity
MEDIUM/SMALL PAVILIONS	1	5	B-	Activity
PLAYGROUNDS	N	-	-	Activity
PICNIC TABLES	N	-	-	Activity
BARBECUE GRILLS	N	-	-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	5	B-	Activity
PARK TREES	Y	5	B-	Attractiveness
LAWN AREAS	N	-	-	Attractiveness
LANDSCAPING	N	-	-	Attractiveness

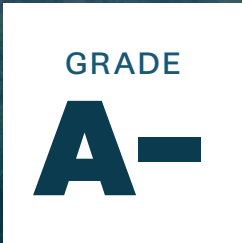
Other Notes

- The Gardner Engineering Inventory doesn't list any proposed facilities.

Prevedel Park

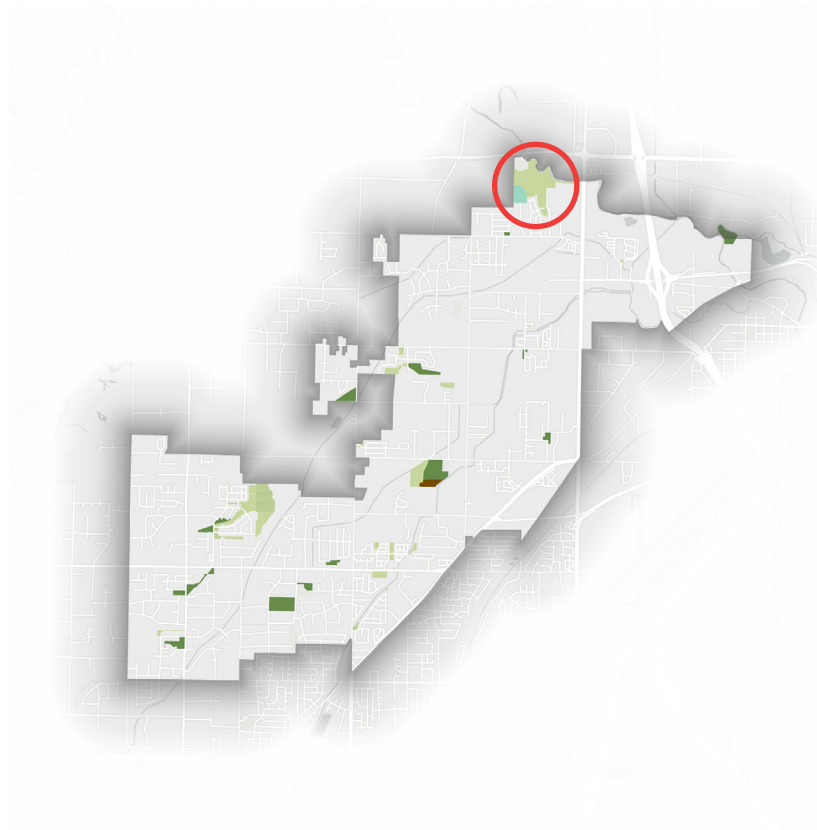
OPEN SPACE PARK

1300 S 2300 W



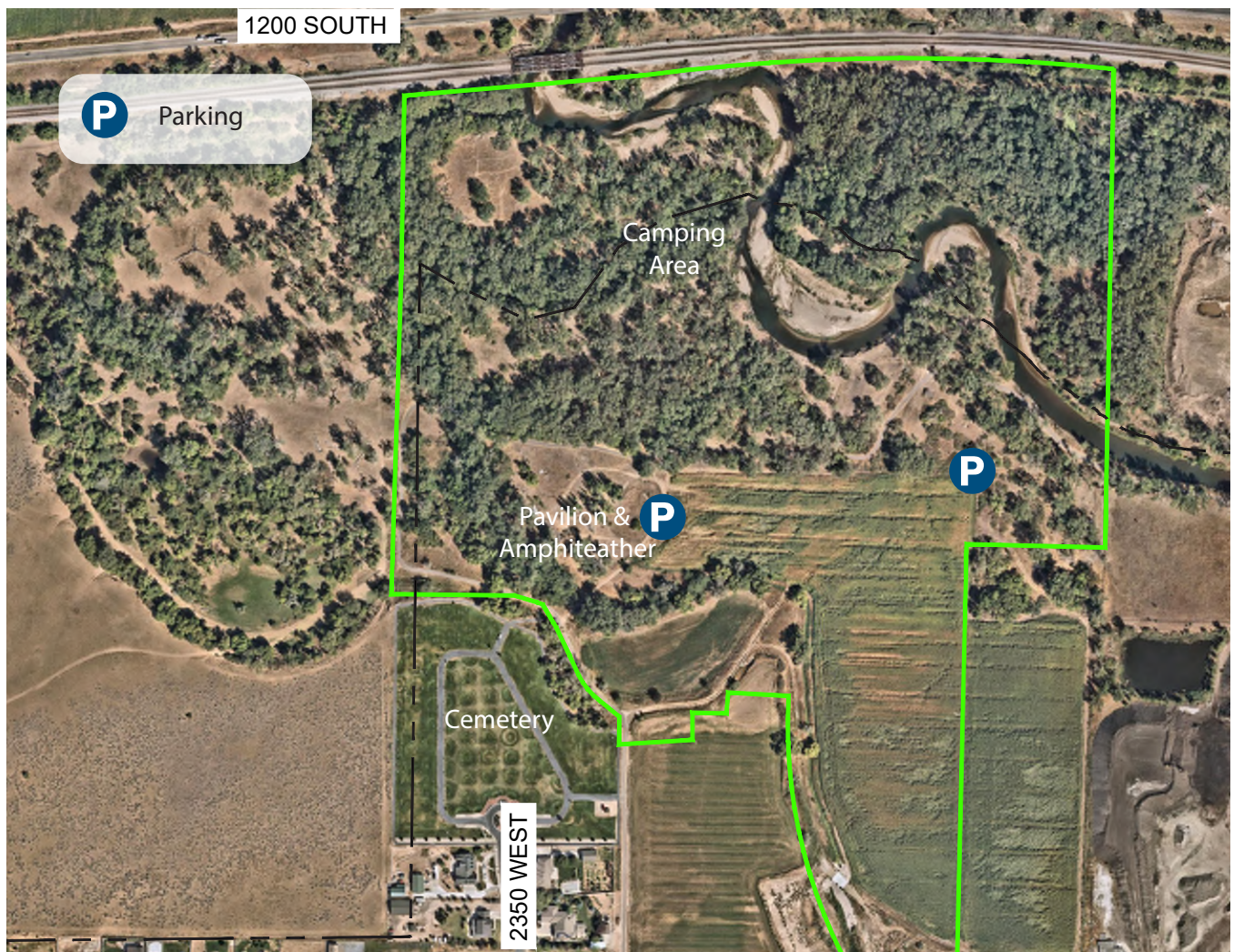
About

Prevedel Park is Natural Open Space that has dry camping, trail systems, and an amphitheater connects to the Ogden River Parkway Trail.



PARK SNAPSHOT

Classification	Open Space Park
Address	1300 S 2300 W
Overall Score	6.75
Overall Grade	A-
Acreage	56.38
Parking	Off-Street
Key Amenities	● Dry Camping (8) ● Restrooms ● Pavilion ● Amphitheater ● Trails
Other Features	Adjacent to Ogden River and Cemetery (loop trail)



Opportunity Areas



ACCESS

SCORE: 7 / 8
GRADE: A-

- ☐ Provide general maintenance for restrooms and parking lots
- ☐ Opportunity to make the park a trail access hub



ACTIVITY

SCORE: 7 / 8
GRADE: A-

- ☐ Upgrade BBQ grills
- ☐ Maintain trails



ATTRACTIVENESS

SCORE: 7 / 8
GRADE: A-

- ☐ Improve maintenance of trees

PREVEDEL PARK OPEN SPACE ASSESSMENT SCORING TABLE

Facility/Amenity	Qty or Y/N	Score (0-8)	Grade	A/A/A
RESTROOMS	3	8	A	Access
BENCHES	N	-	-	Access
BIKE RACKS	N	-	-	Access
DRINKING FOUNTAINS	N	-	-	Access
PARKING LOTS	Y	7	A-	Access
ON-STREET PARKING	N	-	-	Access
LIGHTING	N	-	-	Access
SIGNAGE	Y	7	A-	Access
LARGE (RESERVABLE) PAVILIONS	1	8	A	Activity
MEDIUM/SMALL PAVILIONS	N	-	-	Activity
PLAYGROUNDS	N	-	-	Activity
PICNIC TABLES	8	7	A-	Activity
BARBECUE GRILLS	8	3	C-	Activity
MULTIPURPOSE FIELDS	N	-	-	Activity
BASEBALL/SOFTBALL FIELDS	N	-	-	Activity
TENNIS COURTS	N	-	-	Activity
PICKLEBALL COURTS	N	-	-	Activity
VOLLEYBALL COURTS	N	-	-	Activity
BASKETBALL COURTS	N	-	-	Activity
SKATE/BIKE PARK/PUMP TRACK	N	-	-	Activity
SPLASH PAD	N	-	-	Activity
FISHING POND	N	-	-	Activity
WALKING PATH/TRAIL	Y	7	A-	Activity
PARK TREES	Y	7	A-	Attractiveness
LAWN AREAS	N	-	-	Attractiveness
LANDSCAPING	N	-	-	Attractiveness

Other Notes

- The Gardner Engineering Inventory also lists pavilions, playground, restrooms, day use picnic sites, roadway and parking as future facilities.

Poulter Pond

OPEN SPACE PARK (PLANNED)

3650 S 4200 W

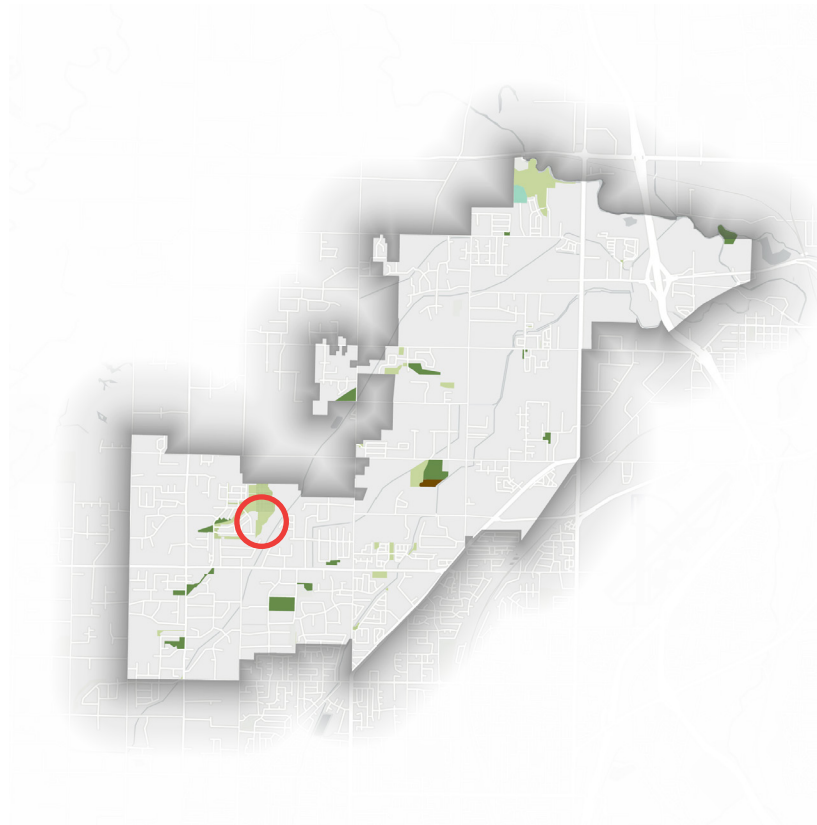
GRADE

NA



About

Poulter Pond is currently open space with no amenities beyond a trail that is under the design process for development (see following page).



PARK SNAPSHOT	
Classification	Open Space Park
Address	3650 S 4200 W
Overall Score	NA
Overall Grade	NA
Acreage	NA
Parking	36 (planned)
Key Amenities	● Pond ● Walking trail
Other Features	Links to Green Farms and the Barn to the south and the Hooper Slough Trail to the north

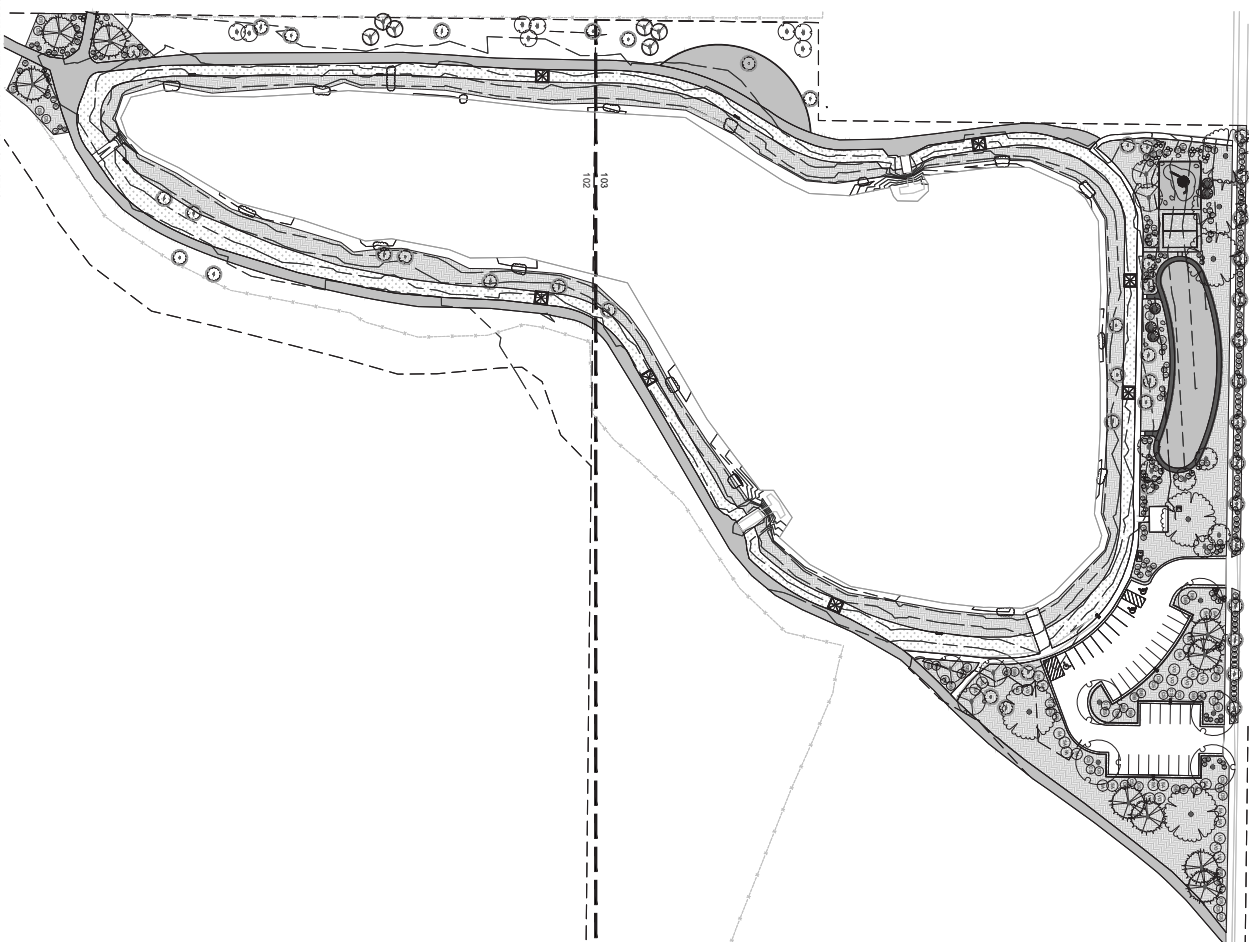
WEST HAVEN CITY - POULTER POND PARK
LANDSCAPE IMPROVEMENTS
WEST HAVEN CITY, UT

Stamp: _____

Drawing Issue: 95% CD
Issue Date: 02 | 13 | 26
MOB-A Studio #: 25-126

REPORT FOR:	Date:	Description:
		

Sheet Name: PLANTING OVERVIEW

Sheet Number:
LP101[illegible]

WITHOUT EXPRESS WRITTEN AUTHORIZATION OF MGS+A STUDIO.

POULTER POND CONSTRUCTION PHASES

TABLE 4 – AMENITIES INVENTORY: ALL PARKS

#	Park Name	Address	ACREAGE	RESTROOMS	RESERVABLE PAVILIONS	MEDIUM/SMALL PAVILIONS	PLAYGROUNDS	MULTIPURPOSE FIELDS	BASEBALL/SOFTBALL	TENNIS
REGIONAL PARKS										
1.	R. Kenneth Baldwin Country Park	2850 W 3300 S	19.6	2	1	△	1	1	3	△
COMMUNITY PARKS										
2.	Windsor Farms Park (Planned)	2683 S 3150 W	17.8	planned park						
3.	Sports Park	4215 S 3900 W	18.5	1	1	△	1	4	2	2
NEIGHBORHOOD PARKS										
4.	Fair Grove Park	4175 S 4700 W	9.0	-	-	△	△	△	△	△
5.	The Barn	3785 W 3750 S	3.5	-	-	△	1	△	△	△
6.	Salt Point (current Open Space)	3800 S. 3275 W	3.5	potential park						
7.	Staker Farms Park	3549 W 2875 S	7.8	1	-	1	1	1	△	△
8.	Stonefield Park	4600 S 4700 W	6.9	1	1	△	1	1	△	△
LOCAL PARKS										
9.	Country Haven Park	3950 S 3600 W	2.8	-	-	△	△	-	-	-
10.	Green Farms Park	3680 Green Farm Wy	2.5	1	2	△	△	-	-	-
11.	Holmes Park	1775 S 2475 W	1.0	-	-	1	△	-	-	-
12.	Sycamore Park	2287 W 2625 S	1.0	-	-	1	△	-	-	-
13.	Tuscan Meadows and Dog Park	3155 S 2050 W	3.0	-	1	1	1	-	-	-
OPEN SPACE PARKS										
14.	Moulding and Sons Park	720 W 2100 S	11.0	-	-	2	-	-	-	-
15.	Prevedel Park	1300 S 2300 W	57.6	3	1	△	-	-	-	-
16.	Poulter Pond (Planned)	3650 S. 4200 W	11.0	planned park						
SPECIAL USE										
17.	Cemetery	1550 2350 W	10.6	-	-	-	-	-	-	-
18.	West Haven Rodeo Arena	2225 W 3300 S	7.1	1	-	1	-	-	-	-
CONTINUED ON NEXT PAGE										

CONTINUED ON NEXT PAGE



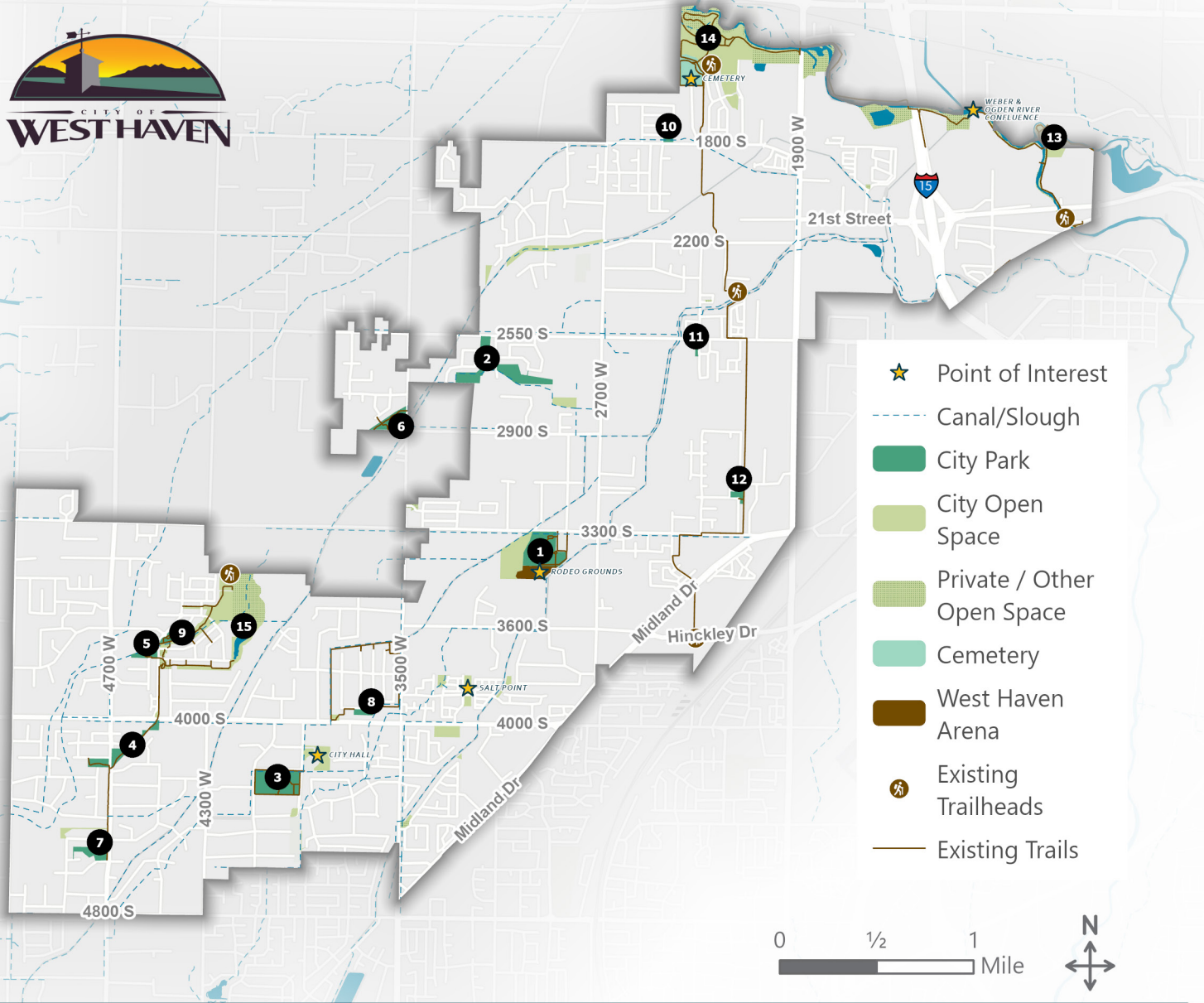
This symbol indicates a potential amenity gap where an amenity identified by the park standards could be appropriate for the park.

TABLE 4 – AMENITIES INVENTORY: ALL PARKS

#	PICKLEBALL	VOLLEYBALL	BASKETBALL	SKATE PARKS/BIKE PARKS	SPLASH PADS	PICNIC TABLES	BBQ GRILLS	BENCHES	BIKE RACKS	DRINKING FOUNTAINS	LAWN AREAS	LANDSCAPING	LIGHTING	TRAIL/WALKING PATHS	SIGNAGE	OFF-STREET PARKING	ON-STREET PARKING	DETENTION BASIN
REGIONAL PARKS																		
1.	8	1	2	△	△	34	-	6	△	4	1	Y	Y	Y	Y	322	-	-
COMMUNITY PARKS																		
2.	planned park																	
3.	△	△	2	△	△	8	-	△	△	1	2	Y	Y	Y	Y	155	-	-
NEIGHBORHOOD PARKS																		
4.	△	△	△	-	-	△	-	△	△	△	△	△	△	Y	△	-	-	-
5.	4	△	△	-	-	△	-	12	△	△	△	△	Y	Y	Y	43	-	-
6.	potential park																	
7.	△	△	△	-	-	1	-	9	-	1	1	Y	Y	Y	Y	42	-	-
8.	△	△	△	-	-	9	-	1	-	1	1	Y	△	△	Y	0	Y	-
LOCAL PARKS																		
9.	-	-	-	-	-	1	-	△	-	-	2	△	-	-	-	-	7	Y
10.	-	-	-	-	-	16	-	4	-	-	-	△	-	Y	-	-	-	-
11.	-	-	-	-	-	-	-	△	-	-	1	Y	-	-	-	-	-	Y
12.	2	-	-	-	-	-	-	2	-	-	2	Y	Y	-	-	6	4	Y
13.	-	-	-	-	-	2	-	3	-	-	3	Y	Y	Y	Y	10	-	-
OPEN SPACE PARKS																		
14.	-	-	-	-	-	-	-	△	-	-	-	△	-	Y	△	-	-	-
15.	-	-	-	-	-	14	-	△	-	-	-	△	-	Y	Y	Y	-	-
16.	planned park																	
SPECIAL USE																		
17.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



This symbol indicates a potential amenity gap where an amenity identified by the park standards could be appropriate for the park.



EXISTING PARKS

Regional Parks (20+ acres)

1. R. Kenneth Baldwin Country Park

Community Parks (10-20 acres)

2. Windsor Farms Park (Planned)
3. Sports Park

Neighborhood Parks (3-10 acres)

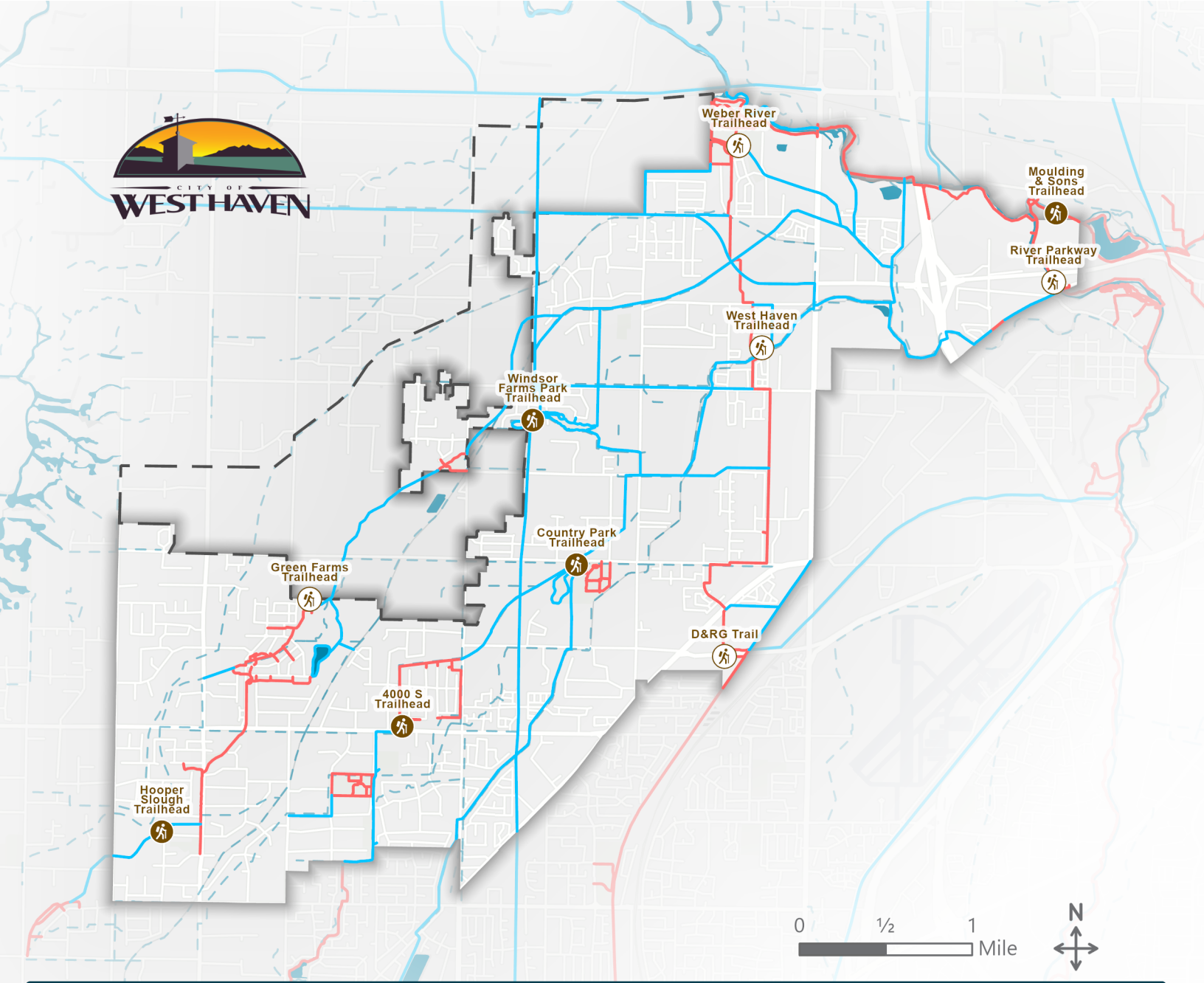
4. Fair Grove Park
5. The Barn
6. Staker Farms Park
7. Stonefield Park

Local Parks (<3 acres)

8. Country Haven Park
9. Green Farms Park
10. Holmes Park
11. Sycamore Park
12. Tuscan Meadows Park

Open Space Parks

13. Moulding & Sons Park
14. Prevedel Park
15. Poulter Pond (Planned)



EXISTING & PROPOSED TRAILS

- | | |
|---|---|
|  Annexation Boundary |  Proposed Trails |
|  Existing Trailheads |  Canal/Slough |
|  Proposed Trailheads |  Waterbody |
|  Existing Trails | |

Typology	Placemaking Categories			
	Uses & Activities	Comfort & Image	Access & Linkages	Sociability
Gathering	Multit-purpose lawn area, passive area, games	Shade trees, benches, lighting, planting	Walkway, gateway, wayfinding	Pavilion, picnic area, seating
Active Recreation	Playground, sports field, courts, fitness	Shade, benches, spectator seating	Walk/bike connection, accessible path	Pavilion, picnic area, bleachers
Trail & Greenway	Walking, biking, informal play	Benches, shade trees, landscaping	Trail, trailhead, wayfinding, bike parking	Picnic table, gathering node
Nature & Discovery	Nature play, exploration, fishing	Native planting, overlook, natural seating	Trail, boardwalk, wayfinding	Picnic area, gathering node
Specialty Recreation	Dog park, splash pad, camping, etc.	Shade, benches, landscaping	Trail/sidewalk, parking, wayfinding	Pavilion, picnic area, gathering space

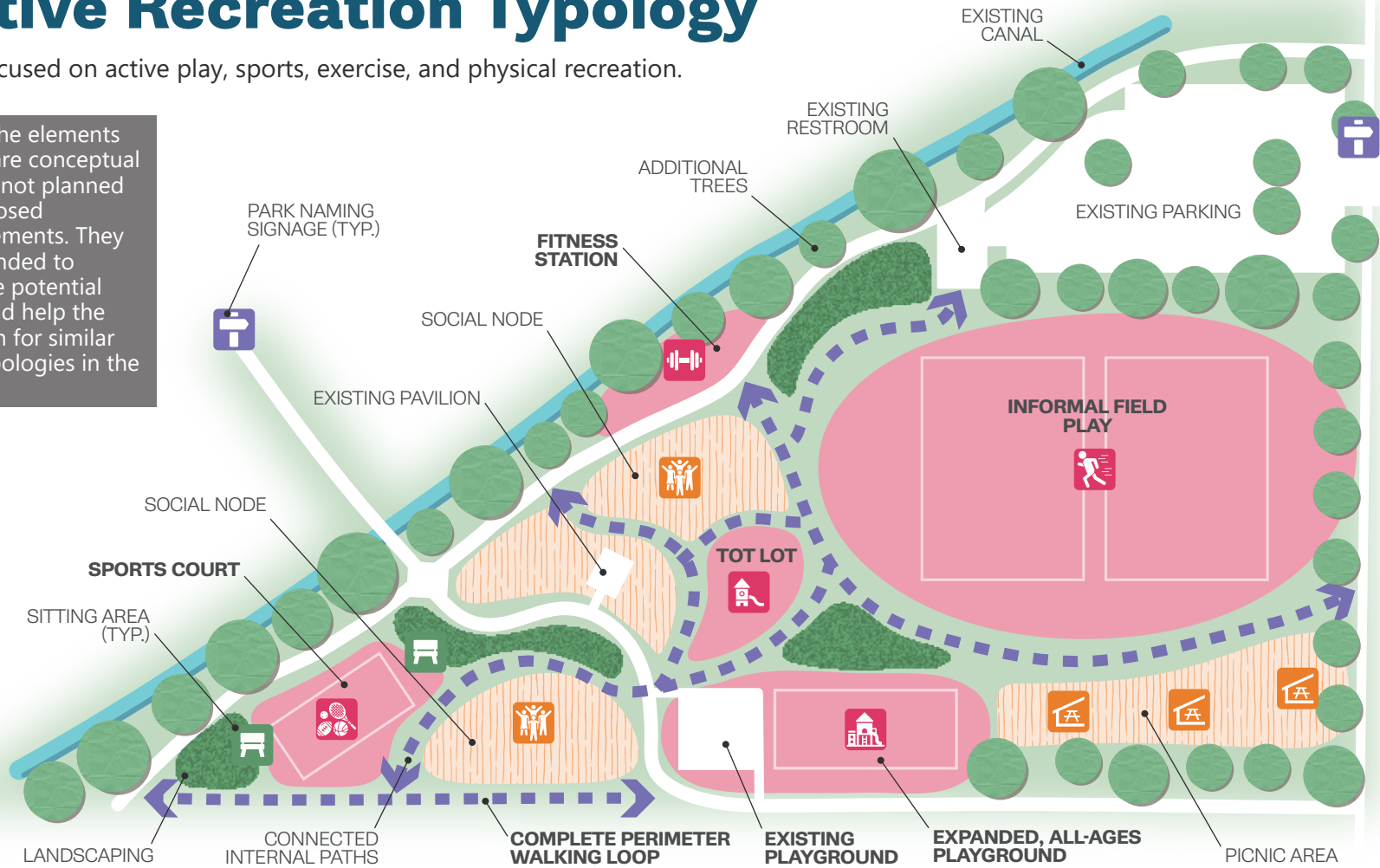
Red = Typology Example

Park	Classification	Primary Typology	Secondary Typology	Broad Placemaking Intent / Opportunities	Notes
R. Kenneth Baldwin Country Park	Regional	Gathering	Active Recreation, Specialty Recreation	Create a distinctive community destination that supports events, recreation, and social gathering.	They watch movies on the lawn
Sports Park	Community	Active Recreation	Gathering	Support organized and informal recreation while creating comfortable places for spectators and families to gather.	
Windsor Farms Park (Planned)	Community	Active Recreation	Gathering + Nature & Discovery	Create a diverse recreation destination that combines active play, social gathering, and nature-based experiences.	
Fair Grove Park	Neighborhood	Trail & Greenway	—	Make the trail a comfortable, attractive destination for walking, biking, and informal recreation.	
The Barn	Neighborhood	Gathering	Trail & Greenway	Create a neighborhood gathering destination connected to the trail network and capable of supporting events and social activities.	
Staker Farms Park	Neighborhood	Active Recreation	—	Provide convenient neighborhood opportunities for play, physical activity, and informal recreation.	
Stonefield Park	Neighborhood	Active Recreation	Trail & Greenway	Support everyday active recreation while strengthening connections to the surrounding trail network.	
Country Haven Park	Local	Gathering	—	Create a comfortable neighborhood open space where residents can gather, relax, and spend time outdoors.	
Green Farms Park	Local	Trail & Greenway	Gathering	Strengthen the trail connection while providing places to stop, rest, and gather along the route.	
Holmes Park	Local	Active Recreation	—	Provide accessible opportunities for everyday neighborhood play and activity.	
Sycamore Park	Local	Active Recreation	—	Provide accessible opportunities for everyday neighborhood play and activity.	
Tuscan Meadows & Dog Park	Local	Gathering	Trail & Greenway, Specialty Recreation	Create a welcoming destination for dog owners and residents while connecting to the regional trail system.	
Moulding & Sons Natural Open Space	Open Space	Nature & Discovery	Trail & Greenway	Provide opportunities to experience West Haven's natural landscape while connecting to the broader trail system.	
Prevedel Park	Open Space	Nature & Discovery	Gathering, Specialty Recreation	Create a destination for nature-based recreation, exploration, camping, and community events.	
Poulter Pond (Planned)	Open Space	Nature & Discovery	Trail & Greenway, Specialty Recreation	Provide opportunities to experience and explore the natural landscape while incorporating future trail access.	
Proposed / Redeveloped Parks	Classification	Primary Typology	Secondary Typology	Broad Placemaking Intent / Opportunities	Notes
Saltpoint	Local	Specialty Recreation			Future dog park

Active Recreation Typology

Parks focused on active play, sports, exercise, and physical recreation.

Note: The elements shown are conceptual and are not planned or proposed improvements. They are intended to illustrate potential ideas and help the City plan for similar park typologies in the future.



PLACEMAKING KEY

Access & Linkages



Uses & Activities



Comfort & Image



Sociability



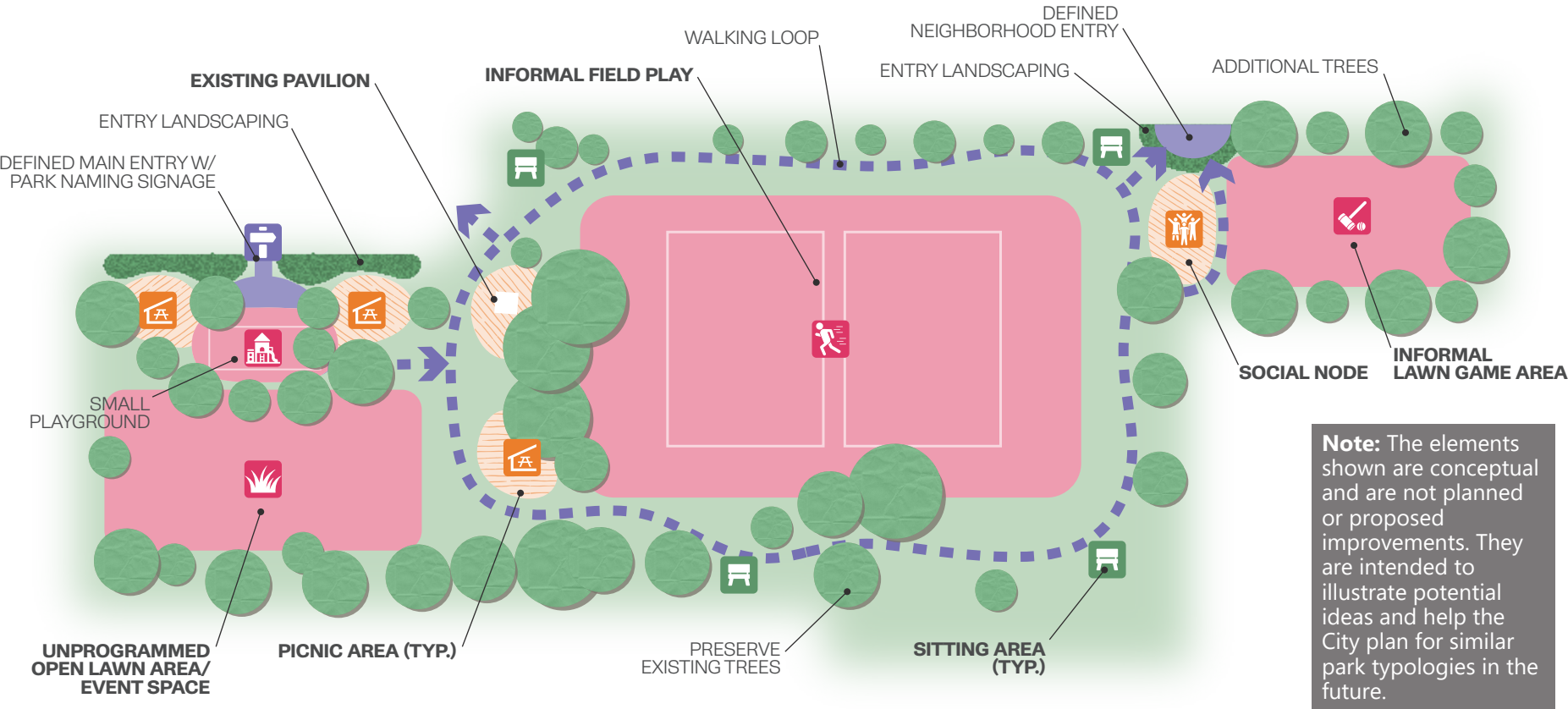
Bold labels identify active recreation focused features.



STAKER FARMS PARK
NEIGHBORHOOD, ACTIVE
RECREATION

Gathering Typology

Parks designed to bring people together through informal gathering, events, picnicking, and other activities designed for human interaction.



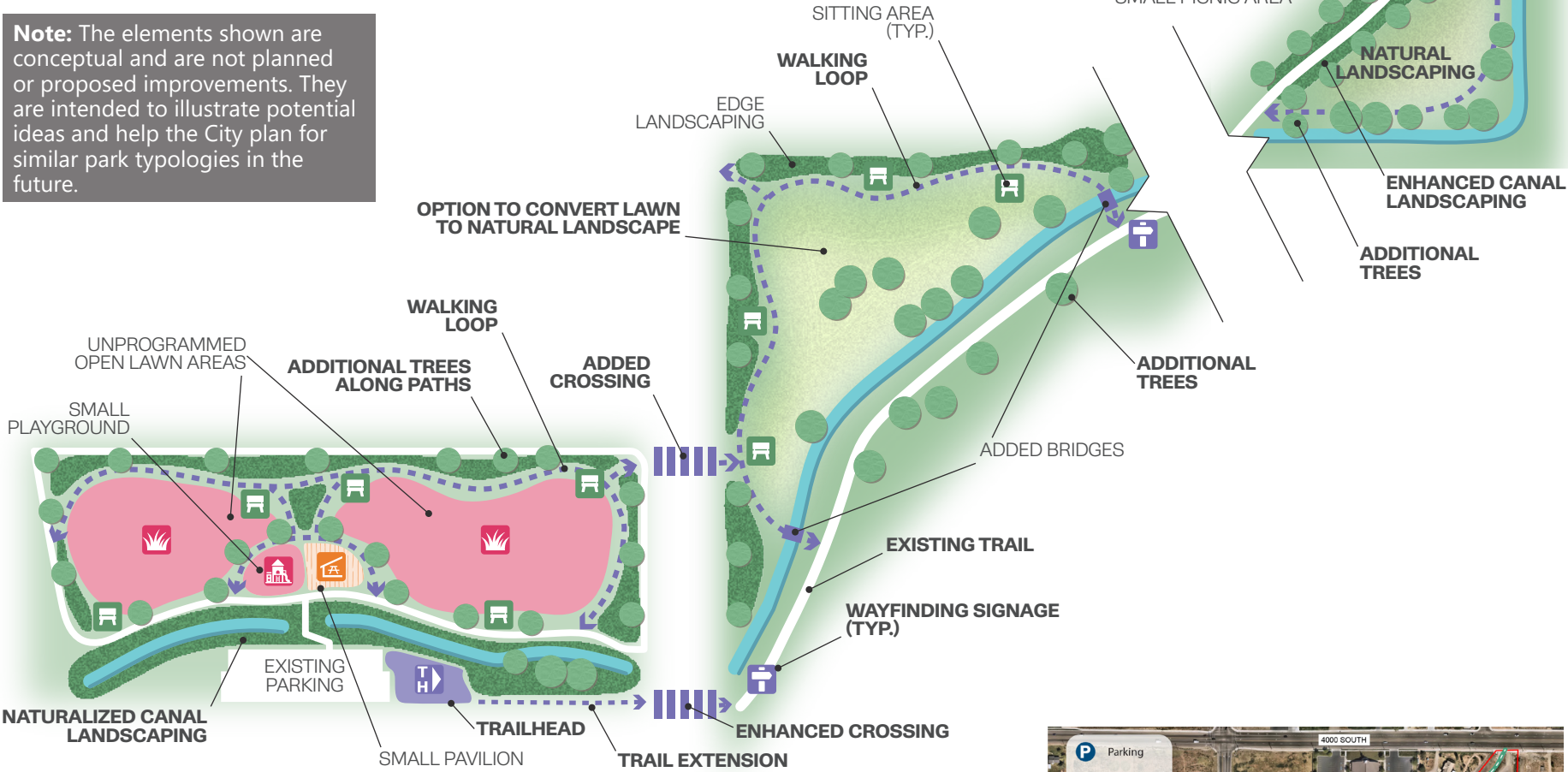
Bold labels identify gathering focused features.



Trail & Greenway Typology

Parks organized around trails, connections, and linear recreation.

Note: The elements shown are conceptual and are not planned or proposed improvements. They are intended to illustrate potential ideas and help the City plan for similar park typologies in the future.



PLACEMAKING KEY

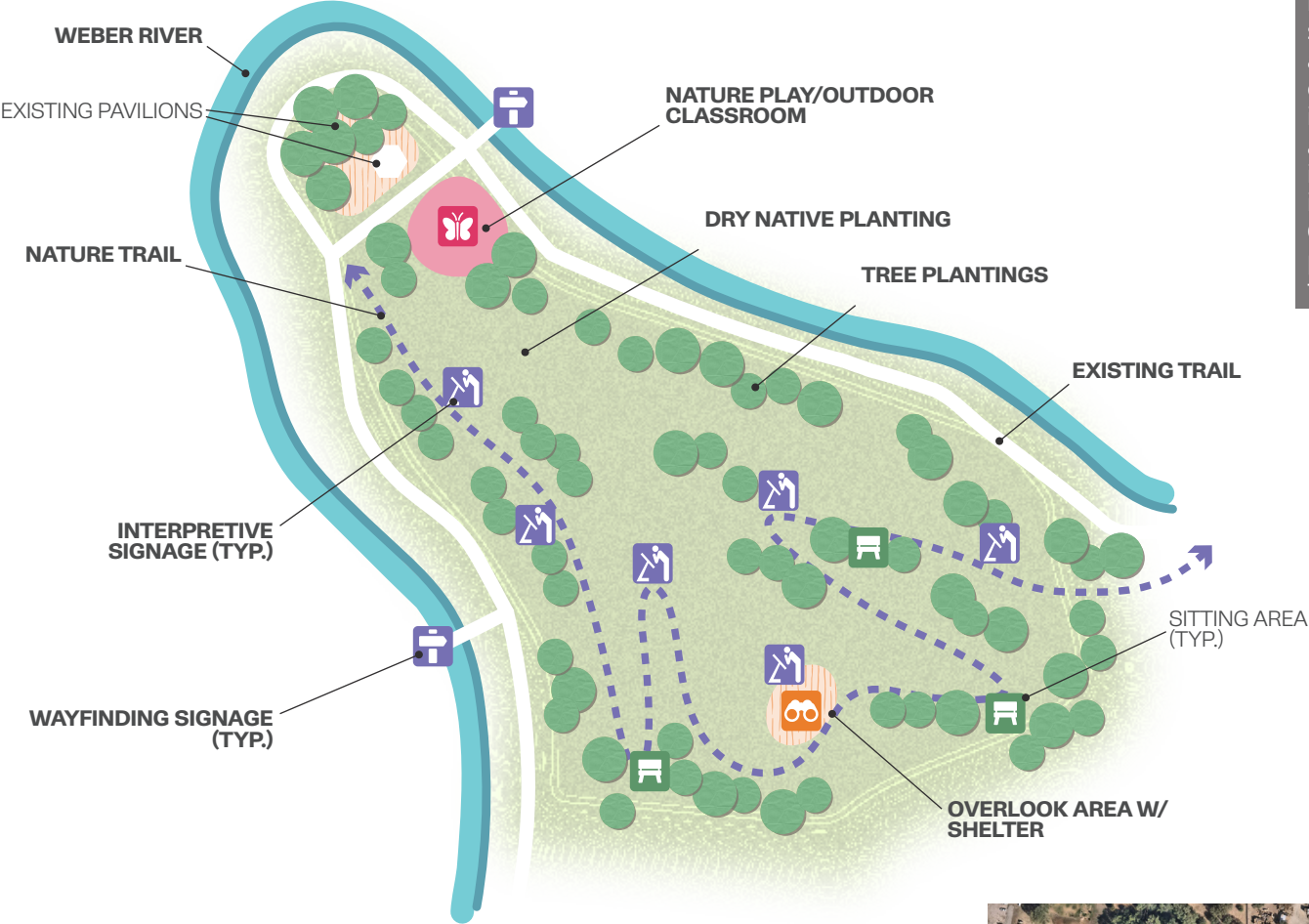
Access & Linkages	Uses & Activities	Comfort & Image	Sociability

Bold labels identify trail and greenway focused features.

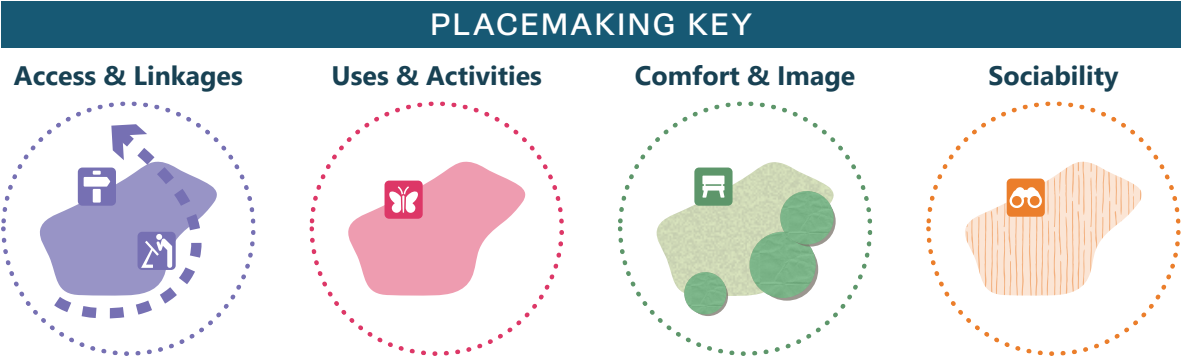


Nature & Discovery Typology

Parks focused on nature experiences, wildlife viewing, passive recreation, and environmental features.



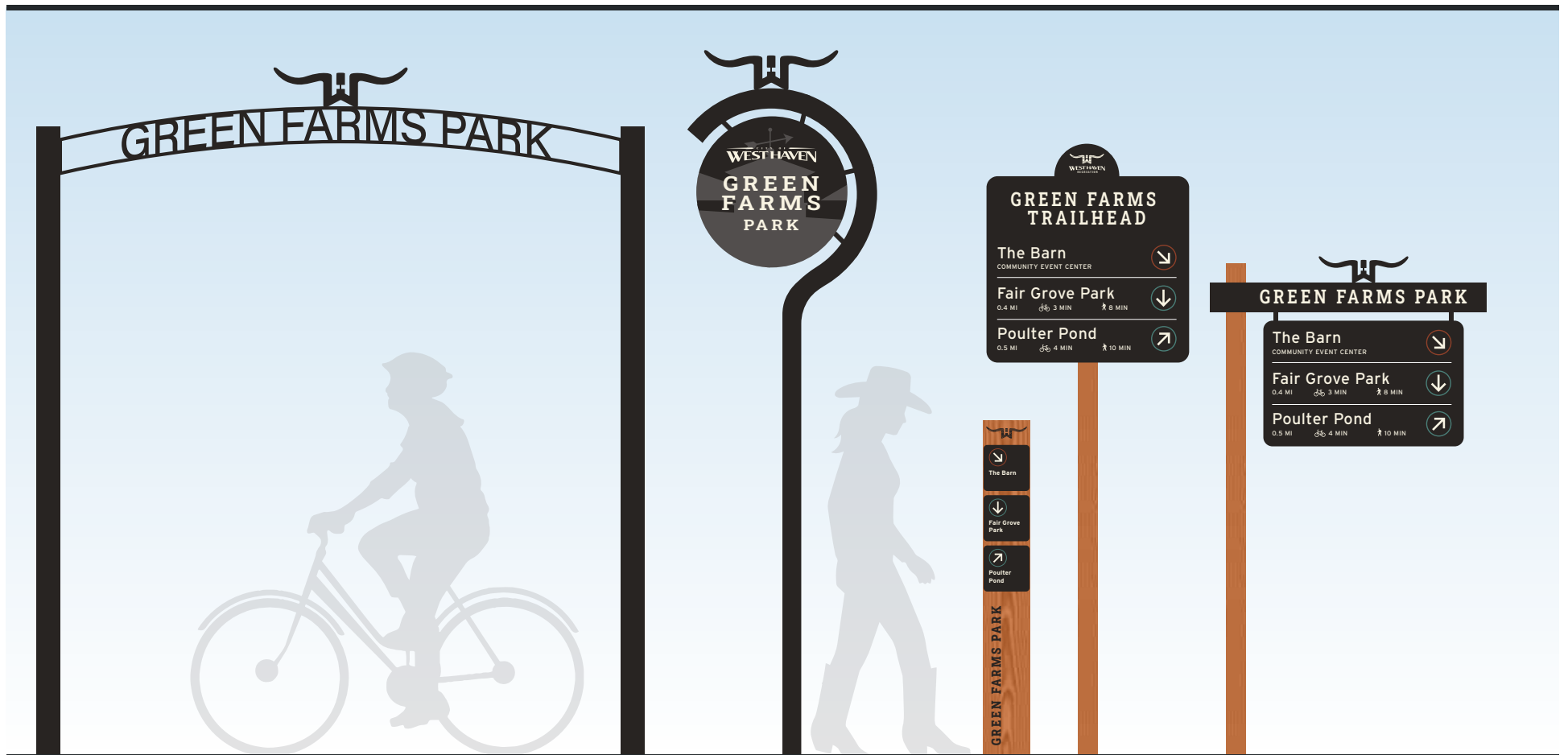
Note: The elements shown are conceptual and are not planned or proposed improvements. They are intended to illustrate potential ideas and help the City plan for similar park typologies in the future.



Bold labels identify nature and discovery focused features.



CONCEPT 1



CONCEPT 2







WEST HAVEN CITY COUNCIL MEETING MINUTES

September 16, 2026 6:00 P.M.

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

Present:	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Saunders	Councilmember
Excused:	
Ryan Swapp	Councilmember

6:00 REGULAR CITY COUNCIL MEETING

1. MEETING BROUGHT TO ORDER:

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

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Councilmember Dixon

B. PRAYER/MOMENT OF SILENCE

Councilmember Morse

3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 3 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.

Tyler Peterson said he submitted a building permit and it has been weeks since he has heard anything about the updated materials he submitted.

4. UPCOMING EVENTS

Arts Festival-City Hall	September 19, 2026	5:00-8:00 PM
Senior Lunch Bunch-The Barn-Councilmember Saunders	September 23, 2026	11:30 AM
Open Sew Night	September 21, 2026	5:00 PM
Music Circle-The Barn	September 28, 2026	7:00 PM
Pumpkin Walk-R. Kenneth Baldwin Country Park	October 26, 2026	6:00 PM

5. COUNCIL UPDATES

Councilmember Call said the Art's Festival will include a chalk art contest, art gallery, quilt show, musicians, vendors, and food trucks. She encouraged everyone to come out.

Councilmember Dixon said the Historic Preservation Committee has started posting articles to Facebook every Friday called A Byte From our Past.

Councilmember Morse said the Beautification Committee plans on doing a Halloween decorating competition again this year with prizes.

Councilmember Saunders said that Communities that Care is currently looking for volunteers.

6. SWEARING IN CEREMONY-YOUTH COUNCIL

*Mayor Vanderwood swore in Lucy Yamane as Youth Council Mayor and Dutton Booth as Youth Council Vice Mayor.
Mayor Vanderwood swore in the rest of the Youth Council members.*

7. REPORT-2026 WEST HAVEN DAYS EXPENSES AND DONATIONS-SHERI BINGHAM, SPECIAL EVENT COORDINATOR

City Council reviewed the report Sheri Bingham provided for West Haven Days.

*****AGENDA ACTION ITEMS*****

8. **ACTION ON CONSENT AGENDA**
- | | | |
|-------------------------------------|--------------|-------------------|
| A. COUNCIL MEETING MINUTES | MEETING HELD | September 2, 2026 |
| B. WEBER COUNTY SHERIFF | \$669,387.00 | Inv.#81888 |
| C. STAKER PARSON COMPANIES | \$592,726.21 | Inv.#214114-4 |
| D. RATIFICATION YOUNG FORD OF OGDEN | \$179,920.00 | Inv.#JEM01998 |

Councilmember Morse made a motion to approve the consent agenda. Councilmember Dixon seconded the motion.

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

9. **ACTION ON RESOLUTION 37-2026-WEST HAVEN PROSECUTOR SERVICES AGREEMENT BETWEEN THE CITY AND MATT EARL, ATTORNEY AT LAW, AND DEREK MALAN, ATTORNEY AT LAW, FOR LEGAL SERVICES AS THE CITY PROSECUTING ATTORNEYS**

Councilmember Morse made a motion to table. Councilmember Saunders seconded the motion.

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

10. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. ACTION ON ORDINANCE 17-2026-AMENDING TITLE XV LAND USAGE, DESIGN REVIEW AND LANDSCAPING STANDARDS AND REQUIREMENTS, INCLUDING §157.730 THROUGH §157.737 AND §157.996(7), THE RENUMBERING OF THE SECTIONS AS SUCH

Councilmember Saunders asked if section 157.994 mainly applies to new builds?

Stephen Nelson confirmed it does. He said most of the time if a tree is causing safety issues they just require homeowners to trim them up.

Councilmember Saunders asked how this is enforced.

Stephen Nelson said the City can withhold the business license if the standards aren't followed. He said outside of that its treated as a violation of the site plan and they follow the enforcement procedures outlined.

Councilmember Call said she understands the need for this ordinance but thinks it's a bit too much governance for single family homes.

Councilmember Morse made a motion to adopt ordinance 17-2026. Councilmember Dixon seconded the motion.

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

11. **CLOSED SESSION-** The Council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; to discuss the character and professional competence of an individual; and to discuss the deployment of security personnel, devices, or systems; To be held in accordance with the provisions of Utah Code 52-4-205.

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

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

Mayor Vanderwood said the session was used to discuss the purchase, exchange, or lease of real property, the character and professional competence of an individual, and the deployment of security personnel, devices, or systems.

Councilmember Saunders made a motion to leave the closed session. **Councilmember Dixon** seconded the motion.

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

12. **ADJOURNMENT**

Councilmember Morse made a motion to adjourn at 8:08 PM. **Councilmember Call** seconded the motion.

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

Emily Green

City Recorder

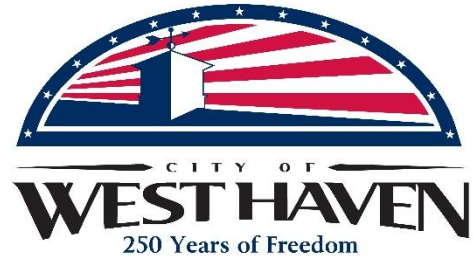
Date Approved:

DRAFT

City Council Staff Review Memo

October 7, 2026

Stephen Nelson, Community Development Director



PETITION TO AMEND THE ZONING MAP

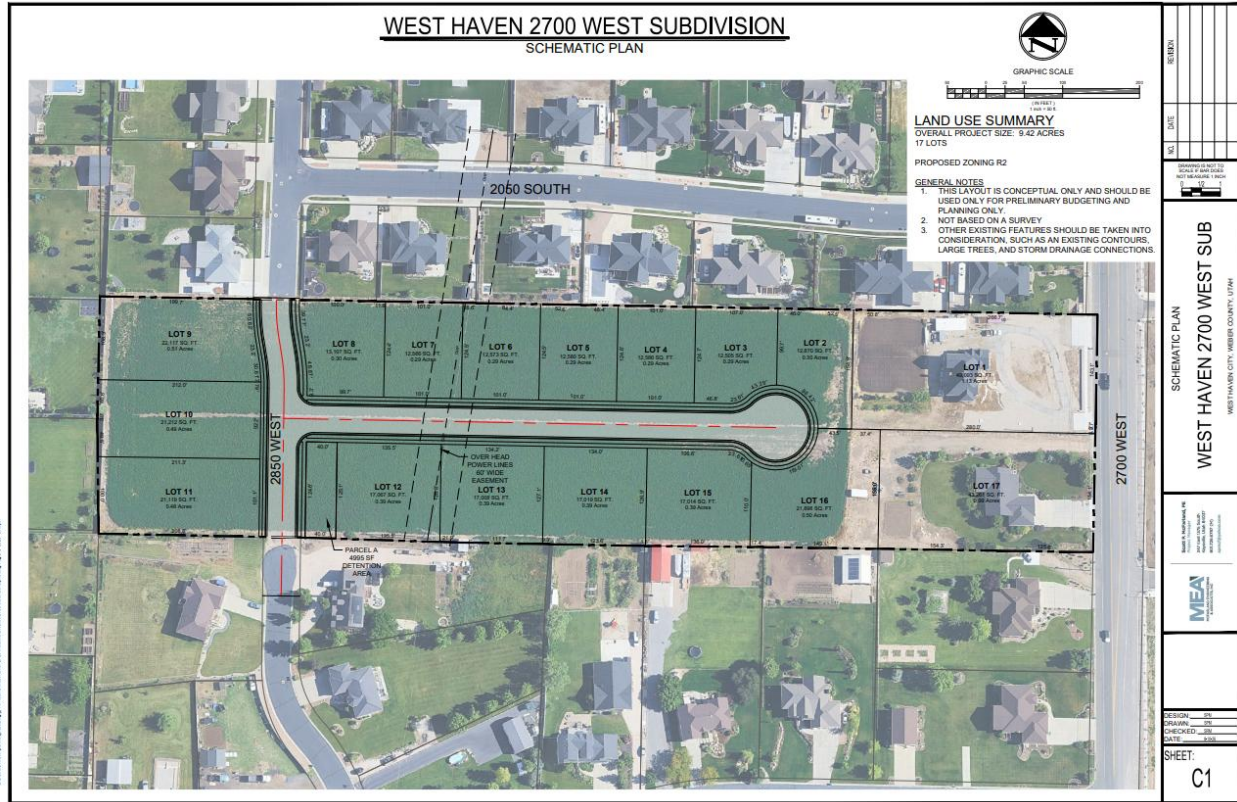
Request: Approval of an amendment to the zoning map from
Property Location: Parcels 150760118, 154230002, and 150760158 at approximately 2057 S 2700 W
Property Zone: A-1
Property Size: 9.42 Acres
Applicant: Marvin B Johnson and J. Newell Jackson, Owners; Trek Loveridge, Agent

Governing Document(s): WHZC §157.705 through §157.715 and the West Haven General Plan
Decision Type: Legislative
Staff Recommendation: Recommend approval

Image 1: Site Aerial



Image 2: Development Concept Plan (Concept Only)

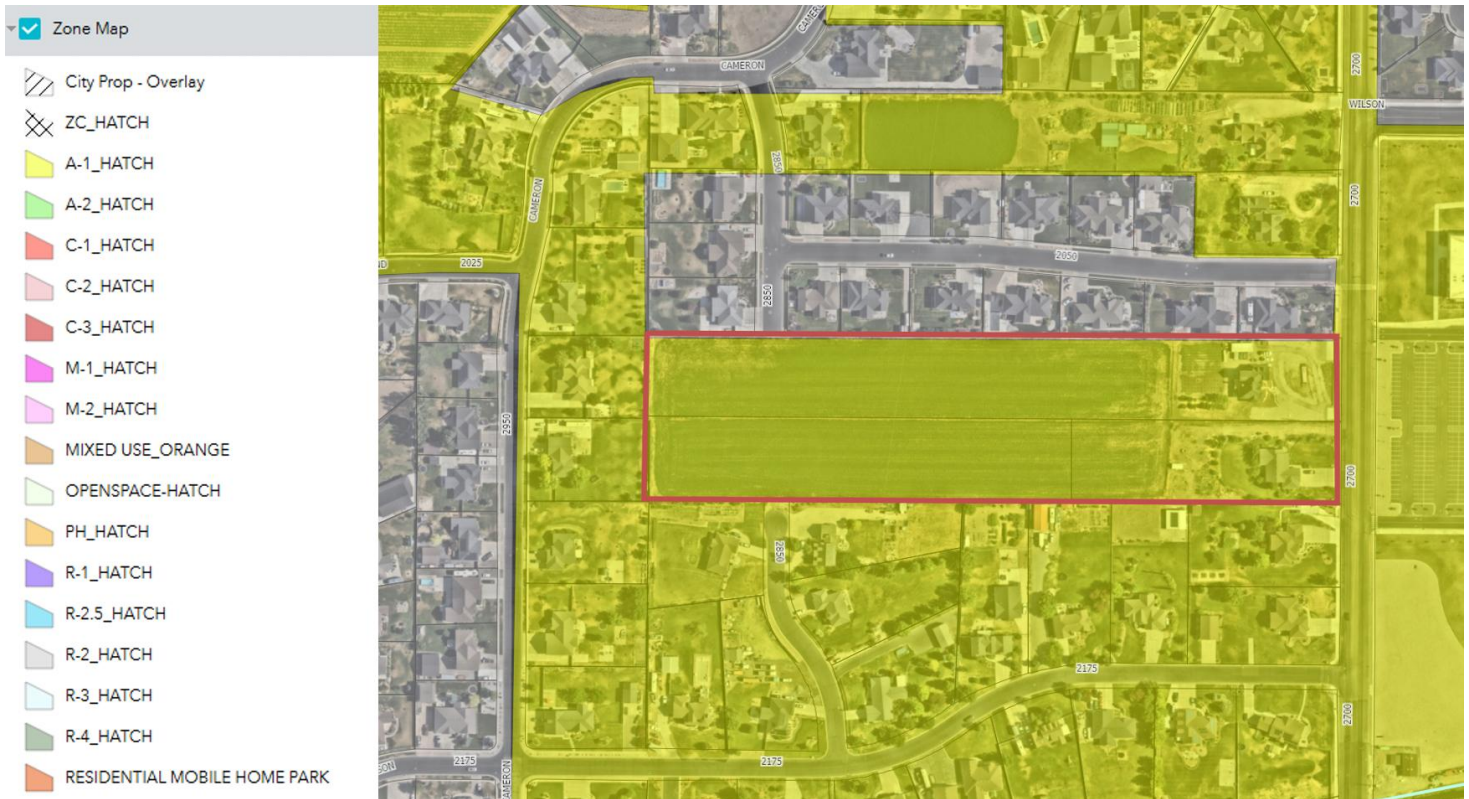


I. BACKGROUND

The applicant requests that the City Council approve 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 agricultural 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 therefore promotes the

public welfare. They may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen, or eliminate, adverse impacts.

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 gives the City Council discretion within the parameters defined below. Note that staff does not provide commentary for each factor of consideration in 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. PLANNING COMMISSION RECOMMENDED ACTION

The City advertised for, and the Planning Commission held the required public hearing on September 23, 2026. At that hearing, several comments were received regarding run-off, infrastructure improvements, roadway/sidewalk connections into the City, and concerns about lot sizes. The Planning Commission discussed these comments and other items related to the request. The Planning Commission made the following motion as taken from the draft minutes:

[M]ade a motion to recommend amending the zoning map from A-1 to R-2 on 2057 S 2700 W parcel 150760118, 154230002, and 150760158.

All voted in favor.

Staff recommends that the City Council 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 has no recommended conditions for approval because staff believes the West Haven Development Standards are sufficient to address any issues that may arise with a subdivision application.

IV. POSSIBLE MOTION

Approval: *Motion to approve Ordinance XX-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.*

[List any other recommendations or findings]

Approval with conditions: *Motion to approve Ordinance XX-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, when the following conditions of approval are applied:*

[List Conditions]

Denial: *Motion to deny Ordinance XX-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.*

[List considerations for denial or findings]

Table Application for Further Consideration: *Motion to table Ordinance XX-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.*

[List reasons for tabling the item]

Application Review Status

Pre-Review	Complete	Date Submitted
Planning Commission	Complete	08/28/2026
<i>Made a motion to recommend amending the zoning map from A-1 to R-2 on 2057 S 2700 W parcel 150760118, 154230002, and 150760158. All in favor.</i>		
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

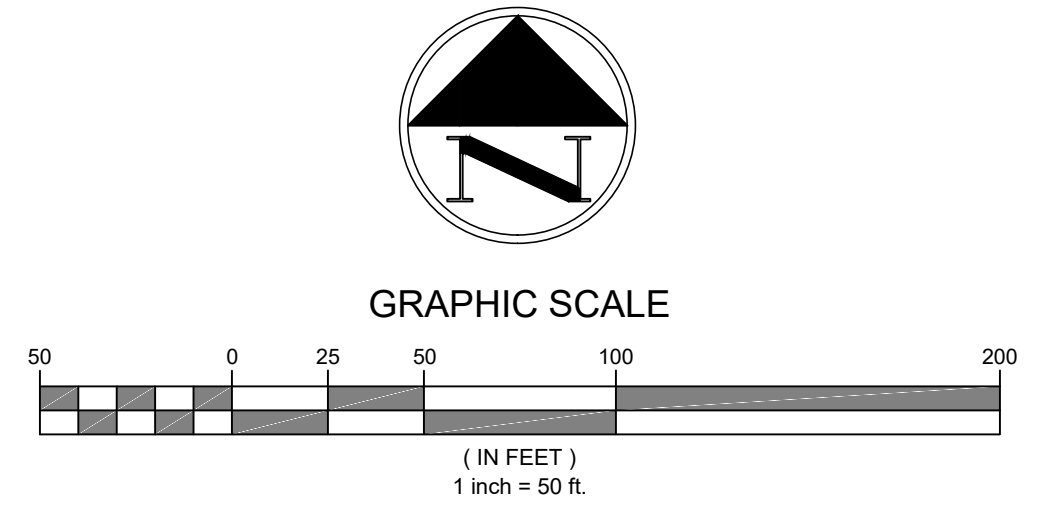
I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

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.

NOTES

511

No.

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

0 1/2 1

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '1/2' at the midpoint, and '1' at the right end. The bar is approximately 1 inch long.

SCHEMATIC PLAN

WESI HAVEN 2700 WESI SUB

Project Manager
347 East 1375 South
Kaysville, Utah 84037
801.726.6797 (M)
spmcf@yahoo.com



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

SHEET:

C1

C:\Users\Owner\My Drive\Marketing_Phil Holland\West Haven 2700 West\West Concept 3.dwg Aug 24, 2026 - 2:45pm

STAFF REPORT

TO: Mayor and City Council
FROM: Shawn Warnke, City Manager
DATE: October 7, 2026
SUBJECT: City Prosecutor Employee Agreement



About a month ago, the City issued a Request for Proposal (“RFP”) to find a qualified individual or firm to provide prosecution legal services. The RFP was a competitive procurement process intended to serve the City's best interests.

After receiving the proposals, West Haven City has determined that it is in the City’s best interest to reject all proposals submitted in response to the RFP for prosecution legal services and to cancel the solicitation without award.

Moreover, the City’s needs changed in material respects from the engagement described in the RFP. On the criminal side, the City intends to provide prosecution services through City employment rather than an independent-contractor agreement

This employment agreement is made under the City’s authority for personnel actions, not as an award of the RFP solicitation. The City Prosecutor serves at the pleasure of the City Council, under the City Manager's direction. As such, the City Council ultimately decides the City Prosecutor's hiring and termination. The City Manager is recommending that the City Council enter into an employment agreement with Matthew Earl and Derek Malan, which is attached for the City Council’s review and consideration.

Resolution No. 38-2026

RESOLUTION OF WEST HAVEN CITY APPOINTING MATTHEW EARL, ATTORNEY AT LAW, AND DEREK MALAN, ATTORNEY AT LAW, AS THE WEST HAVEN CITY PROSECUTING ATTORNEYS AND AUTHORIZING ADOPTION OF THE WEST HAVEN PROSECUTOR SERVICES EMPLOYMENT AGREEMENT BETWEEN THE CITY AND MATTHEW EARL AND DEREK MALAN AS THE WEST HAVEN CITY PROSECUTING ATTORNEYS; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND FOR THE CITY MANAGER TO SIGN THE AGREEMENT ON BEHALF OF THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of 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 the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including, but not limited to, entering into agreements regarding protecting the health, safety, and welfare of the public; and

WHEREAS, the City provides prosecution services for all Class B misdemeanor, Class C misdemeanor, and infraction criminal violations of state and city codes occurring within the City boundaries, as provided in UCA §10-3-928; and

WHEREAS, the City has the need to appoint a West Haven Prosecuting Attorney to represent the City in the prosecution of crimes within the City boundaries; and

WHEREAS, the City issued a Request for Proposal ("RFP") to find a qualified individual or firm to provide proposals for providing prosecution legal services as the City Prosecutor for the City; and

WHEREAS, the City reviewed all the proposals received in response to the RFP; and

WHEREAS, after receiving the proposals, West Haven City has determined that it is in the City's best interest to reject all proposals submitted in response to the RFP for prosecution legal services and to cancel the solicitation without award; and

WHEREAS, the City's needs changed in material respects from the engagement described in the RFP as the City intends to provide prosecution services through City employment rather than an independent-contractor agreement contemplated in the RFP; and

WHEREAS, the City Prosecutor serves at the pleasure of the Mayor and City Council, under the City Manager's direction, and as such, the City Council ultimately decides the City Prosecutor's hiring and termination; and

WHEREAS, the City Manager is recommending that the City Council enter into an employment agreement for City Prosecutors with Matthew Earl and Derek Malan; and

WHEREAS, at this time, the City Council wishes to adopt and enter into the Employment Agreement between West Haven City and Matthew Earl and Derek Malan, attached as Attachment “A,” with this agreement being made under the City’s authority for personnel action, not as an award of the RFP solicitation; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Haven City as follows:

SECTION II. :

1. That the West Haven City Council hereby appoints Matthew Earl, Attorney at Law, and Derek Malan, Attorney at Law, as the West Haven City Prosecuting Attorneys.
2. That the West Haven Prosecutor Services Employment Agreement between the City and Matthew Earl, Attorney at Law, and Derek Malan, Attorney at Law, a copy of which is attached as Attachment “A” to this Resolution, is hereby adopted by the City Council.
3. That the City Manager is authorized to sign any and all documents necessary to affect this Employment Agreement, including signing the Employment Agreement itself.
4. That the Mayor is authorized to sign this Resolution adopting the Employment Agreement.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 7th day of October 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 7th day of October 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

VOTING:

____ YES	____ NO	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

ATTACHMENT “A”

Attached to Resolution 38-2026

**WEST HAVEN PROSECUTOR SERVICES EMPLOYMENT AGREEMENT BETWEEN
THE CITY AND MATTHEW EARL, ATTORNEY AT LAW, AND DEREK MALAN,
ATTORNEY AT LAW**

DRAFT

WEST HAVEN CITY EMPLOYMENT AGREEMENT FOR CITY PROSECUTORS

This Employment Agreement (the “Agreement”) is entered into on this ____ day of October 2026 (“Effective Date”), by and between West Haven City, a municipal corporation organized under the laws of the State of Utah (“City”), Matthew J. Earl, an attorney licensed to practice law in the State of Utah (“Attorney 1”), and Derek M. Malan, an attorney licensed to practice law in the State of Utah (“Attorney 2”). Attorney 1 and Attorney 2 are collectively referred to herein as the “Attorneys.” The City, Attorney 1, and Attorney 2 are referred to individually as “Party” and collectively referred to herein as the “Parties.”

RECITALS

WHEREAS, pursuant to the Utah Code Ann. §10-3-928, City has the authority to prosecute infractions and misdemeanors occurring within its boundaries;

WHEREAS, the City requires professional legal services to perform prosecution and criminal law functions, including the review and prosecution of misdemeanor and infraction charges under local and state laws, prosecuted in the Roy/Weber Justice Court;

WHEREAS, such functions include, but are not limited to, analyzing criminal investigations, preparing charging documents, attending court proceedings, and conducting trials, which occur every Tuesday of each month, subject to the court’s schedule;

WHEREAS, criminal law is a specialized field requiring comprehensive knowledge of federal, state, and local laws, as well as adherence to constitutional and procedural standards to protect the rights of defendants while ensuring accountability;

WHEREAS, the City seeks to ensure efficient, knowledgeable, and professional enforcement of the laws of West Haven City and the State of Utah to meet the needs of its citizens;

WHEREAS, at this time and because of other needs of the City, the City wishes to hire part-time employees on an interim basis to fulfill these needs; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

1. **Recitals.** The RECITALS, as set forth above, are incorporated herein by this reference and form an integral part hereof.
2. **Appointment of Prosecuting Attorneys.** The City Council appoints Attorney 1 and Attorney 2 as the West Haven Prosecuting Attorneys.
3. **Job Duties & Functions.** The City employs the Attorneys as part-time employees on an interim basis to perform all criminal law job duties and functions for the City, including, but not limited to:

- a. Reviewing and analyzing criminal investigations and charges initiated by law enforcement within the City and preparing necessary charging documents;
- b. Collaborating with law enforcement to enforce the laws of West Haven City and the State of Utah in a timely and effective manner;
- c. Coordinating with and responding to the City-hired Legal Assistant regarding case management and prosecution of cases in a timely and effective manner, but in no case later than one (1) business day;
- d. Coordinating with and responding to the City-hired Public Defender regarding the prosecution of cases and the providing of discovery in a timely and effective manner, but will be responsive in no case later than one (1) business day;
- e. Preparing and negotiating plea offers for presentation to defendants or their attorneys, either before or at pretrial hearings;
- f. Responding to phone calls and emails from victims, police officers, defense counsel, defendants, the court, and others, but in no case later than one (1) business day;
- g. Representing the City in all criminal matters before the Roy/Weber Justice Court, including arraignments, pretrial conferences, bench trials, jury trials, and trials de novo in the District Court;
- h. Conducting legal research to support prosecutorial decisions and court proceedings;
- i. Screening all cases not filed by citation and to be available for screenings with officers as needed. Attorney shall prepare all documents required for filing, declination of cases, or requests for further investigation;
- j. Directing the City-hired Legal Assistant regarding the handling of all discovery requests;
- k. Notifying the City whenever either Attorney receives written notice from the Utah State Bar Association regarding a bar complaint or investigation involving either Attorney;
- l. Promptly identify and disclose any known or reasonably apparent conflict of interest or material complaint relating to the Attorney's work for the City and cooperate appropriately to address the matter;
- m. Coordinating with the justice or district court to schedule trials, hearings, and other proceedings as required; and
- n. Performing other duties normally and customarily required of a City Prosecutor.

4. **Qualifications.** The Attorneys represent and warrant that they are duly licensed to practice law, admitted to all courts in the State of Utah, and in good standing with the Utah State Bar Association, and have at least five (5) years of experience as a City Prosecutor. The Attorneys affirm their training and competency to fulfill the obligations outlined in this Agreement. The Attorneys further affirm that while this Agreement is valid, they will pass a background check and be granted access to CJIS.
5. **No Criminal Defense Work.** Attorneys represent and warrant that as of October 1, 2026, and during the duration of this Agreement, they are not engaged in, nor have any responsibility for, the defense of any criminal case in any jurisdiction in the State of Utah.
6. **Supervision and Independence.** The Attorneys shall report to the City Manager or City Attorney regarding the performance of this Agreement.

The Attorneys retain sole discretion and responsibility for prosecutorial decisions in criminal cases, in accordance with the Utah Rules of Professional Conduct, applicable state and federal laws, and the Utah and United States Constitutions. Due to the sensitive nature of criminal matters, the Attorneys may limit the disclosure of certain information to City officials as required by law or professional ethics.

7. **Office Space, Equipment, & Continuing Education.** The Attorneys shall be responsible for providing their own office space, telephone service, and continuing legal education, and West Haven City shall have no obligation to furnish those items.

The City shall provide one laptop to be shared by the Attorneys to be used solely for the purposes of the City Prosecution. The City shall provide IT support for this laptop, and the Attorneys shall return the laptop to the City when their employment terminates.

8. **Compensation.** As compensation for the time worked provided under this Agreement, the City shall pay the Attorneys at the hourly rate of \$150.00 per hour for performing the job duties and functions as part-time employees on an interim basis. Hourly rates will remain valid for at least the first twelve (12) months after the commencement of the Agreement. Thereafter, hourly rates may increase as agreed in the Agreement between the Attorneys and the City, provided that such periodic increases (no more frequent than every twelve (12) months) do not exceed the cost-of-living inflationary rate of the US Bureau of Labor Statistics Mountain Region Consumer Price Index (CPI) unless the City specifically agrees otherwise. All time worked for legal services will be charged on a minimum 0.1 hourly basis.

Time worked in providing legal services under the Agreement includes court attendance, preparation for court attendance, each email, each text message, and each telephone call relating to City prosecution business, including but not limited to emails, text messages, and telephone calls from City staff, court staff, opposing counsel, victims, or others related to City prosecution business. Travel time to and from court or any other travel time is not considered time worked unless authorized by the City.

City shall continue to pay for a legal assistant for the criminal prosecution work under a separate contract, which the current legal assistant is Joan Toone.

Attorney 1 and Attorney 2 shall provide bi-weekly timesheets to itemize the hours worked during a pay period to the City. The Attorneys agree to be responsive in submitting timesheets on the Thursday that the pay period ends before 6:00 pm.

9. **No Benefits.** Attorney 1 and Attorney 2, as part-time employees on an interim basis, acknowledge and agree that they are not eligible for, and shall not participate in, any employee benefit plans, fringe benefits, or programs offered by the City to its employees. This includes, but is not limited to, health insurance, life or disability insurance, paid vacation, sick leave, or contribution to Utah Retirement Systems.
10. **Part-time City Employees.** The Parties hereby stipulate, agree, and understand that Attorneys are each Part-time West Haven City employees, on an interim basis. The part-time employment terms of Attorney 1 and Attorney 2 shall be governed solely by this Agreement and not any other West Haven City ordinance or adopted policy, including the West Haven City Personnel Manual. The Attorneys each understand and agree that as part-time West Haven City Employees, Attorney 1 and Attorney 2 will be provided a paycheck under this Agreement, with deductions for federal or state tax, and that they will receive a W-2 at the end of each calendar year that shows how much money they have earned and how much tax they withheld from their pay.
11. **Work Schedule.** The Parties understand and agree that it is the case for assigned criminal matters before a court that the court schedule for Attorneys is set by the court, which is beyond the control of the Parties to this Agreement. Beyond this time, the Parties mutually stipulate and agree that Attorney 1 and Attorney 2 shall coordinate their hours worked with each other to ensure that the job duties and functions are fulfilled and that they more or less equally share in the hours worked in a given pay period unless otherwise agreed to by the City Manager. The Attorneys shall conduct their time in such a manner as to fulfill the job duties and functions under this Agreement, but the time, manner, and place of completing such duties shall be at the discretion and control of the Attorneys, excepting any decisions made by the City Manager and City Attorney as their supervisors. Attorney 1 and Attorney 2 each agree as individuals not to work more than twenty-eight (28) hours in a work week, without the City Manager's authorization.
12. **Ethical Duties of Attorneys.** The Parties mutually stipulate and agree that the Attorneys shall have all of the duties and obligations of the office of prosecuting attorney, including duties of confidentiality, loyalty, zealous representation, and all other duties inherent or arising out of the attorney-client relationship.
13. **Coverage or Substitute Counsel.** The Attorneys covenant to make a good faith effort to arrange their schedules to ensure continuous coverage of job duties and functions, without the need for substitute counsel, especially as it relates to appearing in court. If the Attorneys are unavailable to attend a court session or a conflict of interest arises, the

Attorneys shall arrange for a qualified substitute prosecutor with at least five (5) years' experience as a prosecutor, licensed to practice law in the State of Utah and in good standing with the Utah State Bar Association, to fulfill the obligations under this Agreement. The Attorneys shall bear any costs associated with securing substitute counsel unless the case is unusually complex or burdensome. If such a situation arises, the Attorneys will approach the City to discuss the issue and resolution.

14. Termination of Part-time Employment and Agreement.

- a. Appointment. The City Council hereby appoints the Attorneys as the West Haven Prosecuting Attorneys, commencing on the Effective Date of this Agreement. The Attorneys serve at the pleasure of the City Council, under the direction of the City Manager and the City Attorney. Any termination of this Agreement by the City shall be by action of the City Council, as a body. This Agreement continues until terminated as provided in this Section.
- b. Termination by the City for Cause. The City Council may terminate the Attorneys' employment and this Agreement immediately, without prior notice, for Cause. "Cause" includes but is not limited to any of the following: (i) material breach of this Agreement that remains uncured for ten (10) days after written notice, or that is not reasonably capable of cure; (ii) willful misconduct, gross neglect of duty, or dishonesty in the performance of the Attorneys' duties; (iii) conviction of, or a plea of guilty or no contest to, a felony or any crime involving dishonesty, moral turpitude, or conduct that materially impairs the Attorneys' ability to serve as prosecuting attorneys; (iv) conduct that violates applicable law or the rules of professional conduct and materially impairs the City's interests or the Attorneys' ability to perform; or (v) loss or suspension of licensure required to perform the services. Termination for Cause is effective upon the City Council's action, or on any later date the City Council specifies, and does not require the notice in subsection (c).
- c. Hiring of In-House Counsel or Other Replacement. If the City hires in-house counsel or otherwise engages another person or firm to perform the services, the City Council shall give the Attorneys thirty (30) days' prior written notice. Except for that replacement notice, the City Council may terminate the Attorneys' employment and this Agreement at any time, with or without Cause, effective upon the City Council's action.
- d. Termination by the Attorneys. Either or both of the Attorneys may terminate this Agreement, with or without cause, upon one hundred twenty (120) days' prior written notice to the City. If Attorney 1 or Attorney 2 individually decides to terminate the Agreement, the remaining parties may continue, but only through mutually amending the Agreement.
- e. In the event this Agreement is terminated, Attorney(s) agree(s) to cooperate with his/her successor, including filing all necessary pleadings for withdrawal, and to deliver all applicable files, information, and materials to the successor.

- f. This Agreement may be immediately terminated at any time for cause. Cause shall include, but not be limited to, a suspension or revocation of either Attorney's license to practice law in the State of Utah, a breach of this Agreement, or behavior that brings disrepute to the City.
 - g. As stated elsewhere in this Agreement, Attorney 1 and Attorney 2 acknowledged in writing that the employee's part-time employment status is appointed, interim, and at-will, with Attorney 1 and Attorney 1 voluntarily waiving the procedures required by Utah Code §10-3-1106.
 - h. All work performed by Attorney 1 and Attorney 2 up to the date of termination shall be paid.
15. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to its conflict of laws principles.
16. **Secondary Employment.** The Parties acknowledge that Attorney 1 and Attorney 2 have a primary employer other than West Haven City, and that Attorney 1 and Attorney 2 warrant that they have received permission from the primary employer and are permitted to be employed by West Haven City in performance of this Agreement. Collectively, the Attorneys warrant that they have the time and capacity to fulfill the job duties and functions in this Agreement with as much attention and effort as they do for their primary employer.
17. **Attorney Fees.** If any dispute or disagreement arises between the Parties as to any matter relating to this Agreement, the Parties agree to confer and attempt to resolve the matter informally. If the Parties cannot agree, then they will refer the dispute for resolution to mediation to the fullest extent permitted by law. The Parties are aware that mediation is a voluntary process and pledge to cooperate fully and fairly with the mediator in an attempt to reach a mutually satisfactory compromise of any dispute or disagreement. The mediator shall be chosen by mutual agreement of the Parties, and the mediation shall commence within thirty (30) days of either Party's written request to the other for mediation. Any agreement in mediation shall be reduced to writing, be signed by the Parties, and be binding on them. This provision for mediation is an effort to protect, preserve, and respect the requisites of a productive attorney-client relationship. If mediation is unsuccessful or for some other reason this Agreement is involved in litigation, it will be conducted in the Second District Court in Weber County or in federal court in the State of Utah. In the event either Party institutes litigation to enforce its rights under this Agreement, the prevailing Party in such litigation shall be entitled to an award of its reasonable attorney's fees and costs.
18. **Amendments.** This Agreement may be amended in writing by mutual consent of the Parties.

19. **Entire Agreement.** This Agreement constitutes the entire understanding between the Parties with respect to the subject matter herein and supersedes all prior agreements, negotiations, or understandings, whether written or oral.
20. **Interpretation.** Each Party recognizes that this Agreement is a legally binding contract and acknowledges that each Party has had the opportunity to consult with legal counsel of choice. In any construction of this Agreement, the same shall not be construed against either Party on the basis of the Party being the drafter of such terms.
21. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remaining provisions shall continue in full force and effect.
22. **Waiver.** No waiver of any right under this Agreement will be effective unless there is a knowing, voluntary relinquishment of a known right in writing and signed by the Party making the waiver. No delay in acting regarding any breach will be construed as a waiver of the breach.

DATED this ____ day of October 2026.

WEST HAVEN CITY

ATTORNEY 1

ATTORNEY 2

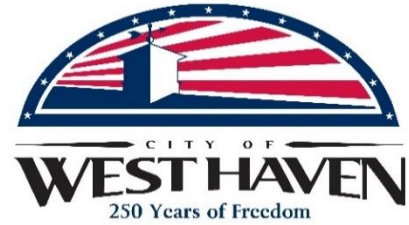
By: Shawn Warnke,
West Haven City Manager

Matthew J. Earl,
Attorney at Law

Derek M. Malan,
Attorney at Law

STAFF REPORT

TO: Mayor and City Council
FROM: Shawn Warnke, City Manager
DATE: October 7, 2026
SUBJECT: City Attorney Civil



About a month ago, the City issued a Request for Proposal (“RFP”) to find a qualified individual or firm to provide civil legal services. The RFP was a competitive procurement process intended to serve the City's best interests.

After receiving the proposals, West Haven City has determined that it is in the City's best interest to reject all proposals submitted in response to the RFP for civil legal services and to cancel the solicitation without award.

Moreover, the City's needs changed in material respects from the engagement described in the RFP. On the civil side, the City is considering an interim engagement, immediately terminable by the City, rather than the multi-year contract contemplated in the RFP.

This contract is made under the City's authority for professional services, not as an award of the RFP solicitation. The City Attorney serves at the pleasure of the City Council, under the City Manager's direction. As such, the City Council ultimately decides the City Attorney's hiring and termination. The City Manager is recommending that the City Council enter into an agreement with Cowdell Law, which is attached for the City Council's review and consideration.

Cowdell Law Firm Overview

Cowdell Law's practice is substantially devoted to representing Utah municipalities, special districts, elected officials, governing boards, and providing prosecution services to local governments. The firm currently serve as civil City Attorney for Taylorsville City and Providence City and provide independent legal counsel to the Sandy City Council. It also represents numerous special districts and other governmental entities throughout Utah. The firm's special district practice includes the Sandy Suburban Improvement District, Midvalley Sewer District, South Valley Water Reclamation Facility, and Vermillion Hills Fire District. In total, Cowdell Law presently represents more than eighteen governmental entities statewide.

Tracy S. Cowdell, Partner, will serve as Primary Attorney for both the City Civil Work and District Civil Work. Mr. Cowdell has more than twenty-three years of continuous experience representing Utah local governments. He currently serves as civil City Attorney for multiple municipalities. He previously served as City Attorney for Draper City and Midvale City and as Acting City Attorney for West Jordan City. He also serves as legal counsel to the Sandy Suburban Improvement District and as independent legal counsel to the Sandy City Council.

Mr. Cowdell's municipal practice encompasses the full range of issues confronting local government. His experience includes land use and zoning, development agreements, municipal legislation, governmental powers and governance, public infrastructure, procurement, contracts, GRAMA, interlocal agreements, property matters, employment issues, and litigation. His land use practice has included advising elected officials, planning commissions, city managers, and professional staff concerning LUDMA, zoning decisions, development applications and agreements, subdivisions, conditional uses, general plans, legislative land use decisions, and related litigation risk. Throughout his career, he has worked directly with mayors, city councils, city managers, planning commissions, special district boards, department heads, and other public officials on significant legal and policy matters.

Mr. Cowdell will be supported by Partner Ryan J. Richards and the full resources of Cowdell Law. Mr. Richards earned his Bachelor of Arts in Political Science from the University of Utah in 2009. He received his Juris Doctor, magna cum laude, from the J. Reuben Clark Law School at Brigham Young University in 2012. He was admitted to the Utah State Bar in 2012 and remains a member in good standing. Mr. Richards brings more than fourteen years of legal experience, with a practice concentrated in municipal law, special district representation, administrative law, litigation, and governmental operations. He currently provides civil legal counsel to multiple Utah municipalities and serves as General Counsel to both the South Valley Water Reclamation Facility and Midvalley Sewer District. In those capacities, Mr. Richards regularly advises governing boards, elected officials, administrators, and professional staff concerning governmental authority, public infrastructure, interlocal relationships, contracts, procurement, property and easement matters, regulatory compliance, and the day-to-day legal

issues confronting local governmental entities. He serves as an Administrative Law Judge for Summit County and Salt Lake City.

Before entering private practice, Mr. Richards acquired substantial governmental, judicial, prosecutorial, and litigation experience. He served as a Justice Court Judge for South Salt Lake City, where he presided over a high-volume municipal docket and gained a valuable judicial perspective concerning municipal operations and the administration of justice. He previously served as an Assistant Utah Attorney General, handling administrative proceedings, trials, and appeals. He also served as a City Prosecutor for South Salt Lake City and Salt Lake City. This combination of civil, judicial, administrative, prosecutorial, and litigation experience gives Mr. Richards an unusually broad understanding of governmental law and decision-making.

Michael Green brings significant governmental experience that aligns with the needs of West Haven City. Mike previously served as an Assistant Attorney General for the State of Utah, where he handled complex governmental and regulatory matters. He has practiced municipal law with Cowdell Law since 2018 and has experience advising governmental entities on a variety of municipal issues. In addition to his legal experience, Mike has served as an elected member of the Draper City Council and serves as a Judge Advocate General (JAG) officer in the Utah Army National Guard. This combination of municipal law, state government, elected service, and military legal experience provides West Haven with an attorney who understands the practical operation of government as well as the legal requirements governing public entities.

Additional Firm Resources

Cowdell Law consists of eight experienced attorneys supported by permanent professional staff, including paralegals, law clerks, and administrative personnel. This multi-attorney structure allows the Primary Attorney to maintain responsibility and continuity in the representation while drawing on attorneys with specialized experience when a matter requires additional expertise, resources, or immediate attention. It also provides institutional depth and redundancy that a solo practitioner or smaller governmental practice cannot readily replicate.

Resolution No. 39-2026

RESOLUTION OF WEST HAVEN CITY APPOINTING TRACY S. COWDELL AND COWDELL LAW, P.C., AS THE WEST HAVEN CITY ATTORNEY AND AUTHORIZING ADOPTION OF THE LEGAL SERVICES AGREEMENT BETWEEN WEST HAVEN CITY AND COWDELL LAW, P.C., FOR CIVIL LEGAL SERVICES AS THE WEST HAVEN CITY ATTORNEY; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND FOR THE CITY MANAGER TO SIGN THE AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of 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 the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including, but not limited to, entering into agreements regarding protecting the health, safety, and welfare of the public; and

WHEREAS, the City has a need to appoint a West Haven City Attorney to provide civil legal services for the City; and

WHEREAS, the City issued a Request for Proposal ("RFP") to find a qualified individual or firm to provide proposals for providing civil legal services as the City Attorney for the City; and

WHEREAS, the City reviewed all the proposals received in response to the RFP; and

WHEREAS, after receiving the proposals, West Haven City has determined that it is in the City's best interest to reject all proposals submitted in response to the RFP for civil legal services and to cancel the solicitation without award; and

WHEREAS, the City's needs changed in material respects from the engagement described in the RFP as the City is considering an interim engagement, immediately terminable by the City, rather than the multi-year contract contemplated in the RFP; and

WHEREAS, the City Attorney serves at the pleasure of the Mayor and City Council, under the City Manager's direction, and as such, the City Council ultimately decides the City Attorney's hiring and termination; and

WHEREAS, the City Manager is recommending that the City Council enter into an agreement with Cowdell Law; and

WHEREAS, at this time, the City Council wishes to adopt and enter into the Legal Services Agreement between West Haven City and Cowdell Law, attached as Attachment "A," with this contract being made under the City's authority for professional services, not as an award of the RFP solicitation; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II. :

1. That the West Haven City Council hereby appoints Tracy S. Cowdell and Cowdell Law, P.C., as the West Haven City Attorney.
2. That the Legal Services Agreement between West Haven City and Cowdell Law, P.C., a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.
3. That the City Manager is authorized to sign any and all documents necessary to affect this Agreement, including signing the Agreement itself.
4. That the Mayor is authorized to sign this Resolution adopting the Agreement.
5. The foregoing recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate, independent, and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 7th day of October 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 7th day of October 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

VOTING:

_____ YES	_____ NO	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

ATTACHMENT “A”

Attached to Resolution 39-2026

**LEGAL SERVICES AGREEMENT BETWEEN
WEST HAVEN CITY AND COWDELL LAW, P.C.**

DRAFT

LEGAL SERVICES AGREEMENT BETWEEN WEST HAVEN CITY AND COWDELL LAW

THIS LEGAL SERVICES AGREEMENT (this “Agreement”) is entered into this _____ day of _____, 2026 (the “Effective Date”), by and between West Haven City (the “City”), and **COWDELL LAW**, (the “Firm”). The City and Firm are sometimes referred to herein individually as “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the City desires to contract for Interim Civil City Attorney legal services (“Legal Services” or “Services”) for West Haven City; and

WHEREAS, the Legal Services include providing general civil legal counsel to the Mayor, City Council, Planning Commission, City Manager, departments, boards, commissions, officers, and employees of the City, as requested or authorized by the City; and

WHEREAS, the Legal Services include, without limitation, providing oral and written legal opinions; preparing and reviewing ordinances, resolutions, contracts, development agreements, interlocal agreements, policies, and other legal documents; advising regarding land use, zoning, development, municipal governance, governmental powers, public infrastructure, procurement, GRAMA, open and public meetings, property matters, employment matters, administrative proceedings; attending meetings (city council, planning commission, or other meetings) in person or by electronic means as requested by the City and subject to the Firm’s availability; and

WHEREAS, the Firm has the knowledge, experience, staffing, and expertise to provide the Services and desires to contract with the City; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of memorializing their understanding of the terms and conditions of their agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual understanding, promises, covenants, and undertakings contained herein, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals.** The RECITALS and EXHIBIT, if any, as set forth above or attached are incorporated herein by this reference and form an integral part hereof.
2. **Engagement of the Firm.** The City hereby agrees to engage the Firm as the Interim City Attorney for the City’s civil legal matters, and the Firm hereby agrees to provide to the City all services and materials necessary and desirable to prepare and provide the Legal Services.

3. Scope of Services to be Provided. Throughout the term of this Agreement, the Firm shall provide attorneys to perform as the Interim City Attorney and provide Legal Services requested or needed by the City. The Firm represents and warrants that any of the Firm's attorneys providing Legal Services to the City shall be duly licensed to practice law, admitted to all courts in the State of Utah, in good standing with the Utah State Bar Association, and that the Primary Attorney providing Legal Services shall have at least ten (10) years of experience as a City Attorney. The Firm affirms its attorneys' training and competency to fulfill the obligations outlined in this Agreement. The Legal Services to be provided hereunder shall include, without limitation, advising the Mayor, City Council, Planning Commission, City Manager, departments, boards, commissions, officers, and employees; attending meetings, including city council and planning commission meetings, as requested, in person or by electronic means, and subject to the availability of the Firm; preparing and reviewing ordinances, resolutions, contracts, development agreements, interlocal agreements, policies, correspondence, and other legal documents; providing oral and written legal opinions; advising regarding land use, zoning, development applications, subdivisions, conditional uses, general plans, municipal governance, governmental powers, public infrastructure, procurement, GRAMA, open and public meetings, property and easement matters, employment matters, and administrative proceedings; and representing the City in civil litigation, eminent domain actions, administrative proceedings, negotiations, and other matters within the scope of the City's civil legal work.

The City Manager, as the City's designee, shall give direction and shall coordinate mainly with Tracy Cowdell, who is designated as the Primary Attorney for purposes of administering this Agreement, regarding the Legal Services to be provided. It shall be the duty of the Primary Attorney to convey and coordinate any matter of importance from the City to the Firm. Unless the City's designee is an attorney, all matters requiring legal work or professional legal judgment shall be performed by attorneys of the Firm and shall not be influenced by the City's designee in a manner inconsistent with the Utah Rules of Professional Conduct. Performance of the Legal Services hereunder shall be subject to all applicable federal and state laws, rules, regulations, and professional standards, including, without limitation, the Utah Rules of Professional Conduct adopted by the Utah Supreme Court, as the same may be amended from time to time during the term of this Agreement (collectively, "Scope of Services").

4. Fees for Services. As full compensation for the Interim City Attorney and for the Legal Services performed under this Agreement, the City shall pay the Firm at the hourly rate of \$224.50. All fees for legal services will be charged on a minimum 0.1 hour basis. Chargeable legal services shall include meeting attendance, court attendance, preparation for court attendance, each email, each text message, and each telephone call relating to City business, including but not limited to emails, text messages, and telephone calls from City elected officials, the City Manager, City staff, opposing counsel, members of the public, or others related to City business. Travel time to and from court, meetings, or any other travel time is not considered billable unless authorized by the City.

- a. Rate Increases.** Hourly rates shall remain valid for at least the first twelve (12) months after the City enters into this Agreement. Thereafter, hourly rates may increase as agreed in the contract between Firm and the City, provided that such periodic increases (no more frequent than every twelve (12) months) do not exceed the cost-of-living inflationary rate of the US Bureau of Labor Statistics Mountain Region Consumer Price Index (CPI) unless the City specifically agrees otherwise. The first such adjustment shall

occur on October 1, 2027, and each subsequent adjustment shall be calculated based upon the monthly compensation then in effect.

- b. **Late Payments.** If the Firm does not receive payment of its statements within thirty (30) days of invoice, a late payment fee of ten percent (10%) of the entire unpaid balance may be assessed for each month or portion thereof for which the Firm does not receive timely full payment.
- c. **Civil Litigation and Extraordinary Legal Matters.** Civil litigation shall be billed at the hourly rate of 224.50. Reasonable litigation costs and necessary third-party expenses shall be incurred only with the City's prior written approval.

5. **Services Performed in a Professional, Reasonable Manner.** The Legal Services shall be provided by the Firm in a professional, reasonable manner in compliance with all applicable laws, ordinances, rules, regulations, and ethical requirements. Reasonable is defined as coordinating with and responding to the City (either by phone or electronic means) as outlined in the Legal Services in a timely and effective manner, but in no case less than one (1) business day, except rare occasions where extraordinary circumstances reasonably prevent such a response. In any such case, the Firm shall respond as soon as reasonably practicable

6. **Public Information under GRAMA.** The Firm understands and agrees that this Agreement and related invoices and other documentation may constitute public records as provided in UTAH CODE ANN. §63G-2-101, et seq.

7. **Confidentiality.** The Firm agrees (1) to hold confidential information in strict confidence, (2) not to disclose confidential information to any third party except upon the City's prior written consent or as otherwise authorized or required by law, and (3) to use reasonable precautions and processes to prevent unauthorized access, use, or disclosure of the City's confidential information; provided, however, that the Firm may disclose confidential information if and only to the extent required to do so by applicable law. In such event, the Firm shall advise the City as soon as practicable and prior to disclosure, if practical, and cooperate and assist the City, at the City's cost and expense, if the City seeks a protective order or other relief from such disclosure requirements. As used in this Agreement, confidential information includes information protected by the attorney-client privilege, attorney work product doctrine, or information that constitutes a private, controlled, or protected record, or is otherwise exempt from disclosure under UTAH CODE ANN. § 63G-2-101, et seq. The Firm also agrees to obligate its employees to the same obligations imposed on the Firm as provided in this section.

8. **Alcohol and Drug-free Workplace.** All personnel during such time that they provide the Services shall not be under the influence of alcohol, any drug, or the combined influence of alcohol or any drug to a degree that renders the person incapable of safely providing the Services. Further, all personnel during such time that they provide the Services shall comply with applicable law concerning alcohol and controlled substances.

9. **Professional Liability Insurance.** Professional liability insurance with a minimum policy covering damages caused by an act, error, or omission, or any negligent act, with a preferred limit of not less than \$2,000,000 per occurrence and in the aggregate. The Firm shall provide the City a copy of the certificate of insurance upon reasonable written request by the City.

10. Indemnity. The Firm hereby agrees to defend, protect, indemnify, save, and hold harmless the City, including its elected and appointed officials, employees, agents, and contractors, from and against any and all demands, liabilities, claims, damages, actions, or other proceedings, in law or in equity, including reasonable attorneys' fees and costs of suit, relating to or arising from the negligent or wrongful acts or omissions of the Firm in providing the Services to the City. Nothing herein shall be construed to require the Firm to indemnify the City against the City's own negligence or willful misconduct.

11. Interim City Attorney & Termination of Agreement. The City Council hereby appoints Cowdell Law as Interim City Attorney, commencing on the Effective Date of this Agreement. This Agreement shall continue in full force and effect until terminated by the City upon thirty (30) days' written notice, or automatically upon the appointment and commencement of engagement of another Attorney or Firm being appointed or hired as in-house counsel, whichever occurs first.

The Firm may terminate this Agreement with or without cause upon ninety (90) days' prior written notice to the City.

This Agreement may be immediately terminated by either Party for cause. Cause shall include but not be limited to a suspension or revocation of any of the Firm's attorneys' licenses to practice law in the State of Utah, a breach of this Agreement, or behavior that brings disrepute to the other Party.

The Firm serves at the pleasure of the City Council under the direction of the City Manager and any termination of the Agreement by the City shall come from the City Council, as a body. In the event this Agreement is terminated, the Firm agrees to cooperate with its successor, including filing of all necessary pleadings for withdrawal and to deliver all applicable files, information, and materials to the successor. All work performed by the Firm up to the date of termination shall be paid.

12. Assignment and Delegation. The Firm shall not assign or delegate the performance of its duties under this Agreement without the prior written consent of the City. The Firm may assign work among its attorneys, paralegals, law clerks, and professional staff in the ordinary course of providing the Legal Services. The Firm's Primary Attorney providing Legal Services to the City shall have ten (10) years' experience as a City Attorney.

13. Employment Status.

- a. Official Status.** The Firm shall have complete control and discretion over all personnel providing the Services hereunder. All such personnel shall be and remain employees or contractors of the Firm. All personnel providing Legal Services shall be independent contractors and not in any way employees or partners of the City.
- b. Agent Relationship.** The City authorizes the Firm to act as its special legal agent to provide Legal Services within the Scope of Services. The special agency relationship shall remain in full force and effect during the term of this Agreement or any extensions or renewals of this Agreement. The authorization granted herein is limited to Legal Services within the Scope of Services.

- c. **Salary and Wages.** The City shall not have any obligation or liability for the payment of any salary or other compensation to personnel providing Services hereunder.
 - d. **Employment Benefits.** All personnel providing Services hereunder are and shall remain employees or contractors of the Firm. Such personnel shall have no right to any City pension, civil service, or other City benefits pursuant to this Agreement or otherwise.
 - e. **Independent Contractors.** The Parties mutually stipulate and agree that the Firm's attorneys shall conduct their time in such a manner as to fulfill their responsibilities under this Agreement, but that the time, manner, and place of completing such duties shall be at the sole discretion and control of the Firm. The Firm understands and agrees that, as independent contractors, they will be provided payment under this Agreement, without any deduction for any federal or state tax, and that the Attorneys will be responsible for the satisfaction of any and all tax liability arising from such payments.
 - f. **Ethical Duties of the Firm's Attorneys.** The Parties mutually stipulate and agree that notwithstanding their status as independent contractors, the Firm's attorneys shall have all of the duties and obligations of the office of the city attorney, including duties of confidentiality, loyalty, zealous representation, and all other duties inherent or arising out of the attorney-client relationship.
14. **Conflicts of Interest.** The Firm represents and certifies that it has not offered or given any gift or compensation prohibited by law to any officer or employee of the City to secure favorable treatment with respect to being awarded this Agreement. The Parties further acknowledge that the Firm represents other governmental entities and may continue to do so during the term of this Agreement. However, the Firm commits to making the City's Legal Services a priority and covenants to make a good faith effort to be available to attend meetings on Wednesday nights after 5:00 P.M. in person or by electronic means, when requested by the City Manager, and subject to the Firm's availability. Both Parties agree that there are no conflicts with the Legal Services and the Firm's other work at this time. The Firm shall identify, disclose, and address actual or potential conflicts of interest in accordance with the Utah Rules of Professional Conduct.
15. **Notice.** Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within three business days after such notice is deposited in the United States Mail, postage prepaid, certified, and addressed to the Parties at their respective principal business addresses, or to such other address as either Party may designate in writing.
16. **Entire Agreement; Modification of Agreement.** This Agreement and exhibits attached hereto constitute the entire agreement between the Parties pertaining to the subject matter hereof and supersede all prior agreements and understandings pertaining thereto. No subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by the Parties.
17. **Force Majeure.** Neither Party to this Agreement will be held responsible for delay or default caused by fire, riot, acts of God, war, or other circumstances beyond that Party's reasonable control.

18. **Time.** Time is of the essence hereof.

19. **Survival.** All agreements, covenants, representations, and warranties contained herein that by their nature should survive shall survive the execution or termination of this Agreement to the extent applicable.

20. **Waiver.** No failure by any Party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of any other covenant, agreement, term, or condition. Any Party may, by notice delivered in the manner provided in this Agreement, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter the remainder of this Agreement.

21. **Rights and Remedies.** The rights and remedies of the Parties hereto shall not be mutually exclusive, and the exercise of one or more provisions of this Agreement shall not preclude the exercise of any other rights or remedies available hereunder or at law.

22. **Severability.** In the event that any condition, covenant, or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

23. **Non-Exclusive Agreement.** This Agreement shall be non-exclusive and shall allow the City to retain legal counsel for legal services and matters, including condemnation counsel for the acquisition of real property, bond counsel, and other areas of special expertise, as determined by the City.

24. **Copyright.** The Firm's work shall be deemed a work for hire, and the City shall own the copyright.

25. **Own Office Space & Education.** The Firm shall maintain an office at its own expense and shall not maintain an office or workstation at a City-owned facility. The Firm or its attorney shall maintain and pay for their required yearly continuing legal education.

26. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to its conflict of laws principles.

27. **Attorney Fees.** If any dispute or disagreement arises between the Parties as to any matter relating to this Agreement, the Parties agree to confer and attempt to resolve the matter informally. If the Parties cannot agree, then they will refer the dispute for resolution to mediation to the fullest extent permitted by law. The Parties are aware that mediation is a voluntary process and pledge to cooperate fully and fairly with the mediator in an attempt to reach a mutually satisfactory compromise of any dispute or disagreement. The mediator shall be chosen by mutual agreement of the Parties, and the mediation shall commence within thirty (30) days of either Party's written request to the other for mediation. Any agreement in mediation shall be reduced to writing, be signed by the Parties, and be binding on them. This provision for mediation is an effort to protect, preserve, and respect the requisites of a productive attorney-client relationship. If mediation is unsuccessful or for some other reason this agreement is involved in litigation, it will be conducted

in the Second District Court in Weber County or in federal court in the State of Utah. In the event either Party institutes litigation to enforce its rights under this Agreement, the prevailing Party in such litigation shall be entitled to an award of its reasonable attorney's fees and costs.

28. Interpretation. Each Party recognizes that this Agreement is a legally binding contract and acknowledges that each Party has had the opportunity to consult with legal counsel of choice. In any construction of this Agreement, the same shall not be construed against either Party on the basis of the Party being the drafter of such terms.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed by its City Manager and attested by its City Recorder and delivered, and the Firm has caused the same to be signed and delivered, and this Agreement shall become effective as of the Effective Date first stated above.

WEST HAVEN CITY:

By: _____

Date: _____

ATTEST:

By: _____

West Haven City Recorder

Date: _____

COWDELL LAW

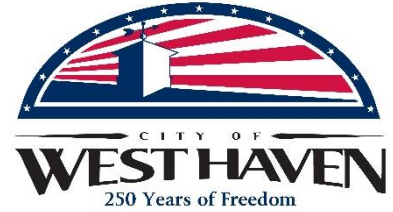
By: _____

Tracy S. Cowdell, Partner

Date: _____

STAFF REPORT

TO: Shawn Warnke
City Manager
FROM: Ed Mignone, City Engineer
Brock Randall, Parks and Recreation Director
DATE: September 30, 2026
RE: Recommendation of Contract Awards
Windsor Park Improvements Project



Background

Based on previous discussions with Council, Staff prepared plans and specifications for improvements at Windsor Park. The project will be bid as one complete project, and the city intends to award the project to one low and responsible bidder.

The project consists of various site improvements throughout Windsor Park, including landscaping and irrigation improvements, disc golf pads, retaining walls, concrete sidewalks, asphalt trails, asphalt improvements, site furnishings, and other related improvements identified in the plans and specifications.

The City received fifteen (15) bids on September 30, 2026.

	<u>Bid Total</u>
MSCI Builds	\$ 1,446,896.44
CNC Construction	\$ 1,609,232.00
Valley Design & Construction Inc	\$ 1,688,557.00
Strong Excavation & Construction	\$ 1,729,265.49
Silverleaf Partners	\$ 1,770,558.00
Yard Masters	\$ 1,858,419.02
Leon Poulsen Construction Co., Inc	\$ 1,892,372.00
Smooth Stone Construction	\$ 1,953,506.00
Marathon Maintenance Inc	\$ 2,050,000.00
Nelson Bros Construction	\$ 2,143,950.28
Landmark Excavation, Inc.	\$ 2,286,005.20
Vancon Inc	\$ 2,322,947.00
Onsite Development Inc	\$ 2,364,828.00
J.Lyne Roberts & Sons, Inc.	\$ 2,511,294.25
Utah West Landscape	\$ 2,547,735.74

The low bid for this project was submitted by MSCI Builds. Bid Results for all fifteen (15) bidders is attached for reference.

Discussion

Staff conducted reference checks for MSCI Builds. Previous clients expressed satisfaction with their Performance. Positive review were provided by Farr West City and Washington Terrace City Staff as well as others.

Recommendation

Staff has reviewed the submitted bid packages and recommends the Council award :

A contract to MSCI Builds in the amount of **\$1,446,896.44** for the Windsor Park Improvements Project.

EJM/BR: ejm
Attachment: Bid Result Tabulation for the Windsor Improvement Project.

Resolution No. 40-2026

RESOLUTION OF WEST HAVEN CITY AWARDING A BID FOR WINDSOR PARK IMPROVEMENTS AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of 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 the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including, but not limited to, entering into agreements regarding protecting and promoting the health, safety, and welfare of the public; and

WHEREAS, the City issued a Request for Bid ("RFB") to find a qualified individual or firm to provide bids for Windsor Park Improvements; and

WHEREAS, the City held a bid opening for the bids received in response to the RFB; and

WHEREAS, the City reviewed all the bids; and

WHEREAS, the City analyzed the costs outlined in the bids and whether the bids met the requirements outlined in the RFB; and

WHEREAS, after the City's review, the City wishes to award the bid to the contractor who best met the needs of the City as outlined in the requirements in the RFB; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II.:

1. That MSCI Builds is awarded the bid for the following project: Windsor Park Improvements.
2. That the bid tabulations and map are attached as Attachment "A".
3. That the City Manager is authorized to sign any and all documents necessary to enter into a contract or agreement with MSCI Builds that coincides with their bid, including signing a contract or agreement itself.
4. That the Mayor is authorized to sign this Resolution.

The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order, or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate, independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 7th day of October 2026.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 7th day of October 2026.

WEST HAVEN CITY

Mayor Rob Vanderwood

ATTEST:

Emily Green, City Recorder

Mayor Rob Vanderwood
Councilmember Carrie Call
Councilmember Kim Dixon

Yes _____	No _____
Yes _____	No _____
Yes _____	No _____

Councilmember Nina Morse
Councilmember Ryan Saunders
Councilmember Ryan Swapp

Yes _____	No _____
Yes _____	No _____
Yes _____	No _____

DRAFT

ATTACHMENT “A”

ATTACHED TO RESOLUTION NO. 40-2026

BID TABULATIONS AND MAP FOR WINDSOR PARK IMPROVEMENTS

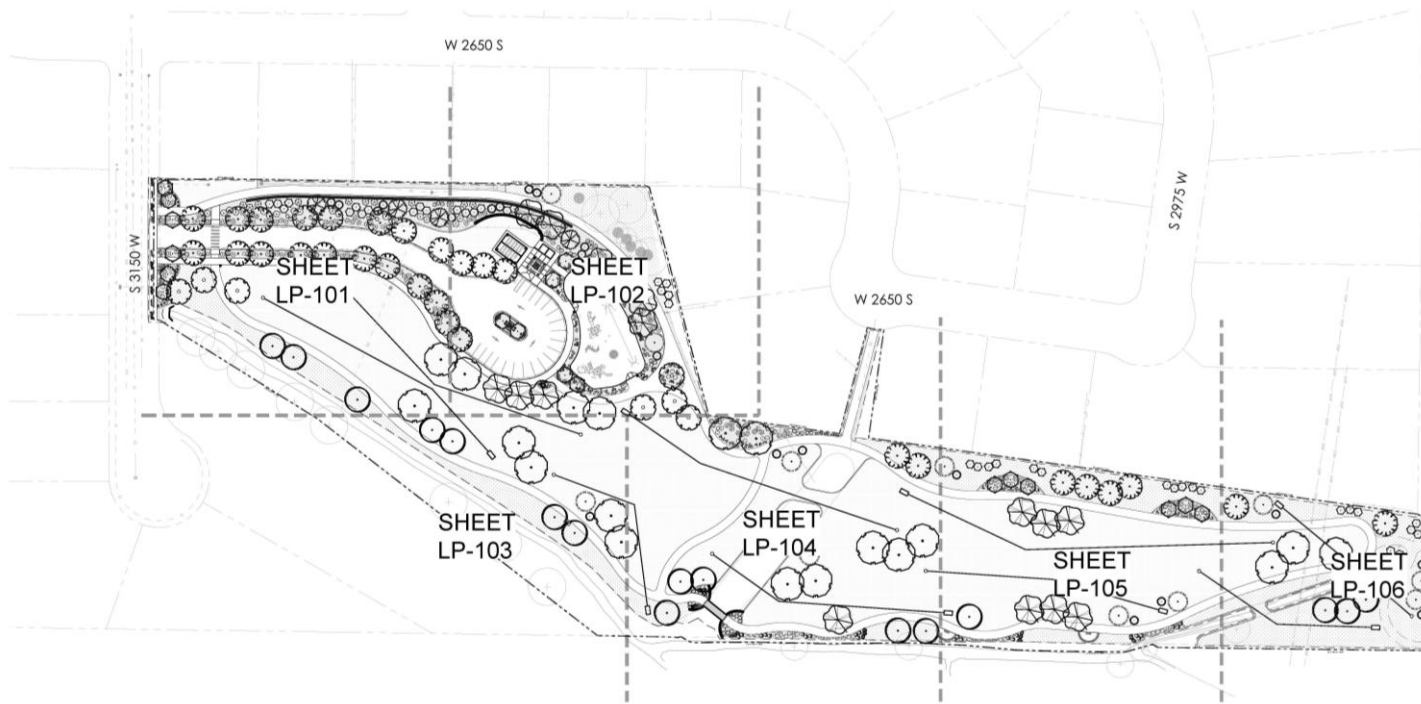
DRAFT

WEST HAVEN CITY
WINDSOR PARK IMPROVEMENTS
Bid Opening Date:
SEPTEMBER 30, 2026 @ 11 AM
4150, 3900 W , West Haven, Utah

BID OPENING (SCHEDULE-A)

CONTRACTOR	ADDENDA	BID BOND	REFERENCE	BID TOTAL
MSCI Builds	X	X	X	\$ 1,446,896.44
CNC Construction	X	X	X	\$ 1,609,232.00
Valley Design & Construction Inc	X	X	X	\$ 1,668,557.00
Strong Excavation & Construction	X	X	X	\$ 1,729,265.49
Sliver Leaf Partners	X	X	X	\$ 1,770,558.00
Yard Masters	X	X	X	\$ 1,858,419.02
Leon Poulsen Construction Co., Inc	X	X	X	\$ 1,892,372.00
Smooth Stone Construction	X	X	X	\$ 1,953,506.00
Marathom Maintenance Inc	X	X	X	\$ 2,050,000.00
Nelson Bros Construction	X	X	X	\$ 2,143,950.28
Landmark Excavating, Inc.	X	X	X	\$ 2,286,005.20
Vancon Inc	X	X	X	\$ 2,322,947.00
Onsite Development Inc	X	X	X	\$ 2,364,828.00
J. Lyne Roberts & Sons, Inc.	X	X	X	\$ 2,511,294.25
Utah West LandScape				\$ 2,547,735.74





C.B.D.
C. BROWN DESIGN INC.
LIVE AND LANDSCAPE ARCHITECTS
878 East Vine Street, Box 18
Provo, Utah 84601
801.373.4848
www.cbdesign.com

■ PREPARED FOR:
PARKS DEPARTMENT
2625 W 3000 S
WEST HAVEN, UTAH 84401
801.430.5517

■ CONSULTANTS:

WINDSOR PARK
2683 S 3150 W
WEST HAVEN CITY, UT 84401

■ REVISIONS:

△	
△	
△	
△	

■ STAMP

■ SHEET TITLE:
**OVERALL
PLANTING PLAN**

■ DATE: 03-06-2026
■ DRAWN BY: BMN, NK
■ CHECKED BY: MKW
■ JOB NO.: U25-032

■ SHEET NO:
LP-001

CONSTRUCTION DOCUMENT BID SET