

ORDINANCE NO. 19-2026

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

Section 1 - Recitals:

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

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

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

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

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

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

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

WHEREAS, upon petition to the West Haven City, after the Planning Commission held a public hearing on October 14, 2026, and made a positive recommendation, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from A-2 to C-2 under the Ordinances of the City; and,

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

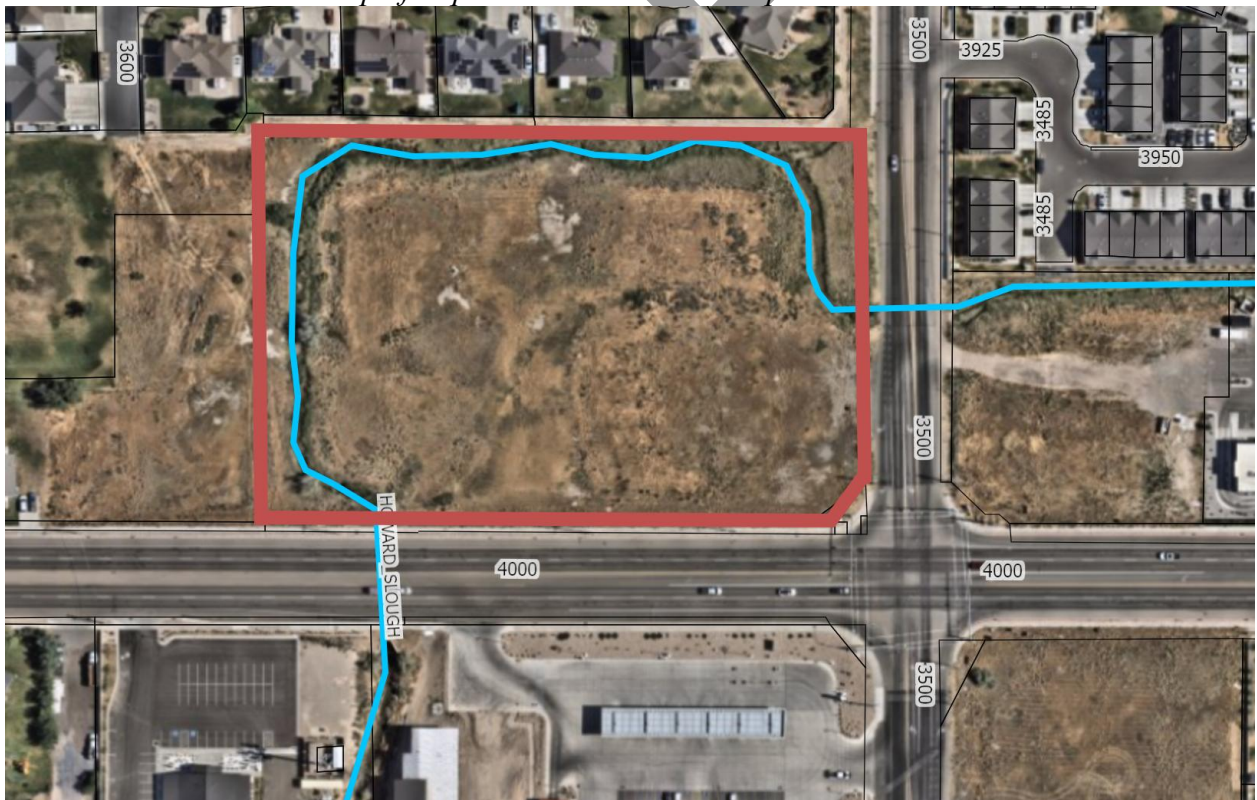
WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare are at issue and require action by the City as noted above;

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

Zoning Changes:

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

Map of requested rezone area and parcels



Owners: YU, KING LONG 58% ETAL
Parcel #080360040

Total Acreage Approx: 4.81 acres

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT NORTH 89D19'02" WEST ALONG THE SECTION LINE 617.00 FEET, AND NORTH 00D40'58" EAST 49.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, RUNNING THENCE NORTH 00D40'58" EAST 2.00 FEET TO THE NORTH LINE OF 4000 SOUTH, THENCE NORTH 00D40'58" EAST 377.49 FEET, THENCE SOUTH 89D17'29" EAST 576.77 FEET; THENCE SOUTH 89D20'54" EAST 40.00 FEET, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE ALONG SAID EAST LINE SOUTH 00D39'06" WEST 379.53 FEET, THENCE NORTH 89D17'29" WEST 616.97 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: PARCEL OF LAND IN FEE FOR THE CONSTRUCTION IMPROVEMENTS AND WIDENING OF STATE ROUTE 37 KNOWN AS 4000 SOUTH STREET, PROJECT NUMBER S-0037(3)12, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND RECORDED AS ENTRY 1574074 BOOK 1956, PAGE 1273 AT WEBER COUNTY RECORDER'S OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89D06'53" WEST 45.21 FEET ALONG THE CENTERLINE OF SAID STATE ROUTE 37 AND NORTH 00D53'07" EAST 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89D06'53" WEST 10.00 FEET, THENCE NORTH 00D53'07" EAST 10.00 FEET, THENCE SOUTH 89D06'53" EAST 10.00 FEET, THENCE SOUTH 00D53'07" WEST 10.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL DESCRIBES 100 SQUARE FEET MORE OR LESS. BASIS OF BEARINGS: WEBER COUNTY N A D 27 STATE PLANE COORDINATE SYSTEM (E# 2350199) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION IMPROVEMENTS AND WIDENING OF STATE ROUTE 37 KNOWN AS 4000 SOUTH STREET, PROJECT NUMBERS-0037(3)12, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND RECORDED AS ENTRY 1574074 BOOK 1956, PAGE 1273 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89D06'53" WEST 33.15 FEET ALONG THE CENTERLINE OF SAID STATE ROUTE 37 AND NORTH 00D53'07" EAST 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89D06'53" WEST 2.06 FEET; THENCE NORTH 00D53'07" EAST 15.00 FEET, THENCE SOUTH 89D06'53" EAST 2.00 FEET,

THENCE SOUTH 00D39'06" WEST 15.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL DESCRIBES 30 SQUARE FEET, MORE OR LESS. BASIS OF BEARINGS: WEBER COUNTY N A D 27 STATE PLANE COORDINATE SYSTEM. (E# 2350202) LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37, KNOWN AS PROJECT F-0037(12)10, SITUATE IN THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 37 AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 617.00 FEET NORTH 89D19'02" WEST ALONG THE SECTION LINE AND 42.70 FEET (NOTE: DEED=49.42 FEET) NORTH 0D40'58" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 4, AND RUNNING THENCE NORTH 0D40'58" EAST 9.45 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 50.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF STATE ROUTE 37 OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 1091+99.53 AND RUNNING THENCE PARALLEL AND CONCENTRIC WITH SAID CONTROL LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 89D26'32" EAST 109.97 FEET (2) EASTERLY 29.11 FEET ALONG THE ARC OF SAID 9360.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89D31'53" EAST FOR A DISTANCE OF 29.11 FEET) TO A POINT OPPOSITE ENGINEER STATION 1093+38.77 (3) SOUTH 89D37'14" EAST 408.23 FEET THENCE NORTH 45D36'11" EAST 51.89 FEET TO A POINT WHICH IS 48.12 FEET RADially DISTANT WESTERLY FROM THE CONTROL LINE OF 3500 WEST STREET OF SAID PROJECT AT ENGINEER STATION 104+39.00, THENCE SOUTH 89D20'53" EAST 33.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT THENCE SOUTH 0D39'07" WEST 51.42 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) NORTH 89D04'00" WEST 33.00 FEET (2) NORTH 0D53'07" EAST 15.00 FEET (3) NORTH 89D06'53" WEST 2.00 FEET (4) SOUTH 0D53'07" WEST 15.00 FEET (5) NORTH 89D04'00" WEST 10.01 FEET (6) NORTH 0D53'07" EAST 10.00 FEET (7) NORTH 89D06'53" WEST 10.00 FEET (8) SOUTH 0D53'07" WEST 10.00 FEET (9) NORTH 89D04'00" WEST 561.97 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9202 SQUARE FEET OR 0.211 ACRE. (NOTE: ROTATE ABOVE BEARINGS 0D22'46" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS) (E# 2772224) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

2. The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawings prior to final site plan approval.
3. The site will need to receive an official notice of UDOT approval of the plan set and access point.

Section 2 - Repealer of Conflicting Enactments:

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

Section 3 - Prior Ordinances and Resolutions:

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

Section 4 - Savings Clause:

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

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 21st day of October 2026 and after publication or posting as required by law.

DATED 21st day of October 2026.

WEST HAVEN, a municipal corporation

by: _____
Mayor Rob Vanderwood

Attested and recorded

Emily Green
City Recorder

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

DRAFT

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 19-2026, entitled “**AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM A-1 AND R-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.**” adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on October 21, 2026 which appears of record in my office, with the date of posting or publication being October 21, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 21st day of October 2026.

Emily Green
City Recorder