ORDINANCE NO. 20-2026

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH, REZONING CERTAIN PROPERTY WITHIN THE CITY FROM C-1 TO C-2, AMENDING THE ZONING MAP OF THE CITY; AND APPROVING THE PROVIDED CONCEPT PLAN; 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, the Planning Commission held a public hearing on October 28, 2026, and made a recommendation of denial; and

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WHEREAS, the City Council determines it to be in the best interest of the City to change the existing zone of particular properties from C-1 to C-2 under the Ordinances of the City; and

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

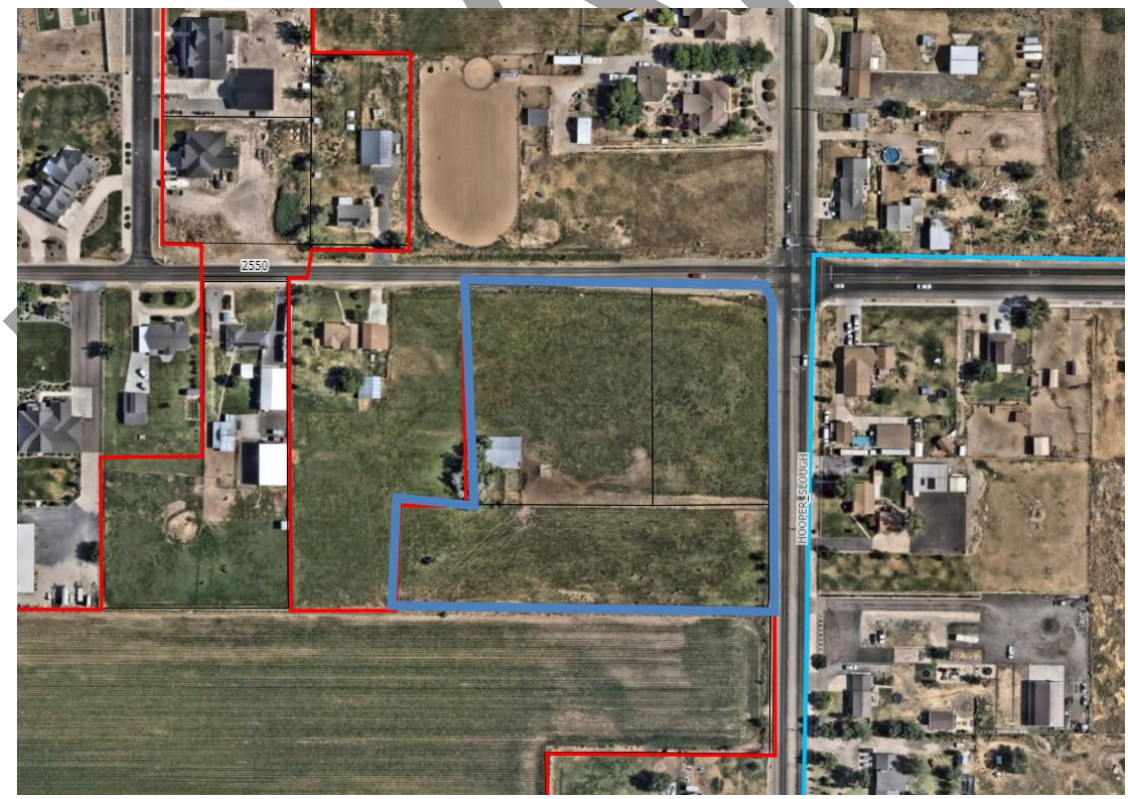
WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare are at issue and require action by the City as noted above;

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 **C-1 to C-2,** and the Zoning Map is amended as such.

Map of requested rezone area and parcels



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Owners: OGDEN CLINIC PROFESSIONAL CORPORATION
Parcel #150880019

Total Acreage Approx: 2.29 Acres

LEGAL DESCRIPTION: A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT WEST ALONG THE SECTION LINE ANDCENTERLINE OF 2550 SOUTH STREET 183.00 FEET FROM THE NORTHEASTCORNER OF SAID NORTHEAST QUARTER SECTION 33; AND RUNNINGTHENCE SOUTH 340.00 FEET; THENCE WEST 300.00 FEET; THENCENORTH 340.00 TO SECTION LINE; THENCE EAST 300.00 FEET TO THEPOINT OF BEGINNING. EXCEPTING THE NORTH 33.00 FEET THEREOF LYING IN THE ROAD. CONTAINING 2.34 ACRES. LESS & EXCEPTING:PARCEL OF LAND IN FEE, BEING PART OF ANENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OFSECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE ANDMERIDIAN, INCIDENT TO THE CONSTRUCTION OF 2550 SOUTH STREET,WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO.LG_WC_2550S_WFRC-51. THE BOUNDARIES OF SAID PARCEL OF LAND AREDESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF ANEASTERLY LINE OF THE GRANTOR'S PROPERTY AND THE SOUTHERLYRIGHT OF WAY LINE OF 2550 SOUTH STREET, SAID POINT BEING 62.05FEET NORTH 89D07'42" WEST ALONG THE NORTH LINE OF SAIDSECTION, AND 33.00 FEET SOUTH FROM THE NORTHEAST CORNER OFSAID SECTION 33; AND RUNNING THENCE SOUTH 00D52'12" WEST 7.00FEET ALONG SAID EASTERLY LINE TO A POINT 40 FEETPERPENDICULARLY DISTANT SOUTHERLY OF THE NORTH LINE OF SAIDSECTION 33; THENCE NORTH 89D07'42" WEST PARALLEL TO SAID NORTHLINE 421.49 FEET TO THE WESTERLY LINE OF THE GRANTOR'SPROPERTY; THENCE NORTH 00D55'31" EAST 7.00 FEET ALONG SAIDWESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTHSTREET BEING 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY OFTHE NORTH LINE OF SAID SECTION; THENCE SOUTH 89D07'42" EAST421.49 FEET PARALLEL TO SAID NORTH LINE TO THE POINT OFBEGINNING. TOGETHER WITH ANY PORTION OF THE GRANTOR'S PROPERTY LYINGWITHIN 2550 SOUTH STREET, WITHIN 33 FEET OF THE NORTH LINE OFSAID SECTION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS2,952 SQUARE FEET OR 0.068 ACRES. (E# 3315435) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

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Owners: OGDEN CLINIC PROFESSIONAL CORPORATION
Parcel #150880038

Total Acreage Approx: 1.35 Acres

LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY:BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION,RUNNING THENCE WEST 183 FEET, THENCE SOUTH 340 FEET, THENCEEAST 183 FEET, THENCE NORTH 340 FEET TO POINT OF BEGINNING.CONTAINING 1.42 ACRES MORE OR LESS. EXCEPTING THEREFROM PORTIONS WITHIN THE BOUNDARIES OF THECOUNTY ROAD ON THE EAST AND NORTH. ALSO EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENINGOF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF ANANTIRE TRACT SITUATE IN THE NORTHEAST 1/4 NORTHEAST 1/4 OFSECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE &MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBEDAS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTINGWESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THEEXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET,WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTINGWESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OFSAID ENTIRE TRACT THENCE WEST 7.00 FEET ALONG SAID SOUTHERLYBOUNDARY LINE TO A POINT 40.00 FEET PERPENDIUCLARLY DISTANTWESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WESTSTREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88 THENCENORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINETO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUSOF 16.50 FEET, THENCE NORTHEWESTERLY ALONG THE ARC OF SAIDCURVE 25.93 FEET, CHORD BEARS NORTH 45D01'28" WEST 23.34 FEETTHENCE SOUTH 89D57'25" WEST 5.00 FEET, THENCE NORTH 00D02'56"WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINETHENCE EAST 28.52 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OFWAY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCELCONTAINS 3410 SQUARE FEET IN AREA OR 0.078 ACRE. (NOTE: ROTATEABOVE BEARINGS 0D55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS)(E# 2742065) LESS & EXCEPTING: PARCEL OF LAND IN FEE, BEING

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PART OF ANENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OFSECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE ANDMERIDIAN, INCIDENT TO THE CONSTRUCTION OF 2550 SOUTH STREET,WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO.LG_WC_2550S_WFRC-51. THE BOUNDARIES OF SAID PARCEL OF LAND AREDESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF ANEASTERLY LINE OF THE GRANTOR'S PROPERTY AND THE SOUTHERLYRIGHT OF WAY LINE OF 2550 SOUTH STREET, SAID POINT BEING 62.05FEET NORTH 89D07'42" WEST ALONG THE NORTH LINE OF SAIDSECTION, AND 33.00 FEET SOUTH FROM THE NORTHEAST CORNER OFSAID SECTION 33; AND RUNNING THENCE SOUTH 00D52'12" WEST 7.00FEET ALONG SAID EASTERLY LINE TO A POINT 40 FEETPERPENDICULARLY DISTANT SOUTHERLY OF THE NORTH LINE OF SAIDSECTION 33; THENCE NORTH 89D07'42" WEST PARALLEL TO SAID NORTHLINE 421.49 FEET TO THE WESTERLY LINE OF THE GRANTOR'SPROPERTY; THENCE NORTH 00D55'31" EAST 7.00 FEET ALONG SAIDWESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTHSTREET BEING 33.00 FEET PERPENDICULARLY DISTANT SOUTHERLY OFTHE NORTH LINE OF SAID SECTION; THENCE SOUTH 89D07'42" EAST421.49 FEET PARALLEL TO SAID NORTH LINE TO THE POINT OFBEGINNING. TOGETHER WITH ANY PORTION OF THE GRANTOR'S PROPERTY LYINGWITHIN 2550 SOUTH STREET, WITHIN 33 FEET OF THE NORTH LINE OFSAID SECTION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS2,952 SQUARE FEET OR 0.068 ACRES. (E# 3315435) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Owners: OGDEN CLINIC PROFESSIONAL CORPORATION
Parcel #150880037

Total Acreage Approx: 1.98 Acres

LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT APOINT SOUTH ALONG THE SECTION LINE 340 FEET FROM THE NORTHEASTCORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH ALONG SAIDLINE 150 FEET; THENCE WEST 580.80 FEET; THENCE NORTH 150.00FEET; THENCE EAST 580.80 FEET TO THE POINT OF BEGINNING. EXCEPTING THE EAST 33 FEET THEREOF LYING IN THE ROAD.CONTAINING

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2.0 ACRES. ALSO EXCEPTING: A PARCEL OF LAND IN FEE FOR THE WIDENINGOF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF ANENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 NORTHEAST 1/4 OFSECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE &MERIDIAN, THE BOUNDARIES OF SAID PARCELS OF LAND ARE DESCRIBEDAS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTINGWESTERLY RIGHT OF WAY LINE OF SAID 3500 WEST STREET AND THEEXISTING SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET,WHICH POINT IS 33.00 FEET SOUTH ALONG THE SECTION LINE AND33.00 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 33AND RUNNING THENCE SOUTH 457.00 FEET ALONG SAID EXISTINGWESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OFSAID ENTIRE TRACT THENCE WEST 7.00 FEET ALONG SAID SOUTHERLYBOUNDARY LINE TO A POINT 40.00 FEET PERPENDIUCLARLY DISTANTWESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WESTSTREET, OPPOSITE APPROXIMATE ENGINEERS STATION 84+72.88 THENCENORTH 433.45 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINETO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUSOF 16.50 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAIDCURVE 25.93 FEET, CHORD BEARS NORTH 45D01'28" WEST 23.34 FEETTHENCE SOUTH 89D57'25" WEST 5.00 FEET, THENCE NORTH 00D02'56"WEST 7.05 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINETHENCE EAST 28.52 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OFWAY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCELCONTAINS 3410 SQUARE FEET IN AREA OR 0.078 ACRE. (NOTE: ROTATEABOVE BEARINGS 0D55'08" CLOCKWISE TO EQUAL PROJECT BEARINGS)(E# 2742065) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Owners: OGDEN CLINIC PROFESSIONAL CORPORATION
Parcel #150880050

Total Acreage Approx: 0.07 Acres

LEGAL DESCRIPTION: PART OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT SOUTH ALONG THE SECTION LINE 490 FEETFROM THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEINGTHE SOUTHEAST CORNER OF PARCEL 15-088-0037; AND RUNNING THENCESOUTH 5 FEET TO THE NORTHEAST CORNER OF PARCEL 15-088-

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0036;THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 15-088-0035,THENCE WEST 580.85 FEET; THENCE NORTH 5 FEET TO THE SOUTHWESTCORNER OF PARCEL 15-088-0037; THENCE EAST 580.80 FEET THE THEPOINT OF BEGINNING. LESS AND EXCEPTING: THEREFROM THAT PORTION WITHIN 3500WEST STREET. E# 3056598 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

2. The proposed concept plan has been adopted as part of this rezone petition in accordance with **§ 157.709.** Before any development occurs, the property owner must submit a complete site plan that complies with West Haven standards. Development of the site shall materially follow the proposals outlined in the adopted plan.

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 day fourth day of November 2026 and after publication or posting as required by law.

DATED 4th day of November 2026.

WEST HAVEN, a municipal corporation

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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 _____

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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. 20-2026, entitled **"AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM C-1 TO C-2, AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE."** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on November 4, 2026 which appears of record in my office, with the date of posting or publication being November 4, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 4th day of **November** 2026.

_____
Emily Green
City Recorder

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ATTACHMENT A
CONCEPT PLAN

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© CARPENTER STRINGHAM ARCHITECTS, LLC 2026

SITE PHASING LEGEND

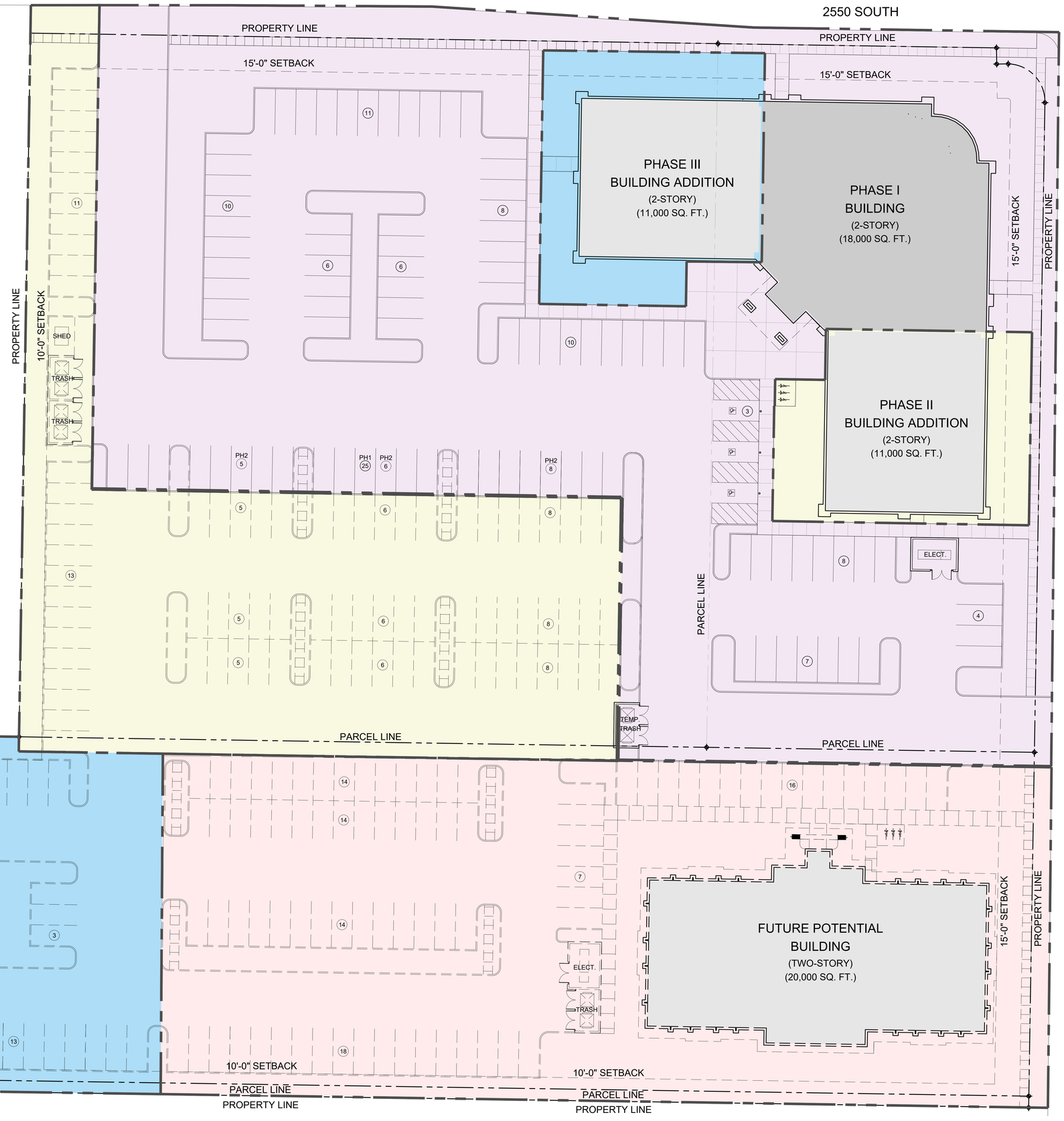
PHASE 1
DEVELOPED AREA: 1.91 ACRES (83,230 SQ. FT.)
BUILDING AREA: 18,000 SQ. FT. | R.O.W. AREA: 6,660 SQ. FT.
PARKING: 98 STALLS (5.4 PER 1,000 SQ. FT.)

PHASE 2
DEVELOPED AREA: 2.95 ACRES (128,540 SQ. FT.)
BUILDING AREA: 29,000 SQ. FT. | R.O.W. AREA: 7,030 SQ. FT.
PARKING: 173 STALLS (5.9 PER 1,000 SQ. FT.)

PHASE 3
DEVELOPED AREA: 3.75 ACRES (163,211 SQ. FT.)
BUILDING AREA: 40,000 SQ. FT. | R.O.W. AREA: 7,030 SQ. FT.
PARKING: 208 STALLS (5.2 PER 1,000 SQ. FT.)

PHASE 4 (POTENTIALLY SOLD)
DEVELOPED AREA: 1.29 ACRES (56,236 SQ. FT.)
BUILDING AREA: 20,000 SQ. FT. | R.O.W. AREA: 1,200 SQ. FT.
PARKING: 83 STALLS (4.2 PER 1,000 SQ. FT.)

NOTE: FIGURES FOR PHASES 1-3 ARE RUNNING TOTALS



A ARCHITECTURAL SITE PLAN - PHASED PLAN

SCALE: NOT TO SCALE

NORTH

CARPENTER STRINGHAM ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
9133 S MONROE PLAZA WAY SUITE D
SANDY UT 84070
TEL: 801.890.1092
www.carpenterstringham.com

A NEW MEDICAL CLINIC FOR:

OGDEN CLINIC
WEST HAVEN
3535 WEST 2550 SOUTH WEST HAVEN, UTAH 84401

SHEET TITLE
Site Plan

REVISIONS

PROJECT:	26-004.01
DATE:	September 2026
SCALE:	As Shown
DRAWN BY:	sj
CHECKED:	ppm

SHEET
A001

Z:\Projects\26-004.01 Ogden Clinic - West Haven\CD\sA001.dwg, September 15, 2026 - 5:06 PM