ORDINANCE NO. 22-2026

AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, AMENDING THE ZONING MAP OF THE CITY; AND APPROVAL OF 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, a public notice was given, and the Planning Commission held a public hearing on October 14, 2026, and made a recommendation of denial to the City Council on October 28, 2026; and

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WHEREAS, the City Council finds that R-3 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 **M-1 to R-3,** and the Zoning Map is amended to indicate:

Owners: ELB PROPERTIES LC
Parcel #: 080060075

Total Acreage Approx: 7.05 acres

LEGAL DESCRIPTION

PART OF THE SOUTH HALF NORTHEAST QUARTER OF SECTION 2,TOWNSHIP 5 NORTH, RANGE 2 WEST, STALT LAKE BASE AND MERIDIAN,U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAIDNORTHEAST QUARTER AND RUNNING NORTH 450.00 FEET ALONG THEQUARTER SECTION LINE, THENCE EAST 1060 FEET MORE OR LESS TOTHE WEST LINE OF THE RIO GRANDE WESTERN RAILWAY RIGHT OF WAYTHENCE SOUTHWESTERLY ALONG SAID WEST LINE TO A POINT 85 FEETNORTHEASTERLY FROM THE QUARTER SECTION LINE, THENCENORTHWESTERLY 100 FEET THENCE SOUTHWESTERLY 160 FEET, TO THEQUARTER SECTION LINE, THENCE WEST 680 FEET MORE OR LESS ALONGSAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY ACROSS THE WEST 16.5 FEETTHEREOF. CONTAINING 9.12 ACRES, M/L. EXCEPT: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTEROF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKEMERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEASTQUARTER AND RUNNING THENCE NORTH 00D36'14" EAST 20.00 FEET,THENCE SOUTH 89D56'44" EAST 574.04 FEET, THENCE NORTH35D41'55" EAST 329.71 FEET, THENCE SOUTH 54D02'56" EAST 165.16FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERNRAILWAY, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 34D21'30"WEST 150.06 FEET, THENCE LEAVING SAID RIGHT OF WAY NORTH54D02'56" WEST 98.67 FEET, THENCE SOUTH 35D41'55" WEST 153.81FEET, THENCE NORTH 89D56'44" WEST 646.03 FEET TO THE POINT OFBEGINNING. (E# 2543791) LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OFSECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST,

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OF THE SALT LAKEBASE & MERIDIAN, BEGINNING AT THE INTERSECTION OF THE GRANTORSNORTH PROPERTY LINE AND THE WESTERLY RIGHT OF WAY LINE OF RIOGRANDE WESTERN RAILWAY BEING LOCATED NORTH 00D36'14" EAST450.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER ANDSOUTH 89D56'46" EAST 1072.49 FEET FROM THE SOUTHWEST CORNER OFSAID NORTHEAST QUARTER RUNNING THENCE ALONG SAID RIGHT OF WAYLINE SOUTH 34D21'30" WEST 313.43 FEET THENCE NORTH 54D02'56"WEST 165.16 FEET, THENCE NORTH 35D41'55" EAST 199.44 FEET, THENCE SOUTH 89D56'46" EAST 194.21 FEET TO THE POINT OFBEGINNING.

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 4th day of November 2026 and after publication or posting as required by law.

DATED 4th day of November 2026.

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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 _____

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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. 22-2026, entitled **"AN ORDINANCE OF THE CITY OF WEST HAVEN, UTAH REZONING CERTAIN PROPERTY WITHIN THE CITY FROM M-1 TO R-3, 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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ROAD CONNECTION TO MIDLAND DRIVE

FUTURE DEVELOPMENT

STUB ROAD FOR FUTURE CONNECTION

PROPOSED TRAIL CONNECTION

PROPOSED TRAIL

OPEN SPACE & DETENTION

OPEN SPACE

28.0

45.0

5 STALLS

1 STALL

37' PRIVATE ROW

56' PUBLIC ROW

OPEN SPACE & DETENTION

OPEN SPACE

9 STALLS

37' PRIVATE ROW

PROPOSED ACCESS FOR TAYLOR WEST WEBER IMPROVEMENT DISTRICT

3 STALLS

OPEN SPACE

PROPOSED TRAIL CONNECTION

EXISTING TRAIL

APPROXIMATE SLOPE = 6%

28.0'

R28.0'

EMERGENCY ACCESS WITH CRASH GATE COORDINATE WITH FIRE MARSHAL AND UDOT

PROJECT ACCESS COORDINATE WITH UDOT

SIDEWALK WEST TO MAVERIK

257

HINKLEY DRIVE

EXISTING ACCESS

C:\Users\vtich\EDM Partners Dropbox\Projects\CW Urban Misc\WestHaven\Conceptual Site Plan 9.dwg

EDM Partners

2815 E 3300 S, Salt Lake City, UT 84109

(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 40'

0 20 40 80 120

DEVELOPER:

COLE WEST

NOTES:

STATISTICS:

TOTAL AREA	7.17 ACRES
LOTS	72
DENSITY	10.0 DU/AC

DISCLAIMER:

ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

West Haven Hinkley

Conceptual Site Plan

PROJECT:

DRAWN BY: NMM

REVIEWED BY: PMD

REVISIONS:

No.	DATE	REMARKS

DATE: August 24, 2026

SHEET NUMBER: C-1