



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

January 22, 2025 6:00 P.M.

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

Present:	
Becky Roundy Andrew Reyna Melinda Stimpson Jeff Reed Russell Galt George LaMar Stephen Nelson Robyn VanCampen Amy Hugie	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Community Development Director Deputy Recorder City Attorney
Absent/Excused	
Dustin Hepworth	Commission member

5:30 Work Session – In City Council Chambers

The Work Session began at 5:33 pm. Stephen Nelson reviewed the presentation outlining the goals for the Planning Commission in 2025. Commission members requested more training on Conditional Use Permits and when they are needed as well as other Planning Commission processes.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:03 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Reed
 - b. **PRAYER/MOMENT OF SILENCE** Commission Member Galt
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 01/08/2025

*Commission member Reed stated that the Attendee's list on the Minutes reflected him as Commission Reed and needs to be corrected to Commission member Reed.

*Commission Galt stated that he is reflecting as an Attendee and an Excused member and needs to be removed from the Attendee list.

*Commission LaMar requested that the last sentence on agenda item #4 be changed from 200 square feet to 200 feet.

Commission member Reed made a motion to approve the notes from the last planning commission. **Commission member Reyna** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth
4. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations

**Stephen reported that there was nothing to report on regarding anything that was recommended to the City Council by the Planning Commission, but they did have a couple of contracts that were on the agenda. One of the contracts was Landmark Design who will be helping us with longer range planning and G Brown Design will be doing landscaping design and also do planning. Both contracts were proved.*

5. DISCUSSION AND ACTION - FOR A CONDITIONAL USE PERMIT AND PRELIMINARY SITE PLAN FOR COMMERCIAL SUPPLY WAREHOUSE LOCATED AT APPROXIMATELY 2160 W 2100 S PARCEL #157790001. (APPLICANT BEN PROBST/CASCADE HOLDINGS, LLC; AGENT IS FERNANDO PEREZ)

**Ben Probst/Applicant was present via Zoom.*

**Stephen presented a brief summary of the Staff report that was provided in the packet. The applicant is asking for a special consideration. Along the frontage, 15% of the material has to be the what our materials listed calls, "Upgraded Architectural Features". The applicant has requested that the commission consider the stone and the two canopies as the upgrade architectural features the applicant will need to ensure that it is 15% of the facade. The reason it would be a special consideration is because the stone work that they plan to use is not specifically on the list for upgraded architectural features. There is currently no room for stacking of vehicles under the east gate, which is listed in the engineer comments. The big concerns are Storm Water and the off- and on-site traffic circulation. Stephen recommended that the gate be moved back because if a truck were to come up then it would be in the right of way.*

**Mr. Probst made a suggestion what if he added a small gable-type portico using timbers and integrated that as part of the exterior per entrances to break up the square flat surface of the front. Mr. Probst was concerned on the trucks going from east to west of the yard instead of just having a particular area on one side. He proposed that they take the design on the east side where the strips, the extension, and the gate be put further in and match that on the west so you have a pocket of 25 to 30 feet.*

**Vice-Chairman Reyna wanted to clarify the concern with the gate it will stack up on the street.*

Commission member Reed asked Mr. Probst if he would be willing to make the gate a one-way entry and exit so that you can only come out of the gate on the west side so that the stacking would be on the east side.

Commission member Reed made motion to a grant preliminary site plan and conditional use permit approval for Cascade Holding, LLC parcel 157790001, in West Haven, subject to the conditions recommended by staff in the staff report. Vice-Chairman Reyna seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

6. DISCUSSION AND ACTION - FOR A CONDITIONAL USE PERMIT AND PRELIMINARY SITE PLAN FOR HEAVY EQUIPMENT SALES AND SERVICE LOCATED AT APPROXIMATELY 1911 W 2100 S PARCEL #15-788-0001, 15-788-0002, AND 15-788-0003. (APPLICANT STEVE DEWALD/RDO EQUIPMENT CO; AGENT IS GENNEVA BLANCHARD)

**Amy present to the Commission members and gave a brief staff report summary of staff recommendations. Amy advised that Ed/City Engineer was not concerned about the drainage on this particular property.*

**Commission member Stimpson had a concern is coming off 2200 S is how small the road is and the heavy equipment.*

**Agent Genneva Blanchard advised the commission that they are making road improvements to widen 2200 S on their side to make it the 60'/66' right of way (curb, gutter, sidewalk, and extension of asphalt). The actual entrance from 1900 W onto 2200 S will be improved as well. That will be the employee entrance. She also advised the commission members that they will be creating their own drainage system to avoid any*

drainage issues. She also advised that they would be happy to address signage for employee and public entrances.

**Chris Schmidts indicated that 2200 S is currently under engineer review.*

**Commission member Galt was concerned about a possible drainage issue on this site.*

**Commission member Reed commented that the dedicated delivery access be made off of 2200 S as part of the staff report recommendations.*

Vice-Chairman Reyna made a motion to grant preliminary approval of the commercial site plan and conditional use permit for RDO, located at approximately 1971 W 2100 S West Haven Parcels # 157880003, subject to the conditions recommended by staff in the staff report.
Commission member Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

7. **DISCUSSION AND ACTION – ON A SUBDIVISION AMENDMENT FOR GOODWIN ACRES LOCATED AT APPROXIMATELY 2219 W 1800 S PARCEL #15-344-0001. (APPLICANT CURTIS GOODWIN; AGENT IS JIM FLINT)**

**Amy presented the brief staff report to the Commission members. Amy wanted to note to the commission that if they come in to put a house on lot 1B the accessory building has to be behind the front plain of the house.*

**Curtis Goodwin/Applicant and Jim Flint/Agent are present.*

**Jim Flint/Agent just confirmed that it was splitting a lot from 1 to 2 (1a & 1b)*

**Mr. Goodwin stated he would be building a single level for his parents.*

Commission member Stimpson made a motion to grant approval for Goodwin Acres Subdivision First Amendment. Vice-Chairman Reyna seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

8. **ADJOURNMENT**

Commission member Galt made a motion to adjourn. Commission member Reed seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED – Commission member Hepworth

Robyn Van Campen

Deputy City Recorder

Date Approve: 02/12/2025