



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 11, 2025 6:00 P.M.

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

Present:	
Jeff Reed Andrew Reyna Melinda Stimpson Russell Galt George LaMar Linda Smith Jennifer Streker Stephen Nelson Robyn VanCampen	Chairman Vice-Chairman via Zoom Commission member Commission member Commission member Commission member Commission member Community Development Director Deputy Recorder
Absent/Excused	

5:15 pm Work Session – In City Council Chambers

- DISCUSSION** – On the subdivision and development review process, continued from the May 28, 2025, meeting.

The Work Session began at 5:15 pm. Stephen Nelson continued the Subdivision and Development Review Process from the prior meeting held on 05/28/2025.

6:00 Regular Planning Commission Meeting

- DISCUSSION AND ACTION** - On Appointment of Planning Commission Chair(s)

**Commission member Stimpson opened the discussion on the possible nominations for Chairman. She also commented that she recused herself from being nominated due to outside obligations.*

Commission member Galt made a motion to nominate Commission member Reed for Chairman. Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

- MEETING CALLED TO ORDER:** Chairman Reed at 6:05 pm
- OPENING CEREMONIES**
 - PLEDGE OF ALLEGIANCE** Commission member Galt
 - PRAYER/MOMENT OF SILENCE** Commission member Reed
- ACTION ON MINUTES** – Approve minutes for the Meeting of 05/14/2025

**Commission member Galt stated that on item #5, it was noted that Commission member Galt and Commission member LaMar were Absent/Excused; however, they should have been listed as "NAYS".*

Commission member Stimpson made a motion to approve the minutes from the meeting May 28, 2025 with the amendments suggested. **Commission member Galt** seconded the motion.

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

NAYS –
ABSENT/EXCUSED –

5. **DISCUSSION AND ACTION – For a Preliminary and Final Site Plan approval for Shed Sales and Rentals located at 1924 Midland Dr Parcel #150940047 (Applicant: Old Hickory Sheds/Agent Colton Bain.**

**Stephen advised the commission that the applicant would like to open a dealership for Shed Dealership. They would like the option to rent out other sections of the building. He recommends to the commission that it only be considered for the Shed Dealership, and is concerned about the current layout and parking. All departments have reviewed the site plan and confirmed that they must show clear and unobstructed, and safe access from the egress of the site. When the applicant was in front of the commission, prior staff directed the applicant to get a conditional access permit from UDOT and which has been received. Staff are concerned about the parking and ADA parking.*

**Colton Bain/Agent was present and was very open to adjusting the parking to accommodate the staff's and commission members' concerns.*

Staff's Recommendations for Considerations are:

- The site plan must show clear, unobstructed, and safe access from the ingress, through the site, and to/from parking spaces.*
- Minimum aisle widths of 24 feet must be maintained behind parking spaces for parallel spaces and two-way circulation.*
- One-way circulation would require angled parking spaces, and the drive aisles could be reduced.*
- Indicating fixed parking spaces, as shown, does not allow for flexibility in the placement of sheds.*
- 16-foot-wide drive aisles are insufficient for fire apparatus access; Weber fire must review for access.*
- Staff request additional information on how the applicant will handle deliveries; again, those central spaces complicate this; the City is willing to defer vehicle path analysis based on their response.*
- The proposed six parking spaces in the middle of the site are mostly a cause of concern with respect to safe and operational traffic circulation. It also introduces potential pedestrian traffic into what could be an operationally busy section of the site. Absent or possible relocation of those spaces, operational and practical considerations would provide adequate access around the site.*
- Parking Stalls are required to be 180 square feet, with a minimum 9-foot width. So, spaces must be either 9 ft x 20 ft or 10 ft x 18 ft. The applicant has stated they would comply with this standard in an email to staff.*
- A total of 7 spaces would be required, including one ADA Van stall. If a single ADA accessible parking stall is to be installed, it must be designed as "van accessible." This requires a minimum width of eleven (11') feet with a 5-foot access aisle. The applicant has stated that they will comply in an email to staff.*
- Parking stalls will need to be striped.*
- Staff would recommend that the six parking spaces be moved to the west boundary to not to conflict with traffic circulation.*
- The frontage landscape width meets West Haven Standards of 15'.*
- There is no secondary water on this site.*

- *The front landscape area is mostly grass and weeds, with a couple of shrubs and bushes.*
- *The Planning Commission should consider the site's current limitations and existing conditions. The landscaping should be maintained, and weeds removed at a minimum.*
- *Because the building is not new, no façade updates are required.*

Commission member Galt made a motion to grant Preliminary and Final Site Plan approval of the industrial site plan for Old Hickory Sheds, Parcel #150940047, subject to the following conditions applicant needs to update the site plan to address the comments and recommendations within the staff report regarding parking and site access layout. Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

6. PUBLIC HEARING – To review and make a recommendation on an update to the City Zoning Map.

Stephen advised that West Haven has adopted a zoning map, and over the last few years, the city has worked to correct errors and oversights that have not been included in the map. The map displayed in the packet is a new map that reflects the corrections and also incorporates all the zoning changes since 2003 that haven't been included updated online nor the PDF version. Staff wants to ratify the current zoning map with the new zoning map in the packet. There are a couple of process changes, one of them being that instead of this being a map that is updated periodically, this map will be updated automatically as zone changes are approved. All adopted rezones enacted by the West Haven City Council that have occurred before the date of this ordinance shall also be reflected on this zoning map. They would also like to open up the GIS map to the public and the commission.

The proposed map does not reflect the recent Isom zone change, ORDINANCE 03-2025, approved on May 5, 2025, which needs to be updated before final approval by the City Council. Staff has asked GE Civil to make the update and provide the updated map.

Commission member Stimpson made a motion to enter into public hearing to review and make a recommendation to update the City Zoning Map. Commission member Smith seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

Commission member Galt made a motion to end public hearing. Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

7. **DISCUSSION AND ACTION ON PUBLIC HEARING** – To review and make a recommendation on an update to the City Zoning Map.

Chairman Reed made a recommendation on the draft of the Ordinance under Section 1 - Recitals, the sixth "WHEREAS" be changed to "WHEREAS, The City" instead of "WHEREAS, City".

Commission member Stimpson made a motion to make a recommendation to update the City Zoning Map. **Vice-Chairman Reyna** seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

8. **DISCUSSION** - On Subdivision and Development Review Process.

Steven advised everything was covered in the Work Session and doesn't need to be continued.

9. **ADJOURNMENT**

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

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

NAYS –

ABSENT/EXCUSED –

Robyn Van Campen

Deputy City Recorder

Date Approved: 06/25/2025