



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 25, 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 Amy Hugie Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member (Left at 7:29 p.m.) Commission member Commission member Commission member (via Zoom) Community Development Director City Attorney (via Zoom) Deputy Recorder
Absent/Excused	

5:15 pm Work Session – In City Council Chambers

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

The Work Session began at 5:20 pm. Stephen Nelson continued the Subdivision and Development Review Process from the prior meeting held on 05/28/2025 and 06/11/2025.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed at 6:02 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member LaMar
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Smith
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 06/11/2025

Commission member Galt made a motion to approve the minutes from the meeting June 11, 2025. 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 –

4. **REPORTS –** Action taken by City Council on Planning Commission.

Stephen reported that City Council approved the Zoning Map. He had made the correction on the Zoning Map adding the Isom Rezone that was approved by the council on 05/07/2025 to the Zoning Map and it was approved with that change. Stephen had also just wanted to mention the Planning Commission that Nilson Homes came in and wanted to present an idea to staff regarding the remaining property in Green Farms that

hasn't been developed (approximately 70 acres). They had proposed an idea of approximately 30 new homes designed for first time homebuyers. Some were against it and some thought it was a good idea so that maybe coming to the Planning Commission for discussion it may not.

5. **DISCUSSION AND ACTION** – For a Preliminary and Site Plan Approval for Riverwalk Sales Office located at approximately 1685 W 1960 S Parcel #158600001 & 158600002 (Applicant Six Star Management, LLC, Agent Dan Mickelson).

Damian presented a summary of this project to the commission. This is for a Sales Office for the Riverwalk Townhome project. Staff has reviewed the application and it was missing the landscaping plan which is required by code. The applicant has informed staff that a landscaping plan was provided prior to the meeting, but staff has not had a chance to review the landscaping plan. Staff has indicated that they are needing updated architectural features on the design of the building as well as some facade breaks, engineering has some comments and corrections. Nothing that would change the site plan drastically. Due to the missing information staff recommends tabling for final site plan approval.

Daniel Mickelson/Agent was present. They have been working on getting the list provided by staff completed. They have only had a few days to work on the list due to the holiday. Mr. Mickelson had a packet of information that was hand delivered to staff at this meeting. The packet included a set of plans and the responses to staff comments. They would like to get approval today and it be approved with conditions if needed. They do not have the electrical site photometric plan they have not been able to obtain in the last couple of days.

Staff Recommendations for approval with conditions are:

1. *A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance.*
2. *Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation.*
3. *The project site plan and civil drawings are updated to address all city staff comments.*
4. *Necessary building permits are obtained prior to the commencement of work.*

Commission member LaMar made a motion to table the review for the final site plan approval for Riverwalk Sales Office project until all the staff comments are resolved and giving them sufficient time to review what has been presented to them tonight. **Commission member Galt** seconded the motion.

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

ABSENT/EXCUSED –

Motion did not carry. Roll vote was taken.

Commission member Stimpson made a motion to approve with staff recommended conditions a motion to grant a Final Site Plan approval for the Riverwalk Sales Office project at 1648 W 1960 S, finding that the design of the proposed site and building are compliant with the governing code when the following conditions are applied. 1. A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance, 2. Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation, 3. The project site plan and civil drawings are updated to address all city staff comments, 4. Necessary building permits are obtained prior to the commencement of work, and the lighting plan is included to staff addressing the night standards City Code with lighting. **Vice-Chairman Reyna** seconded the motion.

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

NAYS – Commission member LaMar

ABSENT/EXCUSED –

6. **DISCUSSION** – On Wall Brothers Preliminary Site Plan (not on for approval) on Parcel #140120018 and 140120017. (Applicant Wall Brothers Construction/ Agent Jacob Wall).

Stephen briefed the commission on the Preliminary Site Plan Discussion stating that staff and the applicant are still working to get this prepared to be brought in front of the commission, however the applicant would like the commission to consider waiving some parking requirements based off a parking study that was provided with their application. The applicant has not provided what the use will be. Based on City Code the applicant would be required to have 75 parking stalls. The applicant has provided a parking study by WCG. Their recommendation was a minimum of 68 parking stalls. Staff would recommend that the landscaping plan be readdressed. Engineering had a few comments would also need to be addressed when they address the other comments.

Jacob Wall/Agent was present – The use would be warehouse/store front/office for Electrical Supplier. They wanted to have a discussion with the commission so that they can get a better idea of what the commission thought about the parking study, they know the plan will change based on that and they didn't want to do all the engineering and architectural work unless they knew it was going to change.

7. **DISCUSSION AND ACTION** – For Final Site Plan approval for Walmart Supercenter located at approximately 4227 S Midland Drive. (Applicant Walmart, Inc.).

Damian present to the commission indicating that this will be a recommendation to the City Council due to the size of the project. There will be a supercenter and a fuel center. In August 2024, the project received a Preliminary Site Plan approval with no conditions. The project was in compliance with City Code at that time. In June 2025, Engineering Department approved the plan set. Staff recommends approval to City Council with the following conditions: 1. UDOT approval is obtained for the access that is purposed on Midland Drive, 2. That necessary permits are obtain prior to any work beginning at the site.

Stephen made comment about the UDOT issue. They have gained a tentative approval; they are working with UDOT for securing additional property for the light. Staff was in a meeting with UDOT a month ago and UDOT said they were fine with the application moving forward why they continue to secure that property yet and that is why the final approval hasn't been issued, but they felt comfortable with them being able to move forward with the project.

Spencer Hymas with Galloway/Agent was present. They mentioned they are looking at possibly taking out some of the parking to make more room for more landscaping as long as they stay within the City Code with parking. Nothing has taken place, but if they do make any changes they will consult with staff prior to those changes.

Vice-Chairman Reyna made a motion to recommendation to the council final site approval for Walmart Supercenter at approximately 4227 S Midland Dr for Walmart Inc, with the conditions outlined in the staff recommendation packets to gain UDOT approval is obtained for the proposed access from Midland Dr and that all necessary building permits are obtained before work commences.
Commission member Stimpson 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.

8. **DISCUSSION** – Regarding the scope of the Land Use Element of the General Plan (not on for approval)

Stephen advised the commission that last March we were tentatively rewarded \$50,000 grant, since it has been officially approved from Wasatch Front Regional Council and the City added \$6770.00. Wasatch Front Regional Council does the contracting of the project and as a part of that process then the contractor works with Staff and the Council. We have a long-range planning firm that has been retained and we have expressed that we would like them to help us with the Land Use Element.

The scope will consist of 4 different tasks.

1. Exam the existing conditions
2. Land Use Vision and Public Input
3. Draft Land Use Element of the General Plan
4. Review and Adoption

9. **ADJOURNMENT**

Commission member Streker made a motion to adjourn. Vice-Chairman Reyna seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Galt

Robyn VanCampen

Deputy City Recorder

Date Approved: 07/09/2025