



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

July 23, 2025 6:00 P.M.

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

Present:	
Jeff Reed Andrew Reyna (via Zoom until 6:15 p.m.) Russell Galt George LaMar Linda Smith Jennifer Streker Stephen Nelson Damian Rodriguez Amy Hugie (via Zoom) Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Community Development Director Planner City Attorney Deputy Recorder
Absent/Excused	
Melinda Stimpson	Excused

5:15 Work Session – work session began at 5:17 p.m.

1. **DISCUSSION** – Stephen went over the final review of all the changes to the Development Review Committee, Design Review, and Subdivision Regulation Ordinances that the Planning Commission has made over the last few work sessions. A final review was completed with the Planning Commission to see if there were any final revisions that needed to make prior to it being noticed for Public Hearing.

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed at 6:01 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Vice-Chairman Reyna
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Stimpson
3. **ACTION ON MINUTES** – Approve minutes for the Meeting of 06/25/2025

Commission member Streker advised that she believes the Aye/Nyes on Item #5 were incorrect and requested that it be reviewed for accuracy.

Commission member Reed stated that on item # 8 there was some alignment issues and #9 has a c in front of it.

Commission member Streker made a motion to Table the minutes from the meeting July 9, 2025. **Commission member LaMar** seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

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

Stephen indicated that there was nothing to report from the prior meeting however, he didn't provide a update from the meeting prior was that City Council approved the Final Site Plan for Wal Mart.

5. **PRESENTATION ON PUBLIC HEARING** – To consider a request to rezone Parcel #15-0960-020 & 15-096-0021 located at approximately 2700 W 2800 S from A-2 to R-2 (Applicant Paul D. Donaldson, Agent Jared Payne/Fieldstone Homes.

Stephen gave a summary of this project. He went over the differences between A-2 and R-2. It lines up with the General Plan, however after reviewing this property further on the National Wetland Inventory Map it indicates that there may be wetlands on this property. The possible wetlands would need to be delineated before development, which would be required regardless of the underlying zoning. The applicant is looking to create a subdivision on the two parcels.

Applicant – Jared Payne was present. Mr. Payne is with Fieldstone Homes, he advised that they have retained a wetlands consultant to start the delineation process. There are some jurisdiction wetlands that need to be dealt with and it will be a long process. A lot of the water that comes onto the site is fairly controlled it's not percolate out of the ground so there are ways to divert it and be more efficient with the water that is coming onsite.

Commission member LaMar asked the applicant if he has looked into the Wetlands Inventory issue.

6. **PUBLIC HEARING** - To consider a request to rezone Parcel #15-096-0020 & 15-096-0021 located at approximately 2700 W 2800 S from A-2 to R-2 (Applicant Paul D. Donaldson, Agent Jared Payne/Fieldstone Homes.

Commission member Galt made a motion to Enter into Public Hearing for a request for Rezone Parcel # 15-096-0020 and # 15-096-0021 at approximately 2700 W 2800 S from A-2 to R-2 Applicant Paul D Donaldson, Agent Jared Payne/Fieldstone Homes. **Commission member LaMar** seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

Commission member Reed read the Rules Governing Public Hearing.

Public Hearing Participants:

**Wendy Parker – The parcel being considered for rezone borders the entire northside of their property. Her and her husband leased that property from Mr. Donaldson for 20 years so with the experienced understanding of the land is her concerns of this rezone and future development on these parcels. Parcel ending in 21 - the 19 acres along 2700 West is approximately 50% swamp area with a very high-water table often seen with standing water and in my opinion be non-buildable. Residents to the north and to the west could likely be affected by water and flooding. There is also a storm drain which flows constantly 365 running north through her property and onto this parcel and then empties through a pipe under 2700 West. The other parcel to the east 23 acres has an underground land storm drain under the entirety from the east and then flows un-piped into the lower parcel. The water flows continuously 365 and is a concern for possible development. The low level of the existing road (2700 W) with the pipes that are under it for a drain are also something to consider for storm water drain flow management. Sewer capacity and culinary water availability are considered critical items to confirm prior to any development. More building without the proper infrastructure should be a top priority when concerning this for approval. The allowable number of new homes under the rezone would cause safety concerns and overburden and already heavily traveled and narrow road which is 2700 West.*

**Carolyn Faldalen – I would be the front row seat for this development. Her concern is the water. That has been the duck pond and geese pond for me for years. I work from home and I talk to people all the time about how wonderful it is to look out there and watch those geese. The water is the main issue I am concerned with and based upon what happened with Windsor Farms any of you who were around when that happened or familiar with what happened, where they had to sue the developer, I believe I can speak from me and my family (which is 25 acres on the other side of the street). We don't want to get involved with that. Her biggest concern with any kind of development is when her and her husband came into West Haven and built here you had rules and procedures and policies and we followed them. We didn't ask you to change anything and we believe that the zoning for that property is adequate and perfect and doesn't need to be changed. When I think the whole theory coming into West Haven should be come in and conform to our rules and add to the community, not come in change things and hurt the community.*

**Thelma Issacson (lives just to the north of this property) I've lived there because my dad lives down the field from us and grew up there and now, I have lived next to this property for 50 years so I know it well. A lot of points we had concerns with have already been talked about but I second what Carolyn said. I realize that there has to be homes built, because I has 8 kids and 37 grandkids they need homes to live in but she would also like to have considered that when we rezone things, the reasons why people move to certain places and the ability to continue to have the way of life that is why we moved here for, we have horses and we have cows and a lot of times when you rezone an area leaving the zoning the same where we live or next door, the people that move in don't want don't want the horse smells, the fear of the horses biting their kids, the fear of the cows getting on their property and so you have those things and so I think it is a consideration to look at how do we protect the property owners that are there with the livestock and the way of life that they already have. I'm hoping that you look at those considerations. The biggest concern that I have and it has already been address, but the people a lot of times the developers come in they get their money, the contractors they come in and get their money. The property owners are left for years and years and years with problems because of the water that is there and that water table is high. We have taken pictures for the last 3 years on what it looks like and one of the farmers that has farmed this property that they were told by Donaldson that they were not allowed to let water run down onto the wetlands are. They could water the top parcel that they are farming but they could not let the water run down to that area, because they wanted it to dry out so it could perk. So, for 3 years there hasn't been an ounce of water except for what has come down from heaven on that property and it is still wet and there is still geese and stuff that live there. One other question she had was it says that the homes have to be 12,000 square feet but if 20 acres is put into wetlands will that go down so that they can still earn the money they need to develop?*

**Mark Issacson (north border right on that side) – His major concern is where is all that water going to go when that gets built up? It is going to push back to our property and flood me out. We have a sump pump in our 3-foot crawl space and it runs constantly Summer, Winter, Fall, Spring 100% of the time. The grass is really green right there because it gets watered so often. My major concern is how is that water (because it naturally flows that direction to the south) how are we going to make sure that it doesn't come out our direction.*

**Leslie Barrow – She is directly across from Carolyn. They built about 10 years ago we are on an acre lot and we brought in 3 feet of fill dirt and we still couldn't keep our foundation dry; well, we were trying to build. We kept working on getting the water out of the 3 feet elevated for slab on grade. We only have 6 inches if we go down in the ground in our backyard before water fills in so, that is where we already sit with the water table and we are highly concerned about additional water being pushed toward us we will just be flooded out.*

**Mark Randall – Everything that has been presented is what he wanted to say. Just to emphases that I have always been concerned about developers and then the contractor like Thelma indicated that the homeowner is always left with whatever challenges they have. I recognize the Planning Commission and the plan shows it being R-2 in the future but I do voice the same concern that whatever allowances are made if the subdivision can be made more denser because of those properties being utilized under some other requirement because I assume the core of engineers will need to be involved in this process. So, I just want to voice a concern that the parcel to the east that is being farmed currently would still have a challenge of not creating a problem but that doesn't always happen in a perfect world there is always accidents. He would commend the commission especially that last few years that there has been a great balance between*

the developer and property owners and the community. The ball is in your court. He is curious if there is an R-1.

**Jake Roper – a lot of these people do have good concerns walking on that property of Mark Parker there is a lot of different water channels that come off that top and they are every 20 to 30 feet. All of that up above is probably ok to build on but once you build on that lower stuff it is going to cause a lot of problems. Even if they create a French Drain you will have the potential of backing all the water up above which is going to affect me. Saying that water doesn't bubble up out of the ground is bull crap. Rob Chambers yard has a spring in the back of his yard that is natural all year long. I'm sure his is not the only spot, his is the only one that is visible and you can actually see. If you look at the ground it funnels to that spot to that field. Top lot needs to stay with the same sizes as the properties up there and then when that property gets lumped and you just allow those lots to be really small it is really going to look goofy.*

**Matthew Martinez (owns the property to the southeast of edge of that property) – We have a drainage canal that runs down and west across to Faldalen's property and down in and currently what appears to be an artesian well that does bubble up from the ground.*

**Chairman Reed then read a letter from Kenneth Baldwin and Randy & Thelma Issacson. address their concerns.*

Commission member Galt made a motion to Leave into Public Hearing for a request for Rezone Parcel # 15-096-0020 and # 15-096-0021 at approximately 2700 W 2800 S from A-2 to R-2 Applicant Paul D Donaldson, Agent Jared Payne/Fieldstone Homes. **Vice-Chairman Reyna** seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

7. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a request to rezone Parcel #15-096-0020 & 15-096-0021 located at approximately 2700 W 2800 S from A-2 to R-2 (Applicant Paul D. Donaldson, Agent Jared Payne/Fieldstone Homes).

**Commission member Galt - this is a challenging issue, because if the General Plan shows this eventually going to R-2 someone has already looked at that and made a future determination. However, it is just a plan and not a full action and when you listen to the concerns about the water, I don't know how you can move forward with that. So, there is a conflict between the General Plan and the water reality and that is what we need to balance tonight.*

**Commission member LaMar agrees with Commission member Galt. His concern is the issue we have had across the city which is water issues being solve in one area then it gets created to the neighbors next door and then neighbors that were fine before the development now has problems they need to deal with. The general plan is looked at by a map view point when that general plan is conceived and I don't think we ever have the opportunity to go out and put eyes on a piece of property to see what it really looks like in this case how wet it lies year-round and make the determination in the general plan until a proposal has come forward to develop this property. He is concerned about the wetlands and believes these issues need to be addressed prior to a rezone.*

**Vice-Chairman Reyna stated his concerns were the neighboring people and how a development would affect the citizens. Without further studies he is incline to recommended denial.*

**Chairman Reed stated that we haven't had any bad winters but if we do it could get a lot worse than it is now.*

Commission member Galt made a motion to recommended to the City Council to Deny the Donaldson rezone application, Parcels #150960020 & 150960021, located at 2700 W 2800 S, West Haven, finding the application's request to rezone from A-2 to R-2 that the request does not fill the purpose of the zone. Commission member Smith seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

8. **PRESENTATION ON PUBLIC HEARING** – To consider a request to rezone Parcel #15-061-0026 located at approximately 1555 S 1900 W from C-2 to M-2 (Applicant Granite Construction Company, Agent Quin Bingham).

Chairman Reed stated that the applicant has withdrawn their application and there will be no public hearing or discussion on this matter.

9. **PUBLIC HEARING** - To consider a request to rezone Parcel #15-061-0026 located at approximately 1555 S 1900 W from C-2 to M-2 (Applicant Granite Construction Company, Agent Quin Bingham)

Chairman Reed stated that the applicant has withdrawn their application and there will be no public hearing or discussion on this matter.

10. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a request to rezone Parcel #15-061-0026 located at approximately 1555 S 1900 W from C-2 to M-2 (Applicant Granite Construction Company, Agent Quin Bingham)

Chairman Reed stated that the applicant has withdrawn their application and there will be no public hearing or discussion on this matter.

11. **DISCUSSION AND ACTION** – For a Conditional Use Permit for an Indoor Sports Training Facility located at approximately 3416 W 3600 S Parcel #08-720-0001. (Applicant Tyler Brown)

Stephen advised that the applicant wants this to be Tabled so that he can respond to staff's review.

Commission member LaMar made a motion to Table the application for Conditional Use Permit for an indoor sports training facility located at approximately 3416 West 3600 South Parcel # 08-720-0001 and till such time applicant Tyler Brown has provided the information that he needs to get it back on the agenda. Commission member Smith seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

12. **DISCUSSION AND ACTION** - To consider Final Site Plan application and recommend alternative building materials used for Commercial Supply Warehouse located at approximately 2160 W 2100 S Parcel # 15-779-0001. (Applicant Ben Probst/Cascade Holdings, LLC and Agent Fernando Perez)

Stephen presented to the commission that the preliminary site plan application was approved back in January 22, 2025 with a few conditions. All conditions have been addressed. The construction drawings

have been approved by the City Engineer and the Fire District and they have provided some conditions. The only remaining issue remaining with the project is the building facade and materials. The code requires that the primary façade must have 60% primary materials minimum and so the applicant has provided 16% stone and 54% insulated metal panels (which meets the criteria). The 30% is a metal paneling is a secondary material and that is proposed to be in some sections of the front, and along the majority of the sides and the rear of the building. The application is also required to provide 15% of the frontage of the front façade upgraded architectural features and 5% along the side and back. The applicants plan shows the front will have decorative entry canopies (constructed with timbers), stone wainscot, and clerestory windows as architectural elements for 15% of front elevation; as well as providing decorative stone, windows, and canopies around the side and rear of the building to propose to meet the 5% upgrade architectural features requirements. Windows and rock work are normally primary materials but not listed as upgrade architectural features. The applicant has asked the Planning Commission to recommend approval of an alternative material to the City Council for approval.

Ben Probst/Applicant was present.

Commission member LaMar made a motion to recommend Approval of the proposed alternative materials and features, finding that the addition of the rock and decorative windows are comparable to those upgraded features, and that the applicant exceeded the minimum amount of primary materials by an additional 10% for the front façade of the building, in additions that these alternative materials and features are supported by listed features and materials. **Commission member Smith** seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

Vice-Chairman made a motion to Approve the site plan for Cascade Holdings LLC, Parcel #157790001, in West Haven, subject to the following conditions:

1. The applicant complies with all conditions of the Weber Fire District.
2. The applicants' alternate features and materials are approved by the City Council, and if not approved, the applicant will provide renderings that meet will meet listed upgraded architectural features.

Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

13. CONTINUED WORKSHOP DISCUSSION ON DEVELOPMENT REVIEW (If needed)

No additional time was needed from the Work Session.

Stephen did want to get a few updates:

- Working on Economic Development Strategic Plan a survey was sent out to everyone.
- Wasatch Front Regional Council approved the scope for our land use element.
- Utah Leagues of Cities and Towns is an organization that represent the cities within the state. They are the city lobbyist.

14. **ADJOURNMENT**

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

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

NAYS –

ABSENT/EXCUSED – Commission member Stimpson

Robyn Van Campen

Deputy City Recorder

Date Approved: 08/13/2025