



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

October 8, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed Andrew Reyna (arrived at 6:10 pm) Melinda Stimpson (arrived at 6:09 pm) Russell Galt George LaMar Linda Smith Jennifer Streker Damian Rodriguez Amy Hugie (arrived at 6:05 pm) Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Commission member Planner City Attorney Deputy Recorder
Absent/Excused	

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 Galt
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Stimpson
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 09/24/2025
No corrections were needed.

Commission member Streker made a motion to approve the minutes from the meeting September 24, 2025. **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 –

4. **REPORTS –** Actions taken by City Council on Planning Commission
 - *Stephen advised the commission that no City Council meeting had been held, and the rezone from the last Planning Commission meeting will be on the City Council agenda on October 15th.*
 - *The Conditional Use that was brought before the commission on 08/27/2025 for an indoor sports training business has appealed the commission's denial. The administrative hearing took place at 10 am on October 8, 2025. A decision is expected in the next 48 hours.*

- *Just a heads up that on the October 22nd planning meeting, there will be a workshop prior to the regular meeting. The discussion will be on the Water Element for the General Plan, as per City Code, the Water Element has to be adopted by 12/31/2025.*

5. DISCUSSION AND ACTION – To consider a Final Plat for a two-lot Subdivision, Poulson Lot Split, for Redline Properties, LLC at approximately 3156 S 2700 W Parcel #150940093. (Applicant Nathan Poulson)

Damian advised the commission that preliminary approval has been given for this project. All necessary documentation for final approval has been received. All zoning requirements have been met. It has been reviewed and approved by the fire department and the engineering department.

Nathan Poulson/Applicant was present

Commission member Smith made a motion to approve the final subdivision plat for Poulson Lot Split, located at 3156 South 2700 West, finding that the plans provided meet the submittal criteria. Commission member Streker 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. DISCUSSION ON WORKSHOP (NO ACTION) - Presentation on workshop on a Conditional Use Application for a Detached Accessory Dwelling Unit that is larger than 1,200 sq. ft. located at 2828 W 1850 S Parcel #1539008.

Stephen presented to the commission what Mr. Williams was proposing, which was a 3500 sq. ft ADU on the back part of his property. The reason for this discussion was to address any questions or concerns the Commission members may have about the possible ADU.

Recommended setbacks: North side of the property 30', East/West 10', with a total width of the two yards not less than 24', rear setback needs to be set outside the canal easement.

It was recommended by Amy Hugie that the commission may not want to allow a basement in this ADU due to the code prohibiting more than three bedrooms. This may allow the homeowner to create more bedrooms.

Commission member Stimpson was not comfortable with the access to the home being off of 1800 S.

Mr. Williams was present and reviewed what he wants to do with the back part of his property. He would like to build an ADU for his children, due to the cost of homes.

Some of the staff's recommended conditions included:

- *The code does not state that the Planning Commission can allow more than three (3) bedrooms through a Conditional Use Permit, but only allows an increase in size. Therefore, the detached ADU would be limited to three (3) bedrooms. Staff also has concerns about the proposed size, as it may lead to additional bedrooms in the future.*
- *The building would need to meet primary building setbacks, treating the space between the detached ADU and 1800 S as the front setback.*

- *The applicant needs to get Will Serve Letters from the culinary and secondary water providers, plus from the sewer district, in addition to providing a utility plan as part of the application.*
- *The Development Review Committee will need to review and approve the access.*
- *The ADU will need to meet all other standards, including parking, façade, etc.*
- *A complete application needs to be submitted before any additional considerations.*

7. **ADJOURNMENT**

Vice-Chairman Reyna made a motion to adjourn at 7:09 pm. 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.

NAYS –

ABSENT/EXCUSED –

Robyn Van Campen

Deputy City Recorder

Date Approved: 10/22/2025



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