



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

November 12, 2025 6:00 P.M.

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

Present:	
Jeff Reed Andrew Reyna (via Zoom) Melinda Stimpson (via Zoom) George LaMar Linda Smith Jennifer Streker Damian Rodriguez Amy Hugie (via Zoom) Robyn VanCampen	Chairman Vice-Chairman 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 6:03 pm
2. **OPENING CEREMONIES**
 - a. **PLEDGE OF ALLEGIANCE** Commission member Smith
 - b. **PRAYER/MOMENT OF SILENCE** Commission member LaMar
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 10/22/2025

No corrections were needed.

Commission member Streker made a motion to approve the minutes from the meeting October 22, 2025. **Commission member Stimpson** 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 –

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

**Stephen advised the commission that there was a conversation during the City Council Work Session, and he thought he should let the Planning Commission know of it because something would be brought to the commission due to the conversation. There is a property owner who would like to develop some property on 1900 that came in and spoke with staff about building some individual storage units, but they don't meet the standards within our city code. Some council members would like staff to develop a proposal to modify those standards. This would be a land use regulation, so it would need to go through the Planning Commission before the City Council could approve it. We will also introduce a few other ordinances within the next couple of months, including Moderate Income Housing, Home Occupation, and Business Licensing Standards.*

5. **DISCUSSION AND ACTION** – To consider an amendment to the West Haven Wal-Mart Sub Plat located at approximately 4101 S Midland Drive Parcel (Approximately 67.1 acres). Applicant Spencer Hymas/Galloway & Company, LLC.

**Damian gave a summary of the Walmart Subdivision. This is a 6-lot plat. All lots are zoned C-3 on South Midland Drive. The lots that will be affected by the proposed amendment are lots 1, 3, 4, 5, & 6. There will be minor changes to each lot. It would involve allocating some of the area so that the lots facing Midland Drive are more suitable for development, ensuring that all proposed lots meet the development standards outlined in the zoning code, including minimum lot width, minimum area, and setbacks. The Supercenter and the Fuel center will not be affected by the proposed amendment. There are still three corrections that are needed, two of which will be required for the proposal to meet state requirements. A written description of the proposed changes would need to be obtained, along with owner consent forms that must be signed and notarized. Staff recommends that the commission not withhold its approval. All departments have reviewed the proposed amendment and approve. Staff recommends one condition for approval that all comments provided by staff are satisfactory, addressing the drafting and signing of the mylar.*

Commission member Smith made a motion to approved the second amendment of the West Haven Wal-Mart Subdivision plat, subject to the following conditions: All comments approved by staff on the attached corrections report are addressed prior to the drafting of the mylar for signatures. Commission member LaMar 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 –

6. **PRESENTATION ON PUBLIC HEARING** - Discussion on Water Element for General Plan

**Stephen gave a brief summary of why the Water Element is required. Due to the 2022 SB110, which requires the integration of water use into the General Plan and the review of current and future water use.*

**Aubrey Larson with Landmark Design, who has been contracted to help with some planning work for the city. She presented a slide presentation to the commissioners. Her goal was to give some Background and Foundation information to provide some context for the Water Element and how it will function as part of the General Plan.*

7. **PUBLIC HEARING** - To receive public input for the Water Use and Preservation Element for the General Plan.

Commission member LaMar made a motion to Enter into Public Hearing. Commission member Streker 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 –

Public Comments:

**Judith Sharpe 3621 W 4375 S – asked, What impact will we have on the Great Salt Lake? What is our role within the city, and what percentage of the lake's demise can be attributed to us? She also wanted to know if treated water was being discharged into the Great Salt Lake?*

Commission member Streker made a motion to Leave Public Hearing. Commission member LaMar 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 –

8. **DISCUSSION AND ACTION** – To recommend to City Council on the Water Use and Preservation Element for the General Plan.

**Stephen addressed the public comment, stating that the biggest consumption of water is for outdoor irrigation and the biggest thing to do within our plan itself is to make some recommendations to have more waterwise landscaping outside and to make that a requirement within the city.*

**Commission member LaMar went through the Water Use & Preservation Element packet and was concerned about the data that was being reported. He recommended that all four water districts meet to review the data, so that they would be using the same source to make the data more accurate.*

Commission member LaMar made a motion to approve moving forward with the Water Use Element document for the general plan allowing Steve the discretion to make the changes discussed and that are necessary to move forward with this document and present it to the city council.

Commission member Streker 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 –

9. **ADJOURNMENT**

Commission member Streker made a motion to adjourn at 7:36 pm. Commission member Smith 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 –

Robyn Van Campen

Deputy City Recorder

Date Approved: 12/10/2025



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