



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

December 10, 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 George LaMar Linda Smith Jennifer Streker James Jenson Stephen Nelson Damian Rodriguez Amy Hugie (via Zoom) Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Commission member Community Development Director Planner City Attorney Deputy Recorder
Absent/Excused	

5:15 Regular Planning Commission Meeting – Work Session began at 5:15 pm.

Presenter: Damian Rodriguez

*Discussion was regarding the Storage Unit Facility Code update and the Sign Code update. The goals of the proposal are to limit the development of Storage Units to the M-1 and M-2 Zones only North of 3300 South, to provide more reasonable setback standards for Self-Storage Facilities, to define the relevant terms, to specify parking standards for Self-Storage Facilities, and to update the Storage Unit Restrictions Code to clarify the restrictions and improve the quality of Self-Storage Facilities within the city; and to consolidate the Storage Unit Restrictions code in the Supplementary and Qualifying Regulations section of the code, where it was previously in both the M-1 and M-2 sections.

*The Sign Code update stemmed from Walmart wanting to put up an off-premise pylon sign for the other businesses that will be coming into the center can have signage.

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 Stimpson
 - b. **PRAYER/MOMENT OF SILENCE** Commission member Streker
(In the absence of Vice Chairman Reyna)
3. **ACTION ON MINUTES –** Approve minutes for the Meeting of 11/12/2025

Chairman Reed stated that Item #4 (on the agenda), the second-to-last paragraph, stated Modern Incoming housing and should have stated Moderate Income Housing. Also, on Item #5 item was not a complete sentence. It currently says, "To consider an amendment to the Walmart Sub Plat located at & Company, LLC," it should say, "To consider an amendment to the West Haven Walmart Sub Plat located at approximately 4101 Midland Dr., parcel approximately (67.1 acres)."

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

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

NAYS –

ABSENT/EXCUSED –

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

**Stephen mentioned that the City Council appointed James Jenson as a new Planning Commission member. At the last meeting, the City Council approved the Water Element with no changes.*

**A couple of updates were provided as well regarding the General Plan Land Use Element Steering Committee, which met last week and was productive. Also, staff submitted a grant application through WFRC (Wasatch Front Regional Council) to update our transportation element of the General Plan.*

5. PRESENTATION ON PUBLIC HEARING - To consider a request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

**Stephen presented to the commission that in July 2025, there was a rezone request that both properties be rezoned from A-1 to R-2. Planning Commission proposed a recommendation to the City Council to deny the request for rezone, and on 08/06/2025 City Council denied the rezone. The applicant has reapplied for a zone change for a smaller section of the property, about 25.83 acres. They have provided a legal description that wraps around the south and east section of the property well leaving the northwest section outside of the rezone. The applicant has provided a conceptual sketch. Staff recommends that the property owner would need to do a boundary adjustment if the rezone is approved.*

6. PUBLIC HEARING - To consider a request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

Commission member Streker made a motion to Enter Public Hearing. Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

Public Comments:

**Wendy Parker, located at 2894 S 2700 W, West Haven, UT, submitted a letter via email on 12/05/2025 at 5:13pm. (Chairman Reed read the letter during the public hearing). Wendy Parker voice her concerns that she believes there should be more than one ingress/egress for the number of lots. The location of the entrance road is right above the hill where there is a concern of traffic visibility. The other concern was that on the sketch it didn't reflect a turnaround for emergency vehicles. There are two open canals east of the proposed development. What are the plans for safety/locked access? A 20ft easement must be allowed along the Wilson Canal, not sure if that is concerned on the conceptual sketch. How would potential flooding of the two canals be mitigated to bordering lots? There is a storm drain (which constantly flows) running north across my property onto these parcels and empties under 2700 W. The drain would run between 4 of the lots and under the access road on the conceptual sketch. Parcel 150960020 (the east 23 acres) has an underground land/storm drain running under both Layton and Wilson canals, across the entire parcel then flows un-piped into the lower parcel. The water flows continuously. Several of the lots as well*

as the road on the conceptual sketch would be affected. What would be done with the existing wetland area that is not included in the building of homes. The low level of the existing road with the pipes under it are something to consider for storm water drain flow management. Sewer capacity and culinary water availability are critical items to consider before any development. More building without the proper infrastructure should be a top priority when considering approval. The allowable number of new homes under the rezone would cause safety concerns and overburden an already heavily traveled narrow road.

*Scott Davis at 2952 S 2700 W – the water that comes off these roads is going to go somewhere. There is an open canal with hundreds of gallons of water. His other concerns are the traffic and egress.

*Thelma Issacson at 2740 S 2700 W (north of the property), her dad (Kenneth Baldwin) had written a letter that she read. His concerns are the cars on 2700 W and those coming onto 2700 W. That a drain be installed for Buttermilk Slough. This summer, a drain was clogged by a bucket, causing a lot of flooding. The concern about the master plan needs to be made and kept to instead of constant changing when people want to develop.

*Matthew Martinez 2916 S 2700 W – Is there any sort of easement where they can't build so there is access to drainage canals for maintenance.

*Carolyn Faldalen 2787 S 2700 W – It appears that they are trying for 2 houses per acre, and if there are 25 acres, that is about 50 homes, and her understanding is that you can only have 30 homes for 1 access, so they have to be limited to those 30 homes until that is addressed. The proposed access to this development needs to be strategically placed due to traffic and safety concerns.

*Justin Nielsen 2637 W 1800 S – Is there a sewer lateral placed eastward on the property. It may be something to think about.

*Debbie Rasmussen 2869 S 2700 W – living at the top of that hill across the street from their proposed development, there a huge safety concern. There are children on school buses there is no sidewalks.

*Sandy Stone 3055 W 2550 S – That area is dark at night there are walkers, runners. Maybe widen the road or add a bike lane.

*Janette Zimmerman 3450 S 2550 W – Safety on this road is a big concern because of the Junior High. There are no sidewalks. She is sick and tired of seeing all the land being sold and developed.

Commission member Stimpson made a motion to Leave Public Hearing. Commission member Smith seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

7. DISCUSSION AND ACTION ON THE PUBLIC HEARING – To consider a request to rezone parcel #150960020 & a portion of parcel #150960021 from A-1 and A-2 to R-2.

*Randy Smith/Applicant was present. Mr. Smith advised that the 30 houses with one egress, as outlined in the International Fire Code Appendix D, have to be followed. Once they submit their subdivision application they can address those issues through engineering.

*Commission member Stimpson asked about the max of 30 houses for one egress and how that is planning to be handled. Is there a sewer line on this property? Steven confirmed that there is a sewer line that follows the road alignment and turns eastward by the canal.

*Chairman Reed stated his concern is safety and traffic.

Commission member Smith made a motion to recommend to the City Council to approve
the Donaldson Rezone Application, Parcels #150960020 and a portion of 150960021, within the provided legal description, located at 2700 W 2800 S West Haven, finding the application's request to rezone from A-2 and A-1 to R-2 conforms with the General Plan. Conditions upon the applicant recording a boundary adjustment to match the proposed zoning boundary, conditioned that the applicant adjust the property boundary to align with the proposed zoning boundary prior to the zoning taking effect

Commission member Streker seconded the motion.

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

NAYS – Commission member LaMar

ABSENT/EXCUSED –

8. **PRESENTATION ON PUBLIC HEARING** – To make an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

**Damian presented – the R-3 zone is unique because of the density allowance in the R-3 zone. Most zones have designated density. In the code, the R-3 zone doesn't have a designation density. This isn't to rezone a property at this time, but it is to support the petition to enable a higher-density development at the site than would be possible under the current envisioned density designation.*

9. **PUBLIC HEARING** – To make an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

Commission member LaMar made a motion to Enter into Public Hearing. Commission member Stimpson seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

Public Comments:

**Thelma Issacson 2740 S 2700 W – the more density of the development, the more water that is used, such as washing dishes, using the bathroom, etc. We also need to help others be able to make homes more affordable.*

Commission member Stimpson made a motion to Leave Public Hearing. Commission member Streker seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

10. **DISCUSSION AND ACTION ON THE PUBLIC HEARING** – To make an Amendment to the General Plan to Rezone Parcel #08-006-0075 from R-3 (8), multi-family 12 units per acre, to R-3 (9), multi-family 24 units per acre.

***Hayley Pratt/with Castlewood** (applicant) was present.

***Commission member Stimpson** – This would be a good area for higher density.

***Chairman Reed** – had concerns regarding traffic, especially coming out onto Hinckley Drive. Another concern is we are working on a General Plan updated and maybe this is something we should be thinking about.

***Commission Member LaMar** – We really don't have a process for doing a General Plan Amendment. We are working on that General Plan revision, and I think that is the way the General Plan should be amended.

Commission member LaMar made a motion to recommend denial of the requested amendment of the General Plan, to change the density designation of the property at 2410 Hinckley Drive from R-3-8 to R-3-9 on the General Plan map, finding that the amendment is not comprehensive in nature and may conflict with and/or complicate the city's General Plan effort currently underway.

Commission member Stimpson seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

11. **DISCUSSION AND ACTION** – For Final Site Plan approval for Grand Haven Assisted Living Facility, located at 3448 S 3500 W, Parcel # 08-029-0078. (Applicant: Justin Nielsen/Stillwater Construction).

*Damian provided information regarding the project. It was originally approved in 2019. The applicant and the property use is the same. The changes have been to the site plan and internal circulation. We are also now dealing with one building instead of a complex. The Preliminary Site Plan was approved in April 2025. There are 82 rooms and 113 parking stalls which meets City Code. A Conditional Use Permit was approved with the Preliminary Site Plan approval. The Planning Commission had several conditions for approval. The applicant has completed all conditions. The signage has been updated yet and what is depicted on the site plan will not be approvable. Staff still recommends final site plan approval. The sign will need to go through the permit process.

*Justin Nielson, Stillwater Construction/Applicant was present.

*Chairman Reed – wanted to know if there was an elevator. Mr. Nielson advised there is 1.

Commission member Streker made a motion to recommend approval of the proposed site plan for the Grand Haven Assisted Living project at approximately 3448 S 3500 W, finding that the design of the proposed site and buildings is compliant with the applicable code when the following conditions of approval are applied: 1) The sign depicted on the site plan shall be corrected so that it is no larger than 32 sq. ft. and no taller than 6' before the issuance of any construction permits. 2) Exterior color details shall be provided prior to construction plan approval.

Commission member LaMar seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

12. **DISCUSSION AND ACTION** – For Preliminary Site Plan Approval for an Automatic Car Wash located at approximately 3158 W 4000 S, Parcel #08-029-0101. (Applicant: Josh Shaw).

*Damian provided a brief summary. This is in the Salt Point West Subdivision. There is a Master Development Agreement associated with this development. It is currently zoned C-1 which is not entirely accurate because of the Master Development Agreement and the vesting ordinance that adopted it redesignated these properties as C-3. (Ordinance 25-2016).

*Stephen indicated that the City Engineer is recommending that there be an emergency exit where the cars can get out in case of an emergency.

*Chairman Reed requested 2 handicap stalls.

*Applicant Josh Shaw was present.

Commission member Streker made a motion to approve the preliminary site plan for the Ultimate Express Wash at 3158 W 4000 S, finding that the design of the proposed site and buildings are compliant with the governing code when the following conditions of approval are applied: 1) The City's Engineer's approval of the site plan and civil drawings is obtained prior to final site plan approval, 2) A site-specific sign plan, that is compliant with the sign ordinance, shall be provided prior to final site plan approval, 3) A landscape plan is provided that satisfies all applicable landscape standards, 4) The building elevation drawings shall be updated to be fully compliant with the design requirements of §157.734 of the West Haven Zoning Code.

Commission member Smith seconded the motion

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

NAYS –

ABSENT/EXCUSED –

13. **DISCUSSION AND ACTION** – For a Subdivision Amendment for Klomp Subdivision-Phase III, for Parcels #15-581-0002 and 15-076-0171. (Applicant Ken Hawkes)

*Ken Hawkes/Applicant was not present.

*Stephen advised the commission members that the owner of the property wants to exchange property with the property owner of Lot 2. The property owner on Lot 2 wants to sell .5 acre and this would require them to do a subdivision amendment. It complies with the City Ordinance except for the frontage. The frontage requirement the lot is currently under 40,000 sq ft. and within the A-1 zone which requires the minimum frontage be 125 feet and the current is 126 ½ feet. The proposal would bring them to a full acre which kicks them into a higher frontage which would require 150 feet frontage. Now the proposed lot would not be conforming with the standard. The surveyor indicated that they will shorten it. The other changes are tied to our new subdivision code, they need to provide a signature box for the West Haven Special Service District, and we recently updated our dedication language. The surveyor also indicated that they need to provide a reference number for the power easement. The applicant is willing to make the changes and adjust the plan accordingly.

Commission member LaMar made a motion to approve with the staff recommend conditions subject to the following conditions: 1) Lot 1 needs to be relabeled as Lot 2a, 2) Lot 2a shall not exceed 40,000 sq. ft. §157.236, 3) Need to add a reference number for the Power Easement that runs along the back of the lot, 4) West Haven's new code requires that the West Haven Special Sewer District sign off on the plat. A new signature box needs to be added. §157.040 (G), 5) The dedicated language required for plats needs to match the updated required language; this needs to be updated accordingly §156.041(E).

Commission member Streker seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

14. DISCUSSION AND ACTION – 2026 Planning Commission Meeting Schedule

Staff and the Planning Commission members reviewed the Planning Commission schedule. Stephen advised the Commissioners that on April 8 Damian and Stephen will be in training, October 14 will be Fall Break for schools, October 28 there will be another conference that Damian and Stephen will be attending. Veteran's Day 2026 will fall on a Planning Commission Wednesday. Staff and Commissioners requested the meeting in November be moved to Tuesday, November 10, 2026.

*Chairman Reed indicated that at the top of the schedule it needs to be changed from Thursday to Wednesday.

Commission member LaMar made a motion to approve the 2026 Planning Commission Meeting Schedule with the provision of November 10th.

Commission member Smith seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

15. ADJOURNMENT

Commission member LaMar made a motion to adjourn at 7:58 pm. Commission member Streker seconded the motion.

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

NAYS –

ABSENT/EXCUSED –

Robyn VanCampen

Deputy City Recorder

Date Approved: 01/14/2026