



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

March 25, 2026 6:00 PM

City Council Chambers

4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed Andrew Reyna Melinda Stimpson George LaMar Linda Smith James Jenson Stephen Nelson Damian Rodriguez Robyn VanCampen	Chairman Vice-Chairman Commission member Commission member Commission member Commission member Community Development Director Planner Deputy Recorder
Absent/Excused	
Jennifer Streker	Commission member (Excused)

6:00 Regular Planning Commission Meeting

- 1. MEETING CALLED TO ORDER:** The meeting was called to order by Chairman Reed at 6:00 PM.
- 2. OPENING CEREMONIES**
 - a. PLEDGE OF ALLEGIANCE** Commission member Jenson
 - b. PRAYER/MOMENT OF SILENCE** Commission member Reed
- 3. ACTION ON MINUTES –** Approve minutes for the meeting of 03/11/2026

Commission member Stimpson made a motion to approve the minutes from the meeting March 11, 2026. **Commission member Smith** seconded the motion.

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

NAYS –

RECUSED –

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

Stephen Nelson wanted to thank everyone for attending last week's joint session on the Economic Strategic Master Plan. Community Development is currently working with the city's consultant to update the plan. In April, there will be a workshop to review those updates. There will be another joint session on April 1st at 5:00 PM to review the land-use segment of the General Plan.

5. **DISCUSSION** - Discussion on Home Occupation Business Licensing Standards.

Stephen Nelson stated at the last meeting that there were questions and concerns regarding automotive repair home occupation businesses, and requested that the City Code Enforcement Officer be present to answer them and provide input on his experience with these types of businesses. Dan Tanner was present to answer any questions and concerns.

6. **PRESENTATION ON PUBLIC HEARING** – amend City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance.

Stephen Nelson stated that currently, the city allows subdivision developers to create protection strips, narrow parcels of land used to control access to public improvements like roads or utilities, until adjacent property owners pay their portion of the developer cost. However, these strips create several issues, including restricting access to public infrastructure, raising fairness concerns, complicating administration and negotiations, and causing legal challenges. Many other cities have already prohibited them for similar reasons. Due to past problems within the city and at the recommendation of the City Attorney, staff proposes updating subdivision standards to prohibit new protection strips by replacing existing permissive language with restrictive language. Staff is proposing that in §156.056(j) be changed to state that a protection or holding strips, namely, a narrow strip of land used to separate and control access to property, shall not be allowed.

Commission member LaMar had concerns about the city being involved in mediating what can happen with that property.

Stephen Nelson stated that the city is most often called upon to mediate conflicts. Oftentimes, the city said, "This is what you have to do," and now a couple of the property owners involved are disputing those terms.

7. **PUBLIC HEARING** - To solicit public input to amend City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance.

Vice Chairman Reyna made a motion to enter public hearing. **Chairman Reed** seconded the motion.

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

NAYS –
RECUSED –

No public comments.

Commission member Stimpson 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 Jenson.

NAYS –
RECUSED –

8. **DISCUSSION AND ACTION ON PUBLIC HEARING** – For a recommendation on an amendment to City Code §156.056 Street and Alley Width, Cul-de-sacs, Easements of the Subdivision Ordinance

Commission member Smith made a motion to recommend approval of the proposed changes to the Subdivision Standards contained within West Haven City Code §156.056 Street and Alley Widths, Cul-De-Sacs, Easements, as provided. **Chairman Reed** seconded the motion.

AYES – Chairman Reed, Vice Chairman Reyna, Commission member Smith, and Commission member Jenson.

NAYS – Commission member Stimpson and Commission member LaMar

RECUSED –

9. **DISCUSSION AND ACTION** – For a Conditional Use Permit for a home occupation located at 4267 S 3450 W (parcel #084520012). Applicant Russell Burton.

Chairman Reed stated that the applicant has withdrawn his application.

10. **DISCUSSION AND ACTION** – For a preliminary subdivision and flag lot approval for the Isom Subdivision located at approximately 2817 S 2700 W (parcel #150920054). Applicant Caleb and Chasitee Isom, Agent Reeves & Associates, Inc.

Stephen Nelson presented a preliminary subdivision and flag lot proposal for the Isom property, previously rezoned from A-2 to R-2 in May 2025. The applicant revised the plan to correct setback orientations and is seeking approval to create a building lot on the west side. Staff determined a public street extension is not feasible due to limited space but confirmed the access strip meets width and grade requirements. The plan also accounts for a future trail along Buttermilk Slough, with the applicant dedicating land and providing an easement for public access and maintenance. The proposal has been reviewed and supported by City staff and relevant departments as beneficial for both development and long-term trail and slough maintenance.

Commission member LaMar asked if there was a current easement for Buttermilk Slough.

Stephen Nelson stated that there is currently no easement recorded for the slough. It is more of a prescriptive right to go in and maintain it. With this subdivision plan, the easement would be officially recorded.

Chairman Reed stated that under §156.003 subdivision it says the division of any track, lot, or parcel of land owned at the time of the adoption of this chapter as an undivided track by one individual or by joint tenants, or tenants in common, or tenants by its entirety into three or more lots. How does is this defined as a subdivision.

Stephen Nelson stated under state code any property that is from one parcel to any additional parcels would be subdivision. He also mentioned that he would look into the code for Chairman Reed to address his question.

Commission member Jenson asked who will be required to maintain that road.

Stephen Nelson stated that the maintenance would need to be maintained by the current owner.

Vice Chairman Reyna asked if the trail would be next to the access road. Will there be a barrier by the private road?

Stephen Nelson advised the only vehicle that would have access to that road is the city for maintenance.

Vice Chairman Reyna made a motion to approval preliminary subdivision plan for the Isom Subdivision and granting a "special exception" for the creation of a flag lot, finding that the flag lot plans comply with West Haven §157.617 Flag Lots, with the following conditions 1) *The plan shall be updated to show the front setback on the east side and the rear setback on the west of Lot 2;* 2) *The applicant shall conduct a Geotech study to determine the depth of the "Compacted Road Base" to be used for the access drive and build the access drive accordingly, with a minimum of 8" depth;* 3) *That the applicant shall meet all conditions of the Weber Fire District.* **Commission member Stimpson** seconded the motion.

AYES – Vice Chairman Reyna, Commission member Stimpson, Commission member Smith, and Commission member Jenson.

NAYS – Chairman Reed and Commission member LaMar

RECUSED –

11. **DISCUSSION** – Possible change to the Planning Commission Schedule for April 8, 2026

Stephen Nelson advised the Planning Commission that on April 8, 2026, he and Damian will be at a training and wanted to discuss a possible date change for that week's Planning Commission meeting.

All commission members agreed to reschedule the meeting for Tuesday, April 7, 2026.

12. **DISCUSSION** – Amend Home Occupation City Code

Damian Rodriguez stated that staff are looking to amend the Home Occupation code to provide a better balance to property, neighbor, and community owners' rights. He also went over the amendments made with the Commission members input from the work session from the March 11, 2026 meeting.

Commission member LaMar asked what is meant by stacked parking and if that was captured in the definitions section of the code. He would like that information added.

Commission member Jenson stated he thought it would be easier to control vehicles.

Commission member LaMar he doesn't think it should matter on people or vehicles. Regarding the automotive repair home businesses, he thinks it should be limited to an agricultural zone only.

Commission member Jenson if you have the provisions allowed, and you keep the noise down with strict guidelines.

Commission member Reed is very opposed to automotive repair being a residential area, because of how much people pay for these homes, and don't want to deal with the noisy and keeping the peace and tranquility.

Vice Chairman Reyna mentioned he said if there were restrictions that they would need to be obeyed by.

Commission member Stimpson likes how people can be to use their property the way they want to, but does that fall on code enforcement.

13. **DISCUSSION** – Amend Patio Home Building Height City Code

Stephen Nelson began the discussion that the city does have a patio home zone. Staff has provided a draft of an amended patio home zone, updating the language for City Code §157.416 Maximum Structure Height to state: A) No main building or dwelling shall exceed a height of twenty-five (25) feet or consist of more than one (1) story. Basements and below-grade habitable space are strictly prohibited. B) Accessory building fifteen (15) feet.

Chairman Reed requested that the word habitable be removed.

Vice Chairman Reyna mentioned that patio homes were primarily for seniors.

Commission member Stimpson concerns is that a zone was created that was intended for patio homes, and now it is for high density homes and putting whatever they want on it.

14. **ADJOURNMENT**

Vice Chairman Reyna made a motion to adjourn at 8:27 PM. **Chairman Reed** seconded the motion.

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

NAYS –

RECUSED -

Robyn Van Campen

Deputy City Recorder

Date Approved: 04/07/2026