



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

March 12, 2025 6:00 P.M.

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

Present:	
Becky Roundy Andrew Reyna Melinda Stimpson Jeff Reed Russell Galt Dustin Hepworth George LaMar Stephen Nelson Robyn VanCampen Amy Hugie	Chairman Vice-Chairman (via Zoom) Commission member Commission member Commission member Commission member Commission member Community Development Director Deputy Recorder City Attorney
Absent/Excused	

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Roundy at 6:00 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 02/26/2025

No corrections are needed.

Commission member Reed made a motion to approve the minutes. **Commission member Galt** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED –

4. **Public Hearing –** To consider a request to rezone Parcel #081980005 from A-1 to C-2.

**Stephen provided a brief summary regarding the property located on the northeast corner of 4000 S & 4700 W. The West Haven zoning map in 2021 showed this parcel as a C-2 Zone however, our current zoning map reflects this property is in an A-1 zone. The city has been fixing the zoning map because there have been properties that showed a change of zoning without any supporting ordinances. The property owner had requested a zoning verification letter from the city. During the City's review, staff could not find any approved ordinances by the City Council, therefore it remains the original zoning from the county when the city was incorporated. The staff has waived the application fee due to the confusion.*

Lisa Jones/Owner was present – Their family as well as Dennis and Susan Green have owned the land since about 1988. In 2014, the zoning map reflected all 4 corners as being zoned C-2. They have been paying their property tax to the county as a C-2 zone. They were never notified that the zoning had changed. Last month they had someone approach them about purchasing their land for a commercial business. The potential buyer notified the property owners that they had contacted the city and were advised that their land was zoned A-1 instead of C-2. 3 out of the 4 properties on that corner are zoned C-2, and the property owner believes that an error has been made.

Amy Hugie (via Zoom) advised the commission members that back in 2022, right after the issue where they figured out there was a bunch of zoning that was open space, and 100 plus parcels were rezoned as open space and that zone specifically stated that you could not have any buildings yet there were house on every single one of those lots and in the middle of the that the prior Community Development Direct Shari Phippen figured out that there were a bunch of different parcels in the city that may not be zoned correctly. She had Gardner Engineering go through and look at every single rezone ordinance that had been passed since the city became a city and had them update the map based on that.

Vice-Chairman Reyna made a motion to Enter into Public Hearing. Commission member Stimpson seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED –

John Gabel/Resident – was concerned about the lighting in the neighborhood as the city grows with commercial businesses and wanted to know if the city has a Dark Sky Ordinance. Maverik's currently has lighting that makes the sky glow.

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

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED –

Stephen went over our lighting ordinance, he also talked about what lighting plans will be required with new commercial development that comes through the planning commission.

5. **DISCUSSION AND ACTION ON PUBLIC HEARING** – To consider a request to rezone Parcel #081980005 from A-1 to C-2.

Commission member Hepworth made a motion to recommend approval to the City Council of the G & J Holdings, LLC rezone from A-1 to C-2, Parcel 081980005, finding the application conforms with the General Plan. **Commission member Reed** seconded the motion.

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.

NAYS –

ABSENT/EXCUSED –

6. **REPORTS** - Actions taken by City Council on Planning Commission Recommendations - General Plan update.

Steven went over the General Plan and the process. He wanted to over what his general recommendations were to the City Council and their feedback. A few elements need to be done within the General Plan itself. His recommendations are to address: the land use element, water element, and transportation element/master plan as they are urgent matters to complete. New state law requires a Water Element and it has to be approved by the end of the year in order to be in compliance. The new planning firm that has been contracted does have the experience of completing a water element. They also want to look at is if we have enough water to support our land use and future land use. We would also like to look at parks and open space, annexation policy plan, and economic and area plans. The are also some opportunities within the budget as well as grants that can be applied for.

7. **ADJOURNMENT**

Meeting adjourned at 6:47 PM

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

AYES – Chairman Roundy, Vice-Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member Hepworth, and Commission member LaMar.

NAYS –
ABSENT/EXCUSED –

Rebyn VanCampen

Deputy City Recorder

Date Approve: 03/26/2025