



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

April 28, 2026 6:00 PM

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

Present	
Jeff Reed	Commission Chairman
Andrew Reyna (Via Zoom)	Commission Vice Chairman
Melinda Stimpson (Via Zoom)	Commission Member
Linda Smith	Commission Member
Jennifer Streker (Via Zoom)	Commission Member
James Jenson	Commission Member
George LaMar	Commission Member
Damian Rodriguez	City Planner
Stephen Nelson	Community Development Director
Charis Sully	WHSSD Recorder
Excused	

6:00 Special Planning Commission Meeting

- MEETING CALLED TO ORDER-** Chairman Reed
- PRESENTATION ON PUBLIC HEARING-** To amend the zoning map from M-1 to R-3. Approx. 2410 Hinckley Drive parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Damian Rodriguez informed the commission that this request was on a previous Planning Commission Agenda but is being seen again due to improper noticing. The request is to amend the zoning map from M-1 to R-3 for this property, which is consistent with the General Plan Map. This request is connected to a Development Concept and will consist of 75 townhome units, which is consistent with the R-3 zoning of 12 units per acre. In December of 2025, there was a petition to amend the General Plan Map from R-3, 12 units per acre, to 24 units per acre. That petition was denied by the Planning Commission and City Council. Staff is recommending approval based on 5 conditions. A sidewalk is constructed on the South side of the property and done to UDOT standards. Staff recommends that the sidewalk be constructed from the property boundary, west to Midland Drive. DRC, UDOT, and Taylor West Weber Water will all need to approve the complete development plan set before any final approval is given. Trail continuity will need to be maintained.

Hayley Pratt said they have gone through a few UDOT reviews and the developer will be doing a traffic study.

- PUBLIC HEARING-** To solicit input to amend the zoning map from M-1 to R-3. Approx. 2410 Hinkley Drive Parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Commission Member Smith made a motion to enter into a public hearing. **Commission Member LaMar** seconded the motion.

AYES:	Jeff Reed, Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, George Lamar
NAYS:	
EXCUSED:	Melinda Stimpson

No one was present for this item

Commission Member Jenson made a motion to leave the public hearing. **Commission Member Smith** seconded the motion.

AYES:	Jeff Reed, Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, George Lamar
NAYS:	
EXCUSED:	Melinda Stimpson

4. **DISCUSSION AND ACTION-** To amend the zoning map from M-1 to R-3. Approx. 2410 Hinkley Drive Parcel #080060075- Applicant Hayley Pratt, Castlewood Development

Commission Member LaMar expressed his concern for affordable housing. He suggested that this area would be suitable for a limited size housing which could possibly bring some moderate income housing opportunities. He also expressed concern for the road level of Hinkley Drive as well as only having one entrance and exit and emergency exit. He stated that it does not comply with the current ordinance. He would like to see something that shows safe entry and exiting to the development.

**Melinda Stimpson arrived*

Commission Member Jenson and Streker asked if the Ingress and egress issues would be addressed in the second condition regarding the UDOT approval of the plans.

Stephen Nelson said that the city is requiring that the developer obtain final approval from UDOT. The current city code 156.055 C states that developments where the number of units exceeds 30 shall require 2 access points. The applicant is proposing a second access onto Hinkley and that will be UDOTs decision. He also stated that typically developments that have a single access are required to be sprinkled but that is determined by the Fire Marshal.

Chairman Reed said he has major concerns about the access. The properties to the east and the north could sit empty for a long time and there would be a road leading to nowhere.

Commission Member Smith made a motion to recommend to the City Council the approval of the petition to amend the Zoning Map to change the zoning designation of the property at approximately 2410 Hinkley Drive from M-1 to R-3, finding the request complies with the General Plan, is compatible with surrounding land uses, and promotes public welfare when the following conditions of approval are applied: 1. The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary construction drawing prior to final site plan approval. 2. An official notice of UDOT approval of the plan set and the proposed accesses is provided with an application for preliminary subdivision or preliminary site plan review. 3. An official notice of Taylor West Weber Water District's approval of the plan set is provided with an application for preliminary subdivision or preliminary site plan review. 4. The trail system that crosses the site is maintained as depicted in the attached concept plan or in a way that results in the same continuity of the system. 5. That as part of any site development of the property, the property owner construct a sidewalk along the frontage of Hinkley to the West of the project to connect to the sidewalk on Midland. The sidewalk shall be built to UDOT standards. **Commission Member Streker seconded the motion.**

AYES:	Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, Melinda Stimpson
NAYS:	Jeff Reed, George LaMar
EXCUSED:	

5. **ADJOURNMENT**

Commission Member Jenson made a motion to adjourn at 6:25 PM. **Commission Member Smith** seconded the motion.

AYES:	Andrew Reyna, Linda Smith, Jennifer Streker, James Jenson, Melinda Stimpson, Jeff Reed, George LaMar
NAYS:	
EXCUSED:	

Charis Sully
WHSSD Recorder

May 13, 2026
Date Approved