



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

May 13, 2026 6:00 PM

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

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

6:00 Planning Commission Meeting

1. **MEETING CALLED TO ORDER-** Chairman Reed
Chairman Reed called the meeting to order at 6:01 PM.

2. **OPENING CEREMONIES**
 - a. Pledge of Allegiance Commission Member Streker
 - b. Prayer/Moment of Silence Commission Member Jenson

**Melinda Stimpson Arrived at 6:02 PM*

3. **ACTION ON MINUTES**
 - a. Approve minutes for the meeting of April 22, 2026
 - b. Approve minutes for the Meeting of April 28, 2026

Chairman Reed requested that we change "Recused" to "Excused" in the voting box on the minutes.

Commission Member Streker made a motion to approve the April 22, 2026, and April 28, 2026, Planning Commission minutes. **Commission Member Smith** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar,

4. **REPORTS -** Actions taken by City Council and other items
Stephen Nelson said that the City Council tabled the rezone for the property located on Hinkley Drive. They requested more information on the accessibility to the property.

Stephen also let the Planning Commission know that there have been discussions with the Consultant for the General Plan and the City Manager and they think it would be a good idea to do another meeting on May 27, 2026 to discuss things related to the General Plan such as centers and how housing will be developed around corridors where multi family already exists.

Stephen informed the Planning Commission that there have been signs hung up around the city for the parks and trails survey.

5. **PRESENTATION ON PUBLIC HEARING** – Amendment to the Zoning Map from Mixed Use to C-2 1670 W 21st Street Parcel#150690066-Applicant Craig Odekirk

The applicant is seeking to rezone the parcel from Mixed Use to C2. The petition is seeking to open a Cider Bar which would fall under the tavern or bar use section of the city code. The use would require a conditional use under the C2 zone. It would also be allowed under the MU zone but this would also require them to meet the MU standards where 20% of the property would be a different use.

If they proceed with this application under either zone, there are some spacing requirements when it comes to a bar and the distance from them and a school or church. They would need to provide acceptance during the site plan process.

A concept plan was required for this request and on the plan they are not proposing access from their own property. 2100 S is a UDOT Roadway and they control the access and for most new commercial developments, they require them to have joint access. UDOT has informed them that they would not be able to utilize the existing driveway and would need to have an agreement with a neighbor. The access will need to be secured as part of the site plan process.

One of the items recommended to look at is whether this would provide a service or convenience and the finding is that it would be compatible.

Scott Odekirk said they would be opening a winery or cider house and restaurant which would be 60-70% of the business.

Commission Member Jenson asked about the access point.

Scott Odekirk said they are still in talks with UDOT and they were told that the driveway that comes with the property is not usable but there is another access and UDOT would allow them to use.

There was a discussion about the private access that is owned by K Bell Plumbing.

Jason Odekirk said if UDOT were to grant access to the existing access, there would be minimal change necessary.

6. **PUBLIC HEARING** – Amendment to the Zoning Map from Mixed Use to C-2 1670 W 21st Street Parcel#150690066-Applicant Craig Odekirk

Commission Member Jenson made a motion to enter into Public Hearing. **Vice Chairman Reyna** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

David Smith is located directly East of the development. He believes it should not be approved because of the proximity to the school. He also said on the East and West side of the proposed area there are 2 homes and the access road that is being referenced is owned by K Bell Plumbing. He expressed his concern for the increase in traffic on 21st street as well as how the business would be managing the sanitation and waste container, what the days and hours of operation would be, and whether or not privacy fencing would be provided for the two homes neighboring this property. He is not in favor of the proposed development.

Micki Elmer expressed her concern for the traffic on 21st street.

Eric Child is one of the owners of K Bell Plumbing. He is not opposed to the zoning change but he said he can not grant access to the private lane. The access is tight with the box trucks they have and would not allow for more traffic.

Chairman Reed said he received an email from K Bell Plumbing and it would be added to the record.

Commission Member Smith made a motion to leave Public Hearing. **Commission Member Streker** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

7. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk

Amy Hugie said that the only thing the Commission needs to decide today is about the rezone. Everything else would be done during the site plan review.

There was a discussion about the distance requirements for a bar or tavern to a school or church.

Vice Chair Reyna made a motion to table Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066. **Commission Member Stimpson** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member Lamar,

8. **PRESENTATION ON PUBLIC HEARING** - Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

Damian said this is a proposal to amend the Home Occupation Ordinance and it is staff initiated. There were multiple applications that came in and they felt like they were not consistent with the purpose and intent of the code. Staff proposed changes that would better balance property owners' property right as well as their neighbors' property rights.

One change is in section 157.881 and it mentions garage sales and yard sales as not being part of the home occupation. There will likely be a staff initiated proposal in the future to address the garage and yard sales.

Commission Member Reyna asked if there was a separate ordinance for garage sales.

Damian said there is not.

Chairman Reed said he is opposed to automobile repair in a residential zone.

9. **PUBLIC HEARING** – To Solicit Public Input on a Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

Commission Member Streker made a motion to enter into Public Hearing. **Chairman Reed** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

No one was present for this item

Commission Member Smith made a motion to leave Public Hearing. **Commission Member Streker** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

10. **DISCUSSION AND ACTION**– Change to Title XV Land Usage, Home Occupation, Including § 157.880 Through § 157.883

The Commission had a discussion about whether or not automotive shops should be allowed in a residential zone.

Commission Member Jenson made a motion to recommend approval of the proposed amendment to the Home Occupation code finding that the proposal is consistent with the vision and goals of the General Plan and is in keeping with the health safety and welfare of the residents . **Commission Member Smith** seconded the motion.

AYES:	Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Smith
NAYS:	Chairman Reed, Commission Member Stimpson
EXCUSED:	Commission Member LaMar

*Chairman Reed proposed moving to Agenda Item Number 14

11. **PRESENTATION ON PUBLIC HEARING** –Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

Stephen Nelson explained to the commission that the current ordinance allows for a 2 story patio home and this would take that out. It will limit accessory buildings to 200 Sq ft or less and removed the zero lot lines but will possibly look at doing a separate ordinance later for attached patio homes.

12. **PUBLIC HEARING** – To Solicit Public Input on a Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

Vice Chairman Reyna made a motion to enter into Public Hearing. **Chairman Reed** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

No one was present for this item

Commission Member Jenson made a motion to leave Public Hearing. **Commission Member Smith** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith
NAYS:	
EXCUSED:	Commission Member LaMar

13. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, PH Zone (Residential Patio Homes), Including § 157.411 Through § 157.419

Commission Member Smith made a motion to recommend approval of the proposed changes to the Patio Home Zone contained within West Haven City Code § 157.411-419 PH Zone, as provided. **Commission Member Streker** seconded the motion.

AYES:	Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Smith, Chairman Reed, Commission Member Stimpson
NAYS:	

EXCUSED:	Commission Member LaMar
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14. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval-Church Building-3057 S 2700 W Parcel #150930027-Applicant Mike Davey

Damian Rodriguez said this parcel is zoned A1 and is about 5 acres in size and the applicant has been working with staff to come into compliance with requirements. There is one proposed primary building of 20,000 Sq ft and there are 2 accessory buildings. The proposed parking exceeds the minimal standards as well as the building's exterior. The landscaping plan that has been updated does comply with the ordinance.

There is an exterior lighting plan that will need to be submitted and needs to comply with the zoning ordinance as well as some engineering corrections on the improvement plans.

Chairman Reed asked if there was a bridge that goes over the canal

Stephen said that one of the issues right now is the roadway that dead-ends.

Mike Davey said there is an existing canal that will be piped. There will be a break in the fence and a sidewalk to get pedestrian access into the building.

Commission Member Smith made a motion to approve the proposed preliminary site plan for the stake center at 3057 S 2700 W, finding that the design of the site and proposed buildings is compliant with the applicable regulations of the ordinance when the following conditions of approval are applied: All staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site plan approval and an exterior lighting plan is compliant with §157.775 through §157.785 is provided prior to final site plan approval. **Commission Member Streker** seconded the motion.

AYES:	Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Smith, Chairman Reed, Commission Member Stimpson
NAYS:	
EXCUSED:	Commission Member LaMar

15. **DISCUSSION AND WORKSHOP-** West Haven Economic Development Strategic Plan- Community Development and Urban & Main Consulting

Rob Sant the economic development consultant for West Haven City presented some highlights from the Economic Development Strategic Plan.

16. **ADJOURNMENT**

Commission Member Streker made a motion to adjourn at 8:09 PM. **Vice Chair Reyna** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson,
NAYS:	
EXCUSED:	Commission Member Stimpson, Commission Member LaMar

Charis Sully
District Recorder

5/27/26
Date Approved