



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

May 27, 2026 6:00 PM

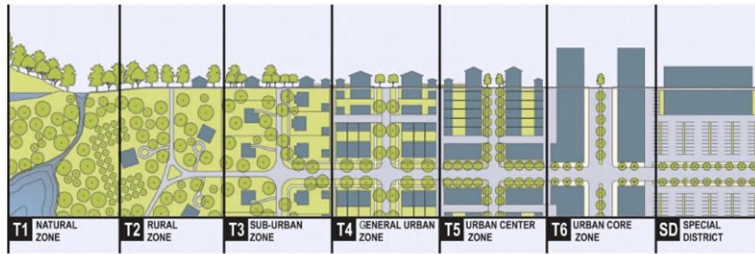
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present	
Jeff Reed Andrew Reyna Melinda Stimpson Linda Smith Jennifer Streker James Jenson George LaMar Damian Rodriguez Stephen Nelson Emily Green Amy Hugie	Commission Chairman Commission Vice Chairman Commission Member Commission Member Commission Member Commission Member Commission Member Commission Member City Planner Community Development Director City Recorder City Attorney
Excused	

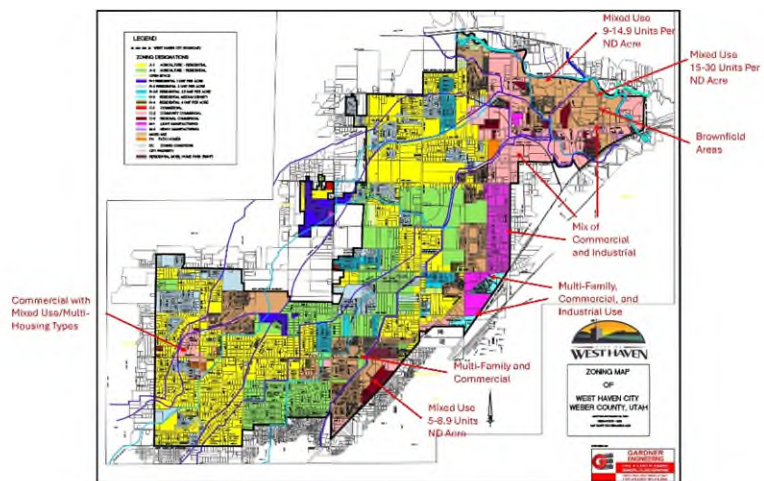
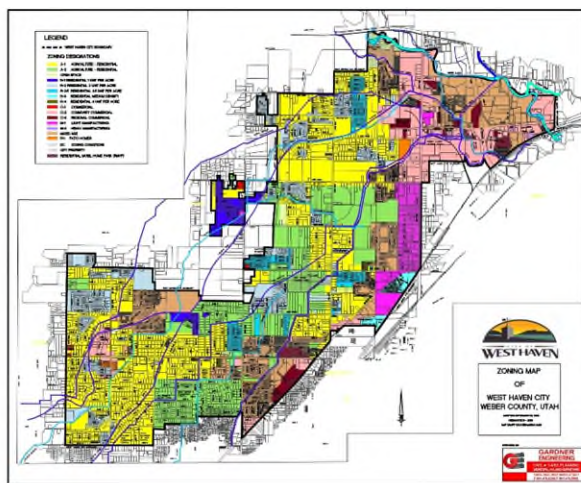
5:00 PM Work Session – In City Council Chambers

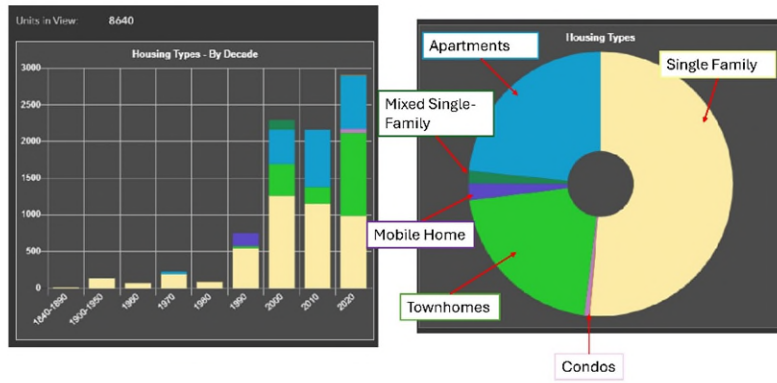
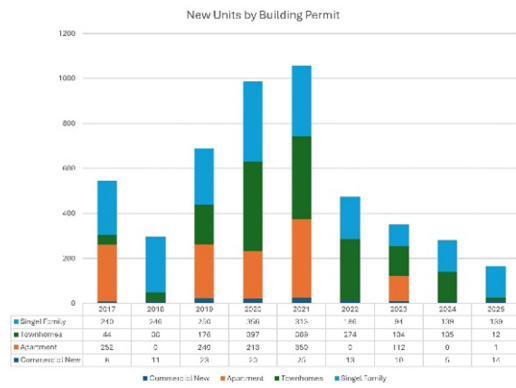
1. **Presentation and Discussion**-Land Use Element of the General Plan
Stephen Nelson and Sam Taylor gave a presentation on the Land Use Element of the General Plan.

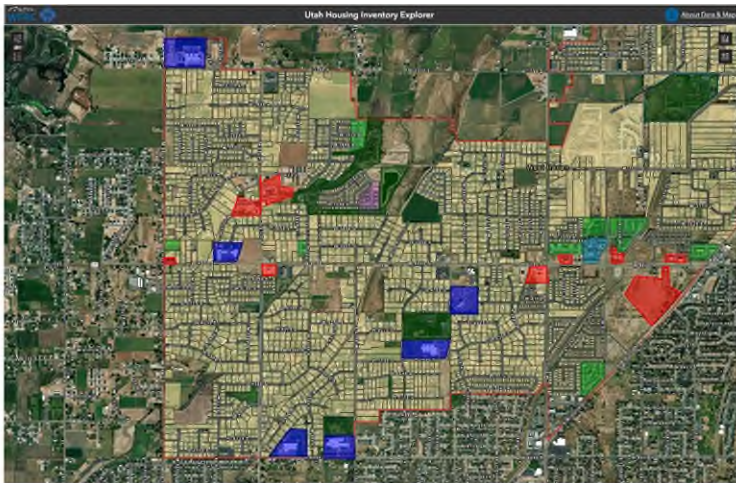
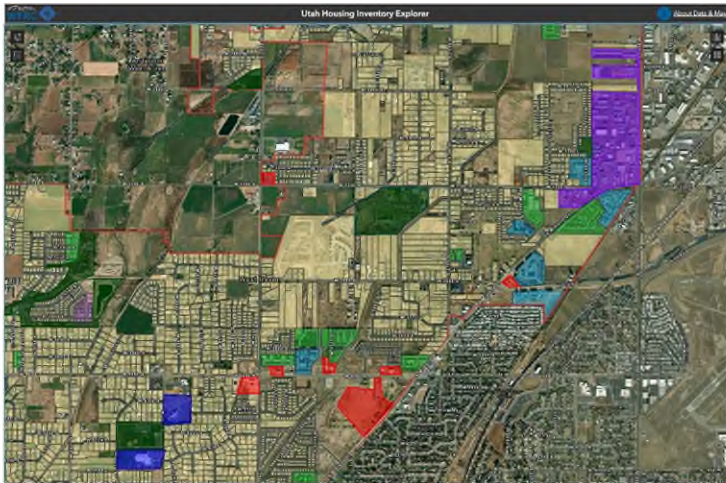
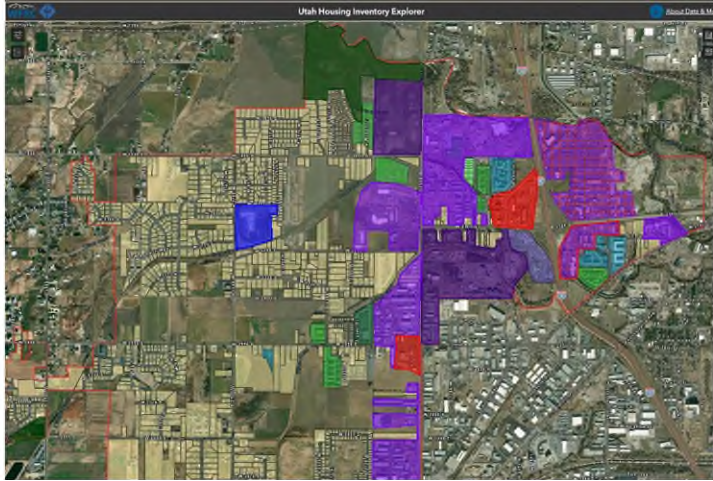




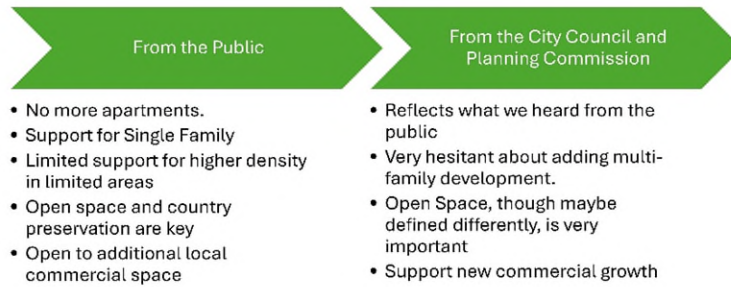
Transect Zoning Model







What We Have Heard



Land Use Plan Work Session

West Haven Planning Commission – 27 May 2026

Work Session Agenda

1. Purpose
2. Joint Work Session Recap & Economic Nodes
3. Translation of Ideas - Zoning
4. Activity Centers
5. Remaining Discussion
6. Next Steps

What We Heard From You

1. The future West Haven should be centered around large-lot, single family residential as the primary development type
2. Attached housing of all types and scales was not viewed favorably
3. Preservation of open space is a priority - but should be in control of the City, fear about inviting density and long-term preservation of private open space
4. Differing definitions on open space - the group seemed to agree that parks, trails, and select natural areas were the what should be preserved (public lands)

3

Reflection of the Current Land Use Map

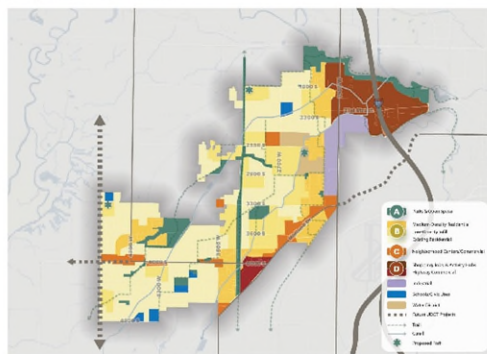
"Stay the course and enhance what already exists"

Vision: A future that continues West Haven's existing pattern of quiet neighborhoods, open space, and gradual change over time.

- **Single-family homes are the default, limited housing variety in very specific locations and circumstances (e.g. economic nodes)**
- **Grow incrementally as land develops, maintaining current neighborhood character**
- **Preserve West Haven's "country feel" with parks, trails, and green corridors as opportunities arise**
- Small neighborhood centers for daily needs
- Focus mixed and moderate intensity uses at existing economic nodes/corridors (21st Street interchange, 1900 West, Midland / 4000 South)

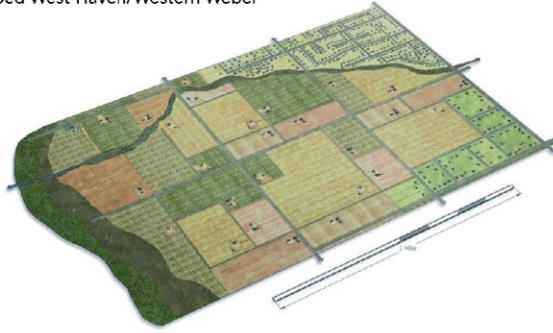
4

Concept 1: Building on What is in Place



5

Undeveloped West Haven/Western Weber



6

Visualizing Buildout Under Large-Lot SF Model



7

Checkpoint

1. Does this match your vision of what West Haven should be?
2. Did we miss anything from our last meeting?

8

Some Thoughts about “Centers”

1. Regional vs Neighborhood Centers – differences in scale
2. Land uses vs Character – flour, sugar, eggs to make the cake
 - What is the general “vibe” we want these areas to have?
3. Commercial areas are generally most successful when dense housing is nearby - most reliable path to long-term vitality
 - Especially true for neighborhood commercial (small businesses)
4. Transitions between centers and residential neighborhoods should be carefully thought through

12



13



14



NEIGHBORHOOD CENTER A1



NEIGHBORHOOD CENTER D1

21st Interchange

176

Vacant Acres

249

Underplanned Acres

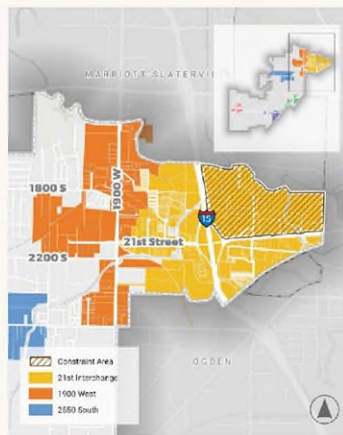
115

Developed Acres

Strengths: Premier interstate frontage, strong industrial sector, development potential
 Impediments: Constrained land, aging infrastructure, parcel configuration, porcupion

Potential Uses

- Industrial and Flex Industrial
- Office & Corporate Services
- Hotel & Lodging
- Regional Commercial
- Higher Density Housing



1900 West

129
Vacant Acres

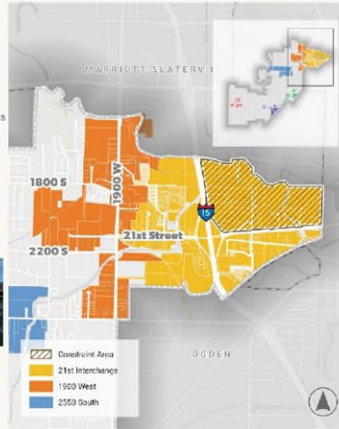
187
Undeveloped Acres

63
Developed Acres

Strengths: Key North-South connector, strong industrial sector, diversified uses
 Impediments: Parcel configuration, redevelopment-driven growth, compatibility constraints

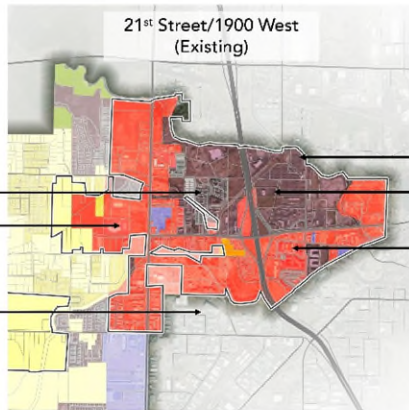
Potential Uses

- Industrial and Flex Industrial
- Neighborhood Commercial
- Neighborhood Office
- Higher Density Housing



21st Street/1900 West (Existing)

- Multifamily Residential
- Industrial/Manufacturing along 1900 W
- Ogden Industrial District



- Ogden River
- Auction Lot, Truck Stops
- Mix of Multifamily, Hotel, Highway Commercial

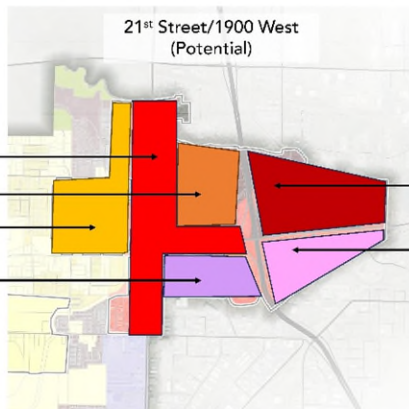
19

Potential Uses

- Industrial and Flex Industrial
- Office & Corporate Services
- Hotel & Lodging
- Regional Commercial
- Higher Density Housing

- Neighborhood Commercial/Office
- Higher Density Housing
- Residential Transition
- Industrial/Flex Industrial

21st Street/1900 West (Potential)



- Regional Commercial & Office
- Mixed Use (Residential/Commercial/Hotel)

20

Commission Member Stimpson entered at 5:35 PM.

2550 South

233
Vacant Acres

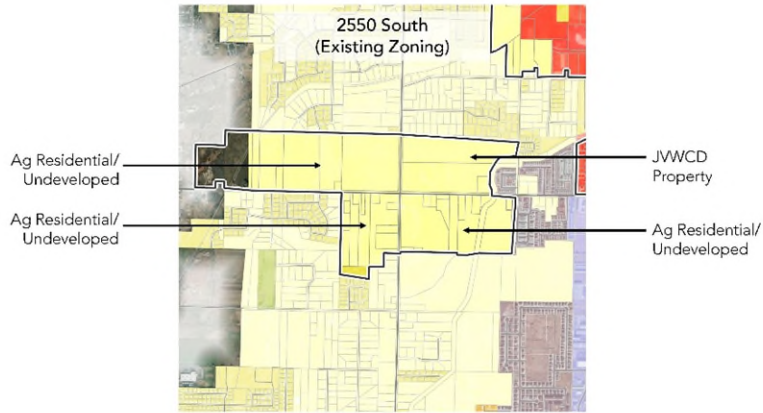
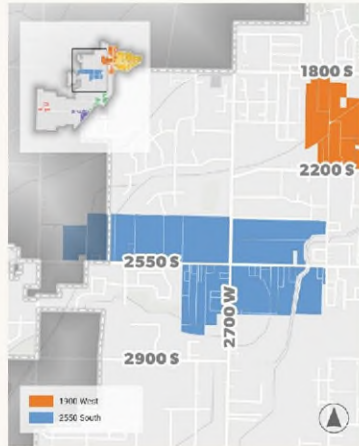
72
Unzoned Vacant Acres

16
Developed Acres

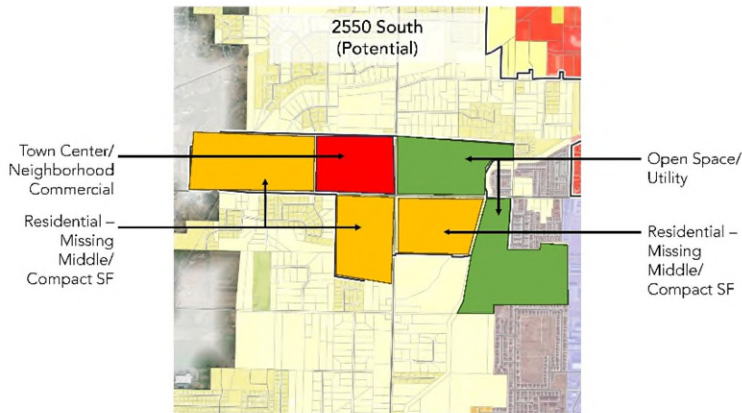
Strengths: Large vacant parcels, parcel ownership, demonstrated retail interest.
Impediments: Limited land availability and traffic impacts from commercial/density.

Potential Uses

- Grocery Store
- Neighborhood Commercial
- Residential
- Town Center



22



23



NEIGHBORHOOD CENTER A: Retail Anchor and Residential

Source: City of Salt Lake City, Utah Department of Transportation, Utah Transit Authority, Utah State Office of Economic Development, Utah State Office of Economic Development, Utah State Office of Economic Development, Utah State Office of Economic Development

Small Town Centers



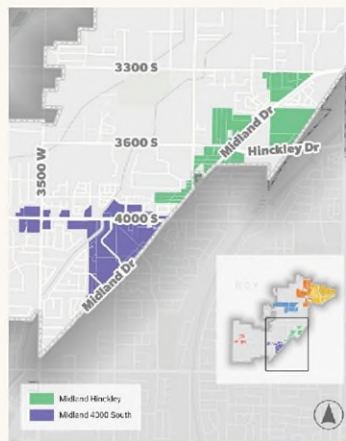
Midland-Hinckley

94 <small>Ward Acres</small>	24 <small>Underutilized Acres</small>	15 <small>Developed Acres</small>
--	---	---

Strengths: Existing uses, high traffic exposure, vacant and underutilized land
 Impediments: Fragmented land ownership and need for land assembly

Potential Uses

- Flex Industrial
- Neighborhood Commercial
- Neighborhood Office
- Higher Density Housing



Midland 4000 South

82

Uncontaminated Acres

10

Uncontaminated Acres

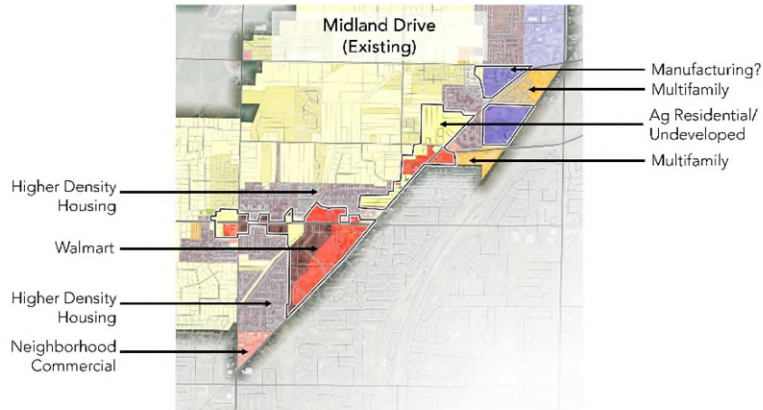
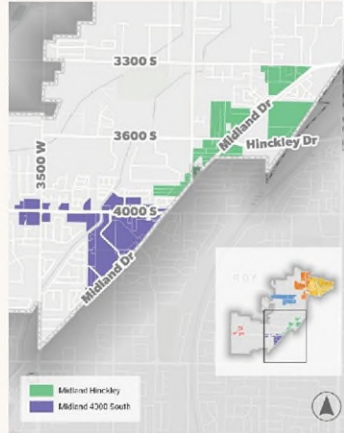
27

Developed Acres

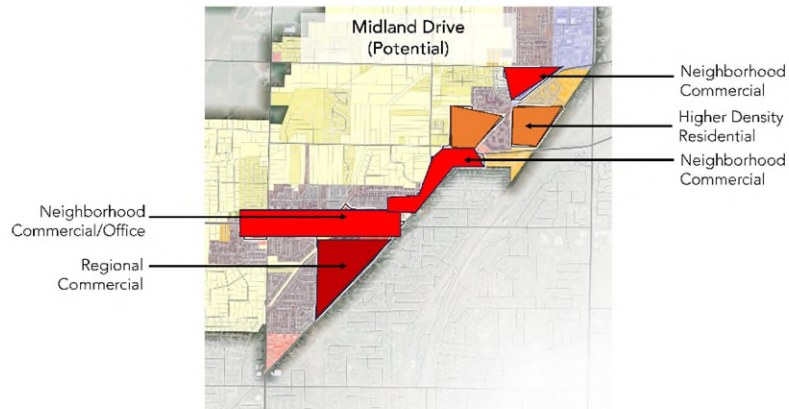
Strengths: Planned regional retail development, high traffic volumes, existing commercial
 Impediments: Limited vacant land and utility constraints

Potential Uses

- Regional Commercial
- Neighborhood Office



28



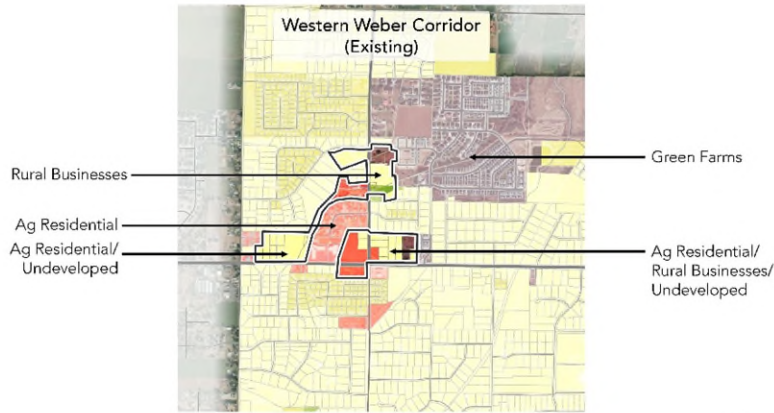
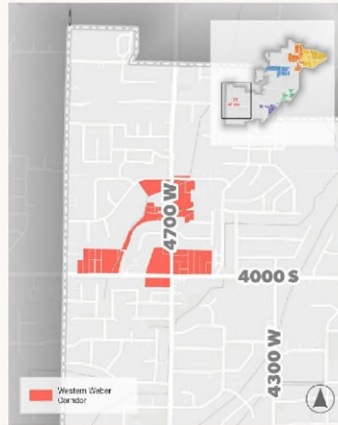
29

Western Weber Corridor

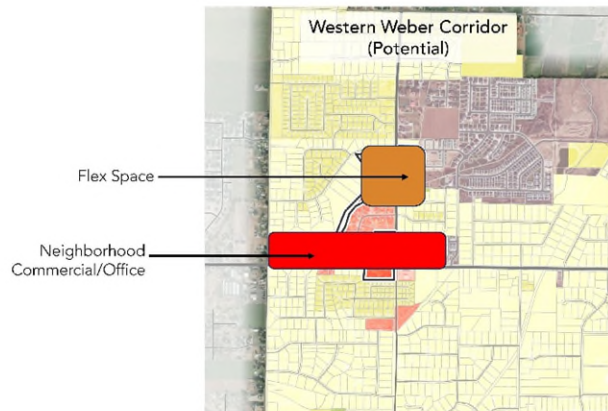
21 <small>Varied Areas</small>	37 <small>Undeveloped Areas</small>	7 <small>Developed Areas</small>
--	---	--

Strengths: Future regional connectivity and improved mobility & access
Impediments: Limited developable land and timing/uncertainty

- Potential Uses**
- Neighborhood Commercial
 - Neighborhood Office
 - Flex Space



31



32

Discussion

1. Do the proposed areas for centers make sense?
2. What centers stick out as the key areas? What should their character be?
 - i.e. 2550 S as a Town Center, 21st Interchange as a Mixed Use district, Midland or 21st Interchange as a regional shopping center
3. Do the proposed uses make sense for the desired character?

6:00, Or as Soon Thereafter the Work Session Concludes, Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** **Chairman Reed**
Chairman Reed called the meeting to order at 6:17 PM and welcomed those in attendance.

2. **OPENING CEREMONIES**
 - A. **PLEDGE OF ALLEGIANCE** **Commission Member Jenson**
 - B. **PRAYER/MOMENT OF SILENCE** **Vice Chair Reyna**

3. **ACTION ON MINUTES**
 - A. **Planning Commission Minutes** **Meeting Held** **May 13, 2026**

Commission Member Stimpson made a motion to approve the May 13, 2026, minutes. **Commission Member Streker** seconded the motion.

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

4. **REPORTS** - Actions taken by City Council and other items
Stephen Nelson said the proposed ordinances for Home Occupation and the Patio Homes Zone will be on the agenda for City Council next week.
5. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from Mixed Use to C-2-1670 W 21st Street Parcel #150690066-Applicant Craig Odekirk
Stephen Nelson said this item is asking to amend the zoning map from Mixed Use to C-2 to allow the applicant to open a Cider Shop which would most likely be categorized as a Tavern or Bar in our code. This would require a conditional use permit in the C-2 zone. The current zone would still allow this use but would require a mixture of uses on the property and since it is only a half acre the applicant found it was not practical. A public hearing was held on the May 13, 2026, meeting and there were some concerns raised about access because the Utah Department of Transportation will likely make them share access with the adjacent property owner. This item was tabled to allow the applicant time to respond to concerns raised at that meeting. This parcel is split between a C-2 and C-3 on the general plan map. Our ordinance requires a concept plan to be attached. This concept has not gone through the full review to be vetted for compliance. The applicant sent over a letter to Planning Commission early this afternoon.

Chairman Reed asked if the access had been granted.

Scott Odekirk said they have spoken with UDOT but there isn't any official approval yet and have not gotten access from the neighbor.

Commission Member LaMar said he is reticent to recommend approval for this parcel in light of a another property owner also not having access and City Council tabling that agenda item because of it.

Commission Member Jenson said UDOT could still not approve the access even if the zoning map amendment is approved by City Council.

Stephen Nelson said there is a historic access on the site for a residential building, but that building was torn down and UDOT no longer allows that access to be utilized for a commercial business. He said generally speaking UDOT requires a shared access.

Vice Chair Reyna said that even if they don't let them add another access point off the road there could still be a prescriptive easement for access to that property.

Stephen Nelson said UDOT will generally not landlock properties but will ask for shared access.

Amy Hugie said UDOT can limit the type of access.

Commission Member Smith asked if you could add a timeline to a zoning map amendment where if they don't complete the requirements, it reverts back to the previous zone.

Stephen Nelson said the City Council can approve a zoning map amendment with conditions.

Amy Hugie said the code does allow it, but it is difficult to track. She said the access issue is integral to dealing with the site not the zoning map amendment.

Stephen Nelson said that access is required in the site plan approval process.

Commission Member Smith said she doesn't see an issue recommending approval of the zoning map amendment because the access will need to be addressed during the site plan approval process.

Vice Chair Reyna agreed and said his point in tabling the item at the last meeting was geared toward making sure the applicant was aware of the issues they may encounter.

Commission Member Streker agreed.

Chairman Reed expressed concern that this will be a production facility and wants to weigh everything out first.

Commission Member Stimpson said the general plan is a guide unless there are variables that are not amenable to moving forward and without access she is not comfortable recommending this for approval.

Commission Member LaMar said the access could change the site plan.

Commission Member Stimpson made a motion to recommend denial of the amendment to the zoning map from Mixed Use to C-2 and the included concept plan because of access and the impact it has on the community because of traffic congestion. **Commission Member Reed** seconded the motion. **Motion passes 4:3.**

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

6. **PRESENTATION ON PUBLIC HEARING** – Adoption of an Economic Development Strategic Plan
Stephen Nelson said the consultant presented at a workshop last meeting. The City hired Urban and Main Consultants to create this plan with guidance from a steering committee. The purpose of this master plan is to study the economic development potential within the city and indicate areas where appropriate commercial uses would be feasible and create a list of action items or policies the city could undertake to pursue economic development goals. He said the consultant conducted studies and held meetings with stakeholders. The City

issued a survey that went out publicly. He went over the five sections included in the economic development strategic plan.

7. PUBLIC HEARING – To Solicit Public Input on an Adoption of an Economic Development Strategic Plan

Commission Member Smith made a motion to enter into public hearing. **Vice Chair Reyna** seconded the motion.

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

Chairman Reed invited the public up for comment.

Thelma Isaacson asked how to get on the committees to have her input considered. She asked why they were not mailed a letter for this economic strategic plan. She asked if there was going to be an exit from Legacy onto 2550 S and if that is the reason why more commercial was outlined in this area. She asked if there would be an exit on 4000 S from legacy. She suggested adding more commercial to where businesses are currently established instead of bringing commercial to a residential area.

Byron Combe said he has been a resident for about 30 years. He said that much of the land on 2550 S outlined in the plan has been purchased by property owners so they could give land to their grandchildren and children for construction of homes. He said the land outlined is too expensive to purchase with homes currently on them and suggested other properties as an alternative.

Larry Caldwell asked that his property not be outlined for a recreation building.

Selena Hart said she has been a long time resident and was a proponent of incorporating the City in 1991. She said she does not want to sell her property. She would like to give some to her son so he and his family can build a home.

Alesa Hofmeister said her siblings and parents own property on 2550 S. She said they do not intend to sell the property and would like to keep it for agricultural purposes.

Katelyn Hill said one of the properties outlined in the plan on 2550 S is her grandparents property. She said the ownership of these properties is family driven and not outlined for commercial purposes.

Carolyn Faldalen said her biggest concern for this plan is that the property at 2700 W and 2550 S is identified as one owner. She said that how it's outlined on the map would actually encompass several owners and that it includes property outside of West Haven City limits and she is not sure if the intent is to annex those properties. She is concerned about the information being incorrect on the plan.

Dean Murray asked how the City plans on getting Jordan Valley Water Conservancy District to sell their land. He said he does not see them selling those properties. He asked why the City would come up with a plan that will not work.

Leslie Barrow said she has grown up anticipating what the next generation of Kap family farms will look like. She expected to be surrounded by nieces and nephews and not commercial properties. She expressed concern for losing her home if the road is expanded.

Cindy Combe says she agrees with all that has been said. She said that commercial needs to be limited to commercial areas instead of being outlined in residential areas.

Commission Member Streker made a motion to leave public hearing. **Vice Chair Reyna** seconded the motion.

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

8. DISCUSSION AND ACTION – Adoption of an Economic Development Strategic Plan

Vice Chair Reyna said this is not a plan that would mark the properties out to be purchased for the uses outlined. He said the City does not intend to purchase land for this economic development strategic plan. He said this plan is to mark out areas as the City grows that may be useful for commercial development in 15-20 years. He said the general plan map outlines what zones could work for the future, it is not a requirement to rezone properties and does not change the current zone. He said that as we grow we need our economy to grow as well and these areas have the potential to help that economic development.

Stephen Nelson said the economic strategic plan is a guiding document and does not mean the City is looking to purchase properties outlined in it. He said Jordan Valley Water Conservancy District has been involved in the discussion and have indicated that generally they would like to keep the majority of their property, but they are open to working with a potential buyer. He said the Western Weber Corridor interchanges have not been decided and UDOT is looking at several options. He said 2550 S and 4000 S could be interchanges and have been discussed by UDOT. He said their office is always open to hear feedback or input on plans. He said that this portion could be removed from the plan or Planning Commission could opt to change the properties outlined on 2550 S. He said the Western Weber Corridor will be on 5100 W but will curve further north. He also said that because this a plan for the entire city notices were not mailed out to every resident but posted online as is required by state law. He said that 2550 S is one of our largest roads and there are no plans currently for expansion.

Chairman Reed said the City held open houses and asked for input on our website and social media from residents.

Vice Chair Reyna suggested eliminating the south side of 2550 S from this section.

Vice Chair Reyna made a motion to table to review all areas but in particular the 2550 S area. **Chairman Reed** seconded the motion.

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

~~**9. PUBLIC HEARING** – To Solicit Public Input on an Amendment to the Zoning Map from A-1 to C-2-2338 W 2200 S Parcel #150750019-Applicant Dawnell Musselman. This application has been withdrawn by the applicant. No action was taken on this item as the applicant withdrew their application.~~

10. DISCUSSION AND ACTION – Final Site Plan Approval-Superstop-1514 W 2100 S Parcel #150690050-Applicant Omar Mansour

Damian Rodriguez said this is a redevelopment of an existing convenience store site. He said it's currently Mixed Use. He said there were three conditions that the applicant must meet for this site. The first was for UDOT to approve their access, for them to conduct a traffic study, and for them to adequately address all of staff's comments. He said the applicant has satisfied all three requirements, but the third. He said the applicant is requesting an exception for the landscaping to not include living plant material because the secondary water district has required that. They have opted to use decorative rock and provided a letter from Bona Vista Water showing that they are allotted no water for outside use. He said the request is consistent with our code. He said staff does recommend the approval of that exception request. He said the applicant is asking for a drive through exception request and staff recommends approval.

Commission Member Smith made a motion to approve the requested alternate drive-through design, proposed without concrete curbing separating the west drive-through aisle from the property egress lane, finding that the alternate design will be equally effective in ensuring traffic safety and minimizing traffic impacts. **Vice Chair Reyna** seconded the motion.

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

Commission Member Streker made a motion to approve the requested landscaping exception for the property at 1514 W 2100 S, finding that sufficient evidence has been provided to suggest that the service provider cannot supply sufficient water for landscaping. **Commission Member LaMar** seconded the motion.

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

Commission Member Streker made a motion to give final site plan approval for the proposed Superstop convenience store at 1514 W 2100 S, finding that the design of the proposed site and building is compliant with all applicable regulations of the ordinance and the conditions of the preliminary site plan approval. **Vice Chair Reyna** seconded the motion.

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

11. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4785 W 4600 S Parcel #084280017- Maximum Area Exception for a Detached Accessory Dwelling Unit-Applicant RaeJean Ross
Damian Rodriguez said this is for a size exception for an accessory dwelling unit. He said the applicant has proposed a detached accessory dwelling unit of 1782 square feet and the code allows up to 1200 square feet. He said what is proposed is a manufactured home and that is not allowed by code. He said another iteration of the plan showed a modular home and that is classified as a manufactured home.

Stephen Nelson said the applicant is in disagreement about the definition of a manufactured home and has provided a statement from the vendor of the unit. The recommendation to table will allow staff time to review what has been provided and compare it to our definition.

Commission Member LaMar said the purpose of an accessory dwelling unit is to fulfill the state's requirement to have a moderate income housing element in our general plan. He suggested amending the accessory dwelling unit ordinance to have different regulations for detached accessory dwelling units and attached accessory dwelling units. He said he can't see the larger square footage is in keeping with the intent of moderate income housing.

Commission Member Jenson made a motion to table. **Chairman Reed** seconded the motion.

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

12. **ADJOURNMENT**

Vice Chair Reyna made a motion to adjourn at 8:02 PM. **Commission Member Streker** seconded the motion.

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

Emily Green

City Recorder

June 10, 2026

Date Approved