



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 24, 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
George LaMar	Commission Member
Damian Rodriguez	City Planner
Stephen Nelson	Community Development Director
Charis Sully	District Recorder
Excused	

6:00 PM Regular Planning Commission Meeting

- MEETING CALLED TO ORDER:** **Chairman Reed**
Chairman Reed called the meeting to order at 6:03 PM and welcomed those in attendance.
- OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE** **Vice Chairman Reyna**
 - B. PRAYER/MOMENT OF SILENCE** **Commission Member Stimpson**

Chairman Reed led the Prayer/Moment of Silence

- ACTION ON MINUTES**
 - A. Planning Commission Minutes** **Meeting Held** **June 10, 2026**

Vice Chair Reyna made a motion to approve the June 10, 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:	

- REPORTS** - Actions taken by City Council and other items
Stephen Nelson let the commission know that the City Council approved the fiscal year 2026-2027 budget and he wanted to remind everyone that West Haven Days is happening this week.
- PRESENTATION ON PUBLIC HEARING** – Adoption of an Economic Development Strategic Plan

Stephen said at the last Planning Commission meeting, staff was directed to hold another public hearing to give the residents a chance to comment on new maps regarding the area of 2700 W and 2550 S. The two maps presented in the packet show some changes that the Planning Commission and residents recommended.

If one of the maps is adopted, an official map would be created.

Commission Member Stimpson asked how close the residential on the southeast corner was to the existing home.

Stephen said that the home is right on the border.

6. **PUBLIC HEARING-**To Solicit Public Input on the Adoption of an Economic Development Strategic Plan

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

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

Cindy Combe stated that she called Jordan Valley and talked to them about purchasing property. She was told that they have no intention of selling more property. She stated her concern for the traffic safety if commercial businesses are added to that area and she would like it to stay residential.

Selena Hart agrees with Cindy Combe and is also concerned about the wetlands in the area and what it would take to develop that property.

Leslie Barrow submitted a comment through email. She would like her area to be commercial if that is what is going to happen with the Baldwin property.

West Haven Planning Council

June 24, 2026

Dear West Haven Planning Council Members,

Thank you for your time, thoughtful consideration, and dedication to our community. I sincerely appreciate the opportunity to participate in and observe the multiple public hearings regarding the proposed economic development area at 2550 S 2700 W. Your willingness to gather input and engage with residents reflects a strong commitment to thoughtful planning.

As you continue your work on this development, I would like to respectfully share the following perspective for your consideration.

If the area south of 2550 S is included in the development area and surrounding properties are designated for commercial use, I would prefer for my property to be included within a C-1 commercial designation rather than high-density residential zoning. Being situated in the middle of a commercial area would provide a more cohesive transition and align better with the overall direction of development.

I believe both my property and the broader community would be best served by a low-density commercial area thoughtfully designed to bring residents of West Haven together. This area has the potential to become a central gathering point—something that fosters connection, supports local businesses, and enhances the quality of life for our residents.

In particular, I encourage the Council to consider development that includes:

- “Come and stay” destinations such as local cafés, small shops, and neighborhood services
- Walkable, community-focused design that encourages interaction and connection
- Safe, open spaces for youth, especially along routes to and from school
- Local and independent businesses, rather than national chains
- Businesses that do not rely on drive-through traffic as their primary revenue source

This type of development would create an inviting environment where families feel comfortable gathering, youth have safe places to spend time, and residents can connect with one another. It would also help establish a unique identity for West Haven rather than replicating commercial corridors found elsewhere.

West Haven has a valuable opportunity to create something truly special—a welcoming, community-centered space that reflects our values and serves both current residents and future generations.

Thank you again for your service and for taking the time to listen to community input. I appreciate your consideration of these thoughts as you move forward with planning decisions.

Sincerely,
Leslie Barrow
Leslie Barrow

A VISION FOR OUR COMMUNITY

Low Density Commercial that Brings Us Together

COME AND STAY PLACES



Local Shops & Boutiques Coffee Shops & Eateries Gathering & Dining

SAFE, OPEN SPACES FOR YOUTH



Safe Routes to School Pump Track for Biking, Scooters & More Play Areas & Open Green Space Community Events & Open Spaces

A PLACE TO GATHER: WEEKEND FARMER'S MARKETS & POP-UP SHOPS



Local Farmers & Fresh Food Pop-Up Shops & Local Makers Food Trucks & Local Eats A Vibrant Hub in the Heart of Our City

WHAT WE DON'T WANT



Large National Chains

Drive-Thru Focused Businesses

These businesses take value out of our community and do not create the lasting, local connection we want for West Haven.

BENEFITS TO WEST HAVEN



Brings Community Together



Supports Local Businesses



Enhances Quality of Life



Creates Safe Spaces for Youth



Strengthens Our Local Economy



Builds Pride in West Haven

Let's build a heart for West Haven that we can all be proud of.

Ross Baldwin commended the Planning Commission on their willingness to work with residents and he 100% supports the revised plan.

Eric Defries speaks for the family that currently owns the 2 LLC's and they are in support of the half residential and half commercial. They are in support of the 2 maps as owners of property that it would affect.

Doug Kap would like to know what the value of the land would be for residential vs commercial. He supports Leslie Barrows comment.

Alesa Hofmeister said she realizes change is inevitable but would like to make sure that whatever happens it does not change the quality of life for those who are in the area now.

Carolyn Faldalen would like to work with the city to come up with a plat the supports the city and keeps people who have been there for many years happy. He would also like to know if Smiths has bought the property on 2550 and 2700

Kirk Baldwin said that nothing has happened with the Baldwin property and Smiths and he supports the light commercial

Cary Allred Loves the plan and would like their property to be commercial.

Jodie Kap would like to know what residential would look like if they were next to commercial.

Commission Member Streker made a motion to leave the 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:	

7. DISCUSSION AND ACTION – Adoption of Economic Development Strategic Plan

Stephen said as of right now, Jordan Valley does not have any official intentions to develop. In discussions with the General Manager of Jordan Valley, they have 20-30 acres that they can surplus. They are planning on working with the city to discuss what the use of that property would potentially be.

Stephen said that as development comes, it will dictate the infrastructure needs. That is something that is considered with a zone change. The idea is that it would be local commercial and not a regional draw. The local commercial would be governed by the C1 zone. Max building height is 35 feet but only 25 feet when adjacent to residential.

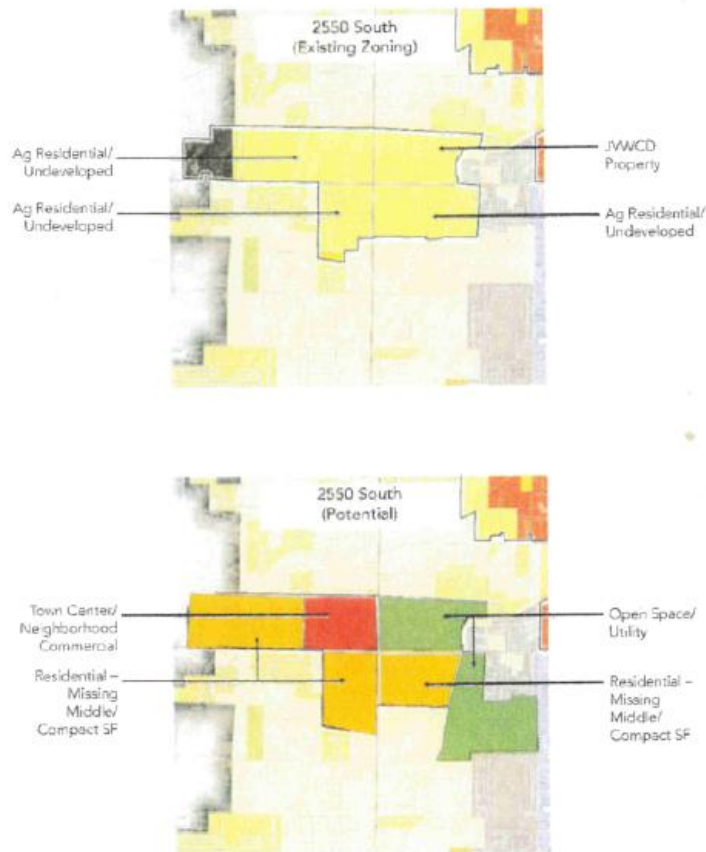
Stephen said that commercial land can be more valuable but it depends on the needs and several other factors. Sometimes, if the area is undeveloped, it may not have increased value.

Vice Chair Reyna said it would depend on the demand. It is hard to say because things change so frequently.

Stephen said that the goal is to keep the residential on a neighborhood scale. The idea is to try and keep the commercial at a more neighborhood scale and try to make it more walkable and accessible to the surrounding public.

Stephen said that the idea is residential near the commercial area, is to not be attached housing. The general plan that will be presented is a higher density with 1/3 to 1/4 acre lots.

Commission Member LaMar asked how they got to the plans that were presented tonight. They discussed a map that shows the northwest corner, about 1/3 of the area as the town center. 2/3 going west as residential missing middle, the entirety of the southwest corner as residential missing middle, the Baldwin property as residential missing middle compact square foot and to the east and north of the Baldwin Property as open space/utility.



Stephen said that the handout that Commission Member LaMar gave out was put together by the general plan consultant. They were potential interpretations by Landmark Design.

Commission Member LaMar confirmed that was how it was envisioned to split the property and after the public hearing, Stephen and Mayor Vanderwood met with the Baldwin family and the Baldwins gave input on what they would like to see and that led to all the Baldwin property being labeled as commercial as well and the property to the East and northwest corner as commercial. The last time the Planning Commission met the entirety of the Baldwin property was commercial and the commission talked about providing a buffer that would run along 2550 and the residential on either side of that.

Commission Member LaMar said that the reason things were laid out a certain way was because there needed to be a certain amount of residential around the town center and now we have replaced a lot of that with commercial.

Stephen said that when looking at the town center itself, the whole thing as commercial would not be viable and any additional residential that would be built around it would support that. It used to be that the whole 40 acres of Jordan Valley space was commercial. After conversations, they pushed some of those acres to the West along the frontage. Commercial is focused along 2550.

Commission Member LaMar expressed concern about expanding the commercial area and shrinking the residential and being able to support the commercial designation to the area.

There was a discussion about splitting the property on the southwest corner to have the front ¼ at the intersection of the property as neighborhood commercial or residential and leave the remaining amount as residential.

Commission Member LaMar made a motion to adopt the Economic Development Strategic Plan with interpretation 2 in the map as the preferred option for the 2550 S 2700 W intersection.

Motion dies for lack of a second.

Vice Chair Reyna made a motion to recommend adoption of the Economic Development Strategic Plan with the changes that the North East corner of the Kap property in interpretation 2 of the plan be changed to neighborhood commercial and or residential, as indicated by Stephens sketch on the map as well as adding the Massing and Location language that was added to the packet to the Economic Development Plan. **Commission Member Smith** seconded the motion.

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

8. PRESENTATION- Proposed Changes to the R-3 Zoning Ordinance

Stephen walked through some proposed changes that are being considered with the General Plan update.

Stephen said that within the West Haven City Code, there is an R3 zone. The R3 zone is for the purpose of providing a variety of housing development types and options within the city. There are only 2 areas zoned as R3 and both are east of Midland Dr. In the past, the city has generally used the Mixed Use zone for multi-family.

Stephen said that some of the council members have requested to move away from the Mixed Use zone.

Stephen expressed his concern about tying the density to the general plan map and only having it be an advisory document. He recommended breaking up the R3 zone into 4 different zones as Residential Multi-Family (RM) 5, RM-10, RM-12, and RM-24, which follows the designations on the General Plan Map.

Staff also talked about increasing the standards and requirements for a Multi-Family Development.

Commission Member LaMar said that the city would like to codify what is on the General Plan in an ordinance. The notification to property owners is because of a designation to the zone and he expressed his support of doing that.

Chairman Reed asked what an RM-5 would look like.

Stephen said his thoughts were to limit RM-5 and RM-8 to townhomes, duplexes, or single family homes but as you graduate to the higher density zones, it would be apartments and those types of things.

9. WORKSHOP – Update to the Landscape Ordinance

The Commission discussed possible changes to the Landscape Ordinance.

Commission Member LaMar expressed opposition to section 157.995 that would allow Multi-Family to forgo having landscaped open space because a nearby park is adequate. The rest of the Commission agreed.

The Commission discussed whether all rock landscaping would be allowed or not and how much the city would like to dictate how single family lots are landscaped.

Commission Member LaMar said that the city should not take over the role of an HOA and resists the idea of the city doing more than the basics. He believes that the city should not enforce landscaping requirements beyond weed control and impact to neighbors. Chairman Reed agreed.

Vice Chair Reyna agrees that turf should not be allowed in park strips and stating that landscaping does not mean weeds.

Chairman Reed asked for clarification on a dark hue of rock.

Stephen said that there have been concerns about urban heat island effects. They would like the rock that is placed to be lighter in color to avoid heat absorption and radiation later.

10. ADJOURNMENT

Commission Member Streker made a motion to adjourn at 8:23 PM. **Commission Member Jenson** 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:	

Charis Sully

District Recorder

Date Approved: 7/22/26