



## WEST HAVEN PLANNING COMMISSION MEETING MINUTES

**July 22, 2026 6:00 PM**

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

| Present          |                   |
|------------------|-------------------|
| Jeff Reed        | Chairman          |
| Andrew Reyna     | Vice Chairman     |
| Melinda Stimpson | Commission Member |
| Linda Smith      | Commission Member |
| Jennifer Streker | Commission Member |
| James Jenson     | Commission Member |
| George LaMar     | Commission Member |
| Excused          |                   |
|                  |                   |

### **6:00 Regular Planning Commission Meeting**

**1. MEETING CALLED TO ORDER: Chairman Reed**

*Chairman Reed called the meeting to order at 6:00 PM and welcomed those in attendance.*

**2. OPENING CEREMONIES**

**A. PLEDGE OF ALLEGIANCE**

Commission Member Stimpson

**B. PRAYER/MOMENT OF SILENCE**

Commission Member LaMar

**3. ACTION ON MINUTES**

**A. Planning Commission Minutes**

**Meeting Held**

**June 24, 2026**

*Chairman Reed asked that the title for Vice Chairman Reyna be modified on the minutes.*

*Commission Member LaMar said he was not absent and should be marked as voting nay on agenda item number 7.*

**Commission Member Streker made a motion** to approve the June 24, 2026, minutes. **Commission Member Stimpson** seconded the motion.

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chairman Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    |                                                                                                                                                                       |
| <b>EXCUSED:</b> |                                                                                                                                                                       |

**4. REPORTS - Actions taken by City Council and other items**

*Stephen Nelson reported on the July 1, 2026, City Council meeting they held a workshop for the general plan. He said they approved the Home Occupation ordinance but removed auto repair businesses from it. They also approved the Patio Homes ordinance and added in the allowance of a bonus room with the original size limitations. He said on July 15, 2026, City Council adopted the economic strategic plan as recommended.*

**5. PRESENTATION ON PUBLIC HEARING – Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S  
Parcels 150710030, 150710069, and 150750018-Applicant Dayna Jardine**

*Damian Rodriguez said this zoning map amendment is for three parcels with 20.75 acres total. He said the applicant has provided a written narrative concept for a commercial subdivision that will include an entrance on the future road and a private road. He said the proposal is incompatible with the general plan but is consistent with the economic strategic plan. He said staff recommends three conditions which are one access point to the*

*future road, where commercial abuts residential development a decorative masonry wall or privacy fence of no less than 5' shall be added, and refuse collection points and any outdoor storage shall be set behind a building.*

6. **PUBLIC HEARING** -To Solicit Public Input on the Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S Parcels 150710030, 150710069, and 150750018-Applicant Dayna Jardine

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

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chairman Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    |                                                                                                                                                                       |
| <b>EXCUSED:</b> |                                                                                                                                                                       |

*Chairman Reed invited the public up for comment.*

*Beth Dykster asked if the new road will take pressure off of 1800 S.*

*Kerry Dykster said he wanted to see where the new road will go and expressed concern over the placement of the round about and how that might take from him property. He also expressed concern about traffic.*

*Curtis Goodwin via e-mail expressed concern about approving this zoning map amendment before the public infrastructure of the road is in place. He is concerned that the private road and entrance for Lynn Woodward Electric would be utilized as a primary access point for future development.*

*Sloan Smith via e-mail is strongly opposed the zoning map amendment. She expressed concern about the encroachment of commercial zoning in residential zones, increased traffic, noise, and light pollution.*

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

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chairman Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    |                                                                                                                                                                       |
| <b>EXCUSED:</b> |                                                                                                                                                                       |

7. **DISCUSSION AND ACTION** – Amendment to the Zoning Map from A-1 to C-2-2231 W 1800 S Parcels 150710030, 150710069, and 150750018-Applicant Dayna Jardine

*Stephen Nelson showed a map that showed the road alignment.*

*Amy Hugie said that the top portion could shift a little but will mostly stay the way it's depicted.*

*Tucker Jardine said the plan is just to make it a commercial subdivision and sell the lots.*

*Commission Member Stimpson asked if he owned all the land in color depicted on the concept map.*

*Mr. Jardine said they own everything but the triangular piece depicted in pink.*

*Stephen Nelson said that piece is not part of the zoning map amendment application.*

*Kerry Dykster asked if the walking trail would be staying where it was originally planned to be.*

*Mr. Jardine said the City said they would be relocating the walking trial to the west side of the road.*

*Vice Chairman Reyna expressed some concerns about the road alignment moving.*

*Commission Member LaMar shared the same concern.*

*Commission Member Stimpson said she isn't comfortable approving this with the information presented.*

*Chairman Reed agreed.*

*Commission Member Smith asked how long until the general plan is adopted.*

*Stephen Nelson said the plan is for this fall.*

**Commission Member LaMar made a motion** to recommend denial of the petition to rezone the properties at 2231 W 1800 S in West Haven finding the request to rezone the properties from A-1 to C-2 does not conform with the current General Plan and may have conflicts with the surrounding property. In addition, the General Plan is currently under consideration, and the plan for this area may be updated. **Commission Member Streker** seconded the motion.

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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    | Vice Chairman Reyna                                                                                                                              |
| <b>EXCUSED:</b> |                                                                                                                                                  |

8. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4086 W 4450 S Parcel #082540012- Application for an Accessory Dwelling Unit that is oversized and with reduced setbacks-Applicant Janette Aparicio

*Stephen Nelson said this conditional use permit is to allow for the conversion of an existing barn into an accessory dwelling unit of over 1200 square feet. He said in section 157.474 accessory dwelling units that are over 1200 square feet can be allowed but they must have an increased setback. The applicant is requesting a reduction of setbacks. In section 157.461 it says "Second-story accessory dwelling units, an accessory dwelling unit located in an accessory structure, may only be located on a second story if the structure meets the same minimum standards in the zone for height, as well as front, side, and rear setback, as the primary dwelling." This accessory dwelling unit is requesting a second story. They meet the side setbacks but are 10' from the rear property line. The code requires 20' and would be allowed at 15' if there weren't any windows. He said the Planning Commission can consider privacy fencing. He said the overall location of the structure is the first concern and the second is the aesthetics do not match the primary residence. The plans for this building were submitted after the construction was done which the building department can still inspect but will have to remove drywall in order to do so.*

*Chairman Reed asked who completed the construction on the building.*

*Janette Aparicio said that a family member who works in the construction industry completed the work.*

*Commission Member Jenson asked what is holding up the building permitting process.*

*Stephen Nelson said that the conditional use permit typically needs to be approved before issuing the building permit.*

*Commission Member Stimpson suggested tabling this item.*

*Commission Member LaMar said he is not ok allowing this because others have not gotten the same consideration while building their accessory dwelling units.*

**Vice Chairman Reyna made a motion** to table. **Chairman Reed** seconded the motion.

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|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith |
| <b>NAYS:</b>    | Commission Member LaMar                                                                                                                   |
| <b>EXCUSED:</b> |                                                                                                                                           |

9. **WORKSHOP**- Update to the R-3 Zoning Ordinance

*Stephen Nelson went over the significant changes proposed in the ordinance.*

*Commission Member LaMar said that private roads have in the city are much narrower and some don't even have room for emergency vehicles to turn around in. He suggested requiring the same standards for private roads as public roads.*

*Vice Chairman Reyna said he likes the idea of the live-work spaces but stressed the need for adequate parking.*

*Chairman Reed expressed concern that the live-work example used looks like an apartment complex.*

10. **WORKSHOP** – Update to the Landscape Ordinance

**Commission Member Stimpson made a motion** to table. **Vice Chairman Reyna** seconded the motion.

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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    |                                                                                                                                                                    |
| <b>EXCUSED:</b> |                                                                                                                                                                    |

11. **ADJOURNMENT**

**Vice Chair Reyna made a motion** to adjourn at 8:31 PM. **Commission Member Streker** seconded the motion.

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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chairman Reed, Vice Chairman Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Stimpson, Commission Member Smith, Commission Member LaMar |
| <b>NAYS:</b>    |                                                                                                                                                                       |
| <b>EXCUSED:</b> |                                                                                                                                                                       |

*Emily Green*  
City Recorder

Date Approved: 8/5/26