



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

August 12, 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 6:01 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Commission Member LaMar

B. PRAYER/MOMENT OF SILENCE

Commission Member Smith

3. ACTION ON MINUTES

A. Planning Commission Minutes

Meeting Held

July 22, 2026

Commission Member Jenson made a motion to approve the July 22, 2026, minutes. **Vice Chair Reyna** seconded the motion.

AYES:	Chairman Reed, Vice Chairman 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 reported that City Council approved the rezone located at 2231 W 1800 S for two of the three parcels. He said they opted to approve the parcels that LWE is located on and wait on the general plan before making a decision on the last parcel. He said City Council denied the rezone located at approx. 2410 Hinckley Drive. He said staff reviewed the proposals for the transportation plan and picked Kimley Horn as the engineering firm.

5. DISCUSSION AND ACTION – Preliminary Site Plan Approval-Fire Station-2625 W 3600 S Parcel #080220037-Applicant John McLaughlin

Damian Rodriguez said the preliminary site plan is for a proposed 15,400 square foot fire station for Weber Fire District on about 2.2 acres. It's a public service building which is permitted in the zone. He said the utility will serve letters have not been provided yet. He said there are insufficient flow issues with this area and annexation is probably necessary. He said parking is mostly compliant, but they need to modify some of the dimensions and the aesthetics exceed our design standards.

Commission Member LaMar asked why the will serve letter issue isn't resolved when it was initially raised in February.

Stephen Nelson said the tire store application was approved because the water districts wanted some assurity that the project was moving forward before considering changing their district boundaries and that the Fire District is in a similar scenario.

Heber Slabbert said they need preliminary approval to be able to confirm the project is viable. He said they have looked at improving the line on 3600 W or resolving it on their property. He said they feel confident that either way the issue can be resolved.

Stephen Nelson said the tire store had viable solutions but they were expensive solutions and that caused some of the delay.

Commission Member Smith made a motion to approve the proposed preliminary site plan for the fire station at 2625 W 3600 S, finding that the general design of the site and proposed buildings are compliant with the applicable regulations of the ordinance, and the proposal is ready for final site plan review when the following conditions are applied: all staff comments and corrections listed on the attached corrections report are satisfactorily addressed prior to final site approval and will serve letters are provided from the required utility service providers prior to final site plan approval. **Commission member Streker** seconded the motion.

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

6. DISCUSSION AND ACTION – Preliminary Site Plan Approval-Coffee Shop-4195 S Midland Drive Parcel #087320005-Applicant Logan Johnson

Damian Rodriguez said the proposal is for a coffee shop in the Walmart commercial subdivision. He said it is compliant with the standards of the zone and the parking requirements. The code requires a vehicle path analysis when a drive through is present and the Utah Department of Transportation has not approved the site plan yet. He said we have not received that but the applicant is aware it's necessary. He said some of the non-compliant aspects are street trees, a 15' buffer on the frontage, and a proposed monument sign. They will need to either amend the sign package for the whole commercial center or forgo the monument sign. He said the façade that faces Midland Drive will need to be improved to meet the primary materials standard.

Chairman Reed expressed concern about line of sight with the street tree requirement.

Damian Rodriguez said there is a height limitation and line of sight over rules the street tree requirement.

Stephen Nelson said the Utah Department of Transportation will review line of sight when reviewing the site plan.

Logan Johnson said the traffic memo is in production and they are purchasing the parcel across from the drive isle which will have another drive through in it and the analysis will include both drive throughs. He said landscaping can be updated and they will comply with the requirements for the sign and reflect that in the updated plans. He said their architect has some ideas for the façade to meet the primary materials requirement. He agreed to provide the minutes after their pre application meeting with the Utah Department of Transportation.

Commission member LaMar expressed concern that many of the preliminary requirements were not met and suggested moving those requirements to final approval.

Damian Rodriguez said they could change the ordinance to have preliminary approval as an administrative function where the applicant would only be given final approval by Planning Commission.

Commission Member Streker made a motion to approve the proposed preliminary site plan for the drive-through coffee shop at 4195 S Midland Drive, finding that the general design of the proposal is compliant with the applicable regulations of the ordinance and the proposal is ready for final site plan review when the following conditions are applied: All staff comments and corrections on the attached corrections report are satisfactorily addressed prior to final site plan approval, all freestanding signs will comply with the sign package of the planned commercial center in which the site is located, the park strip adjacent to the subject property is landscaped as

required by local and state regulations, and the Utah Department of Transportation approval of the proposed site plan is provided before final site plan approval. **Vice Chair Reyna** seconded the motion.

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

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

Stephen Nelson said in section 157.990 there were questions about landscaping and they opted to bring the same wording back from the original ordinance. He asked whether park strips should include street trees in their frontage. He expressed concern about being able to enforce this.

Commission LaMar asked If they are required to replace dead trees.

Stephen Nelson said that most of the enforcement is done upfront but could be enforced at any time. He said he will ensure there is wording that landscaping needs to be maintained as approved in the ordinance.

Vice Chair Reyna said he isn't opposed to having trees but thinks the requirement should be for developers not home builders. He asked if this applies to new developments.

Stephen Nelson said they could add clarifying language to show its for new developments.

Councilmember Streker suggested the park strip requirement under 157.990 be removed from section c and added to section e.

Chairman Reed expressed concern about requiring one tree for every 50 feet of frontage. He said it could create issues in some scenarios like having a three car garage with a lot of driveway width or small frontage on a corner lot that wouldn't allow you to put it close to a stop sign.

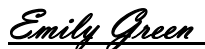
Stephen Nelson said he would look into this. He said the supplementary standards on page 22 have been removed.

Planning Commission agreed to set a public hearing for August 26, 2026.

8. **ADJOURNMENT**

Vice Chair Reyna made a motion to adjourn at 7:04 PM. **Chairman Reed** seconded the motion.

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


City Recorder

Date Approved: 8/26/26