



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

August 26, 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 Smith**
 - B. **PRAYER/MOMENT OF SILENCE** **Commission Member Streker**

3. **ACTION ON MINUTES**
 - A. **Planning Commission Minutes** **Meeting Held** **August 12, 2026**

Commission Member Jenson made a motion to approve the August 12, 2026, minutes. **Commission Member Stimpson** 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 asked Planning Commission to go over the map that staff proposed for the general plan and return it with comments. He said that City Council asked Planning Commission to review some code sections that pertain to the access requirements to different kinds of developments. They also asked that the section pertaining to curb, gutter, and sidewalk be reviewed.
5. **PRESENTATION ON PUBLIC HEARING** –Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)
Stephen Nelson said there were some additional changes in the design review sections the landscape standards were moved to their own section, a general landscape provisions section was added, and the commercial, industrial multi-family and public facility development standards section was updated to clarify things. He said the bond was removed from the completion of improvements section because it is prohibited by state law. He said the tree and shrub regulations were modified as recommended by Landmark Design and lastly, they removed the supplementary standards.

6. **PUBLIC HEARING** -To Solicit Public Input on a Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)

Commission Member Streker made a motion to enter into public hearing. **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:	

Chairman Reed invited the public up for comment.

No one came up at this time.

Commission Member Streker made a motion to leave public hearing. **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:	

7. **DISCUSSION AND ACTION** – Change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7)

Vice Chair Reyna made a motion to recommend approval to the change to Title XV Land Usage, Design Review and Landscaping Standards and Requirements, Including § 157.730 Through § 157.737 and §157.985 Through 157.996(7). **Commission Member Smith** 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:	

8. **DISCUSSION AND ACTION** – Consideration of a Conditional Use Permit-4445 W 3550 S Parcel #086860003- Application for Oversized Accessory Dwelling Unit-Applicant Jennifer Hudgins
Stephen Nelson said he sent over an updated staff report with corrected calculations and the responses from the applicant on staff findings. He said this proposed accessory dwelling unit has 1,408 square feet with a 704 square foot garage. He said it meets the setback standards that are outlined and the applicant has indicated the siding will match the shed and home. He said they are currently proposing the front of the unit faces west and the property is surrounded by a 6 foot vinyl fence. He said they are proposing a two car garage. Weber Fire said fire access should be at least 20 feet wide and be able to support 75,000 pounds. The applicant said they will have both parking spots in the garage and will provide an additional spot behind their 3 car garage.

Commission member LaMar asked if the applicant planned on having four vehicles.

Jennifer Hudgins said it's for her aging parents and there will be only one vehicle.

Chairman Reed asked if they would be willing to shift the square footage to 1200.

Ms. Hudgins said they could but there is a lot of equipment required to care for them and the additional 200 square feet would help a lot.

Chairman Reed said its in a Home Owner's Association and she would need to get approval for that.

Commission member Stimpson said this is a great plan and appreciates the addition of the mitigating factors like the 6 foot fence.

Commission member LaMar expressed concern approving an accessory dwelling unit over 1200 square feet because after the current owner moves this space could be used with a different intent.

Chairman Reed said that because its all metered together it shows him the intent is that it's for family use.

Commission Member Stimpson made a motion to approve the conditional use permit application for a proposed accessory dwelling unit with increased sized located at 4445 W 3550 S, finding that the application complies with West Haven standards and provides the proper mitigation when the following conditions are applied: That the driveway to the unit is paved with a hard surface, that a building permit and ADU permit will be obtained prior to any construction, and that the exterior doors face on the west and north side of the building.

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:	

9. **DISCUSSION AND ACTION** – Preliminary Site Plan Approval for 11th West Apartments Ph 2-1033 W Wilson Lane Parcel#141400005-Applicant Craig Widmier

Damian Rodriguez said this is a 4.7 acre parcel that is zoned mixed use. This site is subject to a master development agreement that dictated things such as the density, development standards, amenities, and architectural features. What is proposed meets the parking requirement and development standards. He said the architectural style is lacking from what the master development agreement requires because phases must be similar. He said there isn't enough articulation. Staff recommended two conditions the first is the building renderings are changed to match the phase 1 style and the other is that all of staff's comments are addressed.

There wasn't an applicant at the meeting for this agenda item.

Commission Member Stimpson made a motion to table. **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:	

10. **DISCUSSION AND ACTION** – Preliminary Subdivision Plan and Flag Lot Approval-Hart Estates-2789 W 2550 S Parcels# 150920081 and 150920043-Applicant Curtis Hart

Stephen Nelson said the applicant is seeking preliminary subdivision plan and approval for a flag lot. He said the applicant provided a 20 foot wide access strip that meets fire code. He said it meets the minimum lot size for the A-2 zone, the applicant provided a utility plan that prominently displays the lot's address, and there are no buildings proposed on the access strip and an easement it proposed to cover it. He said the access strip is 195 feet long and a turn around with a 55 foot radius has been reviewed by Weber Fire District. He said the current geotechnical report is under review and that Weber Fire District has reviewed the proposal with comments that the first access road needs to be 20 feet wide and the fire hydrant will likely be required once a building is proposed. He said the applicant has not determined where they want the building.

Chairman Reed asked if there was a signed affidavit from the property owner for this preliminary subdivision plan and flag lot approval.

Stephen Nelson confirmed there is.

Commission Member Smith made a motion to approve the preliminary subdivision plan for the Hart Estate Subdivision and granting a "special exception" for the creation of a flag lot, finding that the flag lot plans comply with West Haven Code § 157.617 Flag Lots, with the following conditions: they comply with all conditions provided by the Weber Fire District, the access drive area shall be a minimum of 20 feet wide and comply with

recommendations set forth in the provided Geotechnical Engineering Study, and must install and maintain the address sign as shown on the utility plan prior to occupancy. **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:	

11. WORKSHOP – Accessory Dwelling Unit Standards

Stephen Nelson said some of the changes were to address changes in the state code. It requires cities to allow detached accessory dwelling units and internal accessory dwelling units for moderate income housing. He said state code requires parking to be calculated not by bedroom but by square foot and to provide a section in our code that addresses converting an existing accessory building into an accessory dwelling unit. He said there has been some recommendations from Planning Commission members to remove the conditional use process. He said in section 157.463 they added the square footage would be calculated off of gross living area. He said in section 157.467 parking he matched what state code requires for square feet and then kept the portion which essentially says that accessory dwelling parking can't be the parking behind the primary dwelling parking.

Commission member LaMar asked if section 157.467 subsection A3 could be clarified.

Stephen Nelson said they added conversion of existing accessory structures into section 157.469.

Vice Chair Reyna asked if that includes legal non-conforming uses.

Stephen Nelson said it would be a change of use, so it does not.

Commission member LaMar asked if there are any consequences for residents who build without a permit.

Amy Hugie said staff usually tries to work with them, but it can be prosecuted.

Stephen Nelson said he worked for a county that opted to create a fee for building without a permit and adopted a policy where it was recorded on the plat that it was built without a permit and not safe for occupation.

Councilmember LaMar suggested adding something that refers to the penalties if they build without a building permit.

Vice Chair Reyna asked about modular homes.

Stephen Nelson said that he would like to clarify the code a bit more on this. He said they removed section 157.474. He suggested if the Planning Commission would like to keep this section to clarify the standards.

Vice Chair Reyna said he isn't opposed to leaving this section out but suggested increasing the square footage.

Stephen Nelson said there was a study of an area along the west coast and they tracked who was moving in. They found that 50% of the rentals were for close friends or family.

Commission member Streker said that because of rising costs adult children often can't move out now.

Commission member Stimpson said she could see why we might want to go larger in square footage in our area but isn't sure if it's the right move.

Commission member LaMar brought up that often the people who build the accessory dwelling unit end up moving and this contributes to larger rent prices.

Vice Chair Reyna said he doesn't think that accessory dwelling units are only for moderate income housing and doesn't know that having 50 accessory dwelling units in the city drives the market for rent prices.

Commission member Smith agreed.

Commission member Streker agreed.

Commission member Stimpson said often older homes are still priced at \$400,000 and that the starter home no longer exists.

12. ADJOURNMENT

Commission Member Streker a motion to adjourn at 7:51 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:	

Emily Green

City Recorder

Date Approved: 9/9/26