



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

September 9, 2026 6:00 PM

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

Present	
Jeff Reed	Chairman
Melinda Stimpson (via zoom)	Commission Member
Linda Smith	Commission Member
Jennifer Streker	Commission Member
James Jenson	Commission Member
George LaMar	Commission Member
Excused	
Andrew Reyna	Vice Chairman

6:00 Regular Planning Commission Meeting

- MEETING CALLED TO ORDER:** **Chairman Reed**
Chairman Reed called the meeting to order at 6:02 PM and welcomed those in attendance.

- OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE** **Commission Member Streker**
 - B. PRAYER/MOMENT OF SILENCE** **Commission Member Jenson**

- ACTION ON MINUTES**
 - A. Planning Commission Minutes** **Meeting Held** **August 26, 2026**

Commission Member Jenson made a motion to approve the August 26, 2026, minutes. **Commission Member Streker** seconded the motion.

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

- REPORTS** - Actions taken by City Council and other items
Stephen Nelson suggested doing a workshop for the General Plan map draft.
- 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 site plan for one building with 80 units. This meets the density requirements of the master development agreement. He said the applicant submitted updated plans that include brick patterns, juliette balconies and raised cornices. Staff recommended approval on this.

Commission member LaMar asked if the amenities were completed in phase 1 as is required by the master development agreement.

Stephen Nelson confirmed all amenities have been completed.

Commission Member Smith made a motion to approve the proposed preliminary site plan for phase 2 of the 11 West Apartments project at 2270 S 1100 W, finding that the proposal is generally compliant with the regulations of the ordinance and is ready to progress to the final site plan review process with the following

conditions of approval applied: All staff comments and corrections listed on the attached staff report will be addressed before final site plan approval is granted. **Commission Member Streker** seconded the motion.

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

6. **DISCUSSION AND ACTION** – Final Site Plan and Conditional Use Permit Approval-Automobile Repair Facility-Egan Auto-3972 S 3275 W Parcel#087050001-Applicant Donna Egan
Damian Rodriguez said this is an auto repair shop that is subject to the Salt Point master development agreement. Under that agreement it follows the C-3 zone. He said during preliminary approval staff recommended two conditions and both have been met.

Commission Member Streker made a motion to approve the final site plan and conditional use permit for Egan Automotive at 3972 S 3275 W, finding that the proposed design of the site and building is compliant with the standards of the ordinance and all applicable standards of development. **Commission Member Smith** seconded the motion.

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

7. **WORKSHOP** – Accessory Dwelling Unit Standards
Stephen Nelson said the maximum size of the accessory dwelling unit was moved from 1200 square feet to 1400 square feet. He said a new tandem parking definition was added.

Chairman Reed said in section 157.467 subsection A 1 and 2 there is a requirement for over 650 square feet and under 650 square feet but does not show a requirement for 650 square feet.

Stephen Nelson said that he can clarify that. He said he added a section that requires buildings to comply with the West Haven Nonconforming Building and Use Code. He added a penalty section that included fees for noncompliance.

Commission member Smith asked if someone who had already built their accessory dwelling unit without a building permit before this was passed would be subject to these penalties.

Stephen Nelson confirmed they would.

Chairman Reed expressed concern with the wording in section 157.472.

Amy Hugie suggested changing the wording to “The accessory dwelling unit shall not be severable from the primary dwelling and shall not be independently sold or detached by deed.”

Commission member LaMar suggested changing the purpose and intent language to make sure that it fits the needs of moderate-income housing. He expressed concern about open ended language and developers exploiting that.

Stephen Nelson said he has two options for the purpose and intent section and asked which one Planning Commission is more comfortable with.

Chairman Reed said he is ok leaving the language about moderate income housing in the purpose and intent section.

Commission member Streker said she likes the wording of the previous purpose and intent section but is ok adding something referencing moderate income housing.

Stephen Nelson said he could find a way to marry the two language options.

Commission member LaMar expressed concern about section 157.462. He said having more expensive architectural components would make the rent higher on the accessory dwelling unit to compensate. He said this defeats the purpose. He said that other accessory buildings are built without this appearance requirement and doesn't see why it's necessary to require it here.

Commission member Smith said she likes the accessory dwelling unit appearance to look compatible with the primary residence.

Commission member LaMar said he did some research on rental prices in West Haven and no longer agrees with increasing the maximum accessory dwelling unit size to 1400 square feet. He found rental prices for apartments that are about 1260 square feet are around \$2000 monthly. He pointed out that with a larger amount of square footage that rental price would go up and not be affordable.

Commission member Smith said they have the option to build up to 1400 square feet but they could build a smaller accessory dwelling unit.

Commission member Stimpson said that while moderate income housing is great and they definitely want accessory dwelling units to help accommodate that need there are other uses for them and those need to be taken into account. She said she is still comfortable with 1400 square feet being the maximum.

Chairman Reed agreed that accessory dwelling units weren't only for moderate income housing and thinks 1400 square feet is reasonable.

Commission member Streker agreed.

Commission member LaMar asked why the utility meter needed to be in the property owner's name.

Amy Hugie said this was added to give clearer instructions to applicants.

Commission member LaMar recommended publishing something in the newsletter when this is passed. He recommended referencing our building codes for the manufactured homes.

Stephen Nelson said he did plan on running a new article in the newsletter and said he could add a reference in the ordinance to our building code.

Commission member LaMar said he doesn't know why we have open space in the table on page 9.

Stephen Nelson said he isn't sure they need this table and he can review it.

8. WORKSHOP – R-3 Zoning Standards

Stephen Nelson said the proposed draft is to retool the R-3 zoning. He said that there are a couple different densities allowed under the R-3 zone and this would break them out into multiple zones. He said this would apply better development standards for multi-family developed properties. He said he updated some of the definitions to make them clearer. Section 157.080 subsection Ac was reworded and subsection B was removed. Under section 157.081 he added a table to show permitted and not permitted uses. He changed the uses to match the updated definitions. He said he added that C-1 is a permitted use with certain restrictions outlined. He said he added live work units under certain guidelines. He said that Landmark Design reviewed the addition of C-1 and said that 25% for larger projects may be more than the City would like and suggested some kind of cap. He said he reformatted the site development standards to make them easier to understand. The new design standards help outline what amenities and open space require. He said that they wanted to make sure amenities were held to commercial standards so that they would last longer but also were not too expensive to maintain.

Commission member LaMar expressed concern requiring amenities and suggested letting the market determine it.

Stephen Nelson suggested at a minimum we should require commercial grade amenities but not necessarily require amenities. He said he added a section addressing walls, fences, buffering, unit orientation and pedestrian circulation.

Chairman Reed suggested changing the words shall be in section 157.084 subsection D1 because not all building orientations work well when they are facing the public street.

Stephen Nelson said that roadway and connectivity standards were added.

9. WORKSHOP – Development Access Standards and Improvements for Small Developments

Stephen Nelson said that City Council asked staff to review the development access standards regarding multi-family projects.

Chairman Reed said he would like two access points when you have more than 30 units.

Commission member Smith agreed.

Stephen Nelson said the City Council asked staff to review the improvement standards for smaller developments. He said he has done some research into other ordinances that have it roughly proportional to the size of the development and the City would opt to subsidize some portions.

Chairman Reed said he is not big on subsidizing but wants to be fair based on the kind of development.

Commission member LaMar expressed concern about subsidizing.

10. ADJOURNMENT

Commission Member Streker a motion to adjourn at 8:29 PM. **Chairman Reed** seconded the motion.

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

Emily Green
City Recorder

Date Approved: 9/23/26