



WEST HAVEN PLANNING COMMISSION MEETING MINUTES

September 23, 2026 6:00 PM

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

Present	
Jeff Reed	Chairman
Andrew Reyna (via zoom)	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 Jenson

B. PRAYER/MOMENT OF SILENCE

Commission Member Stimpson

3. ACTION ON MINUTES

A. Planning Commission Minutes

Meeting Held

September 9, 2026

Commission Member Stimpson made a motion to approve the September 9, 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

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

Stephen Nelson said that City Council approved the landscaping ordinance. He said one item was moved to another section and a few typos were fixed. He said on the work session for the October 7, 2026, City Council meeting they will be doing a presentation for the Parks Master Plan and invited the Planning Commission to attend.

**5. PRESENTATION ON PUBLIC HEARING – Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W
Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge**

Stephen Nelson said that this rezone is compatible with the general plan map. The R-2 zone has a density maximum of two units per acre and a 12,500 square foot lot minimum. He said on lots that are directly adjacent to the A-1, A-2, or R-1 zones they can have a minimum of 17,000 square feet. He said this is applicable in this development. This has been sent out to the Development Review Committee for review. They did not have any other utility or infrastructure concerns and the primary access point will likely be on 2850 W.

6. **PUBLIC HEARING**– Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge

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

Chairman Reed invited the public up for comment.

Sharon Mumford is concerned that the north side lots are small and asked the width of the road. She expressed concern about the new subdivision not looking similar to their subdivision, making it incohesive. She said her lot is lower than the lots on the south side of the subdivision and expressed concern about drainage. She expressed concern about having to add sidewalks to their subdivision.

Justin Nielsen said that the sewer connections on the north and south end are shallow and should be taken into account when developing.

Ed Sterbenz asked if the 10 foot easement at the back of his property would be used to install infrastructure.

Erin Shepard expressed concern about the lots underneath the powerlines and if they are buildable. She expressed concern about the size of the lots on the north side and asked how the detention would be maintained. She asked if it's possible to buy a lot and not build on it.

Commission Member Streker made a motion to leave the public hearing. **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. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from A-1 to R-2-2057 S 2700 W Parcels 150760118, 154230002, and 150760158-Applicant Trek Loveridge

Stephen Nelson said the road would match the width of 2850 W and that the standard for a cul de sac is 54 feet. He said curb, gutter, and sidewalk are required while developing and that they will have to submit full improvement drawings during the development approval process. He said he would follow up with engineering on the sewer issues mentioned and do more research on the easement. He said detention basins are usually maintained by a Home Owners Association and you are not required to build on a lot you purchase. He said developers are required to keep storm water on their property that is addressed in the development process.

Scott McFarland said there is a 30 foot access easement through the two existing homes that they will use for sewer. He said they are working with Rocky Mountain Power to confirm the easement and setback requirements for the power lines to make sure that lots 6 and 7 are buildable. He said they plan on matching the standard 60 foot roadway.

Commission Member Stimpson asked residents to report to the City during the construction process if drainage isn't being addressed.

Commission Member Stimpson made a motion to recommend amending the zoning map from A-1 to R-2 on 2057 S 2700 W parcel 150760118, 154230002, and 150760158. **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

8. DISCUSSION AND ACTION – Consideration of a Conditional Use Permit and Site Plan-3490 W 3300 S Unit 12 Parcel 157260012-Indoor Driving Range-Applicant Ian Clark

Stephen Nelson said units 11-15 are currently under construction but are close to getting a certificate of occupancy. Prior to any business opening these units will need to receive a certificate of occupancy and approval. He said an indoor driving range requires a conditional use. If you are proposing to occupy an existing commercial facility with a conditional use you must provide a site plan. He said this is a private golf simulator facility that would allow clients electronic access 24 hours a day. He said they provided a parking plan in the layout included in the packet. He said generally speaking the parking plan would be considered legal nonconforming for current uses today but the site was approved by the City and recorded on the plat. The applicant said there will be only 1-4 customers at one time, will operate at odd hours, and no employees will be on site. He said there is a sign plan that was submitted as part of the application but staff recommends that they apply for a sign permit as a condition of approval.

Ian Clarke said this is a fully automated system where customers purchase reservations online. He said they work with a company that creates access codes for the online bookings. The code is used to gain access to the simulator space and they are shut down when their session has ended. He said they use regular golf balls that hit an impact screen and the walls of the simulator bay are lined with an impact resistant foam and carpet tile.

Chairman Reed expressed concern about the amount of noise this may create. He said he has heard complaints about parking.

Justin Neilsen said when the project was approved they were over the amount of required parking. He said they are proposing some additional parking at the care center.

Commission Member Streker made a motion to approve the conditional use permit application and site plan for a driving range, indoor, located at 3490 W 3300 S Unit 12 with the following conditions; approval of the parking plan based on West Haven Code § 157.631 and the findings within the staff report, the applicant apply for a sign and building permit prior to the construction or placement of the proposed sign West Haven Code § 157.756 and § 157.732, and the building receives occupancy and site approval prior to receiving a business license West Haven Code § 157.015-§ 157.0202 and § 157.730-§ 157.737. **Chairman Reed** 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

9. DISCUSSION AND ACTION – Consideration of a Conditional Use Permit Extension-4840 W 4250 S Parcel 083110007-Home Occupation-Applicant Oscar Uribe

Damian Rodriguez said this conditional use permit extension is to extend an additional 6 months to complete all proposed site work. He said the initial approval was in September of 2025. He said he performed a site visit and all other conditions of approval have been complied with.

Commission Member Smith made a motion to approve the requested deadline extension for the conditional use permit for the property at 4840 W 4250 S for an additional six months, finding that the applicant has made

significant effort to comply with the conditions of approval and that the requested extension is reasonable, warranted, and complies with the zoning ordinance. **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

10. DISCUSSION AND ACTION – Consideration of a Proposed Use, Conditional Use, and Site Plan-980 W 21st Street Parcel 140120011-Portable Building Display/Storage and Transportation Logistics Facility- Applicant Blaine Childs

Damian Rodriguez said this is about 3.75 acres that are zoned Mixed Use. He said the Mixed Use ordinance defers to the permitted uses allowed in C-2 and this particular use is not in the commercial use table. When there is a proposed use not listed in the commercial use table the code provides one of three actions. The first is that staff can determine the closest relatable use that is in the commercial use table, the second is that it's deferred to the Planning Commission for approval, or it is denied outright. He said staff couldn't find a relatable use and didn't think this should be denied outright. He said that under the review of the site plan and conditional use they related it to a used car lot even though there are large differences. He said any use request that is significantly more intense than previous uses or if the existing infrastructure doesn't support the proposed use, then they are required to go through the full site plan and design review. He said the code allows Planning Commission to waive some site requirements if they feel that they did not affect public health and safety for an existing site. He said in the review engineer staff expressed concern about the circulation of the site, parking was not delineated but did have an approved surface and there isn't any ADA parking. He said the applicant did update the plan to show ADA parking and staff asked that all comments or future comments on the staff review are fulfilled before final approval. He said Weber Fire has provided comments that there isn't adequate flow per the IFC for this property and a fire hydrant is recommended. Staff recommended capping or filling the concrete boxes in the front of the building that were used as a clean out with the previous business owner.

Blaine Childs said they are trying to display and create a logistics hub for portable buildings.

Chairman Reed and Commission member Streker said they felt this was a good location for this kind of business.

Commission Member Stimpson said there are a lot of conditions that need to be met and she thinks it may be best to table this item for now until the conditions can be met.

Vice Chair Reyna entered at 7:01 PM.

Commission Member Stimpson made a motion to table. 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:	

11. WORKSHOP – Accessory Dwelling Unit Standards

Stephen Nelson said he added moderate-income housing to section 157.456. He said he added that any accessory dwelling unit must comply with zoning setbacks and height limits. He said he updated 157.467 parking to require one spot for accessory dwelling units smaller than 650 square feet and two additional spaces for accessory dwelling units over 650 square feet. He said he added "shall not be severable from the primary dwelling and shall not be sold independently or detached by deed" to section 157.472. He said he added subsections A2 and A3 to section 151.20.

Chairman Reed said section 157.475 subsection D needs units to be unit in the first sentence.

Commission Member LaMar expressed concern about section 157.462 and who would be deciding in each case because it may not be treated the same for each case. He suggested structuring this section a bit more so that it is the same across the board.

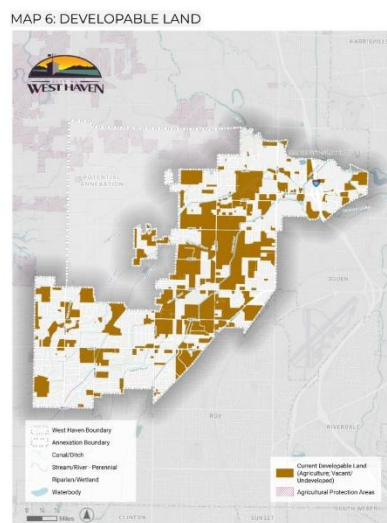
Commission member Stimpson expressed concern about being extremely specific because that can lock you in unnecessarily in cases where you can't match the architectural components.

Commission Member LaMar suggested just having the color match.

Vice Chair Reyna suggested making new construction compatible architectural features but an existing structure would just need to color match.

12. WORKSHOP – General Plan and Future Land Use Map

Stephen Nelson gave a presentation with some additional slides that were not included in the packet on the General Plan and Future Land Use Map



Commission Member LaMar asked if this map was driven by the assessment of public infrastructure already in place.

Stephen Nelson said they evaluated infrastructure, current zoning, feedback, the economic plan, and what are general plan map is currently to draft this map. He said the purpose of the general plan is advisory and it's a visionary document which provides options for the City to achieve its goals. He said this could provide more discretion to give a legislative body the ability to achieve that.

Chairman Reed asked why the 1800 S as it drops down to 21st Street area was changing.

Stephen Nelson said he received feedback from City Council and Planning Commission and his own notes.

Received Recommended Changes

- Redefine MHDR to 3-6 Units, single-family, patio homes, or duplexes
- Review Commercial Areas on 4000 S; add more and change to Community Commercial
- Change existing single-acre lot neighborhoods to LDR to match current use.
- Provide more details for 2550 S
- Adjust MHDR along 2200 S to follow the canal
- Explore ways to have single family development have a variety of lot sizes

Commission Member LaMar said that we currently have flexibility with the General Plan so he doesn't see the need to change the map for more flexibility.

Stephen Nelson said that part of the flexibility is to allow the City to change without updating the map to compensate for changing zones.



ZONE CHANGE REQUEST EXAMPLE

Commission Member LaMar expressed concern that this draft was not presented at the open house for the General Plan.

Stephen Nelson said the open house was used to receive input from residents to incorporate into the General Plan before a public hearing is held.



Zone Change Request

- Current Zone A-1 (20,000 sq. ft. lots)
- Proposed Zone R-2 (2 Units an Acre with 12,500 sq. ft. lot).



LMDR - Low/Moderate Density Residential *Preferred Land Uses*

Primary Uses: 1-3 Units an Acre
Single-family residential homes

Secondary Uses:
Parks & Open Space
Civic and institutional uses

Possible Zones:
A-1, R-2, R-2.5

Possible Consideration

- Does the R-2 match the General Plan?
- Does the Current Zoning Match the General Plan?
- Is there any other language within the General Plan that would support or oppose the proposal?



Current Zoning and Uses

- The Surrounding Use are single family neighborhoods and R-2 and A-1. There is a Jr. High across the street.
 - Is the request in line with the surrounding use and zones?



Other Consideration

- Is there proper roadway connections in the area to support the proposed zone change?
- Are there any known concerns about utilities?
- What did we hear during the public hearing?
- Is it near any supporting uses (schools, parks, trails, etc.).

What does the Planning Commission recommend?

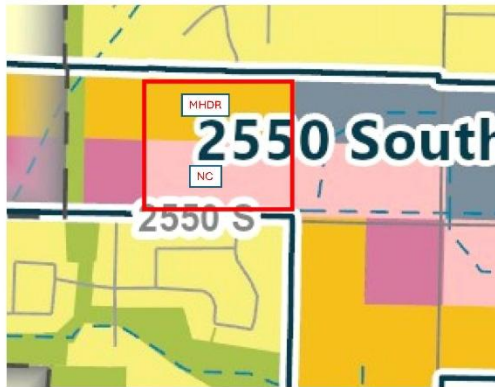


ZONE CHANGE REQUEST EXAMPLE 2



Zone Change Request

- Current Zone A-1 (20,000 sq. ft. lots)
- Proposed Zone is C-1 along the frontage about 200 ft deep and R-3 (at 8 units an acre) along the back with Townhomes.



General Plan

NC - Neighborhood Commercial Preferred Land Uses

Primary Uses:

- Neighborhood-serving retail
- Personal services
- Food services
- Small-scale professional and service businesses

Secondary Uses:

- Civic and community uses
- Small-scale office uses
- Other uses permitted in the C-1 zone

Possible Zones:

C-1



General Plan

MHDR - Moderate/Higher Density Residential Preferred Land Uses

Primary Uses: 4-10 Units

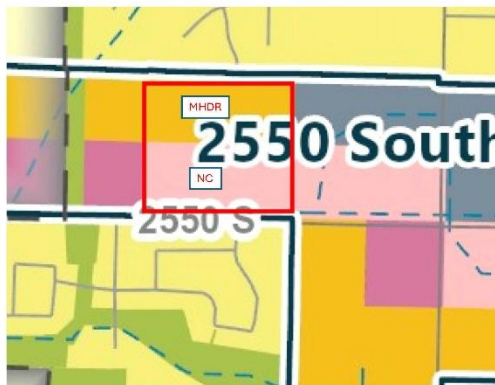
- Small-lot single-family homes
- Duplex or twin-home residences
- Limited townhome residences

Secondary Uses:

- Parks & Open Space
- Neighborhood-serving commercial uses where compatible

Possible Zones:

R-3, R-4, PH



General Plan

Special Development Area of 2550 S: Goals

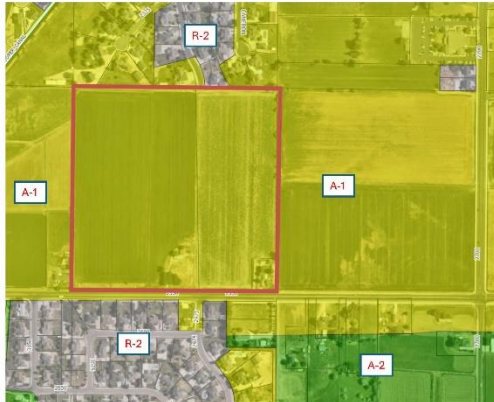
"Neighborhood-scale commercial uses, integrated with compatible residential development, are intended to create a convenient local hub without significantly changing the character of surrounding neighborhoods."

-City has express to keep single family (not in the current draft, but noted to add).

Economic Plan

- Grocery Store
- Neighborhood Commercial Residential
- Town Center

Is the request compatible with the General Plan?



Surrounding Zonings and Uses

Mostly agriculture/undeveloped property zoned A-1 with a few R-2 and A-1 neighborhoods. Some A-2 across the street.

Is the use compatible with the surrounding property

Services

Located off of 2550 S, one of the larger roadways in the City. A single access to the north that would provide for second access

No known utility concerns.

Are there concerns about services?

Public Comments

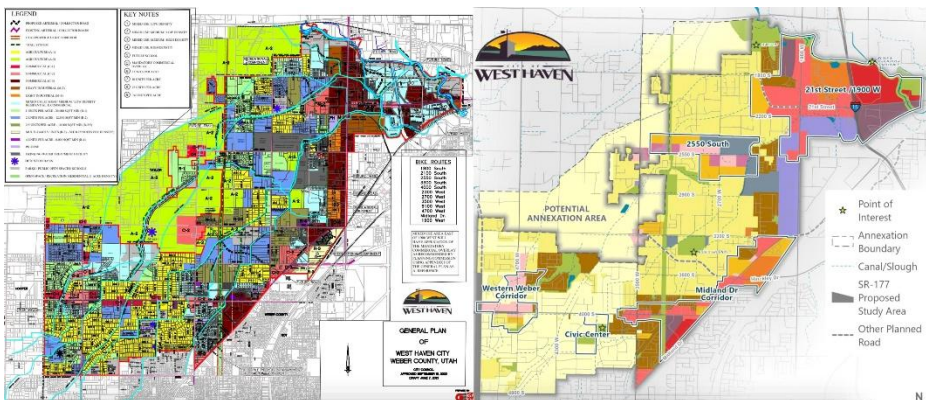
What public comments were received?



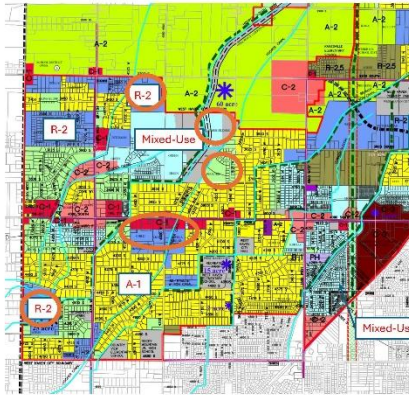
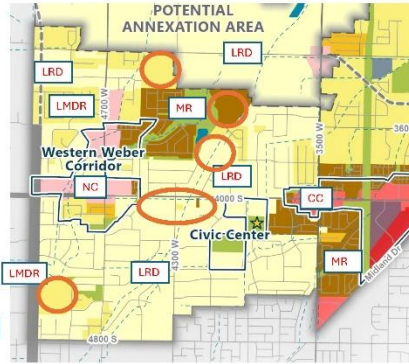
What would the Planning Commission Recommend?

1. Could recommend approval with no changes or conditions.
2. Could recommend approval subject to changing the R-3 to R-4 (single-family four units an acres) PH Zone (about five units an acres) or even consider an R-2.5. Finding that single family homes are more inline with the General Plan.
3. Could recommend denial of the application finding that it was not compatible with the surrounding zoning and the General Plan and advise the applicant to resubmit a new application.

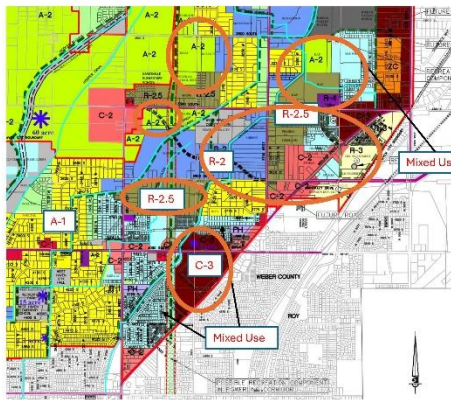
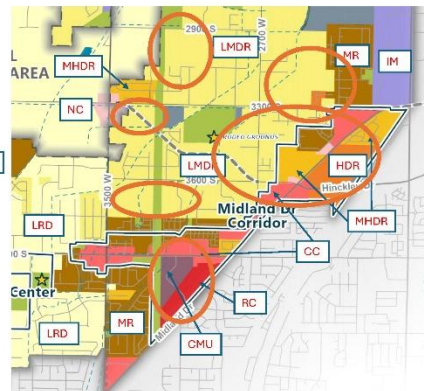
Based on the General Plan, staff would likely recommend option 2 or 3.



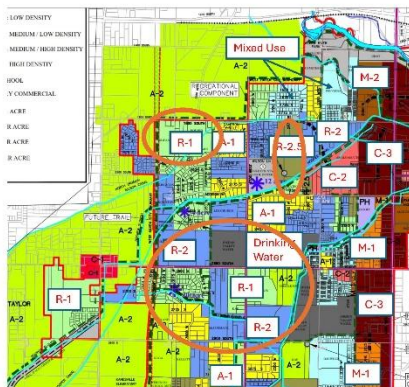
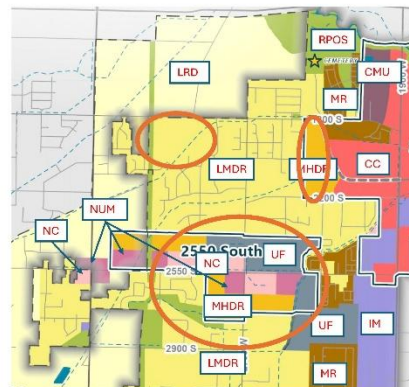
General Plan Map Side-By-Side Comparison



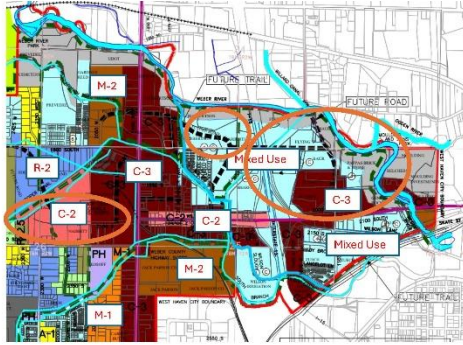
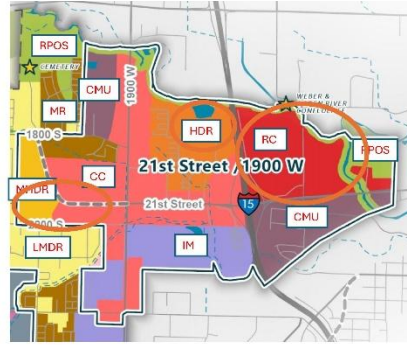
LDR-Low Density Res (A-2 and R-1)
 LMDR-Low/Moderate Density Residential (A-1, R-2, and R-2.5)
 MHDR-Moderate Higher Density- R-4, PH, and R3 (RM Zones)
 MR-Mixed Residential-Mixed Use Zone
 CMU-Community Mixed Use-Mixed Use Zone
 HRD-Higher Density Residential-R-3 (RMs)
 NC-Neighborhood Commercial-C-1
 CC-Community Commercial-C-2
 RC-Regional Commercial- C-3
 RPOS-Recreation/Parks/Open Space



LDR-Low Density Res (A-2 and R-1)
 LMDR-Low/Moderate Density Residential (A-1, R-2, and R-2.5)
 MHDR-Moderate Higher Density- R-4, PH, and R3 (RM Zones)
 MR-Mixed Residential-Mixed Use Zone
 CMU-Community Mixed Use-Mixed Use Zone
 HRD-Higher Density Residential-R-3 (RMs)
 NC-Neighborhood Commercial-C-1
 CC-Community Commercial-C-2
 RC-Regional Commercial- C-3
 RPOS-Recreation/Parks/Open Space
 IM-Industrial and Manufacturing



LDR-Low Density Res (A-2 and R-1)
 LMDR-Low/Moderate Density Residential (A-1, R-2, and R-2.5)
 MHDR-Moderate Higher Density- R-4, PH, and R3 (RM Zones)
 MR-Mixed Residential-Mixed Use Zone
 CMU-Community Mixed Use-Mixed Use Zone
 UF-Utility Facility
 NMU-Neighborhood Mixed Use
 HRD-Higher Density Residential-R-3 (RMs)
 NC-Neighborhood Commercial-C-1
 CC-Community Commercial-C-2
 RC-Regional Commercial- C-3
 RPOS-Recreation/Parks/Open Space



LDR-Low Density Res (A-2 and R-1)
 LMDR-Low/Moderate Density Residential (A-1, R-2, and R-2.5)
 MHR-Moderate Higher Density- R-4, PH, and R3 (RM Zones)
 MR-Mixed Residential-Mixed Use Zone
 CMU-Community Mixed Use-Mixed Use Zone
 UF-Utility Facility

NMU-Neighborhood Mixed Use
 HRD-Higher Density Residential-R3 (RMs)
 NC-Neighborhood Commercial-C-1
 CC-Community Commercial-C-2
 RC-Regional Commercial- C-3
 RPOS-Recreation/Parks/Open Space

Commission Member Stimpson expressed concern to move away from the previous General Plan map because she feels it creates a checks and balance.

Vice Chair Reyna said he likes that this shows a clear vision for what the City wants in each area and likes that there is some flexibility to brainstorm what is best.

Commission Member Jenson suggested combining the old map and new map.

13. ADJOURNMENT

Commission Member Streker a motion to adjourn at 9:01 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: 10/14/2026