WEST HAVEN PLANNING COMMISSION MEETING MINUTES

October 14, 2026 6:00 PM
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

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 **Vice Chairman Reyna**
   B. PRAYER/MOMENT OF SILENCE **Commission Member LaMar**

3. **ACTION ON MINUTES**
   A. Planning Commission Minutes **Meeting Held** **September 23, 2026**

   Vice Chairman Reyna made a motion to approve the September 23, 2026, minutes. **Chairman Reed** seconded the motion.

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

4. **REPORTS** - Actions taken by City Council and other items
   Stephen Nelson said City Council approved the zoning map amendment at 2057 S 2700 W. He introduced the new City Attorney Mike Green and the new Deputy Recorder Jamie Bengtson. There will be a Transportation Open House at City Hall November 17, 2026, at 6:00 PM. There will be a training session with the Office of the Property Rights Ombudsman (OPRO) before the next Planning Commission Meeting on October 28, 2026, from 5:30PM-6:30PM. The regular Planning Commission meeting will start at 6:30PM after the joint meeting with OPRO.

5. **PRESENTATION ON PUBLIC HEARING** - Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose
   Stephen Nelson said this is a rezone from A-2 to C-2 with the plans to develop the area into a Commercial zone. The developer's plan includes two fast food drive-through restaurants, a convenience store, inline retail, and a gas station. He said that staff has concerns regarding the plan as it's currently proposed. The application is in line with current Economic Development Plan and General Plan. He recommends approval with the conditions the site plan conforms with all applicable development standards, and the City's Development Review Committee approves of the site plan, civil engineering drawing, supplementary construction drawings prior to the

final site plan approval, and official notice of Utah Department of Transportation (UDOT) approval of the plan set and access point.

6. **PUBLIC HEARING -** Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose

Commission Member Jensen made a motion to enter into public hearing. **Commission Member Smith** seconded the motion.

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

Chairman Reed invited the public up for comment.

Stacie Ludlow via email expressed concerns regarding drainage and flooding, traffic, noise pollution, and light pollution. She expressed health concerns in regards to gas stations within close proximity to residential areas. She asks for the city to establish a buffer between the commercial and residential zones. She expressed concern for her property value and quality of life for residents. She asks for independent review and documentation addressing her concerns before proceeding forward with the rezoning. She asks the Planning Commission to consider a less intensive zoning designation, and a larger residential buffer or additional enforceable development restrictions to protect the interests of current residents.

Tony Bagley via email expressed concerns about an increase in traffic. He suggested that 3375 W and 3275 W be developed past the dead end to create another outlet to 3500 W to alleviate traffic. He also expressed concern that the property values would decrease for nearby residents. He suggests adding a traffic light to 3500 W to help with traffic in Stone Creek Subdivision, but did not say which intersection. He is opposed to this development.

Andrew Ludlow expressed concerns regarding potential light pollution, flooding issues, noise pollution, storm drainage, and cumulative traffic impact. He would like to see results of a study before approval.

Commission Member Streker made a motion to leave the public hearing. **Commission Member LaMar** seconded the motion.

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

7. **DISCUSSION AND ACTION** - Amendment to the Zoning Map from A-2 to C-2-3507 W 4000 S Parcel 080360040-Applicant Eric Rose

Stephen Nelson said that the developer would have to submit a full storm water plan as part of the site plan application. There is a light pollution code that dictates what is allowed and requires a lighting plan. Ordinance requires commercial properties next to residential to have a maximum height of 35ft for the structure and a 10ft setback. He said we have some noise pollution standards but most commercial businesses operate within those. UDOT would require a conditional access and a traffic impact study.

Chairman Reed said he does not want to approve this zoning map amendment without a report from UDOT.

Vice Chairman Reyna said that he does not see why we should not approve if it aligns with the general plan.

Commission Member Streker made a motion to recommend approval to the City Council the approval of the petition to amend the zoning map to change the zoning designation of the parcel 80360040, from A-2 to C-2, approximately 4.81 acres, located at 3507 W 400 S, finding the request complies with the General Plan and is compatible with surrounding land uses when the following conditions of approval are applied. The site plan will be brought into conformance with all applicable development standards, and each member of the City's Development Review Committee approves of the site plan, civil engineering drawings, and supplementary

construction drawings prior to final site plan approval, and an official notice of Utah Department of Transportation of the plan set and access point. **Commission Member Smith** seconded the motion.

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

8. **PRESENTATION ON PUBLIC HEARING** - Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson
Stephen Nelson said Taylor West Weber Water District requires access to their water storage tanks. Trail maintenance is maintained as depicted in the concept plan. There will need to be a sidewalk built along the frontage of Hinckley to connect to the Maverick. The applicant has discussed temporary access with UDOT, but does not currently have written approval to provide. Request of the application is consistent with the current general plan. The general plan designates the density for R-3, which is 12 units per acre. The applicant has filed a concept plan, but staff does not believe that the applicant has addressed or resolved the City Council's concerns.

9. **PUBLIC HEARING -** Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson

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

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

Chairman Reed invited the public up for comment.

No one came up at this time.

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

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

10. **DISCUSSION AND ACTION -** Amendment to the Zoning Map from M-1 to R-3-2410 Hinckley Drive Parcel 080060075-Applicant Taylor Anderson

Darlene Carter said that UDOT has revised their position and said that they will allow an emergency access. UDOT will not provide the letter allowing the emergency access without approval from the city for the zoning map amendment. They suggested this approval be conditioned with their approval of the emergency access.

Taylor Anderson said that the emergency access would be temporary until they can negotiate another access through the property to the north.

Chairman Reed expressed concerned that it is temporary/emergency access.

Commission Member LaMar asked what the definition of a crash gate is.

Darlene Carter said she is not sure what the requirements are for the temporary access will be from UDOT or the city.

Commission Member Jensen said that everything is in good faith from the owner, and he is ok with the conditional approval for an access and a temporary access.

Vice Chairman Reyna asked how long before the conditions lapse.

Stephen Nelson said the code provides a year to comply with conditions.

Commission Member LaMar said that he did not know what the UDOT requirements for a temporary access are, and that makes him apprehensive to recommend approval.

Commission Member Smith said she wanted to make sure the City Council's concerns are addressed before approval.

Vice Chairman Reyna recommends tabling this item until they can define what the temporary access is and get UDOT's written approval.

Commission Member LaMar said he wants a definition of an emergency access. This would make him more inclined to recommend an approval with conditions.

Taylor Anderson clarified that the UDOT letter is not an approval. He said they would still have to go through the approval process outlined by UDOT.

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

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

11. **DISCUSSION AND ACTION -** Subdivision Plat Amendment Approval–Cucereavii Subdivision First Amendment – 4077 W 4075 S Parcels 086740005, 086740006, 086740007, and 086740008-Applicant Vlad Gvozdicov
Damian Rodriguez said that the parcel is currently mixed use. The purpose of this amendment is to provide adequate right- of-way and turnaround. The applicant is implementing a 110ft cul-de-sac. This amendment is subject to the R-2 standards for setbacks. Staff recommends that the Planning Commission approve the proposed amended plat.

Commission Member Smith made a motion to approve the proposed first amended plat for the Cucereavii Subdivision, finding that the proposed amendment complies with all applicable standards of the zoning and subdivision ordinances. **Commission Member LaMar** seconded the motion.

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

12. **DISCUSSION AND ACTION –** Preliminary Site Plan Approval-Mall-4195 S Midland Drive Parcel 087320004-Applicant Logan Johnson
Damian Rodriguez said this is zoned C-3 and the site plan is for a five-tenant building with two drive-throughs. This has been found compliant but has outstanding questions regarding traffic safety. Conditions of approval are all vehicles can turn around in drive-through, a traffic study and analysis are conducted, and freestanding signs adjacent to right-of-way needs to comply with the master plan. Staff recommends that the Planning Commission approve the proposed preliminary site plan, subject to the conditions of a vehicle path analysis provided for review, traffic impact study is conducted to verify that the impact is consistent with original traffic study, and all freestanding signs will comply with the sign package of the planned commercial center in which the site is located. Sign cannot be approved at this time.

Logan Johnson said when they did the traffic study for Dutch Bro's across the street, they included this area as well. He said that he would submit a vehicle turning template per the Planning Commission's request.

Commission Member Jensen made a motion to approve the proposed preliminary site plan for a multi-tenant building at 4195 S Midland Dr, Parcel 087320004-Applicant Logan Johnson. With the following conditions: A vehicle path analysis is provided for staff review, a site-specific traffic study is conducted to verify whether the traffic impact of the proposal is consistent with the assumed site impact of the original traffic study, and all freestanding signs will comply with the signed package of the planned commercial center in which the site is located. **Commission Member Smith** seconded the motion.

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

13. **DISCUSSION AND ACTION** - Final Site Plan Approval-Church-3057 S 2700 W Parcel 150930046-Applicant Lafe Harris

Damian Rodriguez said that this is an A-1 zone and a building of this type is permitted. The Preliminary Site was approved in May 2026. It meets the parking, landscaping, and site improvement requirements. Both of the conditions of exterior lighting and staff corrections have been satisfied. Staff recommends approval.

Commission Member Streker made a motion to grant final site plan approval for the West Haven, UT, North Stake Center at 3057 South 2700 West, finding that the proposed architectural and site development plans comply with the standards and regulations of the municipal ordinance. **Vice Chairman Reyna** seconded the motion.

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

14. **DISCUSSION AND ACTION** - Subdivision Plat Amendment Approval-Wingspan Subdivision-2405 W Hinckley Drive Parcel 087130013-Applicant John Ryan

Stephen Nelson said applicant is seeking approval for an amendment of the plat to combine and re-subdivide the Wingspan subdivision to create two lots. He said that the site plan is not changing. This is just redefining the property boundaries for financing. Staff recommends approval.

Vice Chairman Reyna made a motion to approve the amended subdivision plat for Wingspan Subdivision 1st Amendment. **Chairman Reed** seconded the motion.

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

15. **WORKSHOP** – Accessory Dwelling Unit Standards

Stephen Nelson said he made changes to address prior concerns on page 3. He said the largest changes are purpose and intent, appearance, and parking.

Chairman Reed said there was a typo on section 157.474, subsection "D" needs to be "C".

16. **WORKSHOP** – R-3 Zoning Ordinance Standards Update

Stephen Nelson said access standards for multi-family units need to be addressed per the City Council's request. He plans on implementing this in the site design standards.

Chairman Reed asks how live-work units will be enforced.

Stephen Nelson said you can do it through CCR's or deed restrictions. He will define that in the next draft of the ordinance.

Chairman Reed suggested clarifying the permitted uses table.

Stephen Nelson agreed to clarify for the next draft.

Chairman Reed said on section 157.081 in the permitted use table the words "no visiting clientele" needs to be removed for one of the home occupations. He asked how many stories is 65ft. He would like no more than four stories permitted.

Stephen Nelson said he thinks 65ft is five stories but he can clarify it in the ordinance.

Chairman Reed suggested clarifying section 157.084 subsection D Unit Orientation. He said there are some corridors where the front door of the unit should not be facing the road.

Stephen Nelson said he can add a road classification, to better clarify.

17. ADJOURNMENT

Vice Chairman Reyna a motion to adjourn at 8:40PM. **Chairman Reed** seconded the motion.

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

Jamie Bengtson
Deputy Recorder

Date Approved: 10/28/2026