



**Planning Commission Meeting Minutes
May 22, 2024 6:00 PM**

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

5:00 COMMISSION WORK SESSION – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY PLANNING COMMISSION MEETING AGENDA ITEMS DISCUSSED DURING PLANNING COMMISSION WORK SESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: CHAIRMAN ROUNDY

REPORTS AND DISCUSSION AS FOLLOWS:

CLUSTER DEVELOPMENT AND PRUD PRESENTATION

Discussion began at 5:00 pm - During the work session, Alika presented the Commission members with a slide presentation of the West Haven PRUD Ordinance. What are the different factors that need to be determined and general requirements? What do other Cities PRUD Ordinances look like compared with ours?

Planning Commission Attendees:

Chairman Roundy
Vice Chairman Reyna
Commission member Nece
Commission member Reed
Commission member Galt
Commission member Hepworth

Absent/Excused: Commission member Stimpson

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY AT 6:00 PM.

2. OPENING CEREMONIES

a. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER STIMPSON

Commission member Stimpson was excused and Commission member Nece conducted the Pledge of Allegiance.

b. PRAYER/MOMENT OF SILENCE BY COMMISSION MEMBER REYNA

3. ACTION ON MINUTES

a. APPROVE MINUTES FOR THE MEETING OF 04/24/2024.

Commission member Reed mentioned that on line item #13(a) the motion was addressed as Matt Nece and Dustin Hepworth and should have addressed them as Commission member Nece and Commission member Hepworth.

4. REPORT

a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Alika reported that the Accessory Structure Ordinance was approved moving the setbacks went back to 5 feet. The Mixed Use and Sign Ordinance were both approved. The Subdivision and Utility Vacation were both approved.

5. DISCUSSION AND ACTION

a. FOR A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION LOCATED AT 2414 S 3700 W PARCEL #15-771-0003 (APPLICANT TYLER CARRIGAN)

- *Commission member Nece and Commission member Reed were concerned about where the work equipment would be parked and suggested that there be a parking plan provided before making a decision.*
- *Commission member Hepworth asked Mr. Carrigan when he expected the employees to be taking their vehicles home.*
- *Alika advised the commission members that he has a home occupation business license but because he is operating out of an accessory structure, he is in front of you today. Operating a business out of an accessory structure requires him to have a conditional use permit. The other factor is the number of employees he has can't qualify as a home occupation.*
- *Mr. Carrigan advised three vehicles would be parked behind the house and the others in the garage. The trailer would be parked on the side of the shop. He also mentioned that the vehicles could be taken home by the employees as soon as possible. He will comply with any exceptions that he needs to get this approval and to stay within the conditions that are needed for him to operate the business out of his home.*

Commission member Hepworth made a motion to approve the Home Occupation Conditional Use located at 2614 S 3700 W Parcel #15-771-0003 with the following conditions: that there be a limit of 5 employees that do not live on the property, all vehicles shall be parked on a hard surface on the property and behind the front plain of the home, and any violations of the West Haven Nuisance Ordinance will result in the revocation of the business license and conditional use permit. Vice Chairman **Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Galt, Commission member Hepworth

NAYS:

ABSENT:

6. DISCUSSION AND ACTION

a. FOR A CONDITIONAL USE PERMIT FOR HOME OCCUPATION LOCATED AT 3801 S 3650 W PARCEL # 08-408-0004 (APPLICANT PHIL AND RUTHANNE VARGAS)

Present was Phil Vargas

- *Mr. Vargas stated that his wife is an occupational therapist and they would like to use the shop building to move her private practice there. The only employees are themselves. There is one room completed in that building and they have bids open to finish the rest as per the site plan to be able to use the back third of the shop for a gym. She does Pediatric Occupational Therapy for special needs kids, so there will be lots of movement and area. They expect to have 1 client every hour. When a client is leaving another will come in. Hours are usually Monday through Thursday 8 am to 6 pm.*
- *Chairman Roundy asked how many clients do they expect to be there. It has plenty of parking.*
- *Alika asked what the hours of operation would be.*

Commission member Nece made a motion to approve the Home Occupation Conditional Use located at 3801 S 3650 W Parcel #08-408-0004 with the following conditions: All vehicles should be parked on a hard surface on the property, there shall be a limit of 2 patients per hour, and any violation of the West Haven Nuisance Ordinance will result in the revocation of the business license and the Conditional Use Permit. **Vice Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Galt, Commission member Hepworth.

NAYS:

ABSENT:

7. DISCUSSION AND ACTION

- a. FOR A CONDITIONAL USE PERMIT FOR HOME OCCUPATION LOCATED AT 2566 S 3150 W PARCEL #15-373-0014 (APPLICANT JOHN LARSEN)

Present – John Larsen/RhinoRooter Sewer and Drain Cleaning and Trench-less Pipe Repairs

- Mr. Larsen is wanting to conduct business out of a shop that is on his property. He has 2 work vehicles and two employees himself and his son whom lives at home. No sewage will be located on the property. He has been doing this type of business for 25 years. There will be an office located in the mezzanine of the accessory structure.*
- Chairman Roundy asked Mr. Larsen how many work vehicles he has and asked if any sewage was brought back or disposed of on the property.*
- Alika asked if there will be an office in the accessory structure.*

Commission member Reed made a motion to give approval to this home occupation conditional use located at 2566 S 3150 W Parcel #15-373-0014 with the following conditions: Any violations of the West Haven City Nuisance Ordinance will result in revocation of the business license and Conditional Use Permit along with complying with parking regulations and parking vehicles on a hard surface and not on the City streets. **Commission member Nece** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Galt, Commission member Hepworth

NAYS:

ABSENT:

8. ADJOURNMENT

Commission member Nece made a motion to adjourn. **Vice Chairman Reyna** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Nece, Commission member Reed, Commission member Galt, Commission member Hepworth

NAYS:

ABSENT:

Robyn VanCampen

Deputy City Recorder

Date Approve: 06/12/2024