Planning Commission Meeting Minutes
September 11, 2024 6:00 PM

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

Planning Commission Attendees

Chairman Roundy
Vice-Chairman Reyna
Commission member Stimpson
Commission member Reed
Commission member Galt
Commission member LaMar

Absent/Excused

Commission member Hepworth/Excused

5:30 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:

1. DISCUSSION-PLANNING COMMISSION PROCESS

Garth went over staff procedures on Staff Reports, what is needed from each department within the city to provide accurate and timely information to our City Council and Planning Commission. This will provide more efficient process for future Community Development Staff.

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER-CHAIRMAN ROUNDY

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE- COMMISSION MEMBER LAMAR

Commission member Reed conducted the Pledge of Allegiance in place of Commission member LaMar. Commission member LaMar attended the meeting via Zoom.

B. PRAYER/MOMENT OF SILENCE-COMMISSION MEMBER REYNA

3. REPORT

A. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

Amy advised the Commission that there was nothing to report due to City Council did not hold a meeting on September 4, 2024

4. DISCUSSION AND ACTION-PARKING ORDINANCE

A. TO CONSIDER AN AMENDMENT TO THE PARKING REGULATIONS (CHAPTER 71) ORDINANCE

Dan Tanner/City Code Enforcement Officer was present.

Dan went over what City Council thought about the on-street trailer parking. He stated that they did approve the wording regarding perpendicular and angular parking. In the same section regarding directional parking, which would require parallel parking would require vehicles to be faced in the same direction as the traffic flow. City Council agreed that vehicles for sale would need to be removed from the roadway within 48 hours on city streets. Recreational type vehicles they agreed they should have 24 hours to load and unload. Dan stated that perpendicular and angular parking is restricted by State Code. If the City wanted the allow it they would need to pass a City Ordinance code that it was permitted.

Commission Member Galt wanted clarification on non-parallel parking after researching the State of Utah code it doesn't prohibit it.

Amy clarified that it is prohibited under Utah State Code unless an ordinance is passed stating it is permitted. Utah State Code 41-6a-1402 the law states that "accept is otherwise provided in this section a vehicle stopped or parked on a two way roadway shall be stopped or parked with the right hand wheels parallel to within 12 inches or as close as practical to the right edge of the right hand shoulder" The shall means that you don't get to do anything else unless it is allowed further on down in the ordinance/code and further on down it says, "Local highway authorities may by ordinance permit angle parking on any roadway." We can do it but if the City doesn't do it then it is prohibited because of the shall.

Vice-Chairman Reyna advised that unless there is something in our ordinance stating that it is permitted it would default to State Code which would be you can't.

Commission member Reed made a motion to recommend approval to the City Council regarding the proposed amendments to Chapter 71 Parking Regulations as outlined and with the changes of that watercraft. **Commission membe**r **Stimpson** seconded the motion.

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member LaMar
NAYS:
ABSENT/EXCUSED: Commission member Hepworth

5. DISCUSSION-HOME OCCUPATION ORDINANCE

Amy gave a brief background as to why this is being discussed, and a few years ago we had issues regarding home occupation regarding auto repair. There was issues with parking, hours of operation, environmental issues, and noise. One of the things that was address was auto repair businesses. There were a number of businesses that were following rules and then there was others that weren't. The ones that weren't following the rules we were having a hard time being able to control the nuisances that they were causing. One of the things that were added stated, "The following uses shall not constitute home occupations and shall not be allowed in any residential or agricultural zone on lots less than one acre any business which involves the repair, service, inspection or any type of work on any type of vehicle motorcycle, automobile, or off-highway vehicle) and then it gives the definition in the Utah State Code. Currently an acre is defined in West Haven as 43,560 square foot lot. There is a resident came to City Council on August 21st and spoke during the public comment period and he would like to do a home occupation with vehicle and trailer inspection, however, his lot is only .96 acres which is 41,817.60 square foot. He knows there is a requirement that it be a full acre. He requested that the City look at amending the home occupation ordinance to change the requirement of the full acre so he could apply for this home occupation. She asked the Commission members if this was something that they were wanting to amend this particular section of the code so he could apply.

Commission member Stimpson stated that she is ok with the way that it stands.

Commission member Reed agreed with Commission member Stimpson.

Commission member Galt mentioned that the work group that looked at this issue a couple of years and if there was a full work group that looked at it. He doesn't think that we should be questioning that the group did.

Chairman Roundy said that maybe it is something we should look at if it is just schematics over a few square feet.

Vice-Chairman Reyna stated that if it was reviewed it would be a very specific accommodation for a very specific person.

Commission member LaMar he would agree to leave it at an acre.

6. ADJOURNMENT

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

AYES: Commission member Roundy, Vice Chairman Reyna, Commission member Stimpson, Commission member Reed, Commission member Galt, Commission member LaMar
NAYS:
ABSENT/EXCUSED: Commission member Hepworth

Robyn VanCampen
Deputy City Recorder

Date Approve: 10/09/2024