



Planning Commission Meeting Minutes
October 23, 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 Hepworth
Commission member LaMar (attended via Zoom)	

6:00 PM REGULAR PLANNING COMMISSION MEETING

1. CALL TO ORDER BY CHAIRMAN ROUNDY

Called to order at 6:00 pm

2. OPENING CEREMONIES

- a. PLEDGE OF ALLEGIANCE-VICE CHAIRMAN REYNA
- b. PRAYER/MOMENT OF SILENCE – COMMISSION MEMBER GALT

3. ACTION ON MINUTES

- a. APPROVE MINUTES FOR THE MEETING OF 10/09/2024.

**Commission member Galt stated that on agenda item 3a it needs to be changed from him voting "Nay" to Absent/Excused, as he didn't log on to Zoom until 6:06 pm. On the same agenda item, the voting box under "Aye" needs to be change from Voting Member LaMar to Commission member LaMar. On item 5 the voting reflects he voted "Aye" and he actually voted "Nay"..*

Commission member Galt made a motion to approve. **Commission member Reed** seconded the motion.

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

NAYS:

ABSENT:

4. REPORT

- a. ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS

**Robyn VanCampen/Deputy Recorder advised the Commission members that the Planning Commission Policies and Procedures were approved by City Council.*

5. DISCUSSION AND ACTION ON A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION BUSINESS

- a. FOR A CONDITIONAL USE PERMIT FOR A SECOND HOME OCCUPATION LOCATED AT 4111 S 4550 W PARCEL # 084110006 (APPLICANT TONYA & JASON HODGES/MOUNTAINVENT, LLC & TAC OPS SHOP)

**No one was present to represent the applicant. However, Garth Day stated it was pretty straight forward they currently have a home occupation and they are trying to get approval for a second home occupation (which requires a Conditional Use Permit). The primary home occupation is for Tac Ops (online arm sales/firearm retailer). The second home occupation will be a HVAC business which will not have clients at the home nor equipment that will be stored. The only issue being raised typically is if they fall in conflict with a nuisance violation ordinance the condition is that the business license/conditional use permit or any other conditions that the commission sees fit.*

Commission member Reed made a motion to approve the conditional use permit for a second home occupation located 4111 S 4550 W Parcel # 084110006 Applicant Tonya & Jason Hodges/Mountain Vent LLC & Tac Ops Shop with the following conditions that any violation of the West Haven City Nuisance Ordinance will result in revocation of the business license and conditional use permit. No storage of any HVAC equipment on the property at any time. **Vice-Chairman Reyna** seconded the motion.

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

NAYS:

ABSENT:

6. DISCUSSION REGARDING PLANNING COMMISSION POLICIES AND PROCEDURES

**Garth Day advised the commission that he would be happy to offer input on any changes that could be done. It was brought up that maybe some of the items in the policy and procedures can be moved to a training section, and possibly putting referencing documents with a links and/or QR codes that would provide a link to the information.*

**At the beginning of the year having training's for newcomers/refreshers for existing commission members, possibly bi-monthly work session.*

**Commission member Galt stated that in the current policies and procedures it states addressing the panel as commission member or commissioner and it needs to be decided one or the other to avoid conflict.*

**All commissioners advised that there is some information that could be clarified more.*

**Commissioner members will reconvene in a future work session to continue discussion for possible changes to the Planning Commission Policies and Procedures.*

7. 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 Hepworth, Commission member LaMar.

NAYS:

ABSENT:

Rebyn VanCampen

Deputy City Recorder

Date Approve: 11/13/2024