

**MINUTES OF THE WEST JORDAN ZONING ADMINISTRATOR HEARING HELD IN THE
CITY HALL DEVELOPMENT CONFERENCE ROOM ON FEBRUARY 12, 2025**

STAFF: Larry Gardner, Mark Forsythe, Julie Davis, and Brock Hudson

OTHERS: Lauri Yamashita, Paul Duehlmeier, Greg Duehlmeier

The meeting was called to order at 10:00 a.m.

**Item #1 Duehlmeier Temporary Motorhome; 1517 West 8600 South; Administrative
Conditional Use Permit for a Temporary Motorhome; R-1-8C Zone; Paul H.
Duehlmeier (applicant) [#34375; parcel 27-03-201-016]**

Mark Forsythe gave an overview of the location and status of structures on the property. The proposed addition has been framed at this point. The request is to have an occupied motorhome on the property. Typically, that is only allowed for 21 consecutive calendar days, or as a temporary situation for up to one year if the home on the property is under construction. The proposed location of the motorhome is directly behind the house. He reviewed and further explained the recommended conditions of approval, including the requirements for approved parking spaces on an allowed surface. He noted that a septic tank on the property has been approved by the Salt Lake County Health Department and that has to be maintained per that code.

Staff recommended that the Zoning Administrator approve the Administrative Conditional Use Permit for a Temporary Motorhome, located at 1517 West 8600 South in an R-1-8C zone, with the Conditions of Approval listed.

Conditions and Requirements of Approval:

1. Approval of this Administrative Conditional Use Permit for the temporary habitation of the motorhome shall expire on February 12, 2026. A one-time 6-month extension of this date may be granted upon written petition by the property owner and approval by the Zoning Administrator.
2. No more than 1 motorhome shall be inhabited on the premises for the duration of this Administrative Conditional Use Permit. Habitation of the motorhome shall cease and desist upon expiration of the permit.
3. The motorhome shall be parked behind the house and comply with the minimum building setbacks of the zoning district in which it is located.
4. A minimum of two 9' x 18' off-street parking spaces shall be provided for the property until the construction of the home addition is completed and receives a Certificate of Occupancy. Such spaces must meet the surfacing requirements of Condition of Approval #5.
5. The motorhome shall at all times be parked on a surface consisting of asphalt or concrete (paved or pervious), ¾" or larger gravel, rocks, recycled asphalt or compacted road base, pavers, grasscrete, turf block, or a combination thereof. The layer of gravel, rocks, recycled asphalt or compacted road base shall be at least 4 inches thick.
6. All septic tanks, and connections thereof, shall be properly maintained in accordance with all applicable standards, best practices and requirements of the Salt Lake County Health Department. No connection to public sanitary sewer systems shall be made from the mobile home.
7. The site shall be kept free of weeds, trash and debris and be maintained in a clean, organized condition at all times.

Larry Gardner asked the applicant if the home currently drains into a septic tank.

Paul Duehlmeier said the home is connected to the sewer line.

Greg Duehlmeier stated that there is an aboveground septic tank on the property that they do not use. Those types of facilities are not used in the trailer, but they use those in the house. The trailer is not connected to the sewer.

Larry Gardner asked if there was power running to the detached garage.

Greg Duehlmeier answered yes.

Brock Hudson, Community Preservation Manager, said he was concerned with the number of code enforcement cases on this property over several years. Most recently, there were three occupied motorhomes on the property, which took some time to resolve and to have the motorhomes and occupants removed. This seems to be a reoccurring issue for code enforcement. Currently there is no one living on the back side of the property.

Larry Gardner opened the public hearing.

Lauri Yamashita, West Jordan resident, read a statement concerning the chaotic situation of the area that she said her family and neighbors in the area have endured since the applicant moved to the property. Some of the items being a junk yard, aggressive dogs that are allowed to be loose, constant noise from generators, bobcats, barking, and moving of trucks and cars onto the property. There have been many people who have lived in RVs on the property. The applicant's sons have acted mean and threatening to the neighbors. She related an experience where several elementary-aged children were not able to get to easily to their home because of the dog, and the subject property owner looked on. Another resident moved because of the dog problem. Children cannot play in the front yard or on the sidewalk. Another dog belonging to the applicant was recently put to sleep due to biting and aggressiveness. She said that the first conditional use permit was granted and had expired, yet people never stopped living in RVs. The same promise to develop the property was made four years ago, and she did not believe that it would happen. She asked that the first approval be revoked and that this permit be denied for the wellbeing of the neighborhood. She referred to the criteria and stated that the property does have an adverse effect on the entire neighborhood because of the use of the property and hours of operation.

Larry Gardner read the emailed comment from Kerri Wagner who was opposed to the conditional use permit because the property owner and his sons have not shown regard to city codes, laws, and are disrespectful to the neighbors. She did not believe that the property would ever develop. She asked that the permit be denied.

Further public comment for this item was closed at this time.

Mark Forsythe indicated that the first final subdivision review was just completed for the PHD Subdivision on the subject property.

Larry Gardner asked Greg Duehlmeier if he was living in the motorhome now.

Greg Duehlmeier stated that he had been, but for the past month he had been sleeping on his father's couch. He said that it is not possible for him to continue to do that due to his health.

Larry Gardner stated that twice he had granted permission, but it had not gone the way he had expected. The neighbors were upset, and he was torn as what to do, especially with regards to safety and the dogs.

Greg Duehlmeier stated that there are no more dogs. He also stated that he had video of the incident with the children that Ms. Yamashita spoke of that showed the dog was not moving and the children did not appear to be crying.

Brock Hudson showed some current photos of the property. He showed some of the vehicles that appear to be on an approved surface. Progress of the addition was also shown.

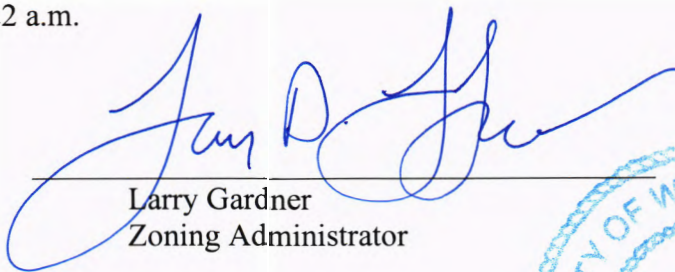
The applicant indicated that they had read the conditions of approval and could comply. Greg Duehlmeier indicated that they had never used a generator or had been hooked up to the septic or sewer system with the motorhome.

RULING: Larry Gardner approved the Administrative Conditional Use Permit for a Temporary Motorhome for Paul Duehlmeier located at 1517 West 8600 South a R-1-8 zone, for a period of 60 days only and subject to the conditions of approval 1 through 7 listed in the report, amending:

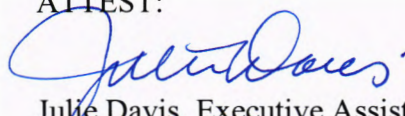
- 1. Approval of this Administrative Conditional Use Permit for the temporary habitation of the motorhome shall expire on April 15, 2025.**
- 2. Only 1 person in 1 motorhome shall live on the premises for the duration of this Administrative Conditional Use Permit. Habitation of the motorhome shall cease and desist upon expiration of the permit. There will be no other inhabited motorhomes, trailers, tent trailers, tents, etc. on the property.**
- 6. No hookup to septic tanks or public sanitary sewer systems shall be made from the mobile home. No portable generators are allowed.**

Larry Gardner stated that anyone who felt aggrieved by the decision could appeal to the Administrative Law Judge.

The meeting was adjourned at 10:22 a.m.


Larry Gardner
Zoning Administrator

ATTEST:


Julie Davis, Executive Assistant
Community Development Department

