

Commission Member Stimpson made a motion to approve of the Bailey Condominium plat finding that the plat complies with the local subdivision requirements. **Chairman Reed** seconded the motion.

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

6. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 4267 S 3450 W. Russell Burton Applicant.
Damian Rodriguez said this conditional use permit was reviewed by the Planning Commission in February with some conditions recommended by staff. The item was ultimately tabled because of the applicant's absence. He said the conditional use permit is required because the home occupation will use a garage and shed external to the home. He said there has been limited contact with the applicant.

7. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 3424 W 3950 S. Thomas Layton Applicant.
Damian Rodriguez said this home occupation requires a conditional use because they employ more than one individual that does not reside within the home. He said it is a garage floor coating business but the residence would only be used for administrative purposes.

Vice Chair Reyna made a motion to approve the conditional use permit. **Commission Member Streker** seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Lamar, Commission Member Stimpson
NAYS:	
EXCUSED:	

8. **DISCUSSION** - Discussion of a proposed amendment to the Home Occupation Code.
Damian Rodriguez said the most significant update since the Planning Commission last saw a draft of the proposed amendment was in the Special Restrictions section 157.883 subsection B which relates to auto repair service and inspection businesses. This has provided some additional restrictions with B8 that helps with enforcement.

Chairman Reed suggested adding to section 157.883 subsection B8 "The test operation of any vehicles on the public right-of-way shall be conducted in accordance with all state and local laws, and the violation of any such laws in conjunction with business operations may result in the revocation of the home occupation business license". He also suggested add to section 157.883 subsection A8 the word homes after short-term rentals.

Damian Rodriguez said there is a separate chapter that is devoted to short term rentals.

Chairman Reed suggested adding a reference to that chapter.

Stephen Nelson said the chapter calls it residential short term rental and they could match that language.

Planning Commission agreed to set the public hearing for May 13, 2026.

Commission Member Smith entered at 6:18 PM.

9. **DISCUSSION** – Discussion of a proposed amendment to the Patio Home Zoning Standards.
Stephen Nelson said most of the discussion about this item at the last Planning Commission meeting was limited to the Maximum Height section 157.416 subsection A. He said after reviewing the sentence that was unclear, he clarified it. He added that the ADU's would follow that same standard. The other large change is in the third sentence of the same section and subsection. He said based off of the previous discussion it seemed there was concern about not having a size limit to the bonus room above the garage and his recommendation was the standard size of a two garage.

Chairman Reed expressed concern about using the word over the garage because he isn't sure that it applies. He also expressed concern about the suggested size limit being a little large.

Commission member Streker expressed concern about limiting the size of a bonus room.

Commission member Stimpson said if you don't put it over the garage, it becomes a second story.

Commission member LaMar suggested not including the bonus room because that would become a second story. He said bonus rooms do not need to be on the second floor.

Vice Chair Reyna said he agrees with Commission member LaMar.

Commission Member Streker said if she purchased a patio home, she would like the ability to have a bonus room.

Commission Member Jenson asked what the purpose of limiting a bonus room is and suggested keeping it tied to the garage.

Commission Member Stimpson agreed with Commission Member LaMar on not having a bonus room in the ordinance.

Stephen Nelson said having square footage is a more enforceable option.

Commission Member LaMar said that 576 square feet is more than half the size of many homes.

Commission Member Smith said she would like to allow a bonus room but limit the size.

Commission Member Jenson suggested going with the same language but reducing the square footage.

Chairman Reed agreed with Commission member LaMar on not having a bonus room in the ordinance.

Planning Commission agreed to set the public hearing for May 13, 2026.

10. **DISCUSSION** – Discussion and introduction of the proposed West Haven Economic Development Strategic Plan.

Stephen Nelson said Landmark Design presented a month ago in a joint session and they made some modification after that presentation that are now ready for review on the May 13, 2026 work session at 5:15 PM.

11. **DISCUSSION AND ACTION** – of a Conditional Use Permit for a Home Occupation located at 4267 S 3450 W. Russell Burton Applicant.

Commission member Smith left the meeting at 7:10 PM.

Damian Rodriguez said the suggested conditions were sent to the applicant.

Vice Chair Reyna asked if the applicant acknowledged those conditions.

Damian Roriguez said they did not.

Commission member LaMar made a motion to table. Commission Member Streker seconded the motion.

AYES:	Chairman Reed, Vice Chair Reyna, Commission Member Streker, Commission Member Jenson, Commission Member Lamar, Commission Member Stimpson
NAYS:	
EXCUSED:	

12. **ADJOURNMENT**

Vice Chair Reyna made a motion to adjourn at 7:11 PM. **Commission Member Reed** seconded the motion.

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

Emily Green

City Recorder

May 13, 2026

Date Approved