



Planning Commission Meeting Minutes September 8, 2021 6:00 P.M.

City Council Chambers
4150 S. 3900 W. West Haven, UT. 84401

Present:	Darin Deem	Chairman
	Becky Roundy	Vice Chair
	Kirt Nalder	Commission Member
	Natalie Wilson	Commission Member
	Scott Epperson	Commission Member
	Andrew Reyna	Commission Member
	Melinda Stimpson	Commission Member

Staff Present:	Charis Sully	Deputy Recorder
	Steve Anderson	City Engineer
	Shari Phippen	Community Development Director
	Amy Hugie	Attorney

5:00 WORK SESSION

Matthew Jensen explained some proposed changes to the Patio Home Ordinance in regard to lot sizes.

AGENDA

1. PLEDGE OF ALLEGIANCE
2. INVOCATION
3. ACTION ON MINUTES- AUGUST 25, 2021
4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
5. FINAL SITE PLAN APPROVAL-WORLDWIDE MEDICAL SYSTEMS AT 1679 W 2100 S-SANDERS ASSOCIATES ARCHITECTS
6. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PH. 4 AT APPROX. 2250 W 3300 S-SHELLY ROVIRA
7. ADJORNMENT

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:00 PM.

1. **PLEDGE OF ALLEGIANCE** was offered by Commission Member Stimpson

2. **INVOCATION** was offered by Commission Member Epperson

3. **ACTION ON MINUTES- AUGUST 25, 2021**

Commission member Roundy made a motion to approve the minutes. Commission member Reyna seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
Amy Hugie updated that Planning Commission on the prior City Council Meeting

5. **FINAL SITE PLAN APPROVAL-WORLDWIDE MEDICAL SYSTEMS AT 1679 W 2100 S-SANDERS ASSOCIATES ARCHITECTS**
Carly Capener was present for this item

Chairman Deem asked is anything has changed since preliminary.

Ms. Capener stated that they have determined all the utilities and are in the final stages with UDOT
Steve said that the fire department is good and said that the overhang needs to meet fire code but that will be worked out during the building process.

There was a discussion about aesthetics and whether or not they meet the design review ordinance.

Commission member Epperson asked what the time frame is for the front half of the property to be developed.

Ms. Capener said she was not sure.

Commission member Epperson said he was concerned about the front have turning into weeds while they are waiting to develop it.

Steve said that the city has a nuisance ordinance that would control that.

Chairman Deem asked Steve if he had any issues.

Steve said he did not.

Chairman Deem asked about parking.

Steve asked how many employees they will have.

Ms. Capener stated that she was not sure on the exact number but there are less employees than there are parking spots.

Commission member Nalder made a motion to give final site plan approval to Worldwide Medical Systems at 1679 W 2100 S base on staff recommendations and the parking be one per employee plus one extra. Commission member Nalder seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

6. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PH. 4 AT APPROX. 2250 W 3300 S-SHELLY ROVIRA
Shelly Rovira was present for this item.

Chairman Deem asked if there are any changes since preliminary.

Steve said nothing has changed.

Chairman Deem asked what the big squares of future development in the middle are.

Steve said they are future phases.

Chairman Deem asked if there are any problems.

Steve said there are no problems.

Commission member Wilson made a motion to give final subdivision approval to Tuscan Meadows Ph. 4 at approx. 2250 W 3300 S. Commission member Roundy Seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

7. ADJORNMENT

Commission member Reyna made a motion to adjourn at 6:20 PM Commission member Roundy seconded the motion. Commission member Deem, aye; Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Stimpson, aye; Commission member Wilson, aye; the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 9/27/2021