



Planning Commission Meeting Minutes October 27, 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
	Shari Phippen	Community Development Director
	Amy Hugie	Attorney

5:30 WORK SESSION

There was a discussion about canceling the second Planning Commission Meeting in November.

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **INVOCATION**
3. **ACTION ON MINUTES- OCTOBER 13, 2021**
4. **REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS**
5. **FINAL SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSON**
6. **FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD**
7. **DISCUSSION AND POSSIBLE ACTION-AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS**
8. **ADJORNMENT**

The Planning Commission met at their regularly scheduled meeting at the City Office Chairman Deem called the meeting to order at 6:01 PM.

1. PLEDGE OF ALLEGIANCE was offered by Commission Member Wilson

2. INVOCATION was offered by Commission Member Stimpson

3. ACTION ON MINUTES- OCTOBER 13, 2021

Chairman Deem stated that item number 9 has a comment that needs to say no private roads, not no public roads. He also stated that commission member Stimpson was absent and the motion on adjournment needs to be changed.

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

4. REPORT- ACTIONS TAKEN BY CITY COUNCIL ON PLANNING COMMISSION RECOMMENDATIONS
Shari reported on the previous council meeting.

5. FINAL SITE PLAN APPROVAL-FRONTLINE CONCRETE ADDITION AT 1997 S 1550 W-CHAD SPENCER/BRETT JOHNSTON

Brett Johnston was present for this item

Commission member Epperson asked if a demolition permit was obtained.

Mr. Johnston stated that he is in the process of doing that.

Commission member Reyna made a motion to grant final site plan for Frontline Concrete Addition at 1997 S 1550 W. *Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.*

6. FINAL SUBDIVISION APPROVAL-STAKER FARMS PH 3 AT APPROX. 2700 S 3500 W-BRYCE THURGOOD
Bryce Thurgood was present for this item.

Shari stated that the completion of the park is tied to recording Phase 3. Everything is done at the park with the exception of the grass and that came at the request of the city.

Mr. Thurgood stated that the park is scheduled to be hydro seeded in 2 weeks.

There was a discussion about a turn around being added on 3600 W.

Commission member Roundy made a motion to grant final subdivision approval for Staker Farms Ph 3
Commission member Reyna seconded the motion. *Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.*

7. DISCUSSION AND POSSIBLE ACTION-AMENDING THE DESIGN REVIEW FOR ROXBERRY AND FIIZ AT 4671 S MIDLAND DRIVE-WORTH PARTNERS

Brett Jones and Justin Wallace were present for this item.

Mr. Jones apologized for the mistake on their part.

Chairman Deem stated that the current materials do not meet the ordinance requirements.

Chairman Deem asked what material the 2 gray colors are.

Mr. Jones stated that it is stucco.

There was a discussion about what was approved and what is being done.

Commission member Reyna asked how much construction was left.

Mr. Jones stated that the inside of Fiiz is almost done, they are just waiting on the feature wall.

Commission member Reyna asked how much time Fiiz will need to get set up once construction is done.

Mr. Jones said they would only need about a week.

Amy advised against giving any type of occupancy until the building is done.

Commission member Stimpson suggested coming back with something else that will meet the ordinance.

Shari stated that all 4 sides of the buildings need to meet the percentages in the ordinance and everything needs to be turned into the city by noon on 11/01/2021 in order to be on the first Planning Meeting in November.

Commission member Epperson made a motion to table amending the design review for Roxberry and Fiiz at 4671 S Midland Drive. Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

8. ADJOURNMENT

Commission member Epperson made a motion to adjourn at 7:03 PM Commission member Nalder seconded the motion. Commission member Epperson, aye; Commission member Nalder, aye; Commission member Roundy, aye; Commission member Reyna, aye; Commission member Deem, aye; Commission member Wilson, aye; Commission member Stimpson, aye the vote was unanimous.

Charis Sully
Charis Sully
Deputy Recorder

Date Approved: 11/10/21