

ROY CITY PLANNING COMMISSION

June 10, 2008

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on June 10, 2008, at 6:20 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Dave Collins, Vice Chairman	Tony Reynolds, Community
Bill Merx	Services Director
Tom Stonehocker	Jared Hall, Planner
Karlene Yeoman	

Excused: Doug Allred, Brad Hilton, and Gennie Kirch

Others present were: Chris Davis, City Manager.

Pledge of Allegiance: Tom Stonehocker

1. APPROVAL OF MAY 27, 2008, MINUTES

Commissioner Merx moved to approve the minutes of May 27, 2008, as written. Commissioner Yeoman seconded the motion. Commission members Collins, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A PETITION FROM OGDEN CLINIC INVESTMENT COMPANY, LLC TO ANNEX APPROXIMATELY 5.28 ACRES LOCATED AT APPROXIMATELY 5220 SOUTH 3100 WEST WITH A ZONE OF COMMUNITY COMMERCIAL

Commissioner Yeoman moved to open the public hearing at 6:22 p.m. Commissioner Stonehocker seconded the motion. Commission members Collins, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that this was just the annexation portion of Ogden Clinic's proposal to build a clinic at approximately 5220 South 3100 West. The medical clinic planned by Ogden Clinic on this site fit well with the Future Land Use Map. The Future Land Use map showed this corner as commercial even though the

surrounding uses were residential. The annexation consisted of two parcels totaling 5.28 acres. Ogden Clinic proposed to build their new clinic on the first parcel. They eventually planned to subdivide the property.

Commissioner Merx asked what the second parcel would be used for. Jared Hall said Ogden Clinic currently didn't have any plans for the second parcel.

Jared Hall stated that Ogden Clinic had requested that the annexed property be zoned Community Commercial. The Development Review Committee didn't have any issues with the requested zone. The proposed clinic was a permitted use in the Community Commercial Zone. He felt the use of the second parcel would fit in the Community Commercial Zone, as medical clinics tended to attract similar uses. The annexation plat had been reviewed by the City Engineer. He didn't have any concerns other than minor corrections, nor did he have concerns about the City's ability to provide services for the annexed property. The Development Review Committee recommended approval of the annexation petition with the requested zone of Community Commercial based on the findings that the subject property was contained in the Roy City Annexation Plan; that the subject property was shown with a commercial use on the Future Land Use Map; and that the proposed use of the subject property would further the goals of Roy City's General Plan and Zoning Ordinance.

Commissioner Merx asked if a medical clinic was a permitted use in the Community Commercial Zone, or was it a conditional use? Jared Hall said it was a permitted use. Commissioner Merx felt the Planning Commission wanted a Community Commercial use in this area. Mr. Hall felt the proposed clinic fit well in the Community Commercial Zone.

Vice Chairman Collins thought Ogden Clinic was looking to expand onto the second parcel if needed. Jared Hall said the proposed site plan had a large outdoor area on the east side of the clinic where they could expand the first time. The second parcel could be used to expand once again if needed.

Vice Chairman Collins indicated that Ogden Clinic proposed to close the clinic near Harmon's. Commissioner Yeoman said that would leave the Marketplace Plaza with more vacancies. Tony Reynolds said the City would rather have retail uses in that area.

Commissioner Merx felt the whole 1900 West corridor would be problematic for years to come as growth moved west.

Vice Chairman Collins opened the floor for public comments. There were none.

Commissioner Yeoman moved to close the public hearing at 6:29 p.m. Commissioner Merx seconded the motion. Commission members Collins, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the Development Review Committee recommended that the zoning not go into effect until the site plan had been reviewed and approved.

Commissioner Stonehocker moved to recommend that the City Council approve the petition from Ogden Clinic Investment Company, LLC to annex approximately 5.28 acres located at approximately 5220 South 3500 West with a zone of Community Commercial based on the staff's findings and subject to the conditions recommended by the staff, including the stipulation on the zoning. Commissioner Yeoman seconded the motion. Commission members Collins, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

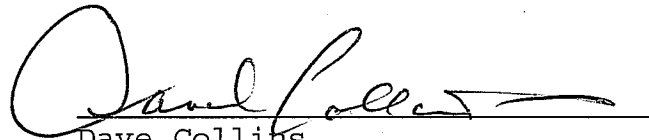
3. OTHER BUSINESS

Jared Hall stated that the City Attorney had prepared an amendment to the Zoning Ordinance regarding abatement of abandoned signs. He asked that the Planning Commission review it and be prepared to discuss it at a public hearing to be held during the July 8th Planning Commission meeting.

The Planning Commission discussed whether it would be better to rewrite the Sign Ordinance rather than approve this amendment. Tony Reynolds said the Planning Commission could recommend that the proposed amendment be approved, denied, or tabled; or it could recommend that the Sign Ordinance be addressed first. He suggested that the Planning Commission members read the City's current Sign Ordinance, which was available on the City's website.

4. ADJOURN

Commissioner Merx moved to adjourn at 6:48 p.m. Commissioner Stonehocker seconded the motion. Commission members Collins, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.



Dave Collins
Vice Chairman

Attest:



Jared Hall
Planner

dc:pjun1008