

ROY CITY PLANNING COMMISSION

March 10, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 10, 2009, at 6:00 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:

Tom Stonehocker, Vice Chairman
Lee Holt
Bill Merx
Karlene Yeoman

Tony Reynolds, Community
Services Director
Jared Hall, Planner
Michelle Drago, Secretary

Excused: Dave Collins, Brad Hilton, and Roy Watts

Others present were: Bill Salerno; Josh Richards; Gary Davis; Nate Davis; and Lois Biddle.

Pledge of Allegiance: Karlene Yeoman

1. APPROVAL OF FEBRUARY 24, 2009, MINUTES

Commissioner Merx moved to approve the minutes of February 24, 2009, as corrected. Commissioner Yeoman seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

2. CONTINUATION OF PUBLIC HEARING FROM FEBRUARY 24, 2009, TO CONSIDER A CONDITIONAL USE APPROVAL FOR SELF-SERVICE STORAGE UNITS IN A LIGHT MANUFACTURING ZONE LOCATED AT APPROXIMATELY 5193 SOUTH 2700 WEST

Commissioner Yeoman moved to open and continue the public hearing from February 24, 2009, at 6:02 p.m. Commissioner Holt seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that this item was to consider a conditional use permit for self-service storage units in a Light Manufacturing Zone located at approximately 5193 South 2700 West. The Development

Review Committee had reviewed the revised site plan submitted by the proponent and was confident that the outstanding issues were being resolved. The proposal included construction of new storage units and incorporation of existing storage units located at approximately 5183 South 2700 West. Both properties would share the existing entrance on 2700 West and the new one on 5200 South. The entrances would be controlled with key card gates that would retract back into the wall. A 6-foot block wall would be constructed 20 feet back from the property line along 5200 South and 2700 West to buffer the units from the adjoining residential uses. The wall would be constructed of split face CMU. The storage units would be constructed of split face block with metal roofs. The site plan had been amended to show that the wall would be extended to the north property line of 5183 South 2700 West and then west to the units themselves. Drainage calculations had been added for the units at 5183 South. The DRC felt the Planning Commission could recommend that the Council approve the conditional use permit subject to:

1. Review and approval of any further corrections or other materials as may be required by the City Engineer.
2. The applicants shall provide any necessary materials or corrections to the DRC for review and approval prior to placement on an agenda for City Council review.
3. Subject to all items of the previous and current staff reports and attachments.

Commissioner Merx asked Jared Hall to elaborate on the statement, "...if other concerns are answered," which was mentioned in the staff report. Mr. Hall said the staff was very careful not to say it absolutely had no concerns in case something was missed. The conditional use standards were broad statements. He wanted to make sure there was still room to resolve issues if they came up.

Commissioner Merx asked about the extension of the block wall to the north. Jared Hall said the proponent had indicated to the staff and Planning Commission that the block wall would be extended to the north in front of the existing units and then west along the north property line to the units themselves. The site plan had been amended to show the construction of the wall as proposed. The banner sign that was currently located in front of the units at 5183 South would be replaced by a sign in the wall itself.

Commissioner Merx asked about signage for the new units. Would it be located on the angled corner? Jared Hall said the only signage shown on the site plan was located near the entrance on 5200 South.

Josh Richards, Draper, stated that after speaking with the property owner across the street, they decided to place their signs on 5200 South rather than the corner.

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

Commissioner Merx moved to close the public hearing at 6:12 p.m. Commissioner Yeoman seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman moved to recommend that the City Council approve a conditional use permit for self-service storage units in a Light Manufacturing Zone located at approximately 5193 South 2700 West based on the staff's findings and subject to the staff and engineering recommendations. Commissioner Holt seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

3. CONSIDERATION OF AN AMENDED PERMITTED USE PERMIT FOR THE CONSTRUCTION OF THE HOPE COMMUNITY CENTER LOCATED AT APPROXIMATELY 5150 SOUTH 1900 WEST

Jared Hall stated that the Planning Commission approved a permitted use permit and site plan for the Hope Community Center last year. The City was requesting approval of an amended site plan. The only change to the plan was the reduction in building size due to financing concerns. The smaller building footprint meant there would be more space between the Municipal Building and the Hope Community Center and along 2000 West.

Commissioner Yeoman asked how much smaller the Hope Community Center would be. Bill Salerno, architect, said the building was about 4,000 square feet smaller. It was originally 29,500 square feet; now it was 25,000 square feet.

Jared Hall stated that the landscaping and elevations had not changed.

Commissioner Holt asked where the building was reduced. Bill Salerno stated that he made sure that functionally everything in the building still worked. It might be a little smaller, but it still worked. Six to eight feet had been lost on the south side and about eight feet on the north.

Lois Biddle, 5171 South 2700 West, asked where the Hope Community Center shrank. Mr. Salerno said the majority of the square footage which had been lost came from the gymnasium.

Commissioner Yeoman asked how much smaller the gym was. Mr. Salerno said the amount of seating had been reduced and the court was a junior high size rather than a high school size.

Lois Biddle asked if the senior center had the same amount of space it currently had. Mr. Salerno said the senior center had about 50% more space. The Boys & Girls Club was located on the lower level.

Commissioner Holt asked about the construction time line. Bill Salerno said they hoped to begin construction by mid April and finished by mid December.

Commissioner Yeoman asked if the senior area would be secured. Bill Salerno said all three components of the building were secure from the others.

Commissioner Yeoman asked if there was an area the public could reserve and use. Bill Salerno said there was a community center on the upper level that could be divided in two, which was separate from the senior center. It was possible for activities to be going in the gym, the Boys & Girls Club, the senior center, and the community center all at the same time.

Commissioner Yeoman asked about sound proofing. Mr. Salerno said all of the walls had sound proofing.

Commissioner Yeoman asked how much seating was left in the gym. Mr. Salerno said the seating had been reduced from 300 to 170.

Commissioner Merx felt it was unfortunate that the size of the basketball court had been reduced. There was a dearth of full sized basketball courts in this area.

Commissioner Merx moved to approve the amended permitted use permit for the construction of the Hope Community Center located at approximately 5051 South 1900 West based on the staff's findings and subject to the recommendations of the staff. Commissioner Holt seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

4. OTHER BUSINESS

Jared Hall updated the Planning Commission on the status of the Homestead Pavilion and the Aspen Lane Townhomes.

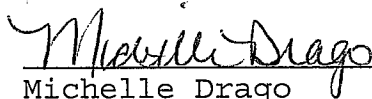
5. ADJOURN

Commissioner Holt moved to adjourn at 6:36 p.m. Commissioner Merx seconded the motion. Commission members Holt, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.



Tom Stonehocker
Vice Chairman

Attest:



Michelle Drago
Secretary

dc:pmar1009