

ROY CITY PLANNING COMMISSION

June 23, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on June 23, 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:

Brad Hilton, Chairman	Jared Hall, Planner
Dave Collins	Michelle Drago, Secretary
Lee Holt	
Bill Merx	
Tom Stonehocker	
Roy Watts	
Karlene Yeoman	

Others present were: Don Fredrickson and Blake Hamilton.

Pledge of Allegiance: Karlene Yeoman

1. APPROVAL OF JUNE 9, 2009, MINUTES

Commissioner Yeoman moved to approve the minutes of June 9, 2009, as written. Commissioner Merx seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A NEW MULTIPLE TENANT PROFESSIONAL OFFICE BUILDING ON PROPERTY LOCATED AT APPROXIMATELY 4000 SOUTH MIDLAND DRIVE

Commissioner Yeoman moved to open the public hearing at 6:01 p.m. Commissioner Collins seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City Council approved the preliminary plan for the Midland Square Commercial Subdivision on June 16, 2009. It also approved a conditional use permit for the Maverik Convenience store located on Lot No. 5. Tonight the Planning

Commission was being asked to consider a site plan and conditional use permit for a multiple tenant professional office building for medical and dental clinics and other office uses that would be located on Lot No. 6 of the same subdivision.

Mr. Hall said the building would face west toward the subdivision's interior road. The staff was concerned about the location of the dumpster enclosure. The site plan proposed that access to the dumpster be from the interior road through the subdivision. The staff recommended that the dumpster be reoriented to the interior of the site or relocated elsewhere on the site. Roy Family Dental would occupy Space 1 of the building. It had a parking ratio of 1 stall per 200 gross square feet. The entire site had been designed to that parking ratio. The site could lose a few parking spaces to change the dumpster enclosure and provide a throat for the ingress/egress from the service road. The changes were appropriate and the small parking reduction was allowable.

Mr. Hall showed the Planning Commission the buffer details that it did not see when it considered preliminary approval of the subdivision. The buffer located along the east side of the subdivision would consist of a 6-foot masonry wall, ten feet of landscaping, and an interior service road. The buffer would be extended for a certain distance south beyond Lot No. 6 and would be installed by the development team for the Midland Square Commercial Subdivision. The remainder of the buffer would be installed when the anchor lot developed. The buffer and the installation of the interior road for Lot Nos. 5 and 6 would happen prior to construction of Maverik or the dental building. It had to be done within one year from the date the subdivision was recorded. The development team for the subdivision would also install improvements and landscaping along 4000 South and Midland Drive.

Mr. Hall felt the dental clinic was well designed for the transition between residential and commercial. The elevations matched the development agreement as well. Landscaping on the site was over the percentage required by the ordinance. The staff would make sure the parking lot landscaping met the required 5%. The conceptual sign plan met the requirements of the development agreement and City ordinances. It was designed for use by the Roy Family Dental Clinic only. Other tenants in the building would have to rely on signs above their doors, or other building mounted signs allowed by the ordinance.

Commissioner Holt asked if the staff was comfortable with the

design for the south end of the parking lot and the turning radius. Mr. Hall said it worked and met the City's requirements. The 24-foot of backing space was provided as required.

Commissioner Holt asked if the Planning Commission was considering a conditional use permit for the site plan or the use. Jared Hall said the Planning Commission was considering a conditional use permit and site plan for a medical, dental, and professional office building. The building was being designed for its main tenant, Roy Family Dental.

Chairman Hilton asked if there would be sidewalk along the interior and service roads. Jared Hall said there would not. The interior roads had not been designed with park strips. The City didn't want to draw pedestrian traffic along the service road. There would be sidewalk along the exterior of the project on 4000 South and Midland Drive, and a connecting sidewalk from 4000 South onto and through the site plan for Lot 6. Other lots would follow the same pattern to provide the appropriate pedestrian access and inter-connection throughout the project.

Commissioner Holt asked about snow removal. Jared Hall said the individual lots would be responsible to contract for snow removal. Snow was usually placed on parking stalls that were less used. The City ordinances did not currently require that an area be set aside for snow removal or storage.

Commissioner Merx asked if there were exit doors located on the east side of the building. Jared Hall said there were doors on the east to meet building code requirements. They would not be used for access or delivery purposes. The landscaping plan didn't provide pedestrian access to those doors.

Commissioner Merx asked if the Planning Commission was considering the development agreement included in the packet. Mr. Hall said it was not. The development agreement was included for information purposes only.

Chairman Hilton commended Don Fredrickson on the architectural design of the building.

Don Fredrickson, Ogden, stated that the doors on the east side of the building would be strictly used for the delivery of nitrous oxide. A second dentist had agreed to locate in the southern unit. Roy Family Dental would be located on the north end. An oral

surgeon was considering the middle unit.

Chairman Hilton asked if Mr. Fredrickson had reviewed the engineering comments. Mr. Fredrickson said he had. His civil engineer had spoken with Roy City's Engineer and was now in the process of making the corrections.

Chairman Hilton asked if the narrow handicap parking stalls had been resolved. Mr. Fredrickson said one parking stall was too small. It would be adjusted, and the 5% parking landscaping would be added.

Commissioner Yeoman asked where the dumpster would be located. Mr. Fredrickson said it would remain the in same location, but would be accessed from inside the parking lot.

Chairman Hilton opened the floor for public comments. There were none.

Commissioner Yeoman moved to close the public hearing at 6:24 p.m. Commissioner Stonehocker seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman moved to recommend that the City Council approve a site plan and conditional use permit for the development of a new multiple tenant professional office building on property located at approximately 4000 South Midland Drive based on the staff's findings and subject to the recommended conditions and ongoing review by the City Engineer and City Development staff. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

3. STAFF UPDATE

Chairman Hilton asked about the construction of the final building in the Rock Run Subdivision. Jared Hall stated that the overall site plan for the development was approved quite awhile ago. The Planning Commission had reviewed and approved the building elevations for the last lot a year ago. Ground had been broken for the last building, which he had been told would be occupied by a pediatric dentist.

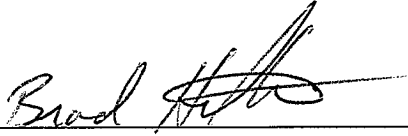
Mr. Hall stated that WinCo was still on track to break ground in August.

Commissioner Holt asked about UDOT's plans for Midland Drive this summer. Jared Hall stated that most of the work in Roy would consist of restriping. UDOT planned to start work on July 1st and be done by August 31st.

Chairman Hilton publicly thanked Karlene Yeoman. She had accomplished a lot during the year she had served on the Planning Commission. She helped investigate commuter rail and worked on the General Plan and new Zoning Ordinance.

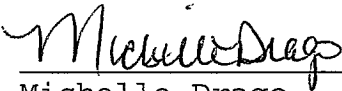
4. ADJOURN

Commissioner Yeoman moved to adjourn at 6:28 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.



Brad Hilton
Chairman

Attest:



Michelle Drago
Secretary

dc:pjun2309