

ROY CITY PLANNING COMMISSION WORKSHOP MINUTES

November 26, 2002

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on November 26, 2002, 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:

Larry Peterson, Chairman	Chris Zimmerman, Community
Doug Allred	Services Director
Larry Brown	Mark Larson, Planner
Brad Hilton	Michelle Drago, Secretary
Gennie Kirch	
Roy Watts	

Others present were: Mayor Roger Burnett and Farley Eskelson.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT AND SITE PLAN FOR MCDONALD'S RESTAURANT LOCATED AT APPROXIMATELY 4763 SOUTH 3500 WEST

Mark Larson stated that McDonald's was proposing to open a restaurant on a site located at approximately 4763 South 3500 West. The site was about one acre in size. The building would be about 4,975 square feet. The site plan showed 48 parking stalls, 22% landscaping, and a 40-foot pole sign on 3500 West. McDonald's had met all of the minimum requirements. There was access to and from the site on all four sides. On 3500 West there would be an ingress/egress. The site also had access to the surrounding Bruce Crouch development on the north, south, and west. UDOT had given approval for the access on 3500 West. McDonald's did plan to install street improvements beyond their site. They would extend the curb and gutter to the American Car Care access. The City Engineer had reviewed the site plan, and McDonald's engineer had his comments.

Chairman Peterson expressed concern about the height of the pole sign. It would be higher than other signs in the area. Was 40 feet McDonald's standard height? Farley Eskelson, McDonald's engineer, said he would ask McDonald's about the sign height.

However, 40 feet was less than the maximum height of 50 feet allowed by the Sign Ordinance. Chairman Peterson said the Planning Commission and the City were working toward monument signs.

Commissioner Kirch asked if large trucks would have a hard time getting to the trash receptacle. Mr. Eskelson said they would not.

Commissioner Allred felt the site plan was pretty straight forward.

Mark Larson stated that McDonald's needed a shared access agreement with Bruce Crouch. This site was probably the only empty spot left in Bruce Crouch's development. Mr. Crouch was preparing an overall subdivision of his development. McDonald's would be located on Lot No. 4. The Planning Commission would consider Mr Crouch's subdivision plan at a later date.

Commissioner Brown asked if there was room for another use in front of the carwash on the lot immediately to the south. Mark Larson felt that area would remain open so it could be used for the south side access of the McDonald's site.

Commissioner Brown asked if Bruce Crouch would be responsible to install improvements in front of his lots. Mark Larson that Bruce Crouch would be responsible to install improvements in front of his property between Triple Stop and McDonald's. McDonald's would be required to install improvements on the McDonald's site. The improvements in front of American Car Care Center and further to the north would be delayed until Mr. Crouch finished developing that portion of his subdivision.

Chris Zimmerman stated that Bruce Crouch's property had been divided several times over the years by metes and bounds. The City liked to control property divisions through the subdivision process. Mr. Crouch was proposing to divide off a portion of his property and sell it to McDonald's. The City convinced him to record a subdivision plat to reflect the current divisions of his property. Normally a developer would be required to install improvements. In this case, the City had done some give and take. When Bruce Crouch finished developing the north end of his development, the City would require him to install street improvements. Until then, the street improvements would stop on the north end of McDonald's site.

Commissioner Watts asked if the City had heard of any plans for UDOT to reconfigure the 3500 West Midland Drive intersection. Chris Zimmerman said it had not.

Commissioner Brown asked about the future width of Midland Drive and 3500 West. He was concerned that UDOT would take part of McDonald's site and leave it short of a front yard set back and parking spaces. Farley Eskelson stated that they were matching the existing curb and gutter line. There was already some distance between the edge of the asphalt and the curb and gutter.

Mark Larson stated that the staff had discovered that a public hearing for a conditional use permit was not automatic. The Planning Commission determined if a hearing would be necessary. Given that information, the staff had not scheduled a public hearing for McDonald's. The Planning Commission discussed the matter of a public hearing and determined that one was not necessary because the area was surrounded by a commercial zone.

**Commissioner Watts moved to recommend that the City Council approve a conditional use permit and a site plan for McDonald's located at approximately 4763 South 3500 West subject to the staff and engineering comments, McDonald's obtaining a shared access agreement with Bruce Crouch, and that the staff work with McDonald's engineer to resolve the question regarding the height of the pole sign. Commissioner Kirch seconded the motion. Commission members Allred, Brown, Hilton, Kirch, Peterson, and Watts voted "aye." The motion carried.**

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2. DISCUSSION AND REVIEW OF PROPOSING ZONING ORDINANCE

The Planning Commission moved to the City Manager's office to discuss the proposed Zoning Ordinance.

3. ADJOURN

**Commissioner Hilton moved to adjourn at 8:10 p.m. Commissioner ? seconded the motion. Commission members Allred, Brown, Hilton, Kirch, Peterson, and Watts voted "aye." The motion carried.**

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Larry Peterson  
Chairman

Attest:

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Michelle Drago  
Secretary

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