

ROY CITY PLANNING COMMISSION

March 25, 2003

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 25, 2003, 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	Tony Reynolds, Community
Doug Allred	Services Director
Gennie Kirch	
Bill Merx	
Roy Watts	
Karlene Yeoman	

Others present were: Mayor Roger Burnett; Dr. John Anderson; Phil Durbano; Sally Dana; Steve O'Dell; and ? (Voorhees).

1. CONSIDERATION OF A SITE PLAN FOR STEVE O'DELL LOCATED AT APPROXIMATELY 6020 SOUTH 1900 WEST

Mark Larson presented Steve O'Dell's revised site plan for a window tinting business located at approximately 6020 South 1900 West. He had added more landscaping around the north and south sides of the entrance as the Planning Commission had asked.

After a short discussion, **Commissioner Watts moved to recommend that the City Council approve a site plan for Steve O'Dell for a window tinting business located at approximately 6020 South 1900 West subject to UDOT, staff, and engineering recommendations and that the brick wainscoting be continued on the south side. Commissioner Kirch seconded the motion. Commission members Allred, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.**

2. CONSIDERATION OF A SITE PLAN FOR DR. JOHN ANDERSON LOCATED AT APPROXIMATELY 3479 WEST 4800 SOUTH

Mark Larson presented the revised site plan for Dr. Anderson's dental office located at approximately 3479 West 4800 South.

A discussion ensued regarding a 6-foot chain link fence with slats versus an 8-foot fence.

Commissioner Yeoman asked Dr. Anderson about the fence consisting of a 2-foot concrete with 6-feet of chain link along the south property line. Dr. Anderson suggested that the fence be a 2-foot concrete wall with 4 feet of chain link on top to the end of the parking lot, and that the remainder of the south side be 6-foot vinyl.

Commissioner Allred pointed out that the shipping and receiving area on the south side of the building encroached into the 20-foot minimum set back area recommended by the Planning Commission. The Planning Commission discussed the set back, but did not reach a resolution.

The Planning Commission again discussed the fence on the south side.

Phil Durbano asked that the cement wall extend to the west of his property rather than ending in the middle. Dr. Anderson said it would cost about \$700.00 to extend the concrete to the end of Mr. Durbano's lot.

Dr. John Anderson showed the Planning Commission pictures of the back of the wood fences bordering his property.

Sally Dana submitted a letter from herself and Paul Martin. Her neighbors Roger and Revele Long, Theo Hall, and Phil Durbano had also signed the letter. She asked that it be entered into the record. (Copy filed for record).

Commissioner Kirch moved to recommend that the City Council approve a site plan for Dr. John Anderson for a dental office located at approximately 3479 West 4800 South subject to the staff and engineering recommendations; that the fence on the south side consist of a 2-foot concrete wall with 4-feet of solid vinyl on top behind the parking lot; that the remainder of the south side be

fenced with 6-foot solid vinyl that the fence on the east property line consist of 6-foot solid vinyl link until it reached the front yard set back when it would drop to 4 feet; and that the engineering for the site be completed before the site plan was forwarded to the City Council. Commissioner Merx seconded the motion. Commission members Allred, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

3. DISCUSSION REGARDING A CONCEPTUAL PLAN FOR PRIDE DEVELOPMENT
LOCATED AT APPROXIMATELY 5095 SOUTH AIRPORT ROAD

Mark Larson presented a conceptual plan for 88 town homes on the Voorhees property located at approximately 5095 South Airport Road. The conceptual plan was submitted by Pride Development. Mr. Larson provided the Planning Commission with a history of the site. Several site plans had been submitted by different developers with unit numbers ranging from 78 to 88.

The Planning Commission reviewed the conceptual plan. Their main concerns related to garbage removal, snow removal, that the first unit on Airport Road be removed, that the 9-unit building be broken into two 4-unit buildings, the lack of adequate guest parking, and that the total number of units reduced to between 75 and 78.

The Planning Commission liked the housing facade presented by Pride Development.

4. DISCUSSION REGARDING PROPOSED ZONING ORDINANCE

The Planning Commission began reviewing the PRUD section of the proposed Zoning Ordinance.

5. ADJOURN

The Planning Commission adjourned the workshop at approximately 9:00 p.m.

Larry Peterson
Chairman

Attest:

Michelle Drago
Secretary

dc:pwmar2503