

ROY CITY PLANNING COMMISSION

May 13, 2003

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on May 13, 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
Brad Hilton	Mark Larson, Planner
Gennie Kirch	Michelle Drago, Secretary
Bill Merx	
Roy Watts	
Karlene Yeoman	

Others present were: Dan Haltinner; Lindsey Ingebretsen; Tom Ingebretsen; Mike Erekson; and Robert Russell.

Pledge of Allegiance: Bill Merx

1. APPROVAL OF APRIL 8 AND 22, 2003, MINUTES

Commissioner Allred moved to approve the minutes of April 8, 2003, as corrected and April 22, 2003, as written. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER REVISIONS TO RCO 34-21, PLANNING COMMERCIAL ZONES

Commissioner Watts moved to open the public hearing at 6:07 p.m. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that Tony Reynolds and Andy Blackburn had reviewed the changes to Chapter 21 of the Zoning Ordinance recommended by the Planning Commission. Tony Reynolds was in attendance to present the latest revision to the Planning Commission.

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Tony Reynolds stated that the impetus for the changes to Chapter 21 was the Planning Commission and City Council's inflexibility to rezone properties to a Planned Commercial Zone without a preliminary development plan. He reviewed the latest changes to Chapter 21 with the Planning Commission.

The Planning Commission felt that wording in 34-21-10 should reflect that they were a recommending body to the City Council.

Commissioner Kirch asked about the use of the word 'district' in 34-21-12. Mr. Reynolds said the City Attorney felt the wording throughout the chapter should be consist.

Chairman Peterson asked if there were any comments from the audience. There were none.

Commissioner Hilton moved to close the public hearing at 6:22 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Watts moved to recommend that the City Council revise Chapter 21 of the Zoning Ordinance regarding Planned Commercial Zones as recommended by the Planning Commission, City Attorney, and staff. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND SITE PLAN FOR DAN E. HALTINNER/5-BUCK PIZZA FOR A RESTAURANT LOCATED AT APPROXIMATELY 3570 WEST 5600 SOUTH SUITE E

Commissioner Yeoman moved to open the public hearing at 6:23 p.m. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the City had received an application from Dan E. Haltinner for approval of a conditional use permit and site plan to operate a restaurant to be known as 5-Buck Pizza at 3570 West 5600 South Suite E. Mr. Haltinner would be occupying the retail space immediately west of Kent's Grocery Store. Suite E had been divided into two halves. Mr. Haltinner would occupy the west half. All of the off site improvements in Kent's Commercial Center had been completed. There wasn't a problem with the site plan or the use. Mr. Haltinner was applying for a conditional use because the site was located in a CP-2 Zone. The staff didn't have a concern about the proposed use.

Commissioner Allred asked how close Kent's was to maxing out the parking. Mark Larson said all of the parking for Kent's Commercial Center was in. The amount of parking for the entire development had been based on the overall building square footage shown on the site plan. Mr. Haltinner's business was not a parking intensive use.

Mark Larson stated that Mr. Haltinner suite had access from both the north and south sides.

Dan Haltinner, Farmington, stated that he had met with Mr. Larson, and he had reviewed the staff's comments.

Commissioner Yeoman asked if whoever occupied the vacant portion of Suite E would have to share restrooms with him. Mr. Haltinner said both halves of Suite E had completely separate restrooms. He was only required to have one restroom for his business. That left another restroom for the other half. He said he intended to have his employees park on the north side of the store. All deliveries would to out the back entrance.

Chairman Peterson asked if Mr. Haltinner's business would be take-and-bake. Mr. Haltinner said it would not. All pizzas would be baked on site.

Commissioner Kirch asked how soon Mr. Haltinner planned to open. Mr. Haltinner said he wanted to be going by July 4th.

Chairman Peterson asked about a grease trap. Mr. Haltinner said his architect was aware of the need for a grease trap. It had been added to the plans. He would have to meet with the staff to make sure the size he proposed was okay. Commissioner Allred asked where the sewer was located. Mr. Haltinner thought it was on the north side of the building. That was why he was trying to keep all of the plumbing in the back.

Chairman Peterson asked if there were any comments from the audience. There were none.

Commissioner Kirch moved to close the public hearing at 6:30 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Hilton moved to recommend that the City Council approve a conditional use permit and site plan for Dan E. Haltinner for a restaurant to be known as 5-Buck Pizza located at approximately 3570 West 5600 South Suite E subject to the staff's recommendations and Mr. Haltinner meeting with the staff to make sure the grease trap as located properly. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

4. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND SITE PLAN FOR ROBERT RUSSELL/SAMSON AND DELILAH'S FOR A BEAUTY SALON LOCATED AT APPROXIMATELY 3570 WEST 5600 SOUTH SUITE D

Commissioner Yeoman moved to open the public hearing at 6:31 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Mark Larson stated that Robert Russell had requested approval of a conditional use permit and site plan for a beauty salon to be known as Samson and Delilah's located at approximately 3570 West 5600 South Suite D. Suite D was located between the Tanning Oasis and 5-Buck Pizza in the Kent's Commercial Center. He reviewed the staff's recommendations with the Planning Commission.

Commissioner Allred asked about the store front. Mark Larson said the store front was existing. The only change to the store front would be the addition of Mr. Russell's sign.

Mark Larson stated that the retail spaces in Kent's Commercial Center were shells. The individual units weren't finished inside.

Robert Russell, 5829 South 3975 West, stated that he had reviewed the staff's recommendations. They were pretty much what he had been expecting.

Chairman Peterson asked where Mr. Russell's employees would park. Mr. Russell said he intended to have them park on the north side.

Commissioner Allred asked what Mr. Russell's signage would be like. Mr. Russell said he would use the words 'Samson and Delilah.' In small letters underneath he would have 'salon and beauty supply.' It would be really simple.

Mark Larson asked how all 8 chairs would be used. Mr. Russell said there would be one stylist per chair. There would probably not be more than 5 there at any given time. Chairman Peterson asked if stylists would be employees or independent contractors. Mr. Russell said they would be employees.

Chairman Peterson asked if there were any comments from the audience. There were none.

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Commissioner Allred moved to close the public hearing at 6:37 p.m. Commissioner Yeoman seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Allred moved to recommend that the City Council approve a conditional use permit and site plan for Robert Russell for a beauty salon to be known as Samson and Delilah's located at approximately 3570 West 5600 South Suite D with the staff's recommendations and requirements. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

5. PRELIMINARY AND FINAL APPROVAL OF HEREFORDSHIRE SQUARE
SUBDIVISION LOCATED AT APPROXIMATELY 4450 SOUTH 1900 WEST

Mark Larson stated that Cape Companies had requested preliminary and final approval of the Herefordshire Square Subdivision located at approximately 4450 South 1900 West. The subdivision was being created for financial purposes. The subdivision contained four lots. All of the lots had frontage on either 1900 West or 4500 South. Lot No. 1 contained multi-use building on the corner of 4500 South and 1900 West; Lot No. 2 contained Sparrow's; Lot No. 3 contained the old U&I grocery store; and Lot No. 4 contained Del Taco's. All of the parking was distributed among the four lots. Cape Companies would have to create a reciprocal parking, access, and drainage agreement to be recorded with the subdivision plat. Mr. Larson said the City Engineer didn't have many comments regarding the subdivision. Cape Companies had worked out the storm drainage.

Mike Erekson, Cape Companies, stated that they had a signed lease for a grocery store on Lot No. 3. The northwest corner of the building on Lot No. 3 would be marketed as a small restaurant with an open-air patio. There would be a retail space between the grocery store and Sparrow's. The grocery store hoped to be in by the end of summer.

Commissioner Kirch asked if Mr. Erekson had found reciprocal agreements for the surrounding properties. Mr. Erekson said he had found two. The owner of the barn was still trying to find theirs.

Mark Larson asked what details would be in the reciprocal agreement for the subdivision. Mike Erekson said it would cover common access and parking and a CAM (common area management) fee to take care of the maintenance. Mr. Larson suggested that language about the parking, access, and drainage easements be included on the final subdivision plat.

Commissioner Watts moved to recommend that the City Council grant preliminary and final approval of the Herefordshire Square Subdivision located at approximately 4450 South 1900 West subject to the staff and engineering recommendations; that language be added to the final subdivision plat regarding reciprocal parking, access, and drainage easements; and that a reciprocal agreement be prepared by Cape Companies to be recorded with the subdivision. Commissioner Kirch seconded the motion. Commission members Allred,

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Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

6. FINAL APPROVAL OF A STREET DEDICATION PLAT FOR 2100 WEST STREET

Mark Larson stated that the staff had contacted the Weber County School District about dedicating 2100 West to the City. They agreed to do so, and the City Engineer had prepared dedication plat. The school district was dedicating 2100 West and the landscaping area on the east side of the road.

There was a discussion about whether the Planning Commission needed to hold a public hearing before approving the dedication plat. It was decided that a public hearing was not necessary as the City was receiving property.

Commissioner Yeoman moved to recommend that the City Council accept the dedication plat for 2100 West. Commissioner Hilton seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman voted "aye." The motion carried.

7. OTHER BUSINESS

Mark Larson showed the Planning Commission a conceptual site plan for the light rail station proposed on 4000 South.

Chairman Peterson asked if UTA would participate with the City to widen 4000 South to handle the additional traffic. He also felt there needed to be a light on 4000 South, especially near the tracks.

Mark Larson updated the Planning Commission on the City Council's action on recent planning items.

Commissioner Allred suggested that the next City newsletter contain information regarding on-street and off-street parking requirements.

Commissioner Watts asked about the plans for beautification of the I-15 off ramps. Tony Reynolds said the City Council was forming a committee to begin the planning process for the project.

The Planning Commission canceled the May 27th work session.

8. ADJOURN

Commissioner Hilton moved to adjourn at 7:41 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, Watts, and Yeoman seconded the motion. The motion carried.

Larry Peterson
Chairman

Attest:

Michelle Drago
Secretary

dc:pmay1303