

ROY CITY PLANNING COMMISSION

June 22, 2004

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on Date, 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, Vice Chairman	Mark Larson, Planner
Doug Allred	Michelle Drago, Secretary
Blaine Hoopes	
Gennie Kirch	
Bill Merx	
Michael Stokes	

Excused: Karlene Yeoman

Others present were: Shawn Strong and Kathryn Clark.

Pledge of Allegiance: Blaine Hoopes

1. WORK SESSION

A work session was held in the Conference Room from 6:00 to 6:30 p.m. The Planning Commission was briefed on and asked questions about the agenda items. There was no discussion about the merits of any of the agenda items.

2. APPROVAL OF JUNE 8, 2004, MINUTES

**Commissioner Kirch moved to approve the minutes of June 8, 2004, as corrected. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

3. CONSIDERATION OF AN AMENDED FINAL DEVELOPMENT PLAN FOR ROYAL PLAZA LOCATED AT APPROXIMATELY 3479 WEST 4800 SOUTH

Mark Larson stated that Dr. John Anderson did not put the locations of his signs on the final development plan for the Royal Professional Plaza located at approximately 3479 West 4800 South. Dr. Anderson was requesting that the final development plan be amended to show three signs. Two of the signs were monument signs, which couldn't be more than 5 feet in height and 100 square feet in size. The first monument sign would be located on the corner of 4800 South 3500 West. The second monument sign would be an entry sign. It would be near the north entrance and would list the names of businesses located in the plaza. The third sign would be located above the doors on the south side of the building. It would not be lit. The monument sign on the corner would be lit by a light shining from the ground. The entrance sign would be lit from within. The Building Inspector had commented that Dr. Anderson needed to put an address on the building with numbers at least 6 inches in height. The address needed to be on the building where it could be seen from the street.

Commissioner Allred appreciated Dr. Anderson's efforts to follow the City's procedures.

Commissioner Stokes disclosed that he worked with Dr. Anderson. The City Attorney did not feel that relationship was a conflict of interest.

**Commissioner Hoopes moved to recommend that the City Council amend the final development plan for the Royal Professional Plaza located at approximately 3479 West 4800 South to allow for three signs - a monument sign on the corner of 4800 South 3500 West that would be lit from the ground; a monument sign near the entrance on 4800 South that would be lit from within; and a logo above the door on the south side of the building that would not be lit - subject to the staff's recommendations and that Dr. Anderson comply with the City's addressing requirements. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

4. APPROVAL OF A FINAL DEVELOPMENT PLAN FOR THE STONE EDGE COMMERCIAL CENTER LOCATED AT APPROXIMATELY 4655 SOUTH 1900 WEST AND EXTENSION OF A CONDITIONAL USE PERMIT FOR STORAGE UNITS ON LOT NO. 2R OF STONE EDGE COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 4665 SOUTH 1900 WEST

Mark Larson stated that the Stone Edge development was located at approximately 4655 South 1900 West. On April 15, 2003, the developer received approval of a preliminary development plan, a rezone, preliminary and final approval of a subdivision, and a conditional use permit for storage units on Lot No. 2R. Shawn Strong was now requesting final approval of Phase No. 1 of the development plan and that the conditional use permit for the storage units be extended. Mr. Larson said the overall development plan had not changed. All of the details on the preliminary plan were still in place, such as the 6-foot masonry fence around the perimeter of the storage units. The fence would sit on top of a 2-foot retaining wall. Because there were no changes to the development plan, the City wasn't required to notify the adjoining property owners.

Mr. Larson said the staff's main focus was on the proposed phasing. Shawn Strong was proposing two phases. Phase No. 1 would include the entrance to the storage units from 1900 West and the storage units. The entrance to the storage units would divide Phase No. 2. The staff recommended that the portion of Phase No. 2 south of the entrance be incorporated into Phase No. 1. It would include landscaping and parking. Phase No. 1 would also include a monument sign for the storage units. Mr. Strong had submitted a lighting plan. Lighting would be on the storage units themselves. There wouldn't be tall floodlights. The storage units would be about 10-feet in height from ground level.

Shawn Strong stated that the lights would be placed at the 8-foot level and would shine down.

Commissioner Kirch asked if the retaining wall would be two feet or three feet. The original plan was three feet. Mr. Strong said the retaining wall would be two feet in height. The wall and fence might be higher in some locations because of the ground contours, but it would never be less than eight feet. A woman from the audience asked what color the fence would be. Mr. Strong said it would be gray.

A gentleman from the audience asked if there would be anything on top of the fence. Shawn Strong said there would be barbed wire on the south and west sides of the storage units.

Another gentleman asked how close the fence would be to his property line. Mark Larson felt the fence would be on the property line. If there was a problem with the fence location, the property owners would have to work it out with Shawn Strong.

A woman asked about maintenance of the fence. Shawn Strong said the fence would be maintenance-free. It would be constructed of concrete block.

Mark Larson stated that the maximum height of the monument sign was five feet. The front entry of the storage units would be wrought iron fencing with stone columns. That was the only place the fence would not be six feet high. The commercial buildings in Phase No. 2 would include the same type of stone as the storage unit entry. That was a common architectural theme. Because the development plan had not changed, the City Engineer did not have any additional requirements. All of the original requirements still applied.

Mark Larson explained that a conditional use permit expired at the end of one year unless substantial action was taken. Mr. Strong received a conditional use permit for storage units on April 15, 2003. The Planning Commission could grant a one time extension to a conditional use permit. The staff recommended that the Planning Commission approve a 6-month extension to Mr. Strong's conditional use permit from April 15, 2004. Then the conditional use permit and development plan would expire at the same time. If Mr. Strong had not made substantial progress on either item before October 15, 2004, he would have to start the approval process over again.

Vice Chairman Hilton asked when Mr. Strong planned to break ground. Shawn Strong said he was ready to start the first phase. He hoped the second phase would follow shortly behind.

Shawn Strong did not feel he should be required to complete the parking and landscaping south of the entrance with Phase No. 1. There wouldn't be any water for the landscaping, and there wouldn't be any use for the parking. He said there was a 20-foot easement along the south property line for the Questar building. It was currently a gravel access. That would not be changed.

Commissioner Kirch asked about putting the gutter around the parking lot. Shawn Strong stated that there would be curb and gutter along the entrance to the storage units. When he came back to do Phase No. 2, he would have to cut the curb on both sides to allow access.

Mark Larson asked how the proposed wall would work around the Questar building. Shawn Strong said he wouldn't touch the chain link fence that was currently around the building. He would build the wall on the north and west sides. Questar would have access to the building from 1900 West.

Shawn Strong stated that both of the houses on Lot No. 1 in Phase No. 2 would be demolished in the near future. Commissioner Allred asked if the Planning Commission needed to consider Phase No. 2 if Mr. Strong would be doing demolition work. Mark Larson said it did not.

Commissioner Allred asked if there were any objections to barbed wire on the north side of the storage units. Shawn Strong said the neighbors on the north side didn't want barbed wire because the height of the retaining wall and fence would be about 10 feet on their side.

A gentleman asked about maintenance requirements for the storage units once they were built. Commissioner Allred said maintenance would fall under the City's Nuisance Code.

After further discussion, **Commissioner Allred moved to recommend that the City Council approve a phased final development plan for Phase No. 1 of the Stone Edge Commercial located at approximately 4655 South 1900 West as presented to the Planning Commission subject to all of the original conditions and requirements and that the portion of Phase No. 2 south of the entrance not be included in Phase No. 1. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

**Commissioner Merx moved to approve an extension of a conditional use permit for storage units on Lot No. 2R of the Stone Edge Commercial Subdivision located at approximately 4665 South 1900 West from April 15, 2004, to October 15, 2004, subject to all of the original conditions. Commissioner Stokes seconded the motion.**

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**Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

5. ADJOURN

**Commissioner Hoopes moved to adjourn at 7:25 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

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Brad Hilton  
Vice Chairman

Attest:

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Michelle Drago  
Secretary

dc:pjun2204