

ROY CITY PLANNING COMMISSION

August 10, 2004

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on August 10, 2004, at 6:40 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	Tony Reynolds, Community
Doug Allred	Services Director
Blaine Hoopes	Mark Larson, Planner
Gennie Kirch	Michelle Drago, Secretary
Bill Merx	
Michael Stokes	

Excused: Karlene Yeoman

Others present were: Mayor Roger Burnett; Councilman Larry Peterson; David Lloyd; Kent Saxey; and Brent Harley.

Pledge of Allegiance: Gennie Kirch

1. APPROVAL OF JULY 27, 2004, MINUTES

**Commissioner Kirch moved to approve the minutes of July 27, 2004, as corrected. Commissioner Hoopes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A PHOTOGRAPHY STUDIO LOCATED AT APPROXIMATELY 3626 WEST 5600 SOUTH, PAD C OF KENT'S COMMERCIAL DEVELOPMENT

Mark Larson stated that the City had received a request for a conditional use permit for a photography studio to be located at 3626 West 5600 South, which was Pad C in the Kent's Commercial Subdivision. There was a building on Pad C that had four spaces. Two spaces were occupied by a dentist and a copy center/book store.

David Lloyd was proposing to occupy Space B of Pad C with a photography studio. Because the photography studio would include some retail sales, it did not fall under the overall conditional use for professional offices. Therefore, Mr. Lloyd was requesting approval of a separate conditional use permit. Mr. Lloyd planned to use part of the an existing monument sign on 5600 South. All of the parking and landscaping for Pad C and Kent's development were in place.

Commissioner Hoopes asked about the need for a sign permit if Mr. Lloyd would be occupying space on an existing sign. Mark Larson said a permit would be necessary to add to the existing monument sign and for any signage on the building.

Commissioner Allred asked about the retail sales. David Lloyd, Kaysville, said this would be a straight photography studio. However, he would sell frames and photo albums.

Vice Chairman Hilton asked if the pictures would be digital. David Lloyd said they would. He planned to use the photo processing at Kent's. Digital pictures could be viewed immediately. The actual photographs would be available for pickup in about one hour.

Commissioner Kirch asked about the hours of operation. David Lloyd said he planned to be open from 9:00 a.m. to 7:00 p.m.

**Commissioner Allred moved to recommend that the City Council approve a conditional use permit for a photography studio to be located at 3626 West 5600 South, Space B of Pad C of Kent's Commercial Subdivision, subject to the conditions recommended by the staff. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

3. CONSIDERATION OF PRELIMINARY PRUD SITE PLAN AND A PRELIMINARY PRUD SUBDIVISION FOR STONY BROOK COTTAGES PRUD SUBDIVISION LOCATED AT APPROXIMATELY 5095 SOUTH 1750 WEST

Tony Reynolds stated that the Planning Commission discussed the Stony Brook Cottages PRUD Subdivision in detail in a public hearing at its July 27<sup>th</sup> meeting. The second public hearing would be held before the City Council on August 17<sup>th</sup>. During the July 27<sup>th</sup> meeting, the Planning Commission tabled consideration of Stony Brook and asked the developer to address six items:

- consistent fencing around the entire development
- the speed limit and how it would be controlled
- snow removal
- increase the distance between the buildings
- a temporary turn around at the end of Phase No. 1
- utility meters on the sides of the buildings

Mr. Reynolds said Roy Pride had addressed the Planning Commission's concerns and submitted a revised site plan. In order to address the set back between the buildings, the total unit count went from 90 to 89 and about six parking stalls were lost. On the site plan, the developer proposed areas where snow could be stored in the winter. Some of the guest parking in Phase No. 2 would be used for snow storage. Mr. Reynolds said the revised site plan did not propose a significant change in the layout. He pointed out that in order to get more room between the buildings, the sawtooth facade on some of the units had gone away. Roy Pride was proposing a speed limit of 20 mph, which would be enforced by the homeowners' association. A turn around had been identified at the end of Phase No. 1. Roy Pride was hoping to locate the utility meters on the sides of the building so they would not be visible from the front. Mr. Reynolds said Roy Pride had committed to provide at least 15 feet between the buildings with an average of 20 feet. There were a couple of locations the staff was concerned about, specifically between buildings 31 and 47 and 58 and 59. The staff wanted to make sure there was at least 15 feet in those areas. There were a couple of guest parking areas the staff would work with the developer on to make sure they didn't encroach onto adjoining driveways. The revised site plan showed an opaque fence around the perimeter of the entire development. Roy Pride had suggested installing vinyl slats in the chain link fencing between Stony Brook and Berwick Village. Mr. Reynolds said the staff recommended that the Planning Commission approve a preliminary PRUD site plan and a preliminary subdivision plan for Stony Brook Cottages PRUD

Subdivision. All of the recommended conditions needed to be completed prior to the plan and subdivision being submitted to the City Council for final approval.

Commissioner Kirch asked how much spacing was required between the buildings. Tony Reynolds said there wasn't a fixed requirement. The staff had applied what the surrounding developments had, which was about 20 feet.

Commissioner Allred asked if the developers could bring back the sawtooth facade. Kent Saxey thought they would be able to.

**Commissioner Hoopes moved to recommend that the City Council grant preliminary approval of a PRUD site plan and a preliminary subdivision plan for Stony Brook Cottages PRUD Subdivision located at approximately 5095 South 1750 West (Airport Road) subject to the recommended conditions being resolved prior to submitting the project to the City Council for final approval. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

4. OTHER DISCUSSION

Tony Reynolds stated that UTA had invited two members of the Planning Commission to view some light rail sites in San Jose, California on September 10<sup>th</sup> and 11<sup>th</sup> or September 17<sup>th</sup> and 18<sup>th</sup>. He asked if any members would be interested in going on those dates. Commission members Allred, Hilton, Hoopes, Merx, and Stokes expressed interest in going.

5. ADJOURN

**Commissioner Merx moved to adjourn at 7:11 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.**

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Brad Hilton  
Vice Chairman

Attest:

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Michelle Drago  
Secretary

dc:paug1004