

ROY CITY PLANNING COMMISSION

August 9, 2005

Minutes of the Roy City Planning commission Meeting held in the City Council Room of the Roy City Municipal Building on August 9, 2005, at 6:30 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting as 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, Chairman	Tony Reynolds, Community
Gennie Kirch	Services Director
Bill Merx	Mark Larson, Planner
Michael Stokes	Michelle Drago, Secretary

Excused: Doug Allred  
Blaine Hoopes  
Karlene Yeoman

Others present were: Kent Beckstrom and Dave Whitaker.

Pledge of Allegiance: Brad Hilton

1. APPROVAL OF JULY 26, 2005, MINUTES

**Commissioner Merx moved to approve the minutes of July 26, 2005, as corrected. Commissioner Kirch seconded the motion. Commission members Hilton, Kirch, Merx, and Stokes voted "aye." The motion carried.**

2. CONSIDERATION OF A SITE PLAN FOR PAD D OF KENT'S COMMERCIAL SUBDIVISION LOCATED AT APPROXIMATELY 3588 WEST 5600 SOUTH

Tony Reynolds stated that Kent Beckstrom was requesting approval of a site plan to construct a new building on Pad D of Kent's Commercial Subdivision, 3588 West 5600 South. The building would contain three spaces. The uses for all three spaces were permitted, which meant their approval would be handled administratively. Because this was a new building, the site plan had to be approved by the Planning Commission. The Planning Commission was the only approval body necessary for this type of

construction. This would not be forwarded to the City Council. Mr. Reynolds said the original site plan included a drive through for one of the tenants. A drive through was a conditional use. It had been removed for the site plan and would be considered in a public hearing at the next meeting. Pad D was fully improved when the Kent's complex was constructed.

Mark Larson stated that the parking was included with the overall Kent's development. He reviewed the landscaping plan. The only concern about the landscaping details was the need to screen the dumpster. The staff and Planning Commission would look at the landscaping in detail when considering the conditional use permit for the drive through. All of the utilities were stubbed to the pad from inside the development. There wouldn't be a need to cut into 5600 South. The new Zoning Ordinance did not allow the back of a building to face a street without some architectural relief. The building on Pad D had been redesigned so that the back looked better facing 5600 South. The building elevations matched the building on Pad C and the theme set by Kent's Grocery Store. The outside lighting would be located on the walls and would be directed down.

Commissioner Kirch suggested approving the site plan subject to following the landscaping plan for the overall development.

Chairman Hilton asked if the dumpster location would change. Dave Whitaker, the contractor, said it would not. Chairman Hilton asked if the dumpster would be enclosed and screened. Mr. Whitaker said it would. Mark Larson said the staff anticipated that the landscaping plan for the drive through would take further screen the dumpster.

Mark Larson stated that the City Engineer's comments related to requirements of the new Zoning Ordinance. Mr. Beckstrom's engineer indicated that the new building would increase the number of vehicle trips by 8 in the AM and 18 in the PM.

Commissioner Merx asked if construction of this building would complete the build out for Kent's Commercial Subdivision. Kent Beckstrom said it would not. There were still two pad sites and the retail space west of Kent's.

Mark Larson asked what color the stucco would be. Dave Whitaker said it would be same colors as the main grocery store.

**Commissioner Stokes moved to approve the site plan for Pad D of Kent's Commercial Subdivision located at approximately 3588 West 5600 South subject to the staff's recommendations. Commissioner Merx seconded the motion.**

Commissioner Kirch asked if the motion needed to include language about landscaping. Chairman Hilton said the current plan included landscaping. The site plan for the drive through would include further landscaping around the dumpster.

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

3. OTHER BUSINESS

Commissioner Kirch asked about the fence requirements the Stone Edge development at 4655 South 1900 West. Mark Larson said he had spoken with Shawn Strong. The fence along the front was approved by the Planning Commission as chain link. Mr. Strong had upgraded the fence to wrought iron. Mark said he was still working with Mr. Strong to upgrade stone columns at the entryway. The Planning Commission felt it had approved a wrought iron fence with stone columns, and that the plain wrought iron was a downgrade. Commissioner Stokes didn't feel the City should approve a plan and allow the developer to build something else. Who was responsible to check the site to make sure it was building according to the approved plan? Mark Larson said the City Engineer looked at engineering, the Building Official looked at the structure, and Public Works looked at on and off site improvements.

4. ADJOURN

**Commissioner Stokes moved to adjourn at 7:09 p.m. Commissioner Kirch seconded the motion. Commission members Hilton, Kirch, Merx, and Stokes voted "aye." The motion carried.**

Attest:

---

Brad Hilton  
Chairman

---

Michelle Drago  
Secretary