

Roy City Planning Commission

January 11, 2011

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on January 11, 2011, 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.

Members Present:

Lee Holt, Vice Chairman
Gennie Kirch
Bill Merx
Roy Watts
Blake Hamilton
Rhett Zito
Tom Stonehocker

Others Present:

Jared Hall, City Planner, Amy Mortenson, City Recorder and 4 citizens.

Pledge of Allegiance: Commissioner Stonehocker

1. **Approval of December 14, 2010 Minutes**

Commissioner Merx moved to approve the minutes of December 14, 2010, as corrected. Commissioner Kirch seconded the motion. The motion passed unanimously.

2. **Consideration of a request for permitted use and site plan approval for the expansion of an existing commercial building on property located at approximately 4805 south 1900 west**

Jared Hall Stated that the owner and operator of the Excell II Convenience Store on the south west corner of 4800 south and 1900 West has requested a Site Plan approval to expand the existing building on this property to accommodate a new Subway Restaurant. He said that in order to allow this expansion they would have to move a fence owned by Weber Credit Union. The credit union will now have the impounded cars on their side of the property. Everything would shift back to allow business as usual for customers of all businesses. The expansion on the

rear of the building does not impede traffic so that part has been left alone. The parking and landscaping in the front of the business does not need to be changed. There is an existing drive thru that will remain another would not need to be added. Changes or remodels to the existing operation or building that alter the site plan or have other external components require review and approval by the Planning Commission. On that basis, the application is before the Commission at this time with the following conditions;

Further review and approval by the DRC staff as may be deemed necessary and that the applicant shall seek and obtain all appropriate building permits, business licenses and other approvals related to the proposed building alteration.

Commissioner Zito arrived at 6:07 p.m.

Commissioner Holt was concerned about employee parking and car wash flow of traffic. Jared Hall explained that parking would just be shifted and anticipates minimal changes and concerns regarding traffic flow. It was stated that the drive thru window would not be for ordering subway sandwiches. Customers would have to go in the building to access the Subway portion of the building. There would also be an employee only entrance and customers would not be able to access the building from that door.

Commissioner Hamilton arrived at 6:10 p.m.

This site merges to the Weber State Credit Union property. It is unlikely that people will park at the credit union and cut across the parking lot to access the convenience store and new Subway.

Parking was the main issue of concern of the Planning Commission Members. Jared hall stated that parking is always an issue at any business but it really shouldn't be a big issue.

Commissioner Merx wondered if there was a way to anticipate how much traffic and business would increase. Jared Hall stated that lunch and time dinner time would be busier.

Commissioner Kirch preferred that the employee door be moved to face west. Tab Tucker, Owner of Excell II, stated that the employee door was a concern to him as well and he is already moving it due to safety concerns and easier access for his employees. The door would be more visible there. Commissioner Zito stated that moving the door would be more prudent for the safety of citizens.

Commissioner Stonehocker opened the floor to Tab Tucker. Mr. Tucker, 5945 South 1050 South; South Ogden, stated that he has been a Roy business for 24 years and would like to stay in the city for another 24 years. He thanked the commission members for taking the time to review the plan. Commissioner Watts asked about seating inside the store. Mr. Tucker stated that the seating capacity would be altered from 12 to 30 and would hopefully be located in an area that would not congest the store.

Commissioner Merx moved to approve the site plan for Excell II to allow a Subway Restaurant expansion subject to all items of the staff report; to further review and approval by the DRC staff as may be deemed necessary and that the applicant shall seek and obtain all appropriate building permits, business licenses and other approvals related to the proposed building alteration. Commissioner Holt Seconded the motion. The Motion passed unanimously.

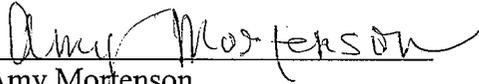
3. **Staff Update**

Jared Hall presented the Planning Commission a draft schedule for General plan update. The Planning Commission would be taking on the bulk of the update and present it to the City Council for adoption. The City Council as well as Planning Commission will be present at open houses where the public can give their input. The updated General Plan will be adopted by public hearing. Jared Hall hoped that by the end of March the first open house and steering committee will be selected. The city will publish information in its newsletter and on its web site to ask for the citizen's involvement.

4. **Adjourn**

Commissioner Holt moved to adjourn at 6:33 p.m.

Attest:



Amy Mortenson
City Recorder



Lee Holt
Vice Chairman