



PLANNING COMMISSISON

5051 South 1900 West; Roy, Utah 84067

(801) 774-1040 | Fax: (801) 774-1030

Web-site: www.royutah.org

established 1937

AGENDA

September 23, 2014

6:00 p.m.

The Roy City Planning Commission meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Alliance, which will be appointed by the Chair.

Declaration of Conflicts

Agenda Items

1. Approval of September 9, 2014 minutes
2. **6:00 p.m.** – Public Hearing – To consider a request for a Conditional Use (Tattoo & Body Art) at the property located at approximately 5523 South 1900 West
3. Staff Update
4. Commissioners Minute
5. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you need special accommodation to participate in this meeting, please contact Roy City Community Development Department at 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The phone number is (801)-774-1040.

ROY CITY PLANNING COMMISSION

September 23, 2014

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on September 23, 2014, 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:

Gennie Kirch, Chairman
Bob Dandoy
Leland Karras
Lindsey Ohlin
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Joe Paul.

Others present were: Greg Sagen; Gary Empey; and Christian Arroyo.

Pledge of Allegiance: Bob Dandoy

1. APPROVAL OF SEPTEMBER 9, 2014, MINUTES

Commissioner Karras moved to approve the September 9, 2014, minutes as written. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING A TATTOO AND BODY ART BUSINESS ON PROPERTY LOCATED AT APPROXIMATELY 5523 SOUTH 1900 WEST

Commissioner Stonehocker moved to open the public hearing at 6:01 p.m. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker seconded the motion. The motion carried.

Steve Parkinson stated that the City had received a request for approval of a conditional use for a tattoo and body art business located at approximately 5523 South 1900 West. The proposed location was actually the original location of the first tattoo and body art business in Roy. The site met all of the distance requirements from churches and schools and the other tattoo business. It was located in a zone that allowed tattoo

businesses as a conditional use. The request met every aspect the Zoning Ordinance set forth. The staff recommended that the Planning Commission recommend approval of the conditional use.

There were no questions or comments from the Planning Commission

Chairman Kirch opened the floor for public comments. There were none.

Commissioner Stonehocker moved to close the public hearing at 6:03 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Commissioner Stonehocker moved to recommend that the City Council approve a conditional use for a tattoo and body art business located at approximately 5523 South 1900 West based on the staff's findings. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

3. STAFF UPDATE

Steve Parkinson stated that the Planning Commission directed the staff to finish adding the language regarding outdoor display and storage for all of the uses that were identified at the last meeting; look up language for the allowance of outdoor vending machines; and put together a table which identified the types of screening allowed. The staff had not been able to complete all that was requested, but it would have all items ready for the Commission to review at the next meeting.

Mr. Parkinson stated that the City had received requests from Arby's and Kentucky Fried Chicken for approval of exterior changes. Burger Bar was upgrading its parking lot, which would be approved on the staff level. He would bring plans to the Planning Commission for information only. Chairman Kirch asked if Burger Bar had enough parking. Mr. Parkinson said he planned to try to get the gravel area on the west side of the site paved.

Mr. Parkinson stated that the City had received an application for a 72-lot subdivision on 16 acres located at approximately 2750 West 4800 South. Last year the City approved a 155-unit project on that property, which had been withdrawn. Another developer purchased the property and was proposing a single family subdivision. Chairman Kirch asked if the developer would be required to participate in the construction of a round-about. Mr. Parkinson said he would. The new developer was aware of the restrictions placed on the property.

4. COMMISSIONERS' MINUTE

Chairman Kirch asked if the Planning Commission could see the conceptual plans for North Park.

Chairman Kirch asked if outdoor vending machines would be permitted in a residential area. Mr. Parkinson said all home occupations had to be conducted entirely within a home. He didn't feel it would be wise to allow home occupations to have outdoor display.

Chairman Kirch stated that she would not be able to attend the October 14th meeting. Commissioner Stonehocker said he would chair the meeting if Vice Chair Hamilton wasn't able to attend.

5. ADJOURN

Commissioner Stonehocker moved to adjourn at 6:10 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker and Yeoman voted "aye." The motion carried.

Attest:



Jennie Kirch
Chairman



Michelle Drago
Secretary

dc:psep2314