

ROY CITY PLANNING COMMISSION

January 10, 2012

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on January 10, 2012, 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:

Tom Stonehocker, Chairman	Jared Hall, Planner
Dave Dickson	Michelle Drago, Secretary
Blake Hamilton	
Lee Holt	
Gennie Kirch	
Bill Merx	

Excused: Rhett Zito

Others present were: Adam Bowers

Pledge of Allegiance: Gennie Kirch

1. APPROVAL OF JULY 26, SEPTEMBER 13, AND OCTOBER 11, 2011, MINUTES

Commissioner Merx moved to approve the minutes of July 26, 2011, as written. Commissioner Kirch seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Commissioner Kirch moved to approve the minutes of September 13, 2011, as corrected. Commissioner Merx seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Commissioner Hamilton moved to approve the minutes of October 11, 2011, as corrected. Commissioner Kirch seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR SITE PLAN APPROVAL FOR A NEW MULTI-TENANT RETAIL BUILDING ON PROPERTY LOCATED AT APPROXIMATELY 5697 SOUTH 1900 WEST

Jared Hall stated that the City had received a request for approval of a permitted use permit for a new building at 5697 South 1900 West. The site was actually a separate lot from the rest of the City Centre development even though it seemed seamless. The application consisted of a site plan and building elevations. In 2009, the Planning Commission approved a site plan for a new building at this location with the same square footage. The elevations had changed slightly since then. In 2009, the applicants were seeking financing or tenants before going ahead with construction. It was just as easy for the applicants to re-apply as it was to seek amended approval.

Mr. Hall said the applicants decided to demolish the old Pizza Hut building while they were waiting for their site plan to be approved. They planned to replace the old building with a new building that was just over 3,000 square feet. The building could be occupied by one tenant or multiple tenants. The applicants planned to use as much of the existing landscaping as possible. There were thirteen parking spaces currently provided on the site, which was two more than were required by code. The parking would not change. If there was a more intensive use, such as a restaurant, fifteen spaces would be needed. However, there was enough parking nearby that the staff was not concerned. The dumpster would be enclosed in a masonry enclosure. The materials and color scheme were the same as approved in 2009. Mr. Hall said the site plan and elevations met the standards of the City's development code. There were no parking lot lights, but there would be lighting mounted on the building. There were some engineering issues that the applicant needed to address, but they were not insurmountable.

Mr. Hall stated that the Development Review Committee had found that the proposed development was in keeping with the goals and intent of the Roy City Zoning Ordinance and General Plan, and the proposed development provided an opportunity to facilitate redevelopment and reinvestment in an important business district in the City. The DRC recommended that the site plan be approved subject to:

1. Compliance with the issues detailed in the City Engineer's December 9, 2011, review and to any further review and approval by the City Engineer as might be determined necessary in connection with the redevelopment of this property.
2. This approval was only for site plan and elevations related to the construction of a new building on the property. Approval of the site plan

did not contemplate any specific uses which might require other approvals and/or use permits.

3. All items of the staff report and further review and approval by the members of the Development Review Committee as might be deemed necessary.

Mr. Hall reiterated that this approval was only for the site plan and elevations. Only the Planning Commission was required to approve a site plan for a permitted use.

Commissioner Merx asked about approval of a permitted use. Mr. Hall said approval of a permitted use permit gave the applicant the ability to use the site plan to obtain a building permit and construct the building.

Commissioner Merx stated that one elevation showed that the spaces in the building would be of equal size. On another drawing, the center space was narrower. Mr. Hall said the size of the tenant spaces might change depending on the user.

Commissioner Hamilton asked if the project was viable. Mr. Hall said the applicants had recently taken down their existing leasable structure. He felt they would build the new building. The building application was complete. If the Planning Commission approved the site plan, a contractor would begin construction.

Commissioner Holt asked if there were potential tenants. Mr. Hall said there were not to his knowledge. It would be retail space.

Commissioner Merx asked if the applicant owned other property in the area. Mr. Hall said they didn't own anything in this area, but they had other properties that they managed.

Commissioner Hamilton stated the staff report said the site plan met the standards of the General Plan. Jared Hall said General Plan showed this area with a retail/commercial use. The site plan met the standards of the Zoning Ordinance and General Plan.

Commissioner Merx stated that a new structure would look nicer than what was there.

Commissioner Dickson stated that this structure was similar to one at about 4600 South 1900 West. Mr. Hall said that was the Stone Edge development. He thought Stone Edge only had one vacant space left.

Commissioner Merx moved to approve a site plan for a new multi-tenant retail building on property located at approximately 5697 South 1900 West based on the

staff's findings and recommendations. Commissioner Holt seconded the motion. Commission members Dickson, Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that a public hearing had been scheduled for January 24th to consider a text amendment to the Zoning Ordinance regarding the spacing of pawn shops. The agenda for the 24th might also include revisions to a site plan for the Brown Apartments.

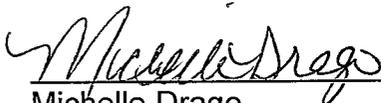
4. ADJOURN

Commissioner Holt moved to adjourn at 6:21 p.m. Commissioner Dickson seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.



Tom Stonehocker
Chairman

Attest:



Michelle Drago
Secretary

dc: pjan1012