



established 1937

PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

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AGENDA

January 13, 2015

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 Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of December 23, 2014 minutes
3. Election of Chair and Vice Chair for 2015
4. 6:00 p.m. – PUBLIC HEARING - To consider a request for Preliminary Subdivision Approval of Midland Square Commercial Plat A, Lot 6, 1st Amendment Subdivision, a commercial condominium subdivision located at approximately 2779 W. 4000 S.
5. Staff Update
6. Commissioners Minute
7. 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

January 13, 2015

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on January 13, 2015, 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: Cathy Spencer, Management Services Director; Greg Sagen; and Adam Martin.

Pledge of Allegiance: Lindsey Ohlin

There were no declarations of conflict.

1. APPROVAL OF DECEMBER 23, 2014, MINUTES

Commissioner Karras moved to approve the December 23, 2014, minutes as written. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER OF A REQUEST FOR PRELIMINARY APPROVAL OF MIDLAND SQUARE COMMERCIAL PLAT A, LOT 6, 1ST AMENDMENT SUBDIVISION, A COMMERCIAL CONDOMINIUM SUBDIVISION, LOCATED AT APPROXIMATELY 2779 WEST 4000 SOUTH

Steve Parkinson stated that the City had received a request for preliminary approval of the Midland Square Commercial Plat A, Lot 6, 1st Amendment Subdivision. Some Commission members might remember the dental office located at 2779 West 4000 South, which was just east of the Maverik Convenience Store. The owners were proposing to subdivide the interior space of the building into three units. Each of the units could then be sold individually. The owners would establish CC&R's to govern the

common interior space, exterior, landscaping, the parking area, and sidewalk. The City's legal counsel was reviewing the CC&R's to make sure they protected the owners and the City. The staff had found that the proposed subdivision could meet all of the requirements of the Subdivision Ordinance. It recommended that the Planning Commission recommend that the City Council grant preliminary approval subject to the requirements and recommendations from Engineering, Fire, Building, and Planning outlined in the DRC's January 6th memo; and any future requirements and recommendations from any applicable reviewing agency.

Chairman Kirch asked about the utilities. Mr. Parkinson said the utilities would remain the way they were currently set up. Nothing about the building itself was changing, except ownership of certain areas.

Chairman Kirch opened the floor for public comments.

Adam Martin, 2779 West 4800 South, said he was the current owner of the building. There was a power meter for the building's exterior. The association would pay the bill for that meter. Each of the units had individual power and water.

Commission Karras moved to close the public hearing at 6:05 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Commissioner Dandoy didn't see any real issues with this request. It was pretty straight forward. The public would not see any difference visually or in the building's operation. This would be a commercial condominium. How the owners chose to manage it was internal. He didn't feel the City had much to worry about.

Commissioner Stonehocker moved to recommend that the City Council grant preliminary approval of the Midland Square Commercial Plat A, Lot 6, 1st Amendment Subdivision located at approximately 2779 West 4000 South based on the staff's findings and subject to the conditions recommended by the staff and completion of the CC&R's by the City's legal counsel. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

3. ELECTION OF CHAIR AND VICE CHAIR FOR 2015

Commissioner Karras nominated Gennie Kirch as Chair for 2015. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Commissioner Dandoy nominated Lindsey Ohlin as Vice Chair for 2015. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

4. STAFF UPDATE

Steve Parkinson stated that the first meeting in February would be canceled as there weren't any applicants. The second meeting would probably be a work session.

Chairman Kirch asked what was happening on the northeast corner of 4000 South and Midland Drive. Mr. Parkinson wasn't aware of anything. Commissioner Stonehocker understood that the owner was waiting for UDOT to complete the intersection improvements before developing.

Chairman Kirch asked about the status of Walmart. Mr. Parkinson said that as of two months ago, West Haven was still planning on the Walmart development.

Commissioner Dandoy asked if the City Council approved the subdivision on 4800 South between the tracks. Mr. Parkinson said the Council did approve the subdivision in conjunction with the round-about.

5. ADJOURN

Commissioner Stonehocker moved to adjourn at 6:13 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Attest:


Gennie Kirch
Chairman


Michelle Drago
Secretary

dc:pjan1315