

PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

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AGENDA

December 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 Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of November 25, 2014 minutes
3. To consider a request by Harmon's Management Corp for Exterior Remodel approval of the building, located at approximately 5445 S. 1900 W
4. Staff Update
5. Commissioners Minute
6. 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

December 23, 2014

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on December 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
Joe Paul
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Lindsey Ohlin

Others present were: Cathy Spencer, Management Services Director; Greg Sagen; Erick Chisholm; and Troy Wardle.

Pledge of Allegiance: Joe Paul

There were no declarations of conflict.

1. APPROVAL OF NOVEMBER 25, 2014, MINUTES

Commissioner Paul moved to approve the November 25, 2014, minutes as written. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FROM HARMAN'S MANAGEMENT CORPORATION FOR APPROVAL OF AN EXTERIOR REMODEL OF THE BUILDING LOCATED AT APPROXIMATELY 5445 SOUTH 1900 WEST

Steve Parkinson stated that Harman's Management Corporation wanted to update their building located at 5445 South 1900 West by stripping the exterior and putting on new stucco with colors. Harman's was not proposing to change the size of the building, locations of windows and door, or changes to the site. The new exterior would just look more modern. The staff had found that the proposed exterior remodel met the requirements of the minimum building standards established in the Zoning Ordinance. It

recommended that the Planning Commission approve the remodel subject to the requirements and recommendations of the Building Official.

Chairman Kirch asked if the dumpster would be decorated as well. Mr. Parkinson said it would not.

Chairman Kirch asked if there were any questions from the Planning Commission or audience.

Commissioner Karras clarified that this was just a change to the façade of the building. Mr. Parkinson said it was.

Commissioner Stonehocker moved to approve the exterior remodel of the building located at approximately 5445 South 1900 West based on the staff's findings and subject to the requirements and recommendations of the Building Official. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

3. STAFF UPDATE

Steve Parkinson stated that the Council approved the Aderra Apartments on 3500 West with a three-to-two vote. The developer would now put together construction plans. The Council also approved the overlay zone and preliminary plan for the West Park Subdivision with the medians recommended by the traffic study.

Commissioner Paul asked if the round-about would still be constructed. Mr. Parkinson said it would. The Council accepted the Planning Commission's recommendation that it be constructed along with the subdivision. The developer would participate in the cost of the round-about.

Steve Parkinson stated that the staff planned to update sections of Roy City's Land Use Code. The Sign Ordinance was currently in two different locations in the Municipal Code. He proposed that both be taken out and combined in Chapter 20 of the Zoning Ordinance. The Mobile Home Park regulations were also found in two places. He proposed that one be removed. The Zoning Ordinance needed to be updated to meet the State statutes. He hoped to streamline the approval process and make it faster. In most cities, the Planning Commission was the land use authority. The Subdivision Ordinance also needed to be updated to comply with State statutes. He proposed to add regulations for minor subdivisions – those with the five or less lots.

Commissioner Dandoy read in the newspaper that the City Manager planned to address the unincorporated areas in Roy City. Would the Planning Commission be involved in that process? Mr. Parkinson said annexations were a legislative action. He didn't think the Planning Commission would have much to do with it.

Commissioner Paul stated that the previous planner was going to look at an overlay zone for the area along 2700 West between 4800 South and 5200 South. The area was a mix of manufacturing and agricultural uses. The Planning Commission was looking for a way to allow property owners to keep their current uses without being classified as non-conforming. Mr. Parkinson didn't feel an overlay zone would solve the problem. Overlay zones relaxed regulations. They didn't address uses.

Steve Parkinson proposed that the Planning Commission only hold one formal meeting a month rather than two. If a second meeting was held, it would be an informal work session for training purposes.

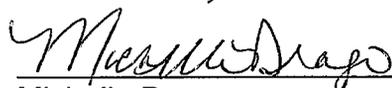
Chairman Kirch asked that the formal meeting be held on the second Tuesday. Then there would be time to hold another formal meeting in the month if it was needed.

Commissioner Paul also asked that the formal meeting be held at the beginning of the month. Then he could schedule his work travel for later in the month.

4. ADJOURN

Commissioner Paul moved to adjourn at 6:21 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Paul and Stonehocker voted "aye." The motion carried.

Attest:



Michelle Drago
Secretary



Gennie Kirch
Chairman