

PLANNING COMMISSION

established 1937

• Chair – Lindsey Ohlin • Vice Chair – Douglas Nandell Members: • Leland Karras • Gennie Kirch • Joe Paul • Claude Payne

AGENDA

February 9, 2016

6:00 p.m.

The Roy City Planning Commission regular 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 January 26, 2016 minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request for Conditional Use approval to allow a Personal Care Service (Hair & Nail Salon) business, located at 3462 West 4800 South
4. 6:00 p.m. – PUBLIC HEARING – Consider a text amendment to the Roy City Zoning Ordinance requiring all business generally to be conducted within a wholly enclosed building.
5. Commissioners Minute
6. Staff Update
7. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 5th day of February 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 5th day of February 2016..

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



ROY CITY PLANNING COMMISSION

February 9, 2016

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 9, 2016, 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:

Lindsey Ohlin, Chairman
Leland Karras
Gennie Kirch
Doug Nandell
Joe Paul
Claude Payne

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Jason Kunzler; Greg Sagen; Gordon Barrow; Chris Barrow; Katy Yarrington; and Cathy Spencer, Management Services Director.

Pledge of Allegiance: Claude Payne

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JANUARY 26, 2016, MINUTES

Commissioner Nandell moved to approve the January 26, 2016, minutes as written. Commissioner Kirch seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE TO ALLOW A PERSONAL CARE SERVICE (HAIR AND NAIL SALON) LOCATED AT 3462 WEST 4800 SOUTH

Steve Parkinson stated that the City had received a request for approval of a conditional use for a personal care service (hair and nail salon) located at 3462 West 4800 South, which was zoned Community Commercial. A personal care service/hair salon was a conditional use in the Community Commercial Zone. The applicant already had a conditional use for a personal care service/hair salon at approximately 5600 South 3500 West. She was moving to a new location, and needed a new conditional use. The new location was located in the strip mall west of Winegar's. Mr. Parkinson said the staff had found that the proposed conditional use met the goals and intent of the General Plan and complied with the requirements of the Zoning Ordinance. The staff recommended approval of the conditional use subject to the applicant obtaining and maintaining a Roy City business license; a license from the Weber/Morgan Health Department; and a license from the State of Utah.

Commissioner Kirch moved to open the public hearing at 6:03 p.m. Commissioner Payne seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

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

Commissioner Kirch moved to close the public hearing at 6:04 p.m. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the Council approve a conditional use for a personal care service (hair and nail salon) located at 3462 West 4800 South based on the staff's findings and subject the conditions recommended by the staff. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

4. PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE ROY CITY ZONING ORDINANCE REQUIRING ALL BUSINESS GENERALLY TO BE CONDUCTED WITHIN A WHOLLY ENCLOSED BUILDING

Chairman Ohlin stated that the advertised agenda contained an item about a text amendment requiring all business to be conducted within a wholly enclosed building. However, that item had not been advertised in a local paper and could not be discussed.

Steve Parkinson stated that the notice in the newspaper was to consider a text amendment to consider the new Sign Ordinance, but it was not on the agenda. It could not be discussed either. The Sign Ordinance discussion would be moved to the next meeting.

5. COMMISSIONER'S COMMENTS

Commissioner Nandell stated that caucus meetings were scheduled for March 22nd, which conflicted with the planned Planning Commission meeting. The Planning Commission asked that the March 22nd meeting be cancelled so members could attend their caucus meetings.

Commissioner Kirch asked if a building permit had been issued to rebuild the Chinese restaurant that burned down. Mr. Parkinson said it had not. The two brothers who owned the property could not reach an agreement.

Commissioner Kirch asked when the Planning Commission would discuss the chicken ordinance. Mr. Parkinson said the next meeting would contain a regular meeting to consider the Sign Ordinance and a work session to discuss the chicken ordinance. Commissioner Kirch asked the staff to provide the Commission members with the minutes from the meeting in which it made its last recommendation to the Council.

6. STAFF UPDATE

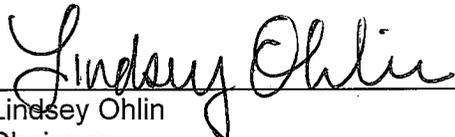
Steve Parkinson stated that the City Attorney wanted to do some training with the Planning Commission members. Due to next meeting's heavy agenda, the training would probably be next month.

7. PUBLIC COMMENTS

Greg Sagen, 5027 West 4900 South, stated that he was the president of the RC (Radio Control) Club on Hill AFB. There were a lot of individuals flying their radio controlled aircraft in the City limits. The radio control aircraft could become dangerous when they got above a certain size. There was a recent incident on base where a radio controlled airplane was flying too close to the end of the runway. He suggested that Roy consider where it wanted this type of use to take place; somewhere the planes could fly without invading privacy.

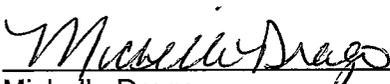
8. ADJOURN

Commissioner Paul moved to adjourn at 6:12 p.m. Commissioner Karras seconded the motion. Commission members, Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.



Lindsey Ohlin
Chairman

Attest:



Michelle Drago
Secretary

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