



## PLANNING COMMISSION

established 1937

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

# AGENDA

**April 12, 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 March 8, 2016 minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request for Preliminary Subdivision approval for Premier Funeral Holdings, a commercial subdivision located at 5355 So. 1950 We.
4. Consider a request for Site plan and Architectural approval for Oriental Market a commercial development located at 1786 We. Riverdale Road.
5. Consider a request for building materials approval for the Aderra Luxury Apartment Development located approximately at 4600 So. 3500 We.
6. Consider a request for building materials approval for Jamestown Multi-family Development located approximately at 5000 So. 1750 We.
7. Commissioners Minute
8. Staff Update
9. Adjourn

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#### 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 8<sup>th</sup> day of April 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 8<sup>th</sup> day of April 2016.

STEVE PARKINSON;  
PLANNING & ZONING ADMINISTRATOR



ROY CITY PLANNING COMMISSION

April 12, 2016

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 12, 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  
Lindsey Ohlin  
Claude Payne  
Jason Sphar

Steve Parkinson, Planner  
Michelle Drago, Secretary

Excused: Joe Paul

Others present were: Phil Hancock; ChiLin Lee; Neilin Lee; Kim Crittendon; Fred Brimhall; Gardner Crane; Greg Sagen; and Perry Martinez.

Pledge of Allegiance: Doug Nandell

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF MARCH 8, 2016, MINUTES

**Commissioner Kirch moved to approve the March 8, 2016, minutes as written. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF PREMIER FUNERAL HOLDINGS, A COMMERCIAL SUBDIVISION LOCATED AT 5355 SOUTH 1950 WEST

Steve Parkinson stated that the City had received a request for preliminary approval of a subdivision for Premier Funeral Holdings. The subdivision was located across the street from the CVS Pharmacy on the west side of 1950 West. The site currently consisted of two separate parcels. The building was located on one parcel; the parking on another. The applicant was proposing to combine the two parcels into one lot. There would not be any physical changes to the property.

Mr. Parkinson said the proposed subdivision complied with the zoning requirements of the Regional Commercial Zone in which it was located. The Development Review Committee had

found that the proposed subdivision met all the requirements of the Zoning and Subdivision Ordinances. The staff recommended that the Planning Commission recommend that the City Council grant preliminary approval of a subdivision for Premier Funeral Holdings.

Commissioner Karras said this was just an administrative issue. Mr. Parkinson said it was.

**Commissioner Karras moved to open the public hearing at 6:02 p.m. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar 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 6:03 p.m. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

**Commissioner Kirch moved to recommend that the City Council grant preliminary approval of the subdivision for Premier Funeral Holdings located at approximately 5355 South 1950 West based on the staff's findings and subject to the conditions recommended by the Development Review Committee in its April 8, 2016, memo. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

4. CONSIDERATION OF A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR ORIENTAL MARKET, A COMMERCIAL DEVELOPMENT LOCATED AT 1786 WEST RIVERDALE ROAD

Steve Parkinson stated that the City had received a request for approval of a site plan and architectural details for the Oriental Market located at approximately 1786 West Riverdale Road. Last year the Oriental Market building burned. The owners wanted to rebuild. He asked that the Planning Commission address and approve the site plan and architectural details separately. The proposed site plan located the building toward the back of the lot. The owners wanted to take advantage of the fact that the back of the lot was lower than Riverdale Road by including a basement that would be used for storage. The market itself would be located on the main level. The exterior of the building would be stucco.

Mr. Parkinson stated that the site was located in the Regional Commercial Zone and complied with the zoning requirements. The lot was accessible from both Riverdale Road and 5200 South, but the main entrance would be on Riverdale Road. The proposed site plan complied with the 10% landscaping requirement. The Zoning Ordinance required one parking space for every 300 square feet of gross retail space. In this case, 65% of the building would be used for storage. It would not be accessible to the public. The staff felt the parking requirements should be based on the retail space itself. The site plan proposed a total of 22 parking spaces. However, some of those parking spaces were located in the setback area and needed to be eliminated. The remaining twelve parking spaces were sufficient to meet the parking needs for the retail space. There were three parking spaces located on the back side of the property for use by employees. The appearance of the site would be much better than it was and would help in the City Council's efforts to beautify Riverdale Road and 1900 West.

Mr. Parkinson stated that the staff had found that the building elevations and proposed materials met the Zoning standards, and that the site plan could meet all of the requirements of the Zoning Ordinance. The DRC did have some concerns about the site, but Mr. Parkinson felt they could be resolved.

Commissioner Kirch asked if the eliminated parking could be replaced with some parallel parking spaces that wouldn't encroach into the setback area. Mr. Parkinson said he would look into whether parallel parking would fit.

Commissioner Nandell asked about the elimination of the parking lot light. Mr. Parkinson said that if parking spaces were eliminated, the need for the light would go away. There would be lighting on the building.

Steve Parkinson stated that the staff was concerned about the architectural details of the building itself. The building was longer than 30 feet without a vertical break in the façade. Other sides of the building had similar issues. An awning was proposed along part of the front façade. He asked if the Planning Commission felt the awning would suffice as a vertical break. It would be cosmetic, not structural.

Commissioner Nandell felt the appearance of the building was okay. The Planning Commission agreed that the proposed awning would provide a sufficient break in the front façade.

Steve Parkinson stated that the staff recommended that the Planning Commission approve a site plan for the Oriental Market subject to compliance with the DRC memo dated April 28, 2016, and any comments from future reviews. The staff recommended that the Planning Commission approve the architectural details

Commissioner Kirch stated that the City was trying to improve the appearance of the community. She asked if a vertical structural break could be made at the end of the front window.

Phil Hancock, representing the applicant, said the owners planned to add four feet of stone to all four facades of the building. They were asking the Planning Commission to reconsider the parking in the setback area. Convenient parking was crucial for this area. He felt convenient parking in this area was more important than parking that conformed to the setback requirement. The HiFi Shop to the east did not have additional parking. The front landscaping could be bermed to screen the parking. The site had been carefully designed to allow vehicles to get off of Riverdale Road.

Commissioner Kirch asked if the parking could be angled. Mr. Parkinson said it could not because the site had reciprocal access with the adjoining properties. The parking needed to be accessible from either direction. Angled parking was accessible from only one direction. Commissioner Kirch sympathized with the applicants, but they had to comply with the setback requirement.

Chairman Ohlin asked if the Planning Commission needed to direct the staff to look at whether parallel parking would fit on the site. Mr. Parkinson said he would look at it. Any additional parking would be good for the applicant and the City.

**Commissioner Kirch moved to approve a site plan for the Oriental Market located at approximately 1786 West Riverdale Road based on the staff's findings and subject to the conditions listed in the DRC's April 8, 2016, memo and any future findings. Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

**Commissioner Kirch moved to stipulate that the awning, windows, and arch proposed on the front façade would provide the vertical break on the front façade required by the Zoning Ordinance. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

5. CONSIDERATION OF A REQUEST FOR APPROVAL OF BUILDING MATERIALS FOR THE ADERRA LUXURY APARTMENT DEVELOPMENT LOCATED AT APPROXIMATELY 4600 SOUTH 3500 WEST

Steve Parkinson stated that when the building elevations for the Aderra Luxury Apartment development were approved the exterior materials consisted of hardy board planks and rock. The developer wanted to introduce brick to the façade as well. The material complied with the Zoning Ordinance and would add one more detail to the façade. The staff recommended that the Planning Commission approve the addition of brick to the exterior.

Gardner Crane, Uinta Land Company, stated the goal of an apartment community was to make it look like anything but apartments. They had found that the more components they introduced, the more an apartment development felt like a neighborhood. In the Aderra development, each building would have hardy board, stone, and brick but would be subtly different. The subtle differences would help the development look more like a village.

**Commissioner Nandell moved to approve the addition of brick to the building materials for the Aderra Luxury Apartment development located at approximately 4600 South 3500 West. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

6. CONSIDERATION OF A REQUEST FOR APPROVAL OF BUILDING MATERIALS FOR JAMESTOWN MULTI-FAMILY DEVELOPMENT LOCATED AT APPROXIMATELY 5000 SOUTH 1750 WEST

Steve Parkinson stated the Jamestown was a 6-unit multi-family development located at approximately 5000 South 1750 West. The applicant was requesting approval of the building materials, which consist of hardy board plank and vinyl siding. Although each unit would be slightly different in color, the same building materials would be used.

Commissioner Karras felt the proposed colors would blend well with the neighborhood.

**Commissioner Karras moved to approve the building materials of hardy board plank and vinyl siding for the Jamestown multi-family development located at approximately 5000**

**South 1750 West. Commissioner Payne seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

7. COMMISSIONER'S COMMENTS

Commissioner Kirch asked if the Planning Commission would discuss the chicken ordinance at the next meeting. Mr. Parkinson said it would.

8. STAFF UPDATE

Steve Parkinson stated that the Planning Commission members were invited to attend the Small Area Meeting being held by Wasatch Front Regional Council on Tuesday, April 27<sup>th</sup>. The meeting would be held in the Clinton City Recreation Building from 3:00 to 5:00 p.m. The purpose of the meeting was to discuss the 2019-2050 Regional Transportation Plan.

Commissioner Kirch asked if a definite location had been identified for the Legacy Highway. Mr. Parkinson was aware the UDOT was purchasing land, but he did not know where.

Commissioner Karras stated that UDOT had started work on the Midland Drive/3500 West cul-de-sac.

Steve Parkinson reported that the City Council had approved the new Sign Ordinance after it made a few changes to the temporary sign regulations. The Council felt each business should be allowed to have one temporary sign all year and one A-frame sign. The Sign Ordinance would go into effect on July 1<sup>st</sup>.

Steve Parkinson stated that he and the Management Services Director just finished interviews for a new Code Enforcement Officer. He hoped to have the position filled within the next day.

Steve Parkinson stated that Clint Drake, City Attorney, had accepted a position with Bountiful City.

Steve Parkinson stated that the City Council wanted the staff to amend the Zoning Ordinance to replace the Board of Adjustment with a single hearing offer. Other cities that had made that change found there was more consistency. He would discuss the amendment with the Commission at their next work session.

ADJOURN

**Commissioner Karras moved to adjourn at 6:43 p.m. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted "aye." The motion carried.**

Attest:

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Lindsey Ohlin, Chair

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Michelle Drago, Secretary

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