

ROY CITY PLANNING COMMISSION

April 26, 2011

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 26, 2011, 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:

Lee Holt, Vice Chairman
Blake Hamilton
Gennie Kirch
Bill Merx
Roy Watts
Rhett Zito

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Tom Stonehocker

Others present were: Adam Bowers; Elizabeth Brown; Val Iverson; Terry Atkinson; Connor McEroy; Boyce Buhler; Russell Buhler; Garth Buhler; Sinjin Jensen; Tim Clark; Mark Clark; and Alex Lamb.

Pledge of Allegiance: Bill Merx

1. APPROVAL OF APRIL 12, 2011, MINUTES

Commissioner Kirch moved to approve the minutes of April 12, 2011, as corrected. Commissioner Merx seconded the motion. Commission members Holt, Kirch, Merx, and Watts voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE TO ALLOW A PERSONAL INSTRUCTION STUDIO ON PROPERTY LOCATED AT APPROXIMATELY 1821 WEST 4000 SOUTH

Commissioner Watts moved to open the public hearing at 6:04 p.m. Commissioner Kirch seconded the motion. Commission members Holt, Kirch, Merx, and Watts voted "aye." The motion carried.

Jared Hall stated that Val Iverson was requesting approval of a conditional use to operate a trampoline gym at 1821 West 4000 South, which was located in the Business Park Zone.

The use fell under the 'personal instruction' category, which was allowed as a conditional use in the Business Park Zone.

Rhett Zito arrived at 6:05 p.m.

Mr. Hall stated that Mr. Iverson's gym would be located in Building 3 of the Golden Spike Business Park. Building 3 was formerly used by the Boys & Girls Club. The trampoline studio would be used for exercise and recreation. Trampolines would be used to create a continuous surface for such activities as dodge ball, basketball, air aerobics instruction, and foam pits.

Mr. Hall said the staff had reviewed the parking requirements for this use. Mr. Iverson proposed to use 15,500 square feet. Parking regulations for the category were one space for every 400 square feet of gross floor area and one space for every employee. This use generated a need for 39 parking stalls, plus one space per employee. There was four to five times that much parking around Building 3. Mr. Iverson did not plan to make any exterior renovations. There would be some interior changes. The facilities would have to meet the Building and Fire Codes.

Mr. Hall said the Development Review Committee had found that the proposal complied with the intent and regulations of the Zoning Ordinance and with the goals of the General Plan. The proposed use could meet requirements to be granted a Certificate of Occupancy. The staff recommended that the Planning Commission recommend that the City Council approve the conditional use for a personal instruction services business, subject to the following conditions:

1. Subject to all items of the staff report, and to any further review and approval by the DRC and other City staff as might be deemed necessary.
2. The applicant seeking and obtaining appropriate building permits for all remodeling, new signage, etc.; complying with rules and regulations pertaining to that process; and making any adjustments necessary to be granted a valid Certificate of Occupancy.

Blake Hamilton arrived at 6:08 p.m.

Vice Chairman Holt asked about the hours of operation. Mr. Hall said the applicant planned to be open from 10:00 a.m. to 10:00 p.m. He might be open a little longer on Saturday. He didn't plan to be open on Sunday. Vice Chairman Holt asked when the adjacent church would held services. Mr. Hall said their main service was on Sunday. They did have a Wednesday night meeting. The congregation consisted of about 60 to 70 people. He didn't feel there would be a problem with the parking, even if the two uses collided.

Commissioner Kirch asked if the church and trampoline gym were immediately adjacent to each other. Mr. Hall said they were. Commissioner Kirch asked about sound proofing. Mr. Hall said the applicant planned to sound proof the interior walls.

Commissioner Kirch asked what type of activities Mr. Iverson planned to offer. Mr. Hall said the staff report listed activities offered at similar facilities. The staff had not delved into the specific activities Mr. Iverson planned to offer, but they were along those lines already discussed.

Commissioner Kirch asked if this facility would be open to walk ins or if customers were required to sign up. Mr. Hall said it would be a little of both. There would be organized leagues in addition to walk in clientele.

Vice Chairman Holt asked about signage. Mr. Hall said the use was allowed wall signage. It would also get a spot on the main park sign.

Commissioner Kirch was concerned about younger children leaving the facility late at 10:00 p.m. and trying to cross 1900 West in the dark.

Vice Chairman Holt opened the floor for public comment.

Val Iverson, Ogden, stated that he had manufactured and installed twelve similar facilities from Florida to California. This was the first one he would own. This was a good activity and very physical. His target audience was ages 10 to 30. He planned to have activities for the whole family. The air aerobics would probably start in the fall after kids went back to school. His facility would consist of 65 different trampolines in four different quadrants - dodge ball, foam pits, open court, and a child area. They would be separated by height and weight. There would also be areas that could be reserved for parties. He hadn't made a final decision about operating hours. During the school year, it might be 4:00 to 10:00 p.m. After school ended, it might be 10:00 a.m. to 10:00 p.m. Most of his clientele would come on Friday and Saturday. He didn't feel it would conflict with the adjacent church. Customers would receive a wrist band after paying and signing the waiver. Only then would they be allowed on the trampolines.

Commissioner Merx asked if Mr. Iverson planned to offer shower facilities. Mr. Iverson said the restrooms in this building were spectacular. They already had showers and lockers.

Commissioner Kirch asked when Mr. Iverson planned to open. Mr. Iverson said he would open as soon as the City would let him. There would be some interior remodeling, such as a deck for the foam pit. The building was really designed for this type of use.

Terry Atkinson, 3800 South 1900 West # 302, asked how many employees would work at the same time and if they would monitor the parking lot to make such it didn't become a plan to hang out. It was already being used as a hang out because the building had been vacant.

Jared Hall stated that Mr. Iverson felt it would take about seven employees a shift to operate the facility.

Commissioner Kirch asked if there were windows from which the parking lot could be viewed. Vice Chairman Holt said that from the reception area of the former Boys & Girls Club the whole parking lot could be seen. He felt having the building occupied would help deter loitering.

Commissioner Merx moved to close the hearing at 6:20 p.m. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

Rhett Zito felt this was a fantastic idea. It was exciting for the youth. He had played air ball, and it was a work out. He felt the City should make it as easy as possible for Mr. Iverson to open.

Commissioner Zito moved to recommend that the City Council approve a conditional use for a personal instruction studio at 1821 West 4000 South based on staff's findings and subject to the conditions recommended by the staff. Commissioner Merx seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that the trampoline gym from the meeting tonight would be forward to the City Council on May 3rd.

Mr. Hall said the steering committee for the General Plan update would have another meeting next week.

Mr. Hall stated that there would not be a meeting during May. There would be an open house for the General Plan on May 19th.

Commissioner Kirch asked if the City had regulations for 'live' signs (persons wearing signs). Mr. Hall said they were called spinners and were considered a temporary sign. He wanted to look at developing good temporary sign regulations as the next step in amending the sign ordinances.

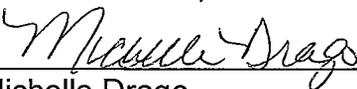
4. ADJOURN

Commissioner Watts moved to adjourn at 6:24 p.m. Commissioner Zito seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Watts and Zito voted "aye." The motion carried.



Lee Holt
Vice Chairman

Attest:



Michelle Drago
Secretary