



## PLANNING COMMISSION

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

### AGENDA

**July 26, 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 June 28, 2016 regular meeting minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request from Karen Duffy for Conditional Use approval for Doggie Den a Commercial “Pet Grooming” business located at 4484 So. 1900 We.; Ste 1
4. 6:00 p.m. – PUBLIC HEARING – Consider a request from Jeanine Stein for Conditional Use approval for The Sugar Shack & Gifts a Commercial “Warehouse and Inventory” business located at 1821 W. 4000 S.
5. Consider a request for approval of building materials for the Bank of Utah located at 5741 S. 1900 W.
6. Consider a request for approval of building colors for Les Schwab located at 5832 S. 1900 W.
7. Consider a request for Site Plan and Architectural approval for Auto Repair shop located at 3399 S 1900 W.
8. Commissioners Minute
9. Staff Update
10. 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](mailto: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 22<sup>nd</sup> day of July 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 22<sup>nd</sup> day of July 2016.

STEVE PARKINSON;  
PLANNING & ZONING ADMINISTRATOR



## ROY CITY PLANNING COMMISSION

July 26, 2016

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

Excused: Jason Sphar

Others present were: Brian Stein, Jeanine Stein, and Todd Johnson.

Pledge of Allegiance: Lindsey Ohlin

### 1. DECLARATIONS OF CONFLICT

There were none.

### 2. APPROVAL OF JUNE 28, 2016, MINUTES

**Commissioner Karras moved to approve the June 28, 2016, minutes as corrected. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

### 3. PUBLIC HEARING TO CONSIDER A REQUEST FROM KAREN DUFFY FOR APPROVAL OF A CONDITIONAL USE FOR A COMMERCIAL PET GROOMING BUSINESS (DOGGIE DEN) LOCATED AT 4484 SOUTH 1900 WEST, SUITE 1

Steve Parkinson stated that the Zoning Ordinance was recently amended to allow a pet grooming business as a conditional use in the Community Commercial Zone. Karen Duffy had submitted an application to operate a pet grooming business to be known as the Doggie Den in an existing building located at 4484 South 1900 West, Suite 1. The existing building had sufficient landscaping and parking. The staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

**Commissioner Kirch moved to open the public hearing at 6:03 p.m. Commissioner Nandell 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 City Council grant a conditional use for a pet grooming business located at 4484 South 1900 West, Suite 1 based on the staff's findings and recommendation. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

4. PUBLIC HEARING TO CONSIDER A REQUEST FROM JEANINE STEIN FOR APPROVAL OF A CONDITIONAL USE FOR A COMMERCIAL WAREHOUSE INVENTORY BUSINESS (THE SUGAR SHACK & GIFTS) LOCATED AT 1821 WEST 4000 SOUTH

Steve Parkinson stated that the City had received a request for approval of a conditional use for a commercial warehouse inventory business located at 1821 West 4000 South. The address under consideration was part of the Iomega complex and was zoned Business Park. The proposed business would not have retail sales. All sales would be online. The business would occupy an existing building with sufficient parking and landscaping. The staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

**Commissioner Paul moved to open the public hearing at 6:06 p.m. Commissioner Kirch 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.

Brian and Jeanine Stein, Riverdale, stated that the business would be located in the building where Get Air used to be.

Jeanine Stein stated that her business would be a 3PL, or a third party logistics business. She would ship products on 'as needed' basis.

**Commissioner Kirch moved to close the public hearing at 6:08 p.m. Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

**Commissioner Nandell moved to recommend that the City Council grant approval of a conditional use for a commercial warehouse inventory business located at 1821 West 4000 South based on the staff's findings and recommendation. Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

5. CONSIDERATION OF A REQUEST FOR APPROVAL OF BUILDING MATERIALS FOR THE BANK OF UTAH LOCATED AT 5741 SOUTH 1900 WEST

Steve Parkinson stated that when the Bank of Utah received site plan approval they did not have their materials and colors ready. The Bank of Utah was proposing to use two types of tan stone. One would be rough; one would be smooth. The brick would be red with matching mortar, which would give the appearance of a solid wall. Mr. Parkinson stated that the materials and colors met the intent of the Zoning Ordinance. The staff recommended that they be approved.

**Commissioner Kirch moved to approve the building materials for the Bank of Utah located at 5741 South 1900 West based on the staff's findings and recommendation. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

**6. CONSIDERATION OF A REQUEST FOR APPROVAL OF BUILDING COLORS FOR LES SCHWAB LOCATED AT 5832 SOUTH 1900 WEST**

Steve Parkinson stated that Les Schwab Tires was proposing to change the colors of their building located at 5832 South 1900 West. The company colors had changed from bright red and white to rust and cream. Les Schwab wanted to paint the exterior of the building with the new colors. The proposed building colors met the intent of the Zoning Ordinance. The staff recommended that they be approved.

**Commissioner Nandell moved to approve the new building colors of cream and rust for Les Schwab located at 5832 South 1900 West based on the staff's findings and recommendation. Commissioner Paul seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

**7. CONSIDERATION OF A SITE PLAN AND ARCHITECTURAL APPROVAL FOR AN AUTO REPAIR SHOP LOCATED AT 3399 SOUTH 1900 WEST**

Steve Parkinson stated that the City had received a request for approval of a site plan and architectural details for an auto repair shop to be located at 3399 South 1900 West. The use was permitted in the Manufacturing Zone. The repair shop would be a separate business but coincide with an automobile dealership on the property.

Mr. Parkinson stated that the DRC had not completed its review of the proposed business. Therefore, the staff could not provide any comments. The Planning Commission could approve the site plan and architectural details subject to the DRC comments, or it could table consideration until it had received the DRC's review. The proposed use was a permitted use in the Manufacturing Zone.

Commissioner Kirch asked about the existing home located on the site. Mr. Parkinson said it would be demolished to make way for the new building. The home was the last non-conforming use in the area.

Commissioner Kirch stated that the rear building elevation was longer than 30 feet. It would need architectural relief. Mr. Parkinson stated that the Planning Commission needed to determine if the proposed vertical siding would meet the intent of the Zoning Ordinance.

Chairman Ohlin opened the floor for public comments.

Todd Johnson, 1916 West 3350 South, stated that the new building would match the dealership building. It would have a small office and four overhead doors for four bays. He planned to remove the existing home and pave the entire site. The house was an eyesore and had been vacant since January.

Commissioner Kirch asked if tabling this item would delay the applicant. Mr. Parkinson stated that if the Planning Commission approved the site plan and the DRC completed its review, the applicant could get a building permit next week. If the Planning Commission tabled the site plan, it would be at least two weeks before a building permit could be issued.

Commissioner Kirch did not have a problem with the proposed project. She was concerned that granting approval without a complete DRC review would set a precedent. There could be negative consequences if the Planning Commission approved the site plan without knowing what all of the DRC's comments were.

Steve Parkinson stated that the staff would not allow a building permit to be issued until all of the DRC's comments were addressed. It was a matter of the Planning Commission's comfort level.

Commissioner Paul asked if Mr. Parkinson had noticed anything that would cause a hiccup or hang up. Mr. Parkinson said everything he had noticed were things the Zoning Ordinance and DRC would require anyway, such as landscaping. The Planning Commission needed to decide if it was comfortable with the vertical siding.

Commissioner Nandell did not have a problem with the vertical siding as the new building would be hidden from 1900 West.

Commissioner Kirch said that the ordinance required some kind of architectural relief if a building was longer than 30 feet. Commissioner Nandell felt the vertical siding would provide the required relief.

Commissioner Kirch asked about parking. Could the auto shop park cars for sale? Steve Parkinson stated that the proposed building was for a mechanic and auto body shop. Cars for sale would be parked on the sales lot. There was already sufficient parking on the site.

Commissioner Paul asked about screening for vehicles. Would there be a fenced compound? Todd Johnson said the site already had a fenced parking area. Commissioner Kirch asked if there would be a barrier between the auto shop and the car lot. Mr. Johnson said there would. Commissioner Paul asked if the auto shop would look like a continuation of the car lot. Mr. Johnson said it would not.

Commissioner Kirch wanted to be clear that this was an unusual circumstance. She did not want this type of approval to become a precedent. Learning that the site had an existing fence eased some of her concerns.

**Commissioner Kirch moved to approve a site plan for an auto body repair shop located at 3399 South 1900 West based on the staff's findings and subject to compliance with the completed DRC review. She noted that that the exception to a completed DRC review was**

**due to the current Manufacturing Zone, the existing business and fencing, and the replacement of one empty hull with a new one. If there were any unusual DRC comments or findings, the site plan was to be brought back to the Planning Commission. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted “aye.” The motion carried.**

**Commissioner Kirch moved to approve the architectural details for an auto body repair shop located at 3399 South 1900 West noting that the proposed vertical corrugated siding would provide the architectural relief required by the Zoning Ordinance. She further noted that the exception to a completed DRC review was due to the current Manufacturing Zone, the existing business and fencing, and the replacement of one empty hull with a new one. If there were any unusual DRC comments or findings, the site plan was to be brought back to the Planning Commission. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted “aye.” The motion carried.**

Steve Parkinson stated that the existing home on the site had been the subject of code and fire violations. The former occupant was running an illegal paint shop and dealership which were shut down by the Fire Department and Building Official.

#### 8. COMMISSIONER'S COMMENTS

Commissioner Kirch asked if Walmart was still coming to West Haven. Mr. Parkinson said it was according to West Haven.

Commissioner Paul asked about the widening of 5600 South. Mr. Parkinson said widening 5600 South was on UDOT's long range plan. UDOT had completed an environmental study. It was a matter of funding.

Commissioner Kirch asked about the status of the rezone on 2700 West. Mr. Parkinson said the City Council held a public hearing on July 5<sup>th</sup>, but tabled consideration at the request of the applicant. It would be on the August 2<sup>nd</sup> Council agenda. The Council tabled consideration of the rezone on 4500 South 1900 West.

Commissioner Kirch asked if anyone at the City tracked what was happening at the Ogden Airport. Mr. Parkinson there wasn't. Ogden City had not consulted with Roy. Roy had received a grant to correlate plans for 1900 West between Roy City, Weber County, and Ogden City. Ogden City would really like to incorporate all of the properties in Roy City between 1900 West and the airport.

There was further discussion about the airport and eminent domain.

Commissioner Nandell asked about the status of the 4800 South Roundabout. Mr. Parkinson said work on the roundabout would begin the Monday after Roy Days.

Commissioner Paul asked if Hooper Water planned to overlay 4800 South when they were done. Michelle Drago reported that Ross Oliver told the Council that Hooper Water did plan to overlay 4800 South.

#### 9. STAFF UPDATE

Steve Parkinson stated that in August the City Council would be considering the annexation of nine unincorporated islands. The Planning Commission would be considering a site plan for one of those areas at the next meeting. The site plan would be subject to approval of the annexation.

10. ADJOURN

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

Attest:

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Lindsey Ohlin  
Chairman

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Michelle Drago  
Secretary

dc:07-26-16