

ROY CITY PLANNING COMMISSION

August 9, 2011

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on August 9, 2011, at 6:10 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
David Dickson
Gennie Kirch
Bill Merx
Rhett Zito

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Tom Stonehocker and Blake Hamilton

Others present were: Jared Maw and Adam Bowers.

Pledge of Allegiance: Dave Dickson

1. APPROVAL OF JULY 26, 2011, MINUTES TABLED

Commissioner Kirch moved to table approval of the July 26, 2011, minutes. Commissioner Merx seconded the motion. Commission members Dickson, Holt, Kirch, and Merx voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR SITE PLAN APPROVAL FOR A NEW PAVILION AT AN EXISTING LDS CHURCH SITE LOCATED AT APPROXIMATELY 3649 WEST 4800 SOUTH

Commissioner Merx stated that he was a fulltime employee of the Corporation of the Presiding Bishop, Church of Jesus Christ of Latter-day Saints. He felt he had a conflict of interest and recused himself from discussing and voting on this item.

Rhett Zito arrived at 6:13 p.m.

Jared Hall stated that the City had received an application for the construction of a pavilion at an existing LDS church located at 3649 West 4800 South. There was a landscaped area east of the church on the same site. The pavilion would be located in the southwest corner of the landscaped area. Utilities for the pavilion would come from a nearby shed.

The pavilion would be an open-sided structure on a concrete pad with tables and benches. It was the typical design used by the LDS Church. The landscaping on the site far exceeded the amount required by the Zoning Ordinance. The construction of the pavilion would not impact the required amount of non-impervious surface, required parking or storm drainage. All lighting would be located under the roof structure and would be down-oriented as the Zoning Ordinance required.

Mr. Hall said the pavilion was a permitted use in the R-1-8 Zone, which meant the only approval needed was from the Planning Commission. The staff had found that the proposed pavilion was an acceptable accessory use to the existing church in the R-1-8 Zone. The application was in compliance with the requirements of the Zoning Ordinance and the General Plan. The DRC recommended that the Planning Commission approve the site plan subject to all items in the staff report; to further review and approval by the DRC staff as might be necessary; and that the applicant seek and obtain all appropriate building permits and other approvals related to the proposed addition.

Vice Chairman Holt asked how long it would take to construct the pavilion.

Jared Maw, Richards Bott Architects, Ogden, stated that the schedule for construction was 60 days. They hoped to have the pavilion completed before the weather turned cold.

Vice Chairman Holt asked about the pavilion's dimensions. Mr. Maw said the pavilion would be 30'x60'; the pad would be 40'x80'.

Commissioner Kirch asked where the dumpster for the church was located. Mr. Maw said it was immediately west of the shed. It was about 30 feet from the pavilion.

Jared Maw stated that the construction of the pavilion would require the consolidation of one parking space.

Commissioner Kirch moved to approve the site plan for a new pavilion on church property located at approximately 3649 West 4800 South based on the staff's finding and subject to the conditions recommended by the staff. Commission members Dickson, Holt, Kirch, and Zito voted "aye." Commissioner Merx abstained. The motion carried.

3. STAFF UPDATE

Jared Hall stated that the last open house for the General Plan update was held on July 28th. The Steering Committee would meet one more time to go through the major points for consideration:

FORM

- concepts will be presented in narrative form
- goals and policies will be broadened
- specific focus areas, concepts, and additional needed plans will be identified and encouraged

CONTENT

- Updating
 - of existing maps within the Plan (transportation, parks and open space, future land use map)
 - updating of encouraged policies and goals for specific existing chapters, coupling with map updates

NEW CHAPTERS and/or EXPLORED CONCEPTS

- allow for high density residential development with commercial corridors and around transit or other key points with the City
- develop mixed use standards that could be applied and used within areas of commercial zoning
- develop transit oriented development (TOD) standards that might facilitate development around and near the station
- allow for PRUD and other higher density residential infill in certain areas of the City possibly through the use of overlay zoning or graduated density techniques
- identify methods to be supported by amendment to the Zoning Ordinance (adaptive reuse, context-based zoning, etc.) that might be encouraged to help revitalize flagging commercial areas of the City.
- encourage further use and expansion of parks and trails, specifically with added cultural and community events in mind

Commissioner Kirch asked if the City had done any research regarding areas that could transition from residential to commercial that were not identified on the Future Land Use Map, such as the mobile home parks along 1900 West. Mr. Hall said he was working with

an intern to make sure the current Zoning and Future Land Use Maps were up-to-date and that all approved changes had been made.

4. ADJOURN

Commissioner Merx moved to adjourn at 6:25 p.m. Commissioner Kirch seconded the motion. Commission members Dickson Holt, Kirch, Merx, and Zito voted "aye." The motion carried.



Lee Holt
Vice Chairman

Attest:



Michelle Drago
Secretary

dc:paug911