



PLANNING COMMISSION

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

AGENDA - Amended

August 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 July 26, 2016 regular meeting minutes
3. 6:00 p.m. – PUBLIC HEARING – Request to amend the Roy City Municipal Code; Chapter 17 - Table of Uses. To add a provision to allow Domestic Livestock and Fowl along the Utility Corridor as a Conditional Use, within three (3) zones.
4. Request for
 1. Site Plan and Architectural Approval
 2. Conditional Use approvalFor a property located at 4148 South Midland Drive
5. Reconsideration of Site plan approval for Oriental Market a commercial development located at 1786 We. Riverdale Road.
6. TRAINING – Open and Public Meetings Act
7. Commissioners Minute
8. Staff Update
9. 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 8th day of August 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 8th day of August 2016.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



ROY CITY PLANNING COMMISSION

August 9, 2016

Minutes of the Roy City Planning Commission Meeting held August 9, 2016, at 6:00 p.m. in the City Council Chambers of the Roy City Municipal Building.

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, Chair	City Planner Steve Parkinson
Leland Karras	Assistant City Attorney Trent Nelson
Gennie Kirch	City Recorder Amy Mortenson
Doug Nandell	
Joe Paul	
Claude Payne	
Jason Sphar	

Also present were: Cathy Spencer, Management Services Director, Kimball Shill, John Hammond and Phil Hancock.

Pledge of Allegiance: Commissioner Payne

1. DECLARATION OF CONFLICTS

There were none.

2. APPROVAL OF THE JULY 26, 2016 PLANNING COMMISSION MINUTES

Commissioner Kirch moved to approve the minutes of July 26, 2016, as written. Commissioner Nandell seconded the motion. All Commissioners voted "aye." The motion carried.

3. PUBLIC HEARING: REQUEST TO AMEND THE ROY CITY MUNICIPAL CODE; CHAPTER 17 TABLE OF USES TO ADD A PROVISION TO ALLOW DOMESTIC LIVESTOCK AND FOWL ALONG THE UTILITY CORRIDOR AS A CONDITIONAL USE WITHIN THREE ZONES

This item was pulled from the Agenda, due to the applicant not being able to attend.

Commissioner Nandell moved to table the request to amend the Roy City Municipal Code to add a provision to allow domestic livestock and fowl along the utility corridor as a conditional use within three zones to the September 13, 2016 Planning Commission regular meeting. Commissioner Payne seconded the motion. All Commissioners voted "aye". The motion carried.

4. REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL

REQUEST FOR CONDITIONAL USE APPROVAL FOR PROPERTY LOCATED AT 4148 SOUTH MIDLAND DRIVE

City Planner Steve Parkinson stated this property is located just south of the McDonalds and Jiffy Lube in the little development on Midland and 4000 South. Currently there is a single family home with some out buildings that is on the property. The applicant is currently looking to develop a portion of the entire property with a car wash business. Mr. Parkinson indicated the entire property would eventually be developed.

Mr. Parkinson said he does not have the comments back from the DRC Meeting yet, so he doesn't have a lot of the specifics he would like in regards to the development.

Mr. Parkinson stated this property is currently not within Roy City but it is in the process of being annexed into Roy City. If this is approved it would be contingent on the property being annexed into Roy City.

Assistant City Attorney, Trent Nelson said there are several things that could hold it up in terms of the annexation but the City Council had already started the process.

Gennie Kirch asked if the annexation would prevent them from moving forward. Mr. Parkinson stated we could not issue a building permit because they are not in Roy. Commissioner Kirch asked when the annexation would be going to the City Council. Mr. Parkinson said he believed it would be on a September Agenda.

Commissioner Kirch asked if the City would have any tax benefit from this business. Mr. Parkinson said there is no sales tax in a car wash.

Commissioner Nandell asked what the lighter colored squares were on the picture of the building that was shown.

John Hammond, 2066 Lonsdale Drive, Salt Lake City who is the applicant said it was just a different texture in the brick. There were also several windows. Mr. Hammond said they would have different contrast to comply with the city code. Mr. Hammond also stated that they had an agreement with UDOT to allow access to the property and it will be a 50 foot wide entrance. Commissioner Kirch asked if the applicant was the owner of the single family home. Mr. Hammond said he was not.

Commissioner Paul moved to table the site plan, architectural, and conditional use approval for property located at 4148 South Midland Drive until annexation is approved and the Planning Commission has the opportunity to see the DRC comments. Commissioner Nandell seconded the motion. All Commissioners voted "aye." The motion carried.

5. RECONSIDERATION OF SITE PLAN APPROVAL FOR ORIENTAL MARKET LOCATED AT 1786 WEST RIVERDALE ROAD

City Planner Parkinson stated the site plan was approved with setbacks of 20 feet and the parking lot was not to be within that. It was the Legal Departments opinion that the setbacks refer to the building and not the parking.

Assistant City Attorney, Trent Nelson stated the Legal Department was looking at modifying the code so it is a little cleaner.

Commissioner Kirch asked if there was an issue with landscaping on this particular property. Mr. Parkinson said there was not. He stated they did have landscaping. The setback for the parking lot is the only thing that needs to be reconsidered.

The Commission agreed they liked this interpretation better.

Commissioner Nandell moved to approve the original site plan for the Oriental Market Located at 1786 West Riverdale Road. Commissioner Paul seconded the motion.

Commissioner made a motion to rescind the prior motion. Commissioner Paul seconded the motion. All Commissioners voted "aye". The motion carried.

Commissioner Kirch moved to approve the original site plan for the Oriental Market Located at 1786 West Riverdale Road to include the 9 parking stalls. Commissioner Nandell seconded the motion. All Commissioners voted "aye." The motion carried.

6. OPEN AND PUBLIC MEETINGS ACT TRAINING

A Open and Public Meetings Act Training video by David Church from the Utah League of Cities and Towns was shown to the Planning Commission.

7. COMMISSIONERS MINUTES

Commissioner Kirch asked if any information was provided to the public regarding the proposed tax increases. It was explained that there was information on the Roy City website.

8. STAFF UPDATE

Mr. Parkinson notified the Commissioners that 5600 south is being resurfaced and the roundabout construction started on 4800.

9. ADJOURN

Commissioner Paul moved to adjourn at 7:32 p.m. Commissioner Karras seconded the motion. All Commissioners voted "aye".

Attest:

Lindsey Ohlin
Chair

Amy Mortenson
Recorder

dc:08-09-16