

ROY CITY PLANNING COMMISSION

February 9, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 9, 2010, 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:

Tom Stonehocker, Chairman
Dave Collins
Blake Hamilton
Lee Holt
Bill Merx
Roy Watts

Jared Hall, Planner
Michelle Drago, Secretary

1. APPROVAL OF JANUARY 26, 2010, MINUTES

Commissioner Merx moved to approve the minutes of January 26, 2010, as corrected. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Merx, Stonehocker, and Watts voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR SITE PLAN APPROVAL FOR THE REMODELING OF AN EXISTING CONVENIENCE STORE ON PROPERTY LOCATED AT APPROXIMATELY 5605 SOUTH 3500 WEST

Jared Hall stated that 7-Eleven had requested approval of a site plan to modify the exterior site plan of a convenience store located at approximately 5605 South 3500 West. The convenience store was formerly known as Old Farm Market. This was a review by the Planning Commission only; it would not be forwarded to the City Council. 7-Eleven was proposing a small external change. The drive through window located on the north side of the building would be removed. The drive lane would be replaced with landscaping and one parking space. The only other exterior changes would be the addition of 7-Eleven signs on the building.

Commissioner Holt asked if there would be changes to the gas canopies. Jared Hall said the canopies would remain in the same location. The colors and signs on the canopies would be changed from Chevron to Citgo and 7-Eleven.

Commissioner Merx asked if the window would be bricked in. Mr. Hall said the window would be taken out. The north side of the building would be refaced with the existing materials - block and stucco.

Jared Hall stated that the site drainage had not changed. The landscaping added more permeable surface.

Commissioner Holt asked when Chevron would close. Mr. Hall felt it would happen as soon as building permits were issued.

Commissioner Watts asked about the carwash. Jared Hall said the carwash would remain, which was unusual for 7-Eleven.

Commissioner Watts stated that when the Planning Commission was reviewing the Master Plan several years ago, it learned how much tax revenue convenience stores brought into the City.

Commissioner Hamilton arrived at 6:08 p.m.

Commissioner Merx moved to approve an amended site plan for the convenience store located at approximately 5605 South 3500 West based on the staff's findings and subject to the staff's recommendations. Commissioner Hamilton seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Merx, Stonehocker, and Watts voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that there would be a public hearing on February 23, 2010, for a beer license. Commissioner Collins said he would be out of town.

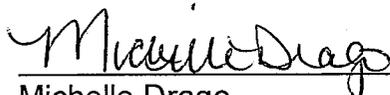
4. ADJOURN

Commissioner Watts moved to adjourn at 6:12 p.m. Commissioner Collins seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Merx, Stonehocker, and Watts voted "aye." The motion carried.



Tom Stonehocker
Chairman

Attest:



Michelle Drago
Secretary
dc:pfeb910