

## ROY CITY PLANNING COMMISSION

April 27, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 27, 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

Tony Reynolds, Community and  
Economic Development Director  
Jared Hall, Planner  
Michelle Drago, Secretary

Others present were: Eric Thatcher

Pledge of Allegiance: Bill Merx

### 1. APPROVAL OF MARCH 9, 2010, MINUTES

**Commissioner Holt moved to approve the March 9, 2010, minutes as corrected. Commissioner Merx seconded the motion. Commission members Collins, Holt, Merx, Stonehocker, and Watts voted "aye". The motion carried.**

### 2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING THE DEVELOPMENT OF A MEDICAL/DENTAL OFFICE ON PROPERTY LOCATED AT APPROXIMATELY 4040 SOUTH MIDLAND DRIVE IN THE CC, COMMUNITY COMMERCIAL ZONE

**Commissioner Watts moved to continue the public hearing at 6:03 p.m. Commissioner Holt seconded the motion. Commission members Collins, Holt, Merx, Stonehocker, and Watts. The motion carried. All voted "aye."**

Jared Hall stated that the City had received a request from Intermountain Dental for a conditional use for a medical/ dental office at 4040 South Midland Drive, which was Lot No. 3 of the Midland Square Commercial Subdivision. McDonald's recently received entitlement for a restaurant on Lot No. 2, which was located immediately to the south. The

main access for Lot No. 3 would be from the road running through the interior of the development. The main accesses for the development were located on 4000 South and Midland Drive just south of Lot No. 2. None of the lots in Midland Square had direct access to Midland Drive. All access to individual lots was from the interior road.

Commissioner Hamilton arrived at 6:03 p.m.

Jared Hall stated that development of the site and the installation of subdivision improvements were happening concurrently. That led to discussion of on-site and off-site improvements. On-site improvements were those improvements specific to the site in question, such as parking, landscaping, and lighting. The on-site improvements were the responsibility of the applicant. Off-site improvements were the responsibility of the subdivision developer. The off-site improvements for Phase 2 of the Midland Square Commercial Subdivision consisted of construction of the remainder of the interior road; construction of the access road from Midland Drive; and the right-of-way improvements along Midland Drive. The plans for the off-site improvements for Phase 2 had been submitted and were being reviewed by the City Engineer. The off-site improvements would be constructed concurrently with Lot No. 3.

Commissioner Holt asked what would separate the McDonald's on-site improvements from those of Intermountain Dental. Jared Hall stated that there wasn't vehicular access between the two projects. They were divided by landscaping and curbing, but not fencing. The site plan submitted by Intermountain Dental lent itself to cross access with Lot No. 4. When Lot No. 4 developed, the City needed to look at vehicular access between the two lots. McDonald's was not interested in cross access.

Commissioner Holt asked if Intermountain Dental's clientele would access the building from the side facing Midland Drive. Jared Hall said there were two entrances to the building - one on the east and one facing Midland Drive. The building facade facing Midland Drive looked like an entry, but clearly it was assumed that almost all of the clientele would use east entrance.

Commissioner Holt asked if the emergency exits for the building would dump people onto Midland Drive. Mr. Hall said the appropriateness of the emergency exits would be reviewed by the Building Official when he reviewed the building plans for a permit.

Commissioner Holt asked about the setback requirement on Midland Drive. Jared Hall said it was 20 feet, which was shown on the site plan.

Jared Hall stated that the architectural elements of the development agreement for Midland Square Commercial Subdivision had been adhered to. The site plan showed a monument sign on Midland Drive. The applicant was proposing that the monument sign contain an

EMC (electronic message center), or LED display. The staff was still attempting to make an administrative determination if the request for the LED complied with the intentions of the Sign Ordinance. The development met the size requirement for an LED. However, the development was allowed one LED.

Jared Hall stated that the staff had found that the proposed development was an acceptable use in the Community Commercial Zone and within the Midland Square Commercial Subdivision. The proposed development met or could meet standards for design and development in the Zoning Ordinance and complied with the standards of the Development Agreement that governed Midland Square Commercial Subdivision for materials, colors, etc. The proposed development met the standards for granting conditional uses as contained in the Zoning Ordinance.

Mr. Hall stated that the staff recommended that the Planning Commission recommend that the City Council approve a site plan and conditional use for the Intermountain Dental building subject to:

1. Satisfaction of the questions and comments of the City Engineer's review, and subject to review and approval of any further corrections and revisions or other materials as might be required by the City Engineer.
2. The approval and prior or concurrent installation of the Midland Square Commercial Subdivision on-site and off-site improvements identified in the staff report that have direct connection to or are necessary for the development of Lot No. 3.
3. All items of the staff report and attachments and to further review and approval by the members of the Development Review Committee as might be deemed necessary.
4. Adherence to all aspects of the Development Agreement for the Midland Square Commercial Subdivision.

Commissioner Hamilton asked how the EMC sign would be addressed. Jared Hall said the location and size of the sign was part of the site plan approval. But to include an EMC component in the design required a separate conditional use permit. Intermountain Dental had already filed an application for a conditional use permit for their EMC sign, but as stated before, staff was making an administrative determination as to whether that was an appropriate application or not. Commissioner Merx felt that should be clarified in the motion.

Commissioner Hamilton asked if the sign would be part of the site plan approval if it didn't contain an EMC. Mr. Hall said it would, because the City's practice was to review signage as a part of the site plan, even though a monument sign was a permitted use in Community Commercial Zones.

Chairman Stonehocker opened the floor for public comments. There were none.

**Commissioner Collins moved to close the public hearing at 6:23 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hamilton, Holt, Merx, Stonehocker, and Watts voted “aye.” The motion carried.**

**Commissioner Merx moved to recommend that the City Council approve the site plan and conditional use for a medical/dental office located at approximately 4040 South Midland Drive based on the staff’s findings and the recommendations of the staff with the understanding that the location and size of the sign were included the site plan approval, but the LED message center was not. Commissioner Hamilton seconded the motion. Commission members Collins, Hamilton, Holt, Merx, Stonehocker, and Watts voted “aye.” The motion carried.**

3. STAFF UPDATE

Jared Hall stated that Gennie Kirch had been appointed to fill the vacancy on the Planning Commission. The next few agendas would include consideration of a site plan and a conditional use for storage units.

Commissioner Watts asked about the Falcon Hill Development near Hill AFB. Tony Reynolds said nothing was happening recently.

Commissioner Watts asked about the Pizza Hut and Sonic Burger buildings. Mr. Reynolds updated the Planning Commission on both parcels.

Commissioner Holt invited the staff and Planning Commission members to participate in the Roy Days parade on August 7th.

4. ADJOURN

**Commissioner Holt moved to adjourn at 6:31 p.m. Commissioner Merx seconded the motion. Commission members Collins, Hamilton, Holt, Merx, Stonehocker, and Watts voted "aye." The motion carried.**

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Tom Stonehocker  
Chairman

Attest:

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Michelle Drago  
Secretary

dc:papr2710