

ROY CITY PLANNING COMMISSION

May 11, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on May 11, 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
Lee Holt
Gennie Kirch
Roy Watts

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Bill Merx

Pledge of Allegiance: Roy Watts

1. APPROVAL OF APRIL 27, 2010, MINUTES

Commissioner Kirch moved to approve the April 27, 2010, minutes as written. Commissioner Holt seconded the motion. Commission members Collins, Holt, Kirch, Stonehocker, and Watts voted “aye”. The motion carried.

2. CONSIDERATION OF A REQUEST FOR SITE PLAN APPROVAL OF AN ADDITION TO THE EXISTING COMMERCIAL BUILDING LOCATED AT APPROXIMATELY 1955 WEST 5200 SOUTH

Jared Hall stated that the City had received a request for approval of a site plan for Intermountain Testing, which was located at 1955 West 5200 South. Intermountain Testing took and tested core samples for construction and development. A lot of trucks and small equipment entered and exited the site. The back of the site was undeveloped. Mr. Martinez wanted to remove some small sheds attached to the east side of the building and replace them with an addition.

Mr. Hall said the main issue regarding the site was the set back area along 5200 South. It had taken some time to resolve the problem. The staff had found that there was a drought relief line running along the front of properties located on the south side of 5200 South. On June 26, 1979, the City passed Resolution No.198 which allowed residents to

use that portion of the right-of-way contained by an easement for the drought relief line to meet the set back requirements of the Roy City Zoning Ordinance.

Commissioner Watts clarified that the drought relief line was actually located within the 5200 South right of way. The easement was for the old Davis & Weber Canal, which had been abandoned. He felt the easement could be used for landscaping.

Jared Hall stated that this was an existing site. It did not have a lot of site improvements. There were two site compliance issues the staff was proposing be required for the site plan approval. The first was completion and maintenance of the landscaping area along 5200 South. The second issue was the enclosure and screening of the dumpster. The parking ratios were fine. The business did not have a lot of clients coming and going. The elevations of the addition would match the existing building.

Commissioner Kirch asked if there would be additional outside lighting. Jared Hall said there were no parking lot lights. The addition would have a light above the door. Commissioner Kirch said there were apartments across the street. She wanted to make sure the building had down lighting. Mr. Hall said the concerns about lighting were minimal because of the business hours. Usually industrial uses did not mix well with residential areas. This business worked because of its hours.

Jared Hall stated that four different zones met at this property - R-4, R-1-8, R-2, and Regional Commercial. The staff had found that the site complied with the Zoning Ordinance and the Future Land Use Map. It would provide an upgrade to existing commercial property by replacing and retro-fitting an existing structure. Due to the set back issue and a potential redraw, the site had not been fully reviewed by the City Engineer. The staff recommended that the site plan be approved subject to:

1. All items of the staff report and attachments, and to further review and approval by engineering and other DRC staff has might be deemed necessary.
2. The applicant seeking and obtaining appropriate building permits for the construction of the buildings, complying with all rules and regulations that pertained to that process.
3. The applicant re-planting the existing landscaping along 5200 South and installing the dumpster enclosure per the approved site plan.
4. The applicant posting an improvement guarantee for on site and off site improvements prior to the building permit being issued.
5. The applicant attending a pre-construction with Roy City's engineering staff prior to a building permit being issued.

Commissioner Watts thought the old canal easement had actually been deeded to the City. Mr. Hall said it was part of the City right-of-way.

Commissioner Kirch felt the site plan was pretty straight forward. She didn't have any outstanding questions.

Commissioner Kirch moved to approve a site plan for the addition to the existing building located at approximately 1955 West 5200 South based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Watts seconded the motion. Commission members Collins, Holt, Kirch, Stonehocker, and Watts voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that there would be a subdivision phasing plan on the next agenda. The Stone Edge Commercial development was being sold and a developer was preparing to submit a commercial condominium plat. Another developer was preparing a proposal for apartments on property located near 3600 South Midland Drive. All were items that would be on agendas in the near future.

Commissioner Kirch asked when the new WinCo would open. Mr. Hall said they were still planning to open in June. Commissioner Watts didn't feel the 6000 South 3500 West intersection would be adequate when WinCo opened. When did the City plan to widen 6000 South? Mr. Hall said that the City planned to overlay 6000 South as part of the annual street maintenance project. Commissioner Kirch related details regarding the traffic study that was submitted when the WinCo site plan was considered.

4. ADJOURN

Commissioner Holt moved to adjourn at 6:27 p.m. Commissioner Collins seconded the motion. Commission members Collins, Holt, Kirch, Stonehocker, and Watts voted "aye." The motion carried.

Attest:

Tom Stonehocker
Chairman

Michelle Drago
Secretary
dc:pmay1110