

ROY CITY PLANNING COMMISSION

October 13, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on October 13, 2009, 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:

Brad Hilton, Chairman	Jared Hall, Planner
Dave Collins	Michelle Drago, Secretary
Blake Hamilton	
Lee Holt	
Bill Merx	
Roy Watts	

Excused: Tom Stonehocker

Others present were: Sergio Salcedo

Pledge of Allegiance: Bill Merx

1. APPROVAL OF SEPTEMBER 22, 2009, MINUTES

Commissioner Merx moved to approve the September 22, 2009, minutes as written. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Merx, and Watts voted "aye." The motion carried.

2. CONSIDERATION OF A SITE PLAN FOR THE ADDITION OF A COVERED PARKING AREA IN THE REAR OF THE COMMERCIAL PROPERTY AT APPROXIMATELY 5791 SOUTH 1900 WEST

Jared Hall stated that the subject property was located at 5791 South 1900 West and was owned by TSO Transmissions. TSO proposed to obtain a building permit to construct a large carport on the rear of their lot. The carport would be constructed of stucco to match the existing building with a metal roof and posts. The carport would not be visible from the street, adjoining properties, or adjoining uses. The staff was not concerned about the proposed use, the elevations, or the drainage. The carport would not change the nature of the use, just the amount of parking that was covered.

Commissioner Collins stated that he was initially concerned about the awning extending all the way to the fence because he thought that the fence was the property line. He had since learned that the property extended beyond the fence, and that drainage from the roof would be on the same property. There was an overhead power service, but there was enough clearance above the roof to allow someone to walk around without getting tangled up in the lines.

Commissioner Hamilton arrived at 6:04 p.m.

Commissioner Merx asked if the business was a transmission service or auto sales. Jared Hall said it was a transmission service. TSO had applied for a conditional use permit for auto sales so they could sell vehicles for which customers had not paid. The carport would be used to cover vehicles waiting to be serviced.

Commissioner Holt asked about parking and customer parking. Jared Hall stated that neither the customer parking or parking ratio would be affected by the carport. Commissioner Holt asked if the canopy would eliminate parking. Mr. Hall said it would not.

Commissioner Holt asked if the overhead power service would have to be moved. Mr. Hall said he did not know because the building permit had not been reviewed by the Building Official. Commissioner Collins stated that if there was a violation of the Electrical Code, the City could not issue a building permit. He felt there was enough elevation between the roof and the power line to satisfy the power company, and that a building permit could be issued.

Jared Hall stated that the staff had found that the proposed carport did not impact the goals or purposes of the Zoning Ordinance or General Plan, and that it qualified as a permissible accessory use. The staff recommended approval of the site plan for the addition of a structure for covered parking for TSO Transmissions subject to:

1. Any conditions and corrections or other materials as may be required by the City Engineer.
2. The applicants submitting an application for and obtaining a building permit.
3. All items of the staff report, and to further review and approval by the members of the Development Review Committee as may be deemed necessary.

Commissioner Hamilton asked if the City Engineer had reviewed the site plan for drainage problems. Jared Hall said he had. The drainage was not changing. The site was draining appropriately. It wasn't draining onto adjacent properties.

Commissioner Watts felt the carport would help clean up the area.

Commissioner Watts moved to approve a site plan for the addition of a covered parking structure on property located at approximately 5791 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Collins seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Merx, and Watts voted "aye." The motion carried.

3. CONSIDERATION OF A SITE PLAN TO ENCLOSE THREE SIDES OF AN EXISTING CANOPY STRUCTURE ON THE EAGLE LAKE GOLF COURSE PROPERTY LOCATED AT APPROXIMATELY 2885 WEST 5200 SOUTH

Jared Hall stated that the Eagle Lake Golf Course was located at approximately 2885 West 5200 South. There was an existing canopy on the driving range. The owners of the golf course wanted to encourage people to play during inclement weather by enclosing the canopy on three sides. The enclosure would have minimal visual impact. It would consist of stucco with a different treatment at the bottom, which met the architectural considerations in the Zoning Ordinance. The roof was existing so new drainage wasn't being created. The staff didn't have any concerns about the enclosure. It had found that the proposed enclosure was in keeping with the stated goals and objectives of the Zoning Ordinance and General Plan; the proposal had sufficiently addressed issues regarding the elevations of the new structural component under review; and that the proposal would not adversely impact the function of the existing site in terms of drainage, use, parking, circulation or access. The staff recommended that the site plan be approved subject to:

1. Any further review or approval as may be required by the City Engineer.
2. The applicants submitting application for and obtaining a proper building permit.
3. All items of the staff report, and any further review and approval by the members of the Development Review Committee as may be deemed necessary.

Chairman Hilton was concerned about the appearance of the enclosed canopy. He wanted to see the exterior of the enclosure tied to the architectural theme of either the club house or the Aquatic Center. There were homes across the street that would have to look at the enclosure.

Jared Hall said that the treatment below the stucco would most likely be faux stone, and relate to the existing clubhouse materials.

Chairman Hilton stated that one of the concerns mentioned in the staff report was that the new walls meet the development standards. He was concerned if the applicant had not provided enough detail. He felt the enclosure was a good idea, but it needed to be as appealing to the public and neighbors as possible. Mr. Hall felt

that including Commissioner Hilton's concern that the materials match or relate to the materials used on the other structures at the Golf Course as a condition of approval would be an appropriate response.

Commissioner Hamilton asked about the architectural considerations. Jared Hall said if a continual wall was longer than 30 feet it had to provide architectural details. Using windows and two different types of building materials met the City's architectural regulations.

Commissioner Holt stated that if the proponents met the City's regulations, he wasn't concerned. He didn't want to make the project cost-prohibitive.

Commissioner Watts stated that if the aesthetics of the area were affected, he would like to encourage the golf course to match their the architectural theme of the club house or the Aquatic Center.

Commissioner Collins suggested that the windows be made of tempered glass. Tempered glass was not required by the Building Code due to the height of the windows, but regular glass might be a little hazardous to anyone nearby if shattered by a stray golf ball.

Chairman Hilton asked if the enclosure would be heated. Mr. Hall said it would not. It was simply a rain and wind shelter.

Commissioner Merx moved to approve a site plan for partial enclosure of the driving range canopy at the golf course located at approximately 2885 West 5200 South based on the staff's findings and subject to the conditions recommended by the staff, that the architectural details be tied to the club house or Aquatic Center, and that the windows be made of tempered glass. Commissioner Hamilton seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Merx, and Watts voted "aye." The motion carried.

4. STAFF UPDATE

Chairman Hilton asked why the reconfiguration of the Municipal Building parking lot was not considered by the Planning Commission. Jared Hall said it was part of the site plan approval for the Hope Community Center considered by the Planning Commission several years ago. The project had been done in two phases: The new building was Phase 1; the parking lot reconfiguration was Phase 2. The Planning Commission had reviewed and approved of a revision to Phase 1 last fall, but Phase 2 was not impacted.

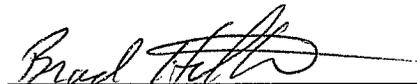
Jared Hall stated that the City Council approved the multi-family development standards. The regulations had been posted and were now official. The Sign Ordinance amendments would be considered by the City Council on November 17th.

Jared Hall stated that the October 27th Planning Commission meeting would probably be canceled as there weren't any pressing items for consideration.

Commissioner Holt stated that he had never seen a restaurant open and take off with such strength like Bee's Restaurant had. He had sent the Mayor an email about the owner's success. He felt she should be commended. Her prices were phenomenal, and most of her success was the result of word of mouth.

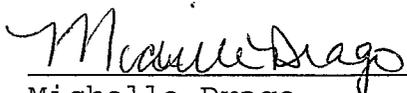
5. ADJOURN

Commissioner Collins moved to adjourn at 6:25 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Merx, and Watts voted "aye." The motion carried.



Brad Hilton
Chairman

Attest:



Michelle Drago
Secretary
dc:poct1309