



PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

(801) 774-1040 | Fax: (801) 774-1030

Web-site: www.royutah.org

AGENDA

January 13, 2015

6:00 p.m.

The Roy City Planning Commission 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 December 23, 2014 minutes
3. Election of Chair and Vice Chair for 2015
4. 6:00 p.m. – PUBLIC HEARING - To consider a request for Preliminary Subdivision Approval of Midland Square Commercial Plat A, Lot 6, 1st Amendment Subdivision, a commercial condominium subdivision located at approximately 2779 W. 4000 S.
5. Staff Update
6. Commissioners Minute
7. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you need special accommodation to participate in this meeting, please contact Roy City Community Development Department at 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The phone number is (801)-774-1040.

1 ROY CITY PLANNING COMMISSION

2
3 December 23, 2014

4
5
6 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of
7 the Roy City Municipal Building on December 23, 2014, at 6:00 p.m.

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9 The meeting was a regularly scheduled meeting designated by resolution. Notice of the
10 meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy
11 of the agenda was posted.

12
13 The following members were in attendance:

14
15 Gennie Kirch, Chairman Steve Parkinson, Planner
16 Bob Dandoy Michelle Drago, Secretary
17 Leland Karras
18 Joe Paul
19 Tom Stonehocker

20
21 Excused: Blake Hamilton and Lindsey Ohlin

22
23 Others present were: Cathy Spencer, Management Services Director; Greg Sagen;
24 Erick Chisholm; and Troy Wardle.

25
26 Pledge of Allegiance: Joe Paul

27
28 There were no declarations of conflict.

29
30 1. APPROVAL OF NOVEMBER 25, 2014, MINUTES

31
32 **Commissioner Paul moved to approve the November 25, 2014, minutes as written.**
33 **Commissioner Stonehocker seconded the motion. Commission members**
34 **Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.**

35
36 2. CONSIDERATION OF A REQUEST FROM HARMAN'S MANAGEMENT
37 CORPORATION FOR APPROVAL OF AN EXTERIOR REMODEL OF THE
38 BUILDING LOCATED AT APPROXIMATELY 5445 SOUTH 1900 WEST

39
40 Steve Parkinson stated that Harman's Management Corporation wanted to update their
41 building located at 5445 South 1900 West by stripping the exterior and putting on new
42 stucco with colors. Harman's was not proposing to change the size of the building,
43 locations of windows and door, or changes to the site. The new exterior would just look
44 more modern. The staff had found that the proposed exterior remodel met the
45 requirements of the minimum building standards established in the Zoning Ordinance. It

46 recommended that the Planning Commission approve the remodel subject to the
47 requirements and recommendations of the Building Official.

48
49 Chairman Kirch asked if the dumpster would be decorated as well. Mr. Parkinson said it
50 would not.

51
52 Chairman Kirch asked if there were any questions from the Planning Commission or
53 audience.

54
55 Commissioner Karras clarified that this was just a change to the façade of the building.
56 Mr. Parkinson said it was.

57
58 **Commissioner Stonehocker moved to approve the exterior remodel of the**
59 **building located at approximately 5445 South 1900 West based on the staff's**
60 **findings and subject to the requirements and recommendations of the Building**
61 **Official. Commissioner Paul seconded the motion. Commission members**
62 **Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.**

63
64 3. STAFF UPDATE

65
66 Steve Parkinson stated that the Council approved the Aderra Apartments on 3500 West
67 with a three-to-two vote. The developer would now put together construction plans. The
68 Council also approved the overlay zone and preliminary plan for the West Park
69 Subdivision with the medians recommended by the traffic study.

70
71 Commissioner Paul asked if the round-about would still be constructed. Mr. Parkinson
72 said it would. The Council accepted the Planning Commission's recommendation that it
73 be constructed along with the subdivision. The developer would participate in the cost of
74 the round-about.

75
76 Steve Parkinson stated that the staff planned to update sections of Roy City's Land Use
77 Code. The Sign Ordinance was currently in two different locations in the Municipal
78 Code. He proposed that both be taken out and combined in Chapter 20 of the Zoning
79 Ordinance. The Mobile Home Park regulations were also found in two places. He
80 proposed that one be removed. The Zoning Ordinance needed to be updated to meet
81 the State statutes. He hoped to streamline the approval process and make it faster. In
82 most cities, the Planning Commission was the land use authority. The Subdivision
83 Ordinance also needed to be updated to comply with State statutes. He proposed to
84 add regulations for minor subdivisions – those with the five or less lots.

85
86 Commissioner Dandoy read in the newspaper that the City Manager planned to address
87 the unincorporated areas in Roy City. Would the Planning Commission be involved in
88 that process? Mr. Parkinson said annexations were a legislative action. He didn't think
89 the Planning Commission would have much to do with it.

90 Commissioner Paul stated that the previous planner was going to look at an overlay
91 zone for the area along 2700 West between 4800 South and 5200 South. The area was
92 a mix of manufacturing and agricultural uses. The Planning Commission was looking for
93 a way to allow property owners to keep their current uses without being classified as
94 non-conforming. Mr. Parkinson didn't feel an overlay zone would solve the problem.
95 Overlay zones relaxed regulations. They didn't address uses.

96
97 Steve Parkinson proposed that the Planning Commission only hold one formal meeting
98 a month rather than two. If a second meeting was held, it would be an informal work
99 session for training purposes.

100
101 Chairman Kirch asked that the formal meeting be held on the second Tuesday. Then
102 there would be time to hold another formal meeting in the month if it was needed.

103
104 Commissioner Paul also asked that the formal meeting be held at the beginning of the
105 month. Then he could schedule his work travel for later in the month.

106
107 4. ADJOURN

108
109 **Commissioner Paul moved to adjourn at 6:21 p.m. Commissioner Stonehocker**
110 **seconded the motion. Commission members Dandoy, Karras, Kirch, Paul and**
111 **Stonehocker voted "aye." The motion carried.**

112
113
114
115
116
117 Attest: _____
Gennie Kirch
Chairman

118
119
120
121 _____
Michelle Drago
122 Secretary

123
124 dc:pdec2314



SYNOPSIS

Application Information

Applicant: Adam Martin; Midland Dental Building
Request: Request for Preliminary Subdivision approval for Midland Square Lot 6, 1st Amendment a Commercial Condominium Subdivision
Address: Approximately 2779 West 4000 South

Land Use Information

Current Zoning: CC; Community Commercial
Adjacent Land Use: North: CC; Community Commercial South: CC; Community Commercial
East: CC; Community Commercial West: R-1-8; Single-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommend Approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

BACKGROUND

This request is for a commercial condominium subdivision of a building. It is simply to allow separate ownership of space within the existing building. Nothing will change to the interior or exterior of the building, nothing will change to the site nor how it functions with the lots of the Midland Square commercial subdivision.

It does required that an association be created to maintain the common space, i.e. the attic space, landscaping, exterior of building, etc... The association would be similar to a Home Owners Association.

Subdivision: The proposed subdivision proposes to subdivide the 10,000 square foot building into three (3) separate commercial spaces.

Zoning: The property is currently zoned Community Commercial, and the existing building and landscaping complies with the standards of the zone.

Access: The existing building already has three (3) separate entryways into the building and each entryway leads into each of the separate commercial spaces. Vehicle access from 4000 South will not change.

Utilities: Again nothing will change with the physical nature of the building and how it currently is served by all utilities.

DRC Review: The DRC has reviewed this proposed subdivision, see attached memo. There are a few things needing to be re-submitted, but nothing that would cause the subdivision not to comply with all applicable codes.

CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as Commercial.

CONDITIONS OF APPROVAL

1. Requirements and recommendations as outline in the DRC memo dated 6 January 2015 (Attached).
2. Any future requirements and recommendations from any applicable reviewing agencies.

FINDINGS

1. The proposed subdivision can meet all of the requirements of the Subdivision Ordinance

ALTERNATIVE ACTIONS

The Planning Commission can Approve, Approve with conditions, table or Deny

RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of Midland Square Lot 6, 1st Amendment a Commercial Condominium Subdivision located at approximately 2779 West 4000 South, with the conditions of approval as stated above.

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 6 January 2015

EXHIBIT "A" – AERIAL MAP



EXHIBIT "C" – DRC MEMO DATED 6 JANUARY 2015



COMMUNITY DEVELOPMENT DEPARTMENT
5051 South 1900 West; Roy, Utah 84067
(801) 774-1040 | Fax: (801) 774-1030

MEMORANDUM

Date: 6 January 2015
To: Adam Martin
From: Steve Parkinson – Planning & Zoning Administrator 
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Subject: Midland Square Commercial Plat A, Lot 6, 1st Amendment [2779 We. 4000 So.]
dated December 2, 2014

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

We have the following comments that need to be address:

Engineering

1. Under the title of the subdivision it should reflect the same verbiage as the boundary description. It should read as "Part of **the northeast quarter** section 10,..." for sheets 1 thru 4
2. Within the Engineer signature block include the following after "I hereby certify that **all the requirements of all** statutes ...
3. Add line table and curve table
4. Identify wall and attic areas as limited common area and dimensions.

Fire

1. No comments received at this time.

Building

1. The building becomes an association or is a part of an association, then the plat can be amended and approved to show property lines separating the units, show separate ownership with all other provisions that apply.
2. This means that the owner of each unit would only own paint to paint in their unit.
3. The plat would have to state that the building is a part of an association and that each unit owner is required to be a part of it.
4. Each owner would have to pay to be a part of an association to keep the building, the parking lot, the yard and anything else that is outside of their unit maintained.
5. Any utilities would be able to be ran through any space that is controlled by the association.

Planning

1. Some sort of Owners Association will need to be created along with CC&R's governing the limited common and common areas.