



ROY CITY
Planning Commission Regular meeting
February 9, 2021 – 6:00 p.m.
Digital Regular Meeting

The meeting was a regularly scheduled work-session 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:

Ryan Cowley, Chair
Samantha Bills
Torriss Brand
Jason Felt
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner

Excused: Commissioners Don Ashby, Chris Collins, Jason Sphar, and Assistant City Attorney, Brody Flint

Others in attendance: Justin Pulido

Chair Ryan Cowley made the following statement:

I, Ryan Cowley, Chair of the Roy City Planning Commission and in accordance with Utah Code Section 52-3-207(4) have determined that conducting a meeting in the Roy City Council Chambers presents a substantial risk to the health and safety of those who would be present, the basis for this determination is that due to the infectious nature and potentially dangerous health effect of contracting the COVID-19 virus there is not sufficient space in the Council Chambers to provide appropriate safe physical distancing for the safety individuals who would attend. Accordingly, the February 9th, 2021 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF DECEMBER 8, 2020 REGULAR MEETING MINUTES

Commissioner Payne moved to approve as amended the December 8, 2020 regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne, voted “aye.” The motion carried.

3. APPROVAL OF JANUARY 12, 2021 REGULAR MEETING MINUTES

Commissioner Bills moved to approve as amended the January 12, 2021 regular meeting minutes as written. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne, voted “aye.” The motion carried.

4. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR JP'S MIDLAND TIRES LOCATED AT APPROXIMATELY 4739 SOUTH 3500 WEST

Justin Pulido, 2314 Church Street; Layton, applicant, appeared to explain an addition to JP's Midland Tires. He showed his plan on screen for all to observe as he explained it. What he would like to do is add a second addition, the same as was added seven years ago. He pointed out the 28' by 60' addition of seven years ago on the plans, and indicated they wanted to add that same addition again. He pointed out where the bay doors would be for the second addition, this time on the north end. The addition would include stucco and rock. Stucco would be above, and the rock would be below, with a wainscoting effect. They are also considering an awning, and favor that design because it would look cleaner. He explained how the drainage would continue nearly the same, with water being funneled off in the same way as it is now. There would be no change to the elevation. He also addressed parking, stating that there is currently a parking island (in addition to other parking) that has room for nine vehicles. With the building addition, he stated that the island would be reduced in size to accommodate only three vehicles.

A question was asked regarding handicapped parking. Mr. Pulido answered that there would still be plenty of room in the front of the building for handicapped parking.

As there were no other questions, the time was given to Steve Parkinson, City Planner.

Steve Parkinson, City Planner, used his computer screen to review the architectural and site plans. He stated that Justin Pulido's plan is for a modification. Midland Drive goes north/south on an angle. 3500 West is in the middle, with a small cul-de-sac. This was modified by UDOT three years ago, when access was a problem. The current proposed modification will not change that improved access. The proposal meets the set-back ordinance. Number of parking stalls is twenty-nine, which is more than most small retail establishments. The plans leave for some choices regarding awnings, a canopy, or rock columns. If all are approved, one will be chosen. Staff recommends approval for the site and architectural plans. He then asked for questions.

The question was asked if the property cross-accessed to the parcel to the west, where the storage units are located. Mr. Parkinson answered affirmatively, explaining that there are cross-access agreements with all adjoining property.

The question was then asked if the mechanical units would be obscured from public view. Mr. Parkinson answered affirmatively, stating there would be no mechanicals on the roof.

A final comment was that the modified building will look very nice—even better than it currently does with the metal siding that is on the building. The changes will improve everything visually.

Commissioner Brand moved to approve the Architectural for JP's Midland Tires located at approximately 4739 South 3500 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

Commissioner Payne moved to approve the Site Plan for JP's Midland Tires located at approximately 4739 South 3500 West, with the conditions as stated in the staff report. Commissioner Brand seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

5. COMMISSIONERS MINUTE

The speaker expressed his desire to keep track of an item that was addressed over a year ago, which changes from a base code to a mixed use ordinance, separated into two points. There still hasn't been any action on that.

Steve Parkinson, City Planner, gave an update stating there has been several work sessions devoted to this. They are still working on it, and will hopefully have something to report soon. They voted to do a survey. Some in this group may have gotten a copy of that survey. That needs to be returned by February 16. Hopefully the item will be on the agenda for the 16th as well. They are really close, but it doesn't include the frontrunner ordinance. They will be going back to the frontrunner issue once this one has been approved or denied. He then asked for questions.

The Planning Commission asked what was being built north of 7-11, to which Mr. Parkinson noted there would be an Auto Zone at the location in question. There was then brief discussion about the new buffet restaurant and the storage units that were proposed a couple of meetings ago. Mr. Parkinson stated the storage units had ultimately been approved by the City Council.

6. STAFF UPDATE

There were no staff updates to announce.

7. ADJOURN

Commissioner Brand moved to adjourn at 6:20 p.m. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

Ryan Cowley
Chair

Attest:

Morgan Langholf
City Recorder

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