



ROY CITY
Planning Commission Regular meeting
April 14, 2020 – 6:00 p.m.
City Council Chambers/Courtroom
5051 South 1900 West

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:

Jason Sphar, Chair
Don Ashby
Samantha Bills
Torris Brand
Ryan Cowley
Jason Felt
Annette Mifflin

Steve Parkinson, City Planner

Excused: Commissioners Chris Collins, Claude Payne, and Assistant City Attorney, Brody Flint

Others in attendance: Colby Anderson

Pledge of Allegiance: Mr. Steve Parkinson

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF FEBRUARY 25, 2020 WORK-SESSION MINUTES

Commissioner Mifflin moved to approve the February 25, 2020 Work Session minutes, as written. Commissioner Brand seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF MARCH 22, 2020 REGULAR MEETING MINUTES

Commissioner Brand moved to approve the March 10, 2020 Regular Meeting minutes. Commissioner Mifflin seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

4. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR ARBY'S LOCATED AT APPROXIMATELY 3924 SOUTH MIDLAND DRIVE

Colby Anderson, 2010 North Redwood Road, Salt Lake, representing the applicant, said that he handled all AutoZone development in Utah. He presented the exhibits that were included in the staff report. The subject property was Lot 5 of the Roywell subdivision, which was identified on the plat. Mr. Anderson said that all of the commercial lots here would have a shared access on Midland Drive and a shared access on 4000 South. He presented the site plan for the AutoZone development. He identified the location of the building, parking area, pedestrian sidewalk, and trash enclosure. He then presented the landscape plan. The proposed plan met all City Codes and they would not be asking for any exceptions. Mr. Anderson then went over the architectural design, colors, and materials.

Commissioner Mifflin asked if there was any concern with an O'Reilly's Auto Parts located down the street. There were also a few other auto parts stores in Roy City. Mr. Anderson said that AutoZone and O'Reilly Auto Parts follow each other closely, and they were often located near each other.

Steve Parkinson, City Planner, added that the applicant intended to amend the plans to include a back door for easier access to the trash enclosure. This was not a code requirement, but they wanted to include it.

Commissioner Cowley moved to APPROVE the Site Plan for AutoZone located at approximately 3924 South Midland Drive, with the conditions and facts as stated in the staff report. Commissioner Mifflin seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Sphar voted "aye." The motion carried.

Commissioner Brand moved to APPROVE the Architectural for AutoZone located at approximately 3924 South Midland Drive, with the conditions and facts as stated in the staff report. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Sphar voted "aye." The motion carried

5. COMMISSIONERS MINUTE

Commissioner Mifflin asked about the location of the play area at the new Headstart Preschool. Mr. Parkinson said that the site plan approved by the Planning Commission showed the playground on the west side of the building. That area was already fenced.

6. STAFF UPDATE

Mr. Parkinson said that the City Council was still discussing the Form-Based Code, and it would be on their next agenda. He reported on the status of various developments in the City.

7. ADJOURN

Commissioner Cowley moved to adjourn at 6:27 p.m. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Sphar voted "aye". The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder