



ROY CITY
Planning Commission Regular meeting
July 10, 2018 – 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:

Don Ashby
Samantha Bills
Ryan Cowley
Leland Karras
Claude Payne
Jason Sphar – Vice Chair

Steve Parkinson, City Planner
Assistant City Attorney, Brody Flint

Excused: Chair Torris Brand, Commissioner Chris Collins

Others in attendance: Melonie Brown, Kevin Duncan, Dan White, William Brown, Ken Menlove, Bryon Saxton

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JUNE 12, 2018, REGULAR MEETING MINUTES

Commissioner Karras moved to APPROVE, as amended, the June 12, 2018, regular meeting minutes. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

3. REQUEST FOR APPROVAL OF HOOPER WATER IMPROVEMENT DISTRICT LOCATED AT 2579 WEST 4000 SOUTH
- A. 6:00 P.M. – PUBLIC HEARING – CONDITIONAL USE
 - B. SITE PLAN AND ARCHITECTURAL.

Dan White, representing the applicant, said he was with Gardner Engineering. He explained that the site for the project was occupied by a water tank and well-utilized by the District. Their proposal was to install a filtration plant on the site that would filter out iron and other items, and add some chlorine to the water. There would be no increase in sound, as the pumps already exist. Mr. White said they would also be installing a backup generator, which would run during loss of utility power and once a month for maintenance purposes.

Steve Parkinson, City Planner, presented the staff report and explained that public utility stations were still a conditional use in the City Code. Information regarding conditional uses was included in the staff report. Staff's only concern was noise from the generator when it needed to run for maintenance purposes, and they suggested that the Planning Commission include a condition stating that the generator could only run during daytime hours. Mr.

Parkinson then presented the site plan and briefly reviewed the architecture. Staff recommended approval of all three requests with the conditions listed in the staff report.

Commissioner Payne moved to open the public hearing. Commissioner Karras seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried

Vice-Chair Sphar opened the floor for public comments. No comments were made.

Commissioner Karras moved to close the public hearing. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne and Sphar voted “aye”. The motion carried.

The Commissioner was in favor of the proposal.

Commissioner Karras moved to APPROVE the request for Conditional Use approval for the property located at approximately 2579 West 4000 South with the condition that the generator’s maintenance occurs during the day as well as the conditions and facts as stated in the staff report. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Karras moved to APPROVE the request for Site Plan approval for the property located at approximately 2579 West 4000 South with the conditions and facts as stated in the staff report. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Karras moved to APPROVE the request for Architectural approval for the property located at approximately 2579 West 4000 South with the conditions and facts as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

4. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR KIDZ TOWN LOCATED AR APPROXIMATELY 5686 SOUTH 2050 WEST

Steve Parkinson, City Planner, presented the staff report and identified the subject property on an aerial map. The property was currently vacant except for a single-story building on the corner. The applicant was proposing to bring in a daycare business, which was described in the staff report, and the site plan incorporated the corner building into the design. One of the challenges faced by the applicant was that the corner building had some easements on the property requiring that the new site provide additional parking for these existing businesses. After some work, the applicant came up with a design that met setback requirements and had sufficient parking for the preschool and the existing businesses. Staff recommended approval of the application.

Commissioner Cowley moved to APPROVE the request for Site Plan approval for the property located at approximately 5682 South 2050 West with the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Cowley moved to APPROVE the request for Architectural approval for the property located at approximately 5682 South 2050 West with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

5. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR STORAGE STAR LOCATED AT APPROXIMATELY 4761 SOUTH 3500 WEST

Ken Menlove, the applicant, gave his address as 4243 West Nike Drive in West Jordan and gave a brief background of Menlove Construction. The proposal was to construct a two-story, climate-controlled storage facility where the existing Storage Star was located.

Steve Parkinson, City Planner, presented the staff report and explained that the City Code was recently amended to allow self-storage uses in the commercial zones, subject to a few conditions: that the use would be contiguous to an already existing use; the use was in a recorded subdivision; and the use did not occupy more than 60% of the overall subdivision. These conditions were specifically created to allow the use on the subject property and nowhere else in the City. Mr. Parkinson presented the site plan and said that the City Code did not outline a parking requirement for storage uses, so he researched those of the surrounding cities. The proposed site plan exceeded the parking that Ogden City would require, so Mr. Parkinson felt that was sufficient.

There was a brief discussion regarding the architectural design, and it was stated that metal was not allowed as an exterior material in the commercial zones. The applicant said he was willing to change that part of the design to meet code requirements.

Commissioner Karras moved to APPROVE the request for Site Plan approval for the property located at approximately 4761 South 3500 West with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Karras moved to APPROVE the request for Architectural approval for the property located at approximately 4761 South 3500 West with the conditions and facts as stated in the staff report. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

6. DISCUSSION OF THE DEFINITION OF SITE PLAN

Mr. Parkinson explained that this discussion stemmed from a concern raised by a recent application in which America First Credit Union submitted an in-depth site plan for a food truck and auto sales area. When it was presented to the City Council, the Mayor questioned the definition of a site plan and whether that should be required for food trucks. Mr. Parkinson stated that the current food truck ordinance required a site plan but did not specify what needed to be included on that site plan. When asked by applicants, staff directed them to provide a map of the site showing the location of the food truck so that they knew how many parking stalls would be occupied to ensure that trucks were not blocking any drive isles. Mr. Parkinson researched other city codes for their definition of “site plan” and many were similar to what Roy already had in place. The existing code did have a definition for a temporary use site plan,

which would fit well for food trucks and vendors. The City could look at redefining “site plan”, referring food trucks to the “temporary use site plan” definition, or amend the food truck ordinance to state what the City wanted on a site plan.

After some discussion, the Planning Commission advised staff to keep it as simple as possible. They leaned toward amending the food truck ordinance to specify site plan requirements for that use.

Mr. Parkinson noted that his only concerns with the temporary use site plan was if someone wanted to create a food truck court, which would be a piece of land dedicated to food trucks. He felt that would be a permitted use, so it would require a different site plan.

7. COMMISSIONERS MINUTE

The Commission asked about the pool ordinance, and Mr. Parkinson explained that the City Council had some concerns as to what constituted a permanent pool. Staff had done some research into other city ordinances and that information would be presented to the City Council so that they could make an informed decision.

8. STAFF UPDATE

There were no staff updates.

9. ADJOURN

Commissioner Karras moved to adjourn at 6:39 p.m. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Jason Sphar
Vice-Chair

Attest:

Morgan Langholf
City Recorder

dc:07-10-18