



**ROY CITY**  
**Planning Commission Regular meeting**  
**October 12, 2021 – 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:

Ryan Cowley, Chair  
Samantha Bills  
Torriss Brand  
Chris Collins  
Jason Felt  
Janel Hulbert  
Claude Payne  
Daniel Tanner

Steve Parkinson, City Planner

Excused: Commissioner Jason Sphar, and Assistant City Attorney, Brody Flint

Others in attendance: Glenda Moore, Henry DeVarona, Kevin Homer and Randy Scadden.

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR ENCRE DEVELOPMENT LOCATED AT APPROXIMATELY 3990 SOUTH 1900 WEST

Henry DeVarona, 1131 W 1580N, representative for the developer, explained the request. He said that the last time they had met about this there had been some issues. There needed to be setback 15 ft. from the road, which they had since done. They originally had 40 units but on the east side of one of the buildings one of the commissioners had asked whether there would be parking or residential units, so they had removed 4 of the residential units and were down to 36 to allow for more parking.

Commissioner Brand asked if the roof was flat. Mr. DeVarona said that it was. Commissioner Brand asked what color the roof was. Mr. DeVarona said that it was usually done in grey, but they could do whatever color the Commission would like. Commissioner Brand said that when Arnold Schwarzenegger was Governor of California, his EPA required white roofs.

Commissioner Felt asked if the only opening to the parking lot was in the back. Mr. DeVarona replied no, there would be one on the east side as well. There was discussion about the east entrance. Mr. DeVarona said that since it was a UDOT road they were only given one access to the property on the south end.

Commissioner Brand asked where garbage pickup would be. Mr. DeVarona replied that it would be in the back.

Commissioner Collins asked how many businesses there would be on the bottom. Mr. DeVarona replied that there would be 4.

Commissioner Felt asked how many parking spaces there would be. Mr. DeVarona replied that there would be 1 spot for each of the 36 units and they would have additional parking.

Steve Parkinson, City Planner, presented. He said that they didn't require a roof color so they would just need a recommendation for that. The number of parking stall was already written into the ordinance at 1 stall per bed. There had originally been 40 units and they had to eliminate some of the parking because of landscaping requirements but they had enough to meet what they were required to have. The biggest thing from the last time that they had tabled this was that the fire department required a 25-foot access point that had since been decided that they didn't because there was a fire hydrant near there. The other aspect was an architectural one regarding 4<sup>th</sup> floor 6-foot setbacks, but it had been determined that this was not a requirement. There were a few changes that needed to be made to aspects but were minor enough to not change the overall look of the site. Staff recommended an approval of both items with the conditions as stated in the staff report.

Chair Cowley asked what a parapet roof was. Mr. Parkinson replied that it was when the roof line was usually about one or two feet lower than the height of the wall. Commissioner Tanner asked if they had determined how many of the units would be one bedroom and how many would be two bedrooms. Mr. Parkinson replied that the original plan had assigned them all as 1 bedroom and he hadn't seen anything indicating there would be any two-bedroom units. The architect had only provided the layout of the first floor and would provide the layouts for the other floors in the near future.

Commissioner Tanner asked if residents would be allowed to park in front of the businesses. Mr. Parkinson that UDOT didn't allow for parking on the street so all parking would be on site but in the daytime most residents would be gone so they were doing shared parking. They had enough stalls to meet the ordinance for both residential and commercial. There was discussion about the downtown parking ordinance.

**Commissioner Collins moved to approve the Site Plan for the Echelon Development located at approximately 5890 South 1900 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne, and Tanner voted "aye." The motion carried.**

**Commissioner Felt moved to approve the Architectural for the Echelon Development located at approximately 5890 South 1900 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne, and Tanner voted "aye." The motion carried.**

### 3. COMMISSIONERS MINUTE

There were no comments.

### 4. STAFF UPDATE

Steve Parkinson, City Planner, reported that there were two new alternate Planning Commissioners replacing Mifflin and Ashby.

Dan Tanner, alternate planning commissioner, introduced himself.

Janelle Holbert, alternate planning commissioner, introduced herself.

Mr. Parkinson said they had some projects coming up for the November meeting and they would not have a work session at the end of October.

5. ADJOURN

**Commissioner Brand moved to adjourn at 6:23 p.m. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Tanner voted “aye.” Commissioners Collins voted “nay”. The motion carried.**

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Ryan Cowley  
Chair

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