



ROY CITY
Planning Commission Regular meeting
January 12, 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
Don Ashby
Samantha Bills
Torris Brand
Chris Collins
Jason Felt
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner

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

Others in attendance: Trevor Broughton and Brock Bennion

Chair 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 January 12th, 2021 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Commissioner Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF DECEMBER 8, 2020 REGULAR MEETING MINUTES

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

3. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR FAST SIGNS LOCATED AT APPROXIMATELY 5750 SOUTH 1900 WEST

Trevor Broughton, 543 25th St; Ogden, Architect for applicant, presented a slide show and explained the project. It was going on an undeveloped piece of property set back from the road to allow for parking. Water retention would be upfront, and landscaping would fill that space as well. They proposed a simple CMU facility with split face concrete block which would give it a lot of dimension. It would be mostly a production facility.

Brock Bennion, 5376 So. Freeway Park Dr.; Riverdale, applicant, stated they would be closing their Riverdale facility and moving it to Roy.

Steve Parkinson, City Planner, presented some aerial photos of the area and the proposed site plan. Requested modifications had been made to the initial plan to adhere to ordinance requirements. Staff recommended to approve the site plan and the architecture.

Commissioner Sphar moved to approve the Site Plan for Fast Signs located at approximately 5750 South 1900 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Sphar moved to approve the Architectural for Fast Signs located at approximately 5750 South 1900 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

4. CONSIDER A REQUEST FOR ARCHITECTURAL APPROVAL FOR MATRIX MANUFACTURING LOCATED AT APPROXIMATELY 1910 WEST 3350 SOUTH

Steve Parkinson, City Planner, presented the project. The applicant was not present but only minor changes were being requested. A fire occurred two months before and the building had been burnt. They were proposing an architectural change in the form of raising the roofline by four feet in a section of the building to bring more dimension and shadow lines. Staff recommended approval of the architecture.

Commissioner Sphar moved to approve the Architectural for Matrix Manufacturing located at approximately 1910 West 3350 South, with the conditions as stated in the staff report. Commissioner Mifflin seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

5. COMMISSIONERS MINUTE

6. STAFF UPDATE

Steve Parkinson, City Planner, stated that the council had approved a survey to be conducted to get some feedback on the mixed-use ordinance for downtown from the general public to build on in the first meeting of February. Once the mixed-use ordinance was approved, they would proceed with the General Plan.

There was discussion about the Wasabi restaurant and the property where the thrift store used to be.

7. ADJOURN

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

Ryan Cowley
Chair

Attest:

Morgan Langholf
City Recorder

dc: 01-12-21