



ROY CITY
Planning Commission Regular meeting
August 10, 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:

Jason Sphar, Vice-Chair
Samantha Bills
Torriss Brand
Jason Felt
Claude Payne

Steve Parkinson, City Planner

Excused: Commissioner Chris Collins, Ryan Cowley, and Assistant City Attorney, Brody Flint

Others in attendance: Glenda Moore, Randy Scadden, Kevin Homer, Dell Nichols and Joseph Nichols.

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JUNE 8, 2021 REGULAR MEETING MINUTES

Commissioner Felt moved to approve the June 8, 2021 regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Felt, Payne, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF JUNE 22, 2021 WORK-SESSION MINUTES

Commissioner Bills moved to approve the June 22, 2021 work-session minutes as written. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Felt, Payne, and Sphar voted “aye.” The motion carried.

4. APPROVAL OF JULY 13, 2021 REGULAR MEETING MINUTES

Commissioner Bills moved to approve the July 13, 2021 regular meeting minutes as written. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Felt, Payne, and Sphar voted “aye.” The motion carried.

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

Dell Nichols, 1399 Fairway Lane; Farmington, applicant, discussed the types of projects within his company's portfolio. He noted he had been involved with the development of the adjacent property in the past. The proposal was to take the older, existing structure, and consolidate it to put in essential services such as food and retail services.

Steve Parkinson, City Planner, presented the staff report, an aerial map of the subject property, conceptual drawings, as well as elevations for the proposed site and architectural plans. The proposal meets the City's ordinances and staff recommended approval.

Commissioner Brand moved to approve the Site Plan for ENCRE Development located at approximately 3990 South 1900 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted "aye." The motion carried.

Commissioner Brand moved to approve the Architectural for ENCRE Development located at approximately 3990 South 1900 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted "aye." The motion carried.

6. COMMISSIONERS MINUTE

There was none.

7. STAFF UPDATE

Mr. Parkinson noted that Commissioner Mifflin had stepped down. Therefore, Commissioner Felt would take her place, and staff would be seeking qualified alternates to serve on the Commission.

8. ADJOURN

Commissioner Bills moved to adjourn at 6:22 p.m. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Felt, Payne, and Sphar voted "aye." The motion carried.

Jason Sphar
Vice-Chair

Attest:

Morgan Langholf
City Recorder

dc: 08-10-21