



ROY CITY
Planning Commission Regular meeting
February 8, 2022 – 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:

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

Steve Parkinson, City Planner

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

Others in attendance: Kevin Homer, Glenda Moore, Nate Durbano, Rhett Buttars, Troy Benson and Jaqualine Gonzalez

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. A REQUEST FOR SITE PLAN APPROVAL FOR JJARCO DEVELOPMENT LOCATED AT APPROXIMATELY 4987 SOUTH 1900 WEST

The applicant was Troy Benson.

Steve Parkinson, City Planner, began by noting this was for conditional use and by the aquatic center. He stated the Parks department said this was previously unusable, and they are subsequently working to rezone the area. He said there will be a distance between the sidewalk and the fence. He noted it would be a typical tower and recommended approval for conditional use. Mr. Parkinson said they all should have access to a report with any additional comments from engineers. He added that everything in the area was very typical.

Next, the applicant Mr. Troy Benson, representing Verizon, came forward. He stated that trespassing should not be an issue given the design, and that they would work with the City to figure out planting trees. He walked the committee through a diagram of the plan. He addressed a question in the staff report asking why they could not co-locate with other sites. He said this would not be feasible given their resources.

Commissioner Collins moved to approve the Conditional Use for Verizon Wireless for a Cell Tower located at approximately 2977 West 5200 South, with the conditions as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

Commissioner Brand moved to approve the Site Plan for Verizon Wireless for a Cell Tower located at approximately 2977 West 5200 South, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

3. A REQUEST FOR ARCHITECTURAL APPROVAL FOR ROY RETAILS LOCATED AT APPROXIMATELY 1946 WEST 5600 SOUTH

Nate Durbano, applicant, noted that he had purchased the building in question. He apologized for starting to update the building exterior before the Commission approved the project. He walked through his plans for painting and building modifications with the body. He said they will be meeting all requirements.

Steve Parkinson, City Planner, said the colors he is using meet the ordinance but he cannot make any changes to the building exterior without the Commission’s approval first.

Commissioner Sphar moved to approve the Architectural review for Roy Retail located at approximately 1946 West 5600 South, with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Collins, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

4. A REQUEST FOR SITE PLAN APPROVAL FOR ADVANCED AUTO FOR AN OUTDOOR SALES AREA FOR A FOOD TRUCK LOCATED AT APPROXIMATELY 5740 SOUTH 1900 WEST

Jaqualine Gonzalez, applicant, said the food truck was more of a trailer and they were requesting to park in this spot for more than ten hours a week. Additionally, they like to be open late at night. She said the food truck would be tacos and burritos, and they have all their permits and requirements. She noted this meeting was the last step she needed to take before beginning operations.

Steve Parkinson, City Planner, said the City ordinance allowed for food trucks and restaurants. He noted that they needed to make sure that food trucks did not block any roads or parking. Staff recommended approval.

Commissioner Collins moved to approve the Site Plan review for Advanced Auto for an Outdoor Sales Area for a Food Truck located at approximately 5740 South 1900 West, with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Collins, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

5. COMMISSIONERS MINUTE

There were no comments.

6. STAFF UPDATE

Mr. Parkinson announced that a work session was scheduled for February 22nd.

7. ADJOURN

Commissioner Tanner moved to adjourn at 6:26 p.m. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Collins, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.

Claude Payne
Vice-Chair

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