



**ROY CITY**  
**Planning Commission Regular meeting**  
**March 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:

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

Steve Parkinson, City Planner

Excused: Commissioner Samantha Bills and Assistant City Attorney Brody Flint,

Others in attendance: Laurie Rasmussen, Natalia Santana, and James Adams

Pledge of Allegiance: Commissioner Sphar

1. DECLARATIONS OF CONFLICT

There were none.

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

James Adams came forward as the applicant. He explained the development location and noted he had previously received approval for the site plan.

Steve Parkinson, City Planner, explained that the application was for architectural approval and was the second revision. He stated that the majority of the plan met the ordinance requirements. He said the previous issue was breaking up the wall spacing which had been done.

**Commissioner Collins moved to approve the Architectural for JJARCO Multi-Family located at approximately 4987 South 1900 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

3. A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR LA DAWN  
APARTMENTS LOCATED AT APPROXIMATELY 1775 WEST 4800 SOUTH

Natalia Santana came forward as the applicant. She noted they wanted to install car ports for their residents. Ms. Santana said installing car ports would better protect their residents. She then reviewed the site plan and presented an aerial map of the property. She explained that they would move the seven stalls towards the leasing office at the front. She then showed the carport designs and noted they would be an ash grey color. Ms. Santana said the project would start two

weeks after approval and would take roughly two weeks to finish. When asked if there would be additional parking available, Ms. Santana answered affirmatively.

Steve Parkinson, City Planner, reviewed the existing lot which he stated was largely uncovered.

**Commissioner Tanner moved to approve the Site Plan for La Dawn Apartments located at approximately 1775 West 4800 South, with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

**Commissioner Tanner moved to approve the Architectural for La Dawn Apartments located at approximately 1775 West 4800 South, with the conditions as stated in the staff report. Commissioner Brand seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

#### 4. COMMISSIONERS MINUTE

Mr. Parkinson recounted the vote on February 22nd; he said the motion failed, and there was no second. He said they came back on March 1st and changed the request to 34 single family homes, and the request was then approved. There was a brief continuation of this discussion.

#### 5. STAFF UPDATE

Mr. Parkinson reviewed various construction projects taking place around the City.

#### 6. ADJOURN

**Commissioner Tanner moved to adjourn at 6:17 p.m. Commissioner Felt seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

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Ryan Cowley  
Chair