



ROY CITY
Planning Commission Regular meeting
May 10, 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
Janel Hulbert
Jason Sphar
Daniel Tanner

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioners Samantha Bills, Jason Felt and Claude Payne

Others in attendance: Glenda Moore, Alexis Riggs, Mike MacFarlane, Elizabeth Brown, Sabrina Brown, and Brandy Fowers.

Pledge of Allegiance: Commissioner Collins

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE MARCH 22, 2022 WORK-SESSION MINUTES

Commissioner Collins moved to approve the March 22, 2022, regular meeting minutes as written. Commissioner Hulbert seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner “aye.” The motion carried.

3. APPROVAL OF THE APRIL 12, 2022 WORK-SESSION MINUTES

Commissioner Brand moved to approve the April 12, 2022, regular meeting minutes as written. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted “aye.” The motion carried.

4. APPROVAL OF THE APRIL 26, 2022 WORK-SESSION MINUTES

Commissioner Tanner moved to approve the April 26, 2022, regular meeting minutes as written. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted “aye.” The motion carried.

5. CONTINUATION – TO CONSIDER AMENDMENTS TO TITLE 10 ZONING REGULATIONS, CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, AMENDING TABLE 10-1 "MAXIMUM BUILDING HEIGHT" AND CH 31 - DEFINITIONS AMENDING THE DEFINITION OF "BUILDING, HEIGHT"

Steve Parkinson, City Planner, provided an overview of this item. He explained that during the April 26th work-session staff explain what transpired during their conversation with Mr. Brodsky Commissioner Felt also brought up a concern regarding the “3” points and asked if there was a way that staff could make so developers don’t try and exploit it. The Commission discussed other ways and produced the idea of changing the minimum number of points from “3” to “4” and adding that at one point per façade is required. Staff recommended approval of the suggested change as outlined.

Commissioner Collins moved to recommend to the City Council that they approve the proposed amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of “Building, Height”. Commissioner Brand seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted “aye.” The motion carried.

6. PUBLIC HEARING – TO CONSIDER AMENDMENTS TO TITLE 13 SIGN REGULATIONS; CH 4 – REGULATIONS OF SIGNS; AMENDING SECTION 3 - SIGNS THAT REQUIRE A PERMIT; AMENDING MONUMENT SIGNS, POLE SIGNS AND ELECTRONIC MESSAGE CENTER (EMC) SIGNS, AND ADDING PROJECTING SIGNS, PROJECTING MARQUEE SIGNS AND AWNING SIGNS.

Steve Parkinson, City Planner, presented the staff report as well as a redlined copy of the ordinance showing the amendments in relation to existing language. He explained that when the City began looking at the Mixed Use zoning code for Downtown and the FrontRunner Station there was a chapter on signage, which was later removed when the Council approved it. But within that chapter there were new sign types. With the shift to allow buildings to be closer to the street and with possible multiple uses within the same building, should we look at our current sign code and the allowed types of signs and possibly increase what can or is allowed? During the last two (2) work-sessions (March 22, 2022 & April 26, 2022) the Commission has been discussing what sign types that were a part of the “Mixed Use” code and which of those could be allowed within those zones. Along with the proposed language regarding height, width, location, numbers, and appropriate zones. Exhibit “A” has the proposed language as discussed.

The proposed amendments are consistent with the General Plan, as well as previous discussions held by the Planning Commission. Therefore, Staff recommends forwarding a recommendation of approval to the City Council regarding the proposed amendments to Title 13 Sign Regulations; CH 4 – Regulations of Signs; amending Section 3 - Signs that Require a Permit; amending Monument Signs, Pole Signs and Electronic Message Center (EMC) Signs, and adding Projecting Signs, Projecting Marquee Signs and Awning Signs.as written and with the recommendations and findings as stated in the staff report.

Commissioner Tanner moved to open the public hearing. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted “aye.” The motion carried

Chairman Cowley opened the floor for public comments. No comments were made.

Commissioner Spahr moved to close the public hearing. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Spahr, and Tanner voted “aye.” The motion carried.

Commissioner Collins moved to recommend to the City Council that they approve the proposed amendments to Title 13 Sign Regulations; CH 4 – Regulations of Signs; amending Section 3 - Signs that Require a Permit; amending Monument Signs, Pole Signs and Electronic Message Center (EMC) Signs, and adding Projecting Signs, Projecting Marquee Signs and Awning Signs. Commissioner Hulbert seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Spahr, and Tanner voted “aye.” The motion carried.

7. TO CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL FOR DOLLAR TREE LOCATED AT APPROXIMATELY 3610 WEST 5600 SOUTH

Alexis Riggs & Mike MacFarlane, applicants, presented their application as well as an aerial map to depict the site plan's location. They explained that this vacant property is between 3500 West & 3675 West and 5600 South & 5500 South, located west of Kent's market. (Exhibit “A” in the staff report.) The property is 1.53 acres (66,646.8 sq.-ft.) in lot area. The proposed building will be approximately 10,000 sq.-ft. and will have the same access points as Kent's market itself. At the request of the Commissioners, the applicants then described where the truck entrance would be located.

Steve Parkinson, City Planner, presented the staff report and explained that there are a few issues with the site plan, however, these aren't large items that the site couldn't meet the ordinance after some minor modifications. The parking area exceeds the minimum number of parking stalls required, not only on this parcel but within the overall development. The proposed building will be visible from 5500 South, 5600 South and 3675 West. The elevations do appear to meet the minimum requirements of the code along with the proposed materials and colors. The proposed building and site can for the most part meet all of the minimum requirements of the code. There are still a department or two that haven't provided their comments; however, the Planning portion of the DRC Memo can be found in exhibit “D.” The Planning Commission will need to determine if the proposed development meets the intent of the Zoning Ordinance.

Commissioner Collins moved to approve the Site Plan for Dollar Tree with the conditions as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Spahr, and Tanner voted “aye.” The motion carried.

Commissioner Tanner moved to approve the Architectural for Dollar Tree with the conditions as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Spahr, and Tanner voted “aye.” The motion carried.

8. CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR SACCOS LOCATED AT APPROXIMATELY 6050 SOUTH 1900 WEST

Brandy Fowers, applicant, presented, her application and discussed her desire to educate the public on where their food comes from. She noted that her business is family owned and operated. The property in question has been around for more than 60 years and it is located on the east side of 1900 West and is the last business as you leave the City heading south and is a Landmark in the City. Ms. Fowers stated that she wants to modernize the color scheme of this landmark. The color updates are to change the building from gray with yellow trim to a white building with black trim.

Commissioner Sphar moved to approve the Architectural for Sacco's with the conditions as stated in the staff report. Commissioner Hulbert seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted "aye." The motion carried.

9. COMMISSIONERS MINUTE

Mr. Parkinson provided updates on the painting project taking place at Deal Depot. He explained there was a halt on the project, at which time the painter went to work on a different project which is why there have been additional delays.

10. STAFF UPDATE

There were no additional staff updates.

11. ADJOURN

Commissioner Tanner moved to adjourn at 6:39 p.m. Commissioner Hulbert seconded the motion. Commissioners Brand, Collins, Cowley, Hulbert, Sphar, and Tanner voted "aye." The motion carried.

Ryan Cowley
Chair