



ROY CITY
Planning Commission Regular meeting
September 13, 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
Samantha Bills
Torriss Brand
Chris Collins
Janel Hulbert
Claude Payne
Daniel Tanner

Steve Parkinson, City Planner

Excused: Commissioners Jason Felt and Jason Sphar and Assistant City Attorney, Brody Flint.

Others in attendance: Glenda Moore, Kevin Homer, Henry DeVarona and Conner Atkins.

Pledge of Allegiance: Commissioner Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE JULY 12, 2022 REGULAR MEETING MINUTES

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

3. APPROVAL OF THE JULY 26, 2022 WORK-SESSION MINUTES

Commissioner Brand moved to approve the July 26, 2022, work-session minutes as written. Commissioner Tanner seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

4. APPROVAL OF THE AUGUST 9, 2022 REGULAR MEETING MINUTES

Commissioner Payne moved to approve the August 9, 2022, regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

5. CONTINUATION – TO CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR DEAL DEPOT LOCATED AT APPROXIMATELY 1942 WEST 5600 SOUTH

City Planner Steve Parkinson noted the applicant was not able to be there that evening due to a concurrent event at Weber County but said he would be able to explain the item on the applicant's

behalf. He stated the applicant had purchased a building which had originally been a Planet Fitness, and they intended to subdivide the building into three distinct units. He indicated the overall look of the building would not change because they would add two additional entrances onto the individual stores, but otherwise the building would remain the same. He explained one space would be a Planet Fitness, another would be office space for a construction company, and the last space had not been filled by a tenant yet. Mr. Parkinson stated Staff recommended approval of the architectural plan.

Chairman Ryan Cowley said while he usually preferred for the applicant to be present, he was comfortable with approval, given what a small change it was.

Mr. Steve Parkinson said the only other change of note would be the addition of an ADA ramp at the main entrance.

Commissioner Tanner moved to approve the Architectural review for Deal Depot with the conditions as stated in the staff report. Commissioner Hulbert seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

The Commission changed the order of the items on the Agenda, and allowed item seven to be presented first, to allow time for the applicant and presenter of item six to arrive.

7. TO CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL FOR TAGG-N-GO LOCATED AT APPROXIMATELY 5275 SOUTH 1900 WEST

Applicant Conner Atkins gave his address 839 East 1330 South, East Salem. He explained at his car wash, people had to do a 180 degree turn to get to the vacuums after the wash, and so to make things easier for their customers, they had added more space to the back end of the car wash and had relocated the vacuums to the back. He noted their competitors had a similar layout and invited the Commissioners to ask questions. He clarified that currently, there were vacuums all along the northern border of the lot, and they planned to move all but six of them to the back of the lot. He said they would leave six in place to allow cross access and accommodate busy days, and the rest of the space would be converted into employee parking. The Commissioners discussed it would be nice to have better access to the car wash and thanked him for this presentation.

City Planner Steve Parkinson explained the request was for an architectural change and noted the awnings over the vacuums would be changed. He shared the original site plan and noted there had initially been plans for a second building, although the current site plan did not have a second building. He noted the possible addition of a second building was a discussion for another time. He discussed the covers would be plain black, gave good sunshade, and were similar to awnings at other car washes in other Cities. He indicated City Staff recommended approval.

The Commissioners discussed the possibility of noise complaints from nearby residents, and Mr. Atkins explained the vacuums shut off automatically at a certain time of night, so there should not be noise disturbances in the evening.

Commissioner Brand moved to approve the Site Plan for Tagg-N-Go with the conditions as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

Commissioner Payne moved to approve the Architectural review for Tagg-N-Go with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

The applicant for item six still had not arrived, so the Commission proceeded to item six without the applicant.

6. CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR JACKSON C-STORE LOCATED AT APPROXIMATELY 4805 SOUTH 1900 WEST

City Planner Steve Parkinson oriented the Commission to the location of the site and explained it had recently come under new ownership and the new owner wanted to make some changes. He shared photographs of the current gas station, as well as plans for improvement. He said the owner had proposed adding some architectural features and specified nothing would be taken away from the building, only additions. He said City Staff recommended approval of the changes.

Commissioner Tanner said he liked the new plans much more than the current building.

Mr. Parkinson also clarified the proposed changes would only impact the main building, and not the car wash structure behind it.

Commissioner Tanner moved to approve the Architectural review for Jackson C-Store with the conditions as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.

8. COMMISSIONERS MINUTE

Commissioner Bills commented she had found podcasts about city planning, and the Commissioners discussed this briefly.

9. STAFF UPDATE

City Planner Steve Parkinson announced the new Starbucks building on Midland Drive was up, although he was not sure if the inside of the building was finished. He reported Abington Heights development on Hinckley Drive had finished their underground work, and the roads were beginning to take shape. He also noted a single-family home on Park 43 had been demolished. He reported they were still finalizing the civil plans for the Dollar Tree located next to Kents, and said they were close to being completed. He said they had given their comments to The Royce project, by Harmons, and they had not heard anything back yet. He also reported RailRunner was in a similar position, and they had not gotten any updates from them recently.

The Commissioners held a short discussion of properties that were rumored to be moving into vacant lots throughout the City, and Mr. Parkinson noted it was hard to rely on rumor mills and that plans changed frequently.

Commissioner Tanner mentioned he was glad to have the Starbucks up and running soon, as their roads got busier.

Commissioner Hulbert thought they needed to clarify some of the road definitions regarding the Woodbury development, to avoid any possible ambiguity. She said they needed to tighten things up in the Code, and Mr. Parkinson replied he had gone through the language to ensure it was okay as it was.

10. ADJOURN

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

Ryan Cowley
Chair

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