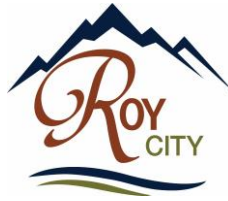


**Chair**  
• Ryan Cowley

**Vice-Chair**  
• Claude Payne

**City Planner**  
• Steve Parkinson



**Commission Members**

- Samantha Bills
- Torris Brand
- Christopher Collins
  - Jason Felt
- Janel Hulbert
- Jason Sphar
- Daniel Tanner

# PLANNING COMMISSION

## AGENDA

October 25, 2022

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the Small Training Room in the basement of the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

This meeting will be streamed live on the Roy City YouTube channel.  
(<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>)

### Agenda Items

1. Declaration of Conflicts
2. Approval of the September 13, 2022 regular meeting minutes
3. Training
4. Commissioners Minute
5. Staff Update
6. Adjourn

*In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: [ced@royutah.org](mailto:ced@royutah.org) at least 48 hours in advance of the meeting.*

***Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, any Commissioner may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.***

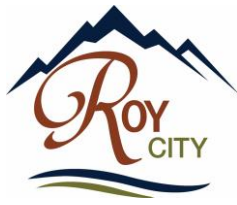
### **Certificate of Posting**

*The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 21<sup>st</sup> day of October 2022. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the same date.*

Visit the Roy City Web Site @ [www.royutah.org](http://www.royutah.org)  
Roy City Planning Commission Agenda Information – (801) 774-1027

Steve Parkinson, City Planner





**ROY CITY**  
**Planning Commission Regular meeting**  
**September 13, 2022 – 6:00 p.m.**  
City Council Chambers/Courtroom  
5051 South 1900 West

1 The meeting was a regularly scheduled work-session designated by resolution. Notice of the  
2 meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the  
3 agenda was posted.

4  
5 The following members were in attendance:

6  
7 Ryan Cowley, Chair Steve Parkinson, City Planner  
8 Samantha Bills  
9 Torris Brand  
10 Chris Collins  
11 Janel Hulbert  
12 Claude Payne  
13 Daniel Tanner

14  
15 Excused: Commissioners Jason Felt and Jason Sphar and Assistant City Attorney, Brody Flint.

16  
17 Others in attendance: Glenda Moore, Kevin Homer, Henry DeVarona and Conner Atkins.

18  
19 Pledge of Allegiance: Commissioner Brand

20  
21 1. DECLARATIONS OF CONFLICT

22  
23 There were none.

24  
25 2. APPROVAL OF THE JULY 12, 2022 REGULAR MEETING MINUTES

26  
27 **Commissioner Bills moved to approve the July 12, 2022, regular meeting minutes as**  
28 **written. Commissioner Hulbert seconded the motion. Commissioners Brand, Bills, Collins,**  
29 **Cowley, Hulbert, Payne and Tanner “aye.” The motion carried.**

30  
31 3. APPROVAL OF THE JULY 26, 2022 WORK-SESSION MINUTES

32  
33 **Commissioner Brand moved to approve the July 26, 2022, work-session minutes as**  
34 **written. Commissioner Tanner seconded the motion. Commissioners Brand, Bills, Collins,**  
35 **Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.**

36  
37 4. APPROVAL OF THE AUGUST 9, 2022 REGULAR MEETING MINUTES

38  
39 **Commissioner Payne moved to approve the August 9, 2022, regular meeting minutes as**  
40 **written. Commissioner Bills seconded the motion. Commissioners Brand, Bills, Collins,**  
41 **Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.**

42  
43 5. CONTINUATION – TO CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW  
44 APPROVAL FOR DEAL DEPOT LOCATED AT APPROXIMATELY 1942 WEST 5600  
45 SOUTH

46  
47 City Planner Steve Parkinson noted the applicant was not able to be there that evening due to a  
48 concurrent event at Weber County but said he would be able to explain the item on the applicant's

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

56  
57 Chairman Ryan Cowley said while he usually preferred for the applicant to be present, he was  
58 comfortable with approval, given what a small change it was.

59  
60 Mr. Steve Parkinson said the only other change of note would be the addition of an ADA ramp at  
61 the main entrance.

62  
63 **Commissioner Tanner moved to approve the Architectural review for Deal Depot with the**  
64 **conditions as stated in the staff report. Commissioner Hulbert seconded the motion.**  
65 **Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The**  
66 **motion carried.**

67  
68 The Commission changed the order of the items on the Agenda, and allowed item seven to be  
69 presented first, to allow time for the applicant and presenter of item six to arrive.

70  
71 7. TO CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL  
72 FOR TAGG-N-GO LOCATED AT APPROXIMATELY 5275 SOUTH 1900 WEST

73  
74 Applicant Conner Atkins gave his address 839 East 1330 South, East Salem. He explained at  
75 his car wash, people had to do a 180 degree turn to get to the vacuums after the wash, and so to  
76 make things easier for their customers, they had added more space to the back end of the car  
77 wash and had relocated the vacuums to the back. He noted their competitors had a similar layout  
78 and invited the Commissioners to ask questions. He clarified that currently, there were vacuums  
79 all along the northern border of the lot, and they planned to move all but six of them to the back  
80 of the lot. He said they would leave six in place to allow cross access and accommodate busy  
81 days, and the rest of the space would be converted into employee parking. The Commissioners  
82 discussed it would be nice to have better access to the car wash and thanked him for this  
83 presentation.

84  
85 City Planner Steve Parkinson explained the request was for an architectural change and noted  
86 the awnings over the vacuums would be changed. He shared the original site plan and noted  
87 there had initially been plans for a second building, although the current site plan did not have a  
88 second building. He noted the possible addition of a second building was a discussion for another  
89 time. He discussed the covers would be plain black, gave good sunshade, and were similar to  
90 awnings at other car washes in other Cities. He indicated City Staff recommended approval.

91  
92 The Commissioners discussed the possibility of noise complaints from nearby residents, and Mr.  
93 Atkins explained the vacuums shut off automatically at a certain time of night, so there should not  
94 be noise disturbances in the evening.

95

96 **Commissioner Brand moved to approve the Site Plan for Tagg-N-Go with the conditions**  
97 **as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners**  
98 **Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The motion carried.**  
99

100 **Commissioner Payne moved to approve the Architectural review for Tagg-N-Go with the**  
101 **conditions as stated in the staff report. Commissioner Bills seconded the motion.**  
102 **Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The**  
103 **motion carried.**  
104

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

107  
108 6. CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR JACKSON  
109 C-STORE LOCATED AT APPROXIMATELY 4805 SOUTH 1900 WEST  
110

111 City Planner Steve Parkinson oriented the Commission to the location of the site and explained it  
112 had recently come under new ownership and the new owner wanted to make some changes. He  
113 shared photographs of the current gas station, as well as plans for improvement. He said the  
114 owner had proposed adding some architectural features and specified nothing would be taken  
115 away from the building, only additions. He said City Staff recommended approval of the changes.  
116

117 Commissioner Tanner said he liked the new plans much more than the current building.  
118

119 Mr. Parkinson also clarified the proposed changes would only impact the main building, and not  
120 the car wash structure behind it.  
121

122 **Commissioner Tanner moved to approve the Architectural review for Jackson C-Store with**  
123 **the conditions as stated in the staff report. Commissioner Collins seconded the motion.**  
124 **Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted “aye.” The**  
125 **motion carried.**  
126

127 8. COMMISSIONERS MINUTE  
128

129 Commissioner Bills commented she had found podcasts about city planning, and the  
130 Commissioners discussed this briefly.  
131

132 9. STAFF UPDATE  
133

134 City Planner Steve Parkinson announced the new Starbucks building on Midland Drive was up,  
135 although he was not sure if the inside of the building was finished. He reported Abington Heights  
136 development on Hinckley Drive had finished their underground work, and the roads were  
137 beginning to take shape. He also noted a single-family home on Park 43 had been demolished.  
138 He reported they were still finalizing the civil plans for the Dollar Tree located next to Kents, and  
139 said they were close to being completed. He said they had given their comments to The Royce  
140 project, by Harmons, and they had not heard anything back yet. He also reported RailRunner  
141 was in a similar position, and they had not gotten any updates from them recently.  
142

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

146  
147 Commissioner Tanner mentioned he was glad to have the Starbucks up and running soon, as  
148 their roads got busier.

149  
150 Commissioner Hulbert thought they needed to clarify some of the road definitions regarding the  
151 Woodbury development, to avoid any possible ambiguity. She said they needed to tighten things  
152 up in the Code, and Mr. Parkinson replied he had gone through the language to ensure it was  
153 okay as it was.

154  
155 10. ADJOURN

156  
157 **Commissioner Hulbert moved to adjourn at 6:27 p.m. Commissioner Bills seconded the**  
158 **motion. Commissioners Brand, Bills, Collins, Cowley, Hulbert, Payne and Tanner voted**  
159 **“aye.” The motion carried.**

160  
161  
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164  
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167

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Ryan Cowley  
Chair

dc: 09-13-22