



ROY CITY
Planning Commission
October 10, 2023 – 6:00 p.m.
Community Development Conference Room
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 Sphar
Daniel Tanner

Steve Parkinson, City Planner
Patrick Tan, Assistant City Attorney

Excused: Commissioners Samantha Bills, Jason Felt and Janel Hulbert

Others in attendance: Kevin Homer, Glenda Moore, Byron Burnett, Ryan Hales, and Dave Whittaker.

Pledge of Allegiance: Commissioner Brand

1. DECLARATION OF CONFLICTS OF INTEREST

There were no conflicts of interest.

2. APPROVAL OF SEPTEMBER 12, 2023, REGULAR MEETING MINUTES

Commissioner Collins moved to approve the September 12, 2023, regular meeting minutes as written. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Cowley, Sphar and Tanner voted “aye.” The motion carried.

3. REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR RAILRUNNER, LOCATED AT APPROXIMATELY 2449 WEST 4000 SOUTH

The applicant came forward and introduced himself as Ryan Hells and said he was with DAI. He reported they had experienced delays in getting their architectural approval done and apologized for this delay, and said he was there that evening to answer questions.

Mr. Parkinson presented and recalled the Commission had approved the site plan with conditions at their last meeting. He identified there were four different types of buildings, two of which were two stories with two-car garages and some featured driveways as well for additional parking. He noted most of the buildings were on the east side of the property, and there were three story buildings farther to the west. He noted the three-story buildings had a different pitch on the roof and an overall different feel to them. He also indicated where the clubhouse was located and noted this was a one-story building featuring a pool and several other amenities.

Mr. Parkinson discussed the colors and materials which would be used as well, and identified the color palette was overall very neutral with some light blue and other lighter shades being used as accents. He reiterated the site plan was approved and said City Staff recommended approval of the site plan as well, as long as it adhered to DRC comments.

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

4. DISCUSSION REGARDING TANNER CLINIC, LOCATED APPROXIMATLY AT 5600 SOUTH 3500 WEST

Mr. Parkinson presented on behalf of the applicant and explained the applicant had experienced unforeseen circumstances that evening and was unable to attend the meeting. He stated there was an existing site plan, and indicated where the existing hospital was and highlighted an area with empty space.

Dave Whittaker arrived and identified himself as the general contractor for the project and said he would attempt to answer questions on behalf of the applicant and architect.

Mr. Parkinson explained the applicant had relatively minor changes to make, and stated they wanted to add another building on the east side where there was vacant space and add more parking as well. He noted the proposed building mirrored the existing one, and he highlighted where the new entryway would be located. He explained the building would primarily be offices, and it gave the physicians more places to be able to work. Mr. Parkinson said there were issues with the plan, but nothing so major that it inhibited construction, so he reported City Staff recommended approval. Mr. Whittaker reiterated the proposed site was a mirror of the extant building, so if they had any questions about the layout, they could look at the existing building. Mr. Whittaker also estimated they would add about 35 parking stalls with the new plan, and Mr. Parkinson added it would likely be even more than that.

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

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

5. COMMISSIONERS MINUTE

Chair Cowley noted he and several other Commissioners had recently attended the Planning Conference in Ogden and thanked Mr. Parkinson for coordinating their attendance. He said he and the other Commissioners had learned a lot and had been able to get training hours in as well.

Mr. Parkinson discussed Midland Market in response to a question about its planned redevelopment, and said since all the changes were inside, he did not know a lot of the details. He clarified that he was only involved with projects that changed the outside of a building.

6. STAFF UPDATE

Mr. Parkinson announced Roy City had received an award for their Station Area plan. He reported nineteen plans had been submitted, and there had been one first place award and two honorable mentions, of which Roy City had received one. He commented it was nice to see them be recognized for their hard work.

Mr. Parkinson also reported that Roy City had received a letter from the State indicating they were compliant with six out of seven moderate income housing requirements, and said they were now looking into how they could get the seventh requirement as well.

Mr. Parkinson lastly noted the roads in Abbingdon Heights had been paved and were ready to go for the winter and said all the buildings were completed.

7. ADJOURN

Commissioner Tanner moved to adjourn at 6:16 p.m. Commissioner Sphar seconded the motion. Commissioners Brand, Cowley, Sphar and Tanner voted “aye”, Commissioner Collins voted “nay”. The motion carried.

Ryan Cowley
Chair