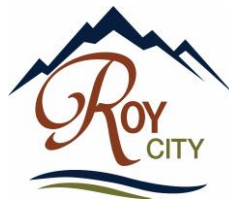


Chair
• Ryan Cowley

Vice-Chair
• Jason Felt

City Planner
• Steve Parkinson



Commission Members
• Samantha Bills
• Torris Brand
• Christopher Collins
• Janel Hulbert
• Jason Sphar
• Daniel Tanner

PLANNING COMMISSION - AGENDA

October 10, 2023

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in 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.](#)

Agenda Items

1. Declaration of Conflicts
2. Approval of the September 12, 2023 regular meeting minutes.

Legislative Items

Administrative Items

3. A request for Architectural review approval for RailRunner located at approximately 2449 West 4000 South
4. A request for Site Plan & Architectural approval for an addition to the Tanner Clinic located at approximately 3443 West 5600 South
5. Commissioners Minute
6. Staff Update
7. 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 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 6th day of October 2023. A copy was also provided to the Standard Examiner, posted on the Roy City Website, Public Notice Website and at the Roy City Municipal Building on the same date.

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

Steve Parkinson, City Planner





ROY CITY
Planning Commission Regular meeting
September 12, 2023 – 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 Torris Brand

Patrick Tan, Assistant City Attorney

9 Jason Felt

10 Janel Hulbert

11 Daniel Tanner

12
13 Excused: Commissioners Chris Collins and Jason Sphar

14
15 Others in attendance: Chase Andrizzi, Kevin Homer, Cindi Buckley, Byron Burnett, Glenda Moore,
16 and Bryan Flamm

17
18 Pledge of Allegiance: Commissioner Hulbert

19
20 1. DECLARATIONS OF CONFLICT

21
22 Chairman Cowley asked if anyone wished to declare a conflict, and Commissioners Felt
23 announced that he worked for a company which had contracted in the past with one of the
24 applicants who would speak that evening, although he did not have any personal involvement
25 with the specific project which would be discussed in the meeting.

26
27 2. APPROVAL OF THE JUNE 13, 2023, REGULAR MEETING MINUTES; APPROVAL OF
28 THE JUNE 27, 2023, WORK-SESSION MINUTES; APPROVAL OF THE JULY 11, 2023,
29 REGULAR MEETING MINUTES; AND APPROVAL OF THE AUGUST 8, 2023, REGULAR
30 MEETING MINUTES;

31
32 Commissioner Tanner requested that lines 199 through 205 of the June 13th minutes be
33 amended.

34
35 **Commissioner Hulbert moved to approve the minutes with the changes as discussed.**
36 **Commissioner Felt seconded the motion. Commissioners Brand, Cowley, Felt, Hulbert,**
37 **and Tanner voted “aye.” The motion carried.**

38
39 3. CONTINUATION - A REQUEST FOR SITE PLAN APPROVAL FOR KOOL KIDZ
40 CHILDREN CENTER LOCATED AT APPROXIMATELY 1845 WEST 4400 SOUTH.

41
42 Applicant Cindi Buckley gave her address as 3949 South 37 West, West Haven Utah, and
43 reminded the Planning Commission that she had come before them in June in regards to
44 purchasing the building located at 1845 West 4400 South to establish a daycare. She stated they
45 were there that evening to seek approval for the site plan. Ms. Buckley explained that she had to
46 submit plans for a playground, and discussed how in June she had thought she would need to
47 use her parking lot for a playground, although she had since met with State licensing who had
48 determined she would have enough space in the front left side of the property to put a playground

49 in without having to utilize the parking lot. She acknowledged they still needed to get permits to
50 build, but wanted to ensure they had permission from the Planning Commission before they
51 moved forward.

52
53 Mr. Parkinson shared an aerial view to orient the Planning Commission to the location of the site
54 and indicated the surrounding businesses. He highlighted where the playground would be
55 located, and reiterated Ms. Buckley's point that they would not need to cut into the parking lot in
56 order to have enough space for a playground. He stated Staff recommended approval with the
57 conditions listed in the Staff report.

58
59 The Commissioners concurred they were happier with the new plan. City Planner Parkinson
60 explained that the applicant would put a retaining wall on the sloped grass area to bring it up and
61 match the sidewalk.

62
63 **Commissioner Brand moved to approve the Site Plan review for Kool Kidz Childcare**
64 **Center with the conditions as stated in the staff report. Commissioner Tanner seconded**
65 **the motion. Commissioners Brand, Cowley, Felt, Hulbert, and Tanner voted "aye." The**
66 **motion carried.**

67
68 4. CONSIDER A REQUEST FOR CONDITIONAL USE & SITE PLAN APPROVAL FOR A
69 CELL TOWER FOR VERIZON WIRELESS LOCATED AT APPROXIMATELY 2977 WEST
70 5200 SOUTH

71
72 Applicant Troy Benson gave his address as 136 South Main Street, Salt Lake City Utah, and
73 explained he was presenting on behalf of Verizon Wireless. He recalled they had actually
74 received precious approval from the City Council for a different area, located near the aquatic
75 center, some years ago. He discussed how at the time, they had worked with the former City
76 Manager, Brody Flint, to have one of the intersections of the walkway and two parking stalls
77 removed to make way for the site, although since then other members of City Staff had proposed
78 some alternatives that would be more conducive to pedestrian traffic. Mr. Benson expressed he
79 was open to do whatever the City felt was best, and emphasized they had come up with their
80 current plan based on what they thought the wishes of the City were. Mr. Benson then explained
81 this would be a 100 foot tall tower which would improve Verizon's service in the area, as well as
82 some ground equipment that included a backup generator. He noted the generator kicked on
83 once a month to ensure it worked; otherwise, it only turned on in the event of a power outage.

84
85 Mr. Benson reiterated that the current proposal would take out part of the walkway in the parking
86 lot, and said one alternative was to move the site farther down so it did not take up the walkway,
87 although it would take up four parking stalls rather than two. In response to a question from a
88 Commissioner, Mr. Parkinson stated the ADA parking stalls were closer to the front of the aquatic
89 center and should not be impacted by this plan.

90
91 Mr. Parkinson overviewed this site plan approval request, and indicated on the map where the
92 original tower had been planned to be installed as well as the location of the current request. He
93 gave some background and noted City Council had requested it be moved to this parking lot, and
94 he and City Staff had then requested that the site be moved within the parking lot so it did not
95 take up part of the walkway in the lot. City Planner Parkinson discussed there were hundreds of
96 stalls so taking up four of them did not make a significant difference, and there would be more of

97 an impact in removing access to the walkway. City Planner Parkinson shared the zoning map
98 and noted this would be a conditional use. He also highlighted the DRC comments and reported
99 based on their comments the site could be approved, although they needed to ensure they had
100 ADA compliance. He summarized that Staff recommended approval, with the conditions as
101 outlined.

102
103 Commissioner Hulbert clarified the reason the site had moved is because the original site would
104 have taken up too much space, and Mr. Parkinson replied City Council wanted to expand the
105 Bowery and thought the original site for the tower would have gotten in the way of that expansion.
106 She expressed she was not thrilled to put such a large tower in a parking lot but felt it was the
107 best of their options. Mr. Parkinson pointed out this location was far away from residents, and
108 added it would not take away any grassy areas that could be used for recreation.

109
110 **Commissioner Felt moved to approve the Conditional Use for Verizon Wireless.**
111 **Commissioner Tanner seconded the motion. Commissioners Brand, Cowley, Felt, Hulbert,**
112 **and Tanner voted “aye.” The motion carried.**

113
114 **Commissioner Tanner moved to approve the Site Plan review for Verizon Wireless with the**
115 **conditions as stated in the staff report. Commissioner Felt seconded the motion.**
116 **Commissioners Brand, Cowley, Felt, Hulbert, and Tanner voted “aye.” The motion carried.**

117
118 5. TO CONSIDER A REQUEST FOR SITE PLAN APPROVAL FOR RAILRUNNER
119 LOCATED AT APPROXIMATELY 2449 WEST 4000 SOUTH

120
121 Mr. Parkinson recalled they had seen this item about a year ago, and since then, no action had
122 been taken although the previous contractor had sold the rights to the current applicants, who
123 were now moving forward with the project with some changes.

124
125 Applicant Chase Andrizzi presented on behalf of the applicant DAI Railrunner. He explained the
126 applicant had purchased this from Lincoln Construction, who had been given approval in June of
127 2022. He acknowledged that the approval had lapsed, so they needed to work towards getting
128 approval again. He situated the site and noted they were close to the Rail Runner Station and
129 there was a subdivision to the south which they used as an access point. He shared images of
130 their site plan, which he noted was very similar to the original site plan that the first applicant had
131 created. Mr. Andrizzi also highlighted that it was missing Phase III, which was because they were
132 waiting on getting approval before continuing with those plans. He then indicated some of the
133 amenities had changed since the initial plan, and said instead of a pickleball court they had added
134 a pool, maintenance shed, and clubhouse. He also illustrated they had been able to add some
135 additional parking, so they had about three and a half stalls per dwelling unit. He elaborated that
136 every unit had a two car garage, and some units had a driveway as well for additional parking.
137 Mr. Andrizzi stated they had gone down five units from the original plan as well.

138
139 Mr. Andrizzi shared some renderings which addressed the elevation of the frontloads which would
140 be constructed and some townhomes. He also shared images of the planned clubhouse and
141 discussed what materials would be used. Mr. Andrizzi drew the Commission’s attention to an
142 adjacent UTA trail and explained they would tie this in for pedestrian access. Mr. Andrizzi also
143 broke down the parking and elaborated there were 442 garage stalls, two for each unit, plus 117
144 additional off-street parking sites and a number of driveways.

145 Mr. Parkinson oriented the Commission as to the location of the site and commented this plan did
146 meet the Code as far as parking was concerned, although they needed to review the buildings to
147 ensure height and materials were in accordance with the Code. He added that since the buildings
148 were only two stories high he did not anticipate there being an issue with height. He discussed
149 the materials used for the pool and clubhouse, and also overviewed the parking. City Planner
150 Parkinson reiterated the plan met the ordinance as far as parking was concerned as the zone
151 required two parking stalls per three-bedroom unit. He stated they would need to meet with UTA,
152 but reported they had expressed that they would be amenable to pedestrian access to their trail.
153 He then discussed that they needed to ensure that setback requirements were met, but clarified
154 they would just move buildings back as needed although they would not change the overall layout
155 of the plan. City Planner Parkinson summarized that City Staff recommended approval.

156
157 The Commissioners expressed they were in favor of the changes that the new applicant had
158 made and felt it improved quality of life for residents.

159
160 **Commissioner Felt moved to approve the Site Plan review for RailRunner with the**
161 **conditions as stated in the staff report. Commissioner Hulbert seconded the motion.**
162 **Commissioners Brand, Cowley, Felt, Hulbert, and Tanner voted “aye.” The motion carried.**
163

164 6. CONSIDER A REQUEST FOR SITE PLAN APPROVAL FOR MIDNIGHT MAGNOLIA
165 LOCATED AT APPROXIMATELY 5210 SOUTH 1900 WEST
166

167 The applicant was not in attendance that evening and so Mr. Parkinson presented on their behalf.
168 Mr. Parkinson gave an overview of the request and noted this was located in an odd area of Roy.
169 He shared aerial images, and noted the applicant had come before the Planning Commission in
170 2015 or 2016 to request a drive through window. He explained their current request was to put
171 in a walk-in cooler, which would take up three parking stalls. Mr. Parkinson reported there were
172 several issues, the largest of which was there was a 20 foot setback that would require the building
173 to be reduced by 17 feet. He explained the other main issue was that the site required six parking
174 stalls, and by removing three of them, it would reduce them to just five stalls. He summarized
175 that based on these problems alone, Staff recommended tabling this. The Commissioners
176 discussed they were in favor of this, and also all expressed that they wanted to see a presentation
177 from the applicant in person.

178
179 **Commissioner Tanner moved to table the Site Plan and Architectural reviews for Midland**
180 **Market because the applicant wasn't in attendance to speak on their behalf and/or answer**
181 **questions and that the site will require significant changes to it to comply with zoning**
182 **code. Commissioner Hulbert seconded the motion. Commissioners Brand, Cowley, Felt,**
183 **Hulbert, and Tanner voted “aye.” The motion carried.**
184

185 7. COMMISSIONERS MINUTE
186

187 Chairman Cowley asked if they were still accepting applications for alternates, and Commissioner
188 Tanner replied they technically still were, although they had quite a few so it was time to pass the
189 applications on to the Mayor to consider. Chairman Cowley clarified they did not have any say
190 on these applications; it was solely the Mayor's prerogative. Commissioner Tanner explained the
191 Mayor's recommendation would be forwarded to Council and they would vote on the appointment.
192 Commissioner Hulbert asked when they would need an alternate, and it was replied that

193 Commissioner Felt's term was completed in June and so at that point they would need a new
194 alternate.

195
196 8. STAFF UPDATE

197
198 Mr. Parkinson announced several projects were coming to an end, including Park 43 on 4300
199 West. He said all the buildings were up, if not already finished. He reported Abington Heights
200 was also nearly completed. Mr. Parkinson lastly noted they had an upcoming work session in
201 which they would discuss the airport overlay zone and subdivision zone.

202
203 9. ADJOURN

204
205 **Commissioner Tanner moved to adjourn at 6:47 p.m. Commissioner Brand seconded the**
206 **motion. Commissioners Brand, Cowley, Felt, Hulbert, and Tanner The motion carried.**

207
208
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214

Ryan Cowley
Chair

dc: 09-12-23