



ROY CITY
Planning Commission Regular meeting
March 9, 2021 – 6:00 p.m.
Digital Regular Meeting

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
Don Ashby
Samantha Bills
Torriss Brand
Jason Felt
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioners Chris Collins, Annette Mifflin, and Assistant City Attorney, Brody Flint

Others in attendance: Jarrad Kippen

Chair Ryan Cowley made the following statement:

I, Ryan Cowley, Chair of the Roy City Planning Commission and in accordance with Utah Code Section 52-3-207(4) have determined that conducting a meeting in the Roy City Council Chambers presents a substantial risk to the health and safety of those who would be present, the basis for this determination is that due to the infectious nature and potentially dangerous health effect of contracting the COVID-19 virus there is not sufficient space in the Council Chambers to provide appropriate safe physical distancing for the safety individuals who would attend. Accordingly, the March 9th, 2021 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Commissioner Payne

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF FEBRUARY 9, 2021 REGULAR MEETING MINUTES

Commissioner Ashby mentioned that on line 100 it should read "...from a form base code to a ..."

Commissioner Bills moved to approve as amended the February 9, 2021 regular meeting minutes with the changes as noted. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Payne, and Sphar voted "aye." The motion carried.

3. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR ELEVATE CONSTRUCTION LOCATED AT APPROXIMATELY 1938 WEST 3350 SOUTH

Jarrad Kippen, 1951 West 3350 South; Roy, applicant, reported on the project and stated that he had a vacant lot where they were looking to put in a commercial building to match the other buildings on the dead-end road. He wanted to expand some of his business over there and lease out one or two of the units. The site plan and elevations were shared, and Mr. Kippen described them. He wanted to put road access to a bay door. He had designed the building to be in three units with an option to do a second story office. There would be standard LED exterior lighting for security and safety, but he didn't have a lighting design at the time. There would be five and a half feet between his building and the building to the north. The bay doors would be facing the parking lot and the proposed access

road. There was an existing retention pond in front of his other existing building to the north. They had proposed a drain down from the stall side to the drain side which would be tied into the retention system at the front of the new building. He had never had any water issues in the 12 years he had been there. The exterior would be brick façade with stucco around the offices to break it up.

As there were no further questions, the time was given to Steve Parkinson, City Planner.

Steve Parkinson, City Planner, used his computer screen to review the architectural and site plans. Staff recommended approval of both the site and architectural plan with the conditions as stated in the staff report.

Commissioner Brand moved to approve the Site Plan for Elevate Construction located at approximately 1938 West 3350 South, with the conditions as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Sphar moved to approve the Architectural for Elevate Construction located at approximately 1938 West 3350 South, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

4. COMMISSIONERS MINUTE

It was noted that the Council had approved the plan on 1900 West in the downtown area which was good to see pass so they could get started working on the downtown area.

5. STAFF UPDATE

Steve Parkinson, City Planner, commented that there had been 30 meetings in total about the downtown project and it had been a long time coming. The Fronrunner project was the next thing to be underway. They were still collecting comments online about the General Plan and would wait for about a month to keep collecting those. There was a developer of two parcels downtown that once the ordinance was passed wanted to be on the next DRC meeting. They had already had the meeting for those two projects downtown to get underway.

6. ADJOURN

Commissioner Sphar moved to adjourn at 6:25 p.m. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

Ryan Cowley
Chair

Attest:

Morgan Langholf
City Recorder

dc: 03-09-21