



ROY CITY
Planning Commission Regular meeting
April 13, 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
Samantha Bills
Torriss Brand
Annette Mifflin
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioners Don Ashby, Chris Collins, Jason Felt and Assistant City Attorney, Brody Flint

Others in attendance: Tucker Nipko, Nate Lechtenberg, Joe Jepsen, Josh Wilson, Brent Neel, John Linton, Matt Peterson, Colby Anderson

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 April 13th, 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 MARCH 9, 2021 REGULAR MEETING MINUTES

Commissioner Payne moved to approve as amended the March 9, 2021 regular meeting minutes as written. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF MARCH 23, 2021 WORK-SESSION MINUTES

Commissioner Bills moved to approve as amended the March 23, 2021 work-session minutes as written. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

4. CONSIDER A REQUEST for SITE PLAN AND ARCHITECTURAL APPROVAL FOR HOLIDAY OIL LOCATED AT APPROXIMATELY 4328 WEST 5500 SOUTH

John Linton, representative, gave an overview of the company noting that it has operated in Utah and SLC Counties in the past and is now expanding up in to Davis County as well. He stated that it was a family-owned business, and it was in the process of turning over from first generation to second generation owners and operators. They were excited to grow and be part of Roy.

Mr. Linton presented the site plan. He explained that when looking for a new site plan they were looking for an area where there was a growing population on a hard corner that was zoned appropriately. Therefore, the proposal was for a lot that was already zoned commercial where a gas station was a permitted use. The access points would be off of 5500 South and 4200 West. The site plan showed a car wash on the west end, as well as a convenience store with the rear of it to the north and facing south. He noted several other common amenities, including a pergola with tables where people can eat.

Steve Parkinson, City Planner, presented the site plan and architectural plan, stating that the business would be located on the corner of 5500 South 4200 West. He stated that UDOT approved the access points, and they would also share the access with anyone who was to the west of them on lot 3. Their property abutted up against a 30-foot requirement so they would not disturb the slough. There were no requirements to go through the Army Corps of Engineers office.

Regarding architecture, the building would be entirely brick. It would have a pitched roof and a portion of the building that jutted out for the entrance. The car wash was a permitted use, but it was an accessory use not the primary use. The project was recommended for approval by staff.

Commissioner Brand moved to approve the Site Plan for Holiday Oil located at approximately 4328 West 5500 South, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Brand moved to approve the Architectural for Holiday Oil located at approximately 4328 West 5500 South, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

5. CONSIDER A REQUEST for SITE PLAN APPROVAL FOR THE PPP ROY TRACK DEVELOPEMNT LOCATED AT APPROXIMATELY 2550 WEST 4300 SOUTH

Matt Peterson, 579 West Heritage Park Boulevard, Layton, applicant, explained that the site plan was for five acres of open storage units. They had a restriction to keep the height on the buildings under 30 feet, and he showed a layout of how it would be. This was the layout that would fit the most units. They planned to eventually take the other five acres and build storage units there as well. On the initial five acres, there would approximately be 850 units.

Steve Parkinson, City Planner, presented the site plan. He explained that storage units were a permitted use within the zone. The project was recommended for approval by staff.

Commissioner Payne moved to approve the Site Plan for PPP Roy Track Development located at approximately 2550 West 4300 South, with the conditions as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

6. CONSIDER A REQUEST for SITE PLAN AND ARCHITECTURAL APPROVAL FOR O-TOWN LAUNDROMAT LOCATED AT APPROXIMATELY 5973 SOUTH 1900 WEST

Joe Jepson, 2433 South Adams Ave #102, Ogden, applicant, explained that this was a little building that had been vacant for a while. They bought it a couple of years ago and they previously obtained approval at that time, but due to other projects they postponed this project until now. They were planning to convert the building into a laundry mat. He noted that O-Town was the best brand and style, and would service a variety of households. They would be doing some redesign work to the building, and he subsequently presented concept drawings demonstrating these changes. Additionally, there would be some landscaping where the existing lawn was located.

Chair Ryan Cowley asked if there was an ADA accessible entrance to the building, to which Mr. Jepson said no. Chair Cowley asked if this was a requirement. Mr. Parkinson responded that it wasn't a requirement from the Planning Commission; however, the Building Department may require it.

Commissioner Mifflin asked what the hours of operation would be, to which Mr. Jepson responded from 6:00 am to 11:00 pm. He noted that the facility would have an alarm system as well.

Steve Parkinson, City Planner, presented photos to show the current look of the building. She stated that the same plan was approved a couple of years ago even with the metal shown in the concept design drawings. He explained that at the time, they were in the process of approving the ordinance to allow the metal to be an approved use. With that ordinance having been approved it is no longer an exception. Therefore, the plan met the ordinance. Per the staff report, because of the building having been vacant for some time there were some non-conformities that lapsed, including the parking area. The one parking stall in the front had to be removed and was replaced with landscaping. If the Building Department required an ADA compliant access it would be in the front somewhere, and not much would need to be changed on the site plan. The project was recommended for approval by staff.

Commissioner Sphar moved to approve the Site Plan for O-Town Laundromat located at approximately 5973 South 1900 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Sphar moved to approve the Architectural for O-Town Laundromat located at approximately 5973 South 1900 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

7. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR ROY DENTAL/OFFICE LOCATED AT APPROXIMATELY 6020 SOUTH 3500 WEST

Tucker Nipko, 1086 West 3050 North, Pleasant View, applicant, presented images depicting the site, entrances, parking, architecture, and elevations.

Commissioner Mifflin asked the applicant what his timeline was for the project. Mr. Nipko stated as soon as they obtained a building permit; they planned to begin construction in June. Commissioner Mifflin said it was a nice building.

Steve Parkinson, City Planner, presented the staff report. He stated that the access met the ordinance, which he then described and presented using an aerial map of the subject property. He described the building materials that would be used, and stated that the project was recommended for approval by staff.

Commissioner Sphar moved to approve the Site Plan for Roy Dental/Office located at approximately 6020 South 3500 West, with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Sphar moved to approve the Architectural for Roy Dental/Office located at approximately 6020 South 3500 West, with the conditions as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

8. COMMISSIONERS MINUTE

Chair Cowley asked about where the City was at in terms of meeting in person again. Staff indicated that they were anxious to make this happen and were actively developing a plan to resume in-person meetings.

9. STAFF UPDATE

Mr. Parkinson briefly discussed the timeline for the City's general plan updates. He also reported that there was a piece of property along 1900 West where interest has been expressed for mixed-use development.

Mr. Parkinson reported that the Council had a work session regarding the ordinance down by the Frontrunner station and the business park over by the airport. He stated that he would bring back a map, the language of the tables, and the building types, setbacks, etc. for the Commission to review.

10. ADJOURN

Commissioner Bills moved to adjourn at 6:51 p.m. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Ryan Cowley
Chair

Attest:

Morgan Langholf
City Recorder

dc: 04-13-21