

ROY CITY PLANNING COMMISSION

February 27, 2007

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 27, 2007, at 6:00 p.m.

The meeting was a regularly scheduled meeting 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:

Bill Merx, Chairman	Mark Larson, Planner
Doug Allred	Michelle Drago, Secretary
Dave Collins	
Brad Hilton	
Gennie Kirch	
Karlene Yeoman	

Others present were: Jennifer Johnson; Bert Visser; and Dan Murray.

Pledge of Allegiance: Brad Hilton

1. APPROVAL OF FEBRUARY 13, 2007, MINUTES

Commissioner Yeoman moved to approve the minutes of February 13, 2007, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

2. A. PUBLIC HEARING TO CONSIDER AN AMENDED CONDITIONAL USE PERMIT AND SITE PLAN FOR A CONVENIENCE STORE LOCATED AT APPROXIMATELY 3495 WEST 5600 SOUTH

B. PUBLIC HEARING TO CONSIDER A REVISED PRELIMINARY PLAT FOR THE MAVERIK SUBDIVISION LOCATED AT APPROXIMATELY 3495 WEST 5600 SOUTH

Commissioner Kirch moved to open the public hearing at 6:04 p.m. to consider an amended conditional use permit and site plan for a convenience store located at approximately 3495 West 5600 South. Commissioner Hilton seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to open the public hearing at 6:04 p.m. to consider a revised preliminary plat for the Maverik Subdivision located at approximately 3495 West 5600 South. Commissioner Hilton seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the Planning Commission was familiar with both the Maverik Convenience Store and Maverik Subdivision. Maverik had requested that the original conditional use permit and site plan for the convenience store be amended to allow the expansion of the canopy to cover two additional islands. In order to make room for the additional islands, the main approach to the convenience store and the subdivision on 5600 South was being moved 59 feet to the east. Adjusting the location of the approach meant changing the lot lines in the Maverik Subdivision. As the subdivision had not received final approval, it was only necessary to revise the preliminary plat. The subdivision revision meant Lot No. 1 would increase from 1.26 to 1.36 acres. Lot No. 3 would decrease by the corresponding amount. All of the City Engineer's comments regarding the original preliminary subdivision approval would still apply. The engineer had added two additional comments. The new approach location meant the secondary water connection would have to be moved and the storm water detention area would have to be increased.

Chairman Merx asked if the boundary line between Lot Nos. 1 and 3 was being moved to the east to accommodate the new approach location. Mr. Larson said it was. The new approach did not affect the overall development plan.

Commissioner Allred asked if additional underground fuel tanks would be added. Dan Murray, representing Maverik, said they would not.

Mark Larson stated that UDOT had looked at the new approach location and given verbal approval.

Chairman Merx asked about the proximity the 3450 West 5600 South intersection to the new approach and conflicting traffic movements. Mark Larson said the intersection was located on the north side of 5600 South. There were four lanes of traffic and a turn lane between the approach and the intersection. He felt the number of lanes would lessen conflicting traffic movements. Commissioner Kirch pointed out that there were several other ways out of the subdivision to the north than 3450 West 5600 South.

Commissioner Collins asked if there were any plans to continue the four lanes on 5600 South to the east. Mark Larson stated that 5600 South was a State road. Any plans for expansion could come from UDOT. The City wasn't aware of any such plans.

Commissioner Allred asked if any of Maverik's improvements along 3500 West were changing. Mark Larson said they were not.

Commissioner Allred asked if there were any development plans for Lot No. 3. Dan Murray felt they were close to signing a contract.

Chairman Merx opened the floor for public comments. There were none.

Commissioner Yeoman moved to close both public hearings at 6:17 p.m. Commissioner Allred seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a revised preliminary subdivision plat for the Maverik Subdivision located at approximately 3495 West 5600 South based on the staff's Findings for Recommendation and the conditions recommended by the staff. Commissioner Yeoman seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve an amended conditional use permit and site plan for a convenience store located at approximately 3495 West 5600 South based on the staff's Findings for Recommendation and the conditions recommended by the staff. Commissioner Yeoman seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

3. DISCUSSION REGARDING COMPLETION OF 2675 WEST

Bert Visser, 4833 South 2500 West, stated that he had approached the City Council about completing 2675 West to 4000 South. With UTA constructing a commuter rail station near 4000 South, traffic would be terrible. UTA was only planning on extending a road to the south end of their development. Mr. Visser didn't feel 4000 South could handle an additional 1000 cars a day. If the City completed 2675 West, the traffic could access the rail station from several directions. He asked for the Planning Commission's help in getting the City Council to respond.

The Planning Commission said they hadn't seen the site plan for the rail station. Mark Larson said UTA was just about ready to submit the site plan to the Planning Commission. At this time, UTA was planning a temporary turn-around at the south end of their development. When Leon Wilson's property developed, the two ends of 2675 West would be connected.

Bert Visser stated that the City had the power of eminent domain. It could force Mr. Wilson's hand. The City Council kept saying it would do something, but he hadn't heard about anything. He was considering a petition.

The Planning Commission said they would forward any documents they received from the public to the City Council.

4. OTHER BUSINESS

Mark Larson stated that UTA wanted to hold a workshop with the Planning Commission on March 13th.

5. ADJOURN

Commissioner Hilton moved to adjourn at 6:47 p.m. Commissioner Allred seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Attest:

Bill Merx
Chairman

Michelle Drago
Secretary
dc:pfeb2707