

ROY CITY PLANNING COMMISSION

February 12, 2008

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 12, 2008, 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	
Tom Stonehocker	
Karlene Yeoman	

Others present were: Marcus Thompson; Kurt Nalder; and Jacob Hoopes.

Pledge of Allegiance: Tom Stonehocker

1. APPROVAL OF MINUTES

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

2. A. PUBLIC HEARING TO CONSIDER OF A CONDITIONAL USE PERMIT FOR A CONDOMINIUM CONVERSION OF AN EXISTING FOURPLEX LOCATED AT APPROXIMATELY 5654 SOUTH 2550 WEST
- B. PUBLIC HEARING TO CONSIDER A PRELIMINARY CONDOMINIUM PLAT FOR AN EXISTING FOURPLEX LOCATED AT APPROXIMATELY 5654 SOUTH 2550 WEST

Commissioner Hilton moved to open a public hearing at 6:02 p.m. to consider a conditional use permit for a condominium conversion of an existing fourplex located at approximately 5654

South 2550 West. Commissioner Kirch seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman moved to open a public hearing to consider a preliminary condominium plat for an existing fourplex located at approximately 5654 South 2550 West. Commissioner Collins seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Chairman Merx excused himself from discussing and voting on this issue due to his personal knowledge of two of the three proponents.

Mark Larson stated that the Pacific Place Subdivision had been approved, recorded, and all of the off site improvements were complete. Lot No. 1 was zoned R-3. All the other lots in the subdivision were R-1-8. In June of 2007, a conditional use permit for a fourplex was approved on Lot No. 1. Mr. Larson reviewed the approved site plan. The owners of the fourplex were now proposing to convert it to a condominium. There were no changes proposed to the site plan.

Commissioner Allred stated that it did not appear there would be any changes to the floor plan. Mark Larson said that was correct.

Mark Larson stated that the only real change would be the addition of a larger water meter with separate shut off valves for each unit.

Commissioner Collins stated that the building code requirements for condominiums were different than apartment buildings. The City's Building Official needed to determine if the existing structure met the more stringent requirements.

Commissioner Allred asked why this didn't start out as a condominium. Mark Thompson said they didn't think about it.

Mark Larson stated that the Subdivision Ordinance required that a condominium plat be treated just like a subdivision.

Commissioner Collins asked if there would be a homeowners association. Mark Larson replied that there would be and he has read through the agreement. The agreement required all maintenance be completed by a professional company. He felt private ownership would encourage owners to live in the units and take better care of them.

Commissioner Collins said the neighbors felt condominiums would be cared for better than apartments would.

Commissioner Allred asked if the patios would be fenced. Jacob Hoopes said they would not. The concrete patios would be about 8 feet by 12 feet with a 6-foot vinyl partition between them.

Commissioner Kirch asked if the CCR's addressed satellite dishes. Mark Thompson said they wanted to include cable tv in the homeowners' association so that there would be no satellite dishes.

Mark Larson stated that the improvement guarantee for the fourplex would expire on March 13<sup>th</sup> and it needs to be extended.

Mark Larson stated that the restrictive covenants indicated that waste removal would be handled by a private collector.

Commissioner Kirch moved to close a public hearing to consider a preliminary condominium plat for an existing fourplex located at approximately 5654 South 2550 West at 6:17 p.m. Commissioner Allred seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman moved to close the public hearing to consider a conditional use permit for a condominium conversion of an existing fourplex located at approximately 5654 South 2550 West at 6:17 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Allred asked how long it would take to complete this project. Jacob Hoopes hoped the units would be ready for sale by the end of March. Completion of the landscaping would depend on the weather. They planned to put down concrete rather

than asphalt because it would hold up better.

Commissioner Collins asked if the site work would be completed before the units were occupied. Jacob Hoopes said it would.

Commissioner Allred moved to recommend that the City Council approve a conditional use permit for a condominium conversion of an existing fourplex located at approximately 5654 South 2550 West based on the staff's findings and recommendations and subject to the conditions recommended by the staff. Commissioner Kirch seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Stonehocker, and Yeoman voted "aye." Commissioner Merx abstained. The motion carried.

Commissioner Yeoman moved to recommend that the City Council approve a preliminary condominium plat to convert an existing fourplex located at approximately 5654 South 2550 West based on the staff's findings and recommendations and subject to the conditions recommended by the staff. Commission members Allred, Collins, Hilton, Kirch, Stonehocker, and Yeoman voted "aye." Commissioner Merx abstained. The motion carried.

### 3. NOMINATION OF CHAIR AND VICE CHAIR FOR 2008

Chairman Merx nominated Doug Allred as Chair of the Planning Commission for 2008 with Dave Collins as Vice Chair.

Commissioner Kirch moved to recommend that the City Council appoint Doug Allred as Chair of the Planning Commission for 2008 with Dave Collins as Vice Chair. Commissioner Yeoman seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

### 4. ADJOURN

Commissioner Kirch moved to adjourn at 6:25 p.m. Commissioner Collins seconded the motion. Commission members Allred, Collins, Hilton, Kirch, Merx, Stonehocker, and Yeoman voted "aye." The motion carried.

Planning Commission Minutes  
February 12, 2008  
Page 5

William C. Merx

Bill Merx  
Chairman

Attest:

Michelle Drago

Michelle Drago  
Secretary

dc:p21208