

ROY CITY PLANNING COMMISSION

February 24, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 24, 2009, 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:

Brad Hilton, Chairman	Tony Reynolds, Community
Dave Collins	Services Director
Lee Holt	Jared Hall, Planner
Bill Merx	Michelle Drago, Secretary
Roy Watts	
Karlene Yeoman	

Excused: Tom Stonehocker

Others present were: Jim Packer; Wendy Packer; Lois Biddle; Lyle Biddle; David Tracy; Gary Davis; Josh Richards; Marcos Toscano; and Eric Drago.

Pledge of Allegiance: Brad Hilton

1. APPROVAL OF FEBRUARY 10, 2009, MINUTES

Commissioner Holt moved to approve the minutes of February 10, 2009, as corrected. Commissioner Merx seconded the motion. Commission members Collins, Hilton, Holt, Merx, Watts, and Yeoman voted "aye." The motion carried.

2. CONTINUATION OF PUBLIC HEARING FROM FEBRUARY 10, 2009, TO CONSIDER A CONDITIONAL USE APPROVAL FOR SELF-SERVICE STORAGE UNITS IN A LIGHT MANUFACTURING ZONE LOCATED AT APPROXIMATELY 5193 SOUTH 2700 WEST

Commissioner Merx moved to open and continue the public hearing from February 10, 2009, at 6:03 p.m. Commissioner Yeoman seconded the motion. Commission members Collins, Hilton, Holt, Merx, Watts, and Yeoman voted "aye." The motion carried.

Chairman Hilton stated that the staff had received additional information about this project late that afternoon. Jared Hall stated that the staff had received revised construction drawings, but had not had time to review them. Therefore, the staff could not make a recommendation to the Planning Commission. The staff felt the best course of action would be to hold the public hearing and allow public input and then table the item until March 10th in order to allow the staff time to review the plans.

Jared Hall stated that the site in question was located at 5193 South 2700 West, the northwest corner of the 5200 South 2700 West intersection. The site was located in a Light Manufacturing Zone. The applicants were proposing to build storage units on the site. There were storage units immediately to the north. The applicants were proposing shared access with the existing storage units. Row G would share their access on 2700 West, and the existing units would share Row G's access on 5200 South. The units proposed by Row G were slightly smaller than the existing units. The Fire Department was comfortable with the shared access. The site met the 20-foot landscaping buffer requirement. There would be 20 feet of landscaping on 2700 West and on 5200 South. A 6-foot block wall would be located on the inside of the landscaping. The landscaping would include trees, except for an area near the entrance on 5200 South that would be a landscaped, on-site detention area. The trees would provide a visual buffer for the residential uses in the area. The D&RG right-of-way was located west of the site. In the coming weeks, the staff would review the revised drawings to make sure the requested corrections had been made. Self-service storage units were a permissible use in the Light Manufacturing Zone. Row G had a signed cross access agreement with the property owner to the north. There would not be a fence between the two properties.

Commissioner Holt stated that in his experience with storage developments, there were site ratios. The site would be dealing with temporary parking. He asked if the access agreement would be recorded so that it would run with both properties. Jared Hall said it was an easement that would be recorded against both properties.

Commissioner Holt asked about lighting. Mr. Hall said the applicants had submitted a lighting plan, but the engineer had not had time to review it. The plan called for multiple wall-mounted lights. It appeared the project would be very well lit from the inside, and some street lights were also proposed. The staff

wanted to make sure there were minimal foot-candle measurements at property lines because of the residential uses in the area.

Commissioner Holt asked about the turning radius. Mr. Hall said the Fire Marshal and City Engineer had reviewed the site for emergency vehicle access. The lanes were narrow at only 20 feet. Units on the end had been deleted to allow for a larger turning radius. The smaller units should attract customers with smaller vehicles.

Commissioner Holt asked about the gates and security. Jared Hall said there would be gates at both entrances. Commissioner Holt asked about the height of the wall. Jared Hall said it would be 6-feet in height and would be located on the inside of the landscaping.

Commissioner Merx asked about the size of the units. Jared Hall said the units were 10'x10'. There were larger units along the west side of the site that would be 10'x20'.

Commissioner Collins asked about trash facilities. Jared Hall said that were no dumpsters proposed on the site. Commissioner Collins said there always seemed to be extra boxes when people were moving in and out of the units. Commissioner Holt felt dumpsters would actually create more problems.

Josh Richards, Row G/Draper, stated that he had reviewed the staff's comments. Their engineer had completed the revisions requested by the staff at 3:00 p.m. that day. All of the changes requested by the DRC had been made, as well as additional improvements. They actually doubled the amount of light required by the City.

Chairman Hilton asked how far the 6-foot wall would extend to the north. Josh Richards said the block wall would be extended to the north property line of the existing units and then west until it reached the units. They wanted to make all of the storage units look like one project. They had provided the units to the north with an additional 3 feet of access. They wanted to maintain a good relationship with the neighbors. It was very unlikely that someone at car level would know what this project was. The gates would function by electronic key card access.

Chairman Hilton asked if there would be a space between the units on the block wall. He was concerned about children climbing the

fence and onto the top of the units. Josh Richards said there was a substantial space between the wall and the units.

Commissioner Holt asked about grading. This site would have a lot of water to drain from the ground and the roofs. Jared Hall said the grading and drainage plan called for on-site detention before discharging into the City's storm drain system. They had to provide for some drainage from the project to the north as well.

Commissioner Holt asked if the roofs were flat and how water and snow would be drained. Josh Richards stated that the roofs would have an adequate slope so they would drain. The water would be collected in several areas and drained into the storm drain.

Commissioner Collins asked if all of the improvements would be completed prior to occupancy. Josh Richards said the units could not be used until the improvements were in. The only thing that might not be done would be the landscaping.

Commissioner Collins asked about maintenance of the landscaping. Josh Richards said the site would be maintained by a property manager.

Commissioner Holt asked if Josh Richards planned to condominiumize the storage units. Josh Richards said he did not.

Commissioner Collins asked if there would be any lights inside the units themselves. Josh Richards said it was best not to have utilities inside the units. If electricity was provided, squatters could end up living in the units. There would not be electricity, or any other utilities.

Chairman Hilton opened the floor for public comments.

Lois Biddle, 5175 south 2700 West, stated that she lived immediately north of the large white storage units. She was very concerned about whether the new storage units would have a sign, or advertising, like the white storage units. The sign for the existing storage units was low and made it difficult for her to see when she was backing out of her driveway. She preferred a higher sign or one that was on the building. The landscaping for the existing units was not maintained either. It was more weeds than grass.

Jim Packer, 5149 South 2700 West, asked what kind of block would be used to construct the wall. Jared Hall said it would be split face block. Mr. Packer asked if the wall would block the view from Lois Biddle's driveway. Tony Reynolds said the 6-foot wall would be set back 20 feet from the property line. Mr. Packer asked where snow would be pushed in the winter and if a contractor would maintain the landscaping. What kind of people would the storage units bring into the neighborhood? He didn't want these units. There were already enough people coming in. He didn't want more strange people in the neighborhood.

Marcos Toscano, 5161 South 2700 West, stated that he really didn't want these storage units either. The units would attract people who would leave trash behind. He was concerned that the storage units would bring down property values. He was also concerned about people coming and going at all hours during the night. It was easy for people to build these storage units when they didn't live around the area. People using the existing storage units threw their trash over the fence onto Lois Biddle's property.

Gary Davis, 5214 South 2700 West, stated that he would be kiddy-corner to these units. He asked why the site was razed without any notice to the adjoining property owners. Jared Hall said that demolition permits didn't require notification. Mr. Davis asked if the landscaping would be sprinkled. Jared Hall said the City required all landscaping to have irrigation. Gary Davis didn't feel a 6-foot fence was very high. The storage units would be ugly. What would they do to his property value? From his home he would look down on the roofs of these units. The block wall would be an excellent spot for graffiti. How high would the units be? Josh Richards said they would be 9 feet in height. Mr. Davis said the units would be visible above the wall with flat roofs.

David Tracy, 5125 south 2700 West, felt storage units would be a good use for this property. The site had been well planned with a wall and landscaping. Not everyone would be 100% happy with it. If the site wasn't used for storage units, it would be apartments that would bring in more noise and traffic. He asked what the buildings would be constructed of. Jared Hall said the buildings would be block with metal roofs.

Wendy Packer, 5149 South 2700 West, was concerned about Lois Biddle. People were always coming to her door asking about the storage units. Semi's drove into these units and then tried to back out. She was concerned about traffic and kids getting hurt.

Chairman Hilton stated that in 2003, the City tried to change the zoning in this area, but the adjoining residents lambasted the City for it. The residents wanted manufacturing, not a residential zone. As a result, storage units were a permissible use in the Light Manufacturing Zone. The Planning Commission's hands were tied when a use met the requirements of the zone.

Josh Richards stated that in his agreement with the property owner to the north, the advertising for both projects would be combined in a marquee on the corner. When the block wall went in, they would take over maintenance of the landscaping. Other storage units in the area fluctuated between 90% to 100% occupancy. If any of the adjoining property owners saw problems they were welcome to contact him personally. He would be happy to address it. It was his experience that storage units were low maintenance projects. There weren't a lot of people there. The circulation through both projects would allow a vehicle to drive in and out rather than having to back out.

Commissioner Holt moved to continue the public hearing on March 10, 2009, at 6:00 p.m. and to table consideration of a conditional use permit for self-storage units in a Light Manufacturing Zone located at approximately 5193 South 2700 West until that date in order to allow the staff time to address the applicant's plans and any other issues that might be required. Commissioner Yeoman seconded the motion. Commission members Collins, Hilton, Holt, Merx, Watts, and Yeoman voted "aye." The motion carried.

3. OTHER BUSINESS

Tony Reynolds stated that Falcon Hill was a joint project between the Air Force; Sunset Ridge, the developers; and MIDA (Military Installation Development Authority). In this case, MIDA was the land use authority. All of the services for this development would be contracted out. MIDA had a Development Review Committee with representatives from the cities, counties, and MIDA staff. MIDA also had an engineering consultant. There was pending legislation that would allow MIDA to act more like a city. It would allow MIDA to collect and expend tax monies.

Mr. Reynolds stated that the developer had submitted a draft master plan for Falcon Hill. It would contain over 550 acres that would be developed over 15 to 20 years with over 8 million square feet of building space. The proposed master plan contained 274 acres of commercial business buildings; 30 acres would be for flex buildings; and 68 acres would be combined space, which could be business buildings or flex buildings. A flex building was a concrete tilt-up building that could be used for office or warehousing and distributing. Three acres were identified for commercial business and retail; 18 acres were for restaurant and retail; and 7 acres were set aside for commercial hospitality, or hotels. The Roy gate would be moved to the south, and the west gate in Clearfield would be pushed back to the east. A third access was proposed via a new entrance from I-15.

Mr. Reynolds responded to questions from Commissioners Merx and Collins regarding access from the Roy gate and building codes. The Roy gate was being moved to the south and would allow room for vehicles to be stacked so they weren't backing up onto the interstate. MIDA would be adopting the State's ICC building code due to mandates from the federal government.

Tony Reynolds stated that the changes to the west gate would happen in the next couple of months. The first building would be constructed for Northrup Grummond. It would be a taxable building, and it would be inside the gates for security. The developer hoped to begin construction on other buildings near the west gate by the end of the year.

Commissioner Collins asked about plans to change the Roy gate. Mr. Reynolds said there were no current plans to change the Roy gate.

Commissioner Merx hoped this would create a spill over onto 1900 West.

Jared Hall updated the Planning Commission on Aspen Lanes. The developer had not made a lot of progress so it had not been forwarded to the City Council. The staff had just received the changes for Homestead Pavilion. It was tentatively scheduled on the March 3rd City Council agenda.

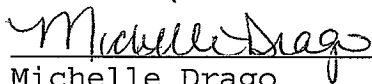
4. ADJOURN

Commissioner Holt moved to adjourn at 7:08 p.m. Commissioner Merx seconded the motion. Commission members Collins, Hilton, Holt, Merx, Watts, and Yeoman voted "aye." The motion carried.



Brad Hilton
Chairman

Attest:



Michelle Drago
Secretary

dc:pfeb2409