

ROY CITY PLANNING COMMISSION

May 12, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on May 12, 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
Bill Merx	Jared Hall, Planner
Tom Stonehocker	Michelle Drago, Secretary
Roy Watts	
Karlene Yeoman	

Excused: Lee Holt

Others present were: Mayor Ritchie; Councilwoman Marge Becraft; Councilman Willard Cragun; Councilman Larry Peterson; Councilman Dave Tafoya; Marvin Brown; and Ken Burg.

Pledge of Allegiance: Roy Watts

1. APPROVAL OF APRIL 28, 2009, MINUTES

Commissioner Roy Watts moved to approve the April 28, 2008, minutes as corrected. Commissioner Yeoman seconded the motion. Commission members Collins, Hilton, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

2. RECOGNITION OF KARLENE YEOMAN

Mayor Ritchie thanked Commissioners Merx and Stonehocker for their willingness to serve another term. The Council wanted to take the opportunity to honor Karlene Yeoman, who had served the full nine years allowed by the Zoning Ordinance. He offered the Council's congratulations and thanks to her for a job well done.

Councilman Peterson stated that he had served with Karlene on the Planning Commission for many years. She did a fabulous job and had great insight about the City.

Councilwoman Becraft felt she was very thorough.

Mayor Ritchie presented a plaque to Karlene Yeoman.

Mayor Ritchie stated that Blake Hamilton had been appointed to fill the vacancy left by Karlene beginning July 1, 2009.

3. PUBLIC HEARING TO CONSIDER A PRELIMINARY SUBDIVISION APPROVAL FOR THE MIDLAND SQUARE SUBDIVISION LOCATED AT APPROXIMATELY 4000 SOUTH MIDLAND DRIVE (SOUTHEAST CORNER)

Jared Hall stated that the City had received an application for preliminary approval of a commercial subdivision known as Midland Square located on the southeast corner of 4000 South and Midland Drive. The subdivision would consist of eight lots. Lot No. 7 was the large lot in the back that would be used by the anchor. The developers were looking for a large anchor for the development. Lot Nos. 1 through 6 were located along the perimeter and would be developed as pad sites. They would be individually owned. All of the lots had frontage on Midland Drive or 4000 South and would share the three access points to the public rights-of-way. They would also have access to a shared, private interior roadway. Public improvements would be completed on 4000 South and Midland Drive as part of Phase No. 1, as well as the interior road. The Planning Commission would probably consider conditional use permits for users on Lot Nos. 5 and 6 in the two meetings. Lot No. 5 would be the first lot developed.

Mr. Hall said the staff felt the most important aspect of the subdivision at this point was the development agreement. It would do the same job as a master plan. The development agreement would cover lighting standards; landscaping and buffering; architectural compatibility, including materials and color palettes; building orientation; access to public rights-of-way; reciprocal parking and cross access; maintenance of private improvements (roadways, parking lots, utility lines); hours of operation; allowable commercial uses and conduct of business; future access to adjacent commercial land to the south (Lily Jackson property); and project phasing. Part of the proposed improvements was a 6-foot masonry wall along the east and south sides of the development to provide a buffer for the adjacent residents. Additional landscaping along the east and south sides would be required as well. The City Engineer felt his comments could be resolved. Mr. Hall said the Development Review Committee found that:

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1. The proposed subdivision was appropriate in the Community Commercial Zone and, with the corrections noted by the DRC staff, met the general requirements of the Roy City Zoning Ordinance and subdivision regulations.
2. The commercial development of the property could be adequately guided by a development agreement with the City, and would result in a constructive use of the property that would further enhance the surrounding area, as well as the economic base of the City.
3. The proposed subdivision was in keeping with the goals and policies of the General Plan.

Mr. Hall stated that this area was shown on the Master Plan as a commercial area. It was currently zoned Community Commercial. The DRC recommended that the Planning Commission recommend that the City Council grant preliminary approval of the Midland Square Subdivision subject to the following conditions:

1. That the developers work with staff to enter into a development agreement with the City which would satisfactorily control all necessary aspects of the subdivision and project development.
2. That the developers would continue to work with planning, engineering, and other staff to make any further corrections that might be necessary to ensure compliance with the ordinances and policies of the City.
3. Subject to the corrections and citations of the City Engineer's April 22, 2009, memo and to further review and approval by the City Engineer.
4. Subject to the inclusion of appropriate provisions for future access to and integration with the currently undeveloped properties adjacent to the proposed development in unincorporated Weber County.
5. Subject to all items on the staff report and accompanying documents.

Mr. Hall stated that land on the northeast corner of 4000 South and Midland Drive was also zoned Community Commercial, but it was undeveloped. The staff hoped this project would spur some activity in this area. A property owner to the north, who was unable to attend the meeting, was concerned about the access points on 4000 South.

Chairman Hilton asked how much of the fence would be included in Phase No. 1. Jared Hall said the masonry fence and landscape buffer would be extended into Lot No. 7 as part of Phase No. 1.

Chairman Hilton felt the current site plan looked like a jigsaw puzzle. Some buildings faced the interior while others faced the exterior. He hoped the development agreement would control that better. He would like to see all access to the lots and building orientation made from the private, interior road. The exterior of the buildings and landscaping along the public roads needed to be attractive to look at. Mr. Hall said that was why the staff felt that all uses should be conditional so the City would have a crack at the orientation. The user of Lot No. 5 was a convenience store. It absolutely needed to be oriented toward the exterior.

Commissioner Watts asked about the building elevations. He wanted to make sure they all matched. Jared Hall stated that the development agreement would address a unifying theme and how it would be dictated. Chairman Hilton said that a unified theme was something else that could be addressed by the conditional use permits.

Commissioner Merx asked about pedestrian access. Jared Hall said there currently wasn't pedestrian access along the interior roadway or to the adjacent subdivisions.

Commissioner Collins asked when the improvements would be installed. Jared Hall said the improvements on 4000 South, Midland Drive, the interior roadway, the masonry fence, and external landscaping would all be part of Phase No. 1.

Commissioner Merx asked if there was an internal parking arrangement. Jared Hall stated that cross access and reciprocal parking would be part of the development agreement.

Commissioner Watts asked about street lighting. Jared Hall stated lights at the two major access points would be standard Roy City street lights. The interior lighting would be smaller and more decorative.

Chairman Hilton asked if there would be monument signage. Jared Hall there would be a couple of taller signs for the overall development. Individual signs would be monument signs.

Commissioner Collins stated that the Hinckley Drive extension would increase traffic on Midland Drive. He asked if UDOT had considered the need for additional traffic lights. Jared Hall said UDOT had looked at the project and had not require additional lighting.

Chairman Hilton opened the floor for public comments.

Marvin Brown, 2725 West, asked what the City planned to do about widening 4000 South, or putting in an overpass or a turn signal at Midland Drive and 4000 South. He felt a turn signal at Midland Drive was essential. With the train station, traffic on 4000 South was a traffic jam.

Chairman Hilton stated that turn signals at 4000 South Midland Drive were dictated by UDOT.

Commissioner Collins moved to close the public hearing at 6:28 p.m. Commissioner Watts seconded the motion. Commission members Collins, Hilton, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

Ken Burg, Burg Engineering, stated that he was the civil engineer for the project. The staff had done an excellent job of explaining the project to the Planning Commission. He showed the Planning Commission a sketch of how the unincorporated, Lily Jackson property might be developed. One possibility was the extension of the interior road to the south where it would eventually connect to the stub road in the Midland Farms Subdivision. That would provide three large commercial lots on the Lily Jackson property.

Commissioner Yeoman asked how far the fence would be extended south along the east property line as part of Phase No. 1. Ken Burg said the developer would have to install the 10-foot landscape buffer along with the fence. The existing vinyl fence would be replaced with a 6-foot masonry wall. The masonry wall would provide a more substantial sound barrier for the adjacent residents. The fence would be extended about 370 feet to the south along the east property line. Trees would be added to the landscaping. The masonry fence would tie into the existing fence.

Commissioner Merx asked if the vinyl fence would be removed and replaced. Ken Burg preferred to replace the fence. Chairman Hilton pointed out that they would have to work with the homeowners.

Commissioner Stonehocker asked how this development would affect traffic and signals. Ken Burg stated that UDOT had required them to complete a traffic study. UDOT was aware of the traffic impact this development would have.

Commissioner Collins stated that storm water from the east drained onto this property. Had the developer located any agricultural right-of-way easements for water? Ken Burg said they were aware of existing land drains that showed up as water rights that were being worked into the plans. They were aware of a storm drain connection on the southern boundary of the property that connected to Midland Drive. They could not discharge into that line. They had to take care of their own storm water.

Commissioner Yeoman moved to recommend that the City Council grant preliminary approval of the Midland Square Plat "A" Subdivision located on the southeast corner of 4000 South Midland Drive based on the staff's findings and subject to the recommendations of the staff and City Engineer. Commissioner Collins seconded the motion. Commission members Collins, Hilton, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.

Commissioner Merx felt the City needed to look at traffic in this vicinity and urge UDOT to get involved. Jared Hall stated that with the extension of Hinckley Drive, the light at 4000 South Midland Drive might not be adequate. West Haven had plans to widen 4000 South. That might relieve some of the traffic on 4000 South as it flowed to the west.

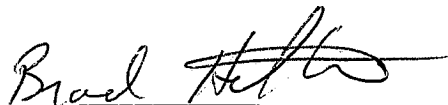
4. OTHER BUSINESS/STAFF UPDATE

Jared Hall provided the Planning Commission with an update about future and existing projects. The Planning Commission would be considering conditional use permits for some of the lots in Midland Square in the next few months. He updated the Planning Commission on WinCo and the livestock text amendment.

Commissioner Merx asked about the new traffic signal at 5600 South 2200 West and whether the light at 2050 West would be removed. Mr. Hall said the light at 2050 West would be removed.

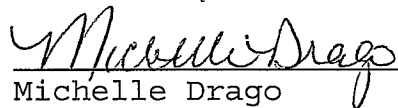
5. ADJOURN

Commissioner Merx moved to adjourn at 6:45 p.m. Commissioner Stonehocker seconded the motion. Commission members Collins, Hilton, Merx, Stonehocker, Watts, and Yeoman voted "aye." The motion carried.



Brad Hilton
Chairman

Attest:



Michelle Drago
Secretary

dc:pmay1209