

ROY CITY PLANNING COMMISSION WORKSHOP

January 28, 2003

Minutes of the Roy City Planning Commission Workshop held in the City Council Room of the Roy City Municipal Building on January 28, 2003, 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:

Larry Peterson, Chairman	Mark Larson, Planner
Doug Allred	Michelle Drago, Secretary
Larry Brown	
Brad Hilton	
Gennie Kirch	

Excused: Roy Watts  
Karlene Yeoman

Others present were: Mayor Roger Burnett; and Patrick Dean, Weber County Engineer.

1. PUBLIC MEETING WITH AFFECTED ENTITIES TO DISCUSS THE PROPOSED ANNEXATION DECLARATION POLICY

Mark Larson stated that Utah State Code outlined the process for cities to follow in adopting an Annexation Declaration Policy. Part of that process was a public meeting with the affected entities. The staff had mailed notices to the entities affected by Roy's proposed policy about the date and time of the public meeting. Patrick Dean from Weber County Engineering was the only entity in attendance.

Mr. Larson showed the Planning Commission a map outlining the future annexation areas. Mr. Larson said some cities in Davis County had included Hill AFB in their declarations just in case it ever closed. He asked the Planning Commission's opinion on including Hill AFB.

After discussion, the Planning Commission agreed that Roy City should look at extending its declaration boundaries to include Hill AFB and the area east of 1900 West between Hinckley Drive and 3300 South.

Commissioner Allred arrived at 6:23 p.m.

Mark Larson felt the City should move forward with adoption of the Annexation Declaration Policy as it was currently written so that the City could act on the Braegger/Newey annexation petition.

Commissioner Kirch agreed that the City should proceed with adoption of the policy. She also felt the Planning Commission should direct the staff to prepare an amendment including Hill AFB, the area east of 1900 West between Hinckley Drive and 3300 South, and other incorporated areas east of Roy City. Commissioner Kirch felt there was an unincorporated area on 4400 South southeast of Matrix that could also be included.

Chairman Peterson stated that the staff needed to look at unincorporated areas around Roy and include them in the amendment.

Patrick Dean, Weber County Engineering, felt it would be in Roy City's best interest to include unincorporated areas and Hill AFB. He said the County wasn't concerned about the areas included in Roy City's policy.

## 2. DISCUSSION REGARDING PROPOSED AMENDMENTS TO THE GENERAL PLAN

Mark Larson stated that the City recently received a couple of rezone petitions. In order to consider those petitions, the General Plan needed to be amended. Anderson's had requested that property they owned at approximately 4655 South 1900 West be rezoned from R-4 to CP-2 and R-1-8 to R-4. They were proposing some retail space on 1900 West, a few apartments, and storage units. Caldwell's and a few other property owners on 4800 South were asking that their properties be rezoned from R-1-7 to RE-20. Mr. Larson felt the Planning Commission should also identify the primary site for the light rail station on 4000 South. A public hearing would be held during the February 11<sup>th</sup> Planning Commission to amend the General Plan.

There was discussion about the pending petitions. The Planning Commission asked Mr. Larson to obtain a legal opinion from the City Attorney had proper grounds for denying a rezone petition.

## 3. DISCUSSION REGARDING ZONING ORDINANCE DRAFT

The Planning Commission moved to the City Manager's office to review the proposed Zoning Ordinance. They began reviewing the land use tables.

The Planning Commission scheduled a special workshop on February 22<sup>nd</sup> from 9:00 a.m. to 12:00 p.m.

4. OTHER BUSINESS

Commissioner Brown announced his resignation. This would be his last meeting.

5. ADJOURN

**Commissioner Kirch moved to adjourn at 8:10 p.m. Commissioner Allred seconded the motion. Commission members Allred, Brown, Hilton, Kirch, and Peterson voted "aye." The motion carried.**

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Larry Peterson  
Chairman

Attest:

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Michelle Drago  
Secretary

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