

ROY CITY PLANNING COMMISSION

April 22, 2003

Minutes of the Roy City Planning Commission Workshop held in the City Council Room of the Roy City Municipal Building on April 22, 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	Tony Reynolds Community
Doug Allred	Services Director
Brad Hilton	Mark Larson, Planner
Gennie Kirch	Michelle Drago, Secretary
Bill Merx	
Karlene Yeoman	

Excused: Roy Watts

Others present were: Mike Erekson; Rocky Vandersteen; and Jerry Cronquist.

1. FINAL APPROVAL OF SHADY MEADOW ESTATES NOS. 1 AND 2 LOCATED AT APPROXIMATELY 5225 SOUTH 3500 WEST

Mark Larson stated that the City had received final plats and improvement drawings for Phase Nos. 1 and 2 of Shady Meadow Estates. Jerry Cronquist and Brad Larsen were developing the east half of Shady Meadow; Kevin Ivins and Rocky Vandersteen were developing the west half. Phase No. 1 was the east portion; Phase No. 2 was the west half. Phase No. 2 was listed as Phase No. 3 on the preliminary plat. The phases would be developing concurrently. A road would run from 3500 West in Phase No. 1 and connect to 3750 West in Phase No. 2. Both phases would then have access to 3500 West and 5500 South. Mr. Larson pointed out that the size of the regional detention basin was smaller than it was on the preliminary plat. Because its size had been reduced, Kevin Ivins and Rocky Vandersteen had been able to increase the number of lots on the 5300 South cul-de-sac. The City Engineer had reviewed Phase No. 1, but he had not finished reviewing Phase No. 2. He had asked that final approval be subject to completion of the engineering review.

Mr. Larson felt the engineering issues would be resolved prior to the May 6th Council meeting.

Commissioner Allred asked if the actual size of the regional detention basin in Phase No. 2 had been calculated. Mark Larson said the City Engineer had worked with the developers' engineer to calculate the proper size of the detention basin. Commissioner Allred asked if the developers had resolved the spring that was shown on Lot No. 54 of the preliminary plat. Mark Larson said the spring was located on Lot No. 28 of Phase No. 2 on the final plat. The spring was actually a well. The developers planned to cap and feed it into the detention basin if necessary. They would have to follow the proper government approval steps for capping the well.

Commissioner Kirch stated that during Council review of the preliminary plat, the adjoining residents said they would rather have restrictive covenants to keep the home values higher than larger lots. Commissioner Kirch asked what the minimum home size would be. Jerry Cronquist said their restrictive covenants set a minimum of 1250 square feet for a rambler and 1300 square feet for a multi-story home.

Chairman Peterson asked if they were comfortable with the City Engineer's comments. Jerry Cronquist said they were.

Commissioner Kirch moved to recommend that the City Council grant final approval of Shady Meadow Estates Subdivision Nos. 1 and 2 subject to completion of the engineering review and requirements and the staff's recommendations. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, and Yeoman voted "aye." The motion carried.

2. CONSIDERATION OF A FINAL SITE PLAN APPROVAL FOR MIKE EREKSON/
CAPE COMPANIES FOR THE HEREFORDSHIRE SQUARE LOCATED AT
APPROXIMATELY 4450 SOUTH 1900 WEST

Mark Larson stated that the Planning Commission had granted preliminary approval of Cape Companies' revised site plan for Herefordshire Square at its last meeting. Cape Companies had submitted a final site plan that showed the additional landscaping requested by the Planning Commission. Mr. Erekson had spoken with the property owners to the north about an access and parking agreement. Those owners thought there was already one in place, and they were trying to locate it.

The staff did not know if that agreement addressed drainage.

Michelle Drago asked if the City could have a copy of the agreement. Mike Erekson said he planned to give the City a copy.

Mark Larson stated that the City Council liked the Planning Commission's concepts, with the exception of landscaping around the light poles. They took that requirement out. UDOT finally determined that the north access on 1900 West would be closed. The south access would remain. It would be widened to 40 feet. Cape Companies had raised the landscaping to 7.5% and the parking to 255 spaces.

Commissioner Allred asked where the handicap parking stalls would be located. Mike Erekson said they were located on the east end of the parking lot near the store entrances. They were not shown on the site plan.

Commissioner Kirch asked how storm drainage would be handled. Mike Erekson said the City Engineer was allowing them to use the existing sump on the northeast corner of the property if they cleaned it out and fixed it. Commissioner Kirch asked about the fence on the east side of the site. Mike Erekson said he had examined the fence. There were some areas that needed to be repaired. They planned to make those repairs and add some landscaping along the east property line. Commissioner Kirch suggested that the landscaping on the north property line include an "L" shaped island on the west end. That would eliminate one parking space, but it would help keep traffic under control and would blend with the landscaping on the property to the north. The Planning Commission agreed.

Commissioner Allred asked if the landscaping along the north property line would impede storm drainage. Mike Erekson said it would not. The parking lot to the north drained to 4400 South.

Commissioner Allred moved to recommend that the City Council approve a final site plan for Herefordshire Square located at approximately 4450 South 1900 West subject to the conditions of the City Engineer, the staff requirements, additional "L" shaped landscaping on the north property line, a reduction in the parking to 254 spaces, and that copies of the reciprocal agreements be filed with the City. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, and Yeoman voted "aye." The motion carried.

3. DISCUSSION REGARDING PROPOSED AMENDMENT OF RCO 34-21, PLANNING COMMERCIAL ZONES

Mark Larson stated that the staff had reviewed Chapter 21 of the Zoning Ordinance and determined that only minor changes were needed to separate a rezone petition from a development plan. He reviewed the recommended changes with the Planning Commission.

Commissioner Allred questioned the need to revise Chapter 21. The Planning Commission discussed what had happened with recent CP-2 rezone petitions. They felt that separating the rezone from the development plan could have lessened conflicts with adjoining residents.

The Planning Commission requested that signage, building materials, and lighting be added to 34-21-7. They asked that the title of 34-21-10 be changed to Final Development Plans and Building Permit Issuance. They asked the staff to revise 34-21-12 to apply to existing development. They also asked that a requirement for a Planning Commission public hearing be added to 34-21-8.

After further discussion, the Planning Commission asked the staff to have the City Attorney to review the proposed changes and bring the completed revisions to the May 13th meeting.

4. DISCUSSION REGARDING PROPOSED DRAFT ZONING ORDINANCE

Mark Larson asked that the Planning Commission finish reading the proposed Zoning Ordinance and turn in their comments. There was discussion about the best way to handle writing a new ordinance. The Planning Commission felt the City would be wise to spend money to have a consultant help the City review the Zoning Ordinance to make sure it met the goals and concepts of the General Plan.

5. ADJOURN

Commissioner Allred moved to adjourn at 7:40 p.m. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Peterson, and Yeoman voted "aye." The motion carried.

Larry Peterson
Chairman

Attest:

Michelle Drago
Secretary

dc:pwapr2203