

ROY CITY PLANNING COMMISSION

September 28, 2004

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on September 28, 2004, at 6:30 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:

Karlene Yeoman, Chairman	Tony Reynolds, Community
Doug Allred	Services Director
Brad Hilton	Mark Larson, Planner
Blaine Hoopes	Michelle Drago, Secretary
Gennie Kirch	
Bill Merx	
Michael Stokes	

Others present were: Bruce Parker; Dave Collins; Carl Stegen; Paul Deputy; Steve Smoot; Alissa Yeoman; and John?.

Pledge of Allegiance: Brad Hilton

1. APPROVAL OF SEPTEMBER 14, 2004, MINUTES

Commissioner Allred moved to approve the minutes of September 14, 2004, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

2. DISCUSSION REGARDING PRELIMINARY DRAFT OF SUBDIVISION ORDINANCE

Bruce Parker, Planning and Development Services, stated that the ZOSO (Zoning Ordinance and Subdivision Ordinance) Committee had prepared a draft of the Subdivision Ordinance for the Planning Commission's consideration. The ZOSO Committee recommended that the Planning Commission review the document and provide input back to the staff and himself. During the work session prior to the meeting, he had reviewed the procedural changes that would be affected by the new ordinance.

Tony Reynolds stated that the staff had taken the initiative and scheduled a public hearing for the October 12th Planning Commission meeting. At the public hearing the Planning Commission could take public comment. He did not anticipate that the Planning Commission would take action on the new Subdivision Ordinance until October 26th. The City Council would then hold a public hearing on November 2nd with anticipated approval the beginning of December.

Commissioner Allred asked how soon the Planning Commission had to turn in comments to the staff. Mr. Parker asked that the Planning Commission members turn their comments in within seven days. He said the ZOSO Committee would be changing the draft of the Subdivision Ordinance to make the conceptual review part of the application process and to add criteria for the City Council to hold a public hearing for preliminary review.

Commissioner Stokes questioned the definition of a block. The last sentence didn't make sense. Mr. Parker said he would check on it.

Commissioner Kirch asked about flag lots. Bruce Parker said the ZOSO Committee and staff had deliberately pulled all references to flag lots out of the Subdivision Ordinance. Tony Reynolds didn't feel flag lots should be addressed until after the Zoning Ordinance was amended. At that time, the Subdivision Ordinance could be amended to include flag lots. Commissioner Kirch felt that hazardous areas should be part of the required site information.

Commissioner Stokes asked how the Subdivision Ordinance related to commercial subdivisions when the Planning Commission was considering development plans as well. Bruce Parker said the Subdivision Ordinance applied to all subdivisions of property. It didn't matter if the subdivision was commercial or residential.

3. PUBLIC HEARING TO CONSIDER A PRELIMINARY DEVELOPMENT PLAN FOR
A HOTEL LOCATED AT APPROXIMATELY 1784 WEST 5600 SOUTH

Commissioner Hilton moved to open the public hearing at 6:51 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the proposed hotel project was located at approximately 1784 West 5600 South, which was on the north side of 5600 South between the Union Pacific tracks and I-15. The hotel would be located behind Village Inn. There was a storage complex immediately north of the hotel property. Even though the Village Inn and hotel properties were separate parcels, they were owned by the same company.

Mr. Larson stated that the overall development would include 2.75 acres. A 67-room hotel, to be known as Stay Inn, would be located on the back 1.36 acres. Village Inn would be located on the front 1.39-acre parcel. The main access to the hotel would be from 5600 South through the Village Inn property. An access to the west across the Union Pacific tracks was shown on the site plan. The site plan showed an existing 50-foot pole sign and a monument sign for Village Inn. The Village Inn site would not change much at all. The hotel and Village Inn would have access, parking, and drainage and utility easements in common. Village Inn had 102 parking stalls. They were only required to have 60. The hotel was required to have 67 parking stalls plus one parking stall for every 500 square feet. The site plan showed 67 parking stalls for the hotel. There would be plenty of parking if the two sites were combined. Twenty-three percent (23%) of the hotel site would be landscaped. Mr. Larson said there was good overall traffic circulation through both projects, except for a small area on the east side of the Village Inn parking lot. The staff recommended that four parking stalls on the east side of the Village Inn parking lot be removed to allow external traffic circulation around the perimeter of both projects. Mr. Larson showed the Planning Commission the proposed elevations. Because the site was zoned CP-2, the hotel was a conditional use. The City would approve a conditional use permit for the hotel along with the final development plan.

Mr. Larson felt the concerns of the City Engineer would be resolved. Questar had raised a question about gas services. Gas was available, but it was on the south side of 5600 South. The

developer would have to work with UDOT to get across 5600 South. The developer was proposing a second free-standing sign to advertise to the traffic on I-15. The second sign might require a conditional use permit. Mr. Larson felt that could be done with the final development plan. The parking stalls shown on the site plan were 9'x18'. Roy City's Zoning Ordinance required parking stalls to be 9'x20'. Mr. Larson said the City was working with Union Pacific to get permission to install a hard-surface road on the west side of the tracks. The hard-surface would be within Union Pacific's right-of-way and would provide access from 5600 South north to Marketplace Plaza. The site plan showed an access and on-grade crossing from the hotel property. The City needed to better understand the proponent's easement for an on-grade crossing.

Chairman Yeoman stated that getting in or out of this site at about 4:00 p.m. was almost impossible. She felt a hard-surface road to the north would be very beneficial.

Tony Reynolds stated that the City had been working with Union Pacific and Woodbury Corporation (owners of Marketplace Plaza) to secure permission to create a hard-surface connection from 5600 South to the back of the Woodbury development.

Mark Larson stated that the staff recommended approval of a preliminary development for a hotel located at 1784 West 5600 South subject to the conditions and findings listed in the staff report.

Chairman Yeoman asked about the difference between a hotel and a motel. Tony Reynolds stated that according to the City Attorney, a hotel had a single entrance. In a motel, units could be accessed directly from outside. If a foyer was used to access rooms, it was a hotel.

Chairman Yeoman asked about extended stay. Steve Smoot said all of the units would have kitchenettes.

Steve Smoot stated that they had reciprocal easements with Village Inn for ingress and egress, parking, and utilities. As they owned both properties, he felt they could get any other easements that were needed.

Chairman Yeoman asked about gas services. Steve Smoot stated that they would have to determine if the existing gas line needed to be

up sized. They might have some special improvement requirements to cross 5600 South. All of the other utilities were there.

Commissioner Hoopes asked if the City had made any recommendations about adequate sizing for water. Steve Smoot felt the water lines would be the adequate size because they were servicing fire hydrants. When the final building plans were ready, they would look at electrical, mechanical, and plumbing to make sure all were size properly.

Commissioner Kirch was concerned about the location of the dumpster in the northeast corner. She felt the current traffic pattern would make it difficult for a large garbage truck to access the northeast corner of the site. However, if the four parking stalls on the east side of the Village Inn parking lot were removed, the current location would be fine. A large truck would be able to access the dumpster from the east side of the site without having to drive in front of the hotel. Steve Smoot didn't feel Village Inn would have a problem removing the stalls. They were excited to have a hotel next to them.

Commissioner Hoopes asked about the size of the parking stalls. Steve Smoot said the site was tight. There was some extra landscaping they could give up. They wanted to be able to overhang onto the curb and gutter on one side. Commissioner Kirch felt the parking along the building needed to be 9'x20'. Commissioner Hoopes agreed that any overhang should be on the landscaping rather than the sidewalk.

Commissioner Stokes stated that the Zoning Ordinance required 9'x20' parking stalls. He was concerned about changing that requirement based on what the site plan looked like. He had researched parking stall requirements. Other cities allowed different sizes in different circumstances, but Roy City did not. He felt the parking stalls needed to be 9'x20' until the Zoning Ordinance was changed.

Commissioner Kirch suggested that the parking stalls next to the building be 9'x20', and that the stalls next to the landscaping be 9'x19'. Steve Smoot said it would be tight in a few places, and they would probably lose some parking stalls.

Commissioner Kirch asked if there was any access on the north side of the site. Steve Smoot said there was not. There were storage units to the north with a solid wall.

Commissioner Allred asked about the hard-surfacing west of the railroad tracks. He didn't think Union Pacific grant the City an easement. Tony Reynolds said Union Pacific was willing to allow a hard-surface road, and the City Council had identified funds to put it in. He felt it would be done about the same time as the hotel.

Commissioner Allred asked if the staff had done any research on the second sign. Tony Reynolds said it had not.

Commissioner Stokes asked about fencing on the north and east sides. Steve Smoot said UDOT controlled the fence on the east side. They wanted to work with the adjoining property owner to replace the fence on the north.

Chairman Yeoman asked if there were any comments from the audience. There were none.

Commissioner Kirch moved to close the public hearing at 7:26 p.m. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

There was a discussion about parking.

Commissioner Kirch moved to recommend that the City Council approve a preliminary development plan for a hotel located at approximately 1784 West 5600 South subject to the conditions and findings of the staff; that four parking stalls on the east side of the Village Inn parking lot be removed to improve traffic circulation; that the parking stalls next to the building be 9'x20'; that the parking stalls around the landscaping be at least 9'x18' with a preference for 9'x20'; and acknowledge that the signage would be addressed in the future. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

4. OTHER BUSINESS

The Planning Commission asked about the trip to San Jose. Tony Reynolds said UTA had scheduled the trip for October 28th and 29th. The Mayor had asked that the Chair, Vice Chair, and two senior members of the Planning Commission attend. The City was trying to arrange for the remaining Planning Commission and Council members to go shortly thereafter.

5. ADJOURN

Commissioner Hoopes moved to adjourn at 7:45 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Karlene Yeoman
Chairman

Attest:

Michelle Drago
Secretary

dc: