

ROY CITY PLANNING COMMISSION

November 9, 2004

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on November 9, 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: Richard Jarman; Neva Jarman; Ron Brubaker; and Gary Reed.

Pledge of Allegiance: Karlene Yeoman

1. APPROVAL OF OCTOBER 12, 2004, MINUTES

Commissioner Allred moved to approve the minutes of October 12, 2004, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A PETITION FROM RICHARD A. AND NEVA A. JARMAN AND ALAN F. AND BILLIE GRIFFIN TO ANNEX APPROXIMATELY 2.11 ACRES LOCATED AT APPROXIMATELY 2805 WEST 4000 SOUTH AND 4090 SOUTH MIDLAND DRIVE AND ESTABLISH A ZONE OF CP-2

Commissioner Hilton moved to open the public hearing at 6:37 p.m. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the City had received annexation petitions from Richard and Neva Jarman and Alan and Billie Griffin. The Jarman property was located at 2805 West 4000 South and was 1 acre in size. The Griffin property was located at 4090 South Midland Drive and was 1.11 acres in size. The Jackson parcel south of Griffin's was not part of the annexation petition. It would remain unincorporated. The annexation petition was consistent with the City's General Plan and Annexation Declaration Policy. The requested zone of CP-2 was contiguous to an existing CP-2 Zone. Mr. Larson said both properties were located in the Hooper Water District. The property owners would be responsible to disconnect and deannex from the Hooper Water District and connect to Roy City water. The Weber County Surveyor had reviewed the annexation plat and asked that some corrections be made. The most significant was inclusion of the roadways in front of both properties to match existing corporate boundaries.

Mr. Larson reminded the Planning Commission that a preliminary development plan had been approved for the entire southeast corner of the 4000 South Midland Drive intersection. The preliminary development plan included the Jarman and Griffin properties. The developer was proposing to purchase the Jarman and Griffin properties before the development was finalized.

Commissioner Stokes was concerned that Richard Jarman had not signed his annexation petition correctly. Mark Larson said the staff would work with Mr. Jarman to make sure his petition was corrected.

Chairman Yeoman asked for comments from the audience.

Richard Jarman, 2805 West 4000 South, was concerned about the requirement to disconnect and deannex from the Hooper Water District and connect to Roy City water. If his deal with the developer fell through, he didn't want to have to absorb that cost. Commissioner Kirch said whoever owned the property at the time of annexation would be responsible for those fees. Tony Reynolds said it was the intent of the City Council to hold the public hearing on the annexation and take public comment. Then they planned to table approval of the annexation until the developer was ready to present a final development plan. When the final development plan was ready, the developer would be ready to purchase the Jarman and Griffin properties.

Ron Brubaker, representing Smith, Brubaker & Haacke, stated that they wanted to make sure the Jarman's were taken care of, and that they didn't have to pay any money. Smith, Brubaker & Haacke had an option on the property that would end between January and March.

Commissioner Stokes asked about the language of the contract between the developer and the Jarman's and Griffin's. Mr. Brubaker said they would close on the Jarman and Griffin properties before the final development plan was approved.

Commissioner Kirch stated that the annexation could not be approved and recorded if the developer purchased the Jarman and Griffin properties prior to approval of the annexation. If the developer's purchased the Jarman and Griffin properties before the annexation was approved, the annexation process would have to start over because the Jarman's and Griffin's would no longer be the owners of record.

Commissioner Kirch moved to close the public hearing at 6:58 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve the annexation petitions from Richard A. and Neva A. Jarman and Alan F. and Billie Griffin for 2.11 acres located at approximately 2805 West 4000 South and 4090 South Midland Drive with a zone of CP-2 subject to the annexation plat including the roadways in front of each parcel to match existing corporate boundaries and other requirements of the Weber County Surveyor. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A PETITION FROM NORTHERN UTAH ACADEMY FOR A CONDITIONAL USE PERMIT FOR A CHARTER HIGH SCHOOL LOCATED AT APPROXIMATELY 4074 SOUTH 1900 WEST

Commissioner Allred moved to open the public hearing at 7:00 p.m. Commissioner Hoopes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the City had received a request for approval of a conditional use permit for a charter high school to be known as the Northern Utah Academy for Math, Engineering and Science (NUAMES) to be located at 4074 South 1900 West. The high school would be a four-year program. The proposed site was part of the Iomega Business Park. The Iomega Business Park had four separate parcels with seven buildings. The school would be located in Building 6 on Lot No. 2. The Iomega Business Park was owned by Iomega Business Park Funding. They were making buildings in the park available for lease. Buildings 1, 3, 4, and 5 had been leased. The Boys and Girls Club was located in part of Building 3. The Iomega Business Park was completely developed with 'in common' parking, landscaping, drainage, and maintenance.

Mr. Larson said Building 6 had 35,625 gross square feet. The proponent's were planning on no more than 500 students with 24 teachers, and 6 administrative staff. They didn't anticipate that more than 175 stalls would be used by the student body and faculty. The Iomega Business Park was developed as a manufacturing use. The parking for the entire development was based on a manufacturing use. Based on the size of Building 6, a manufacturing use would require 119 parking stalls. The change to a school use increased the parking need to 173 stalls. The overall site had 58 extra parking stalls, which would allow for the increased needs of Building 6. Iomega Business Park had agreed to dedicate 75 parking stalls for the school. The rest of the parking would be 'in common' with the remainder of the business park.

Commissioner Hilton asked how many of the stalls would be handicap. Mark Larson said it would be based on the Building Code requirements.

Commissioner Allred asked if the dedicated parking would be roped off. Mark Larson didn't know. The proponent had a parking agreement with Iomega Business Park. The City needed a copy of

that agreement. The City also needed an auto circulation pattern for the drop-off area.

Gary Reed, Pleasant View, stated that he would be the principal of the high school. He presented an architectural drawing of the interior of the building. They felt the best circulation pattern was to bring students in from 4000 South via the third entrance. Vehicles would travel straight south from 4000 South, drop off on the east side of the building, and circulate back to the east to 4000 South. There would be a cafeteria in the school, but no cooking would be done on-site. They were contracting with the Weber County School District to provide meals. The meals would be dropped off on the east side of the school. They felt the east side would work best because only a few parking spaces would be lost. The doors on the east side would have to be widened.

Chairman Yeoman asked if there would be a traffic conflict with the Boys and Girls Club. Mr. Reed didn't feel there would be a conflict because they would be out at 2:30 p.m. They would be gone before the Boys and Girls Club opened. They currently had an enrollment of 225 students in two campuses; one on 12th Street and one in Davis County.

Chairman Yeoman asked what a charter school was. Gary Reed said charter schools were an attempt to create private schools at public expense. A charter school was a group of parents who wanted to create a school. NUAMES was a century high school under direction of the Governor's office. It was a high school/early college. It was a public school. The student body was selected on a lottery basis from applicants. Mr. Reed said they probably wouldn't have more than 400 to 450 students.

Commissioner Allred asked about the dedicated parking stalls. Mr. Reed said they would use all of the stalls along the building and share the large parking area north of Building 6.

Gary Reed stated that Iomega was interested in the school leasing their health club in Building 3 for physical education classes.

Commissioner Allred felt the City needed to determine where the dedicated parking spaces would be. The building was going from an office use to a school, which would require interior changes. Gary Reed stated that the building was open on the inside, which would make it very easy to convert.

Chairman Yeoman asked if they would be ready for the fall 2005 classes. Gary Reed said they would have to be ready for classes on August 25, 2005.

Commissioner Allred asked about signage. Gary Reed said they didn't plan on signs other than those on the building. There would be signs on the south and north sides of the buildings. They did plan on putting lights on the outside to illuminate the exterior of the building.

Commissioner Kirch asked about organized sports. Gary Reed said they had agreement that allowed students to participate in extra-curricular activities at their home schools. Commissioner Kirch asked about UTA. Gary Reed said they were working with UTA. They were exploring options to alleviate their yearly busing expense. Commissioner Kirch pointed out that some of the students would participate electronically, which would alleviate some of the parking concern.

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

Commissioner Allred moved to close the public hearing at 7:35 p.m. Commissioner Hoopes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Commissioners Hoopes asked that conditions of approval be amended to including identification and marking of the 75 dedicated parking stalls, that a map be submitted indicating the other 100 'in-common' stalls would be located; and that on-site signage, if any, be included in the on-site signage be shown.

Commissioner Kirch asked if marking the parking stalls would cause a problem. Tony Reynolds said Iomega Business Park could not mark parking spaces that were identified as common parking in other leases.

Commissioner Hoopes moved to recommend that the City Council approve a conditional use permit for the Northern Utah Academy located at 4074 South 1900 West, Building 6 of the Iomega Business Park, subject to the staff's recommendations as amended by the Planning Commission. Commissioner Allred seconded the motion.

Roy City Planning Commission Minutes
November 9, 2004
Page 7

Commission members Allred, Hilton, Hoopes, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

4. OTHER BUSINESS

Tony Reynolds congratulated the Planning Commission on the work they had done to help Roy City qualify as a Quality Growth Community. Roy City was one of 14 cities in the State that had been identified as a Quality Growth Community.

Tony Reynolds shared a Power Point presentation of the San Jose commuter rail tour prepared by Commissioner Kirch.

5. ADJOURN

Commissioner Allred moved to adjourn at 8:18 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:pnov904