

ROY CITY PLANNING COMMISSION

November 23, 2004

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on November 24, 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
Gennie Kirch	Michelle Drago, Secretary
Bill Merx	
Michael Stokes	

Excused: Blaine Hoopes

Others present were: David Dickson; Dan Murray; Jeff Buttars; and Robin Secor.

Pledge of Allegiance: Bill Merx

1. APPROVAL OF NOVEMBER 9, 2004, MINUTES

Commissioner Kirch moved to approve the minutes of November 9, 2004, as corrected. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED COMMERCIAL DEVELOPMENT LOCATED AT APPROXIMATELY 3500 WEST 5600 SOUTH

Commissioner Hilton moved to open the public hearing at 6:35 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Mark Larson stated that the City had received a request for a preliminary development plan for the southeast corner of 5600 South 3500 West. The proposed development would be known as Lexington Square. The development was divided into two parcels. The larger piece of 6.8 acres was owned by Dan Murray. It was formerly owned by Hazel Martin. It had a house, a natural spring, and curb, gutter, and sidewalk. The smaller parcel was owned by Dale Barlow. It had a home with no curb, gutter, and sidewalk. Both parcels were in the Hooper Water District. They would have to be deannexed and connected to Roy Water. On the south side was a 66-foot wide parcel owned by Roy City. It used to be a railroad spur. The preliminary development showed four pad sites on the large parcel and one on the small parcel. There was a large retail space on the back of the site that straddled both properties. There were 446 parking stalls on the overall site; 303 was the minimum requirement. The overall development had 11.8% landscaping, which met the City code of 10%. Mr. Larson said there was good traffic flow throughout the proposed development. The CP-2 Zoning requires the development plan to show how it could be integrated with adjoining parcels. The development plan did a good job of showing how both properties could work together. It also showed that the development could be extended to the east. As both 5600 South and 3500 West were State roads, the developer would be required to meet with UDOT to discuss the actual location of the access points and street improvements. Mr. Larson said that because this was a preliminary development plan neither the City Engineer nor Public Works had many comments. Their comments would come when the final plan was submitted. The Water Department did say that the water line would have to be looped from 3500 West to 5600 South. Public Works also mentioned that the developer needed to work out an agreement with the City for maintenance and access of the City's 66-foot right-of-way. Mr. Larson showed the Planning Commission the proposed building elevations, signage, and overhead lighting fixtures. At this point the staff did not know what the proposed phasing would be.

Commissioner Allred asked why the Martin/Murray and Barlow parcels weren't deannexed from Hooper Water during the annexation process. Mark Larson said they might have been. On the County plat maps, both parcels were still shown in the Hooper Water District. That was something the staff needed to follow up on. Commissioner Allred asked when the Martin/Murray and Barlow properties had been annexed. Mr. Larson said they were annexed in 1978. They were rezoned from RE-20 to CP-2 in June 2003.

David Dickson, architect for the project, stated that they had reached an agreement with Dale Barlow regarding cross access and building elevations. They had received approval from UDOT for the two accesses closest to the 5600 South 3500 West intersection. They still needed approval for the other two accesses. He didn't feel that would be difficult as they were as remote on either side of the project as possible. He reviewed the building elevations, signage, and lighting fixtures with the Planning Commission.

Commissioner Allred asked how many signs would be on the site. Mr. Dickson said there would be three: One on 5600 South; one on 3500 West; and one on the corner for Pad C.

Commissioner Stokes asked about the height of the signs. Mark Larson said the monuments signs couldn't be higher than six feet. The larger signs needed to have at least ten feet of clearance from the ground.

In response to a question from Commissioner Allred regarding the number of signs, Mark Larson said they were permitted to have one large sign for the entire development. The second sign would require a conditional use permit. Each pad site was allowed to have an individual monument sign.

Commissioner Allred said 12% landscaping met the minimum requirement of 10%. However, the site looked pretty sparse. He encouraged the developer to look at more landscaping.

Chairman Yeoman asked about the Barlow property. Mr. Dickson said they had not purchased the Barlow property. However, Barlow's had agreed to follow the development plan and the proposed building elevations.

Dan Murray stated that he had been working with Casey Hall, Mr. Barlow's son-in-law. They had worked out a reciprocal agreement. He felt the timing for his parcel would be quicker than the Barlow's. The Barlow family didn't want to push Mr. Barlow out of his home. In the interim, Mr. Murray felt the pasture north of Mr. Barlow's home would make a natural buffer between the development and Mr. Barlow's home.

Commissioner Hilton asked if UDOT had considered lining up the access on 3500 West with the access from the Sky Property development on the west side of 3500 West. Dan Murray said they had received approval for the two accesses closest to the

intersection. Commissioner Hilton was concerned that the left turn movement from the access on 3500 West would create head-on collisions with the left turn movements from across the street. The Planning Commission asked if Mr. Murray would consider moving the 3500 West access further to the south to line up with the access from Sky Property. Dan Murray stated that moving the access further south would most likely eliminate Pad D. Commissioner Hilton asked them to go back to UDOT to see if the two accesses could be lined up.

Commissioner Stokes said he was wrestling with both sides of the access issue. He asked about the time frame of the development. Dan Murray said the first phase would be Pad C. He had a significant investment in the property. He felt it was important that the development worked and was economically viable. He felt this was one of the premier properties in Roy. All of the west side traffic seemed to pivot around this intersection.

Commissioner Stokes hoped to see something beyond fast food for the pad sites. He asked about fencing between the Stanger and Barlow properties. Dan Murray felt the tenants would dictate what the fencing needs would be. He hoped he wouldn't have to fence the Stanger property because it was a commercial use. There might be a need to fence the Barlow property temporarily.

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

Commissioner Hilton moved to close the public hearing at 7:11 p.m. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Commissioner Kirch asked if they were going to use the natural spring for aesthetics. Mr. Murray said they didn't have plans to use the spring.

Commissioner Allred moved to recommend that the City Council grant preliminary approval of a development plan for Lexington Square (a planned commercial development) located on the southeast corner of 5600 South 3500 West subject to incorporating further study of traffic patterns and driveways and the staff and engineering comments. Commission Hilton seconded the motion. Commission

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

3. CONSIDERATION OF A CONDITIONAL USE PERMIT AND SITE PLAN FOR USED VEHICLE SALES LOCATED AT APPROXIMATELY 5765 SOUTH 1900 WEST

Mark Larson stated that the site in question was the old Inkley building at 5765 South 1900 West. Robin Secor was requesting approval of a conditional use permit for a vehicle sales business to be known as Cars For Sale. The entire site was 13,200 square feet in size with an existing building of 1,008 square feet. Based on the size of the building, five parking stalls were required. The required parking was shown on the site plan behind the building. There needed to be at least 25 feet of back-up space behind the five parking stalls for two-way traffic flow. Sixteen percent (16%) of the site was landscaped. The site plan showed the installation of bollards and chain along the north property line. That would enclose the property. Mr. Larson said it wasn't necessary to show parking spaces for the sales display area on the site plan. The 25-foot two-way access to and from the site needed to be maintained at all times. Mr. Larson said the staff was concerned about the landscape area in the back. If it would be grass how would it be watered and maintained? There needed to be some type of border between the landscaping and the asphalt to prevent the asphalt from breaking away. Mr. Secor had indicated that the parking lot would be repaved. Neither the City Engineer nor Public Works had any comments because all of the improvements were existing and no changes were proposed.

Chairman Yeoman asked about the landscaping area. Robin Secor, Clinton, stated that he wanted to do something nice but more along the lines of xeroscaping. He had wanted grass, but he didn't know how to get water to it. Chairman Yeoman said there needed to be some type of border between the asphalt and the landscaping. Mr. Secor said they would have to be on the same level so that the drainage wasn't disturbed. Chairman Yeoman suggested continuing the bollards and chain between the asphalt and the landscaping. Mr. Secor said he would do that if the Planning Commission deemed it necessary. He would also continue the parking bumper blocks along the landscaping. They would be open enough to allow drainage. He was working with the property owner to get the lot repaved and the building redone.

Commissioner Merx asked about security lighting. Mr. Secor said there was a security light on an adjacent telephone pole and two security lights on the back of the building. He planned to make the lights on the building stronger.

Commissioner Kirch asked about signage. Robin Secor said he planned to use the existing signage on the building.

Commissioner Stokes felt the parking spaces for the patrons needed to be designated. Mr. Secor said he would paint something on the asphalt.

Commissioner Allred asked about easements. Mr. Secor said there weren't any easements on the property.

Commissioner Kirch felt the Planning Commission needed to stipulate that the asphalt be repaired if it wasn't going to be repaved.

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

Commissioner Merx moved to recommend that the City Council approve a conditional use permit and site plan for vehicle sales located at approximately 5765 South 1900 West subject to the staff's recommendations, that there be a separation between the asphalt (parking bumpers and bollards and chain) and the landscaping in the back, and that the asphalt be repaired. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

4. OTHER BUSINESS

Commissioner Allred said it appeared that Glamour Glaze had expanded without the necessary approvals. Mr. Larson said he would speak with them.

Commissioner Kirch was concerned that the amount of fill which had been brought into the Stone Edge development would alter the site plan and building elevations.

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5. ADJOURN

Commissioner Hilton moved to adjourn at 7:39 p.m. Commissioner Allred seconded the motion. Commission members Allred, Hilton, Kirch, Merx, Stokes, and Yeoman voted "aye." The motion carried.

Karlene Yeoman
Chairman

Attest:

Michelle Drago
Secretary

dc:pnov2304