

ROY CITY PLANNING COMMISSION

September 13, 2005

Minutes of the Roy City Planning commission Meeting held in the City Council Room of the Roy City Municipal Building on September 13, 2005, at 6:30 p.m.

The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting as provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

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

Excused: Karlene Yeoman

Others present were: Lucille Wilcox

Pledge of Allegiance: Gennie Kirch

1. APPROVAL OF AUGUST 23, 2005, MINUTES

**Commissioner Merx moved to approve the minutes of August 23, 2005, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

2. PUBLIC HEARING TO CONSIDER AMENDING THE FUTURE LAND USE AND TRANSPORTATION ELEMENTS OF THE GENERAL PLAN

**Commissioner Allred moved to open the public hearing at 6:34 p.m. Commissioner Hoopes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

Tony Reynolds stated that this was long term planning. There wasn't a pressing development or activity that required amendment

of the General Plan by a certain date. The staff wanted to get a few items in front of the Planning Commission in order to begin deliberation. Chapter 5 of the new Zoning Ordinance regulated amendments to the General Plan and Zoning Ordinance. It required that any development activity comply with the General Plan. An amendment to the General Plan could be initiated by any property owner, resident, business owner, Council member, Commission member, or City staff. The amendment process consisted of a public hearing before the Planning Commission, a recommendation from the Planning Commission, and Council action. Mr. Reynolds read Section 505 - Criteria for Approval of General Plan Amendments - to the Planning Commission:

In considering a proposed amendment to the Roy City General Plan, the application shall identify, and the Commission and Council shall consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area.
2. The effect of the proposed amendment on the public health, welfare, and safety of City residents.
3. The effect of the proposed amendment on the interests of the City and its residents.
4. The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
5. Compatibility of the proposed uses with nearby and adjoining properties.
6. The suitability of the property for the uses requested.
7. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
8. The community benefit of the proposed amendment.

Tony Reynolds stated that the staff was proposing amendments to two elements of the General Plan - Transportation, and Urban Growth and Land Use. On Figure 4 (Existing and Future Transportation) of the Transportation Element, the legend listed existing collector and arterial streets and future local, collector, and arterial streets. The General Plan categorized and defined the different types of

streets. Arterial streets average 6,000 to 45,000 vehicles per day. Collector roads averaged 500 to 18,000 vehicles per day. Local roads were designed to serve less than 1,000 vehicles per day. The staff proposed removing the category of local streets from the map. That would allow the staff some flexibility as they followed the new Subdivision Ordinance. In Section 900 of the Subdivision Ordinance, it said, "The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) as required for public utilities and improvements. The street arrangement shall not cause unnecessary hardships to owners of adjoining property when such property is subdivided and access is required."

Commissioner Kirch asked if the Transportation Map needed to be amended when there was a change in roads, such as the realignment of Airport Road with Riverdale Road. Tony Reynolds said the map would automatically reflect realignments. That didn't require action on the Planning Commission's part.

Commissioner Merx suggested that 4000 South be upgraded to an arterial road because of the commuter rail station.

Commissioner Stokes asked what would happen if a developer disagreed with the location of a local road recommended by the City. Tony Reynolds said the staff would review the road and make a recommendation to the Planning Commission. The developer would have the opportunity to present an opposing argument. The Planning Commission would then make a recommendation to the City Council, and the City Council would make the final decision.

Michelle Drago stated that the Transportation Map included a collector road through Emma Russell Park that had been done away with. It should be removed from the map.

Commissioner Allred asked what the old D&RG right-of-way was designated for. Tony Reynolds said it was classified as a multi-purpose trail on the Openspace and Parks Map.

Commissioner Merx pointed out that all of the maps still showed the old D&RG right-of-way as a railroad. Tony Reynolds agreed that the City's base map needed to be changed. The railroad markings needed to be removed, and the map needed to show UTA ownership.

Commissioner Allred suggested that the designation of the commuter rail station be shown on the Transportation Map. The three commuter rail sites on the Future Land Use Map needed to be narrowed down to two (4000 South and 5600 South).

Commissioner Kirch asked about the extension of Hinckley Drive (3100 West). Tony Reynolds said it was still on Wasatch Front Regional Council's long range plan.

Tony Reynolds stated that the staff was proposing several changes to the Future Land Use Map (Figure 3) of the Urban Growth and Land Use Element. The three areas the staff was most interested in were the Ogden Airport/Iomega Business Park/Wasatch Front Executive Park area; the light industrial area at approximately 1777 West Riverdale Road; and the portion of Hill AFB located in Roy.

Mr. Reynolds said the portion of the Ogden Airport located in Roy was shown with a future use of schools/government/churches. At the very least, the staff felt that should be changed to light industrial/warehouse use. Another option was the creation of a Business Park category on the legend. Then the use of the Ogden Airport, Iomega Business Park, and Wasatch Executive Park could all be changed. The second area the staff was proposing be changed was the light industrial/warehouse use shown at approximately 1777 West Riverdale Road. The staff suggested that the future use for that area be commercial. The third area was the portion of Roy City located on Hill AFB. It was shown with a school/government/churches use. The staff suggested that it be changed to commercial in order to prevent possible manufacturing uses in that area. There had been discussion about private commercial development happening on Hill AFB. If that happened, the staff felt the area should be zoned Regional Commercial rather than the current Manufacturing Zone. If the General Plan was amended, the City would initiate petitions to rezone those areas. Mr. Reynolds said there were other areas the staff would like to consider, such as the manufacturing area on 2700 West between 4900 South and 5200 South and the manufacturing area between the two railroad rights-of-way from 4000 South to 4800 South.

Commissioner Merx asked about allowing for commercial development along 5600 South. Tony Reynolds said the City's planning consultants had recommended that the use and zoning designation for 5600 South be related to specific development requests.

Commissioner Kirch asked about the small light industrial/warehouse uses shown at 2745 West 5200 South and 6075 South 2700 West. She felt the future uses of those should be changed.

Commissioner Kirch asked if the future land use of the commuter rail station needed to be changed from medium single family density. Commissioner Allred felt that might be a good place for commercial. Chairman Hilton felt it would be good for a mixed use. There was further discussion about what could happen around the commuter rail station.

The Planning Commission discussed creating a punch list and discussing a few items at a time.

Chairman Hilton opened the floor for public comments.

Lucille Wilcox, 4808 South 2125 West, was concerned about the devaluation of her property because of the new light at the 2125 West 4800 South intersection. She was also concerned about pollution from exhaust fumes. The installation of the light had created storm drainage problems on her corner. She asked that the Planning Commission consider people when making its decisions. She asked if her property could be used as a duplex. Mr. Reynolds responded to her question about the duplex.

**Commissioner Allred moved to close the public hearing at 7:49 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

**Commissioner Stokes moved to recommend that the City Council amend Figure 4 - Existing and Future Transportation Map - of the General Plan by removing future local streets, inserting the location of the commuter rail station on 4000 South and a possible commuter station on 5600 South, and removal of a collector street through Emma Russell Park. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

Tony Reynolds stated that the change to the D&RG right-of-way could be made administratively.

**Commissioner Allred moved to table action on the Future Land Use Map and that a punch list be created for future discussion of a few**

**items at a time with a target completion date of six months. Commissioner Merx seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

The following punch list was created:

- Creation of a business park category for the Iomega/Ogden Airport/Wasatch Executive Park area on the Future Land Use Map
- Light industrial/warehouse area at approximately 1777 West Riverdale Road
- Roy City portion of Hill AFB
- Deletion of commuter rail site on 4800 South from Future Land Use Map
- Deletion of commuter rail site on 5600 South from Future Land Use Map
- Upgrading of 4000 South to a future arterial road on the Transportation Map
- Light industrial/warehouse use at 2745 West 5200 South and 6075 South 2700 West
- Manufacturing areas on 2700 West and between rights-of-way from 4000 South to 4800 South

Tony Reynolds stated that there weren't any business items currently scheduled for the September 27<sup>th</sup> meeting. The Planning Commission recommended that a work session be held to discuss a business park category; the three issues of concern to the staff; and upgrading 4000 South to an arterial street.

### 3. OTHER BUSINESS

Commissioner Stokes questioned whether a building permit was needed by UTA for earthwork on the commuter rail site. Tony Reynolds said UTA had DRC approval for a grading and staging plan. A pre-construction meeting had been held with the City Engineer. Commissioner Stokes pointed out a possible conflict in the language of the new Zoning Ordinance. Mr. Reynolds said the staff would look into it.

Commissioner Allred asked about the status of the Sign Ordinance. Tony Reynolds said the staff hoped to have a draft completed in two to three months.

Commissioner Kirch stated that TSO was selling cars. Tony Reynolds said car sales was a permitted use. TSO had received approval from the staff to sell cars on their site.

4. ADJOURN

**Commissioner Hoopes moved to adjourn at 8:09 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, Merx, and Stokes voted "aye." The motion carried.**

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Brad Hilton  
Chairman

Attest:

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Michelle Drago  
Secretary

dc:psep1305