

ROY CITY PLANNING COMMISSION

October 25, 2005

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on October 25, 2005, 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:

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

Excused: Bill Merx and Karlene Yeoman

Others present were: Mark Miller, City Engineer; Mike Braunberger; Tim Butler; and Dan Kohler.

Pledge of Allegiance: Michael Stokes

1. APPROVAL OF OCTOBER 11, 2005, MINUTES

Commissioner Stokes moved to approve the minutes of October 11, 2005, as corrected. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, and Stokes voted "aye." The motion carried.

2. CONSIDERATION OF AMENDMENT TO THE SUBDIVISION PLAT FOR OLYMPIA PARK PHASE NO. 3

Commissioner Stokes excused himself from deliberation on this item because of a pending business transaction with Tim Butler and left the room.

Tony Reynolds stated that the last time this matter was brought before the Planning Commission, the staff expected it to be tabled because the City did not know what depth the homes on Lot Nos. 26

and 27 would be. The Planning Commission identified four areas of concern. The first concern was how deep the homes would be. That concern would be addressed by Mark Miller, the City Engineer. The second concern was liability. The City Attorney had indicated that the City would not face any liability because it had governmental immunity. It wasn't liable for flooded storm drains. The third concern was disclosure to future property owners. Mr. Reynolds said the following wording was stamped on every building permit for a new home:

IMPORTANT NOTE: Many areas in Roy City have ground water problems due to seasonal high (fluctuating) water table. Issuance of this permit does not constitute representation by the City that building at any elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner.

Mr. Reynolds said the depth restriction for lots in Olympia Park Phase No. 3 were noted on the subdivision plat. Someone receiving a title report would receive that information. In addition, new home permits were stamped with the afore-mentioned wording. The Planning Commission's fourth concern related to the impact surface water from Lot No. 26 would have on Lot No. 7. Mr. Butler's request to connect Lot Nos. 26 and 27 to the land drain was completely unrelated to the surface water issue between Lot Nos. 26 and 7. Surface runoff from one lot to another was a private matter.

Chairman Hilton asked if it was the homeowner's responsibility to make sure his surface water did not infringe on someone else's property. Mr. Reynolds said it was.

Mark Miller, City Engineer, stated that his office had received calculations from Tim Butler's engineer. Mr. Butler's engineer concluded that the top overflow of the pond was below the sanitary sewer. The depth of the sewer then determined the maximum depth on Lot Nos. 26 and 27. The lowest slab elevation was 4.2 feet above the highest elevation of the pond. Mr. Butler's engineer recommended that the lowest home elevation for Lot Nos. 26 and 27 be 3.8 feet (3 feet 10 inches) below the top back of curb. That was a couple of feet above the highest pond elevation. Mr. Miller said his office had checked the calculations. If homes on Lot Nos. 26 and 27 were built 3.8 feet below the top back of curb, there wouldn't be a need for backflow prevention devices. He felt

comfortable recommending that Olympia Park No. 3 be amended as follows:

"Home construction depth will be limited to a lowest slab elevation of 18" below the existing top back of curb fronting each lot, except for Lot Nos. 26 and 27. Lots 26 and 27 will be limited to a lowest slab elevation of 3.8 feet below the existing top back of curb fronting each lot."

He also recommended that the requirement for backflow prevention devices on the two lots be waived.

Commissioner Allred asked if the City Engineer's office had studied data on the groundwater depth. Mark Miller stated that, generally speaking, anything lower than 18 inches in this area would be getting into the ground water. When a land drain was wrapped around a home, that data wouldn't apply.

Commissioner Allred asked if water could get into a home with a footing drain. Mark Miller said land drains were not bullet proof. A land drain could silt up over years and create a problem.

Commissioner Hoopes asked if there would be an additional impact fees for Lot Nos. 26 and 27 for use of the City's land drain. Tony Reynolds said there would not. There were land drains all over the City. They were part of the City's storm water system.

Commissioner Hoopes moved to recommended that the City Council amend the subdivision plat for Olympia Park Subdivision No. 3 located at approximately 5850 South 4150 West subject to the to the staff's recommendations and that the Note on the plat be changed to read: "Home construction depth will be limited to a lowest slab elevation of 18" below the existing top back of curb fronting each lot, except for Lot Nos. 26 and 27. Lots 26 and 27 will be limited to a lowest slab elevation of 3.8 feet below the existing top back of curb fronting each lot." Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, and Kirch voted "aye." Commissioner Stokes abstained. The motion carried.

3. CONSIDERATION OF EXTERIOR MODIFICATIONS FOR MARKETPLACE PLAZA
LOCATED AT APPROXIMATELY 5400 SOUTH 1900 WEST

Tony Reynolds updated the Planning Commission on discussions the City had been having with Woodbury Corporation, Harmons, and other property owners in that area about the construction of a road to be known as 1850 West on the Union Pacific right-of-way. Union Pacific had given the City permission to build the road. The road would help them with drainage and water runoff. Construction was planned for next spring.

In discussions with Woodbury about the road improvements, the staff learned that Woodbury was ready to submit plans for facade changes in Marketplace Plaza. Woodbury was proposing to change the facade of the in line spaces to compliment the facade changes made by Harmons in 2000/2001. They planned to remove the tile roof and parapet and increase its height. Woodbury also proposed to improve the signage. Mr. Reynolds showed the Planning Commission the color scheme proposed by Woodbury. The staff was excited about the proposed improvements.

Commissioner Allred asked if the City could take down the big sign. Tony Reynolds said there was a way to do it through amortization, but the City had no plans to do so.

Mark Larson stated that because this was a permitted use, the Planning Commission was the decision making body.

Commissioner Allred asked if the store fronts would be changed. Dan Kohler, Woodbury's, said they would not.

Commissioner Kirch asked if anything would be done with the wall of windows on the north side of the old video store. Dan Kohler said there weren't plans to change anything but the parapet. Changing the windows would be a tenant improvement. The facade change would wrap around the north side of the building.

Commissioner Hoopes felt this face lift would be great for the City and would attract new business. He asked if the individual tenants would have signs above their spaces. Dan Kohler said they would. Over time they planned to upgrade the signs for the individual tenants.

Commissioner Allred moved to approve the exterior modifications for Marketplace Plaza located at approximately 5400 South 1900 West

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subject to compliance with building permit and code requirements. Commissioner Kirch seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, and Stokes voted "aye." The motion carried.

4. CONSIDERATION OF AMENDMENTS TO THE FUTURE LAND USE MAP OF THE GENERAL PLAN
 - A. CREATION OF A BUSINESS PARK CATEGORY FOR THE IOMEGA/OGDEN AIRPORT/ WASATCH EXECUTIVE PARK AREA
 - B. CHANGING THE DESIGNATION OF THE LIGHT INDUSTRIAL/WAREHOUSE AREA LOCATED AT APPROXIMATELY 1777 WEST RIVERDALE ROAD TO COMMERCIAL
 - C. DELETION OF THE COMMUTER RAIL SITE ON 4800 SOUTH
 - D. DELETION OF THE COMMUTER RAIL SITE ON 5600 SOUTH
 - E. CHANGING THE DESIGNATION OF THE SCHOOL/GOVERNMENT/CHURCHES AREA LOCATED ON HILL AFB TO COMMERCIAL

Tony Reynolds stated that the Future Land Use Map showed I-15 and the portion of Hill AFB located in Roy City with a schools/government/churches use. The staff proposed that the use be changed to commercial to allow for the possibility of enhanced space leasing on Hill AFB. He responded to questions from the Planning Commission about enhanced space leasing.

Mark Larson stated that the Future Land Use Map showed the area at approximately 4000 South 1900 West with a mixed use of light industrial/warehouse and schools/government/churches. The staff proposed that a business park category be created, and that the use for this area be changed from light industrial/warehouse to business park. The staff proposed that the light industrial/warehouse use shown at approximately 1777 West Riverdale Road be changed to commercial. The staff also proposed that possible commuter rail station sites shown at approximately 4800 South 2700 West and 5600 South 2500 West be deleted.

Commissioner Allred was concerned about deleting the commuter rail station site on 5600 South. Mark Larson said the site would still remain on the Future Transportation Map.

Mark Larson pointed out that the use of property located at approximately 2500 West 5600 South needed to be corrected. The Future Land Use Map showed that it was all schools/government/churches. Part of it was residential.

Commissioner Kirch moved to recommend that the City Council amend the Future Land Use Map of the General Plan by: 1. Creating a business park category and changing the use of the 4000 South 1900 West area from industrial warehouse and schools/government/churches to business park; 2. Changing the designation of property at 1777 West Riverdale Road from light industrial/warehouse to commercial; 3. Deleting the commuter rail station site at approximately 4800 South 1700 West; 4. Deleting the commuter rail station site at approximately 2500 West 5600 South; and 5. Changing the designation of I-15 and the portion of Hill AFB in Roy from schools/government/churches to commercial. Commissioner Hoopes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, and Stokes voted "aye." The motion carried.

4. OTHER BUSINESS

Mark Larson stated that there would not be a meeting on November 8th due to the General Election. The next meeting would be November 22nd.

Commissioner Hoopes stated that he would not be able to attend the November 22nd meeting.

5. ADJOURN

Commissioner Allred moved to adjourn at 7:42 p.m. Commissioner Stokes seconded the motion. Commission members Allred, Hilton, Hoopes, Kirch, and Stokes voted "aye." The motion carried.

Brad Hilton
Chairman

Attest:

Michelle Drago
Secretary

dc:poct2505