

ROY CITY PLANNING COMMISSION

January 10, 2006

Minutes of the Roy City Planning commission Meeting held in the City Council Room of the Roy City Municipal Building on January 10, 2006, 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
David Collins	Mark Larson, Planner
Blaine Hoopes	Michelle Drago, Secretary
Gennie Kirch	
Bill Merx	
Karlene Yeoman	

Others present were: Mayor Joe Ritchie; Kent Howard; David Brenchley; Jim Hurley; Cathy Jondro; Amy Hall; Leilani Lopez; Lora Madison; Jeffrey Corless; and Lawson Burnett.

Pledge of Allegiance: Brad Hilton

1. SWEAR IN NEW PLANNING COMMISSION MEMBER

Mayor Ritchie swore in David Collins.

2. APPROVAL OF NOVEMBER 22, 2005, MINUTES

Commissioner Allred moved to approve the minutes of November 22, 2005, as corrected. Commissioner Yeoman seconded the motion. Commission members Allred, Collins, Hilton, Hoopes, Kirch, Merx, and Yeoman voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER AMENDMENT OF PRELIMINARY PLAN FOR MIYA ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 4700 SOUTH 3000 WEST

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

Mark Larson stated that the Miya Estates Subdivision was located on the north side of 4800 South just east of Midland Elementary School. The subdivision was originally approved with two phases in 1997. The first phase consisted of 26 lots and was completely developed with all of the required improvements. Howard Kent was seeking to change the phasing in the overall preliminary plan from two phases to three. The overall number of lots wouldn't change. Phase 2 would have 7 lots; Phase 3 would have 20. The only change to the overall plan would be the phasing. Because of the phasing change, a temporary cul-de-sac would be required at the east end of Phase 2. The cul-de-sac would have to have a 50-foot radius. An easement would be required for the temporary turn around. The length of the street in Phase 2 was 400 feet, which met the requirements of the Subdivision Ordinance.

Commissioner Allred asked if the temporary turn-around would have curb and gutter. Mark Larson said it would not unless Phase 3 didn't develop within two years. The guarantee funds would include money to complete the cul-de-sac if needed.

Commissioner Kirch asked if the Planning Commission needed to include a requirement for the cul-de-sac easement in its approval. Tony Reynolds said the easement requirement was covered in Item 4 of the Engineering Comments.

Mark Larson stated that the Development Review Committee recommended preliminary approval of Miya Estates No. 2.

Chairman Hilton stated that the Engineering Comments were quite lengthy. He asked if any of those requirements had been taken care of. Mark Larson said some of the requirements were meant for the final plat. Items 8 and 9 needed to be completed prior to the Council's approval of the preliminary plan.

Commissioner Merx stated that Mark's statement about a 50-foot radius was at odds with the engineering requirement for a 38-foot

cul-de-sac. Tony Reynolds said the engineer corrected the size of the cul-de-sac in Item 6. Commissioner Allred asked what the cul-de-sac would be constructed of. Howard Kent, Salt Lake City, stated that the cul-de-sac would be constructed with road base. If Phase 3 wasn't completed in two years, the cul-de-sac would be asphalted.

Howard Kent stated that the subdivision was being done by Mildred Miya. She wanted to develop a few lots, but she also wanted to continue farming. In order to accommodate her life needs, the change in phasing was proposed.

Commissioner Hoopes asked if Mr. Kent was familiar with the City's Nuisance Ordinance. Mr. Kent said he was.

Commissioner Allred asked if the lots had been sold. Mr. Kent said they had not. Commissioner Allred asked if the stub in Phase 2 would be used to access the farm. Mr. Kent said it would not. He planned to fence the end of Phase 2. The farm would have access from 4800 South.

Commissioner Collins asked if the two-year time frame was practical. Mr. Kent said two years was based on the City's warranty period. The guarantee money would include funds to asphalt the cul-de-sac if necessary.

Chairman Hilton opened the floor for comments from the audience.

Amy Hall, 4693 South 3025 West, was concerned that construction traffic in the neighborhood would affect the safety of the children. She preferred to see the remainder of the subdivision completed at once. She asked if the lots would be sold individually or as a package to a developer.

Howard Kent stated that he hadn't decided how to sell the lots. Commissioner Kirch asked if children cut through the property. Amy Hall said they didn't because it was fenced off.

Mark Larson stated there were restrictive covenants for Miya Estates. Howard Kent planned to follow those covenants in Phase 2. Commissioner Kirch asked if the covenants were part of the record. Mark Larson said they would be recorded with the subdivision and enforced by the developer. Howard Kent said the basic style and quality of homes would remain the same.

Commissioner Merx moved to close the public hearing at 6:53 p.m. Commissioner Yeoman seconded the motion. Commissioner members Allred, Collins, Hilton, Hoopes, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Commissioner Allred moved to recommend that the City Council grant approval of the amended preliminary plan for Miya Estates subject to incorporation of the staff and engineering comments and that an easement be acquired for the temporary turn around. Commissioner Merx seconded the motion.

Commissioner Kirch asked if the subdivision was zoned R-1-8. Mark Larson said it was.

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

4. NOMINATION FOR CHAIR AND VICE CHAIR

Chairman Hilton stated that the Zoning Ordinance required the Planning Commission to nominate a Chair and Vice Chair prior to the first meeting in February of each year.

Chairman Hilton nominated Bill Merx as Chair and Gennie Kirch as Vice Chair. Commissioner Yeoman seconded the nomination. Commissioner members Allred, Collins, Hilton, Hoopes, Kirch, Merx, and Yeoman voted "aye." The motion carried.

5. OTHER BUSINESS

Chairman Hilton asked if the Stone Edge storage units had been sold. Tony Reynolds said they had. Chairman Hilton asked if the required improvements had been completed. Mark Larson said the improvements were being reviewed by Public Works. Tony Reynolds said the guarantee money remained in place. The new owner was aware of the required improvements and planned to develop the front portion of the development.

Chairman Hilton stated that sometimes the Planning Commission floundered because it was unsure were the Council wanted it to focus. He asked if Mayor Ritchie planned to assign a liaison from the Council to the Planning Commission. Mayor Ritchie said he did not because Tony Reynolds attended all of the City Council meetings and was aware of what the Council was looking for. Mayor Ritchie felt it was important for the Planning Commission to maintain its autonomy.

Commissioner Allred asked about the status of the Sign Ordinance. Tony Reynolds said it was one of six items the City hoped to have completed within the next six months.

Commissioner Merx asked about the upgrade of 4000 South to an arterial road in the General Plan. Mr. Reynolds said that would require a transportation study.

Commissioner Merx asked about the status of the building at 1964 West 5600 South. Tony Reynolds said it was be demolished.

Commissioner Kirch asked about the status of UTA. Tony Reynolds said the fill and cut was through. They were ready to begin the site plan process.

6. ADJOURN

Commissioner Yeoman moved to adjourn at 7:14 p.m. Commission Allred seconded the motion. Commissioner members Allred, Collins, Hilton, Hoopes, Kirch, Merx, and Yeoman voted "aye." The motion carried.

Bill Merx
Chairman

Attest:

Michelle Drago
Secretary

dc:pjan1006