

ROY CITY PLANNING COMMISSION

April 13, 2006

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 13, 2006, at 6:30 p.m.

The meeting was a special 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:

Gennie Kirch, Vice Chairman	Tony Reynolds, Community
Brad Hilton	Services Director
Blaine Hoopes	Mark Larson, Planner
Karlene Yeoman	Michelle Drago, Secretary

Excused: Doug Allred, Dave Collins, and Bill Merx

Others present were: Shane Francis; Alan Giles; Mike Clark; and Kathryn Clark.

1. APPROVAL OF MARCH 14, 2006, MINUTES

Commissioner Hoopes moved to approve the minutes of March 14, 2006, as corrected. Commissioner Yeoman seconded the motion. Commission members Hilton, Hoopes, Kirch, and Yeoman voted "aye." The motion carried.

2. APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR STONE EDGE COMMERCIAL CENTER PHASE 2 LOCATED AT APPROXIMATELY 4655 SOUTH 1900 WEST

Mark Larson stated that the Stone Edge Commercial Center was entitled when a preliminary development plan was approved in 2003. The plan had changed very little. Phase 1 consisted of the storage units; Phase 2 fronted 1900 West. There would be 51 parking spaces in Phase 2. There would be two accesses on 1900 West, which had been approved by UDOT. The developer was proposing two buildings in Phase 2 of 6,000 square feet each. There were six possible spaces available in each building. The existing monument sign would be taken down and replaced by two monuments; one by each

access. Both signs would look exactly the same. The new signs would match the architecture and stone on the buildings. A 6-foot block wall would be constructed along the west property line to buffer the two residential neighbors. The property to the north was commercial. There would be a retaining wall and small curb wall along the north property line. There would be two dumpster enclosures. The dumpster enclosures would contain the same stacked stone as the buildings. The buildings themselves would have green metal roofs, stone, and pearl gray stucco siding. There would be covered walkways in front of each building. The walkways would be 8 feet with stone columns in between. There would be inset lighting underneath the walkways. There wouldn't be any lights on the back of the buildings. The individual spaces were designed to have a "B" occupancy, i.e. less than 50 people. Therefore, back doors were not required. The pads shown on the back of the buildings would be for air conditioning units, not access. The utility meters would be located on the interior sides of the buildings.

Mr. Larson said one of the Planning Commission's concerns in the past was the lack of stone. The developer had included stone on the buildings, the dumpster enclosures, the sign, and planned to add stone pillars to the entrance to the storage units.

Commissioner Hoopes asked for clarification about the pads shown behind the buildings. Mr. Larson said they were for air conditioning units. There wouldn't be any back doors because the occupancy load of each unit would be less than 50. A back door would only be required for restaurants with cooking facilities.

Mark Larson stated that the walkways in front of each building would have a continual ramp. There wouldn't be any steps. Commissioner Hoopes asked about the sidewalk in front of the doors. Mr. Larson said it would be flat. Commissioner Hoopes asked if the slope would meet the handicap accessibility requirements. Mr. Larson said it would.

Vice Chairman Kirch was concerned that the proximity of the air conditioning units to the adjoining homes might cause noise problems. Shane Francis, the contractor, didn't feel there would be an issue. Alan Giles, the developer, didn't feel the units would generate any more noise than a residential unit would.

Commissioner Hilton asked if Alan Giles had purchased the development from the original developer. Mr. Giles said he had.

Commissioner Hilton asked if all of the Planning Commission and City Council requirements had been completed.

Mike Clark, 1995 West 4600 South, stated that some of the improvements on their property were not complete.

Vice Chairman Kirch asked if the fencing issues had been resolved. Mark Larson said they had. She stated that there had been storm water problems during construction. Shane Francis said that must have been taken care of because they hadn't had a problem.

Mark Larson stated that UDOT would be resurfacing 1900 West. They wanted any construction planned in the near future to be completed by April 21st. The DRC had allowed Alan Giles to obtain a Public Works' right-of-way permit to put in the utilities along 1900 West.

Kathryn Clark, 1995 West 4600 South, understood that there would be a finished block wall along their property. The concrete portion of the foundation had not been plastered. The wall along their property had been cracked by a front end loader. Although the crack had been repaired, it didn't look good.

Shane Francis said the wall was structurally sound. It was unusual for concrete to be plastered.

Tony Reynolds stated that plastering the concrete was not part of the Planning Commission and City Council requirements. The City Engineer, Troy Wolverton, had indicated that the fence was structurally sound.

Kathryn Clark agreed that Troy Wolverton had found the fence to be structurally sound. However, he had indicated that he would recommend that the concrete be plastered.

Mark Larson stated that the staff had reviewed the project and approved it. The remaining concerns of adjoining property owners were beyond what the Planning Commission and City Council required. At this point, it would be between the developer and the neighbors to work out any remaining extra issues at this point.

Kathryn Clark asked if barbed wire would be installed along the south side of the storage units. Mark Larson said that was part of the original discussion, but it was up to the property owner. Tony Reynolds said there was concern about creating an attraction for

someone to get over. Alan Giles said he didn't want a compound with razor wire.

Shane Francis stated that they had started construction of the retaining wall along the west and north side of Phase 2 to buffer the adjoining homes. A temporary construction fence had also been installed and area to help prevent vandalism.

Commissioner Hilton moved to recommend that the City Council approve a final development plan for Stone Edge Commercial Center Phase 2 located at approximately 4655 South 1900 West subject to the staff's recommendations, the monument signs containing stone to match the buildings, that the stone pillars for the storage entrance gate and the dumpsters match the building as well. Commissioner Yeoman seconded the motion. Commission members Hilton, Hoopes, Kirch, and Yeoman voted "aye." The motion carried.

3. DISCUSSION REGARDING AMENDING THE ZONING ORDINANCE TO INCLUDE REGULATIONS FOR DEVELOPMENT AGREEMENTS

Tony Reynolds stated that a public hearing to consider amending the Zoning Ordinance to add regulations for development agreement had been scheduled for April 25th. The Planning Commission had received a draft copy of the proposed amendment. The proposed amendment would enable the City to use development agreements as another planning tool. He asked if the Planning Commission had any questions.

Vice Chairman Kirch asked if the yearly review period mentioned in the ordinance would only be during the building phase. Mr. Reynolds said the proposed ordinance needed to include language about when the review period could be terminated.

Mr. Reynolds said that Chairman Merx was concerned about the City being able to change the requirements of any zone with a development agreement. Mr. Reynolds said both the Planning Commission and City Council would have to include findings for any changes to the Zoning Ordinance. All development agreements would have to comply with the General Plan.

Commissioner Hilton asked if a development agreement would allow setback requirements to be changed. Mr. Reynolds said it could. Commissioner Hilton suggested allowing leniency on setbacks to allow for larger homes. Mr. Reynolds said that the City had to be very careful. It could regulate lot sizes because it was regulating open space. Regulating home size was a different matter.

Mark Larson pointed out that the new ordinance would require developers to give something to the City in exchange for concessions to the Zoning Ordinance.

Tony Reynolds stated that consideration of a development agreement would be treated the same as a Zoning Ordinance amendment. The agreement would have to agree with the General Plan, and a public hearing would have to be held.

4. ADJOURN

Commissioner Hilton moved to adjourn at 7:30 p.m. Commissioner Hoopes seconded the motion. Commission members Hilton, Hoopes, Kirch, and Yeoman voted "aye." The motion carried.

Gennie Kirch
Chairman

Attest:

Michelle Drago
Secretary

dc:papr1306