

ROY CITY PLANNING COMMISSION

March 12, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 12, 2013, at 6:05 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:

Blake Hamilton, Vice Chairman
Gennie Kirch
Joe Paul
Tom Stonehocker
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Lee Holt

Others present were: K. C. Halls; Adam Lambert; Dave Adams; Councilman John Cordova; Councilman Brad Hilton; and Anita South.

Pledge of Allegiance: Gennie Kirch

1. APPROVAL OF FEBRAURY 12, 2013, MINUTES

Commissioner Kirch moved to approve the February 12, 2013, minutes as corrected. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

2. CONSIDERATION OF AN APPLICATION FOR SITE PLAN APPROVAL FOR A NEW MEDICAL OFFICE BUILDING LOCATED AT APPROXIMATELY 3449 WEST 5600 SOUTH

Jared Hall stated that the City had received an application for approval of a site plan for a medical office building to be located at approximately 3449 West 5600 South. Medical offices were a permitted use in the Community Commercial Zone. The previous building in this development was for emergency services, which was a conditional use. The Planning Commission reviewed that conditional use and recommended approval to the City Council.

Mr. Hall said the proposed building would contain about 14,500 square feet. The landscaping was the appropriate percentage for the site as was the interior landscaping for the parking lot. This building was the second phase of a larger, overall development. The site plan contained conceptual indications for what might be developed in Phase 3. The timing for Phase 3 was unclear. The proposed building in Phase 2 would house physical therapy and the Tanner Clinic.

Mr. Hall said the amount of parking was double what was required for a building of this size. However, with the emergency center and proposed buildings in Phase 3, the parking should end up about right. Sites for the emergency center and Phase 2 had been integrated. The buildings and building materials were similar. Buildings in Phase 3 would be similar as well.

Mr. Hall said the Development Review Committee recommended that the south perimeter access road, landscape buffer, and fence be extended to the east end of Phase 2. The staff would have to meet with the applicant to determine how far to extend the road and how to connect it into the parking lot.

Vice Chairman Hamilton asked why the perimeter road needed to be extended. Jared Hall said the Fire Department felt the road should be extended for fire access. The City Engineer and planning staff felt the road should be extended along with the landscaping and fence to buffer the adjacent residential area.

Commissioner Kirch asked about the existing ditch. Mr. Hall said the existing ditch would be incorporated into the drainage plan.

Jared Hall stated that the Development Review Committee also recommended that approval of the site plan be subject to cross access for an adjacent parcel known as Barlow Square. Barlow Square did not have access onto 3500 West. When the site plan for Home Depot was approved, they were required to provide Barlow Square with access to the perimeter road. Barlow Square did have cross access with Maverik, but it also needed access to the perimeter road. Section 14-10(B) of the Zoning Ordinance called for the integration of adjacent sites. The City Engineer and the Fire Department also wanted to see the water lines looped.

Commissioner Kirch stated that during the public hearings for Home Depot and Iasis concern was expressed about traffic along the perimeter road. Would large delivery trucks use the perimeter road? Jared Hall didn't feel there would be large delivery trucks because the proposed use of the buildings wasn't retail.

Commissioner Kirch asked if the site included interior pedestrian access. Children from the surrounding neighborhoods cut through this open area to reach the Maverik

Convenience Store. She was concerned they would wander through an open parking lot if there weren't any sidewalks. Mr. Hall said there wasn't a sidewalk planned along the perimeter road. A sidewalk could be required. The solid fence which would eventually be constructed around the site would alter the foot traffic from the adjacent neighborhoods unless a break in the fence was specifically required and provided.

Commissioner Yeoman asked about the history of Barlow Square. Jared Hall said the site plan for Barlow Square was approved five to six years ago but was not built. The approved site plan was still workable. The developer planned to request that the City Council renew the site plan approval.

Commissioner Stonehocker asked if Barlow Square had to grant the access. Mr. Hall said access needed to be granted to Barlow Square. The access would be for ingress, egress, utilities, and storm drainage.

Jared Hall said the DRC had found that the proposed development was an acceptable use in the Community Commercial Zone. The proposed development met or could meet standards for design and development in the Zoning Ordinance. The proposed site plan, as it would be amended by the proposed conditions, was in harmony with the goals and intent of the General Plan. The Development Review Committee recommended that the Planning Commission approve the site plan and permitted use subject to:

1. Subject to the inclusion of an easement for ingress/egress, utilities and drainage from the proposed perimeter access road from 3500 West to the adjacent property known as "Barlow Square."
2. Subject to the extension of the south perimeter access road, landscape buffer, and fence from 3500 West to the east end of Phase 2.
3. Subject to the satisfaction of all questions and comments of the City Engineer's review, and subject to review and approval of any further corrections and revisions or other materials as might be required by the City Engineer.
4. Subject to the satisfaction of all questions and comments of the Fire Department review, and subject to review and approval of any further corrections and revisions or other materials as might be required by the Fire Marshall.
5. Subject to all items of the staff report and to further review and approval by the members of the Development Review Committee as might be deemed necessary.

Commissioner Kirch asked about proposed building straddling an existing lot line. Mr. Hall said the first phase containing the emergency medical center was built on existing lot. The building proposed in the second phase did cross a property line. He felt the

problem could be resolved with a lot combination. The property line issue would have to be resolved before the developer could build.

Vice Chairman Hamilton asked about the ponds mentioned by the City Engineer. Where were they located on the site? Jared Hall said groundwater had been observed on the property. It wasn't clear where the water was coming from. The City Engineer wanted to make the developer was aware there was a problem that would have to be resolved. Commissioner Kirch stated that during the public hearing for Home Depot one of the neighboring property owners mentioned flowing wells. She recalled that there was also unusual drainage from Barlow Square.

Adam Lambert, Rimrock Construction, stated that he was representing the developer. He had spoken with Jared Hall about the recommended conditions and was comfortable with them. He would meet with the right people to facilitate resolution of the identified problems. They were aware of the ponds and planned to obtain a geotechnical report to make sure the groundwater was addressed.

Commissioner Kirch asked the staff to look into whether there was a better way to get water to and from Barlow Square.

Commissioner Stonehocker moved to approve a site plan and permitted use for the development of a medical building on property located at approximately 3449 West 5600 South based on the staff's findings and subject to the recommendations from the staff and City Engineer. Commissioner Kirch seconded the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

3. STAFF UPDATE

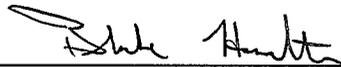
Jared Hall stated that there would be a meeting on March 26th for an electronic message center sign for Midland Elementary. Some bigger items were coming up in April.

Mr. Hall updated the Planning Commission on the Council's action regarding the proposed text amendment for domestic livestock and fowl in residential zones.

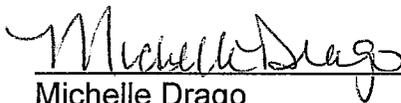
4. ADJOURN

Commissioner Yeoman moved to adjourn at 6:29 p.m. Commissioner Stonehocker Paul the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

Attest:



Blake Hamilton
Vice Chairman



Michelle Drago
Secretary

dc:pmar1213