

ROY CITY PLANNING COMMISSION

August 10, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on August 10, 2010, at 6:00 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:

Tom Stonehocker Chairman
Blake Hamilton
Lee Holt
Gennie Kirch
Bill Merx
Roy Watts

Jared Hall, Planner
Michelle Drago, Secretary

Others present were: Vicki Kraft; Larry Talbot; Glenn Britt; Lee Britt; Joe Adams; and Rachel Trotter.

Pledge of Allegiance: Gennie Kirch

1. APPROVAL OF JULY 27, 2010, MINUTES

Commissioner Merx moved to approve the minutes of July 27, 2010, as corrected. Commissioner Holt seconded the motion. Commission members Holt, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE FOR CONSTRUCTION OF A MAJOR FACILITY OF A PUBLIC UTILITY ON PROPERTY LOCATED AT APPROXIMATELY 4060 SOUTH SANDRIDGE DRIVE

Commissioner Kirch moved to open the public hearing at 6:06 p.m. Commissioner Watts seconded the motion. Commission members Holt, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.

Jared Hall stated that Roy City Public Works was seeking permission to build a water reservoir at 4060 South Sandridge Drive. The City was also planning to build a water reservoir on Hill AFB, but the City does not have jurisdiction on Hill AFB. The military had already issued an entitlement for that reservoir.

Mr. Hall stated that the site at 4060 South Sandridge Drive was located next to an existing water reservoir on 4000 South. The site was near UTA's Front Runner station. This site was southwest of the existing tank and would be connected by a walkway through the existing site. There would not be street access to the new tank. The site was zoned R-1-8. A major facility for a public utility was a conditional use in the R-1-8 Zone. The use complied with the General Plan. The site would be sloped so that the tank would not be visible from the road; it would mostly be buried. The top of the tank would be grassed. The tank would be a 1,000,000 gallon reservoir. It was part of the City's capital improvement plan. This was a good location for the City because it could piggy-back to the existing site and facilities. The staff was comfortable recommending approval provided that any issues of drainage and security were resolved prior to review by the Council. The site would not have any real impact on the adjacent residential properties as it would be landscaped, would not involve additional above-ground structures, and would not generate vehicular or pedestrian traffic. If the Planning Commission did not feel it had enough technical information, the hearing could be continued without seriously impacting the timeline of the project.

Blake Hamilton arrived at 6:11 p.m.

Commissioner Kirch asked what view of the tank the residents of the cul-de-sac immediately to the south would have. Mr. Hall said they would see grass. The slope would be landscaped.

Commissioner Kirch asked if the City had purchased the site. Jared Hall said the City will purchase the site from UTA.

Commissioner Kirch asked if the lot to the north would be owned by UTA. Mr. Hall said it would. Commissioner Kirch asked if it would remain dirt. Mr. Hall said UTA wanted to develop that lot, but they had not submitted a development plan to the City.

Commissioner Kirch stated that a noxious weed called Dyer's Woad was on the property owned by UTA. Jared Hall said the City had received a complaint about weeds on UTA property. That complaint had been passed on to UTA.

Commissioner Holt asked how deep the reservoir would be. Jared Hall said he did not have that technical information.

Commissioner Holt asked if the street would be closed while digging occurred. Jared Hall felt that fill would have to be brought in to cover the hillside. He didn't know if the street would have to be closed.

Commissioner Holt asked if the tank would be preformed. Commissioner Watts thought it would be poured in place.

Chairman Stonehocker stated that the cross section showed that the tank would be dug into the hill a little bit, but mostly there would be fill dirt around it.

Commissioner Holt asked about the time frame for construction. Mr. Hall did not have that information.

Commissioner Holt asked if the existing reservoir would still be used. Mr. Hall said it would. The new tank would augment the existing reservoir.

Commissioner Kirch asked how large the existing reservoir was. Mr. Hall said it was 1,000,000 gallons also.

Commissioner Merx asked if the City had a plan in place to handle a leak in either reservoir. Commissioner Watts said the City monitored the tanks very closely. He felt it would take a severe earthquake to cause either tank to leak. Commissioner Merx said the tank on 5200 South had leaked. Commissioner Watts said that was due to operator error. Mr. Hall said he was not aware of any city plans specific to a tank failure.

Jared Hall stated that UTA wanted to develop the corner lot with a light commercial use in concert with a developer. They had not submitted a plan or a request to change the zoning. The Future Land Use Map showed this area as single-family residential.

Chairman Stonehocker opened the floor for public comments.

Vicki Kraft, 4082 South 2275 West, asked how old the existing reservoir was. The Planning Commission estimated that it was 10 years old. Ms. Kraft was concerned about how quickly the new reservoir would be landscaped. The City just finished landscaped the existing tank last year. She felt 10 years was a long time to wait for landscaping. Ms. Kraft said that when UTA built the Front Runner station and Sandridge Drive some of the surrounding homes received structural damage. How much damage would be caused by construction of this reservoir? Mr. Hall did not know how much compaction would be necessary.

Commissioner Merx moved to close the public hearing at 6:22 p.m. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.

Commissioner Kirch asked if a geotechnical study of this area had been done. Mr. Hall said a study was done when the existing tank was built, but he wasn't sure a study had

been done. Commissioner Kirch felt a geotechnical study of the site should be a condition of approval. Mr. Hall said a geotechnical study would answer questions about compaction.

Commissioner Hamilton stated that one of the requirements for issuing a conditional use was making sure the use would not be detrimental to the surrounding properties. He wasn't sure the Planning Commission had enough information to say there wouldn't be a detrimental impact. Engineering staff wasn't present to answer questions.

Commissioner Watts felt that engineering staff should be present to answer questions from the public and Planning Commission. This was a major infrastructure facility.

Commissioner Kirch asked how much time the engineer would need to gather the answers to the Commission's questions. Jared Hall said it would take about a month to complete a geotechnical study. If the Planning Commission did not want to wait a month, it could recommend that the study be done and completed prior to Council consideration.

Commissioner Watts felt it was unacceptable for landscaping to take 10 years to complete. Jared Hall said the Zoning Ordinance required that landscaping to be completed within one year. The City would hold itself to the same standard as any other developer.

Commissioner Kirch trusted the engineering staff, but she felt the Planning Commission should table the discussion and continue the hearing.

Commissioner Hamilton moved to table the discussion and continue the hearing to August 24, 2010, at 6:00 p.m. and that the staff propose a time for landscaping and that a geotechnical study of the site be done. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that the August 24th agenda would contain three items - a public hearing to consider language for tobacco-oriented retail businesses; the continuation of the hearing for the Brown Apartments, and the continuation of the hearing for the City's reservoir.

Chairman Stonehocker stated that Commissioner Collins' term had ended, and he had decided to retire. The Mayor had asked if the Commission had any suggestions for a new member.

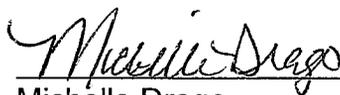
4. ADJOURN

Commissioner Holt moved to adjourn at 6:39 p.m. Commissioner Merx seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.



Tom Stonehocker
Chairman

Attest:



Michelle Drago
Secretary

dc:paug1010