



Agenda Roy City Planning Commission Meeting

6:00 p.m.
December 10, 2013

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of November 26, 2013 minutes
2. 6:00 p.m. Public hearing to consider a request for Conditional Use approval to allow a height extension of an existing cellular monopole antenna on property located at approximately 5197 S. 3800 W.
3. 6:00 p.m. Consideration of a request (tabled from 11/12/13 & 11/26/13) to amend the Future Land Use designation of property located at approximately 4600 S. 3500 W.
4. 6:00 p.m. Consideration of a request (tabled from 11/12/13 & 11/26/13) to amend the Zoning designation of property located at approximately 4600 S. 3500 W.
5. 6:00 p.m. Consideration of a request (tabled from 11/12/13 & 11/26/13) for Conditional Use approval allowing a multi-family residential development on property located at approximately 4600 S. 3500 W.
6. Staff update
7. Adjourn

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact is Tammy Nelson at (801)-774-1040.

ROY CITY PLANNING COMMISSION

December 10, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on December 10, 2013, 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:

Blake Hamilton, Vice Chairman
Gennie Kirch
Tom Stonehocker
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Joe Paul

Others present were: Howard Kent; Michael Drago; McKayla Lebow; Jared Flanders; Vicki Stevenson; and Gerald Skivey.

Pledge of Allegiance:

1. APPROVAL OF NOVEMBER 26, 2013, MINUTES

Commissioner Kirch moved to approve the November 26, 2013, minutes as corrected. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW A HEIGHT EXTENSION OF AN EXISTING CELLULAR MONOPOLE ANTENNA ON PROPERTY LOCATED AT APPROXIMATELY 5197 SOUTH 3800 WEST

Commissioner Yeoman moved to open the public hearing at 6:01 p.m. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City had received a request for approval of a conditional use to allow a 10-foot height extension to an existing cellular monopole located at 5197 South 3800 West. The antenna was located next to the drought relief pond. The extension would allow for additional antennae and for some additional equipment and related shelters.

Mr. Hall said the City's ordinance encouraged co-location, especially on towers located on public property. The only height restriction in the ordinance was that a tower could not be taller than the distance to the nearest structure. The existing tower was currently 97 feet high. The 10-foot extension request would violate the height rule.

Mr. Hall said at first the staff was going to recommend that the request be denied. However, after speaking with the applicant again, the staff recommended that the Planning Commission table consideration of this item until the second meeting in January. The applicant would then have time to determine if other alternatives were available at this site.

Commissioner Kirch asked if the applicant could seek a variance from the Board of Adjustment if the Planning Commission and Council denied their application. Mr. Hall said the Board of Adjustment could not grant a variance for this type of request.

Vice Chairman Hamilton opened the floor for public comments.

Gerald Skivey, 3630 West 4800 South, stated that when he looked out his front window he could see the monopole. He felt it was unsightly. An extension would make it worse. He was very much opposed to the request.

Commissioner Kirch moved to close the public hearing at 6:06 p.m. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to table consideration of a conditional use request for an extension to an existing cellular monopole tower at approximately 5197 South 3800 West until the second meeting in January 2014. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

3. CONSIDERATION OF A REQUEST TO AMEND THE FUTURE LAND USE MAP DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 4600 SOUTH 3500 WEST (CONTINUED FROM 10/22, 11/12, and 11/26/13)
4. CONSIDERATION OF A REQUEST TO AMEND THE ZONING DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 4600 SOUTH 3500 WEST (CONTINUED FROM 10/22, 11/12, and 11/26/13)
5. CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL ALLOWING A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY LOCATED AT APPROXIMATELY 4600 SOUTH 3500 West (ADERRA LUXURY APARTMENTS) (CONTINUED FROM 10/22, 11/12, and 11/26/13)

Jared Hall stated that the City Engineer had received and reviewed the revised plans for Aderra Apartments.

Commissioner Kirch asked if the City had received any answers regarding a safe route for children to walk to school. Jared Hall said Weber School District confirmed that children from the Aderra Apartments would attend West Haven Elementary School and that the children would be required to walk. There would be sidewalk in front of the Aderra Apartments, but there wasn't sidewalk to the north. There was a bridge over the Layton Canal. The District suggested looking at having the children back track to 4800 South and coming from a different direction, but felt it was unlikely due to the nature of children. Safe Route for Schools would take up the issue as the project moved forward.

Jared Hall stated that he had received an email from Mayor Ritchie that afternoon indicating that WACOG had voted and approved funding to close 3500 West where it intersected with Midland Drive. Closing 3500 West meant the amount of traffic children would have deal with would be much less.

Vice Chairman Hamilton stated that the City Engineer's first comment in his December 10th memo didn't match with the information Jared Hall shared regarding 3500 West. Mr. Hall said he just received that information. The City Engineer didn't know about 3500 West when he wrote his comments.

Commissioner Kirch asked if the design of the cul-de-sac would allow all businesses near the Midland Drive 3500 West intersection access from the south. Mr. Hall said the preliminary plan showed all business access from the south.

Commissioner Kirch stated that the City Engineer mentioned a wheeling agreement for the sanitary sewer. She asked what a wheeling agreement was. Jared Hall said it was a formal agreement between two entities regarding the discharge of water, sanitary sewer, or storm water. The City Engineer asked the developer to confirm that Roy City could not provide sanitary sewer and storm drain. The developer's engineer determined that the site was too low for Roy City to provide utilities.

Commissioner Kirch stated that the site plan had not been altered to show a 3-foot setback for the garages. Jared Hall stated that he spoke with the Building Official regarding the setback requirement. The 3-foot setback was required for fire prevention reasons. A building could be constructed closer to a property line if an owner was willing to beef up its construction. The garages would be built on a property line adjacent to a canal. He didn't feel it would be necessary for the developer to deal with special construction requirements.

Vice Chairman Hamilton asked if a traffic study would still be needed if 3500 West would be closed. Jared Hall said the preliminary traffic report provided by Dr. Joe Perrin indicated that a multi-family project would impact the traffic much less than a commercial development would. The impact the proposed project would have on traffic would not be enough to prevent it from occurring. Mr. Hall felt the proper course of action would be for the Planning Commission to forward a recommendation to the City Council based on the completion of the traffic study.

Vice Chairman Hamilton asked why the study had not been finished. Howard Kent said completion of the traffic study had been delayed by the Thanksgiving holiday.

Commissioner Kirch stated that with the closure of 3500 West, residents of the Aderra Apartments would use roads across the street to access Midland Drive. One was a private road. Would the residents be able to use a private road? Mr. Hall said the private road could be used. He felt residents would use 4600 South more than the private road.

Commissioner Kirch was concerned about the children crossing the canal and walking to school. She felt the City and School District would have to reach a safe resolution.

Commissioner Stonehocker moved to recommend that the City Council a request to amend the Future Land Use Map designation of property located at approximately 4600 South 3500 West from Commercial to Very High Density Residential. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Stonehocker moved to recommend that the City Council approve a request to amend the zoning designation of property located at approximately

4600 South 3500 West from Community Commercial to R-3. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted “aye.” The motion carried.

Commissioner Stonehocker moved to recommend that the City Council approve a conditional use and site plan for a multi-family residential development located at approximately 4600 South 3500 West based on the staff’s findings and subject to the conditions recommended by the staff and City Engineer, including completion of the traffic study. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted “aye.” The motion carried.

6. STAFF UPDATE

Jared Hall stated that the Planning Commission would not meet again until January 14th. He was working to have the Mayor fill the two open positions on the Commission.

Vice Chairman Hamilton felt it was critical that the vacancies on the Commission be filled before the second meeting in January. At that time he would be unable to attend meetings for a few months due to a work commitment.

7. ADJOURN

Commissioner Kirch moved to adjourn at 6:21 p.m. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Kirch, Stonehocker, and Yeoman voted “aye.” The motion carried.

Attest:

Blake Hamilton
Vice Chairman

Michelle Drago
Secretary
dc:pdec1013