

ROY CITY PLANNING COMMISSION

January 8, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on January 8, 2013, at 6:04 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:

Lee Holt, Chairman
Blake Hamilton
Gennie Kirch
Joe Paul
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Tom Stonehocker

Others present were: Gary Newman; Drew Wilson; Chris Killilnay; and Michelle Johnson.

Pledge of Allegiance: Karlene Yeoman

Chairman Holt welcomed Joe Paul to the Planning Commission.

1. APPROVAL OF DECEMBER 11, 2012, MINUTES

Commissioner Kirch moved to approve the December 11, 2012, minutes as corrected. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE ALLOWING A NEW PUBLIC SCHOOL IN THE BUSINESS PARK ZONE ON PROPERTY LOCATED AT APPROXIMATELY 4000 SOUTH 2175 WEST

Commissioner Hamilton moved to open the public hearing at 6:05 p.m. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

Commissioner Kirch stated that although she was an employee of the Weber School District, she did not teach at North Park Elementary School. Therefore, she did not have a conflict of interest.

Jared Hall stated that the City had received an application for a conditional use from the Weber School District for a new elementary school on the southeast corner of 4000 South 2175 West. Weber School District was proposing to construct a new elementary school on 8.15 acres owned by the Roy City Redevelopment Agency. After the new school was built, the existing school would be demolished. The City planned to use vacated school property to reconfigure George Wahlen North Park. The reconfiguration of the park would open up land for commercial development. The proposed site was located in a Business Park Zone. A school was a conditional use in that zone, which meant the Planning Commission needed to review the application and make a recommendation to the City Council. Adjacent land uses were a business park, open space, and residential.

Mr. Hall said the Development Review Committee's main concern was traffic. The City Engineer requested a traffic study of this area. Dr. Joe Perrin, the traffic engineer, recommended that a roundabout be constructed at the intersection of 4000 South 2175 West. The construction of the roundabout would be a joint project between the City and the school district. The roundabout would keep the function of the intersection from degrading when the new school and park were constructed.

Chairman Holt asked how a roundabout would affect a cross walk at 4000 South 2175 West. Jared Hall said there were methods for handling cross walks and roundabouts.

Mr. Hall said the school district located the access for the drop-off/pick-up area as far from the intersection as possible. All access to the school would be from 2175 West via a long loop in an attempt to keep parents from parking on 2175 West. The parking field for the school would be located on the south side of the site adjacent to the conceptual parking layout for the future park. Hopefully, each party would be able to capitalize on the adjacent parking lots. There was also a loop on 2175 West for bus loading and unloading.

Mr. Hall said the Development Review staff had found that the proposed development was an acceptable use in the Business Park zone and met the standards for review and approval of conditional uses. The proposed development met the standards for design and development in the Zoning Ordinance, and the proposed conditional use and site plan were in harmony with the goals and intents of the General Plan. The staff recommended that the Planning Commission recommend approval of the conditional use permit subject to the following conditions:

1. Subject to the satisfaction of the questions and comments in 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.

2. Subject to all items of the staff report and to further review and approval by members of the Development Review Committee as might be deemed necessary prior to review on an agenda of the City Council.

Chairman Holt asked about property located east of the proposed school in the Business Park Zone. Mr. Hall said it would remain vacant in the Business Park Zone.

Chairman Holt asked about lighting and how it would affect the residential areas. Mr. Hall said the school district was proposing to locate landscaping and a detention area on the north side of the side. Forty percent (40%) of the side was permeable or access. Most of the open space was on the north side. He didn't feel there would be a light pollution problem, and normal city rules for lighting would be followed.

Jared Hall stated that the new school, redesigned park, and the business park would create a campus feel that would hopefully attract potential development. The school and park together would form a community gathering place.

Commissioner Kirch asked what would happen with the vacant land east of the proposed school. Mr. Hall said it was owned by the Roy City Redevelopment Agency. There weren't any proposals for that land at this time.

Chairman Holt opened the floor for public comments.

Gary Newman, 4074 South 2225 West, said he owned a home at the north end of the first cul-de-sac east of the school. He didn't have a problem with the school being moved. He did have a big problem with the way it faced. The neighborhood would much prefer that the school face 4000 South rather than 2175 West. The traffic on 2175 West did not move from 3:00 to 3:30 p.m. He felt there were a couple of things that would help alleviate the traffic problem. One was to face the school on 4000 South, which was a wider street. The proposed parking lot provided more parking, but parents would drive in and get stuck in the loop so they would still try and park on 2175 West. He felt the roundabout would add to the traffic problem. Three times a day trains caused westbound traffic on 4000 South to back up past 2175 West. If traffic was backed up, how could cars use the roundabout? He understood that the Planning Commission didn't have the ability to change the layout of the school, but still felt consideration should be given to changing the layout. Another possible solution was to run a diagonal road from the school to the knuckle at 4200 South 2075 West to allow another entrance to the parking lot.

Michelle Johnson, 4163 South 2175 West, stated that it was impossible to get out of her driveway when parents were dropping off and picking up children at North Park. Traffic for Sandridge Junior High and Roy High School added to the problem. The new school

would have more students, which would mean even more traffic. The problem would be worse than it was now. Everyone was in favor of a new school, but they were concerned about the access. Was there a way to change the access from 2175 West? Ms. Johnson said there were currently signs in the middle of the road. The signs made it difficult for traffic to maneuver before and after school. She thought the school was going to face a new road built to the east in order to take traffic off of both 4000 South and 2175 West.

Jared Hall hadn't heard about the creation of a street for the school. A road might be built east of the school in the business park, but there wasn't one planned now

Ms. Johnson said the City had to look at the big picture. Traffic from Front Runner would continue to increase. The City didn't want to be known for bottlenecks. People would not use the Front Runner if they couldn't get to it. She was interested in the long term plans for the park. What would the revised park look like? What amenities would it have if the ones along 1900 West were removed?

Jared Hall stated that he had seen a conceptual plan for the park, but it had not been finalized. The City wanted to integrate the parking lot for the park with the North Park's parking lot.

Commissioner Kirch stated that the configuration of the proposed parking lot was very similar to the parking lot at Freedom Elementary, which worked very well. It was deep enough that cars could pull into the parking lot rather than parking on the road.

Gary Newman stated that part of the traffic problem was caused by buses which used 2175 West to access Sandridge Junior High and Roy High School. He suggested that the school district direct bus drivers to use 1900 West rather than 2175 West. Completing the Front Runner road to the south would also help. If the school district was going to leave the school facing 2175 West, could a turning lane be added to the 2175 West 4000 South intersection for additional room to funnel the traffic?

Drew Wilson, Weber School District, stated that the school district was concerned about parking. The proposed parking lot had 167 parking spaces. The existing school had 30 to 40 spaces and limited access. When the parking lot for the park was added, there should be enough room to take the cars off of 2175 West. The school district chose not to face the school onto 4000 South because it was busier with higher traffic speeds. Both the traffic engineer and the City's engineer recommended that there not be access on 4000 South. The new school would give several other schools some breathing room.

Commissioner Kirch asked if there had been discussion about a road on the east side of the school. Mr. Wilson said a road on the east side of the school would use up the

grass and playground areas. There might be a road in the future as land developed. Commissioner Kirch asked if the parking lot could be opened up to a future road on the east. Mr. Wilson said it could.

Commissioner Kirch asked about the road around the school which was shown on the site plan. Mr. Wilson said it was a fire lane for fire access. There would be a fence and gate around the school, which would be closed at all times. The gate would have a Knox Box for the Fire Department. The fire lane would not be open to the public.

Commissioner Hamilton asked about the possibility of adding a turning lane onto 4000 South. Mr. Wilson said a turning lane had been discussed. The school district had moved accesses as far from the intersection as possible. Mr. Hall said the traffic engineer would have looked at whether a turning lane would be effective with the roundabout. The traffic engineer had looked at the possibility of a turn signal and a deceleration lane. Because the traffic problem was limited to certain hours of the day, the traffic engineer felt a turn signal would create more problems on 4000 South, and he made the recommendation along those lines.

Drew Wilson stated that the school would be a two-story structure. This was a small site. He usually liked to have 15 acres. This site was only a little over eight acres. The building would be about 90,000 square feet. It would have very few late night activities. The lights would be timed to go off at a certain hour.

Chairman Holt closed the floor.

Commissioner Yeoman moved to close the public hearing at 6:40 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman stated that the City Engineer had mentioned the widening of 2175 West. Mr. Hall said the street could be widened if there was enough room.

Commissioner Hamilton felt some of the neighborhood concerns could be addressed. The parking lot at Freedom Elementary School did work well. The amount of proposed parking would help alleviate the neighbor's concerns about parking on the street. If the City moved forward with plans to build additional parking, it would be a bonus to get cars off of the street. He felt the City should look at widening the street. There needed to be serious enforcement of the parking restrictions right from the start.

Commissioner Hamilton moved to recommend that the City Council approve a conditional use for an elementary school in a Business Park Zone at approximately 4000 South 2175 West based on the staff's findings and subject to

the conditions recommended by the staff, the City Engineer, and the traffic engineer. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING A TOBACCO ORIENTED RETAIL STORE ON PROPERTY LOCATED AT APPROXIMATELY 5448 SOUTH 1900 WEST

Commissioner Yeoman moved to open the public hearing at 6:46 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City had adopted Ordinance No. 1032 in 2010, which created a use category for Tobacco Oriented Retail businesses. The use category limited where such businesses could be located within the City. The use was restricted to the Regional Commercial Zone as a conditional use. Tobacco oriented businesses must be located at least 600 feet apart. Since 2010, the Weber County Health Department had also adopted regulations for Tobacco Oriented Retail businesses.

Mr. Hall said the City had received a conditional use application from Aztec Highway. They proposed to locate in the strip mall north of Harmon's. The previous smoke shop in the Marketplace Plaza had closed, which allowed Aztec Highway to meet the distance requirement. The staff had found that the proposed use complied with the intent and regulations of the Zoning Ordinance. It met the intent of the Zoning Ordinance regarding the issuance of conditional use permits. The staff recommended that the Planning Commission recommend that a conditional use for Aztec Highway be approved subject to:

1. The applicant must meet all requirements of the State, Roy City Municipal Code as stated, and the Weber County Health regulations and continue to meet them in maintenance of any license granted;
2. Subject to all items of the staff report and attachments and to further review and approval by the staff as might be deemed necessary.

Chairman Holt opened the floor for public comments.

Chris Killilnay, Sandy, stated that he was the owner of Aztec Highway.

Commissioner Kirch asked if this would be a new location. Mr. Killilnay stated that he had a store in Salt Lake and the Newgate Mall. He wanted to move from the Newgate Mall in order to have a shop like the one in Salt Lake. They were different than other smoke shops. Fifty percent (50%) of their floor space was for apparel.

Commissioner Hamilton asked if their inventory would include the sale of apparel and tobacco products. Mr. Killilnay said it would.

Chairman Holt closed the floor.

Commissioner Kirch moved to close the public hearing at 6:50 p.m. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

Commissioner Yeoman moved to recommend that the City Council approve a conditional use for a Tobacco Oriented Retail business at approximately 5448 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated there would not be another meeting until February.

Jared Hall said he was preparing ordinance books for Commissioners Paul and Yeoman. He asked if any of the other members wanted updated copies. Commissioner Kirch asked that they receive electronic copies.

Commissioner Kirch asked for an update on the text amendment for domestic livestock and fowl in residential zones. Mr. Hall said he had not had an opportunity to meet with both the Code Enforcement Office and the City Attorney to discuss enforcement possibilities.

3. ADJOURN

Commissioner Kirch moved to adjourn at 6:56 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Paul, and Yeoman voted "aye." The motion carried.



Lee Holt
Chairman

Attest:



Michelle Drago
Secretary

dc:pjan813