

PLANNING COMMISSION

established 1937

• Chair – Lindsey Ohlin • Vice Chair – Douglas Nandell Members: • Leland Karras • Gennie Kirch • Joe Paul • Claude Payne

AGENDA

March 8, 2016

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of February 23, 2016 minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request for Preliminary Subdivision approval for Lee subdivision, a two (2) lot commercial subdivision located at 1770 W. Riverdale Rd. (5300 S.)
4. Continuation – PUBLIC HEARING – Consider a request for Conditional Use approval for Jamestown a multi-family residential development located at 5000 S. 1750 W.
5. Commissioners Minute
6. Staff Update
7. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@rovutah.org at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 4th day of March 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 4th day of March 2016.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



ROY CITY PLANNING COMMISSION

March 8, 2016

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 8, 2016, 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:

Lindsey Ohlin, Chairman
Leland Karras
Gennie Kirch
Doug Nandell
Joe Paul
Claude Payne
Jason Sphar

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Jim Arrant; Tzeng Feng Lee; Jason Kunzler; Ernest Rowley; Greg Sagen; and T. Lee.

Pledge of Allegiance: Lindsey Ohlin

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF FEBRUARY 23, 2016, MINUTES

Commissioner Kirch moved to approve the February 23, 2016, minutes as corrected. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY APPROVAL OF THE LEE SUBDIVISION, A TWO (2) LOT COMMERCIAL SUBDIVISION LOCATED AT 1770 WEST RIVERDALE ROAD

Steve Parkinson stated that the Lee Subdivision was located at 1770 West Riverdale Road where the Oriental Market was located before it burned down. The property owner wanted to divide the property into two lots. The Oriental Market would be rebuilt on Lot 1. A business known as the HiFi would be located on Lot 2. Because this was a commercial subdivision, there was not a minimum lot width or size requirement. Each lot contained 29,000 square feet. The lots would share a common approach, and each lot had sufficient parking.

Mr. Parkinson said the staff had found that the proposed subdivision met all of the requirements of the Zoning and Subdivision Ordinances. The DRC recommended that the Planning Commission recommend approval of the preliminary subdivision subject to the applicant complying with the requirements and recommendations outlined in the DRC's February 29, 2016, memo

Commission Paul moved to open the public hearing at 6:03 p.m. Commissioner Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

Chairman Ohlin opened the floor for public comments. There were none.

Commissioner Kirch moved to close the public hearing at 6:04 p.m. Commissioner Payne seconded the motion. Commissioner members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

Commissioner Kirch asked if the applicant would be able to comply with the DRC's requirements. Mr. Parkinson felt the applicant would be able to resolve the DRC's concerns.

Commissioner Kirch moved to recommend that the City Council grant preliminary approval of the Lee Subdivision, a two (2) lot commercial subdivision located at 1770 West Riverdale Road, based on the staff's findings and subject to the conditions recommended by the DRC in their February 29, 2016, memo. Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

4. CONTINUATION OF PUBLIC HEARING FROM SEPTEMBER 8, 2015, TO CONSIDER APPROVAL OF A CONDITIONAL USE FOR JAMESTOWN, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 5000 SOUTH 1750 WEST

Steve Parkinson stated that the Planning Commission originally considered the Jamestown multi-family development on September 8, 2015. The Planning Commission tabled its consideration due to concerns about the sewer. The City had resolved concerns about the sewer with Ogden City. Ogden City was aware of the new project. Roy City was putting less sewage into Ogden's lines than they thought. Roy City and Ogden City needed to sign a new agreement without an expiration date.

Commissioner Paul asked if the sewer flowed to the east. Mr. Parkinson said it flowed to the north.

Steve Parkinson stated that the subdivision dividing the home from the multi-family project had been approved and recorded. The multi-family project would contain six units. Each units would be two stories, have a two-car garage in front, and three bedrooms. There were no basements. The front elevations would be constructed with hardy plank. The sides and rear would have siding. He would bring the colors back for the Commission to approve when he received them. The large building plane complied with the City's undulation requirements.

Mr. Parkinson said the staff had found that the proposed project met the conditional use standards. The building elevations and proposed materials met the zoning standards, and the site plan could meet all of the requirements of the ordinance. The DRC recommended that the Planning Commission recommend approval of the Jamestown multi-family project subject to the applicant complying with all of the DRC requirements listed in their March 2, 2016, memo including any comments from future reviews.

Commissioner Kirch asked how tall the buildings would be. Mr. Parkinson said they would be two stories, which would be less than the maximum height of 35 feet. The buildings complied with the 20-foot rear yard setback requirement.

Commissioner Kirch asked if there was a potential that these units would be able to look down on the adjacent patio homes. Mr. Parkinson said there was. However, it wasn't any different than a two-story single-family home being constructed next to the patio homes. The buildings might be taller than the adjoining homes, but the site plan met all of the requirements of the ordinance. There were two-story townhomes south of the adjacent patio homes.

At 6:11 p.m., Commissioner Kirch moved to continue the public hearing from September 8, 2015. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

Chairman Ohlin opened the floor for public comments. There were none.

Commissioner Nandell moved to close the public hearing at 6:12 p.m. Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

Commissioner Paul asked if the adjoining property owners had been notified about the continued hearing. Mr. Parkinson said they had. Commissioner Paul was surprised none of the neighbors were in attendance given their comments in September. Mr. Parkinson said their comments were recorded in the September 8th minutes, which were included in the Commission's packets.

Commissioner Nandell stated that this property was already zoned R-4. Mr. Parkinson said that was correct.

Commissioner Paul felt the use was in keeping with the area.

Commissioner Sphar felt the residents east of the proposed project would be happy when it was constructed. It would help block some of the noise from Interstate 15.

Commissioner Paul felt six units was a reasonable number. Mr. Parkinson said the property's size actually allowed for seven units, but another unit would not fit.

Commissioner Karras moved to recommend that the City Council approve a conditional use for the Jamestown multi-family project located at 5000 South 1750 West based on the staff's findings and subject to the conditions recommended by the DRC in their March 2, 2016, memo. Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.

5. COMMISSIONER'S MINUTE

Commissioner Kirch asked if motions needed to include the staff's findings. Mr. Parkinson said the findings were included in the staff report. If the Commission was making a motion contrary to the staff's findings, it would have to list the reasons in the motion.

Commissioner Nandell stated that Midland Drive was finished. All the lanes were open.

Commissioner Paul asked when construction would begin to close 3500 West at Midland Drive. Mr. Parkinson said it was supposed to start this spring. He wasn't sure about the exact date.

Commissioners Kirch and Nandell asked if Walmart still planned to build a store in West Haven. Mr. Parkinson said West Haven was still planning on it.

Commissioner Karras said he was not able to find any information about rabbits from Utah State. He did find information on the American Breeders website.

Commissioner Kirch stated that when rabbits had litters they would exceed the maximum number of six. Mr. Parkinson said offspring weren't counted until they reached a certain age. At that time, the homeowner would have to get rid of them.

Commissioner Kirch said her research showed the only negatives to having chickens was crowing roosters and chickens getting loose.

Steve Parkinson stated that the chicken ordinance would be discussed at the Commission's next work session, which would be April 26th.

6. STAFF UPDATE

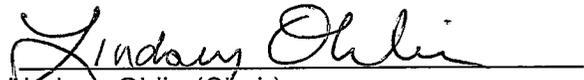
Steve Parkinson stated that Station Square and the Barlow Medical Center were under construction.

Mr. Parkinson reported that UTA was seeking federal grant money to improve all of their stations from Brigham City to Provo within a one mile radius. In Roy the grant money would be used to provide better sidewalk access for the seniors at Station Square. Commissioner Paul said the traffic on 4000 South in the afternoon was very congested. He suggested UTA consider a device like the one UDOT put on 5600 South for the D&RG Trail.

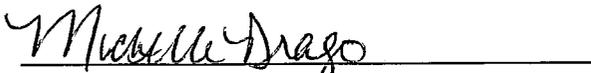
Mr. Parkinson reminded the Commission that there would not be a work meeting on March 22nd due to caucus meetings.

7. ADJOURN

Commissioner Karras moved to adjourn at 6:25 p.m. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.


Lindsey Ohlin (Chair)

Attest


Michelle Drago
Secretary