

AGENDA

January 26, 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 January 12, 2016 regular meeting minutes
3. Discussion of proposed ordinance change
4. Commissioners Comments
5. Staff Update
6. Adjourn

Joint Work Session

City Council and Planning Commission

6:30 p.m.

The Joint work Session will be held in the Multi-purpose room in the basement of 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 Mayor.

Agenda Items

1. Discussion of future development of areas within the city
2. Discussion on the Dumpster Program
3. Discussion on Roy City's Website
4. 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@royutah.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 22nd day of January, 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 22nd day of January, 2016.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



ROY CITY PLANNING COMMISSION

January 26, 2016

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on January 26, 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

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Andy Blackburn, City Manager; Clint Drake, City Attorney; Cathy Spencer, Management Services Director; and Greg Sagen.

Pledge of Allegiance: Leland Karras

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JANUARY 12, 2015, MINUTES

Commissioner Kirch moved to approve the January 12, 2016, minutes as corrected. Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

3. DISCUSSION REGARDING PROPOSED AMENDMENT TO THE ZONING ORDINANCE REGARDING ANIMAL RIGHTS ON THE POWER CORRIDOR

Steve Parkinson stated that Jacob Briggs was seeking feedback from the Planning Commission regarding the possibility of amending the Zoning Ordinance to allow animals on the power corridor between 3100 West and 3500 West.

Commissioner Paul asked who owned the power corridor. Mr. Parkinson stated that some of it was owned by Rocky Mountain Power. Other parcels were privately owned.

Commissioner Karras was concerned about how adjacent property owners would feel about the proposed amendment.

Commissioner Paul asked if there was access to the power corridor. Commissioner Karras said the power company had access.

Michelle Drago stated that prior to 2005 the Zoning Ordinance allowed animals on the power corridor and railroad rights-of-way as a conditional use. The applicant had to have a lease for 20,000 square feet and abide by all of the animal regulations contained in the RE-20 Zone.

Commissioner Paul stated that Steve Parkinson had worked for a city that had a power corridor. Did they allow animals on the power corridor? Mr. Parkinson stated that Clinton City did not allow animals in R-1-8 and R-1-10 Zones.

Commissioner Kirch wanted to see the zoning regulations referred to by Michelle Drago. She was amenable to allowing animals on the power corridor if an applicant could lease 20,000 square feet. There was quite a bit of land in the power corridor that was not being utilized. Another possible use for the Council to consider was a cemetery. The lack of horse property was becoming an issue. When Emma Russell Park was developed and the riding arena removed, it changed the dynamics for people who owned horses. She felt the Planning Commission should consider the request, but she wanted to study the issue before an application was filed.

Commissioners Karras and Paul agreed with Commissioner Kirch.

Commissioner Kirch stated that there were areas under the power lines that were not as open as others. She asked if the power corridor was a good nominee for an overlay zone.

Steve Parkinson stated that if the Planning Commission was interested, there were many ways to allow the use.

4. COMMISSIONER'S COMMENTS

Commissioner Kirch stated that in the last meeting she expressed concern about the traffic on 4000 South and 4800 South and the need for every development to have a traffic study. There were only a few times a day that 4800 South had a problem. She urged the Commission members to keep that in mind during the coming work session with the Council.

Steve Parkinson stated that the Planning Commission needed to look at the level of service indicated on the traffic report. Was it A, B, C, D, or F?

Commissioner Kirch asked about levels of service on 4000 South and 4800 South. Mr. Parkinson said it was usually site specific.

Chairman Ohlin asked about a completion date for Midland Drive. Commissioner Kirch said UDOT needed four days in a row above freezing without precipitation before it could seal the concrete.

Commissioner Paul asked if UDOT had bid the closure of 3500 West and Midland Drive. Mr. Parkinson the project had gone out to bid. He didn't know when the project would start, but he didn't think it would be before spring.

Commissioner Paul asked how soon UDOT planned to widen 5600 South between 2000 West and 2200 West. Mr. Parkinson said UDOT had completed the land acquisition. He did not know if it had gone out to bid.

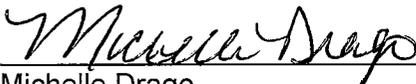
5. STAFF UPDATE

Steve Parkinson did not have any comments.

6. ADJOURN

Commissioner Kirch moved to adjourn at 6:14 p.m. Commissioner Paul seconded the motion. Commission members, Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.

Attest:



Michelle Drago
Secretary



Lindsey Ohlin
Chairman

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