



established 1937

PLANNING COMMISSION

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AGENDA

October 28, 2014

6:00 p.m.

The Roy City Planning Commission 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 Alliance, which will be appointed by the Chair.

Declaration of Conflicts

Agenda Items

1. Approval of October 14, 2014 minutes

Legislative Actions

2. a. **6:00 p.m.** – Public Hearing – To consider an amendment to the Zoning Map to include a Special Purpose District – “Residential In-Fill Overlay (RIO) District” on the property located at approximately 2750 West 4800 South.

Administrative Actions

3. a. To consider a request for Site Plan approval for a New Building for the “Our Savior’s Lutheran Church” located at approximately 5560 south 2300 West.
- b. Continuation of Public Hearing – To consider a request for Preliminary Subdivision Approval of West Park Subdivision, a residential subdivision located at approximately 2750 W. 4800 S.
4. Staff Update
5. Commissioners Minute
6. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you need special accommodation to participate in this meeting, please contact Roy City Community Development Department at 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The phone number is (801)-774-1040.

ROY CITY PLANNING COMMISSION

October 28, 2014

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on October 28, 2014, 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:

Gennie Kirch, Chairman
Bob Dandoy
Leland Karras
Lindsey Ohlin
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Joe Paul

Others present were: Cathy Spencer, Management Services Director; D.L. Thurman; Judy Cottam; Jane Thurman; Brad Barto; Rick Saathoff; John Crossfield, Dan Kartac; Joseph Stokes; Doug Larsen; Tammy Larsen; Craig North; Emily Beeli; Greg Sagen Colby Bond; Pieder Beeli; Caitlin Carrillo; and Whitney Nelson.

Pledge of Allegiance:

1. APPROVAL OF OCTOBER, 14, 2014, MINUTES

Commissioner Stonehocker moved to approve the October 14, 2014, minutes as corrected. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE ZONING MAP TO INCLUDE A SPECIAL PURPOSE DISTRICT – RESIDENTIAL INFILL OVERLAY (RIO) DISTRICT ON PROPERTY LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH

Commissioner Stonehocker moved to open the public hearing at 6:01 p.m. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker seconded the motion. The motion carried.

Steve Parkinson stated that a single-family subdivision had been proposed on sixteen acres located at approximately 2750 West 4800 South. The proposed road was approximately 1,800 feet in length, which exceeded the maximum length of 1,000 feet

without a secondary access established by the Subdivision Ordinance. The Zoning Ordinance allowed an exception to the 1,000 foot length if property was located in a Residential Infill Overlay District (RIO), if there were no other access alternatives, and it was recommended by the City Engineer and Fire Marshall. Mr. Parkinson stated that the property in question was located between the Union Pacific right-of-way and the D&RG Trail. There wasn't any way for another access to the east or west. Access from 4000 South would only be possible if the vacant land in between developed. It might be a possibility in the future.

Mr. Parkinson said the staff had found that the proposed development met the minimum building standards in the Zoning Ordinance. The proposed site plan improvements could meet the site design criteria established in the Zoning Ordinance. The proposed development promoted economic efficiencies, achieved goals of the General Plan, and conformed with the General Plan, including the Future Land Use Map. The City Engineer and Fire Marshall had recommended approval of the development with conditions. The staff recommended that the Planning Commission recommend that the City Council approve the request to amend the Zoning Map to include a Residential Infill Overlay District for property located at approximately 2750 West 4800 South subject to the conditions listed in the staff report.

Commissioner Dandoy asked how large the lots would be. Steve Parkinson said the lots met the minimum lot size of 6,000 square feet required in the R-3 Zone. The majority of the lots were 7,000 to 8,000 square feet.

Commissioner Dandoy clarified that the existing home and barn at 2730 West 4800 South were not part of the development. Mr. Parkinson said they were not. Commissioner Dandoy asked if a fence would separate the barn and subdivision. Mr. Parkinson said a fence was required to separate dis-similar uses.

Chairman Kirch stated that several years ago, the City Council moved to require a minimum lot size of 10,000 square feet on all new residential developments. Michelle Drago wasn't sure this property was part of that study because it had been zoned for manufacturing.

Chairman Kirch opened the floor for public comments.

Joseph Stokes, 2791 West 4800 South, stated that he owned property across from the proposed subdivision. He asked where the round-about would be. He had already donated nine feet for the widening of 4800 South. He didn't want to lose more. Recently he had to wait for 21 cars to pass before he could get onto 4800 South, and that was in the middle of the day. A round-about would help. He felt this development should have more than one entrance.

Chairman Kirch stated that last year the City approved a 155-unit development on this

property. It had fallen through. During consideration, the City required the developer to participate in the construction of a round-about to help mitigate the traffic impact. The entrance to the development was restricted to 'right in' and 'right out' turning movements.

D.L. Thurman stated that he owned the house and barn on 4800 South. There was half an acre of concrete behind the house that would have to be removed. He asked what would be done to keep the dust out of the house.

Judy Cottam, 2715 West 4800 South, asked how the round-about would work. She had a difficult time getting into her home because of traffic. Traffic was bad now. This development and any others in the area would make it worse. Access to the development would be very hard when traffic from West Park was parked on 4800 South. What would prevent residents from making illegal left hand turns?

The Planning Commission said there would be concrete barriers on 4800 South.

Chairman Kirch asked if the City planned to paint the curb on 4800 South in front of the park red. Mr. Parkinson said it did.

Greg Sagen, 4027 West 4900 South, stated that two weeks ago there was discussion about a four-way light at 2700 West 4800 South. He felt that was the best resolution for the access problems. Concrete barriers on 4800 South would be obstacles for the fire department.

Commissioner Karras moved to close the public hearing at 6:15 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Steve Parkinson stated that the Fire Department was aware of and signed off on the plans for 4800 South and the round-about. He wasn't sure a four-way light at 2700 West 4800 South was a possibility.

Chairman Kirch stated that the 2700 West 4800 South intersection was atypical. There wasn't another one like it in the state. With this new proposal, she felt the Planning Commission could ask the City Engineer to look at the intersection again to see if there was a better option. Mr. Parkinson said the City could ask. If there was a round-about on 4800 South, parking on 4800 South just east of 2900 West would not be allowed. A round-about was proposed because the City felt that was the best way to resolve both the current traffic situation and traffic from this development. The developer would have to abide by the SWPPP (Storm Water Pollution Prevention Plan), which called for dust control.

Commissioner Ohlin stated that the City and developer were sharing in the cost of the round-about. If the development fell through would the City still build the round-about?

Mr. Parkinson said the current traffic count warranted the round-about.

Commissioner Dandoy stated that 4800 South was very busy. He felt it could be widened. If the round-about was a single lane, it could actually slow down the traffic and make the situation on 4800 South worse. This area of 4800 South would be very congested with this development and the park. He felt it would be helpful for the Planning Commission to see the round-about design.

Steve Parkinson did not know whether the round-about would have two lanes. He suggested that the traffic and round-about could be addressed when the Planning Commission considered preliminary approval of the West Park Subdivision.

Commissioner Dandoy felt the RIO and subdivision were intertwined.

Steve Parkinson stated that the Planning Commission could approve the RIO subject to approval and construction of the West Park Subdivision.

Commissioner Dandoy felt the development would be a lot cleaner if there was another access. Steve Parkinson stated that the easy-to-develop properties in Roy were gone. In order to develop the difficult properties, the City had to solve issues. The Zoning Ordinance contained tools to help resolve development problems. There really was no other way out for the area between the D&RG Trail and Union Pacific right-of-way from 4000 South to 4800 South.

Commissioner Stonehocker moved to recommend that the City Council amend the Zoning Map to include a Special Purpose District – a Residential Infill Overlay (RIO) District on property located at approximately 2750 West 4800 South based on the staff's findings and subject to compliance with the recommendations of the staff and approval and construction of the West Park Subdivision. Commissioner Stonehocker seconded the motion. A roll call vote was taken: Commissioners Stonehocker, Ohlin, Dandoy, Karras, and Kirch voted "aye." The motion carried.

3. CONSIDERATION OF A SITE PLAN APPROVAL FOR AN ADDITION TO OUR SAVIOR'S LUTHERAN CHURCH LOCATED AT APPROXIMATELY 5560 SOUTH 2300 WEST

Steve Parkinson stated that Our Savior's Lutheran Church was located at 5560 South 2300 West. There were currently two buildings on the site – a chapel on the north side and a multi-purpose building on the south. The Lutheran Church was proposing to demolish the multi-purpose building, construct a new one, and expand the parking lot from 71 to 91 stalls. The site would still be able to meet the landscaping requirements. They would have to add 5% landscaping to the parking area as it had more than 20 parking spaces. The Lutheran Church needed to preserve as many of the existing trees as possible. The site plan was fairly consistent with the Zoning Ordinance.

Mr. Parkinson said the staff was concerned about the design of the pedestrian walkway. The sidewalk currently foot pedestrian traffic from the street to a center courtyard. The sidewalk on the proposed site plan dead ended into the wall of the new building, which was not convenient or practical. The staff found that the proposed materials were not similar in color or architectural treatment to the existing chapel. The Zoning Ordinance required that accessory buildings take on the character of the primary building. The brick on the chapel had a unique pattern, which gave character and shadow lines. The proposed building had none of the same features. There wasn't any architectural relief on the walls longer than 30 feet.

Steve Parkinson said the staff recommended that the Planning Commission table consideration of the site plan for the Lutheran Church until it complied with the conditions recommended by the staff.

Brad Barto, Barto Construction, stated that they were the design/builder for the Lutheran Church. There were a few things they could do to break up the longer walls. He wasn't sure about making both buildings have the same character. In ten years, the Lutheran Church planned to tear down and rebuild the chapel.

Commissioner Kirch asked if they were aware of the City's 30-foot requirement. Mr. Barto said they were not until after they had submitted the design to the City. He felt there were ways to fix the problem.

Commissioner Kirch asked about the sidewalk. Mr. Barto said they could design the walkway to lead to the court yard.

Commissioner Stonehocker moved to table consideration of a site plan for Our Savior's Lutheran Church in order to allow the proponent time to comply with the conditions recommended by the staff. Commissioner Dandoy seconded the motion. Commissioner members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

4. CONTINUATION OF PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY APPROVAL OF WEST PARK SUBDIVISION LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH

Commissioner Karras moved to continue the public hearing from October 14, 2014, at 6:43 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Steve Parkinson stated that the Planning Commission continued the public hearing on October 14th in order to allow time to hold a public hearing to consider a Residential Infill Overlay District for this property. A RIO allowed the City to consider a road longer than

1,000 feet in length without secondary access. Earlier in the meeting, the Planning Commission recommended that the City Council amend the Zoning Map to establish a RIO on this property. There were some engineering issues that had to be resolved, but nothing that would cause the development to not comply with the applicable codes.

The staff had found that the proposed development complied with the Future Land Use Map, met all of the requirements of the Zoning Ordinance, and could meet the requirements of the Subdivision Ordinance with the RIO. The staff recommended that the Planning Commission recommend that the City Council grant preliminary approval of the West Park Subdivision based on the staff's recommendations.

Commissioner Dandoy felt the Planning Commission needed to understand the road conditions on 4800 South. He felt people would make a left-hand turn from this development even if the turning movements were restricted. The Planning Commission had been told there would be a barrier in 4800 South to prevent left-hand turns. He felt the Planning Commission needed to have a clearer understanding before it could recommend preliminary approval.

Commissioner Stonehocker stated that when the Planning Commission considered the previous development on this property, the City's traffic consultant had a striping plan for 4800 South. Mr. Parkinson said he had not seen a striping plan.

The Planning Commission agreed it would like to have a better understanding about how the traffic would be impacted.

Chairman Kirch asked if the Planning Commission had any other concerns besides traffic.

Commissioner Dandoy felt the Planning Commission needed to consider the safety of existing residents in the area as well as future residents. It needed to look at the development closely before forwarding it to the City Council.

Chairman Kirch stated that there were power lines running east and west through the development. In the previous development there was a connection to the trail. She didn't see a connection in the proposed subdivision. What would be constructed under the power lines?

Colby Bond, Syracuse, stated that they had updated the traffic study. The City's traffic engineer did propose that 4800 South be restriped. He didn't feel an island in 4800 South would be needed any longer because of the decreased impact. By reducing the number of units from 155 to 72, the traffic impact had been reduced by 30%. They were contributing \$60,000 toward construction of the round-about. The round-about would have two lanes.

Chairman Kirch asked if they were planning to use the previous striping plan. Mr. Bond said they were, except for the median.

Chairman Kirch asked if there was anything Mr. Bond could do to force traffic to only make right-in and right-out turning movements. Mr. Bond said the only thing he could do was help with the round-about and restripe 4800 South. There would be a right turning lane into the subdivision. The City was in the process of building the round-about.

Chairman Kirch asked what would be built under the power lines. Mr. Bond said there wasn't anything to prevent them from building under the powers lines. There were lots under the power line.

Commissioner Stonehocker asked if there was be a connection between the subdivision and West Park. Mr. Bond there wasn't, but one could be added to the subdivision plan.

Chairman Kirch asked when they planned to start construction. One of the staff's comments was about disturbing the use of West Park. Mr. Bond hoped to get started in February.

Chairman Kirch asked if tabling preliminary approval would delay them. There were three members on the Planning Commission who did not see the previous development plan for this property.

Michelle Drago said there would not be a City Council Meeting on November 4th due to the election. The Planning Commission would meet again before the Council would.

Chairman Kirch opened the floor for public comments.

Joseph Stokes, 2791 West 4800 South, asked if the property owners on the south side of 4800 South would be restricted to 'right in' and 'right out' turns as well. He felt that would be very inconvenient. He didn't want to have to drive all the way to 3100 West in order to get to his property. This development would impact the three properties on the south side of 4800 South. They needed to be considered as well.

Tammy Larsen, 2751 West 4450 South, asked how people traveling east would be able to access the subdivision if only right turns were allowed. They would have to travel quite a distance up 4800 South before they could turn around.

Commissioner Dandoy said that was one of the reasons the Planning Commission needed to see the traffic plan. There were too many unknowns. Information needed to be brought to the table so the Planning Commission could talk about it.

Judy Cottam, 2715 West 4800 South, stated that she lived across from this property. Last year she was waiting to turn into her home, and was rear ended by a driver turning west from 2700 West. Had the City checked the number of accidents in this area? Did it

know how much traffic there was? The City needed to consider more than just this subdivision. It needed to look at the big picture. As other development occurred on 4800 South and west of the City, traffic would get worse. She felt a stop light at 2900 West 4800 South would make the traffic situation worse because it would stop it.

D.L. Thurman stated that he lived on 3100 West. He owned the house and barn at 2730 West 4800 South. When he was traveling east on 4800 South, there had been many times he had to travel above the tracks and turn around in order to get to his property.

Emily Beeli, 2730 West 4800 South, stated that two weeks ago someone talked about making 2700 West 4800 South a four way intersection. Did anyone look into that? Commissioner Dandoy said a four way intersection would depend on Union Pacific's willingness to make the property available. Mrs. Beeli encouraged the City to look into it.

Peider Beeli, 2730 West 4800 South, stated that the concept of restricting traffic movement to 'right in' and 'right out' was problematic. He felt 4800 South would have to be widened. He did not feel 'right in' and 'right out' would work. Large vehicles would need a wider turning radius.

Judy Cottam pointed out that there could be two to three vehicles for each of the 72 lots. Chairman Kirch stated that the traffic study took into consideration the current and future traffic counts.

Doug Larsen, 2751 West 4450 South, asked how big the homes would be if the lots were only 6,000 square feet. Steve Parkinson said the development plan did not consider home size. It looked at lot size and setbacks. The setbacks in the R-3 Zone would allow a home to be 55 feet wide. The homes would probably be similar in size to the other homes in the area.

Commissioner Karras moved to continue the public hearing to the next meeting in order to allow time for the staff and developer to provide further information regarding the traffic on 4800 South. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Toward the end of the meeting, Chairman Kirch asked about roundabouts. She understood they helped traffic keep moving rather than slowing it down. Mr. Parkinson said they did. She said the City might have to remove the red striping on 2900 West if it prohibited parking on 4800 South.

5. STAFF UPDATE

Steve Parkinson stated that the conditional use for the Southern Comfort Restaurant would be considered by the Council on November 18th. Chairman Kirch asked if the Kiddie Academy was considered a school. Mr. Parkinson said it was not. The site met

the Zoning Ordinance's distance requirements. The landscaping plan submitted by the proponent had zeroscaping, not xeriscaping. He hoped the Council stepped up and required more landscaping.

Chairman Kirch asked about the status of Walmart in West Haven. Steve Parkinson said the planner from West Haven said it was still coming. Commissioner Dandoy said Walmart would have a big traffic impact on Roy. Roy City and UDOT needed to work together to meet the traffic demand. Mr. Parkinson stated that the Wasatch Front Regional Council planned for all of Roy's east/west roads (4000 South, 4800 South, 5600 South, and 6000 South) to be widened. There was further discussion about traffic and development.

6. ADJOURN

Commissioner Stonehocker moved to adjourn at 7:29 p.m.


Gennie Kirch
Chairman

Attest:


Michelle Drago
Secretary

dc:poct2814