



Agenda Roy City Planning Commission Meeting

6:00 p.m.
November 26, 2013

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of November 12, 2013 minutes
2. 6:00 p.m. Consideration of a request (tabled from 11/12/13) to amend the Future Land Use designation of property located at approximately 4600 S 3500 W.
3. 6:00 p.m. Consideration of a request (tabled from 11/12/13) to amend the Zoning designation of property located at approximately 4600 S 3500 W.
4. 6:00 p.m. Consideration of a request (tabled from 11/12/13) for Conditional Use approval allowing a multi-family residential development on property located at approximately 4600 S 3500 W.
5. Staff update
6. 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

November 26, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on November 26, 2013, at 6:02 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
Joe Paul
Tom Stonehocker
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Others present were: Gardner Crane; Howard Kent; Jared Flanders; Yvonne Valdez; Anna Robinson; and Lee Robinson.

Pledge of Allegiance: Joe Paul

1. APPROVAL OF NOVEMBER 12, 2013, MINUTES

Commissioner Kirch moved to approve the November 12, 2013, minutes as corrected. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

2. 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 AND 11/12/13)
3. CONSIDERATION OF A REQUEST TO AMEND THE ZONING DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 4600 SOUTH 3500 WEST (CONTINUED FROM 10/22 AND 11/12/13)
4. 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 AND 11/12/13)

Planning Commission Minutes

November 26, 2013

Page 2

Jared Hall stated the City Engineer had reviewed the plans for the Aderra Apartments and met with the applicants Gardner Crane and Howard Kent from Uintah Land Company. Most of the engineering issues could be addressed. The City Engineer did recommend that a traffic analysis be submitted. The applicants had spoken with Dr. Joe Perrin, from A Trans Engineering, about that analysis.

Mr. Hall said the Planning Commission could make a recommendation for approval and forward the project on to the City Council subject to the engineering concerns being addressed and the traffic analysis being submitted; make a recommendation that the project be denied; or table consideration of the project pending the submission of a traffic analysis.

Vice Chairman Hamilton asked when the City Council would consider this project. Mr. Hall said there would be a meeting on December 3rd, but it was very unlikely this project would be ready for consideration by then. This project would probably be placed on the December 17th Council agenda. Vice Chairman Hamilton said that tabling this item would not delay the developer. There would be another Planning Commission meeting before December 17th.

Commissioner Yeoman stated that the community was concerned about the traffic impact. While most the City Engineer's comments were related to the site plan, he had recommended that a traffic analysis be done. Had the traffic analysis been completed? Mr. Hall said it had been started. Commissioner Yeoman felt the City Engineer's comments regarding the site plan could be addressed. However, she wanted to see the traffic analysis before the Commission made a recommendation.

Commissioner Stonehocker agreed that traffic was a concern.

Commission Paul asked about the traffic impact of a multi-family development versus commercial. Mr. Hall said it would depend upon the type of commercial use. A good commercial use could generate a lot of traffic.

Gardner Crane, Uintah Land Company, stated that they had met with Jared Hall and then Mark Miller, the City Engineer, regarding his comments. They had already dealt with about half of the issues raised by the City Engineer. Dr. Joe Perrin from A Trans had been their traffic engineer for almost a decade. Dr. Perrin also did consulting work for Roy City. Joe Perrin did not see a need to do a traffic study of the 4800 South 3500 West/Midland Drive intersection because he was already familiar with it. In the past he recommended a roundabout at 4800 South 3500 West. The issue was how wide 3500 West should be in front of this project. Roy City's General Plan designated 3500 West as an 84-foot arterial road. If 3500 West was closed by UDOT, would an 84-foot right-of-way really be needed? Mark Miller asked Joe Perrin to look at the width of 3500 West.

Multi-family developments didn't generate as much traffic as people thought. Many units were occupied by young married couples, with two vehicles, who worked all day. An arterial street could handle traffic loads of 40,000 to 50,000 vehicles per day. Their project would generate about 300 vehicle trips per day.

Commissioner Yeoman asked if UDOT needed to approve access for this development. Mr. Crane said their project was several hundred feet north of Midland Drive. UDOT approval would not be needed. They needed access approval from the City, not UDOT.

Commissioner Kirch asked about sidewalk along 3500 West. School-age children would have to walk from this development north along 3500 West to get to West Haven Elementary School. Did the sidewalk in this project tie into sidewalk to the north? Gardner Crane said there would be sidewalk along the entire frontage of their project, but there wasn't sidewalk to the north to tie into.

Commissioner Paul felt that was a serious concern.

Commissioner Kirch felt the lack of sidewalk to the north was a problem. If there wasn't sidewalk, children would be walking in the street. When the Planning Commission forwarded this to the City Council, it should attach a suggestion that the lack of sidewalk be mitigated.

Jared Hall stated that he would contact the Weber School District. He concurred there was a need to protect all citizens.

Commissioner Kirch felt the possible termination of 3500 West made it unlikely that this property would attract a commercial development. If the property was going to have a residential use, there would be more foot traffic. Children would be crossing the street to get to Winegar's.

Commissioner Paul asked if the sidewalk would connect to the south. Jared Hall said it would. There was sidewalk in front of the commercial area to the south.

Commissioner Kirch asked about the soils report. This area was known for its high water table. She asked if units on the ground level would be handicap accessible. Gardner Crane said all of the ground level units were ADA compliant. They needed a soils report for their construction plans and to comply with the City Engineer's requirements.

Commissioner Kirch asked about the line of sight elevation the Planning Commission asked for in order to determine if the privacy of homes along 3600 West would be affected. Jared Hall said with a 2 foot difference in elevation from this site to the west

side of the canal and the height of the buildings there was a 37 foot fall over a distance of about 260 feet. Commissioner Paul stated that ground water was a problem in this area. Getting storm water out fast enough was a concern.

Gardner Crane stated that they had already addressed three-quarters of the City Engineer's concerns. They did have permission from West Haven to tie into their sewer system, but the City Engineer asked them to explore avenues for tying into Roy's system. They were willing to look into those possibilities because West Haven's service fees were ridiculous. The Roy Fire Department was checking fire flows. They were comfortable with the need to address the City Engineer's requirements before going to City Council.

Commissioner Kirch referred to the second paragraph of Item No. 2 in the City Engineer's November 16th memorandum:

"A traffic analysis should be submitted to assure the City that the new high density residential traffic from this development does not adversely impact safety. The proximity of this development to the irregular intersection of 3500 West and Midland Drive makes this of particular concern."

She asked that the traffic analysis take into consideration foot traffic as well.

Commissioner Kirch did not see a need to table consideration of the proposal. She didn't feel the information in the traffic report would change the Commission's recommendation.

Vice Chairman Hamilton stated that tabling the issue for another two weeks would not impact the developer. The major concern regarding this project was traffic. The traffic analysis was not done. He felt the Planning Commission should have that information before forwarding a recommendation to the City Council.

Gardner Crane stated that the City Engineer told Joe Perrin not to do a full traffic analysis because Dr. Perrin didn't see a reason for a safety concern. The City Engineer had conceded the need for a full study.

Vice Chairman appreciated Mr. Crane's representation. However, the only recommendation the Planning Commission had from the City Engineer was the need for a traffic analysis. If the City Engineer's recommendation had changed, he felt that should be submitted to the Planning Commission formally.

Commissioner Stonehocker felt the Planning Commission needed to see the traffic report. He asked Mr. Hall to work with the applicant to address the foot traffic as well. Both concerns needed to be addressed.

Mr. Hall said he would contact Weber School District and look into Safe Routes for Schools.

Commissioner Kirch moved to table consideration of a request to amend the Future Land Use Map designation; consideration of a request to amend the zoning designation; and consideration of a conditional use and site plan approval for property located at approximately 4600 South 3500 West pending completion of a traffic analysis and clarification regarding safe passage for pedestrian traffic. Commissioner Paul seconded the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

5. STAFF UPDATE

Jared Hall updated the Planning Commission on the City Council's actions regarding tattooing and body art and Miya Estates Phase 3.

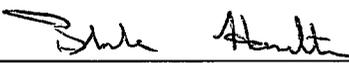
Mr. Hall stated that a public hearing was scheduled for December 10th. In January the Commission would probably consider a site plan and a rezone request.

Mr. Hall said a new member for the Planning Commission would be appointed before the end of the year. A request for applications for the Planning Commission had been posted on the City's website.

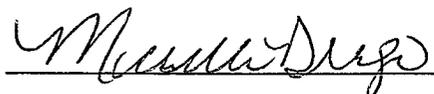
6. ADJOURN

Commissioner Paul moved to adjourn at 6:39 p.m. Commissioner Yeoman seconded the motion. Commission members Hamilton, Kirch, Paul, Stonehocker, and Yeoman voted "aye." The motion carried.

Attest:



Blake Hamilton
Vice Chairman



Planning Commission Minutes
November 26, 2013
Page 6

Michelle Drago
Secretary
dc:pnov2613