

established 1937

PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

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Web-site: www.royutah.org

AGENDA

April 14, 2015

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 Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of March 10, 2015 minutes
3. To consider a request for Preliminary Subdivision Approval of Cragun Subdivision, a small two (2) lot subdivision located at approximately 5567 S. 2300 W.
4. Commissioners Minute
5. Staff Update
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

April 14, 2015

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 14, 2015, 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
Joe Paul
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Cathy Spencer, Management Services Director; Greg Sagen, and Les Cragun.

Pledge of Allegiance: Gennie Kirch

There were no declarations of conflict.

1. APPROVAL OF MARCH 10, 2015, MINUTES

Commissioner Paul moved to approve the March 10, 2015, minutes as corrected. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDERATION OF A REQUEST FOR PRELIMINARY APPROVAL OF CRAGUN SUBDIVISION LOCATED AT APPROXIMATELY 5567 SOUTH 2300 WEST

Commissioner Stonehocker moved to open the public hearing at 6:02 p.m. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

Steve Parkinson stated that the City had received a request for preliminary approval of a small, two-lot subdivision located at approximately 5567 South 2300 West. There was already an existing duplex on the northwest corner of the property. The property owner wanted to divide the property in order to build a single-family home on the southern portion, which was currently vacant. The utilities, curb, gutter, and sidewalk were already in place. Although this was a minor subdivision, it was required to receive preliminary approval from the Planning Commission and City Council. The staff had found that the subdivision met all of the requirements of the Zoning and Subdivision Ordinances. The staff recommended that the Planning Commission recommend

that the City Council grant preliminary approval of the subdivision subject to the March 17, 2015, conditions of the Development Review Committee.

Chairman Kirch asked about the square footage for each lot. Mr. Parkinson said the duplex would have 7,500 square feet, which was the minimum square footage required for a duplex. The single family lot would have 7,200 square feet.

Commissioner Dandoy asked if each lot would be 60 feet wide. Mr. Parkinson said they would. Both lots met the zoning requirements.

Chairman Kirch asked if there were any drainage problems on the site. Mr. Parkinson was not aware of any.

Commissioner Paul stated that the existing duplex was located within a few feet of the building on the adjacent lot. Mr. Parkinson said that many years ago the building had received a variance from the Board of Adjustment. Commissioner Paul asked if approval of the subdivision would affect the variance. Mr. Parkinson said it would not.

Chairman Kirch asked about the City Engineer's comment regarding a boundary conflict on the south property line. Mr. Parkinson said the property line was not determined by the fence line. The property owners could work out a fence line agreement. There was still enough room for the single-family lot.

Chairman Kirch opened the floor for public comments.

Les Cragun, Farr West, stated that he had owned the duplex for several years. He wanted to use the vacant portion of the property. He felt it would be an improvement to the neighborhood. He wasn't aware of any water problems on the property. The gutter did flood when it was plugged. The ground was not swampy.

Commissioner Paul asked if the duplex was a rental property. Mr. Cragun said it was. Both units had been rented since he had purchased it. Each unit had one bedroom. They were entry level apartments.

Commissioner Karras moved to close the public hearing at 6:07 p.m. Commissioner Stonehocker seconded the motion. Commissioner members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

Commissioner Stonehocker moved to recommend that the City Council grant preliminary approval of the Cragun Subdivision located at approximately 5567 South 2300 West based on the staff's findings and the March 17, 2015, conditions of the Development Review Committee. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

3. COMMISSIONER'S MINUTES

Chairman Kirch asked for an update on the sign meeting. Mr. Parkinson wanted to schedule a joint work session on April 28th. He was waiting to hear if the Utah Sign Association would be available that night. If they weren't, the meeting would be rescheduled.

Commissioner Dandoy stated that the Mayor wanted to schedule a strategy session with the Planning Commission. Would that be discussed on April 28th as well? Mr. Parkinson said the Mayor had talked about a joint dinner, but he hadn't heard about a strategy work session.

Commissioner Paul stated that he wouldn't be able to attend the April 28th meeting.

Commissioner Dandoy stated that the newspaper indicated that the chicken issue would be on the ballot. Steve Parkinson stated that a petition signed by 1,410 registered voters was required to put the issue on the ballot. A petition had been submitted, and the signatures were being verified.

Chairman Kirch asked if the recommendations the Planning Commission submitted to the City Council would be implemented if the chicken issue passed. Mr. Parkinson was not sure about the legal procedure.

Commissioner Dandoy felt it would have to come back to the Planning Commission.

Chairman Kirch asked if the City Manager and City Attorney would be at the work session. Mr. Parkinson said they would. She suggested that they take a few minutes to brief the Planning Commission on what would happen if the chicken issue passed.

Commissioner Dandoy stated that work was progressing on Midland Drive. Was West Haven still planning on Walmart? Mr. Parkinson said they were.

Commissioner Paul asked if UDOT still planned to close 3500 West. Mr. Parkinson said they did. It would happen sometime during the summer of 2015.

Commissioner Paul asked about the status of the West Park Subdivision and the Aderra Apartments. Mr. Parkinson said a pre-construction meeting was scheduled for the sewer and storm drain portion of the West Park Subdivision. The developer was still working on other site issues. He had met with the developer of the Aderra Apartments to review what they needed to submit to receive site plan approval.

Commissioner Dandoy asked about the beautification efforts on 1900 West. Mr. Parkinson said the City was investing money in the Riverdale Road 1900 West intersection and hoped the effort would spread. Businesses had already been contacted and asked to begin a cleanup effort.

Chairman Kirch stated that the entry sign for Roy located on 1900 West just south of Hinckley Drive really needed to be upgraded. Steve Parkinson said the City was looking at various locations for signs on the north side of the City.

Commissioner Ohlin asked about the City's regulations for Street Lights. Michelle Drago said they were located in Chapter 20 of Roy City's Public Works Standards. Citizens would contact the Public Works Department to make light requests.

Commissioner Dandoy asked about the Planning Commission vacancies. Mr. Parkinson said he now had three applicants. He needed to arrange interviews with the Mayor and Planning Commission.

Commissioner Stonehocker stated that his term would end on June 30, 2015. He had served for nine years and asked that he not be reappointed.

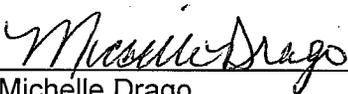
4. STAFF UPDATE

Steve Parkinson said he didn't have anything to report.

5. ADJOURN

Commissioner Paul moved to adjourn at 6:21 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

Attest:



Michelle Drago
Secretary



Gennie Kirch
Chairman

dc:parp1415