Agenda
Roy City Planning Commission Meeting

6:00 p.m.
April 9, 2013

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of March 26, 2013 minutes

2. 6:00 p.m. Public Hearing to consider request for Conditional Use allowing an Electronic Message Center sign on property located at approximately 3451 W. 5600 S.

3. 6:00 p.m. Public Hearing to consider request for Conditional Use allowing vehicle sales on property located at approximately 5523 S. 1900 W.

4. 6:00 p.m. Public hearing to consider a request for Preliminary Subdivision approval on property located at 2175 W. 4000 S.

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

April 9, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 9, 2013, 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:

Lee Holt, Chairman
Gennie Kirch
Blake Hamilton
Tom Stonehocker
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Joe Paul

Others present were: Cameron Loose; Gina Loose; Brandon Allred; Leon Lipsey; Chris Lipsey; Brad Shelton; K. C. Halls; Tina Wright; Dee Walker; Don Walker; Yvonne Smith; and Jared Roper.

Pledge of Allegiance: Karlene Yeoman

1. APPROVAL OF MARCH 26, 2013, MINUTES

Commissioner Kirch moved to approve the March 26, 2013, minutes as corrected. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL ALLOWING AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 3451 WEST 5600 SOUTH

Commissioner Yeoman moved to open the public hearing at 6:00 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City had received a request for a conditional use for an Electronic Message Center Sign for the emergency center being constructed by Davis Hospital on 5600 South. The conditional use was only for the EMC portion of the sign. The sign itself did not require a conditional use permit. EMC signs were a conditional

use in the Community Commercial Zone. The EMC would be part of the main sign for the emergency center, which would be located just east of the main entrance on 5600 South. The main sign met the size and location requirements of the Sign Ordinance. It was one of many signs that would be located throughout the development.

Mr. Hall said the Development Review Committee had found that the proposed conditional use and EMC sign complied with the intent and regulations of the Zoning Ordinance and with the goals of the General Plan. The application complied with the requirements for granting of conditional use permits as outlined by the Zoning Ordinance. The staff recommended that the Planning Commission recommend that the City Council approve a conditional use for an EMC sign at 3451 West 5600 South subject to all requirements of Chapter 20 of the Zoning Ordinance and all items of the staff report.

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

Commissioner Kirch moved to close the public hearing at 6:02 p.m. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a conditional use for an EMC sign on property located at approximately 3451 West 5600 South based on staff's findings and subject to the conditions recommended by the staff. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING VEHICLE SALES ON PROPERTY LOCATED AT APPROXIMATELY 5523 SOUTH 1900 WEST

Commissioner Yeoman moved to open the public hearing at 6:03 p.m. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City had received an application for a conditional use for minor vehicle sales at 5523 South 1900 West. Vehicle sales were allowed in the Regional Commercial Zone as a conditional use. The applicant was not proposing to have vehicles displayed for sale at this location. He was planning to occupy Suite 10 of the Professional Plaza. The suite would be about 800 square feet in size. This would not be a large scale business. The applicant needed to have an office in order to have a dealer's license. He would only have two to three cars at a time. He would act as a broker and would locate vehicles for buyers. Mr. Hall suggested that the number of cars at this location for any reason be a condition of approval. The main center of the plaza was an open parking area. Parking should not be a problem as long as numbers of vehicles were limited.

Mr. Hall said the staff had found that the proposal complied with the intent and regulations of the Zoning Ordinance and met the intent of the Zoning Ordinance regarding the issuance of conditional use permits. The staff recommended that the Planning Commission recommend that the City Council approval a conditional use for vehicle sales at 5523 South 1900 West subject to:

1. The applicant meeting all requirements of the State for vehicles sales and maintaining his dealer's license in good standing;
2. The applicant would be allowed no more than four vehicles for sale at any one time on this property. Vehicles must be appropriately parked in stalls and not displayed for sale elsewhere on the lot;
3. No renovations or refurbishing, cleaning, or other maintenance work would occur on this site. All vehicles related to the operation of this business must be licensed and in good working order at all times.

Chairman Holt asked about the legal description of the address. Mr. Hall said there was a main address for the plaza. Each suite had an individual number.

Chairman Holt opened the floor for public comments.

Austin Slaughter, 3007 West 2000 South, West Haven, stated that the business would be located in Suite 2, not Suite 10. The office would only have 400 square feet of space.

Cars would not be displayed for sale. The office would be a place for his customers to close sales. This would be a professional space only.

Commissioner Hamilton asked how Mr. Slaughter planned to market his cars. Mr. Slaughter said this would be a wholesale business. Buyers would be referrals or dealerships. Customers would only come to his office to pick up vehicles and sign paperwork. All marketing would be done elsewhere.

Commissioner Hamilton asked if this would just be a store front for his sign. Mr. Slaughter said the State required him to have a sign and a place of business. He did not plan to have vehicles with balloons and banners.

Commissioner Hamilton asked what 'minor vehicles sales' meant. If the City did not limit Mr. Slaughter to four cars, how many could he have? Jared Hall said if there wasn't a limit on the number of cars. Mr. Slaughter could display as many cars as the site would accommodate. The main problem for most car dealers was a lack of parking space for employees and customers because all available space was used for display. For that reason, vehicle sales are almost always conditional use, allowing the City to set the number of vehicles allowed. "Minor" in the use title referred to the gross vehicle weights allowed on the lot.

Commissioner Kirch moved to close the public hearing at 6:11 p.m. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a conditional use for minor vehicle sales on property located at approximately 5523 South 1900 West, Suite 2, based on the staff's findings and subject to the three conditions recommended by the staff and other items in the staff report. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

4. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL ON PROPERTY LOCATED AT 2175 WEST 4000 SOUTH

Commissioner Hamilton moved to open the public hearing at 6:12 p.m. Commissioner Stonehocker seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that Roy City had requested preliminary approval for a two lot subdivision located on the southeast corner of 2175 West 4000 South. Recently the Planning Commission and City Council considered a site plan and conditional use for an elementary school on that corner. The Weber School District was proposing to build a new North Park Elementary. The old school would then be torn down. The school district was proposing to exchange land owned by the Redevelopment Agency with the land on which the old school was located. The City planned to aggregate that land into George Wahlen North Park. Mr. Hall explained that the City planned to construct a parking lot for the park adjacent to the parking lot planned for the new school. Both parking lots could be used interchangeably. Plans for the park had not been finalized.

Mr. Hall said that in order to accommodate the land exchange, the property owned by the Redevelopment Agency had to be divided. The school district planned to locate the new school on Lot 2. The Redevelopment Agency would retain Lot 1. The entitlements for the school district were place. The staff had found that the proposed subdivision was in keeping with the goals and policies of the General Plan and the goals and requirements of the Zoning Ordinance. The proposed lots met the standards of the zone. The staff recommended that the Planning Commission recommend that the City Council grant preliminary approval of Wasatch Executive Park Phase 2 subject to:

1. Review and approval of any further corrections or materials as might be required by the Engineer or other DRC staff; and
2. Subject to all items of the staff report and attachments and further review and approval by the members of the Development Review Committee as might be necessary.

Commissioner Kirch asked that Mr. Hall clarify the 'Access' portion of the staff report. Mr. Hall explained that both lots had frontage on both 4000 South and 2175 West. However, all vehicular access for the new school would be on 2175 West. Only 90 feet of Lot 1 had frontage on 2175 West.

Chairman Holt asked about the possibility of a round-a-bout at 4000 South 2175 West. Mr. Hall said the transportation engineer had recommended the installation of a round-

a-bout as a part of the school's site plan review. He wasn't sure where it was in the planning process. It would be a couple of years before all of the site plan and transportation issues came together.

Chairman Holt asked what the Redevelopment Agency planned to do with Lot 1. Mr. Hall said it was zoned as a Business Park and was available for development.

Commissioner Kirch asked if Lots 1 and 2 were the same size. Mr. Hall said they were each about eight acres in size. Weber School District and Roy City planned to exchange property. The land on which the old elementary school was located would be incorporated into the George Wahlen North Park.

Commissioner Kirch suggested that the Development Review Committee look at extending either 4125 South or 4200 South west to connect with 2175 West to provide another vehicular access from the school and the park.

Chairman Holt opened the floor for public comments.

Don Walker, 4073 South 2175 West, asked why this development was called a subdivision when it didn't contain any homes. Chairman Holt explained that any time land was divided it was called a subdivision.

Mr. Walker suggested that the school face 2025 West rather than 2175 West. Then buses could access the school from 1900 West and pull traffic off of 2175 West. Chairman Holt said the site plan for the new school had been approved. Planning for the school was beyond discussing which street the school should face.

Dee Walker, 4073 South 2175 West, stated that she and her husband were out of town when the first public hearing about the school was held. Why did the school district want to build a new building? Why couldn't it add on to the existing school? The Planning Commission said they weren't able to answer for the school district. The school district did plan to double the number of students attending the school.

Mrs. Walker said most of the people who lived across the street from the school sent their children to other schools. The traffic for the existing school was a headache. Parents parked on both sides of the street. Commissioner Kirch said the parking lot for the new school would be like the one at Freedom Elementary. It was a deep loop with parking in the middle. Parents dropping off children stayed in the loop. Those parents staying could pull in and park. Roy City planned to put in a parking lot for the park adjacent to the school's parking lot. There should be enough parking to prevent people from parking on the street. The new school would have the potential to handle double the current student population.

Commissioner Hamilton stated that the new school would have a lot more parking. During the public hearing for the school, the Planning Commission discussed transportation concerns and enforcement of speed and on-street parking on 2175 West.

Don Walker stated that the proposed access to the new school was right in front of his driveway. He felt the new access would make the traffic situation on 2175 West worse. Did the school district and the City look at 2025 West? Jared Hall said the traffic situation on 2175 West was like a puzzle. Pieces of it could be moved around, but it could not be eliminated. All of the lots in Wasatch Executive Park were zoned as a business park. If the property wasn't used as a school, it would be used for a business development. There would be traffic either way.

Dee Walker said the City told them that when this property developed, there would be a landscaping berm along 2175 West to help buffer the residential neighborhood. Now there would not be something nice like the City promised.

Don Walker asked where the new students would come from. Commissioner Hamilton said that question would have to be answered by the school district. During the public hearing for the school's conditional use permit, the school district talked about the need to house more students.

Commissioner Kirch stated that North Park Elementary was over capacity, and the building was very old.

Jared Roper, 2175 West, was concerned about the traffic speed on 2175 West. Commissioner Hamilton said there would be a school zone on 2175 West. The Commission did discuss the traffic situation and the need for enforcement. Mr. Roper asked about putting in speed bumps. Mr. Hall said speed bumps were a police issue. The Police Department had to determine if speed bumps were safe.

Jared Roper asked what would happen to the dirt road running along the north side of the park. Mr. Hall said it would be fenced off.

Cameron Loose, 4090 South 2225 West, said it appeared some of the traffic concerns would be addressed by the proposed site plan. However, they had purchased homes in this area and were still concerned about traffic.

Yvonne Smith, 4103 South 2175 West, asked what would happen to the dirt road. Commissioner Kirch said access to the dirt road would be cut off. Ms. Smith said the representative from the school district wasn't willing to change the school bus route from 2175 West to 1900 West because it would increase the gas consumption.

Don Walker re-emphasized his concerns about traffic. Before and after school, he could not get out of his driveway. He was constantly waiting for cars and buses.

Jared Hall said the parking lot for the new school was designed to pull traffic off of 2175 West to help eliminate the traffic back up.

Chris Lipsey, 3995 South 2025 West, felt that most of the traffic people were concerned about was caused by teenagers, parents, and buses traveling to and from the junior high and high school. Unfortunately the new school would do nothing to lessen that traffic. Only two buses dropped kids off at North Park. The backup problems were caused by teenage drivers and buses waiting to turn left from 2175 West onto 4000 South. The round-a-bout might solve the backup problem.

Commissioner Hamilton suggested that residents call the school district about their concerns regarding the bus routes.

Kris Lipsey asked about the dirt road that ran through the vacant lot, not along the park. Kids used the old dirt road to access 4000 South east of the crosswalk. They refused to use the safe walking route and felt it was a badge of honor to cross 4000 South where there wasn't a crosswalk. Commissioner Kirch said the school property would be fenced off. She felt the dirt road would be less enticing to the students because it would mean a longer walk.

Brad Shelton, 4117 South 2175 West, stated there had been discussion about eliminating on-street parking on 2175 West. Would the parking be eliminated on both sides of the street? Commissioner Kirch said there would be some red curb immediately in front of the school. Jared Hall said the school district and the City were trying to entice parents to park in the school's parking lot rather than on the street. On-street parking would only be eliminated in front of the new school.

Brad Shelton asked where the new cross walk would be located. Mr. Hall said the school district was evaluating the safe walking routes. He wasn't sure where the new cross walk would be. Commissioner Kirch stated that the school district looked at all of the walking patterns before deciding on a safe route and where the best place for the crosswalk would be.

Commissioner Stonehocker moved to close the public hearing at 6:50 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Hamilton moved to recommend that the City Council grant preliminary approval of the Wasatch Executive Park Subdivision Phase 2 based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Yeoman seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

5. STAFF UPDATE

Jared Hall stated that there would not be a meeting on April 23rd. The Commission would meet again in early May.

Jared Hall said he had been working on the General Plan update. He suggested that he would now begin presenting the steering committee work and findings to the Planning Commission. Those presentations would be made in work sessions immediately following regular meetings or in place of regular meetings that were cancelled, allowing the Planning Commission to become the steering committee for the draft work portion of the General Plan update.

6. ADJOURN

Commissioner Stonehocker moved to adjourn at 6:53 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Lee Holt
Chairman

Attest:

Michelle Drago
Secretary

dc:papr913