



## Agenda Roy City Planning Commission Meeting

6:00 p.m.  
June 11, 2013

City Council/Court Room  
Municipal Building  
5051 South 1900 West

1. Approval of May 28, 2013 minutes
2. Consideration of a request (Continued from the 5/28/13 meeting) to amend the Future Land Use Map on property located at approximately 2750 W 4800 S.
3. Consideration of a request (Continued from the 5/28/13 meeting) to amend the Zoning Map on property located at approximately 2750 W 4800 S.
4. Consideration of a request (Continued from the 5/28/13 meeting) for Preliminary Subdivision approval on property located at approximately 2750 W 4800 S.
5. Consideration of a request (Continued from the 5/28/13 meeting) for Conditional Use approval allowing Multi-family housing on property located at approximately 2750 W 4800 S.
6. Staff update
7. 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

June 11, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on June 11, 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  
Blake Hamilton  
Gennie Kirch  
Joe Paul

Jared Hall, Planner  
Michelle Drago, Secretary

Excused: Tom Stonehocker and Karlene Yeoman

Others present were: D. L. Thurman; Jane Thurman; Linda Sellers; Ashley Loveland; Mark Loveland; Desi Hayda; Kimberly Cooper; Lance Hislop; Teresa Hislop; Amy Nelson; Joe Drago.

Pledge of Allegiance: Gennie Kirch

### 1. APPROVAL OF MAY 28, 2013, MINUTES

**Commissioner Kirch moved to approve the May 28, 2013, minutes as corrected. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

2. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE FUTURE LAND USE MAP OF THE GENERAL PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH
3. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE ZONING MAP FOR PROPERTY LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH
4. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR WEST PARK CROSSING TO BE LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH
5. PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF A CONDITIONAL USE ALLOWING MULTI-FAMILY HOUSING ON PROPERTY LOCATED AT APPROXIMATELY 2750 WEST 4800 SOUTH

**At 6:04 p.m. Commissioner Hamilton moved to continue a public hearing from May 28<sup>th</sup> to consider a request to amend the Future Land Use Map of the General Plan for property located at approximately 2750 West 4800 South. Commissioner Paul seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

**At 6:04 p.m. Commissioner Hamilton moved to continue a public hearing from May 28<sup>th</sup> to consider a request to amend the Zoning Map for property located at approximately 2750 West 4800 South. Commissioner Paul seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

**At 6:04 p.m. Commissioner Hamilton moved to continue a public hearing from May 28<sup>th</sup> to consider preliminary subdivision approval for West Park Crossing to be located at approximately 2750 West 4800 South. Commissioner Paul seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

**At 6:04 p.m. Commissioner Hamilton moved to continue a public hearing from May 28<sup>th</sup> to consider approval of a conditional use for multi-family housing on property located at approximately 2750 West 4800 South. Commissioner Paul seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

Jared Hall stated that the consecutive hearings held on May 28<sup>th</sup> had been continued to this meeting. He quickly reviewed the proposed project for those who had not attended the public hearings on May 28<sup>th</sup>. All of the applications were for property located at approximately 2750 West 4800 South which was currently zoned Light Manufacturing. The site in question consisted of three separate parcels. The overall proposal was for 155 townhomes on 16.28 acres. The approval process consisted of four separate actions. The first was a request to amend the Future Land Use Map from an industrial to a multi-family use. The second step was a request to amend the Zoning Map from Light Manufacturing to R-3. The third application was for preliminary approval of a subdivision plan as the townhomes would be owner occupied. The fourth step was approval of a conditional use for multi-family housing.

Mr. Hall said the hearings had been continued to allow time for the City's engineer to thoroughly review the traffic study submitted by the developer. However, the engineer had not completed that review. In addition, the developer had submitted a phasing plan for the development which the DRC had not been able to review.

Chairman Holt stated that the traffic study was a key element.

Mr. Hall stated that without information from the City Engineer regarding a traffic study, the DRC did not feel it would be appropriate for the Planning Commission to make a recommendation to the City Council. He felt the City Engineer should be ready by June 25<sup>th</sup>. He recommended that the public hearings be continued to June 25<sup>th</sup> at 6:00 p.m.

Chairman Holt opened the floor for public comments.

Mark Loveland, 4741 South 2675 West, wasn't sure if the opposition and concerns expressed at the last meeting had been taken into consideration. He didn't feel the R-3 Zone requested by the developer was consistent with the current zoning. Was the R-3 Zone consistent with the General Plan?

Commissioner Kirch stated that the first application the developer submitted was a request to amend the Future Land Use Map of the General Plan.

Mr. Loveland asked if the Commission had considered an economic impact study. He felt this development would impact the value of his home. He didn't feel that impact had been taken into consideration. He had a petition signed by 50 residents who lived around the proposed development who were opposed to it. Safety didn't seem to be an issue, and he felt it should be.

Commissioner Kirch asked Mr. Loveland what he meant by safety. Mr. Loveland felt the lighting in the area was poor. There wasn't any lighting at the trail. The street west of the park had been painted red to prevent on street parking. Now people who used the soccer fields in West Park parked on 4800 South. People crossing the street to the park or the trail were poking their heads out between cars. Someone was going to get hurt. He also felt traffic was a safety concern. Those making left hand turns at 2700 West merged with westbound traffic right in front of the proposed development.

Chairman Holt stated that traffic would be addressed in the traffic study.

Commissioner Hamilton stated that the Planning Commission would not address issues until it had all of the appropriate information in front of them.

Mark Loveland asked if the traffic study would take into consideration all of the people who lived on 4800 South.

Commissioner Hamilton stated that the traffic study had been submitted by the developer and was being reviewed by the City's engineer. The City Engineer's findings would be submitted to the Planning Commission on June 25<sup>th</sup>.

Mr. Loveland asked if it was a conflict of interest to have a traffic study submitted by the developer. Chairman Holt said the developer had the right to present facts, and the City had the right to review them for compliance.

Mr. Loveland asked if he could get a copy of the traffic study. Michelle Drago said the City Attorney had indicated anyone who wanted a copy of the traffic study had to submit a GRAMA request.

Mr. Loveland asked if a final decision would be made on June 25<sup>th</sup>. Commissioner Hamilton said the Commission could not answer that question. It had not seen all of the appropriate information. Jared Hall said if the Commission made recommendations to the City Council on the 25<sup>th</sup>, the Council would still have to make a final ruling. Commissioner Kirch said the Planning Commission could recommend approval, denial, or an amendment.

D. L. Thurman, 4953 South 3100 West, stated that he owned the house and barn at approximately 2730 West 4800 South. He wanted to make sure he wouldn't be included in the rezone

Commissioner Kirch stated that Mr. Thurman's property was not under consideration. However, the Planning Commission was in the process of updating the General Plan. He would be notified of any meetings that might concern him. All of the agendas for public meetings were posted on the website and were published in the newspaper.

**At 6:22 p.m. Commissioner Kirch moved to continue a public hearing to consider a request to amend the Future Land Use Map of the General Plan for property located at approximately 2750 West 4800 South to June 25<sup>th</sup> at 6:00 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

**At 6:22 p.m. Commissioner Kirch moved to continue a public hearing to consider a request to amend the Zoning Map for property located at approximately 2750 West 4800 South to June 25<sup>th</sup> at 6:00 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

**At 6:22 p.m. Commissioner Kirch moved to continue a public hearing to consider preliminary subdivision approval for West Park Crossing to be located at approximately 2750 West 4800 South to June 25<sup>th</sup> at 6:00 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.**

At 6:22 p.m. Commissioner Kirch moved to continue a public hearing to consider approval of a conditional use for multi-family housing on property located at approximately 2750 West 4800 South on June 25th. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.

6. STAFF UPDATE

Jared Hall stated that there would be a public hearing on June 25<sup>th</sup> to consider a subdivision of the Iasis property. A site plan for a small commercial building would also be included on the June 25<sup>th</sup> agenda.

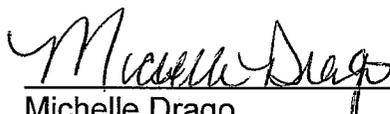
Commissioner Kirch asked about the change to the Maverik entrance. Jared Hall said the site plan showed that the entrance shared with Maverik would be moved to the east.

7. ADJOURN

Commissioner Paul moved to adjourn at 6:27 p.m. Commissioner Hamilton seconded the motion. Commission members Hamilton, Holt, Kirch, and Paul voted "aye." The motion carried.

  
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Lee Holt  
Chairman

Attest:

  
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Michelle Drago  
Secretary

dc:pjun1113