

ROY CITY PLANNING COMMISSION

June 12, 2012

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on June 12, 2012, at 6:04 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:

Tom Stonehocker, Chairman
Blake Hamilton
Lee Holt
Gennie Kirch
Bill Merx

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Dave Dickson and Rhett Zito

Others present: Brad Larsen and Jerry Cronquist.

Pledge of Allegiance: Blake Hamilton

1. APPROVAL OF MAY 22, 2012, MINUTES

Commissioner Kirch moved to approve the minutes of May 22, 2012, as corrected. Commissioner Merx seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

2. APPROVAL OF RESOLUTION NO. 1006 ESTABLISHING PLANNING COMMISSION MEETINGS FOR FY2013

Commissioner Hamilton said there had been discussion about changing the meeting time from 6:00 to 6:30 p.m. Jared Hall said the Mayor and City Manager wanted to keep the starting time of both City Council and Planning Commission meetings the same, at 6:00 p.m. They'd been that way a long time.

Commissioner Kirch moved to approve Resolution No. 1006 establishing Planning Commission meetings for FY2013. Commissioner Holt seconded the motion. A roll call vote was taken: Commission members Hamilton, Stonehocker, Holt, Merx, and Kirch voted "aye." The motion carried. (Copy filed for record).

3. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL FOR PHASE 5 OF THE OLYMPIA PARK SUBDIVISION LOCATED AT APPROXIMATELY 5950 SOUTH 4150 WEST

Commissioner Merx moved to open the public hearing at 6:08 p.m. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that Phase 5 was the last phase of the Olympia Park Subdivision, which was originally approved in the late 1990's. The other phases had been built. The subdivision had changed hands, and the new developer was requesting preliminary approval of Phase 5. The only thing that had not been accomplished was the acquisition of enough property to complete a portion of 5950 South immediately south of Lot No. 56. The adjoining property owner, Mr. Legarra, was not interested in selling. The staff felt that eventually the Legarra property would develop and 5950 South would be completed. Phase 5 consisted of six lots on 2.49 acres. The lots all met the requirements of the R-1-10 Zone. Everything was pretty standard. Completion of this phase would improve the traffic circulation in the area by completing 4150 West to 6000 South. The subdivision complied with the Zoning Ordinance, Subdivision Ordinance, and the General Plan.

Mr. Hall said the City Engineer had raised some issues in his June 7th review. The developer was aware of those issues and was working on them. The most significant issue was not completing 5950 South. The City Engineer suggested that the developer be required to escrow funds for his subdivision's dedicated portion of 5950 South and for that half of the improvements necessary to make it a right-of-way so the completion of the road at some future date would not be a burden to the adjoining property owner. The Development Review Committee felt that was an acceptable solution.

Mr. Hall said that there were storm water issues in this area, which meant that basement depths would be restricted. The City Engineer asked that the restriction regarding basement depths be added to the subdivision plat for each lot.

Mr. Hall said the staff had found that the proposed subdivision met or exceeded the zoning requirements of the R-1-10 Zoning district in which it was located; the proposed subdivision was in compliant with the goals of the General Plan and would provide additional street surface and utility connections that would be beneficial for the area; and the proposed subdivision met the standards set forth in the subdivision regulations of the City. The staff recommended that the Planning Commission recommend that the City Council grant preliminary approval of Olympia Park Phase 5 subject to the following conditions:

1. Subject to the satisfaction of the questions and comments raised in the City Engineer's June 7, 2012, memo, and to review and approval of any further corrections, revisions or other materials as might be required by the City Engineer.

2. Subject to any further review and correction as might be required by other DRC staff and to all items of the staff report.

Commissioner Merx asked about the orientation of a home on Lot No. 56. Normally a home on a corner lot could face either direction, but there wouldn't be any access onto 5950 South until it was completed. Jared Hall said that until 5950 South was built, there wouldn't be the flexibility to face a home either direction. All driveway access would have to be from 4150 West. Access had to be from a paved road. The Subdivision Ordinance did not allow half streets to be built. The developer did not own the entire right-of-way.

Commissioner Kirch asked about the basement depths. Was the elevation of Phase 5 different than the surrounding area? Mr. Hall said that was an engineering question that he could not answer. He wasn't aware of any significant topographical or elevation differences.

Brad Larsen, developer, stated that Phases 4 and 5 of the Olympia Park Subdivision were four to five feet higher than earlier phases.

Jared Hall said the basement depths would be assigned per lot.

Commissioner Kirch asked about looping utilities. Jared Hall stated that completing 4150 West would allow the culinary water, sanitary sewer lines and storm drains to be looped to 6000 South. Looping lines allowed for better pressure and drainage.

Chairman Stonehocker opened the floor for public comments.

Brad Larsen stated that the elevation in Phase 5 was higher than Phases 1, 2 and 3. They were not trying to side skirt the elevations.

Commissioner Merx moved to close the public hearing at 6:20 p.m. Commissioner Holt seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.

Commissioner Merx moved to recommend that the City Council grant preliminary approval of Olympia Park Subdivision Phase 5 based on the staff's findings and recommendations. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, Stonehocker voted "aye." The motion carried.

4. STAFF UPDATE

Jared Hall stated that Commissioner Merx's third term on the Planning Commission would expire on June 30, 2012. According to the Zoning Ordinance, he could not be reappointed. The City was looking for a replacement. The terms of Commissioners Hamilton and Zito were also expiring, but they could be reappointed. Commissioner Merx would continue to work on the General Plan's Steering Committee.

Commissioner Kirch asked if the City Council had responded to the Planning Commission's discussion regarding outdoor display. Mr. Hall said it had not.

Jared Hall stated that the Planning Commission would probably be considering a text amendment to the Zoning Ordinance regarding chickens in residential zones.

4. ADJOURN

Commissioner Holt moved to adjourn at 6:33 p.m. Commissioner Hamilton seconded the motion. Commissioner members Hamilton, Holt, Kirch, Merx, and Stonehocker voted "aye." The motion carried.



Tom Stonehocker
Chairman

Attest:



Michelle Drago
Secretary

dc:pjun1212