

AGENDA

July 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 April 14, 2015 regular meeting minutes
Approval of June 9, 2015 regular meeting minutes
3. 6:00 p.m. – PUBLIC HEARING - Request to amend the General Plan (Master Land Use Map) and the Zoning Map for the property located at 2748 W 5600 S.:
 - a. From Low Density, Single-Family Residential to Very High, Multi-Family Residential (General Plan)
 - b. From RE-20 to R-3 (Zoning Map)
4. 6:00 p.m. – PUBLIC HEARING - Request for Preliminary Subdivision approval for KIDCO subdivision, a two (2) lot residential subdivision located at 5684 S 2700 W.
5. Request for approval of the exterior remodel for Master Lube, located at 5829 S. 1900 W.
6. Commissioners comments
7. Staff Update
8. Adjourn



Minutes of the Roy City Planning Commission Meeting held July 14, 2015 at 6:00 p.m. in the City Council Chambers of the Roy City Municipal Building.

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

Steve Parkinson- Planner
Amy Mortenson – City Recorder

Also present were: Kasey & Tabitha Randall, Kirk Smith, Mike Wagemann, Don & Orilene Higgs, Higgs Family, John Barker, Greg Sager, Dan Higgs

Pledge of Allegiance: Commissioner Karras

1. DECLARATION OF CONFLICTS

None

2. APPROVAL OF APRIL 14, 2015 AND JUNE 9, 2015 PLANNING COMMISSION MINUTES

Commissioner Ohlin moved to approve the minutes of April 14, 2015. Commissioner Paul seconded the motion. All members voted “aye”. The motion carried.

Commissioner Karras moved to approve the minutes of June 9, 2015 as Amended. Commissioner Dandoy seconded the motion. All members voted “aye”. The motion carried.

3. 6:00 P.M. PUBLIC HEARING- REQUEST TO AMEND THE GENERAL PLAN (MASTER LAND USE MAP) AND THE ZONING MAP FOR THE PROPERTY LOCATED AT 2748 WEST 5600 SOUTH

- a. FROM LOW-DENSITY, SINGLE-FAMILY RESIDENTIAL TO VERY HIGH, MULTI-FAMILY RESIDENTIAL (GENERAL PLAN)
- b. FROM RE-20 TO R-3 (ZONING MAP)

Planner, Steve Parkinson stated that on the North West corner of 2700 West and 5600 South the property is in three zones. Mr. Parkinson said the corner itself is vacant and underutilized. There is a single-family home on the property and behind the home is what use to be an orchard. He stated the corner itself has been split in the General Plan zoning so the corner itself is R3 and the house heading north is RE-20. Mr. Parkinson said when you look at the property itself, it has multi-family to the west of it multi-family across the street and also a commercial type use with the Heritage Care Center. The only single family homes are the ones to the north. Mr. Parkinson stated that combining the whole lot into one specific zone would help the current owners who would like to look at multi-family

zoning. Mr. Parkinson stated he did not know how many homes the property would accommodate. He also said the single family home will be split off from the rest of the property. How many homes they can get on the property was unknown at this time. Mr. Parkinson also brought up the issue of traffic on 5600 south and where access will be granted. He said that UDOT would most likely not allow access onto 5600. Chairman Kirch asked when they would possibly see a subdivision on this. Mr. Parkinson said it would be the first meeting in August but most likely it still will not answer the question of how it will relate to anything else. Chairman Kirch asked if the single family home would remain. Mr. Parkinson stated that currently it would.

Commissioner Karras moved to enter a public hearing. Commissioner Dandoy seconded the motion. All members voted "aye". The motion carried.

Chairman Kirch opened the floor to public comments

Public comments:

Don Higgs, 5760 South 1150 West Riverdale, feels we are jumping the gun and is against the high density project. He said there is no site plan and no one really knows what's going on with the property. Mr. Higgs would like to see a site plan and ask that the Planning Commission members also see it before any decisions were made. He said a clearer plan of what is going on would be needed before anyone could really make a decision. A member from the audience asked if Chairman Kirch could read the narrative on the property.

Chairman Kirch read the narrative:

Narrative for 2748 West 5600 South

Roy City, Utah

05/26/2015

The following information is regarding to our request for a General Plan Amendment, Rezone and for a (R.I.O.) Residential Infill Overlay for the property located at 2748 West 5600 South, Roy City, Utah.

Our family has owned this property for over 50 years. We have farmed the 1.46 acres year after year. It has been a perfect place to grow-up and raise our families. Just as any other family, though, there comes a time when a parcel of this size becomes too large to manage.

As a family we have decided to sell our family home and the 1.46 acres it sits on. In doing so we feel *the need to make the property as useful to someone else as it has been for us. That is why* we are requesting that the property be rezoned to the proper zoning category.

The current General Plan-designates our property in two different categories - Low Density Single Family residential and Very High Density, Multi-Family Residential.

A Portion of our property located on the corner of 2700 West and 5600 South is designated Very High Density (R-3) while the additional portion is designated to Low Density (RE-20). The entire property is surrounded by three (3) different land use classifications. The three (3) bordering uses are R-3, RE-20 and Commercial.

We are requesting that the portion of our property (1.11 Acres) currently zoned RE-20 be *Rezoned to the R-3 zone to be consistent with the existing (.35 Acre) R-3 zoned portion of property.* This will require a General Plan Amendment and Rezone for property.

Rezoning of the portion of property to R-3 reflects the Goal 3" "Policy D" of the General Plan which states that zoning boundaries should not cut across individual lots or developments. As the property currently sits, the portion of land (1.11 Acres zoned RE-20) located behind the family home will not encourage reasonable land use balance with the surrounding zones. The property to the West, South and running up 5600 South are all zoned R-3 with just a portion of our property zoned RE-20. The rezone will allow the property to match its surrounding zones and allow for opportunities for redevelopment in the city.

We are also requesting that the city approve our request to establish a Residential Infill Overlay District (R.1.0.) on this property. The request for the (RIO) is due to the *narrow width of the property. The (RIO) will be a great benefit, as it will allow a future buyer to have more options when he is in the design phase of his project. it will allow for some design options that will enhance the corner of 5600 South and 2700 West and bring a more aesthetically pleasing type of development to Roy City.*

Tim Higgs, 5381 South 3400 West Roy, Mr. Higgs stated he grew up near the project area and knows all of the families that have lived there over the years. When he grew up there is was almost a dirt trail on 2700 so this is very different for him and his family. Mr. Higgs said it is unclear to him if the property is intended for a subdivision or intended for very high density apartments or condos? Planner, Steve Parkinson stated R3 allows for multi-family residential it also allows for single family. Mr. Higgs asked that if this was approved would it be approved for a subdivision vs a very high density apartment complex or is that on the table? Mr. Parkinson said this was just the general plan amendment and zoning request. Mr. Higgs stated he has several issues with this, he thinks it is a very, very poor idea for several reasons. He said that area that is being referenced is land locked. He said that the idea of a very high density type of situation would leave no room for children to play, there is an immediate decrease in property values for the people that are there and there is the propensity for graffiti and property damage. Mr. Higgs walks the trail every day and sees the graffiti on the walls and say's it is a mess. He also stated that a drive coming in from 2700 would leave 70 feet between the stop sign and the first house and if you are looking for 30feet or whatever the requirement is, he doesn't see room for an entrance between the garage owned by Don and the house that is owned by the currently family. He can't see how it would ever work. In addition to that the traffic on 5600 is horrendous. There are people living there who have lived there for fifty plus years. Mr.

Higgs feels that there has been a lot of injustices that have happened on 5600. He said the overpass forces people into one lane and water does not drain property and this will just add to the problem.

Kasey Randall, 5559 South 2700 West Roy, Just moved into a house in the area. He states he doesn't know what the plan is and really opposes very high density coming to the area. He stated he bought the house for a reason. He stated he has already had issues of things being stolen out of his front yard and has issues with a very busy street with a lot of traffic. Kasey also indicated that he has already had issues with sewage backing up into his home and feels that adding more homes or apartments would only add to this issue.

Kirk Smith, 3922 West 4750 South Roy, said he is not immediately effected in that neighborhood but was a member from a group of citizens that appealed to the City Council on another high density housing rezoning that took place near JP Tire Pros. Mr. Smith felt the Council supported the decision not to allow high density but then came back and over turned the decision in a 3 to 2 vote. Mr. Smith said he felt maybe their voices weren't heard as citizens. He stated he also recognizes that difficult decisions have to be made by the Planning Commission and City Council but part of the argument they had was that Roy is the 4th most densely populated city in the State of Utah. Mr. Smith said he is here for the long term and wants to make Roy a great place and high density housing seems to be ample in the city of Roy. He asked to keep it zoned as it is at RE-20, single family housing. Mr. Smith feels Roy City is a great place to live and would appeal to the Planning Commission to help them keep a good sense of community. Very high density housing does not develop a sense of community.

Chris Higgs, 4486 South 2025 West Roy, Hopes the Planning Commission is concerned with what the citizen's would like. His concern is with his mother's property value and privacy He also feels that traffic is a big concern and asked that the Planning Commission not vote for the change in zoning.

Tabatha Randall, 5559 South 2700 West Roy, said she commutes to Salt Lake every day and when she comes home she wants to relax in her home and yard. She feels that if the decision was made to allow the subdivision that there would be many months or years of construction in that area. Mrs. Randall is more of a nature person. She stated if she wanted to live in a high density area they would have moved closer to the Salt Lake City area. She is concerned with the house values go down and traffic would be bad with many accidents. She also asked that the Planning Commission say no to high density so her family can enjoy their property.

John Barker who is the owner of the property in question stated he appreciated everyone's feedback and stated it is a unique piece of property. Mr. Barker stated they don't really have a plan right now but wanted to separate the property and go from there. As far as not wanting development, things change and as the owners, they are looking to do what will give them the best value from the property and anything that was done would be an improvement.

Commissioner Paul moved to close the public hearing. Commissioner Ohlin seconded the motion. All members voted "aye". The motion carried.

Commissioner Dandoy stated he is having a hard time getting the vision on how the development would function. His first impression is that high density may not be the right answer. Why high density? Why not something else? Commissioner Dandoy would like more detail. He has concerns we may set ourselves into stages and we run out of options. Without further information it is confusing on how the property is best suited for Roy.

Commissioner Paul stated he has looked at the property on google earth and feels there isn't a feasible way to turn into the property. He feels access to property and traffic are real problems. Commissioner Paul feels that without further information he doesn't see how it would be possible and is not in favor of high density.

Commissioner Dandoy feels the house is the keystone, he isn't sure how everything can all fit. He feels the house is sitting in the wrong location and would like to see what the family has intended so the Planning Commission can see the bigger picture. Commissioner Dandoy feels we have enough high density and would like to see more RE-20's in the City.

Commissioner Paul said he would like to see a traffic study before he would consider doing anything that was proposed.

Commissioner Kirsch said that the Planning Commission visually cannot see how it works, with access and traffic being a concern.

Commissioner Paul moved to table amending the General Plan for Property Located at 2748 West 5600 South contingent on a Traffic Study. Commissioner Karras seconded the motion. All members voted "aye". The motion carried.

4. 6:00 P.M. PUBLIC HEARING- REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR KIDCO SUBDIVISION, A TWO (2) LOT RESIDENTIAL SUBDIVISION LOCATED AT 5684 SOUTH 2700 WEST

Planner Steve Parkinson stated the property currently has two accesses. There is one off of 2700 West and one off of 2650. The homes to the north and south have all been subdivided so a home can be on each end. Why this one was never done in the first place, he doesn't know but what they are wanting to do is basically subdivide it down the middle and build a new home on the west side of 2650. The only thing that will have to be done is bringing in utilities from 2650 so the road will be cut but other than that, curb, gutter and sidewalk already exist. It is quite an upfront easy determination.

Commissioner Karras moved to enter a public hearing. Commissioner Ohlin seconded the motion. All members voted "aye". The motion carried.

Chairman Kirch opened the floor to public comments

Bob Comeau from Questar Gas stated Questar's concern with the property would be the easement in the right of way. He wanted to make sure there would be a 20 foot easement to provide gas to the home.

Chairman Kirch asked if there was currently one there. Mr. Comeau stated there was in

the home off of 2700.

Commissioner Dandoy asked where the easement would be on the new property. Mr. Comeau stated it depends on the access.

Mr. Comeau stated that coming off of 2650 they did have main provided so it would it would require cutting the road and getting it down through the right of way. They just want to make sure they have plenty of access because they are building thing so tight they don't give a lot of room.

Mr. Parkinson stated he would need some drawings at to what Questar was looking for. Mr. Comeau said he would provide some drawings for Mr. Parkinson.

Commissioner Dandoy moved to close the public hearing. Commissioner Paul seconded the motion. All members voted "aye". The motion carried.

Chairman Kirch asked if there was any discussion on the matter.

Commissioner Dandoy said this seems to be pretty straight forward and reasonable.

Commissioner Paul stated he feels it goes hand in hand with the other properties in the area.

Commissioner Dandoy moved to approve a Request for Preliminary Subdivision Approval for KIDCO Subdivision, a Two (2) Lot Residential Subdivision Located at 5684 South 2700 West with the Conditions to include the public utility easement issue with the gas company. Commissioner Paul seconded the motion. All Council members voted "aye". The motion carried.

5. REQUEST FOR APPROVAL OF THE EXTERIOR REMODEL FOR MASTER LUBE LOCATED AT 5829 SOUTH 1900 WEST

Planner Steve Parkinson stated he received a request to change the exterior of an existing building on 1900 west that has been there for several years. The applicant would like to change the exterior of the building to stucco and rock. The applicant would like to upgrade his building to make it a little bit nicer and go along with the City in beautifying 1900 W.

Commissioner Dandoy said he feels this is pretty straight forward and thinks the company wants to make the building more pleasing and feels there isn't a problem with the Planning Commission considering it.

Commissioner Paul stated he thinks it will be a great enhancement to the building.

Commissioner Paul moved to approve the Exterior Remodel for Master Lube Located at 5829 South 1900 West. Commissioner Paul seconded the motion. All Council members voted "aye". The motion carried.

6. COMMISSIONERS COMMENTS

Commissioner Dandoy stated the Planning Commission currently has 2 vacancies. He mentioned that Steve Parkinson said they had four applicants and wondered if there was any update on when they could expect a decision to be made.

Mr. Parkinson said he has the applications with him and would suggest that Chairman Kirch and the Mayor get together and look over the applications and see which ones they feel comfortable with.

Chairman Kirch also made comment that she thinks the lettering on the new Roy City EMC sign is still too small, hard to read and flashes too quick. She also felt that the sign, overall, was too small.

7. STAFF UPDATE

Planner Steve Parkinson stated that West Park has been under construction, the roundabout on 4000 south is under construction and that 1900 west will be going through a resurfacing from 650 North in Clearfield to 4400 South in Roy and will have a bike lane on both sides.

Chairman Kirch asked about the Aderra Project. Mr. Parkinson stated that thing are still in their court to provide plans to the Planning Commission.

Commissioner Paul asked about the widening of 5600 South. Commissioner Dandoy stated that it is going down to 2210. Mr. Parkinson said that it may go out to bid in late August which will probably mean construction in spring of next year.

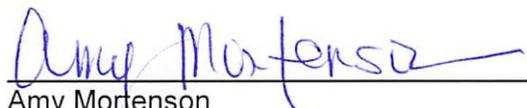
Mr. Parkinson stated that Clinton and Hooper are working on a project on 6000 South and 4300 West to punch the road through and may be completed next year.

8. ADJOURN

Commissioner Paul moved to adjourn the City Council Meeting, at 7:21 p.m. Commissioner Ohlin seconded the motion.



Gennie Kirch - Chair
Mayor



Amy Mortenson
Recorder