

## ROY CITY PLANNING COMMISSION

May 25, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on May 25, 2010, 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:

Tom Stonehocker, Chairman  
Dave Collins  
Gennie Kirch  
Bill Merx  
Roy Watts

Jared Hall, Planner  
Michelle Drago, Secretary

Excused: Blake Hamilton and Lee Holt

Pledge of Allegiance: Gennie Kirch

### 1. APPROVAL OF MAY 11, 2010, MINUTES

**Commissioner Kirch moved to approve the minutes of May 11, 2010, as corrected. Commissioner Merx seconded the motion. Commission members Collins, Kirch, Merx, Stonehocker, and Watts voted “aye.” The motion carried.**

### 2. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE PRELIMINARY SUBDIVISION APPROVAL ON PROPERTY LOCATED AT APPROXIMATELY 5974 SOUTH 2700 WEST (WATTERSON SUBDIVISION)

**Commissioner Kirch moved to open the public hearing at 6:03 p.m. Commissioner Merx seconded the motion. Commission members Collins, Kirch, Merx, Stonehocker, and Watts voted “aye.” The motion carried.**

Jared Hall stated that the Watterson Subdivision was granted preliminary approval in November 2007. The subdivision was composed of two different properties. There was an existing home on 2700 West on north parcel. A new home was being constructed on 2700 West on the southern parcel. Nothing about the subdivision layout had been changed. Mark Watterson was asking that he be allowed to do the subdivision in two phases. Phase No. 1 would consist of three lots along 2700 West. Phase No. 2 would also have three lots around a cul-de-sac at the west end of 5950 South.

Mr. Hall stated that the lots along 2700 West would not require much of an improvement guarantee. Mr. Watterson wanted to sell the two lots in Phase No. 1 and use their proceeds to help fund the cul-de-sac improvements. It made good economic sense. The staff supported the phasing plan.

Commissioner Kirch stated that preliminary approval as given in November 2007. If a subdivision was not started within a year, the approval expired. Jared Hall said the Subdivision and Zoning Ordinances had been amended to allow approvals to be extended. In 2008, Mr. Watterson requested that the preliminary approval be extended. He had continued to work with the staff to keep his subdivision active. There was an extension in place. Approval of a project would expire if a developer didn't request an extension.

Commissioner Watts asked if the developer had submitted a conceptual phasing plan. Mr. Hall said the Planning Commission could forward phasing request to the City Council. If the City Council approved it, Mr. Watterson would prepare a final mylar, which would be signed by the Mayor.

Jared Hall stated that the City was able to issue a building permit to Mr. Watterson to build a new home on the southern parcel due to the property configurations.

Mr. Hall stated that the Subdivision Ordinance did not prohibit smaller subdivisions from being phased. The staff had found that the proposed phasing plan complied with the intent and regulations of the Zoning and Subdivision Ordinances and with the goals of the General Plan. It also found that the proposing phasing plan would be of benefit to the developer in completing the subdivision project. The staff recommended that the Planning Commission recommend that the City Council amend the preliminary approval for Watterson Subdivision by a phasing plan subject to:

1. All items of the staff report and to further review and approval by engineering and other DRC staff as might be deemed necessary.
2. The applicant complying with all requirements of the DRC for guarantee of improvements related to the recording of Phase 1 and Phase 2 of the subdivision.

Commissioner Watts asked if improvements for the lots around the cul-de-sac needed to be installed with Phase 1. Jared Hall stated that there was an easement for a storm drain that extended from the cul-de-sac to 2700 West. The improvement guarantee for Phase No. 1 would be minor.

Commissioner Watts felt it would be better and cheaper to install the improvements in the utility easement along with Phase No. 1 rather than Phase No. 2. If the developer waited to put in the storm drain later, he would have to dig up and replace improved yards. Mr.

Hall said any improvements done was part of Phase No. 1 would have to be included in the improvement guarantee.

Commissioner Merx agreed that any utilities that needed to be ran through the easement should be done as part of Phase No. 1.

Commissioner Watts stated that replacing existing improvement was expensive.

Commissioner Kirch suggested that the Planning Commission include installation of improvements in the easements as part of Phase No. 1 in any motion it made.

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

**Commissioner Kirch moved to close the public hearing at 6:17 p.m. Commissioner Watts seconded the motion. Commission members Collins, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.**

**Commissioner Watts moved to recommend that the City Council amend the preliminary approval of the Watterson Subdivision by approving a phasing plan based on the staff's findings and recommendations and City Engineer look at the utilities needed between Lot Nos. 5 and 6 and that those utilities be installed as part of Phase No. 1 to avoid problems for future homeowners. Commissioner Kirch seconded the motion. Commission members Collins, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.**

3. CONSIDERATION OF A REQUEST TO MODIFY THE APPROVED LANDSCAPING PLAT ON PROPERTY LOCATED AT APPROXIMATELY 4655 SOUTH 1900 WEST (STONE EDGE COMMERCIAL)

Jared Hall stated that Ray Bowden and a partner had closed on the Stone Edge Commercial development. They intended to finish the condominium units. They were assessing what work still needed to be done. The landscaping plan approved by the City was very traditional with low shrubs and trees. Ray Bowden was asking that the landscaping plan be amended. The plan he proposed was more xeriscaping. It had crushed rock, fountain grass, and more trees. The trees were half conifers and half deciduous. If there water was installed to the site, the landscaping would be continued along the north property line.

Commissioner Watts was pretty sure secondary water had been stubbed in.

Mr. Hall stated that the staff felt the new landscaping plan met the requirements of the Zoning Ordinance. He felt xeriscaping would become more common in the future. If the Planning Commission approved the new landscaping plan, the staff would advise Mr. Bowden that he could move forward.

Commissioner Collins was concerned about the Colorado Blue Spruce being so close to the sidewalk. That type of tree grew to be quite large. He felt the roots could cause problems with the sidewalk in the future.

Chairman Stonehocker stated that there were Blue Spruce look alikes that did not get big.

Commissioner Watts asked what types of trees could be planted in park strips. Would there be a problem with the flowering pear Mr. Bowden proposed. Commissioner Collins said the Parks Department had a list of approved trees for park strip landscaping. The flower pear was on that list.

Chairman Stonehocker didn't have a problem with the xeriscaping, but he was concerned about the Blue Spruce.

Jared Hall stated that the staff would advise Mr. Bowden that he needed to replace the Colorado Blue Spruce with a smaller tree, and that he could keep the flowering pear if it was the type that remained low.

Commissioner Kirch felt the trees needed to remain low because of the power lines.

Commissioner Merx asked how wide the park strip was. Mr. Hall said it was 20 feet wide.

**Commissioner Kirch moved to approve the revised landscaping plan for the Stone Edge Commercial development subject to the Colorado Blue Spruce being changed to a type that would be shorter, not was wide, and with a different root structure. Commissioner Merx seconded the motion. Commission members Collins, Kirch Merx, Stonehocker, and Watts voted “aye.” The motion carried.**

4. STAFF UPDATE

Jared Hall stated that the Watterson Subdivision would be forwarded to the City Council on June 1<sup>st</sup>. The June 8<sup>th</sup> agenda would contain at least four items - conditional use permit for a church, conditional use permit for a pawn shop, a site plan amendment, and an appeal to an administrative decision regarding an electronic message center sign.

Chairman Stonehocker stated that he would not be at the June 8<sup>th</sup> or 22<sup>nd</sup> meetings.

5. ADJOURN

**Commissioner Watts moved to adjourn at 6:25 p.m. Commissioner Collins seconded the motion. Commission members Collins, Kirch, Merx, Stonehocker, and Watts voted "aye." The motion carried.**

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Tom Stonehocker  
Chairman

Attest:

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Michelle Drago  
Secretary

dc:pmar2310