



ROY CITY

Roy City Council Agenda
August 18, 2015 – 6:00p.m.
Roy City Council Chambers
5051 South 1900 West

Moment of Silence and Pledge of Allegiance: Councilmember Becraft

1. Approval of August 4, 2015 City Council Minutes
2. Consideration of Resolution No. 15-12 Approving an Agreement between Roy City Corporation and Reagan Outdoor Advertising, Inc.
3. Consideration of Ordinance No. 15-4 Amending Roy City Code Section 6-2-1 Nuisance Declared; Abatement by Impoundment
4. Consideration of Ordinance No. 15-2 Amending the General Plan (Future Land Use Map) from Low Density Single-Family to Very High Density Multi-Family
5. Consideration of Ordinance No. 15-3 Amending the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay)
6. Consideration of a Request for Preliminary Subdivision Approval for Trailside Subdivision, a Two (2) Lot Single-Family Residential Subdivision
7. Consideration of a Request for Preliminary Subdivision Approval for Jeffs Subdivision, a Two (2) Lot Single-Family Residential Subdivision
8. Consideration of a Request for Preliminary Subdivision Approval for T&D Nelson Subdivision, a Five (5) Lot Single-Family Residential Subdivision
9. City Managers Report
10. Public Comments
11. Mayor and Council Report
12. Adjourn

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Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 13th day of August, 2015. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 13th day of August, 2015.

AMY MORTENSON,
ROY CITY RECORDER

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Roy City Council Agenda Information – (801) 774-1020

MINUTES OF THE AUGUST 4, 2015, ROY CITY COUNCIL MEETING

1. Consideration of Resolution No. 2015-11 honoring Roy City Fire and Rescue employees
2. Approval of the July 21, 2015, minutes
3. Mitigation Presentation by Fire Chief Jason Poulsen
4. Approval of Mayor's proposed appointments to the Planning Commission
 - a. Swearing in of Planning Commission members
5. Consideration of Resolution No. 2015-10 establishing regular City Council meetings
6. City Manager's report
7. Public comments
8. Mayor and Council reports
9. Motion to hold a closed session to discuss pending or reasonably imminent litigation
10. Closed session
11. Adjourn

Minutes of the Roy City Council Meeting held August 4, 2015, at 6:00 p.m. in the City Council Room 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:

Mayor Willard Cragun	City Manager Andy Blackburn
Councilwoman Marge Becraft	City Attorney Clint Drake
Councilman John Cordova	Secretary Michelle Drago
Councilman Brad Hilton	Youth City Council Samantha Jensen
Councilman Dave Tafoya	
Councilwoman Karlene Yeoman	

Also present were: Jason Poulsen, Fire Chief; Carl Merino, Police Chief; Steve Parkinson, Planner; Amy Mortenson, City Recorder; Claude Payne; Karch Denney; Greg Sagen; Doug Nandell; Sarah Nandell; D.L. Thurman; Kirk Smith; Missey Powell; Brynnli Cherry; Kerri Conley; Eric Conley; Mike Story; Jake Rast; Brandon Story; Ryan Law; Brian Griffin; Rachel Trotter; and Boy Scout Troop 474.

Moment of Silence: Councilwoman Yeoman

Pledge of Allegiance: Councilwoman Yeoman

1. CONSIDERATION OF RESOLUTION NO. 2015-11 HONORING ROY CITY FIRE AND RESCUE EMPLOYEES

Fire Chief Jason Poulsen stated that A Shift – consisting of Mike Story, Jake Rast, Colin Ward, Brandon Story, Ryan Law, and Brian Griffin - was on the night of May 2, 2015 and responded when a family was hit by a drunk driver. It would not have mattered if B Shift had been on because both shifts would have responded the same. He read Resolution No. 2015-11:

On the night of May 2, 2015, Brynnli Cherry was a passenger in a car that was struck by a drunk driver. Brynnli was ejected from the car, and her life was almost lost. While in the ambulance, the response team did a cricothyrotomy, an incision made through the skin cricothyroid membrane to secure an airway. Due to the efforts of the response team, the physicians at the Davis Hospital Weber Campus and Primary Children's Hospital were able to sustain Brynnli; helping her to make an amazing recovery. Firefighters and other public servants risk their lives and sacrifice every day for the safety and well-being of their communities; often going unnoticed for their bravery and heroic work. Roy City Fire and Rescue employees Mike Story, Jake Rast, Colin Ward, Brandon Story, Ryan Law, and Brian Griffin deserve meritorious recognition for their selfless compassion and prompt response, serving as a shining example of how dedicated commitment to service can change,

empower, and save lives. The Roy City Council hereby recognizes and commends the exemplary efforts of the above-mentioned Roy City Fire and Rescue employees and extends their sincerest appreciation for their immediate and life-saving acts that helped to save the life of Brynnli Cherry.

Chief Poulsen said Brynnli had made quite a story. She had a lot of support. While she was in the hospital, the Roy City community and others followed her. Roy City employees and others wore bracelets and green for her.

Councilman Tafoya moved to approve Resolution No. 2015-11 honoring the valiant efforts of Roy City Fire and Rescue employees for their tireless commitment and heroic efforts in saving the life of Brynnli Cherry. Councilman Hilton seconded the motion. A roll call vote was taken: Council members Yeoman, Hilton, Cordova, Tafoya, and Becraft voted “aye.” The motion carried. (Copy filed for record).

The City Council presented recognition plaques to Mike Story, Jake Rast, Brandon Story, Ryan Law, and Brian Griffin. They also presented a plaque to Brynnli Cherry and her parents. Colin Ward wasn't able to attend as he was on duty with the Weber Fire District.

Councilman Hilton stated that he had the privilege of being on both ends of the story. He spoke with the doctors about this incident in a recent meeting. They spoke very highly of Roy's response team. He was very pleased with the quality of the City firefighters and EMT's. He would hold them up to anybody.

Councilwoman Yeoman appreciated all their hard work.

Mayor Cragun stated that people in public safety trained hours, days, and months to learn skills they hoped they would never have to use. Because of those skills, these gentlemen were able to act immediately. Their recognition was well deserved.

Brynnli and her mother, Kerri Conley, both said thank you.

Eric Conley stated the doctors at Davis Hospital and the trauma surgeons at Primary Children's said the paramedics saved Brynnli's life. There was no doubt in their minds. There weren't words to express how they felt toward these men.

Chief Poulsen also thanked Rachel Trotter for the *Standard Examiner* article she wrote about Brynnli and Amy Mortenson for writing the resolution.

2. APPROVAL OF THE JULY 21, 2015, MINUTES

Councilman Tafoya moved to approve the minutes of July 21, 2015, as written. Councilwoman Becraft seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.

3. MITIGATION PRESENTATION BY FIRE CHIEF JASON POULSEN

Fire Chief Jason Poulsen stated that the City Council was aware that Weber County had been working on a Weber County Mitigation Plan to submit to FEMA in order to receive money to help with infrastructure. The plan had to be updated every ten years. It had not been updated since 2005. The City would continue to meet with the County to upgrade the plan. The County hired an engineer to write the plan, which ended up being 350 pages in length. The plan had been submitted to FEMA, and the County hoped it would be approved.

Chief Poulsen explained that the whole plan was pre-disaster mitigation (PDM). It involved the County, the Sheriff's office, and each individual police and fire department. It identified natural hazards in the County as earthquakes, floods, droughts, landslides, railway, severe weather, insects, radon, and pandemic or epidemic. The plan was intended to identify hazards and prevent problems. This could be achieved by increased public awareness. The plan also discussed methodology and the process that was used to identify hazards. The Weber County Emergency Manager, city emergency managers, fire departments, Weber County Sheriff, public works departments, planning commissions, Weber County Assessor, the County's Geographical Information Department, special service districts, the school district, elected officials, public employees, and private citizens all participated in the plan.

Councilman Hilton asked if the funding was ongoing, or was it just available when it was needed. Chief Poulsen said he would find out. It was a large sum of money that could be used for upgrading infrastructure needed for emergencies.

Chief Poulsen stated that some of the real concerns in Roy were earthquakes and severe weather. The City also had the Union Pacific Railway, Front Runner, and the I-15 corridor. The biggest threat was the chemical and hazardous materials carried daily by Union Pacific on the railway and trucks on I-15. Another concern was Allegiant Air a commercial airline that took off from the Ogden Municipal Airport. The City had several water tanks and wells both above and below ground. The Hooper Water Improvement District also had tanks in the City. Roy City ordinances required new commercial buildings to be built to current building codes. North Park Elementary and the Weber County Library were currently under construction and would comply with current seismic building codes. He met with Public Works and found that the City had done a lot of storm water upgrades. The City was continually working to upgrade its infrastructure and lines.

Councilman Cordova asked if the County had received funding from FEMA in the past. Chief Poulsen said he would find out. Weber County hoped to be ahead of the game with FEMA because most cities and counties had not submitted their plans.

Mayor Cragun felt this was an area where the County really needed to lead out.

Chief Poulsen said FEMA required that the plan be on the agenda, and that the public be allowed to make comments. He asked if the Council could open the floor for public comments now. Amy Mortenson said the Council could receive comments from the public during the Public Comments agenda item.

4. APPROVAL OF MAYOR'S APPOINTMENTS TO THE PLANNING COMMISSION ROY CITY

Mayor Cragun stated that there were two vacancies on the Planning Commission. The City had received applications from two citizens. He asked that the Council ratify his appointment of Doug Nandell and Claude Payne to the Planning Commission to fill vacancies left by Blake Hamilton and Tom Stonehocker.

Doug Nandell, 2972 West 4325 South, stated that he moved to Roy from Illinois five years ago. He had been attending Council meetings and wanted to be involved. He was a member of the National Guard.

Claude Payne, 5152 South 2350 West, stated that he grew up in Roy and moved back eight years ago. He had worked at Weber State for 24 years. He wanted to be involved in the City, watch it grow, and help it be as great as it could be.

The Council welcomed both.

A. SWEARING IN OF PLANNING COMMISSION MEMBERS

Councilman Cordova moved to ratify the Mayor's appointments of Doug Nandell and Claude Payne to the Planning Commission. Councilwoman Yeoman seconded the motion. Councilmembers Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried

Amy Mortenson swore in Doug Nandell and Claude Payne.

Councilwoman Yeoman felt the Planning Commission was a good place to learn about city government.

Clint Drake, City Attorney, stated that one would be filling the position vacated by Blake Hamilton, and would, therefore, have a shorter term. The other member would be filling the vacancy left by Tom Stonehocker whose term just expired.

5. CONSIDERATION OF RESOLUTION NO. 2015-10 ESTABLISHING REGULAR CITY COUNCIL MEETINGS

Mayor Cragun stated that Resolution No. 2015-10 would establish regular Council meetings for FY2016.

Councilwoman Yeoman asked about including dates for town meetings in the meeting schedule. Councilman Hilton said he had asked that the next agenda include scheduling town meetings.

Councilman Tafoya moved to approve Resolution No. 2015-10 establishing regular City Council meetings. Councilman Hilton seconded the motion. A roll call vote was taken: Council members Hilton, Tafoya, Becraft, Yeoman, and Cordova voted “aye.” The motion carried. (Copy filed for record).

6. CITY MANAGER'S REPORT

Andy Blackburn felt Roy Days 2015 went well. Participation had been much higher than in the past. The new events would continue to grow. He expressed appreciation to the staff for their time and effort and to Councilman Tafoya for his leadership and vision.

Mr. Blackburn stated that the annual audit would begin on August 20th. It would take a couple of weeks.

Mr. Blackburn reported on the installation of street lights. There had been a delay because some light tops were not included in a delivery. He hoped they would be able to start installing the street lights at the beginning of next week.

Mr. Blackburn reported that it had been two weeks since the permit application for the water feature in front of Harmon's had been submitted. The City should be should receiving an answer any time.

Mr. Blackburn stated that there was still a portion of 1900 West that had not been paved. UDOT said it would be done soon.

Andy Blackburn stated that the pre-construction meeting for the 2015 Street Maintenance Project would be held Wednesday, August 5th. After the meeting, staff would have a schedule for when streets would be overlaid, which would be posted on the City's website.

Mr. Blackburn stated that work on the 4000 South Roundabout was proceeding. It was not moving as fast as they had hoped, but it was still scheduled to be completed before school started.

Andy Blackburn reported that registration for little league football was finished.

7. PUBLIC COMMENTS

Doug Nandell, 2979 West 4325 South, stated that he traveled east and west on 4800 South several times a day. He noticed that the curb on north side of 4800 South next to the park was painted red. The curb on the south side wasn't. Vehicles parked next to the trail and made it difficult for drivers to see pedestrians crossing 4800 South. He asked if the curb on both sides of the trail be painted red. Mayor Cragun asked Police Chief Carl Merino to look into painting the curbs.

Mayor Cragun asked if there were any comments regarding Weber County's Mitigation Plan. There were none.

8. MAYOR AND COUNCIL REPORTS

Mayor Cragun echoed the praise of the City Manager for Roy Days. It was outstanding. The employees and staff did an outstanding job. The fireworks were second to none. He thanked Councilman Tafoya and City staff for their hard work and effort.

Councilwoman Becraft reported that the swimming dates for the elementary schools would be August 31st, September 1st, September 3rd, and September 4th.

Councilwoman Becraft stated that she had received a call from a citizen interested in rainwater harvesting. She passed out information to the Council members and asked them to read it. The Council could then discuss whether the City was interested in rainwater harvesting.

Councilman Tafoya stated that he was proud of all the City employees for their efforts during Roy Days. They went above and beyond their everyday duties to make Roy Days work. Each and every department stepped up. Police officers and firefighters were on duty 24/7. Public Works was spectacular, and Cathy Spencer made sure the finances were straight. Jody Call and Amy Mortenson provided guidance and direction. The Youth City Council members did a spectacular job helping with the Ultimate Warrior Competition, the Salmon Bake, and the parade. He looked forward to meeting with the committee on Monday to review Roy Days and determine what could be done to improve it next year.

Councilwoman Yeoman stated that she received a lot of good comments about Roy Days. Citizens liked having all of the events in one place.

Samantha Jensen, Youth City Council, stated that parents had not liked getting wet during the parade. She suggested reserving a section at the end of the parade for those who didn't mind getting wet.

Councilman Cragun thanked Rachel Trotter for the article in the *Standard Examiner* about the Grand Marshall of the Roy Days Parade.

9. MOTION TO HOLD A CLOSED MEETING TO DISCUSS PENDING OR REASONABLY EMINENT LITIGATION

Councilman Cordova moved to adjourn the open meeting and hold a closed session in the Administration Conference Room beginning at 6:44 p.m. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Cordova, Yeoman, Tafoya, Becraft, and Hilton voted "aye." The motion carried.

10. CLOSED SESSION

A closed session was held in the Administration Conference Room from 6:44 p.m. to ? p.m. Those in attendance were: Mayor Cragun, Councilwoman Becraft, Councilman Cordova, Councilman Hilton, Councilman Tafoya, Councilwoman Yeoman, Andy Blackburn, and Clint Drake.

10. ADJOURN

Councilman Hilton moved to adjourn the closed session at 7:23 p.m. Councilman Cordova seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.

Attest:

Willard Cragun
Mayor

Amy Mortenson
Recorder

ORDINANCE NO. 15-4

AN ORDINANCE AMENDING TITLE 6 CHAPTER 2 SECTION 1 (10) OF THE ROY CITY CODE: NUISANCE DECLARED; ABATEMENT BY IMPOUNDMENT

WHEREAS, the Roy City Council has reviewed the parking restrictions in the City and desires for the current restrictions to be amended; and

WHEREAS, the Roy City Council had determined that such an amendment is in the best interest of the City and is essential for the health, safety, convenience and general welfare of the citizens of Roy.

NOW, THEREFORE, be it hereby ordained by the Roy City Council that the following section of the Roy City Code 6-2-1 (10) be amended as follows:

6-2-1: NUISANCE DECLARED; ABATEMENT BY IMPOUNDMENT:

A. The following, together with or in addition to any other vehicles parked in violation of any ordinance of the city or laws of the state, are hereby declared to be nuisances:

1. Any unattended vehicle stopped, standing or parked in violation of any of the provisions of this chapter;
2. A vehicle found upon the streets or alleys of this city with faulty or defective equipment;
3. Any vehicle that has a listed gross weight of twenty one thousand (21,000) pounds or more;
4. Any vehicle which has a total length of thirty feet (30') or more, including any attached trailer, except that such vehicle may stop temporarily to load or unload; (Ord. 663, 2-20-1990)
5. Any vehicle stopped, standing or parked on any city street from one o'clock (1:00) A.M. until seven o'clock (7:00) A.M. from November 15 through March 15; (Ord. 679, 12-3-1991)
6. Any vehicle parked on a public street in front of or within five feet (5') of a driveway or driveway approach;
7. Any vehicle left unattended upon any bridge, viaduct or at any subway where such vehicle constitutes an obstruction to traffic;
8. Any vehicle upon a street so disabled as to constitute an obstruction to traffic and the person or persons in charge of the vehicle are by reason of physical injury incapacitated to such extent as to be unable to provide for its custody or removal;
9. Any vehicle left unattended upon a street or alley and so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic;

10. Any vehicle left parked in the same place on any street or alley continuously for ~~seventy two (72)~~ forty eight (48) hours;

11. Any vehicle, the driver of which has been taken into custody by the police department under such circumstances as would leave such vehicle unattended in a street, alley or restricted parking area;

12. Any vehicle found being driven on the streets not in a proper condition to be driven;

13. Any vehicle found so parked as to constitute a fire hazard or an obstruction to firefighting apparatus; (Ord. 663, 2-20-1990)

14. Any vehicle found to be parked so as to be an obstruction to a public works project or which would be hazardous to other traffic;

15. Any vehicle parked or stopped on a sidewalk area;

16. Any vehicle parked or stopped within an intersection;

17. Any vehicle parked or stopped within five feet (5') of a fire hydrant as measured in both directions along the street or highway curb line from a line extending from the center of the hydrant to the curb line at its nearest point;

18. Any vehicle parked or stopped on a crosswalk;

19. Any vehicle parked or stopped within twenty feet (20') of a crosswalk at an intersection;

20. Any vehicle parked or stopped within fifty feet (50') of the nearest rail of a railroad crossing; (Ord. 679, 12-3-1991)

21. Any vehicle parked on 5600 South Street; (Ord. 800, 3-18-1997)

22. Any vehicle or personal property placed on public property displaying a for sale sign or otherwise stating the property is for sale; (Ord. 791, 10-29-1996)

23. Any vehicle parked on 4700 South Street or 4750 South Street from 2025 West to the Weber school district property line of Roy High School. This provision shall apply from August 5 through June 15, annually. The time of day shall be from six thirty o'clock (6:30) A.M. until four o'clock (4:00) P.M. (Ord. 808, 6-3-1997)

24. In an area zoned for commercial or manufacturing uses, for the owner of a motor vehicle, or any other personal property, to park their property for the purpose of displaying it for sale, unless the owner or lessee of the property on which the vehicle or personal property is placed has a city business license to sell that kind of property; (Ord. 847, 12-15-1998)

25. Any vehicle stopped, standing or parked upon any street, part of a street or roadway, when signs or traffic markings are erected or painted by the city which gives notice that parking is prohibited. (Ord. 1031, 9-7-2010)

26. Public school property:

a. Any vehicle parked on public school property in any area that is designated a no parking area by signs or by yellow or red markings.

b. Any vehicle parked on public school property which blocks a roadway or driveway.

c. Any vehicle parked on public school property in an area designated for special parking, unless the required permit is displayed.

d. Any vehicle parked on public school property which is on a sidewalk, lawn or other landscaping. (Ord. 848a, 1-19-1999; amd. Ord. 1031, 9-7-2010)

B. The same may be summarily abated by removing any such vehicle by or under the direction or at the request of a police officer of the city to a place of storage by means of towing or otherwise. (Ord. 663, 2-20-1990)

This ordinance shall be effective August 19, 2015.

Passed and adopted this 18th day of August, 2015.

Willard Cragun – Mayor

Attest:

Amy Mortenson – City Recorder

	AYE	NAY	ABSTAIN	ABSENT
Councilmember Marge Becraft	_____	_____	_____	_____
Councilmember John Cordova	_____	_____	_____	_____
Councilmember Brad Hilton	_____	_____	_____	_____
Councilmember Dave Tafoya	_____	_____	_____	_____
Councilmember Karlene Yeoman	_____	_____	_____	_____

SYNOPSIS

Application Information

Applicant: Boyd Call; Trustee
Jon Barker; J & D Holdings Company

Request: Request to approve

1. Ord. No 15-2 to amend the General Plan (Future Land Use Map) from Low Density Single-Family to Very High Density, Multi-Family
2. Ord. No 15-3 to amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay)

Address: 2748 West 5600 South

Land Use Information

Current Zoning: RE-20 and R-3;

Adjacent Land Use: North: RE-20; Residential Estates South: R-3; Multi-Family Residential
East: R-1-8; Single-Family Residential West: R-3; Multi-Family Residential

Staff

Report By: Steve Parkinson

Staff Recommendation: Approval with conditions

APPLICABLE ORDINANCES

- 1) Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Ordinance
- 2) Roy City Zoning Ordinance Title 10, Chapter 8 – Special Purpose District – Residential In-fill Overlay

CONFORMANCE TO THE GENERAL PLAN

- 1) Residential Development Goal 1; Policy D: *The City's policies should encourage the development of a diverse range of housing types, styles and price levels in all areas of the City.*
- 2) Residential Development Goal 3; Policy G: *The housing needs for low and moderate income families and senior citizens in Roy City shall be determined by the City on a regular basis, or as the need arises.*

PLANNING COMMISSION ACTION

August 11, 2015 Meeting:

The Planning Commission did not hold a Public Hearing because it had been closed during the July 14th meeting. However there was a big discussion regarding the request.

- Commissioner Dandoy – felt they the PC's concerns were from the close proximity of any access to the intersection at 2700 West and 5600 South, that the access may be limited. He question why couldn't a different zone be looked at like R-1-15? He stated that the Future Land Use map (FLUM) didn't show many low density areas left in Roy. Lastly he was concerned about the small strip of land that UDOT owned.
- Chair Kirch – asked about the adjacent designations on the FLUM? She stated that the commission needs to consider how the property could best be developed, especially with no access onto 5600 South.

With no further discussion or comments from the Commissioners, the Commission voted of 5-1 to forward to the City Council a recommendation for approval of the request an amend the General Plan (Future Land Use

Map) from Low Density Single-Family to Very High Density, Multi-Family for the property located at 2748 W. 5600 S, with the conditions as outlined in the staff report.

The Commission also voted 5-1 to forward to the City Council a recommendation for approval of the request to rezone the property from Re-20 to R-3 and RIO for the property located at 2748 W 5600 S, with the conditions as outlined in the staff report.

July 14, 2015 Meeting:

The Planning Commission held a Public Hearing on July 14, 2015, the hearing was opened at 18:11 – public comments were as follows:

- Don Higgs – Non Roy Citizen – he thinks we are jumping the gun by not having a site plan before them to review. He thinks that there is enough room between the home and the trail to put in a road to build single-family homes. Grew up in Roy, remembers when the homes were built
- Chair Kirch read the narrative from Mr. Boyd Call – Trustee of the property – (Exhibit “E”)
- Tim Higgs – Roy Citizen – grew up near proposed project, has better ideas of what should go there, it is land locked, no place for kids to play if its high density, property values will decrease, there will be damage and graffiti. No room between Don’s house and the house on property. Traffic on 5600 S. No legal way to turn east on 5600 S. People have lived there 55 years
- Kasey Randall – Roy Citizen – Don’t know the plan, doesn’t want multi-family development, bought house to have a horse, has had theft of thing in front yard and this will only increase. Sewage backing up, how much more stress can the system take?
- Kirk Smith – Roy Citizen – was a part of the group that opposed the Aderra project, Roy is the 6th most dense city in Utah, here for long term, high density is not needed, high density doesn’t lead to community.
- Chris Higgs – Roy Citizen – don’t change zone, property values would go down, privacy will be gone, whole area has traffic issues.
- Tabatha Randall – Roy Citizen – Works in SLC first things she wants to do when she gets home is to sit and relax in her back yard. How long will construction be going on? Bats are there, concerned with nature. Wanted to buy the portion of this property that backs onto hers to combine and have larger parcel. Traffic issues. Wants to enjoy nature.
- John Barker – applicant – doesn’t have plans for the property.
- No further public comments were made.

With no further comments the public hearing was closed at 18:40.

After a small discussion, the Commission voted of 4-0 to table the item in order for a traffic study to be conducted.

SINCE LAST PLANNING COMMISSION MEETING

During the last meeting the Planning Commission tabled this request, asking the applicant to provide a traffic study. The applicant has had a transportation engineer provide a “Trip Generation and Roadway Capacity Memo”, which has been attach as Exhibit “F”.

Additionally there was some concerns that the Commission had as for what is required to be presented/provided by the applicant for such a request. Chapter 5 of the Roy City Zoning Ordinance provides some answers.

Section 505 – Criteria for Approval of General Plan Amendments

In considering a proposed amendment to the Roy City General Plan, the application shall identify, and the Commission and Council shall consider the following factors, among others:

- 1) The effect of the proposed amendment on the character of the surrounding area.
- 2) The effect of the proposed amendment on the public health, welfare, and safety of City residents.
- 3) The effect of the proposed amendment on the interests of the City and its residents.
- 4) The location of the proposed amendment is determined to be suitable for the uses and activities

allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.

- 5) Compatibility of the proposed uses with nearby and adjoining properties.
- 6) The suitability of the properties for the uses requested.
- 7) The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
- 8) The community benefit of the proposed amendment.

Section 506 – Effect of General Plan Amendments

The approval of a General Plan Amendment Application shall not authorize the development of land. After a General Plan Amendment Application has been approved by the Council, no development shall occur until the required permits and licenses have been issued by the City consistent with the applicable provisions of this Ordinance, the Subdivision Ordinance, the Building Codes, as adopted by the City, and all other Ordinances and requirements.

Section 509 – Criteria for Approval of a Zoning Ordinance and/or Zoning Map

General Plan and Land Use Maps Consistency Required. No amendment to the Zoning Ordinance or Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps. In considering a Zoning Ordinance or Zoning Districts Map Amendment, the Commission and the Council shall consider the following factors, among others:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

Section 510 – Effect of an Amendment to the Zoning Ordinance and Zoning District Map

The approval of a Zoning Ordinance Amendment or Zoning Districts Map Amendment Application (Rezone) shall not authorize the development of land. After an amendment has been approved by the Council, no development shall occur until the required approvals, permits, and licenses have been issued by the City consistent with the applicable provisions of this Ordinance, the Subdivision Ordinance, the Building Codes, as adopted by the City, and all other Ordinances and other requirements.

So some questions that the Commission needs to reflect upon are:

- Does changing are not changing the zoning provide the best options for development?
- How can this property best be developed? As single-family dwellings? As two-family or three-family dwellings? OR as multi-family

ANALYSIS

Background:

There is an existing single family home on the property that they are planning on keeping. It will be separated from the development on a separate parcel. The entire property is 1.46 acres (63,598 sq.-ft.) including the site for the single family home. The applicant has applied for approval of a preliminary subdivision plat, but it wasn't submitted in time to be on this agenda. The proposed subdivision will have the single family dwelling on an 8,280 sq.-ft. parcel with the remaining 55,318 sq.-ft. to be used for a multi-family development.

Amend Future Land Use Map:

Current Designation: The subject property is currently split into two (2) different land use designations. The southeastern corner identified as Very High Density Multi-Family Residential and the western/northern portions are identified as Low Density Single-Family Residential.

Considerations: For decades this property has been used as a single family residence, with the eastern corner un-utilized and in fact when looking at the property (see exhibit B), it almost appears as to not even be a part of the residences. The western/northern portions of the property use to be a garden but now has turned to weeds and is under-utilized. The D & RG rail trail is abutting the western property line and is a great amenity for any type of residential. Because 5600 South is an arterial street, has transit access staff feels that the request is the best use for this parcel.

Amend Zoning Map:

Current Zoning: Currently the property is split zoned, similarly to the Future Land Use Map, the southeastern corner is zoned R-3 and the western/northern portions are zoned RE-20.

Requested Zone Change: The applicant would like to have the entire property zoned R-3, and include the RIO (Residential Infill Overlay) to allow for a multi-family residential development.

Considerations: For the same reasons covered in the heading on the Future Land Use Map, planning staff is in support of the change to high density residential zoning. The project will provide a good transition from the single family residential uses to the north and will provide a buffer between the arterial street of 5600 South.

Although there are other similar multi-family complexes in the area and the single-family stock varies in density, staff feels that quality multi-family could be a good addition to the mix of uses here, and supports the requested zone change.

CONDITIONS OF APPROVAL

1. Apply and receive Conditional Use & Site Plan approval

FINDINGS

1. That it's the best use of the land.
2. Provides a buffer between the single-family residence to the North and the busy road to the south.

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval for the request with the conditions as discussed and as outlined within the staff report:

1. Ord No. 15-2 - Amend the General Plan (Master Land Use Map) from Low Density Single-Family to Very High Density, Multi-Family, and
2. Ord No. 15-3 - Amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay), with the conditions as stated in the staff report.

EXHIBITS

- A. Aerial Map
- B. Pictures of existing property and buildings
- C. Future Land Use Map
- D. Zoning Map
- E. Applicant's Narrative
- F. Traffic Study Memo
- G. Ord No. 15-2
- H. Ord No. 15-3
- I. Minutes from the July 14, 2015 Planning Commission meeting
- J. Draft minutes from the August 11, 2015 Planning Commission meeting

EXHIBIT "B" – PICTURES



Looking North West from the intersection of 2700 W & 5600 S.



Looking North at the home from 5600 S.

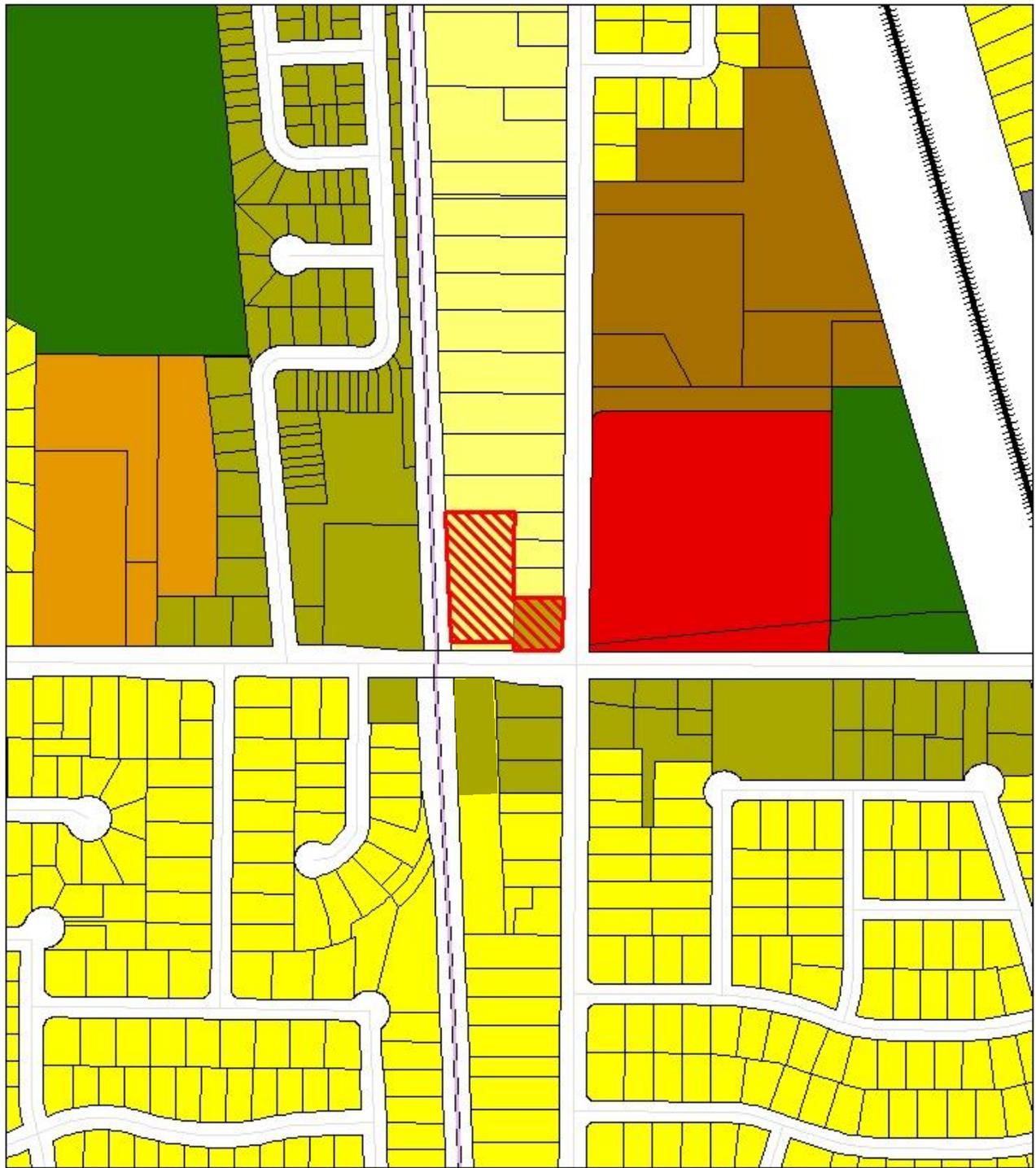


Looking North West from the rear of home



Looking North East from the rear of home

EXHIBIT "C" – FUTURE LAND USE MAP



Legend

- | | |
|---|---|
|  Low Density Residential |  Schools |
|  Medium Density Residential |  Government |
|  High Density Residential |  Industrial |
|  Very High Density Residential |  Business Park |
|  Parks |  Commercial |
|  Churches |  Utility |



Future Land Use

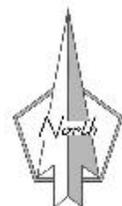
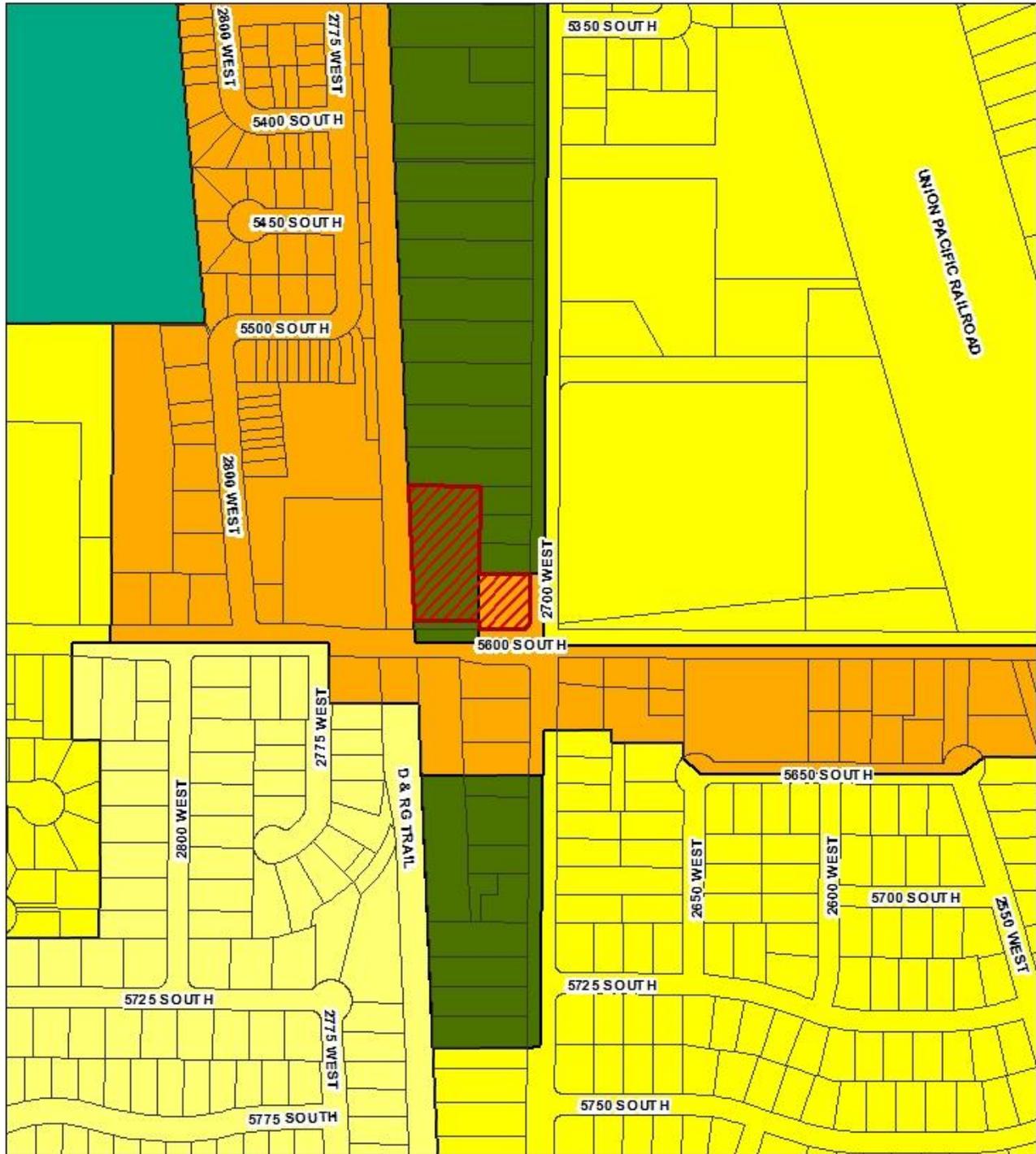


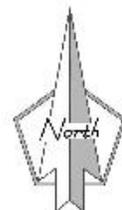
EXHIBIT "D" – ZONING MAP



Legend

- | | | | | | | | |
|--|----|--|--------|--|-------|--|---------------|
| | CC | | R-1-6 | | R-2 | | City Boundary |
| | RC | | R-1-7 | | R-3 | | Parcels |
| | BP | | R-1-8 | | R-4 | | |
| | M | | R-1-10 | | RIO | | |
| | LM | | R-1-15 | | RMH-1 | | |
| | R | | RE-20 | | | | |


Zoning Map



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.I.O.) 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.


Arden Caldwell (Trustee)

July 21, 2015



RE: Trailside Crossing, Roy, UT - Trip Generation and Roadway Capacity Memo

The proposed Trailside Crossing development is located on the north-west corner of 5600 South (SR 97) and 2700 West (FAR 3311) intersection in Roy, UT. SR 97 carries 15,730 average daily trips (ADT) and 2700 West carries 4,035 ADT. Based on the size of the site, no more than 16 residential units could be developed. Figure 1 shows an aerial of the site.

Figure 1: Aerial of the Area



Trip generation for the site is from ITE Trip Generation Manual, 9th Edition for Land Use 230, Townhomes. Table One shows the trip generation rates based on a per unit basis as provided for the AM peak, PM peak and Daily traffic. Multiplying the trip rate by the facility sizes provides the trip generation for the site.

Table 1: ITE Trip Rates

ITE 9th Ed	Size	Land Use	Trip Rate			Trips		
			AM	PM	Daily	AM	PM	Daily
Trailside Crossing	16	230	0.44	0.52	5.81	7	8	93

5600 South

5600 South is an existing 3-lane arterial roadway along the property frontage. Using the suburban street capacity, a 3-lane arterial has a capacity of 16,500 ADT. A Level of Service (LOS) D would accommodate 13,000 ADT and a LOS C would accommodate 11,500 ADT. Based on the current 15,730 ADT, this facility is already over capacity. **No access onto 5600 South is recommended.**

Suburban LOS E

	Freeway	Arterial	Collector
2 Lane	NA	15,000	13,500
3 Lane	NA	16,500	15,000
4 Lane	89,000	36,500	28,500
5 Lane	NA	39,000	31,500
6 Lane	140,000	52,000	NA
7 Lane	NA	59,000	NA
8 Lane	187,000	NA	NA

LOS D

	Freeway	Arterial	Collector
2 Lane	NA	11,500	10,500
3 Lane	NA	13,000	11,500
4 Lane	70,000	29,000	22,500
5 Lane	NA	30,500	25,000
6 Lane	110,000	40,500	NA
7 Lane	NA	46,000	NA
8 Lane	146,000	NA	NA

LOS C

	Freeway	Arterial	Collector
2 Lane	NA	10,000	9,000
3 Lane	NA	11,500	10,000
4 Lane	60,000	25,000	19,000
5 Lane	NA	26,500	21,500
6 Lane	95,000	35,000	NA
7 Lane	NA	40,000	NA
8 Lane	126,000	NA	NA

The assumed proposed 16 townhomes is projected to generate 93 daily trips. With a projected capacity of 16,500 ADT, 5600 South is projected to operate at a LOS D and 2700 West is projected to operate at a LOS A/B.

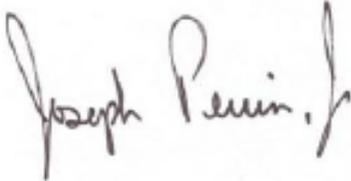
Access Need

A single access is all that is needed for the site. This is most appropriate on 2700 West instead of 5600 West.. The access on 2700 West will need to be evaluated to determine if it is more appropriate as a full motion or a restricted right in / right out due to the proximity to the intersection.

Please contact me with any questions.

Sincerely,

A-Trans Engineering

A handwritten signature in black ink that reads "Joseph Perrin, J". The signature is written in a cursive style with a large initial "J" and a small "P".

Joseph Perrin, PhD, PE, PTOE
Principal

ORDINANCE No. 15-2

AN ORDINANCE ESTABLISHING A FUTURE LAND USE DESIGNATION OF HIGH DENSITY, MULTI-FAMILY RESIDENTIAL ON PROPERTIES LOCATED AT APPROXIMATELY 2748 WEST 5600 SOUTH

WHEREAS, Roy City has received a petition to amend the Future Land Use Map by changing the designation on properties comprising approximately 1.46 acres of land located at approximately 2748 West 5600 South from a designation of Low Density Single-Family Residential to a designation of Very High Density, Multi-Family Residential; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the change will not be detrimental to the appropriate residential use of the property; and

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the Future Land Use Designation of the properties at 2748 West 5600 South be established as Very High Density, Multi-Family Residential and that the *Roy City Future Land Use Map* be amended to depict the same.

This Ordinance has been approved by the following vote of the Roy City Council:

- Councilman Becraft _____
- Councilman Cordova _____
- Councilman Hilton _____
- Councilman Tafoya _____
- Councilman Yeoman _____

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this ____ Day of _____, 2015.

Willard S. Cragun
Mayor

Attested and Recorded:

Amy Mortenson
City Recorder

ORDINANCE No. 15-3

AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF R-3 & RIO ON PROPERTIES LOCATED AT APPROXIMATELY 2748 WEST 5600 SOUTH

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 1.46 acres of land located at approximately 2748 West 5600 South from a designation of RE-20 to a designation of R-3 and RIO; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the continued residential use of the properties will be conducted appropriately; and

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the zoning designation of the properties at 2748 West 5600 South be established as an R-3 and RIO designation and that the *Roy City Zoning Map* be amended to depict the same.

This Ordinance has been approved by the following vote of the Roy City Council:

- Councilman Becraft _____
- Councilman Cordova _____
- Councilman Hilton _____
- Councilman Tafoya _____
- Councilman Yeoman _____

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this ____ Day of _____, 2015.

Willard S. Cragun
Mayor

Attested and Recorded:

Amy Mortenson
City Recorder

EXHIBIT "I" – JULY 14, 2015 PLANNING COMMISSION 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 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.

EXHIBIT “J” – AUGUST 11, 2015 PLANNING COMMISSION MEETING “DRAFT” MINUTES

4. CONTINUED FROM JULY 14, 2015 – CONSIDERATION OF A REQUEST TO AMEND THE MASTER LAND USE MAP OF THE GENERAL PLAN FROM LOW DENSITY, SINGLE-FAMILY RESIDENTIAL TO VERY HIGH, MULTI-FAMILY RESIDENTIAL AND THE ZONING MAP FROM RE-20 TO R-3 FOR THE PROPERTY LOCATED AT 2748 WEST 5600 SOUTH FROM

Steve Parkinson stated that the property under consideration was located at 2748 West 5600 South. Two actions had been requested regarding this property: A request to amend the Future Land Use Map of the General Plan from Low Density, Single-Family to Very High Density, Multi-Family; and a request that the Zoning Map be amended from RE-20 to R-3 with a RIO (Residential Infill Overlay). A public hearing was held on July 14, 2015, and several good comments were received. The public hearing was closed, and the Commission tabled the matter in order to allow time for a traffic study to be completed.

Mr. Parkinson stated that the applicant asked A-Trans, a transportation engineering company, to conduct the transportation study. The transportation engineer recommended that there be no access on 5600 South. The only access the applicant was proposing on 5600 South was the existing access for the existing home. The transportation engineer recommended that all access occur on 2700 West. Without knowing exactly what was being proposed on the property, the engineer could not make a recommendation about any traffic motions. When a development plan was submitted for this property, the engineer could continue the study.

Commissioner Dandoy felt the Planning Commission’s concerns resulted from the close proximity of any access on 2700 West to the 5600 South intersection. Such an access might be limited to right in and right out turning movements. Modifications to 2700 West might be needed. Mr. Parkinson said the transportation engineer could not make a recommendation until he knew what was being proposed on the property. At this time, the applicant was simply seeking to rezone the property and subdivide the home from the rest of the property.

Commissioner Dandoy felt one could pre-suppose the property was heading in the direction of high density since that was the zone the applicant was requesting. Why couldn’t a less dense zone, like RE-15 be considered? Mr. Parkinson stated that half of the property was already zoned R-3. He didn’t feel there was enough room on the remaining property for a public road, which would be required if the property had a single-family zone. The property would probably be developed by a single developer.

Steve Parkinson stated that the applications to amend the Future Land Use Map of the General Plan and the Zoning Map complied with the criteria contained in Sections 505, 506, 509, and 510 of the Zoning Ordinance. The Planning Commission had to consider if amending the General Plan and the Zoning Map were in the best interest of the parcel. If the zoning was left as is, the current use would continue. The staff recommended that the Planning Commission recommend that the Council approve both requests. Commissioner Dandoy stated that the Future Land Use Map showed there weren’t many RE-20 areas left in Roy City. Most of the RE-20 was along the west side of 2700 West and the southwest corner of the City. What was being proposed on this piece of property would mean the loss of its RE-20 Zone for good. Did the Planning Commission want to consider preserving larger lots for families?

Commissioner Dandoy was also concerned about the small strip of land that UDOT owned in front of this property. Steve Parkinson said UDOT owned a 12-foot strip of land the length of the property on 5600 South. It owned similar strips elsewhere on 5600 South. He felt the strips were in preparation for future widening of 5600South.

Chairman Kirch felt the Planning Commission needed to consider the adjacent property uses. Almost all of the adjoining properties were already multi-family. If this property was rezoned, it would not be an island.

Chairman Kirch asked about the adjacent designations on the Future Land Use Map. Mr. Parkinson said the area to the north was low density, single-family residential. The area to the south was very high density, multi-family residential and medium density, single-family residential. The area to the west was high density, multi-family residential. The property to the east was commercial.

Chairman Kirch felt the Planning Commission needed to consider how the property could best be developed. There would likely be no access to 5600 South for future development. The only access would be from 2700 West. If the property was left RE-20, would it ever develop?

Chairman Kirch asked if there would be enough room behind the existing house for a private drive to access the back area. Would the back area be landlocked? Mr. Parkinson said the required width for a private road was 26 feet. There was 40 to 45 feet behind the lot with the house. It appeared there was enough room for a private drive.

Chairman Kirch asked if other properties on 2700 West could request permission to subdivide their lots. Mr. Parkinson said they could. They would have to go through the same process as the current applicant – request amendment of the General Plan and the Zoning Map.

Commissioner Dandoy stated that once this property was rezoned for smaller lots, it was highly unlikely it would ever be large again. People were not able to find large building lots in Roy City. Should Roy retain these larger lots as an attraction for families that wanted to stay in Roy?

Commissioner Nandell asked how many high density developments the City wanted.

Chairman Kirch stated that the property in question was located on 5600 South. The D&RG Trail was located immediately to the west. Those interested in an RE-20 lot would not want to have their animals next to a lot of foot traffic. When one looked at the surrounding uses, what the applicant was requesting was typical, not atypical.

Steve Parkinson stated that if the property was subdivided, the larger parcel would have about 1.4 acres.

Commissioner Dandoy said the applicant could have requested a change from R-3 to RE-20.

Chairman Kirch pointed out that with a parcel this size, the City could have received a request for a commercial use.

Commissioner Dandoy felt the issue was whether to retain those areas designated low density, single family residential. This would not be the last time the Planning Commission would consider this type of request. This was a genuine issue. The Planning Commission would continue to see this type of development until there weren't any large lots left in Roy City. The Planning Commission had to determine if it was going to give up the larger properties.

Chairman Kirch reviewed the criteria used for considering General Plan and Zoning Map amendments. A lot of the criteria could be applied to both sides of the argument. This really was a difficult issue.

Chairman Kirch reminded the Planning Commission that this property was adjacent to the D&RG Trail. Development of the property could attract those interested in access to the Front Runner station.

Commissioner Dandoy said the Planning Commission had requested the traffic study because it didn't know what the applicant was proposing. The traffic study said the property was located close to the 5600 South 2700 West intersection, and there could be traffic restrictions. The City required the developer of the subdivision on 4800 South to put in a median to make ensure drivers complied with the turning restrictions. The same thing could happen on 2700 West. A median could be required to ensure compliance. He felt there was a safety risk associated with this property. He felt the Planning

Commissioner would feel more comfortable if it could see a development plan. Due to the size of the property, the maximum density was 16 residential units. He felt 16 units would make the 5600 South 2700 West intersection more complicated. He found it difficult to support this request due to the safety risk and the requested change to the Future Land Use Map.

Commissioner Ohlin felt there was a difference between this property and the one on 4800 South. The Planning Commission didn't know what was being proposed on this property.

Commissioner Dandoy stated that when the Planning Commission recommended approval of the development on 4800 South, it also recommended the installation of a roundabout to help with the turning restrictions. The Council approved the roundabout to make the turning restrictions less cumbersome. There wasn't a place for a roundabout near this property. The Planning Commission would have a better feel, if they knew what was being planned. They would know if there was a safety risk or not.

Chairman Kirch stated that the proposal before the Planning Commission did not include a development plan. Safety concerns would be addressed if and when a plan was submitted. The property on the immediate corner of 5600 South 2700 West had been vacant for a long time. She felt it would be better to have it developed rather than leave the corner in weeds and the property in the back inaccessible.

Commissioner Dandoy said he had an issue with the R-3 Zone. He wanted an alternative. He felt it was extreme to go from an RE-20 to an R-3. The property would be changing from very low density to very high density.

Chairman Kirch pointed out that the corner and half of the large parcel were already zoned R-3.

Chairman Kirch asked how many units the property could have if it was zoned R-3. Steve Parkinson said the maximum density in the R-3 Zone was 12 units per acre. If the remainder parcel was 1.4 acres, the density would be 15 to 16 units. The total number would depend on setbacks and parking. There couldn't be more than 16, because the size would not support it.

Steve Parkinson stated that other zoning options would require a subdivision to have a public road.

Commissioner Dandoy did not feel this property could meet a public road requirement. He was concerned about the unknown. Roy City had a limited number of low density properties left. The applicant was proposing to take another one away. Was that in the best long term interest of Roy? He felt the information from the traffic study the Planning Commission requested just added to the confusion.

Chairman Kirch stated that the corner was already zoned R-3. The Planning Commission was considering the zoning of about 1.4 acres. The developer would be responsible to address safety concerns. Changing the zone to R-3 would change the dynamics of the neighborhood. She did feel for the adjoining property owners, but that was not a criterion the Zoning Ordinance allowed the Planning Commission to consider. In order to deny the requests to amend the General Plan and the Zoning Map, the Planning Commission had to find a criterion that it did not meet.

Commissioner Karras moved to recommend that the City Council approve the request to amend the Future Land Use Map designation for property located at 2748 West 5600 South from Low Density, Single-Family to Very High Density, Multi-Family based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Nandell seconded the motion. A roll call vote was taken: Commissioners Ohlin, Payne, Nandell, Karras, and Kirch voted "aye." Commissioner Dandoy voted "nay." The motion carried.

Chairman Kirch asked about the request for a Residential Infill Overlay. Steve Parkinson said a RIO did not affect the underlying zone. It was a tool for difficult pieces of property. It did give a property owner some flexibility. In this case, it would give some flexibility with lot widths, but not the overall size.

Commissioner Karras moved to recommend that the City Council approve the request to amend the zoning designation of property located at 2748 West 5600 South from RE-20 to R-3 and to grant the Residential Infill Overlay request based on the staff's findings and subject to the staff's recommendations. Commissioner Nandell seconded the motion. A roll call vote was taken: Commissioners Payne, Karras, Nandell, Kirch, and Ohlin voted "aye." Commissioner Dandoy voted "nay." The motion carried.

SYNOPSIS

Application Information

Applicant: John Baker
Request: Request for Preliminary Subdivision approval for Trailside Subdivision, a two (2) lot single-family residential subdivision.
Address: Approximately 2748 West 5600 South

Land Use Information

Current Zoning: R-3; Multi-Family Residential and RE-20; Residential Estates
Adjacent Land Use: North: RE-20; Residential Estates South: R-3; Multi-Family Residential
East: R-1-8; Single-Family Residential West: R-3; Multi-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 8 (Special Purpose District - Residential In-fill Overlay District)
- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on August 11, 2015, the hearing was opened at 18:48 – public comments were as follows:

- Tim Higgs – had a few concerns,
 - Asked what the difference was between a Private Drive and a Public right of way.
 - Asked about the traffic study and it's findings
 - Asked how many parcels are being requested? and it works
 - Had concerns with Utilities, Fire Safety, Trash Collection, Snow removal, water drainage, and traffic.
- Boyd Call – wanted to clarify what his mother's true wishes were to have this property developed as high density development, but wasn't able to rezone it several years ago.
- No further comments were made.

With no further comments the public hearing was closed at 18:59.

After a small discussion, the Commission voted of 6-0 to forward to the City Council a recommendation to grant Preliminary Plat approval of Trailside Subdivision, a two (2) lot subdivision located at 2748 W. 5600 S, with the conditions as outlined in report.

BACKGROUND

Subdivision: The proposed subdivision is to subdivide 69,314 square-feet of property into two (2) individual parcels. Lot 1 already has an existing single-family dwelling on it and Lot 2 would be for an unknown type of use..

Zoning: The property is currently split zoned, however if the rezone request is approved for zoning of R-3 and then both lots would meet the minimum lot width and lot area required for the zone.

However, if the rezone request is denied, then Lot 1 would not meet either the required lot width or lot area.

Access: Lot 1 will continue to have access onto 5600 South and Lot 2 will have access onto 2700 West.

Improvements / Utilities: Both lots are easily served by all utilities.

DRC Review: The DRC has reviewed the development, see attached memo. There are a few things needing to be re-submitted, but nothing that would cause the development not to comply with all applicable codes.

Summary: If the rezone request to R-3 has been approved then this small two (2) lot subdivision can meet all aspects of the zoning and subdivision requirements for lot width and lot area.

CONFORMANCE TO THE GENERAL PLAN

The future land use map if previously approved, shows and supports this area to be developed as R-3; Very High Multi-Family Density Residential.

CONDITIONS OF APPROVAL

1. That the General Plan Amendment (Future Land Use Map) and Rezoning request have been approved
2. Compliance to the requirements and recommendations as outline in the DRC memo dated 27 July 2015 (Attached). Along with any other requirements as per future plans.

FINDINGS

1. The proposed subdivision can meet all of the requirements of the Zoning Ordinance.
2. The proposed subdivision can meet all of the requirements of the Subdivision Ordinance

RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of Trailside Subdivision located at approximately 2748 West 5600 South with the conditions as discussed and as outlined within the staff report.

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 27 July 2015



established 1937

DEVELOPMENT REVIEW COMMITTEE

REVIEW MEMO

Date: 27 July 2015
To: John Barker
From: Steve Parkinson – Planning & Zoning Administrator
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Ross Oliver – Public Works Director
Clint Drake – City Attorney
Subject: Trailside Crossing Subdivision - Preliminary

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering –

1. Proposed laterals for sanitary sewer, water and secondary water services should be indicated for Lot 2.
2. Plans for storm water detention should also be indicated in accordance with Subdivision Ordinance requirements.
3. Depending on the location of the proposed home for Lot 2, a fire hydrant may be required on the west side of 2700 West.
4. Existing fences for the neighboring lots should be indicated.
5. Proposed access for Lot 2 should be shown from 2700 West because a 5600 South ingress/egress will likely not be approved by UDOT.

Fire – Legal – Public Works

1. No Comments

Building -

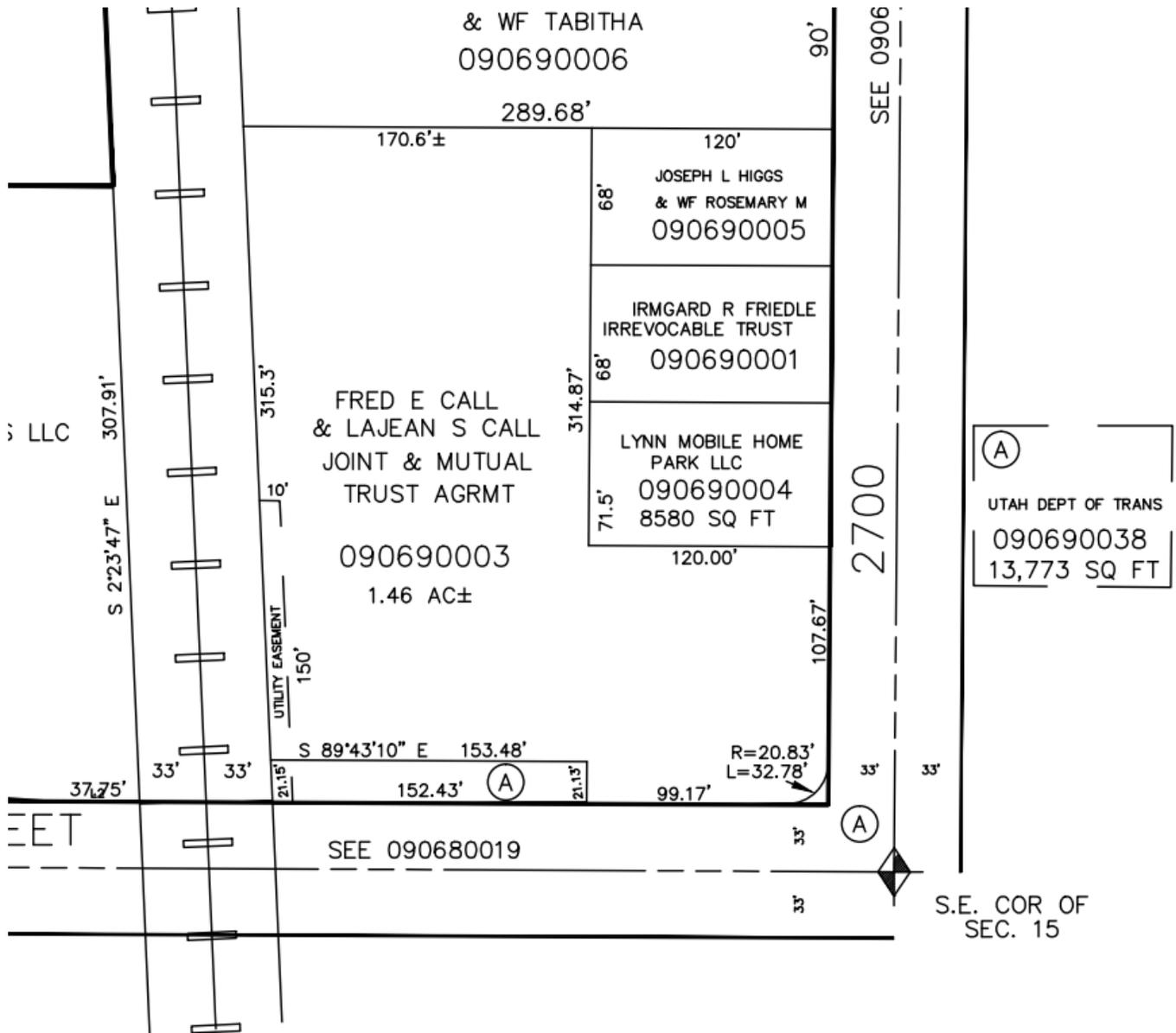
1. There shall be a geotechnical sub surface investigation performed on the site of lot #2. There shall be borings performed by a Geotechnical Engineer to evaluate conditions below the surface. All findings shall be submitted to the City and all recommendations made in the Geotechnical Report shall be followed. This will be required to be completed prior to any building permits being issued.
2. Section R405.1 Concrete or masonry foundations requires drains to be installed. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. Drainage tiles, gravel or crushed stone drains, perforated pipe or other *approved* systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm)

of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

- All current building codes that are in use at the time of construction shall apply.

Planning -

- The County plat maps show a parcel owned by UDOT number, parcel No. 06-069-0038, measuring 21.15' X 152.43' (see attached)
- Existing shed will need to be removed.
- Currently the house has a circular driveway, with the secondary entry access near the western property line. The asphalt needs to be removed as well as the replacement of the curb & gutter.
- How far off of property is the existing garage which is on the parcel 09-069-0004?





SYNOPSIS

Application Information

Applicant: Crystal Jeffs
Request: Request for Preliminary Subdivision approval for Jeffs Subdivision, a two (2) lot single-family residential subdivision.
Address: Approximately 4250 West 5250 South

Land Use Information

Current Zoning: R-1-7; Single-Family Residential
Adjacent Land Use: North: R-1-8; Single-Family Residential South: R-1-7; Single-Family Residential
East: R-1-7; Single-Family Residential West: R-1-7; Single-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on August 11, 2015, the hearing was opened at 19:15 – public comments were as follows:

- Crystal Jeffs applicant – stated what she was wanting to do, and that she knew of all of the items mentioned within the DRC memo.
- No further comments were made.

With no further comments the public hearing was closed at 19:19.

After a small discussion, the Commission voted of 6-0 to forward to the City Council a recommendation to grant Preliminary Plat approval of Jeffs Subdivision, a two (2) lot subdivision located at 4250 W. 5250 S, with the conditions as outlined in report.

BACKGROUND

The property is located on the west side of Roy City, just south of the Willows Creek Village pond, and east of Howards slough.

Subdivision: The proposed subdivision is to subdivide 1.297 acres of property into two (2) individual parcels. There will be a shared driveway for each parcel to have access to and onto 5250 South.

Zoning: The property is recently zoned R-1-7 and according to table 10-1 of the zoning ordinance the R-1-7 zone allows for single-family lots to be a minimum of 7,000 sq.-ft. which each lot exceeds this requirement, the smallest being 26, 2987 sq.-ft. and each lot also meets the lot width requirements.

Access: Both parcels will use a shared access driveway as their only access to a public street. The area is unique because of Howard Slough to the west and residential development on each of the other three sides.

Improvements / Utilities: Both lots are easily served by all utilities.

DRC Review: The DRC has reviewed the development, see attached memo. There are a few things needing to be re-submitted prior to applying for final plat approval, but nothing that would cause the development not to comply with all applicable codes.

Summary: This small two (2) lot subdivision meets all aspects of the zoning and subdivision requirements for lot width and lot size.

CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as R-1-7; Single-Family Density Residential.

CONDITIONS OF APPROVAL

1. Compliance to the requirements and recommendations as outline in the DRC memo dated 6 August 2015 (Attached).

FINDINGS

1. The proposed subdivision meets all of the requirements of the Zoning Ordinance.
2. The proposed subdivision meets all of the requirements of the Subdivision Ordinance

RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of Jeffs Subdivision located at approximately 4250 West 5250 South with the conditions as discussed and as outlined within the staff report.

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 6 August 2015

EXHIBIT "A" – AERIAL MAP

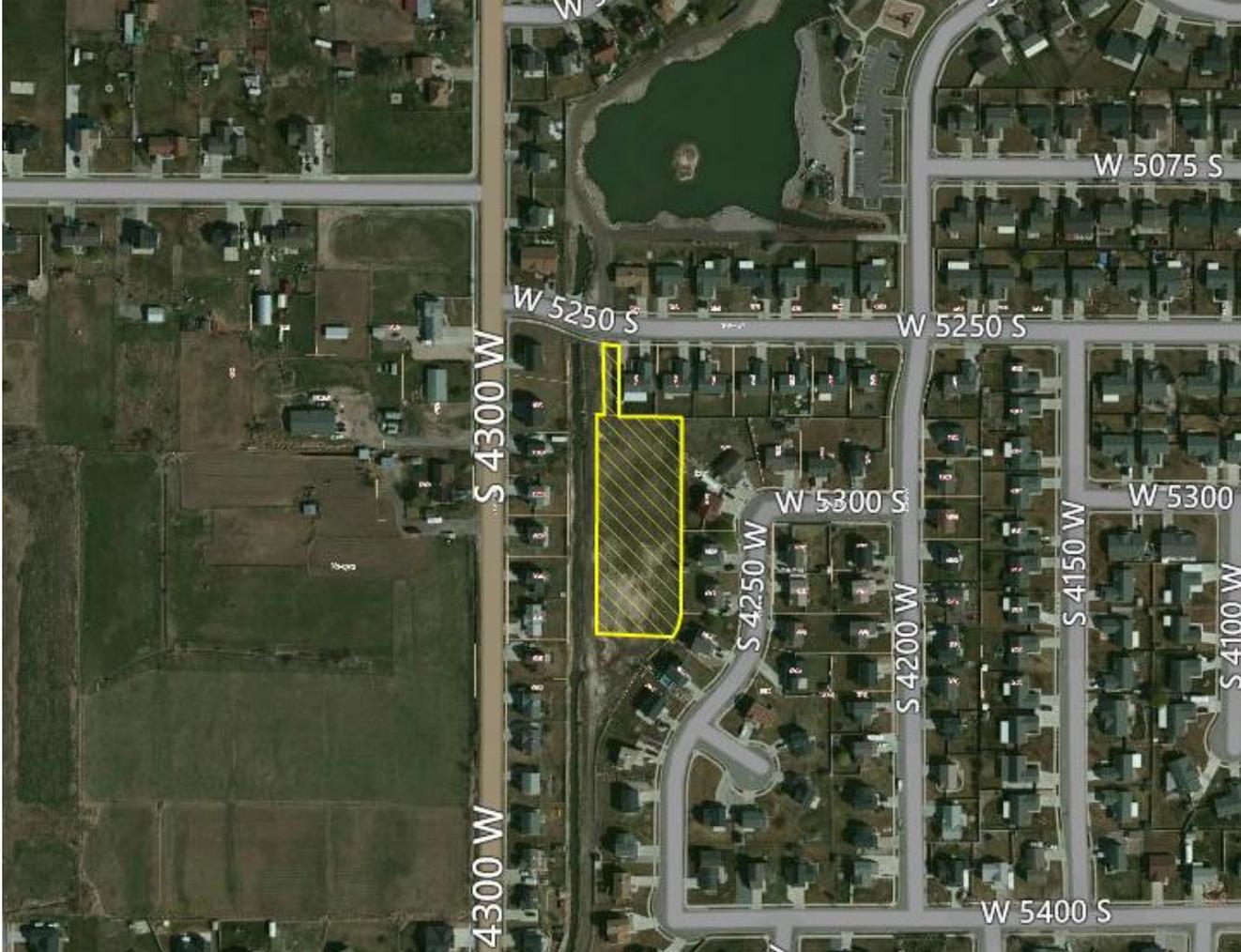
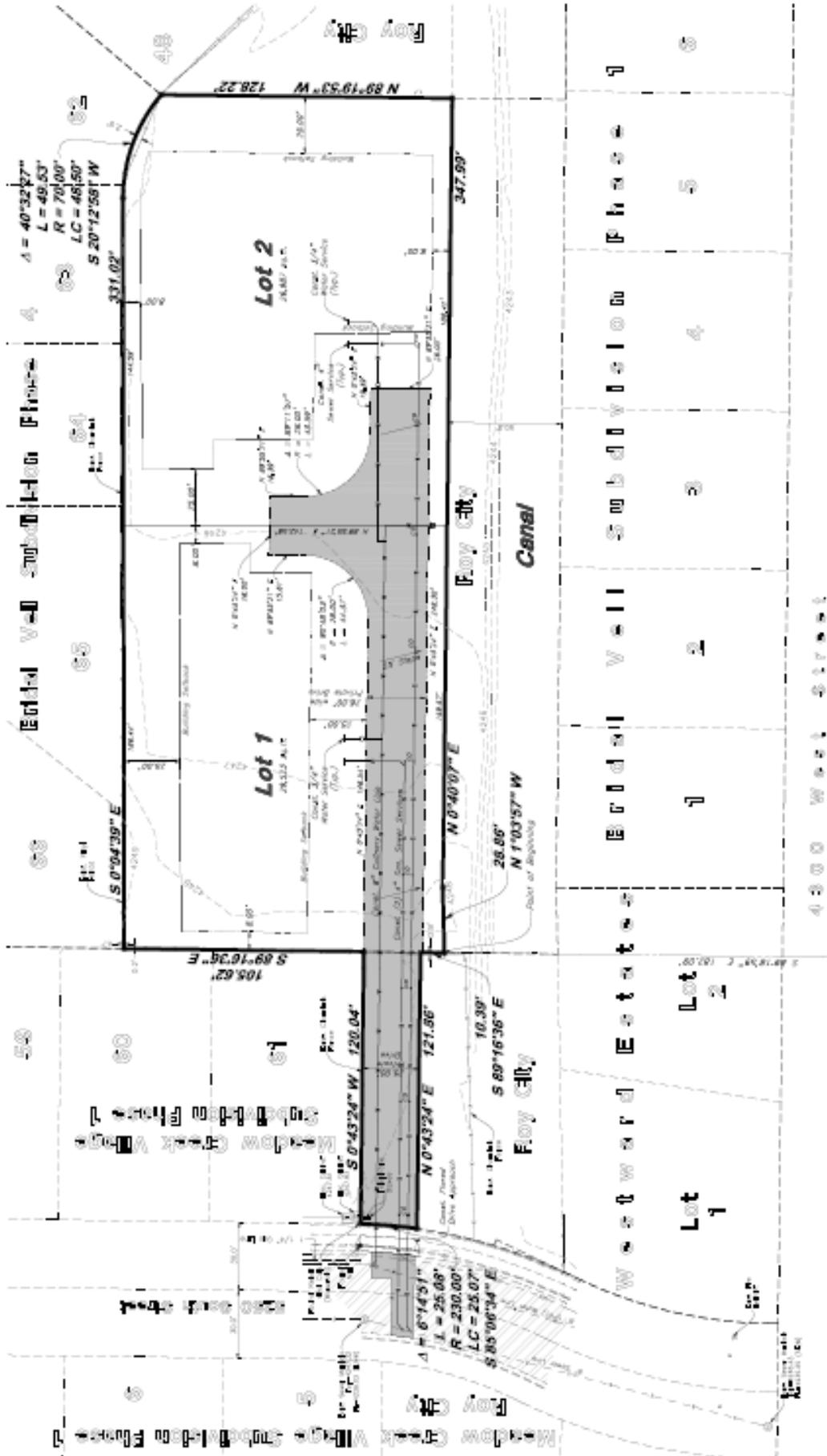


EXHIBIT "B" – PRELIMINARY SUBDIVISION PLAT



DEVELOPMENT REVIEW COMMITTEE



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REVIEW MEMO

Date: 6 August 2015
To: Crystal Jeffs
Jason – Great Basin Engineering
From: Steve Parkinson – Planning & Zoning Administrator
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Ross Oliver – Public Works Director
Clint Drake – City Attorney
Subject: Jeffs Subdivision (Preliminary Plat) 4250 West 5250 South

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering –

1. Secondary water is required in Roy City. The secondary connection should be shown on the Preliminary Plan. The water connection to the main line should include an isolation valve.
2. The Fire Department will need to approve the Hammerhead turn-around. Typically, the engineer shows the template that proves the ladder truck can turn around in the hammerhead. The width of the access will also be determined by their code. The structural pavement section is not indicated. It should be shown so we can determine if it is adequate for the anticipated load from emergency vehicles.
3. The utility connections in 5250 South Street will cause structural degradation of the roadway. "T" style trenches will be required in accordance with APWA standards and should be shown on the plans.
4. The remainder parcel west of the proposed access off of 5250 needs to be identified and connected to one of the parcels. The proposed division doesn't address the remainder parcel in accordance with Roy Subdivision Standards.
5. The Howard Slough right-of-way needs to be fenced in accordance with Roy City Standards.
6. Storm drainage is not addressed on the plan.
7. If there is a homeowner's association, the City will need to review and approve the associated documents.
8. According to the General Plan Figure 9 (Physical and Environmental Hazards), this area has shallow ground water. The maximum depth of any building is one to two feet. This should be noted on the subdivision plat.
9. This area is located in a high risk liquefaction area per Figure 9 of the General Plan. This should be noted on the subdivision plat.
10. Figure 9 of the General Plan also shows that these parcels are potentially in FEMA's flood plain. If so, flood insurance will likely be required, or FEMA's map will have to be revised by the applicant to remove it from the flood plain. The flood plain should be noted on the subdivision plat.
11. A soils report should be submitted.

Fire - Public Works - Legal -

1. No comments at this time

Building -

1. Prior to any permits being issued for the construction of any structures on the two lots, there shall be a geotechnical sub surface investigation performed on the site that will cover both lots. The number of borings required shall be at the discretion of the Geotechnical Engineer. The investigation shall evaluate conditions below the surface to identify soil types, ground water levels, liquefaction, soil bearing pressures etc. All findings shall be submitted to the City and all recommendations made in the Geotechnical Report shall be followed.
2. Section R405.1 Concrete or masonry foundations requires drains to be installed. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. Drainage tiles, gravel or crushed stone drains, perforated pipe or other *approved* systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.
3. Sanitary sewer shall comply with the following.
 - a. **P3005.2.1 Materials.** Cleanouts shall be liquid and gas tight. Cleanout plugs shall be brass or plastic.
 - b. **P3005.2.2 Spacing.** Cleanouts shall be installed not more than 100 feet (30 480 mm) apart in horizontal drainage lines measured from the upstream entrance of the cleanout.
 - c. **P3005.2.4 Change of direction.** Cleanouts shall be installed at each fitting with a change of direction more than 45 degrees (0.79 rad) in the *building sewer, building drain* and horizontal waste or soil lines. Where more than one change of direction occurs in a run of piping, only one cleanout shall be required in each 40 feet (12 192 mm) of *developed length* of the drainage piping.
 - d. **P3005.2.5 Accessibility.** Cleanouts shall be accessible. The clearance in front of cleanouts shall be not less than 18 inches (457 mm) on 3-inch (76 mm) and larger pipes, and not less than 12 inches (305 mm) on smaller pipes. Concealed cleanouts shall be provided with access of sufficient size to permit removal of the cleanout plug and rodding of the system. Cleanout plugs shall not be concealed by permanent finishing material.
 - e. **P3005.2.9 Cleanout size.** Cleanouts shall be the same nominal size as the pipe they serve up to 4 inches (102 mm). For pipes larger than 4 inches (102 mm) nominal size, the size of the cleanout shall be not less than 4 inches (102 mm).
4. All current building codes that are in use at the time of construction shall apply.

Planning –

Preliminary Plat issues

1. The plan shows that there are telephone boxes at the NE corner of the entry way. Are these at grade boxes or upright boxes? What plans are there to protect them?
2. The twenty five (25) foot wide access parcel will need to be combined with one of the proposed parcels.

Final Plat issues

1. Final plat will need to show a cross over easement for Lot 2 to show access. There will also need to be a note on the plat stating that no parking is allowed within the access lane.
2. The title section of the plat may need to include amending parcel A of Westwood Estates, check with the County records.
3. Signature blocks for the Planning Commission, City Engineer and Roy City Council will need to be amended to reflect the language below.

SYNOPSIS**Application Information**

Applicant: Dee Nelson
Request: Request for Preliminary Subdivision approval for T & D Nelson Subdivision, a five (5) lot single-family residential subdivision.
Address: Approximately 5463 South 3100 West

Land Use Information

Current Zoning: R-1-8; Single-Family Residential
Adjacent Land Use: North: R-1-8; Single-Family Residential South: R-1-8; Single-Family Residential
East: R-1-8; Single-Family Residential West: R-1-8; Single-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on August 11, 2015, the hearing was opened at 19:31 – public comments were as follows:

- Dee Nelson applicant – stated what he was wanting to do, and that he knew of all of the items mentioned within the DRC memo.
- No further comments were made.

With no further comments the public hearing was closed at 19:37.

After a small discussion, the Commission voted of 6-0 to forward to the City Council a recommendation to grant Preliminary Plat approval of T & D Nelson Subdivision, a five (5) lot subdivision located at 5463 S. 3100 W., with the conditions as outlined in report.

BACKGROUND

This property is west of the Eagle lake golf course on the West side of 3100 west, just east of Hidden Cove subdivision. In fact Lots 3 & 4 will almost appear as if they were apart of Hidden Cove phases 3 & 4.

Subdivision: The proposed subdivision is to modify Lots 19 & 27 of Hidden Cove 4 as well as to subdivide 1.42 acres of property into five (5) individual parcels. Lot 5 already has an existing single-family dwelling on it, lots 1 & 2 were apart of Hidden Cove 4 and other two (2) lots would be for single-family dwellings as well.

Zoning: The property was recently zoned R-1-8 and according to table 10-1 of the zoning ordinance the R-1-8 zone allows for single-family lots to be a minimum of 8,000 sq.-ft. and that each lot is also required to have a minimum of 65 ft. of frontage, which each parcel meets the minimum of both requirements.

Access: Lot 5 will continue to have access onto 3100 West and lots 1, 2 & 3 will have access onto 5450 South and Lot 4 will have access onto 5475 South.

Improvements / Utilities: Lots 1, 2, 3 & 5 have or already have utilities stubbed into the parcel. Lot 4, which will have access onto 5475 South which was apart of Hidden Cove phase 3, will have to cut into a newly paved road to get the utilities stubbed into the property. Because 5475 is newly paved road, it is Roy City Public Works policy not to allow cuts into new roads for five (5) years, OR they can cut and have to repave the entire section of road.

DRC Review: The DRC has reviewed the development, see attached memo. There are a few things needing to be re-submitted prior to applying for final plat approval, but nothing that would cause the development not to comply with all applicable codes.

Summary: This five (5) lot subdivision meets all aspects of the zoning and subdivision requirements for lot width and lot area.

CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as R-I-8; Single-Family Density Residential.

CONDITIONS OF APPROVAL

1. Compliance to the requirements and recommendations as outline in the DRC memo dated 29 July 2015 (Attached).

FINDINGS

1. The proposed subdivision meets all of the requirements of the Zoning Ordinance.
2. The proposed subdivision meets all of the requirements of the Subdivision Ordinance

RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of T & D Nelson Subdivision located at approximately 5463 South 3100 West with the conditions as discussed and as outlined within the staff report.

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 29 July 2015

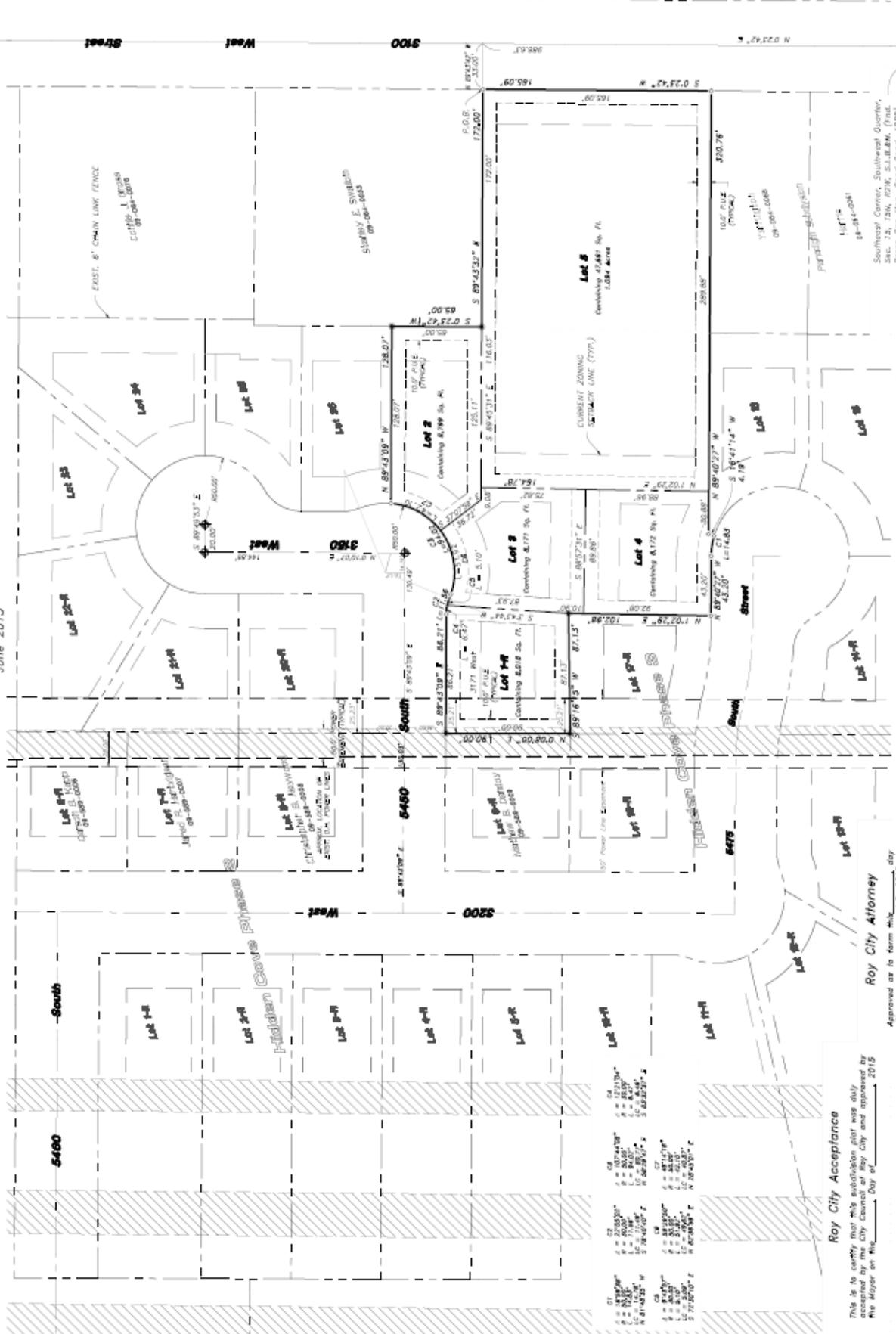
EXHIBIT "B" - PRELIMINARY SUBDIVISION PLAT

T & D NELSON SUBDIVISION

Roy, Weber County, Utah
 4. Part of the Southwest Quarter of Section 15,
 Township 5 North, Range 2 West, Salt Lake Base & Meridian
 June 2015

Northwest Corner, Southwest Quarter,
 Sec. 15, 19th T2P, S.L.B.M. (1983)
 Brass Cap Wht. Wood Cont. (1980)

Southeast Corner, Southwest Quarter,
 Sec. 15, 19th T2P, S.L.B.M. (1983)
 Brass Cap Wht. Wood Cont. (1980)



Roy City Acceptance
 This is to certify that this subdivision plat was duly
 approved by the City Council, Roy City, Utah, on the _____ day of _____, 2015.
 We Mayor on the _____ day of _____, 2015.

Roy City Attorney
 Approved as to form this _____ day of _____, 2015.

Scale: Maximum Distance: 2400 Feet

P.L. 10/11/15



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DEVELOPMENT REVIEW COMMITTEE

REVIEW MEMO

Date: 29 July 2015
To: Dee Nelson
James Flint – Hansen & Associates
From: Steve Parkinson – Planning & Zoning Administrator 
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Ross Oliver – Public Works Director
Clint Drake – City Attorney
Subject: T & D Nelson Subdivision (3150 W 5450 S) Preliminary

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering –

1. Has already spoken to Applicant's Engineer, on issues.

Fire – Public Works – Legal -

1. No comment at this time

Building -

1. There has been a Geotechnical Study performed for hidden Cove 2. Since the study was performed phase two has been split up into phase 3 & 4. The T & D subdivision is part of phase 3 & 4 and was included in the original Geotechnical Study.
2. All recommendations and requirements set forth in the Geotechnical Study for phase 2 Hidden Cove job # 06-2196 shall apply to the four lots of the T & D Subdivision.
3. Section R405.1 Concrete or masonry foundations requires drains to be installed. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. Drainage tiles, gravel or crushed stone drains, perforated pipe or other *approved* systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.
4. Land drains shall be installed as shown on the plans.
5. All current building codes that are in use at the time of construction shall apply.

Planning -

1. Is the developer Dee Nelson or Kevin Ivins
2. Proposed Lot 4 would not be able to be recorded until the utility laterals are installed. It is my

understanding that Mr. Nelson does not want to re-pave all of 5475 South and portion of 3200 West. Perhaps combine Lots 3 & 4 into one large lot. Once five (5) years has past then split the lot into 2 parcels.