



PLANNING COMMISSION

• Chair – Gennie Kirch • Vice Chair – Lindsey Ohlin

Members: • Bob Dandoy • Leland Karras • Joe Paul •

AGENDA

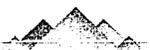
July 28, 2015

6:00 p.m.

The Roy City Planning Commission work-session will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of July 14, 2015 regular meeting minutes
3. Presentation & Discussion of the Roy City Sign Ordinance
4. Commissioners comments
5. Staff Update
6. Adjourn



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

3
4 The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting
5 was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was
6 posted.

7
8 The following members were in attendance:

9
10 Gennie Kirch – Chair
11 Bob Dandoy
12 Leland Karras
13 Lindsey Ohlin
14 Joe Paul

Steve Parkinson- Planner
Amy Mortenson – City Recorder

15
16 Also present were: Kasey & Tabitha Randall, Kirk Smith, Mike Wagemann, Don & Orilene Higgs,
17 Higgs Family, John Barker, Greg Sager, Dan Higgs

18
19 Pledge of Allegiance: Commissioner Karras

20
21 1. DECLARATION OF CONFLICTS

22
23 None

24
25 2. APPROVAL OF APRIL 14, 2015 AND JUNE 9, 2015 PLANNING COMMISSION
26 MINUTES

27
28 **Commissioner Ohlin moved to approve the minutes of April 14, 2015. Commissioner**
29 **Paul seconded the motion. All members voted “aye”. The motion carried.**

30
31 **Commissioner Karras moved to approve the minutes of June 9, 2015 as Amended.**
32 **Commissioner Dandoy seconded the motion. All members voted “aye”. The motion**
33 **carried.**

34
35 3. 6:00 P.M. PUBLIC HEARING- REQUEST TO AMEND THE GENERAL PLAN (MASTER
36 LAND USE MAP) AND THE ZONING MAP FOR THE PROPERTY LOCATED AT 2748
37 WEST 5600 SOUTH

- 38
39 a. FROM LOW-DENSITY, SINGLE-FAMILY RESIDENTIAL TO VERY
40 HIGH MULTI-FAMILY RESIDENTIAL (GENERAL PLAN)
41 b. FROM RE-20 TO R-3 (ZONING MAP)

42
43 Planner, Steve Parkinson stated that on the North West corner of 2700 West and 5600
44 South the property is in three zones. Mr. Parkinson said the corner itself is vacant and
45 underutilized. There is a single-family home on the property and behind the home is what
46 use to be an orchard. He stated the corner itself has been split in the General Plan zoning
47 so the corner itself is R3 and the house heading north is RE-20. Mr. Parkinson said when
48 you look at the property itself, it has multi-family to the west of it multi-family across the
49 street and also a commercial type use with the Heritage Care Center. The only single
50 family homes are the ones to the north. Mr. Parkinson stated that combining the whole lot
51 into one specific zone would help the current owners who would like to look at multi-family

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

61
62 **Commissioner Karras moved to enter a public hearing. Commissioner Dandoy**
63 **seconded the motion. All members voted "aye". The motion carried.**

64
65 Commissioner Kirch opened the floor to public comments

66
67 Public comments:

68
69 Don Higgs, 5760 South 1150 West Riverdale, feels we are jumping the gun and is against
70 the high density project. He said there is no site plan and no one really knows what's going
71 on with the property. Mr. Higgs would like to see a site plan and ask that the Planning
72 Commission members also see it before any decisions were made. He said a clearer plan
73 of what is going on would be needed before anyone could really make a decision. A
74 member from the audience asked if Commission Member Kirch could read the narrative
75 on the property.

76
77 Commission Member Kirch read the narrative:

78
79 Narrative for 2748 West 5600 South
80 Roy City, Utah
81 05/26/2015

82
83 The following information is regarding to our request for a General Plan Amendment, Rezone
84 and for a (R.I.O.) Residential Infill Overlay for the property located at 2748 West 5600 South,
85 Roy City, Utah.

86
87 Our family has owned this property for over 50 years. We have farmed the 1.46 acres year after
88 year. It has been a perfect place to grow-up and raise our families. Just as any other family, though,
89 there comes a time when a parcel of this size becomes too large to manage.

90
91 As a family we have decided to sell our family home and the 1.46 acres it sits on. In doing so we feel
92 *the need to make the property as useful to someone else as it has been for us. That is why*
93 *we are requesting that the property be rezoned to the proper zoning category.*

94
95 The current General Plan-designates our property in two different categories - Low Density
96 Single Family residential and Very High Density, Multi-Family Residential. A Portion of our
97 property located on the corner of 2700 West and 5600 South is designated Very High Density (R-
98 3) while the additional portion is designated to Low Density (RE-20). The entire property is
99 surrounded by three (3) different land use classifications. The three (3) bordering uses are R-3,
100 RE-20 and Commercial.

101 We are requesting that the portion of our property (1.11 Acres) currently zoned RE-20 be
102 *Rezoned to the R-3 zone to be consistent with the existing (.35 Acre) R-3 zoned portion*
103 *of property. This will require a General Plan Amendment and Rezone for property.*
104

105 Rezoning of the portion of property to R-3 reflects the Goal 3 "Policy D" of the General Plan which
106 states that zoning boundaries should not cut across individual lots or developments. As the property
107 currently sits, the portion of land (1.11 Acres zoned RE-20) located behind the family home will not
108 encourage reasonable land use balance with the surrounding zones. The property to the West, South
109 and running up 5600 South are all zoned R-3 with just a portion of our property zoned RE-20. The
110 rezone will allow the property to match its surrounding zones and allow for opportunities for
111 redevelopment in the city.
112

113 We are also requesting that the city approve our request to establish a Residential Infill Overlay
114 District (R.1.0.) on this property. The request for the (RIO) is due to the narrow width *of the*
115 *property. The (RIO) will be a great benefit, as it will allow a future buyer to have more*
116 *options when he is in the design phase of his project. it will allow for some design options that will*
117 *enhance the corner of 5600 South and 2700 West and bring a more aesthetically pleasing type of*
118 *development to Roy City.*
119

120 Tim Higgs, 5381 South 3400 West Roy, Mr. Higgs stated he grew up near the project area
121 and knows all of the families that have lived there over the years. When he grew up there
122 is was almost a dirt trail on 2700 so this is very different for him and his family. Mr. Higgs
123 said it is unclear to him if the property is intended for a subdivision or intended for very
124 high density apartments or condos? Planner, Steve Parkinson stated R3 allows for multi-
125 family residential it also allows for single family. Mr. Higgs asked that if this was approved
126 would it be approved for a subdivision vs a very high density apartment complex or is that
127 on the table? Mr. Parkinson said this was just the general plan amendment and zoning
128 request. Mr. Higgs stated he has several issues with this, he thinks it is a very, very poor
129 idea for several reasons. He said that area that is being referenced is land locked. He said
130 that the idea of a very high density type of situation would leave no room for children to
131 play, there is an immediate decrease in property values for the people that are there and
132 there is the propensity for graffiti and property damage. Mr. Higgs walks the trail every day
133 and sees the graffiti on the walls and say's it is a mess. He also stated that a drive coming
134 in from 2700 would leave 70 feet between the stop sign and the first house and if you are
135 looking for 30feet or whatever the requirement is, he doesn't see room for an entrance
136 between the garage owned by Don and the house that is owned by the currently family.
137 He can't see how it would ever work. In addition to that the traffic on 5600 is horrendous.
138 There are people living there who have lived there for fifty plus years. Mr. Higgs feels that
139 there has been a lot of injustices that have happened on 5600. He said the overpass forces
140 people into one lane and water does not drain property and this will just add to the problem.
141

142 Kasey Randall, 5559 South 2700 West Roy, Just moved into a house in the area. He
143 states he doesn't know what the plan is and really opposes very high density coming to
144 the area. He stated he bought the house for a reason. He stated he has already had issues
145 of things being stolen out of his front yard and has issues with a very busy street with a lot
146 of traffic. Kasey also indicated that he has already had issues with sewage backing up into
147 his home and feels that adding more homes or apartments would only add to this issue.
148

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

162
163 Chris Higgs, 4486 South 2025 West Roy, Hopes the Planning Commission is concerned
164 with what the citizen's would like. His concern is with his mother's property value and
165 privacy He also feels that traffic is a big concern and asked that the Planning Commission
166 not vote for the change in zoning.

167
168 Tabatha Randall, 5559 South 2700 West Roy, said she commutes to Salt Lake every day
169 and when she comes home she wants to relax in her home and yard. She feels that if the
170 decision was made to allow the subdivision that there would be many months or years of
171 construction in that area. Mrs. Randall is more of a nature person. She stated if she wanted
172 to live in a high density area they would have moved closer to the Salt Lake City area.
173 She is concerned with the house values go down and traffic would be bad with many
174 accidents. She also asked that the Planning Commission say no to high density so her
175 family can enjoy their property.

176
177 John Barker who is the owner of the property in question stated he appreciated everyone's
178 feedback and stated it is a unique piece of property. Mr. Barker stated they don't really
179 have a plan right now but wanted to separate the property and go from there. As far as
180 not wanting development, things change and as the owners, they are looking to do what
181 will give them the best value from the property and anything that was done would be an
182 improvement.

183
184 **Commissioner Paul moved to close the public hearing. Commissioner Ohlin**
185 **seconded the motion. All members voted "aye". The motion carried.**

186
187 Commissioner Dandoy stated he is having a hard time getting the vision on how the
188 development would function. His first impression is that high density may not be the right
189 answer. Why high density? Why not something else? Commissioner Dandoy would like
190 more detail. He has concerns we may set ourselves into stages and we run out of options.
191 Without further information it is confusing on how the property is best suited for Roy.

192
193 Commissioner Paul stated he has looked at the property on google earth and feels there
194 isn't a feasible way to turn into the property. He feels access to property and traffic are
195 real problems. Commissioner Paul feels that without further in formation he doesn't see
196 how it would be possible and is not in favor of high density.
197

198 Commissioner Dandoy feels the house is the keystone, he isn't sure how everything can
199 all fit. He feels the house is sitting in the wrong location and would like to see what the
200 family has intended so the Planning Commission can see the bigger picture.
201 Commissioner Dandoy feels we have enough high density and would like to see more RE-
202 20's in the City.

203
204 Commissioner Paul said he would like to see a traffic study before he would consider
205 doing anything that was proposed.

206
207 Commissioner Kirsch said that the Planning Commission visually cannot see how it works,
208 with access and traffic being a concern.

209
210 **Commissioner Paul moved to table amending the General Plan for Property Located**
211 **at 2748 West 5600 South contingent on a Traffic Study. Commissioner seconded**
212 **the motion. A Roll Call Vote was taken. All members voted "aye". The motion**
213 **carried.**

214
215 4. 6:00 P.M. PUBLIC HEARING- REQUEST FOR PRELIMINARY SUBDIVISION
216 APPROVAL FOR KIDCO SUBDIVISION, A TWO (2) LOT RESIDENTIAL SUBDIVISION
217 LOCATED AT 5684 SOUTH 2700 WEST

218
219 Planner Steve Parkinson stated the property currently has two accesses. There is one
220 off of 2700 West and one off of 2650. The homes to the north and south have all been
221 subdivided so a home can be on each end. Why this one was never done in the first
222 place, he doesn't know but what they are wanting to do is basically subdivide it down the
223 middle and build a new home on the west side of 2650. The only thing that will have to
224 be done is bringing in utilities from 2650 so the road will be cut but other than that, curb,
225 gutter and sidewalk already exist. It is quite an upfront easy determination.

226
227 **Commissioner Karras moved to enter a public hearing. Commissioner Ohlin**
228 **seconded the motion. All members voted "aye". The motion carried.**

229
230 Commissioner Kirch opened the floor to public comments

231
232 Bob Comeau from Questar Gas stated Questar's concern with the property would be the
233 easement in the right of way. He wanted to make sure there would be a 20 foot
234 easement to provide gas to the home.

235
236 Commissioner Kirch asked if there was currently one there. Mr. Comeau stated there
237 was in the home off of 2700.

238
239 Commissioner Dandoy asked where the easement would be on the new property. Mr.
240 Comeau stated it depends on the access.

241
242 Mr. Comeau stated that coming off of 2650 they did have main provided so it would it
243 would require cutting the road and getting it down through the right of way. They just
244 want to make sure they have plenty of access because they are building thing so tight
245 they don't give a lot of room.

246

247 Mr. Parkinson stated he would need some drawings at to what Questar was looking for.
248 Mr. Comeau said he would provide some drawings for Mr. Parkinson.
249

250 **Commissioner Dandoy moved to close the public hearing. Commissioner Paul**
251 **seconded the motion. All members voted "aye". The motion carried.**
252

253 Commissioner Kirch asked if there was any discussion on the matter.
254

255 Commissioner Dandoy said this seems to be pretty straight forward and reasonable.
256

257 Commissioner Paul stated he feels it goes hand in hand with the other properties in the
258 area.
259

260 **Commissioner Dandoy moved to approve a Request for Preliminary Subdivision**
261 **Approval for KIDCO Subdivision, a Two (2) Lot Residential Subdivision Located at**
262 **5684 South 2700 West with the Conditions to include the public utility easement**
263 **issue with the gas company. Commissioner Paul seconded the motion. A Roll Call**
264 **Vote was taken. All Council members voted "aye". The motion carried.**
265

266 5. REQUEST FOR APPROVAL OF THE EXTERIOR REMODEL FOR MASTER LUBE
267 LOCATED AT 5829 SOUTH 1900 WEST
268

269 Planner Steve Parkinson stated he received a request to change the exterior of an existing
270 building on 1900 west that has been there for several years. The applicant would like to
271 change the exterior of the building to stucco and rock. The applicant would like to upgrade
272 his building to make it a little bit nicer and go along with the City in beautifying 1900 W.
273

274 Commissioner Dandoy said he feels this is pretty straight forward and thinks the company
275 wants to make the building more pleasing and feels there isn't a problem with the Planning
276 Commission considering it.
277

278 Commissioner Paul stated he thinks it will be a great enhancement to the building.
279

280 **Commissioner Paul moved to approve the Exterior Remodel for Master Lube**
281 **Located at 5829 South 1900 West. Commissioner Paul seconded the motion. A Roll**
282 **Call Vote was taken. All Council members voted "aye". The motion carried.**
283

284 6. COMMISSIONERS COMMENTS
285

286 Commissioner Dandoy stated the Planning Commission currently has 2 vacancies. He
287 mentioned that Steve Parkinson said they had four applicants and wondered if there was
288 any update on when they could expect a decision to be made.
289

290 Mr. Parkinson said he has the applications with him and would suggest that Chair Kirch
291 and the Mayor get together and look over the applications and see which ones they feel
292 comfortable with.
293

294 Commissioner Kirch also made comment that she thinks the lettering on the new sign is
295 still too small, hard to read and flashes too quick. She also felt that the sign, overall, was
296 too small.

297
298 7. STAFF UPDATE
299

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

304 Commissioner Kirch asked about the Adair Project. Mr. Parkinson stated that thing are
305 still in their court to provide plans to the Planning Commission.

306
307 Commissioner Paul asked about the widening of 5600 South. Commissioner Dandoy
308 stated that it is going down to 2210. Mr. Parkinson said that it may go out to bid in late
309 August which will probably mean construction in spring of next year.

310
311 Mr. Parkinson stated that Clinton and Hooper are working on a project on 6000 South and
312 4300 West to punch the road through and may be completed next year.

313
314 8. ADJOURN
315

316 **Commissioner Paul moved to adjourn the City Council Meeting, at 7:21 p.m.**
317 **Commissioner Ohlin seconded the motion.**
318

319

320

321

322

323

324

325 _____
Amy Mortenson

326 Recorder

Gennie Kirch - Chair