



ROY CITY
Planning Commission Regular meeting
August 11, 2020 – 6:00 p.m.
Digital Work-Session Meeting

The meeting was a regularly scheduled work-session 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:

Ryan Cowley, Vice Chair
Don Ashby
Samantha Bills
Torris Brand
Jason Felt
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner

Excused: Commissioners Chris Collins, Jason Sphar and Assistant City Attorney, Brody Flint

Others in attendance: Clayton Wolf III.

Pledge of Allegiance: Not executed due to digital meeting difficulties.

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JUNE 23, 2020 WORK SESSION MINUTES

Commissioner Payne moved to approve the June 23, 2020 work session minutes as written. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted “aye.” The motion carried.

3. APPROVAL OF JULY 14, 2020 REGULAR MINUTES

Commissioner Bills moved to approve the July 14, 2020 regular meeting minutes as written. Commissioner Brand seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted “aye.” The motion carried.

4. PUBLIC HEARING – CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF FRANDSEN FARMS SUBIVISION FOR A PROPERTY LOCATED AT APPROXIMATELY 4514 SOUTH 3100 WEST.

Clayton Wolf III, PO Box 1071 Orem, applicant, presented an aerial map of the subject property, noting that it was approximately two acres in size. Currently, there was an older home on the property that was approximately 30 to 40 years old. The home needed a lot of repairs. The property had a lot of green space and land for horses. Mr. Wolf stated that he was not requesting any zoning changes as part of this proposal. He identified a road located on the property, as well as images of the surrounding properties. He explained that the property was square-shaped and would T-off well. He noted there was only one residential lot for sale, thereby giving opportunity for more single-family homes to be built in Roy. There would be seven lots developed on the two

acres of property, thereby creating 8,000 to 11,000 square foot lots for these single-family homes. He estimated that the homes would sell for around \$375,000 to \$425,000 each. Collectively, the homes would create a cul-de-sac neighborhood. No flag lots would be created, and all utilities would be provided through 3100 West. The land was flat, and Mr. Wolf stated that, overall, this was a fairly straight forward project. He noted that a soils test was ordered for the land being developed several weeks ago. This information would be passed on to the builder and the City's Building Department once it was received.

Mr. Parkinson presented the staff report regarding the request and briefly explained the difference between legislative and administrative actions. He showed an aerial map of the subject property and described its surroundings. He then presented the Future Land Use Map which described what the vision was for the area based on the City's General Plan. He highlighted a section designated for medium-density single-family housing, noting that the R-1-8 zone met this classification. The zoning map for the area was then shown, and Mr. Parkinson pointed out that this was the predominant zone throughout the area, with some RE-20 zoning across the street. The proposed development would not add a lot of traffic to the area. Staff recommended that the Planning Commission forward a recommendation for approval to the City Council.

Commissioner Brand moved to open the public hearing. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried

Vice Chair Cowley opened the floor for public comments.

No members of the public requested to speak at the meeting.

Commissioner Payne moved to close the public hearing. Commissioner Mifflin seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

Commissioner Payne moved to recommend to the City Council that they APPROVE the request for preliminary subdivision approval for the Frandsen Farms Subdivision located at approximately 4514 South 3100 West with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

5. COMMISSIONERS MINUTE

Commissioner Bills asked about an area identified for a new cemetery. Mr. Parkinson said he had not been part of discussions regarding the matter.

Commissioner Mifflin asked about the status of an old retail building that was slated to be converted into a restaurant. Mr. Parkinson said he did not have any updates on this project.

Vice Chair Cowley asked about the status of the General Plan, as well as designating a portion of the City's website for public comments. Mr. Parkinson reported that he met with Landmark Design and they were willing to host again. They would have a video presenting the executive summary. The actual document would also be available for public review. A portal would be

added to the website allowing citizens to leave public comments, concerns, or questions. The item would be published in the City's September magazine as well as its Facebook page. Mr. Parkinson added that he was also looking into hosting virtual town hall meetings.

6. STAFF UPDATE

Mr. Parkinson noted that during the last City Council meeting, the Mayor and Council requested that the Planning Commission be tasked with addressing requirements for curb cuts throughout the City. The Commissioners briefly discussed the matter and requested that Mr. Parkinson send them a current copy of the ordinance to review the requirements already listed therein. An item would be added to a future agenda so as to allow for lengthier, more in-depth discussion on this subject.

7. ADJOURN

Commissioner Mifflin moved to adjourn at 6:34 p.m. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, and Payne voted "aye." The motion carried.

Ryan Cowley
Vice Chair

Attest:

Morgan Langhof
City Recorder

dc: 08-11-20