



ROY CITY
Planning Commission Regular meeting
September 8, 2020 – 6:00 p.m.
Digital Regular 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:

Jason Sphar, Chair
Don Ashby
Samantha Bills
Ryan Cowley
Jason Felt
Annette Mifflin

Steve Parkinson, City Planner

Excused: Commissioners Torris Brand, Chris Collins, and Claude Payne, and Assistant City Attorney, Brody Flint

Others in attendance:

Chair Jason Sphar made the following statement:

I, Jason Sphar, Chair of the Roy City Planning Commission and in accordance with Utah Code Section 52-3-207(4) have determined that conducting a meeting in the Roy City Council Chambers presents a substantial risk to the health and safety of those who would be present, the basis for this determination is that due to the infectious nature and potentially dangerous health effect of contracting the COVID-19 virus there is not sufficient space in the Council Chambers to provide appropriate safe physical distancing for the safety individuals who would attend. Accordingly, the September 8th, 2020 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Commissioner Felt

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF AUGUST 11, 2020 REGULAR MEETING MINUTES

Commissioner Mifflin moved to approve the August 11, 2020 regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF AUGUST 25, 2020 WORK SESSION MINUTES

Commissioner Bills moved to approve the August 25, 2020 work session minutes as written. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

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

Clayton Wolf III, PO Box 1071 Orem, applicant, presented the application explaining that the property in question was already zoned R-1-8. It was a two-acre land parcel with one existing single-family home and an unused open field. Mr. Wolf stated that he planned to tear down the existing home and develop a cul-de-sac with seven lots. He noted that currently, there was only one residential lot for sale in Roy. Due to Roy being landlocked, future growth would depend upon these types of infill projects. Mr. Wolf explained that the lots would be .19 to .25 acre lots. Due to the square shaped parcel located directly perpendicular to a major road, this created a clean subdivision that would provide a safe and stable neighborhood. No zone change was being requested as part of this application. He noted that they received feedback from surrounding property owners. They ordered a soils test and the engineering results would also be received soon.

Commissioner Mifflin asked for clarification as to the type of soils test that would be provided. Mr. Wolf stated that the results would be representative of a full soils test. Mr. Parkinson added that soils tests were required per the City's building code, not necessarily planning and zoning. Images of the future land use and zoning maps were shown to illustrate that the proposal was in line with anticipated development for that area.

Steve Parkinson, City Planner, presented the staff report as well as an aerial map of the subject property.

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

Chairman Sphar opened the floor for public comments.

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

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

Commissioner Ashby 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 Mifflin seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted "aye." The motion carried.

5. PUBLIC HEARING – CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF ASPENWOOD ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 4712 SOUTH 4300 WEST

Scott Wynn, 5300 Adams Ave Parkway #12, Ogden, applicant, presented a preliminary subdivision plat of the project, noting that the proposal included 17 new lots. The preliminary plat illustrated a t-shaped design, and Mr. Wynn explained the reason for this was due to having to pull sewer from 4700 West. Per the staff report, Mr. Wynn noted there were concerns with stubbing the road. In response to this concern, he explained that they would be willing to shave

off land from lots 11 and 12 to push the road back. He then presented images of floor plans for the proposed development project.

Commissioner Mifflin asked Mr. Wynn when he expected this project to be completed. Mr. Wynn stated that the best-case scenario would be to have development completed by next March or April. Commissioner Mifflin asked what the homes would cost and if they would be owned or rented. Mr. Wynn explained that they would be owned, noting that the homes were custom-built with preset floor plans but with design elements selected by the customer. Typically, they found that their buyers were retirees looking to downsize. He guesstimated a price range on these homes of \$380,000 to \$410,000.

Commissioner Ashby asked if the road would go all the way through or if it was a hammerhead. Mr. Wynn stated that the road to the north could potentially connect to the existing road. He further explained that the property to the north was identical in size and shape to the development his company was proposing. The primary reason the property was configured as it was, was due to the sewer line on 4700 West. Mr. Wynn stated that the patios for the homes would be located on the south side, so there was some room to bring the road back and connect the two properties if that was desired. Landscaping could also be included, as well as room to push snow during winter months.

Steve Parkinson, City Planner, presented the staff report as well as aerial images of the subject property. He noted several of the same points presented by Mr. Wynn.

Commissioner Mifflin asked if, generally speaking, eminent domain was an option with regard to easements. Mr. Parkinson clarified that eminent domain could only be done for transportation and roads. However, the City did not have the power to use eminent domain for an easement. There was further discussion as to how easements affected the sewer connection of the proposed development, and likewise the overall layout.

Commissioner Mifflin moved to open the public hearing. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried

Chairman Sphar opened the floor for public comments.

No members of the public requested to speak at the meeting

Commissioner Cowley moved to close the public hearing. Commissioner Felt seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

Commissioner Ashby moved to recommend to the City Council that they APPROVE the request for preliminary subdivision approval for the Aspenwood Estates Subdivision located at approximately 4712 South 4300 West with the conditions and facts as stated in the staff report. Commissioner Mifflin seconded the motion. Commissioners Ashby, Bills, Cowley, Felt, Mifflin, and Sphar voted “aye.” The motion carried.

6. COMMISSIONERS MINUTE

Commissioner Mifflin asked if there were plans for the old Roy Junior High School property. Mr. Parkinson stated that the area in question would be used for sports fields.

Chairman Sphar asked if Dr. John's would be moving, to which Mr. Parkinson stated they were gone. Chairman Sphar asked if a new tenant would be moving in, to which Mr. Parkinson did not have an answer. Mr. Parkinson also noted that the building where Dr. John's was previously located was in severe disrepair. When the landlord refused to make repairs, the tenant left. Commissioner Mifflin asked if the landlord was an absentee landlord. Mr. Parkinson stated that Dr. John's had been subleasing it from someone else.

7. STAFF UPDATE

Mr. Parkinson stated that the General Plan update was included in the latest issue of Roy City's magazine.

8. ADJOURN

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

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder

dc: 09-08-20