



ROY CITY
Planning Commission Minutes
April 10, 2018 – 6:00 p.m.
Roy City Council Chambers
5051 South 1900 West

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:

Torris Brand, Chair
Samantha Bills
Ryan Cowley
Leland Karras
Doug Nandell
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Chris Collins and Assistant City Attorney, Brody Flint

Others in attendance: Commissioner Don Ashby, Erica Ashby, Angela Price, Steve Borger, Sharon Borger, Natalie Betten, Glenda Moore, Jeff Yeoman, Tami Yeoman, and Craig North

Pledge of Allegiance: Commissioner Sphar

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF MARCH 13, 2018, REGULAR MEETING MINUTES

Commissioner Karras stated that his name was misspelled on line 203.

Commissioner Nandell moved to approve the March 13, 2018, Regular Meeting minutes as amended. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF MARCH 27, 2018, WORK SESSION MINUTES

Commissioner Karras moved to approve the March 27, 2018, Work Session minutes. Commissioner Nandell seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

4. PUBLIC HEARING: CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF JB BAR FARMS PHASE 2 SUBDIVISION LOCATED AT APPROXIMATELY 4047 WEST 6000 SOUTH.

Craig North, the applicant, gave his address as 6161 South 1375 East in South Ogden. He said that he and the property owners had chosen to submit the subdivision plat application on the heels of the boundary adjustment and rezone request. The proposed plat was included in the packet.

Steve Parkinson, City Planner, presented the staff report and said there was recently a boundary line adjustment request for the subject property and seven other single-family homes. He reported that Hooper City had approved their ordinance to amend the boundary line, and staff was waiting to receive the proper documents so that they could send them to the Lieutenant Governor's office to be recorded. One of the conditions of approval for this subdivision was that the recording of the boundary line adjustment be done correctly. The property was roughly 5.5 acres in size and zoned R-1-8, which allowed for 8,000 square foot lots. The applicant intended to subdivide the property into ten, single-family lots ranging in size from 9,350 square feet to just under a half acre. All aspects of the subdivision would meet the zoning code. Staff recommended approval subject to the conditions listed in the staff report, including the memo from the DRC.

Commissioner Nandell moved to open the public hearing. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried

Chairman Brand opened the floor for public comments.

Natalie Betten, 3903 West 6000 South in Hooper, asked if the City had received certification for the boundary line adjustment from the Lieutenant Governor.

Steve Parkinson again stated that Hooper City just approved their ordinance and staff was awaiting documentation so that it could be sent to the Lieutenant Governor to be recorded. There wasn't any reason to expect the boundary line adjustment would be denied, but the subdivision application was subject to that certificate from the Lieutenant Governor.

Ms. Betten was concerned about the City moving forward with this application with that certification. She said that these things needed to be done in order.

Steve Parkinson said that there was nothing in the code that prohibited the applicant from submitting the subdivision application.

Ms. Betten then read a letter that she had written about her opposition to the development of the JB Bar Farms. She compared the Planning Commission meeting to a funeral for the farm that was now lost. She said that her property was now deemed too small for equestrian use, and subsequently her property value had decreased because her stables and corrals were now useless.

Commissioner Cowley moved to close the public hearing. Commissioner Nandell seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

The Planning Commission asked for clarification on the animal rights for the properties, and Steve Parkinson stated that if the animal rights existed when the properties were in Hooper City, they would maintain that right in Roy. The properties would have legal non-conforming animal rights which would run with the land unless there was a year of vacancy. He reported that non-conforming rights were defined by State statute.

Commissioner Karras moved to recommend to the City Council that they approve the preliminary approval of JB Bar Farms Phase 2 Subdivision with the conditions and facts as stated in the staff report. Commissioner Nandell seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried

5. COMMISSIONERS MINUTE


There was none.

6. STAFF UPDATE

Steve Parkinson reported that the City Council denied the request for the project at 2700 West. Council Member Burrell was not present, and Council Member Paul had recused himself from the vote due to a conflict of interest.

7. ADJOURN

Commissioner Nandell moved to adjourn at 6:17 p.m. Commissioner Cowley seconded the motion. Commissioners Bills, Brand, Cowley, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried



Torris Brand
Chair

Attest:



Morgan Langhoff
City Recorder

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