



**ROY CITY**  
**Planning Commission Work Session**  
**May 8, 2018 – 6:00 p.m.**  
City Council Chambers/Courtroom  
5051 South 1900 West

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:

Torris Brand, Chair  
Don Ashby  
Samantha Bills  
Chris Collins  
Ryan Cowley  
Leland Karras  
Claude Payne  
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Douglas Nandell and Assistant City Attorney, Brody Flint

Others in attendance: Melanie Swartz, Tom Spencer, Doug Terry, Janae Terry, Wendy Packer, Arverd Taylor, David terry, Wilda Reynolds and Lois Biddle

Pledge of Allegiance: Commissioner Sphar

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF MARCH 13, 2018, PLANNING COMMISSION MINUTES

**Commissioner Karras moved to approve the March 13, 2018, Planning Commission minutes as written. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

3. PUBLIC HEARING: CONSIDER A REQUEST TO AMEND THE ZONING MAP FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST.

Doug Terry, 2509 West 4800 South, the owner of the property under discussion, stated that the subject property was comprised of approximately three acres and included an existing home, a little farm, and two acres to the south. He added that there were storage units to the west of the property, fourplexes to the southwest, and businesses to the northwest. Mr. Terry also owned the property directly to the north. He was requesting the rezone because he wanted to build patio homes there, which was in accordance with his neighbors' wishes. He added that he would have an HOA there and would keep it looking nice. Mr. Terry added that he hoped to build about twelve homes there; these would have only a small lawn and no stairs in order to cater to the elderly population, for which there was great need.

In addition, Mr. Terry stated that under the current R-1-8 zoning, he would be able to put in only eight homes, but the change to R-1-6 zoning would allow an additional four new homes.

Steve Parkinson, City Planner, presented information about a previous request to zone the property R-3 (multi-family), and another for a general plan amendment. He stated that both R-1-6 and R-1-8 were listed as medium-density housing, so there was no need to amend the general plan and it would meet the requirements. Mr. Parkinson presented a zoning map, which showed several different zones already in that area. He clarified that patio homes most likely would not have a basement, but it was not ruled out. Staff recommended approval of the request.

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

Chair Brand opened the floor for public comments.

David Tracy, 5135 and 5125 South 2700 West, stated that he owned a house and a warehouse across the street from Mr. Terry's property. He wanted to know if the old house would remain there. He added that the people currently living in the house were dismantling cars and asked if anything was going to be done about this "chop shop," which was very noisy.

Mr. Terry, 2509 West 4800 South, stated that the Roy City Compliance Officer had gone to the property and determined that there was nothing illegal going on there. He added that the house was rented to a woman whose son has moved out, leaving several cars; he had since returned and chopped up one of the cars in order to haul it off. In addition, Mr. Terry said that he had told the renter that he wanted the other cars removed, and she agreed to do so. He added that there were no plans to remove the house, since it had been in his family for a long time and was not actually in the area where they were going to build.

Wendy Packer, 5149 South 2700 West, stated that she also lived in the area. Residents were concerned about the increase in traffic; she added that patio homes should be fine, and R-1-8 was fine, but she did not want it re-zoned to R-1-6.

Melanie Swartz, 5085 South 2700 West, stated that zoning for R-1-6 is not the same as the area around it, but it was a step in the right direction. She then asked for clarification in the form of a flyer from Mr. Terry with more information, such as whether the plan was to build twelve homes per acre or for the whole parcel.

Lois Biddle, 5171 South 2700 West, stated that she would prefer to keep the current zoning, rather than changing to a higher density for two reasons. First, it would increase traffic, which was already high at times. Secondly, she was concerned about the water situation, since her house had already been flooded; she did not want the changes to make either situation worse.

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

Chair Brand invited Mr. Terry to answer the questions posed during the public hearing.

Mr. Terry, 2509 West 4800 South, stated that he could put in five to six houses per acre. He added that there was already a waterline on his property, so he would have to work around it. He would also have it engineered safely (including a holding pond, if necessary) so that water drainage would not be a problem.

It was noted that every subdivision must have a way to contain water, whether that was a detention pond or an underground system.

Mr. Parkinson spoke to the traffic issue, stating that it was hard to say exactly where traffic was coming from, and the reality was that it would always be increasing.

Chair Brand clarified that the discussion at this point in time really only pertained to the zoning change. Mr. Terry would have to return at a later date with site plans, would need to obtain building permits, as well as meet all City requirements concerning sewer, water, drainage, etc.

**Commissioner Cowley moved to recommend to the City Council that they approve the request to amend the Zoning Map from R-1-6 (Single-Family Residential) to R-1-6 (Single-Family Residential) for property located at approximately 5154 South 2700 West with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Cowley Karras, Payne, and Sphar voted "aye." The motion carried.**

4. REQUEST FOR SITE PLAN APPROVAL FOR OUTDOOR DISPLAY (PARKING LOT SALES) AND FOOD TRUCK LOCATIONS FOR THE PROPERTY LOCATED AT APPROXIMATELY 4150 SOUTH 1900 WEST

Arverd Taylor, 2010 North Redwood Road, who was with Anderson Lawn Engineering, stated that they were working with America First Credit Union. America First expanded their Roy campus, where they wanted to have outdoor seasonal sales; they also wanted to have a food truck available so that employees could get lunch.

Mr. Taylor added that these sales would be taking place a couple of times a year. They want to establish a site plan so that they would not have to return to the Commission every year.

Mark Olsen, 4646 South 1300 West, who was with America First, stated that they typically collaborated with Hertz for these auto sales; there were around 200 to 300 cars at each sale, which generated a couple of million dollars. They decided to move this to Roy because it was a much better location. Mr. Olsen added that the event would take only a fraction of the available parking, and would last for three days.

Mr. Parkinson stated that America First had purchased land at 4150 South 1900 West and turned it into a parking lot for their facility. He added that these types of events (car sales and food trucks) could also be done by temporary-use permits, and doing it this way should simplify things. He also specified the possible locations for the food truck.

There was further discussion about whether the food trucks would be available for other events. Mr. Parkinson stated that this was only for the car sales; any other event would need a separate permit. It was also noted that these activities were approved under the current zoning.

**Commissioner Sphar motioned to approve the request to Site Plan Approval for Outdoor display (Parking Lot Sales) and Food Truck locations for the property located at approximately 4150 South 1900 West. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley Karras, Payne, and Sphar voted "aye." The motion carried.**

5. COMMISSIONERS MINUTE

The recommendation was made that the Planning Commission remove car washes from the Land Use Ordinance. Chair Brand stated that he would bring that to the next meeting.

6. STAFF UPDATE


There were no staff updates.

7. ADJOURN

**Commissioner Karras moved to adjourn at 6:34 p.m. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley Karras, Payne, and Sphar voted "aye." The motion carried.**

  
Torris Brand  
Chair

Attest:

  
Morgan Langholf  
City Recorder