



ROY CITY
Planning Commission Regular meeting
October 9, 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
Samantha Bills
Christopher Collins
Ryan Cowley
Leland Karras
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

Excused: Assistant City Attorney, Brody Flint and Commissioner Don Ashby

Others in attendance: Merrill Sunderland, Glenda Moore, Richard Jorgensen, Steve Smith, Steven Smith Jr. Carlos Soto

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. PUBLIC HEARING – CONSIDER A REQUEST TO AMEND THE FOLLOWING MAPS, FOR THE PROPERTY LOCATED AT APPROXIMATELY 4971-5043 SOUTH 3200 WEST.
- A. GENERAL PLAN (FUTURE LAND USE MAP) FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL TO LOW DENSITY SINGLE-FAMILY RESIDENTIAL
 - B. ZONING MAP FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO RE-20 (RESIDENTIAL ESTATES)

Steven Smith, 4971 South 3200 West, stated that he recently purchased the subject property because he wanted to live in a more rural area. However, under the current zoning he would not be allowed large animal rights. He noted the zoning and uses of the surrounding properties to show that a rezone to RE-20 would not be out of place.

City Planner Steve Parkinson explained that the rezone request included several parcels, which he identified on an aerial map. The future land use map designated the area as Medium Density Single-Family Residential, so the future land use map would also have to be amended to accommodate the rezone.

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

Chairman Brand opened the floor for public comments.

Steven Smith Jr., 4971 South 3200 West, spoke in support of the request.

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

There was no further discussion.

Commissioner Sphar moved to recommend to the City Council that they APPROVE the request to amend the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Low Density, Single-Family Residential for property located at approximately 4971 South 3200 West with the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Karras moved to recommend to the City Council that they APPROVE the request to amend the Zoning Map from R-1-8 (Single-Family Residential) to RE-20 (Residential Estates) for property located at approximately 4971 South 3200 West with the conditions and facts as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye”. The motion carried.

3. PUBLIC HEARING – CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF MIDLAND FARMS PHASE 7 SUBDIVISION LOCATED AT APPROXIMATELY 2900 WEST 4200 SOUTH.

Richard Jorgensen, 4248 South 2900 West, said he was trying to fulfill all the items that were noted on the engineering study, and he believed that he had complied with those. He requested that the item be approved so that he could move forward with the subdivision.

Mr. Parkinson explained that the request was to subdivide roughly 2.65 acres of property, which had recently been rezoned to R1-7. They hadn't received the comments back from the DRC, but staff did not foresee any issues with the proposed subdivision. Staff recommended approval with the conditions listed in the staff report.

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

Chairman Brand opened the floor for public comments. No public comments were made

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

There was no further discussion.

Commissioner Karras moved to recommend to the City Council APPROVAL of the request for preliminary subdivision approval of Midland Farms Phase 7 subdivision located at approximately 2900 West 4200 South, based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Spahr seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Spahr voted "aye." The motion carried.

4. PUBLIC HEARING – CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF TIGARD PHASE 2 SUBDIVISION LOCATED AT APPROXIMATELY 2950 WEST 4600 SOUTH.

Robert Fuller, 1090 North 5900 East in Eden UT, said that he was a representative of Tigard, LLC. This was a simple three-lot subdivision, which included an existing home on the east side.

Mr. Parkinson said that Phase 1 of this project came before the Planning Commission six to eight months ago, and it contained six lots. Phase 2 would finish the development with three lots on the east side of the road. He confirmed that the utility connections were all in place to continue this development.

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

Chairman Brand opened the floor for public comments. No public comments were made.

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

There was no further discussion.

Commissioner Cowley moved to recommend to the City Council APPROVAL of the request for preliminary subdivision approval of Tigard Phase 2 subdivision located at approximately 2950 West 4600 South, based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Spahr voted "aye". The motion carried.

5. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR HARMONS FUEL CENTER LOCATED AT APPROXIMATELY 5370 SOUTH 1900 WEST

Kristen Voros, 350 South 200 East in Salt Lake City UT, said that this project came before the Planning Commission two years ago but was put on hold. Harmons was ready to move forward now, but the original approval had expired.

Mr. Parkinson presented the site plan for Harmons and identified the location of the proposed fuel station. The original approval for the fuel station was granted in November of 2016, and there had been no substantial changes from the original site plan.

Commissioner Karras moved to APPROVE the Site Plan for Harmons Fuel Center located at approximately 5370 South 1900 West with the conditions and facts as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Ashby moved to APPROVE the Architectural for Harmons Fuel Center located at approximately 5370 South 1900 West with the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

6. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR BURRITO GRANDE LOCATED AT APPROXIMATELY 5511 SOUTH 3500 WEST

Carlos Soto, the property owner, said that he wanted to make some changes to the property and the old carwash facility behind his restaurant. He would close up the bays and use the building as a storage area for his business. The changes would also give the restaurant additional parking.

Mr. Parkinson noted that the DRC had not finished their review, but staff did not anticipate any comments. He spoke a little bit about the improvements and said that some of them had already been done.

Commissioner Cowley moved to APPROVE the Site Plan for Burrito Grande located at approximately 5511 South 3500 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.

Commissioner Cowley moved to APPROVE the Architectural for Burrito Grande located at approximately 5511 South 3500 West with the conditions and facts as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

7. COMMISSIONERS MINUTE

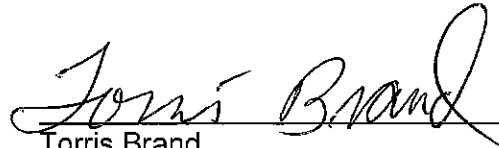
There were no further business items.

8. STAFF UPDATE

Mr. Parkinson reported that the RFP for the General Plan Update had been awarded to Landmark Design, and he had a meeting with them the next day to go over their timeframe. He anticipated a timeframe of a year or so.


9. ADJOURN

Commissioner Karras moved to adjourn at 6:51 p.m. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.

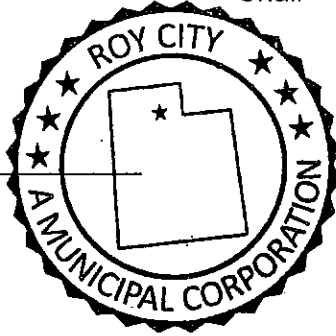


Torris Brand
Chair

Attest:



Morgan Langhoff
City Recorder



dc: 10-09-18