



ROY CITY
Planning Commission Regular meeting
December 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
Torriss Brand
Ryan Cowley
Chris Collins
Jason Felt
Annette Mifflin (Alternate)
Claude Payne

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Others in attendance: Todd Grandstaff, Jeremy McReynolds, Kevin Jones, Melissa Lusk, Larry Lusk, Sheldon Greener, and Joan Greenwood.

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 December 8th, 2020 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Commissioner Cowley

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF NOVEMBER 10, 2020 REGULAR MEETING MINUTES

Commissioner Bills noted a mistake on Line 243 and asked that it be corrected.

Commissioner Collins moved to approve the November 10, 2020 regular meeting minutes, as amended. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Collins, Cowley, Payne, and Sphar voted “aye”. The motion carried.

3. PUBLIC HEARING –

- A. CONSIDER A REQUEST TO AMEND THE FUTURE LAND USE MAP FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL FOR PROPERTY LOCATED AT APPROXIMATELY 4324 WEST 5500 SOUTH

B. CONSIDER A REQUEST TO AMEND THE ZONING MAP FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO CC (COMMUNITY COMMERCIAL) FOR THE PROPERTY LOCATED AT APPROXIMATELY 4324 WEST 5500 SOUTH.

Todd Grandstaff, the applicant, gave his address as 518 Marshal Way in Layton. He explained that there were three lots in this area, with Lots 1 and 2 zoned commercially. Lot 3 was currently zoned for single-family residential. The request was to rezone Lot 3 to match the zoning of the other two lots. He had approached UDOT about gaining an access to Lot 3 from 5500 South, but that request was denied. Without direct access to 5500 South, the only access to this lot would come through Lot 2, which was not ideal for residential development. Rezoning to the property to commercial would make it more appealing to developers. He noted that Lots 1 and 2 were currently under contract with Holiday Oil.

Steve Parkinson, City Planner, stated that this was a public hearing to consider a request to amend the future Land Use Map from medium density, single-family residential to commercial; and to amend the zoning map from R-1-8 to CC for the subject property. Prior to 2017, the subject property was designated as commercial. Staff recommended approval of the request.

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

Chairman Sphar opened the floor for public comments.

Jeremy McReynolds, 5494 South 4425 West, Hooper, said that he owned the property directly behind the subject property. In previous meetings, Mayor Dandoy expressed that he was looking for large commercial developments that would help increase sales tax revenue, because Roy City was in danger of losing funding from UDOT to put in a light at 5600 South. Traffic on 5600 South was already a nightmare. He was concerned about Roy City moving forward with commercial developments before they had a solid plan in place. He also mentioned safety concerns for school children.

Mr. Parkinson stated that the comments referenced from Mayor Dandoy were regarding Roy's downtown district near 5600 South and 1900 West. The parcels in question were not in the downtown district. As mentioned previously, Lots 1 and 2 were already zoned for commercial development. The request would make the third lot consistent with the other two. Mr. Parkinson didn't think the development of this property would affect existing schools.

Sheldon Greener, 5638 South 6800 West, Hooper, said that he was an insurance agent, and he confirmed that home values were impacted by commercial development. He suggested that the City make requirements of the developer that would protect existing property owners from the incoming commercial development. He gave the example of the area near Ace Hardware, where concrete walls were installed to mitigate the impact. Mr. Greener also commented on traffic and pedestrian safety. He asked if this area was considered a wetland.

Mr. Parkinson said that Roy ordinances already had buffer requirements between commercial and residential developments. The developer has their choice of several buffering options. He presented the FEMA map of the area and stated that this was not technically considered a

wetland; however, the developer would still have to work with the Army Corps of Engineers to address the existing slew.

Melissa & Larry Lusk gave their address as 1762 West 4425 South. Mr. Lusk asked if Lot 3 was going to be landlocked when Lots 1 and 2 were developed. He was concerned that Lot 3 would go undeveloped and unkept, creating an eye sore for the community.

Mr. Parkinson restated that the landowner had approached UDOT to request an access for Lot 3 from 5500 South, and it was denied. The subject property would only have access through Lot 2. It was not ideal for residential developments to have access only through a commercial development.

Kevin Jones, 5445 South 4300 West, said that his biggest concern was increasing traffic congestion.

Joan Greenwood, 4450 West 5500 South, Hooper, said that the subject used to belong to her father, and she had lived in Roy for 72 years. She and her father had experienced a lot of misfortunes with Roy City. She wasn't sure the oil company was aware that the property floods every spring, and there was unstable ground on the corner. The property also had running water through it. Ms. Greenwood made further comments, but they were unheard due to technical difficulties.

Mr. Parkinson assured Ms. Greenwood that every development was required to have a geotechnical report done as part of the planning process. This report should address all of those concerns.

Jason Felt, 1728 West 4500 South, was an alternate for the Planning Commission, but he was speaking as a resident. He commented on his work trying to create a residential plan for this property, and the challenges of that.

No further comments were made.

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

Commissioner Cowley restated that Lots 1 and 2 were already under contract, so the development of the gas station was irrelevant to the discussion. Lot 3 was an odd parcel, and he wasn't sure there was much value in it staying residential. He wasn't sure what could be done commercially, but that was a problem the owner would have to solve.

A comment was made that residential builders wouldn't be interested in this parcel due to the lack of access. Mr. Parkinson added that a residential development was legally required to have access to a public street. If this parcel were to remain residential, it would become landlocked until the property to the north developed and agreed to provide access.

There was a brief discussion regarding traffic signals and future road widening projects.

Commissioner Collins moved to recommend that the City Council that they approve the request to amend the General Plan (Future Land Use Map) from Medium Density, Single-Family Residential to Commercial for property located at approximately 4398 West 5500 South, with the conditions and facts as stated in the staff report. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Collins, Cowley, Payne, and Sphar voted “aye”. The motion carried.

Commissioner Collins 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 CC (Community Commercial) for property located at approximately 4398 West 5500 South with the conditions and facts as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Collins, Cowley, Payne, and Sphar voted “aye”. The motion carried.

4. ELECTIONS OF CHAIR AND VICE-CHAIR FOR 2021

Mr. Parkinson noted that Commissions Mifflin and Felt were not eligible for the position of Chair or Vice-Chair because they were alternate members. He opened the floor for nominations for Planning Commission Chair.

Commissioner Sphar nominated Ryan Cowley for Planning Commission Chair for 2021. Commissioner Payne seconded the motion.

Commissioner Collins nominated Jason Sphar for Planning Commission Chair for 2021. Commissioner Ashby seconded the motion.

A vote was taken and Ryan Cowley was elected as Planning Commission Chair for 2021.

Commissioner Bills nominated Jason Sphar for Planning Commission Vice-Chair for 2021. Commissioner Collins seconded the motion.

No other nominations were made. Jason Sphar was elected as Planning Commission Vice-Chair for 2021.

5. COMMISSIONERS MINUTE

It was noted that a Planning Commission meeting was scheduled for August 10, 2021, but that was the municipal primary election. The Commission agreed to keep with tradition and cancel the meeting for that night.

6. STAFF UPDATE

Mr. Parkinson provided an update on items that went before the City Council, and the status of various development projects throughout the City.

7. ADJOURN

Commissioner Ashby moved to adjourn at 7:13 p.m. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Brand, Collins, Cowley, Payne, and Sphar voted “aye”. The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder

dc: 12-08-20