

ROY CITY PLANNING COMMISSION

December 14, 2010

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on December 14, 2010. at 6:00 p.m.

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:

Lee Holt, Chairman
Gennie Kirch
Bill Merx
Roy Watts
Rhett Zito

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Tom Stonehocker

Others present were: Joe Adair; Katy Yarrington; Gordon Barron; and Elizabeth Brown.

Pledge of Allegiance: Bill Merx

1. APPROVAL OF OCTOBER 26, 2010, MINUTES

Commissioner Merx moved to approve the minutes of October 26, 2010, as written. Commissioner Kirch seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE PRELIMINARY APPROVAL OF THE HIDDEN COVE SUBDIVISION PHASE 2 ON PROPERTY LOCATED AT APPROXIMATELY 5400 SOUTH 3200 WEST

Commissioner Watts moved to open the public hearing at 6:03 p.m. Commissioner Merx seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

Jared Hall stated that Joe Adair had requested that the preliminary plan for Hidden Cove Phase 2, which was approved some time ago, be modified to allow for additional phasing. The original preliminary approval had been extended so the developer could continue working on the subdivision. The access for Phase 2 was an extension of 5400 South

across a Pacificorp corridor. The new phasing plan would divide 27 lots into three phases. Phase 2 would contain a hammer head turn around. Most of the lots would have restrictions due to the overhead power lines. Phase 3 contained a cul-de-sac, and Phase 4 picked up from the hammer head turn around from Phase 2 and ended in a cul-de-sac. The new phasing allowed the development to be built without a temporary turn around. The original preliminary approval was considered under the Residential Infill Overlay (RIO) regulations, which allowed for the extra-long terminal street. The staff had found that the proposed phasing complied with the intent and regulations of the Zoning Ordinance and with the goals of the General Plan. The proposed phasing would benefit the developer in completing the subdivision project and provided the necessary access for development and use during all phases of the subdivision. Mr. Hall said the staff recommended that the Planning Commission recommend approval of the amended preliminary phasing plan for Hidden Cove Subdivision Phase 2 subject to:

1. All items of the staff report and to further review and approval by engineering and other DRC staff as might be deemed necessary.
2. The applicant shall comply with all requirements of the DRC for final approval, guarantee of improvements, and recording of all phases.

Commissioner Kirch asked if the Fire Department had reviewed the revised phasing. Mr. Hall said they had. The hammer head turnaround in this first phase worked for them.

Commissioner Watts stated that secondary water would require temporary drains and air vacs for the dead end lines.

Vice Chairman Holt opened the floor for public comments. There were none.

Commissioner Zito asked if the property had been sold. Joe Adair said it had not. The lots would be sold individually.

Commissioner Kirch moved to close the public hearing at 6:09 p.m. Commissioner Merx seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve the amended preliminary phasing plan for the Hidden Cove Subdivision Phase 2 based on the staff's findings and based on the conditions recommended by the staff in the staff report. Commissioner Merx seconded the motion.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 4040 SOUTH MIDLAND DRIVE.

Commissioner Kirch moved to open the public hearing at 6:10 p.m. Commissioner Merx seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

Jared Hall stated that Intermountain Dental Association owned the property at 4040 South Midland Drive, Lot 3 of the Midland Square Subdivision. They had been approved to build a dental/medical office building there. None of the lots in Midland Square had access from Midland Drive. All access was from the interior road. Intermountain Dental had already planned for a monument sign on the site. The sign met the setback requirements, was the appropriate size, and met the development requirements of the Midland Square Commercial Subdivision. Mr. Hall said the City recently amended the City's sign regulations in Section 1020 to allow electronic message center signs (EMC) as a conditional use in Community Commercial Zones. Intermountain Dental had applied for a conditional use to have an EMC on the lower half of the cabinet area in their monument sign. The EMC portion met the new regulations in Section 1020. Mr. Hall explained that the regulations regarding EMC signs had been slightly modified by the City Council to include the following requirements: All EMC signs had to be oriented to and within 40 feet of the right-of-way; and no EMC sign could be located within 100 feet of a residential zone or within 100 feet of another EMC sign. The staff had found that the proposed conditional use and EMC sign complied with the intent and regulations of the Zoning Ordinance, the recently passed in Ordinance No. 1037, and with the goals of the General Plan. The application complied with the requirements for the granting of conditional use permits as outlined in the Zoning Ordinance. The staff recommended that the Planning Commission recommend approval of the conditional use subject to:

1. All requirements of the new Section 1020 in the Zoning Ordinance.
2. All items in the staff report.

Commissioner Merx asked if there would be a sidewalk along Midland Drive. Mr. Hall said there would be a sidewalk along 1900 West. There would be a sidewalk from Midland Drive into the site.

Commissioner Merx asked if the sign would be located five feet from the sidewalk. Mr. Hall said the sign would be five feet from the property line, which was one foot inside the sidewalk.

Commissioner Kirch asked if uses approved on other lots in the subdivision were on schedule. Mr. Hall said McDonald's was waiting for architectural plans. The City was working with Jiffy Lube and O'Reilly Auto Parts. He felt all of them would be ready to build in the spring. Commissioner Kirch asked if the plans for a theater in West Haven were still in place. Commissioner Watts thought they were.

Commissioner Watts asked who would monitor the light output of EMC signs. Mr. Hall said his department would. The industry built EMC signs with 10,000 NITS. If the signs were turned down to 30% to 50% it should be visible to the naked eye, so staff could in large measure rely on reports from within the community if there were problems. If there were problems, settings of the signs by computer were easily checked and changed.

Vice Chairman Holt opened the floor for public comments.

Elizabeth Brown asked if there would be an Olive Garden Restaurant in West Haven. Mr. Hall said he did not know.

Commissioner Kirch moved to close the public hearing at 6:21 p.m. Commissioner Zito seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

Commissioner Watts moved to recommend that the City Council approve a conditional use for a electronic message center sign on property located at approximately 4040 South Midland Drive based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Merx seconded the motion. Commission members Holt, Kirch, Merx, Watts, and Zito voted "aye." The motion carried.

4. STAFF UPDATE

Jared Hall stated that there were a few small permitted use plans, which required only Planning Commission approval. It was possible that those applications might necessitate a meeting on December 28th. At the direction of the City Council, the Planning Commission would be working on a revision of the General Plan through much of 2011.

Vice Chairman Holt asked if the staff could send the Planning Commission members a PDF of the revised Section 1020.

Commissioner Kirch was excused at 6:25 p.m.

Commissioner Watts asked how much of the General Plan revision should come from the Planning Commission. Should the Planning Commission be proactive? Mr. Hall said the Planning Commission was the land use body, and would be responsible to generate the draft plans and recommendations to the City Council.

5. ADJOURN

Commissioner Zito moved to adjourn at 6:31 p.m.



Lee Holt
Vice Chairman

Attest:


Michelle Drago
Secretary

dc:pdec1410