

PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

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AGENDA

January 27, 2015

6:00 p.m.

The Roy City Planning Commission meeting will be held in the Administrative Conference Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of January 13, 2015 minutes
3. Discussion of Roy City Sign Ordinance
4. Staff Update
5. Commissioners Minute
6. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you need special accommodation to participate in this meeting, please contact Roy City Community Development Department at 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The phone number is (801)-774-1040.

ROY CITY PLANNING COMMISSION

January 27, 2015

Minutes of the Roy City Planning Commission Meeting held in the Administrative Conference Room of the Roy City Municipal Building on January 27, 2015, 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:

Gennie Kirch, Chairman
Bob Dandoy
Leland Karras
Lindsey Ohlin
Joe Paul
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Cathy Spencer, Management Services Director; D. L. Thurman; and Jane Thurman.

Pledge of Allegiance: Gennie Kirch

There were no declarations of conflict.

1. APPROVAL OF JANUARY 13, 2015, MINUTES

Commissioner Stonehocker moved to approve the January 13, 2015, minutes as written. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

2. DISCUSSION OF ROY CITY SIGN ORDINANCE

Steve Parkinson asked the Planning Commission the following questions:

- What did they like as they drove through Roy City's commercial areas?
- What did they dislike as they drove through Roy City's commercial areas?
- How did the commercial area visually appear?
- Was it a visually tranquil drive, or were they bombarded with too much?
 - Had they seen or felt something different or unique about commercial signs in another city? What did they like or dislike?

Mr. Parkinson stated that as the Planning Commission began to think about how they would like Roy to visually appear, it would answer questions about the types of signs that should be allowed, the height of signs, the size of signs, and the number of signs.

Commissioner Stonehocker felt driving through Roy was like driving through Vegas in the 1950's.

Chairman Kirch didn't feel Roy was as bad as Clearfield, and it wasn't as busy as Riverdale.

Commissioner Karras felt there were a lot of temporary signs, which he didn't feel were needed. He felt the temporary signs really detracted from the City's visual appearance.

Chairman Kirch didn't like the moving signs. Mr. Parkinson said that moving signs fell under regulations for freedom of speech. Unless moving signs were interfering with pedestrian traffic there wasn't much the City could do.

Commissioner Paul stated that when you entered Roy there was an antiquated building on the south and Village Inn on the north. If you turned south you ran into a sex shop. If you turned north there were motorcycles and scooters on the sidewalk. Straight ahead there was a large empty building. There wasn't much that was appealing. The appearance didn't speak well for Roy.

Chairman Kirch felt the City was doing a good job along the north end of 1900 West and along Midland Drive.

Steve Parkinson felt it was important for businesses to have signs, but they didn't need to be 90 feet or have flashing lights.

Mr. Parkinson reviewed the following types of signs:

Monument signs – low profile signs with little or no clearance from grade to cabinet. They were usually 6 to 8 feet in height. Clinton only allowed monument signs, except projects over 10 acres were allowed one pylon sign. Twelfth Street in Ogden had recently gone to only monument signs as well.

Pole signs – a freestanding sign with an identifiable support structure and a separate sign cabinet located at least 10 feet above grade. In Roy City pole signs were only allowed in Regional Commercial and Manufacturing zones. Businesses located along the freeway could have a freeway-oriented sign that was 50 feet in height. All other pole signs were limited to 20 feet in height. A lot of cities were moving away from pole signs. If Roy chose not to allow any more pole signs, all existing pole signs would become non-conforming uses.

Pylon signs – a freestanding sign that was larger than a pole sign. They were usually the types of signs used for large multi-tenant commercial complexes. Roy City's ordinance allowed pylon signs to be 40 feet in height. In Clinton the maximum pylon height was 24 feet.

Flush-mounted sign – a sign mounted on the wall surface of a building. Flush-mounted signs were referred to as wall signs in Roy City's ordinance. All businesses in Roy were allowed to have a flush-mounted sign. The size was based on the linear store frontage. The ordinance did not dictate whether a flush-mounted sign could be back-lit or front-lit.

Roof signs – a sign structure located on the roof of an existing building. They were usually found in larger cities and weren't residential in nature. Roy City's ordinance did allow them, but not in C-1 or C-2 Zones. The City didn't use either of those zones any longer. Roof signs in Ogden were historic and so were allowed to continue.

Projecting signs – a sign that was perpendicular to the wall. Roy City did not allow projecting signs in residential areas. Projecting signs were allowed. As they weren't mentioned in the Sign Ordinance, he wasn't sure how the City would regulate them. He felt projecting signs were more historic in nature.

Awnings – a sheet of canvas or other material stretched on a frame used to keep rain or sun off of a storefront. Awnings could be angled or on the fringe. Awnings were not mentioned in the City's ordinances. He felt they were similar to projecting signs. Awnings were attractive features on a building.

Temporary signs – a sign for a civic, community, or real estate purpose. They were allowed 30 days before an event.

Specialty signs – sign such as an A-frame sign. It had to be located 10 feet behind the property line and properly anchored. Specialty signs required City approval. Businesses could have one per 110 linear feet of street frontage. The issue with specialty signs was enforcement. A lot of the specialty signs in Roy were in violation.

Reader Board/Bulletin Boards – a visual display board that conveyed information. Roy City allowed reader boards in residential zones for churches and other institutions. They could be a maximum of 18 square feet in size.

Commissioner Paul asked about signs in a state of disrepair. Mr. Parkinson said the City allowed signs to be repaired. Commissioner Paul asked what the City did about signs that were never repaired.

Commissioner Dandoy asked about election signs. Mr. Parkinson said election signs were regulated by a separate section in the Municipal Code. As long as election signs were on personal property and not in the public right-of-way, there wasn't much the City could do about them.

Chairman Kirch understood the need to update the City's Sign Ordinance. At the same time, she didn't want to take away things that defined Roy as Roy, such as Burger Bar's *Meat of the Month* sign.

Steve Parkinson stated that if the City wasn't going to enforce a section of the Sign Ordinance, it should be removed.

Commissioner Dandoy was concerned that most of the signs in Roy would become grandfathered. Mr. Parkinson said a sign could only be grandfathered if it was allowed in the first place. The Planning Commission needed to decide what they wanted 1900 West and Midland Drive to look like in the future. They had to recognize that what was currently there would be grandfathered. It would take time to achieve the appearance the Planning Commission envisioned. The Planning Commission could set the pattern for the future. As new businesses came in, the landscape would be changed.

There was a discussion about electronic message center signs replacing reader boards. Mr. Parkinson said EMC's were not allowed in residential zones.

Commissioner Dandoy asked if schools were required to receive approval for their signs. Mr. Parkinson they were.

Chairman Kirch felt schools should be allowed to have EMC signs even if they were in residential zones.

Commissioner Stonehocker liked the fact that businesses on 1900 West had a choice between a street pole sign and a freeway-oriented sign. But, they could not have both.

Commissioner Karras liked monument signs. Mr. Parkinson felt monument signs prevented visual bombardment.

Steve Parkinson stated that right now sign regulations were located in Chapter 20 of the Zoning Ordinance and Title 9, which regulated construction codes. He felt the first step was to move all of the sign regulations to Chapter 20 of the Zoning Ordinance.

There was discussion about whether there was a need to have regulations for pylon signs as Roy was built out. Mr. Parkinson felt the Planning Commission needed to consider what could happen if an older commercial area redeveloped. The question about pylon signs wasn't whether to allow them, but to determine how much acreage was needed to have one.

There was discussion about how to handle non-conforming signs. Chairman Kirch asked if there was any kind of incentive the City could offer businesses to removing non-conforming signs.

Commissioner Dandoy felt the Planning Commission needed to find a balance between aesthetics and non-conforming signs.

Chairman Kirch wasn't a fan of roof signs. She was concerned they could become a hazard during an earthquake. She felt they should be taken out of the ordinance.

Commissioner Karras felt the biggest challenge would be defining specialty signs and enforcing them.

Chairman Kirch felt there was good substance in the current sign regulations. They just needed to be tweaked. The Planning Commission also had to consider Midland Drive. As it was widened, there would be more commercial development.

Commissioner Dandoy felt monument signs might be the way to go. He didn't want to cause business owners to have major expenses complying with the new regulations. He asked what would happen if a business owner requested approval of a sign the Planning Commission might be considering eliminating. Mr. Parkinson said any requests for sign approval could be delayed six months with a moratorium to allow the City time to adopt new regulations.

Commissioner Ohlin was excused at 6:48 p.m.

Commissioner Dandoy felt each Planning Commission member should read through the sign regulations to determine what needed to be tweaked.

Chairman Kirch felt the numbers of signs allowed per businesses were in line with surrounding cities.

Michelle Drago asked about billboard signs. The City had several of them. Steve Parkinson stated that the current sign regulations prohibited billboards. He didn't want to add them back in. All of the City's current billboards were non-conforming uses.

Chairman Kirch asked that Steve Parkinson put all of the sign regulations in a table format for the members to review. She asked that the Planning Commission members review the sign regulations and email their comments to Steve Parkinson by February 10th.

3. STAFF UPDATE

There was discussion regarding annexation of unincorporated islands in Roy City.

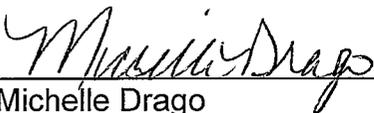
Chairman Kirch asked about UDOT's deadline for widening Midland Drive between 3300 South and 6000 South. Mr. Parkinson did not know.

4. ADJOURN

Commissioner Karras moved to adjourn at 7:08 p.m. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.


Gennie Kirch
Chairman

Attest:


Michelle Drago
Secretary

dc:pjan2715