



Agenda Roy City Planning Commission Meeting

6:00 p.m.
February 11, 2014

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of January 14, 2014 minutes.
2. 6:00 p.m. Consideration of a request for Conditional Use Approval to allow a height extension of an existing cellular monopole antenna on property located at approximately 5197 South 3800 West. (Continued from the public hearing on December 10, 2013.)
3. 6:00 p.m. Public hearing to consider a request for Conditional Use Approval allowing the addition of an Electronic Message Center Sign on property located at approximately 3451 W. 5600 S.
4. 6:00 p.m. Public hearing to consider a request for Conditional Use Approval to allow a new library building on property located at approximately 2039 W. 4000 S.
5. Staff update
6. Adjourn

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact is Tammy Nelson at (801)-774-1040.

ROY CITY PLANNING COMMISSION

February 11, 2014

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 11, 2014, 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, Chairwoman
Bob Dandoy
Leland Karras
Joe Paul
Tom Stonehocker

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton

Others present were: Joe Ritchie; Councilman Brad Hilton; Chris Davis, City Manager; Elizabeth Brown; Linda Wangsgard; Ben Olsen; and Jay Lems.

Pledge of Allegiance: Leland Karras

Chairwoman Kirch welcomed Bob Dandoy and Leland Karras to the Planning Commission and asked them to introduce themselves.

Leland Karras stated that he lived at 5702 South 3500 West. He had lived in Roy all of his adult life and was very interested what was happening in the community.

Bob Dandoy stated that he had lived in Roy for over 30 years. He had raised his family in Roy, and many of his family members had remained in Roy. He lived in the southwest corner of the Roy.

1. APPROVAL OF JANUARY 14, 2014, MINUTES

Commissioner Stonehocker moved to approve the January 14, 2014, minutes as corrected. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW A HEIGHT EXTENSION OF AN EXISTING CELLULAR MONOPOLE ANTENNA ON PROPERTY LOCATED AT APPROXIMATELY 5197 SOUTH 3800 WEST (CONTINUED FROM DECEMBER 10, 2013)

Jared Hall stated that the public hearing for the antenna was held and closed on December 10, 2013. The Planning Commission tabled a decision in order to allow the applicant to explore other options for co-locating the antenna. The tower was at its maximum height. It could not be extended. The staff had not heard back from the applicant.

Commissioner Stonehocker moved to recommend that the City Council deny a request for a conditional use to allow a height extension of an existing cellular monopole antenna on property located at approximately 5197 South 3800 West based on the staff's findings and recommendations. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL ALLOWING THE ADDITION OF AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 3451 WEST 5600 SOUTH

Commissioner Paul moved to open the public hearing at 6:05 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that the City had received a request for approval of a conditional use to allow an electronic message center sign for the Davis Emergency Center located at 3451 West 5600 South. The property in question was zoned Community Commercial. In the Community Commercial Zone, electronic message center signs were only allowed as a conditional use in large developments of three or more acres. Davis Hospital planned to place the EMC on an existing sign which was already the appropriate size and in the appropriate location. The Development Review Committee had reviewed the request and found that it was in keeping with the regulations established by Ordinance Nos. 1029 and 1037 of the Zoning Ordinance and complied with requirements established for conditional uses by the Zoning Ordinance. The DRC recommended that the Planning Commission recommend that the City Council approve the conditional use subject to the sign being constructed and operated in accordance with the rules set forth in Ordinance Nos. 1029 and 1037 and further stated in the staff report.

Chairwoman Kirch stated there was a lot of traffic on 5600 South. Had any studies been done to indicate that electronic messages should be longer in length on high traffic roads? Mr. Hall said six seconds was the industry safety standard.

Chairwoman Kirch asked to hear from the proponent.

Commissioner Karras if the electronic message sign would be added to the existing sign. Ben Olsen, Young Electric Sign Company, said the existing sign would be retrofitted with an EMC.

Chairwoman Kirch asked if the sign would show the wait time in the emergency room. Mr. Olsen said the sign content would be similar to the electronic sign in Layton, but he didn't know if it would show the wait time.

Commissioner Dandoy asked if the Zoning Ordinance required a certain distance between EMC signs. Mr. Hall said EMC signs had to be at least 100 feet apart. The closest EMC sign would be the one for Kent's Market. The gas signs at Maverik were not considered EMC's.

Chairwoman Kirch opened the floor for public comments. There were none.

Commissioner Stonehocker moved to close the public hearing at 6:12 p.m. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Commissioner Paul moved to recommend that the City Council approve a conditional use for an electronic message center sign on property located at approximately 3451 West 5600 South based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

4. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL TO ALLOW A NEW LIBRARY BUILDING ON PROPERTY LOCATED AT APPROXIMATELY 2039 WEST 4000 SOUTH

Commissioner Stonehocker moved to open the public hearing at 6:13 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that the City had received a request from the Weber County Library for a conditional use to construct a new library in the Business Park Zone at 2039 West 4000 South. The new library would replace the Southwest Branch on 4800 South and become the new headquarters for the Weber County Library system. The proposed site was 8.08 acres in size. The building itself would be two stories in height and contain 62,596 square feet. There would be an outdoor area on the south side of the building for outdoor activities. The building itself would be oriented toward 4000 South. The only access on 4000 South had been restricted to 'right in' and 'right out' because the City Engineer was concerned about conflicting traffic movement with the intersection on the north side of 4000 South. A round-about would be constructed at 2715 West 4000 South. The main parking area would be accessed from two approaches on 2025 West. A third approach was located on 2025 West at the south end of the site. It would access a 20-foot one-way right-of-way around the south and west sides of the site. It would only be used by delivery trucks and employees. Access to the right-of-way would be controlled by a gate. The site would contain 2.68, or 35%, landscaping which exceeded the minimum requirement of 20%. The proposed site plan contained 228 parking spaces. Based on the size of the building, 208 were required.

Mr. Hall said construction of the new library and North Park Elementary School would allow North Park to be relocated and redesigned. Relocating the park would make land available along 1900 West for development. The staff was encouraged to see the overall project moving forward. The staff had found that the proposed development was an acceptable use in the Business Park Zone and met the standards for review and approval of conditional uses. The proposed development met the standards for design and development in the Zoning Ordinance, and the proposed conditional use and site plan were in harmony with the goals and intents of the City's General Plan. The staff recommended that the Planning Commission recommend that the City Council approve a conditional use and site plan for the construction of a library at 2039 West 4000 South subject to:

1. The satisfaction of the questions and comments in the City Engineer's review, and subject to review and approval of any further corrections and revisions or other materials as might be required by the City Engineer; and

2. All items of the staff report and to further review and approval by members of the Development Review Committee as might be deemed necessary prior to review on an agenda of the City Council.

Chairwoman Kirch stated asked if a fence would be constructed between North Park Elementary School and the library. Mr. Hall said Weber School District policy required a fence around the perimeter of the school. There would be limited pedestrian access between the library and the school via a crosswalk near the southwest corner of the site.

Chairwoman Kirch asked if children using the crosswalk would be in danger from traffic using the one-way right-of-way. Mr. Hall said the right-of-way would have limited traffic and it would be moving in only one direction.

Commissioner Dandoy asked who would be responsible for maintaining the library and its site and for scheduling and managing the outdoor area? Mr. Hall said entire library site would be the responsibility of the Weber County Library system. If adjoining property owners were concerned about noise or parking they needed to contact Weber County, not the City. He hoped the new library would benefit the neighborhood rather than detract from it.

Chairwoman Kirch asked if there would be a fence along the library's south property line. Mr. Hall said there would not be a fence along the south side.

Chairwoman Kirch asked to hear from a representative of the library.

Jay Lems, Prescott Architects, stated that the Weber School District had requested pedestrian access to the library, which would be gated. A bona fide crosswalk led from the gate across the 20-foot one-way right-of-way to the library grounds. The right-of-way would only be used for deliveries and by employees.

Chairwoman Kirch asked if the east side of the building would contain a lot of glass. Mr. Lems said there would be some glazing. There would be a large expanse of glass on the south side of the building.

Commissioner Dandoy asked how the parking lot would be lit. The library would open until later in the evening. How would lighting affect residents to the north? Jay Lems said the parking lot fixtures would use LED lighting and would have a dimming feature. There would be 16 to 20 light poles. They were trying to find a balance between too much lighting and not enough. All of the fixtures would be down lit. Mr. Hall said one of the conditions of approval was a photometric study.

Commissioner Kirch asked about the outside performance area. Mr. Lems said the outside area would be used for outdoor activities. It was not a performance venue.

Commissioner Stonehocker asked about the exterior materials. Mr. Lems said the exterior would be primarily brick masonry. The elevations would be a mix of windows and concrete block. The main entry would have an expanse of glass. There would be a layering of clerestory windows, and there would be a large expanse of glass for the reading area on the south side of the building.

Chairwoman Kirch opened the floor for public comments. There were none.

Commissioner Paul moved to close the public hearing at 6:34 p.m. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Commissioner Dandoy stated that construction of the library and the park would change the configuration of George Wahlen North Park considerably. Would the Planning Commission review the vacated property? Mr. Hall said the Planning Commission would review any new development plans. The Planning Commission would not have much input on the design of the park.

Commissioner Stonehocker moved to recommend that the City Council approve the site plan for a library to be located at approximately 2039 West 4000 South based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

Commissioner Stonehocker moved to recommend that the City Council approve a conditional use for a library to be located at approximately 2039 West 4000 South based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker voted "aye." The motion carried.

5. STAFF UPDATE

Jared Hall stated that it would be necessary to hold another meeting in February. The Mayor was working to fill the last vacancy on the Planning Commission.

Jared Hall said the Council approved the conditional use for the tattoo business and the rezone on 2700 West. The conditional use for the Aderra Apartments was denied.

In response to a question from Commissioner Paul, Jared Hall updated the Commission on the status of West Park Crossing and the K.C. Halls/Barlow Square/lasis issue.

Chairwoman Kirch requested that the staff prepare an overlay zone for the Light Manufacturing area along 2700 West between 4800 South and 6000 South.

6. ADJOURN

Commissioner Paul moved to adjourn at 6:54 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Paul, and Stonehocker and Yeoman voted "aye." The motion carried.

Attest:


Gennie Kirch
Chairwoman


Michelle Drago
Secretary

dc:pfeb1114