



PLANNING COMMISSION

5051 South 1900 West; Roy, Utah 84067

(801) 774-1040 | Fax: (801) 774-1030

Web-site: www.royutah.org

AGENDA

March 10, 2015

6:00 p.m.

The Roy City Planning Commission meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Alliance, which will be appointed by the Chair.

Declaration of Conflicts

Agenda Items

1. Approval of February 24, 2015 minutes
2. To consider a request by Darrel Olsen, on behalf of XTM Motorsports for Outdoor storage, located at approximately 5528 S. 1900 W.
3. Staff Update
4. Commissioners Minute
5. 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

March 10, 2015

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 10, 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

Steve Parkinson, Planner
Michelle Drago, Secretary

Excused: Tom Stonehocker

Others present were: Greg Sagen, Darrell Oleson; Veda Layton; Debbie Steele; Krystiana Davis; Michael Porter; Councilman John Cordova; and Joseph Fletcher.

Pledge of Allegiance: Joe Paul

There were no declarations of conflict.

1. APPROVAL OF FEBRUARY 24, 2015, MINUTES

Commissioner Karras moved to approve the February 24, 2015, minutes as corrected. Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul voted "aye." The motion carried.

2. CONSIDERATION OF A REQUEST FOR APPROVAL OF OUTDOOR STORAGE FOR DARRELL OLESON/XTM MOTORSPORTS LOCATED AT APPROXIMATELY 5528 SOUTH 1900 WEST

Steve Parkinson stated that the City had received a request for approval of outdoor storage from Darrell Oleson for XTM Motorsports located at approximately 5528 South 1900 West. Mr. Oleson was proposing to put in 20 feet of 6-foot chain link fencing with slats on the rear of the building, which was on the south side of the property. Mr. Oleson received shipments in large crates and recycled the metal. In the past he had been cited for outdoor debris. With the passage of the outdoor storage ordinance, he was now required to screen his outdoor storage. The building itself provided some screening for the storage area. Because Walgreen's was set back, the rear of the building could be

seen. He felt the 20 feet of fencing would provide the needed cover. Mr. Parkinson said the applicant had not indicated what color slats he planned to put in the fence. The staff recommended that the slats be white to match the exterior color of the building.

The Planning Commission questioned whether there had been a fence there once before because of existing concrete curbing.

Darrell Oleson, 2634 West 3300 South, West Haven, stated that when Walgreen's paved their parking lot, there was an elevation difference between their property and his. Walgreen's put in a cement barrier to prevent people from driving over the elevation difference. He said white slats sounded good.

Steve Parkinson stated that the staff had found that the proposed screening complied with Section 1702 of the Zoning Ordinance. It recommended that the Planning Commission approve the exterior remodel and site improvements, consisting of 20 feet of 6-foot chain link fence with slats, located at approximately 5528 South 1900 West subject to the applicant receiving the appropriate building permits and the slats being white in color.

Commissioner Dandoy moved to approve the exterior remodel and site improvements, consisting of 20 feet of 6-foot chain link fencing, for XTM Motorsports located at approximately 5528 South 1900 West based on the findings of the staff and subject to the conditions recommended in the staff report. Commissioner Paul seconded the motion. Commissioner members Dandoy, Karras, Kirch, Ohlin, and Paul seconded the motion. The motion carried.

3. STAFF UPDATE

Steve Parkinson stated that there wasn't a lot of development going on. A preconstruction meeting for Hidden Cove Phase 4 was just held. The developer could begin construction. Hidden Cove Phase 3 was ready for building permits.

4. COMMISSIONERS' MINUTE

Chairman Kirch felt the Planning Commission really needed more information about pole signs versus monument signs so she made some inquiries. She spoke with sign companies and the Utah Sign Association. The Utah Sign Association told her there was research about the merits of pole signs and monument signs. They felt Roy was unique because it had a commercial corridor that paralleled I-15. According to research, moving from pole signs to monument signs might actually be counter-productive to attracting business from I-15. Clinton City did not need to pull people in from the freeway while Roy did. If the City made pole signs non-conforming uses, they might be there forever. Much could be done to make pole signs attractive. There was research about how to make signs eye catching and safe for vehicular traffic. A sign company told her monument signs

were easier to install and easier to maintain. The Utah Sign Association had a certified planner on staff that was willing to make a presentation to the City. She realized the presentation's point-of-view might be from those who built signs. She suggested that the presentation be made to both the Planning Commission and City Council. She felt it would be good for the Planning Commission to be informed.

Steve Parkinson felt the presentation would be beneficial. He wasn't opposed to getting more information. An ordinance could be written to allow pole signs for businesses along the I-15 corridor. Clearfield and Farmington also had commercial corridors along I-15. He could get copies of their sign regulations.

Chairman Kirch said the United States Highway Association had regulations about how close signs could be to the freeway.

Commissioner Karras felt the presentation would be worth the time and effort. If the Planning Commission was going to redo the Sign Ordinance, it wanted to make sure it was done right.

Commissioner Paul felt it made sense to allow signs that would attract business from people traveling along I-15.

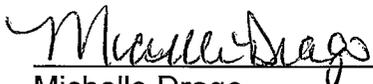
Chairman Kirch opened the floor for public comments. There were none.

5. ADJOURN

Commissioner Paul moved to adjourn at 6:16 p.m. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul voted "aye." The motion carried.

Attest:


Gennie Kirch
Chairman


Michelle Drago
Secretary
dc:pfeb2415