



Agenda Roy City Planning Commission Meeting

6:00 p.m.
March 26, 2013

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of March 12, 2013 minutes
2. 6:00 p.m. Public Hearing to consider request for Conditional Use approval allowing an electronic message center sign in the R-1-8 zone on the Midland Elementary School property located at approximately 3095 W. 4800 S.
3. Staff update
4. 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

March 26, 2013

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on March 26, 2013, 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
Tom Stonehocker
Karlene Yeoman

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Joe Paul

Others present were: Terry Atkinson

Pledge of Allegiance: Karlene Yeoman

1. APPROVAL OF MARCH 12, 2013, MINUTES

Commissioner Kirch moved to approve the March 12, 2013, minutes as written. Commissioner Stonehocker seconded the motion. Commission members Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE APPROVAL ALLOWING AN ELECTRONIC MESSAGE CENTER SIGN IN AN R-1-8 ZONE FOR MIDLAND ELEMENTARY SCHOOL LOCATED AT APPROXIMATELY 3095 WEST 4800 SOUTH

Commissioner Yeoman moved to open the public hearing at 6:00 p.m. Commissioner Kirch seconded the motion. Commission members Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Jared Hall stated that the City had received a request for a conditional use for an Electronic Message Center Sign. Chapter 20 of the Zoning Ordinance allowed EMC signs in residential zones only for certain schools and quasi-public entities. Midland Elementary was proposing to replace the reader board on their existing sign with an EMC. The sign was a total of 20 feet in height; the EMC would be 17 to 18 feet above the ground. The sign was located on the southwest corner of the property in the parking

lot area. The location of the sign would not change. The surrounding area was zoned residential. The Development Review Committee was concerned about the impact to the neighborhood. Regulations in the Sign Ordinance were written to reduce the impact to residential areas. As long as those regulations were in place and met, the staff felt the EMC sign could be approved.

Mr. Hall said the staff had found that the proposed conditional use and EMC sign complied with the intent and regulations of the Zoning Ordinance and with the goals of the General Plan. The application complied with the requirements for granting of conditional use permits as outlined in the Zoning Ordinance. The staff recommended that the Planning Commission recommend approval of a conditional use for an EMC sign for Midland Elementary School subject to all requirements of Section 1020 of the Zoning Ordinance and to all the items of the staff report.

Commissioner Kirch asked if there was intent for all schools to have EMC signs. Jared Hall was not aware of a district wide program to replace reader boards with EMC signs. The PTA at Midland Elementary School raised the money for the EMC. He felt schools would put in EMC signs as funds became available.

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

Commissioner Kirch moved to close the public hearing at 6:04 p.m. Commissioner Yeoman seconded the motion. Commission members Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

Commissioner Kirch moved to recommend that the City Council approve a conditional use for an EMC sign for Midland Elementary School located at approximately 3095 West 4800 South based on staff's findings and subject to the conditions recommended by the staff. Commissioner Stonehocker seconded the motion. Commission members Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that three public hearings had been scheduled for April 9th – an EMC sign, a conditional use for an auto dealer, and a preliminary subdivision for the Redevelopment Agency. In late April or May, there would be hearings for three multi-family developments and some business type conditional uses.

Chairman Holt asked if the multi-family developments were already in multi-family zones. Mr. Hall said two were.

Commissioner Kirch asked if there was a possibility of including a Commission member via tele-conferencing. Mr. Hall said it was possible but could not be done at the last minute. Tele-conferencing required at least 24 hours of public notification.

Chairman Holt asked about the status of the right-of-way vacation on 5200 South. Mr. Hall said the vacation and appropriate ordinance had been approved by the City Council along with approval of a subdivision. The Planning Commission had not seen a site plan yet.

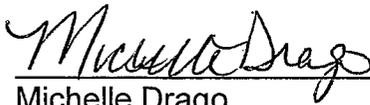
4. ADJOURN

Commissioner Yeoman moved to adjourn at 6:11 p.m. Commissioner Stonehocker seconded the motion. Commission members Holt, Kirch, Stonehocker, and Yeoman voted "aye." The motion carried.



Lee Holt
Chairman

Attest:



Michelle Drago
Secretary

dc:pmar2613