

ROY CITY PLANNING COMMISSION

April 12, 2011

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on April 12, 2011, 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, Vice Chairman
Blake Hamilton
Gennie Kirch
Bill Merx
Roy Watts

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Tom Stonehocker and Rhett Zito

Others present were: Adam Bowers; Rachel Trotter; and Jenessa Bradford.

Pledge of Allegiance: Roy Watts

1. APPROVAL OF MARCH 8, 2011, MINUTES

Commissioner Merx moved to approve the minutes of March 8, 2011, as corrected. Commissioner Kirch seconded the motion. Commission members Holt, Kirch, Merx, and Watts voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE TO ALLOW AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 4070 SOUTH MIDLAND DRIVE

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

Blake Hamilton arrived at 6:04 p.m.

Jared Hall stated that the McDonald's Restaurant being built at 4070 South Midland Drive was located in the Community Commercial Zoning. The Planning Commission and City Council recently passed modifications to the ordinance regulating electronic message center signs. Electronic message center signs were allowed under certain circumstances

in the Community Commercial Zone. McDonald's application for an electronic message center sign met those requirements. It was more than 100 feet from the nearest EMC sign; 5 feet from the property line; and 10 feet from the access. The sign was 400 feet from the intersection. The electronic display did not comprise more than 75% of the sign itself. The sign structure complied with the requirements of the Midland Square Commercial development agreement. The staff was comfortable with the sign, and recommended that the Planning Commission recommend that the City Council approve the conditional use subject to all of the requirements of Section 1020 of the Zoning Ordinance, including Ordinance No. 1037, and all items of the staff report.

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

Commissioner Merx asked if the Planning Commission could include a restriction on temporary signs with the conditional use. Jared Hall felt the restriction regarding temporary signs was a good suggestion, but it was a separate issue. Temporary signs did tend to become excessive. Regulations regarding temporary signs was planned to be the next section of the Sign Ordinance to be amended.

Commissioner Merx moved to close the public hearing at 6:11 p.m. Commissioner Watts seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Watts voted "aye." The motion carried.

Commissioner Hamilton asked if the proponent was in attendance. Mr. Hall said he was aware that the representative from YESCo (Young Electric Sign Company) might have a scheduling conflict, and he told them it would be alright if they were unable to attend."

Vice Chairman Holt asked when McDonald's planned to open. Mr. Hall said McDonald's had indicated they hoped to be open by May 1st.

Commissioner Kirch moved to recommend that the City Council approve a conditional use for an electronic message center sign on property located at approximately 4070 South Midland Drive based on the staff's findings and subject to Section 1020 of the Zoning Ordinance, Ordinance No. 1037, and the recommendations of the staff included in the staff report. Commissioner Merx seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Watts voted "aye." The motion carried.

3. STAFF UPDATE

Jared Hall stated that an open house regarding the General Plan had been held on March 24th. The City received good comments, which he was trying to compile. The next open house would be held on May 19th. Stake holders, such as churches, schools, and local business owners, etc. would be invited to participate.

Commissioner Hamilton asked how the open house would be advertised. Mr. Hall said a banner would be hung across 1900 West; personal phone calls would be made; flyers would be sent home with participants of the Boys & Girls Club and school students; notices would be posted at the Municipal Building and the library; and notice would be given to the newspaper.

Jared Hall stated that a public hearing had been scheduled for the Planning Commission on April 26th.

Commissioner Kirch asked about the occupants of the Stone Edge commercial development. Jared Hall said most of the units had been sold or were occupied. One occupant was a staffing service; another was a contractor's showroom.

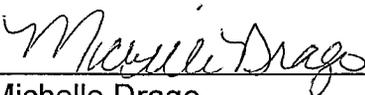
4. ADJOURN

Commissioner Watts moved to adjourn at 6:16 p.m. Commissioner Kirch seconded the motion. Commission members Hamilton, Holt, Kirch, Merx, and Watts voted "aye." The motion carried.



Lee Holt
Vice Chairman

Attest:



Michelle Drago
Secretary

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