



Agenda Roy City Planning Commission Meeting

6:00 p.m.
May 13, 2014

City Council/Court Room
Municipal Building
5051 South 1900 West

1. Approval of March 25, 2014 minutes.
2. 6:00 p.m. Public hearing to consider a request for Conditional Use allowing an electronic message center sign on property located at approximately 5985 South 3500 West.
3. 6:00 p.m. Public hearing to consider a request for Conditional Use allowing a freeway oriented on-premise sign on property located at approximately 5680 South 1900 West.
4. Consideration of a request for Permitted Use approval for a new medical office building located at approximately 5650 South 3500 West.
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

May 13, 2014

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on May 13, 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, Chairman
Bob Dandoy
Leland Karras
Lindsey Ohlin
Tom Stonehocker

Jared Hall, Planner
Michelle Drago, Secretary

Excused: Blake Hamilton and Joe Paul

Others present were: Dusty Parker; Linda Schiffman; Vickie Van der Have; K.C. Halls; and Braxton Schenck.

Pledge of Allegiance: Tom Stonehocker

1. APPROVAL OF MARCH 25, 2014, MINUTES

Commissioner Karras moved to approve the March 25, 2014, minutes as written. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

2. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 5985 SOUTH 3500 WEST

Commissioner Stonehocker moved to open the public hearing at 6:03 p.m. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker seconded the motion. The motion carried.

Jared Hall stated that the City had received a request for approval of a conditional use for an electronic message center sign for the Rock Run development located at approximately 5985 South 3500 West. Rock Run consisted mainly of doctors' offices. The EMC sign would replace the existing sign on the north side of the entrance on 3500 West. An EMC sign was a conditional use in the Community Commercial Zone so their

request would be reviewed by the Planning Commission. Final approval would be given by the City Council.

Mr. Hall said the staff had found that the requested sign complied with the regulations contained in Ordinance Nos. 1020 and 1037 - Rock Run was more than three acres in size; the sign itself was more than 100 feet from residential zoning; the EMC component was not more than 50% of the sign; and the EMC sign would comply with the standards of operation contained in Ordinance No. 1037. The proposed conditional use also met the requirements established for conditional uses by the Zoning Ordinance. The staff recommended that the Planning Commission recommend that the City Council approve a conditional use allowing an EMC sign on property located at approximately 5985 South 3500 West subject to:

1. The applicant obtaining all appropriate permits for the installation and construction of the sign; and
2. The applicant abiding by the terms and conditions contained in Ordinance No. 1037 of the Zoning Ordinance and all regulations for the class of business imposed by the State and County at all times.

Mr. Hall said there were other EMC signs in the Community Commercial Zone. They City hadn't received any complaints about them.

Chairman Kirch asked if the specifications of the new sign were the same as the existing sign. Mr. Hall said the new sign would be a little taller than the existing sign at 23 to 24 feet. The ordinance allowed a 30-foot sign for developments in the Community Commercial Zone that were larger than three acres. Both signs were the same width. The sign component itself would be slightly larger. The sign would be set back enough for a clear view of the entrance.

Chairman Kirch opened the floor for public comments.

Vickie Van der Have, Layton, was representing Weber State Credit Union. She wanted to make sure that their sign wouldn't be affected. Weber State Credit Union would be advertising on the new sign. They were pleased with it, and felt it would be great for the businesses in the complex.

Commissioner Karras moved to close the public hearing at 6:08 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Ohlin, and Stonehocker voted "aye." The motion carried.

Commissioner Stonehocker moved to recommend that the City Council approve a conditional use allowing an electronic message center sign on property located

at approximately 5985 South 3500 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Karras seconded the motion. Commissioner members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

3. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE ALLOWING A FREEWAY ORIENTED ON-PREMISE SIGN ON PROPERTY LOCATED AT APPROXIMATELY 5680 SOUTH 1900 WEST

Commissioner Stonehocker moved to open the public hearing at 6:10 p.m. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Jared Hall stated that the City had received a request from A-1 Discount Satellites for a conditional use allowing a freeway oriented on-premise sign. They were located at 5680 South 1900 West. Their premises were part of a five unit commercial condominium.

Mr. Hall said most freeway oriented signs were off-premise signs, or billboards. This request was not for an off-premise, billboard sign. The Sign Ordinance allowed properties on the east side of 1900 West to orient their signs toward the freeway if they chose. A-1 Discount Satellites wanted to do that. The sign would be 50 feet in height. The height of the sign did not increase the allowed cabinet size, and the sign had to be located on the premises. The sign would be placed on the communal part of the property closest to the freeway.

Mr. Hall said the staff had found that the proposed conditional use was in keeping with the regulations established by Ordinance No. 1020 of the Zoning Ordinance, and it met the requirements for conditional uses established by the Zoning Ordinance. The staff recommended that the Planning Commission recommend that the City Council approve the conditional use allowing a freeway oriented sign on property located at approximately 5680 South 1900 West subject to:

1. The applicant obtaining all appropriate permits for the installation and construction of the sign.

Commissioner Stonehocker asked if this would be the only pole sign allowed on the property. Mr. Hall said it would. The Sign Ordinance would not allow another pole sign on 1900 West, which was why the staff was requiring the other five property owners in the condominium to sign off on it.

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

Commissioner Stonehocker moved to close the public hearing at 6:15 p.m. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Commissioner Dandoy moved to recommend that the City Council approve a conditional use allowing a freeway oriented on-premise sign on property located at approximately 5680 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

4. CONSIDERATION OF A REQUEST FOR PERMITTED USE APPROVAL FOR A NEW MEDICAL OFFICE BUILDING (BARLOW MEDICAL OFFICES) LOCATED AT APPROXIMATELY 5650 SOUTH 3500 WEST

Jared Hall stated that the City had received a request for approval of a permitted use for a new medical office building on property located at approximately 5650 South 3500 West. The property was owned by K.C. Halls. The project was formerly known as Barlow Square. It was now being called the Barlow Medical Office Building. The site plan was not ready for approval because appropriate improvement drawings needed to be submitted for engineering review.

Chairman Kirch stated that the proposed site plan was different than the one originally approved on the building. Mr. Hall said it was. The property in question had frontage on 3500 West south of the Maverik Convenience Store. The front of the building faced north, but the elevations on 3500 West made it appear the building was oriented toward the street. The proposed building would contain six units. The site did not have access from 3500 West. All access was through the property to the north.

Chairman Kirch asked how the site would be affected by the future widening of 3500 West. Mr. Hall said that was an item discussed by the Development Review Committee.

Chairman Kirch asked about grading and drainage. Mr. Hall said grading and drainage plans needed to be submitted for the City Engineer to review. The staff also recommended that the sidewalk around the building be connected to the sidewalk along 3500 West.

Commissioner Dandoy asked if the elevations of this building would be the same as the two lasis buildings located to the east. Mr. Hall said the elevations were similar, but not the same.

5. STAFF UPDATE

Jared Hall stated that there were two projects being reviewed by the staff: a site on 4000 South and a multi-family project on the southwest corner of 5600 South 2700 West. The staff anticipated that an application would be filed for a single-family development on the Battistone property on 4800 South.

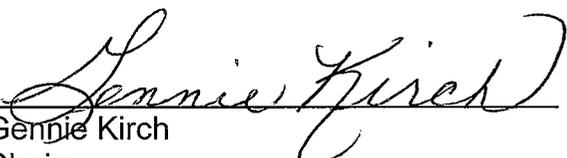
Chairman Kirch asked about the status of North Park and when the old school would be demolished. Mr. Hall did not know when school would be torn down. He had not seen plans for North Park. Chairman Kirch suggested that the City put in playground equipment for handicap children at North Park

Chairman Kirch felt it would be beneficial for the new Planning Commission members to attend training workshops. Mr. Hall said ULCT was currently not providing training workshops. He said he could provide some training in work sessions held after Planning Commission meetings.

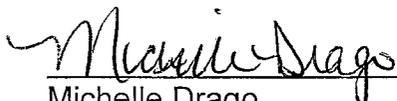
6. ADJOURN

Commissioner Ohlin moved to adjourn at 6:39 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker and Yeoman voted "aye." The motion carried.

Attest:



Jennie Kirch
Chairman



Michelle Drago
Secretary

dc:pmay1314