

ROY CITY PLANNING COMMISSION

September 8, 2009

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on September 8, 2009, 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:

Brad Hilton, Chairman	Tony Reynolds, Community and
Dave Collins	Economic Services Director
Blake Hamilton	Jared Hall, Planner
Lee Holt	Michelle Drago, Secretary
Tom Stonehocker	
Roy Watts	

Excused: Bill Merx

Others present were: Councilman Dave Tafoya

Pledge of Allegiance: Roy Watts

1. APPROVAL OF AUGUST 25, 2009, MINUTES

Commissioner Collins moved to approve the minutes of August 25, 2009, as corrected. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

2. A. CONTINUATION OF PUBLIC HEARING FROM AUGUST 25, 2009, TO CONSIDER AMENDMENTS TO THE SIGN ORDINANCE REGARDING FREE-STANDING AND MONUMENTS SIGNS

B CONTINUATION OF PUBLIC HEARING FROM AUGUST 25, 2009, TO CONSIDER AMENDMENTS TO THE SIGN ORDINANCE REGARDING ELECTRONIC MESSAGE CENTER SIGNS

At 6:04 p.m., Commissioner Watts moved to continue the public hearing to consider amendments to the Sign Ordinance regarding free-standing and monument signs. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

At 6:04 p.m., Commissioner Watts moved to continue the public hearing to consider amendments to the Sign Ordinance regarding electronic message center signs. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

Jared Hall stated that the staff had made mostly minor changes to the draft ordinance, but several were more substantive. (See attached copy). Section 2002 - General Provisions - included the definition of a sign, stated that signs were structures, and made all signs subject to Section 1031 of the Zoning Ordinance. Section 1031 contained the requirements to transition between residential and non-residential zones. Jared Hall reviewed the changes proposed in Section 2003 - Electronic Message Center Signs.

Commissioner Holt asked if Triple Stop was located in a CC - Community Commercial Zone. Jared Hall said it was. Commissioner Holt asked if Triple Stop's EMC would be out of compliance with the proposed regulations. Jared Hall said it would. Commissioner Holt asked if Triple Stop could be sold with a non-conforming sign. Jared Hall said it could. A non-conforming sign could be replaced if it was damaged or destroyed. If a property owner took a non-conforming sign down himself, the non-conforming status would be lost. There was a chapter in the Zoning Ordinance that covered non-conforming uses.

Commissioner Collins asked what would happen if Triple Stop wanted to alter or expand the non-conforming sign. Jared hall said a non-conforming use could not be altered or expanded.

Commissioner Holt asked if the Planning Commission was okay with prohibiting EMC signs in CC zones. Chairman Hilton said CC zones were usually adjacent to residential areas. EMC signs tended to be intrusive to residential neighborhoods. He was very comfortable restricting EMC signs to RC - Regional Commercial Zones. Jared Hall said the proposed regulations restricted EMC signs in CC zones but gave greater allowances for them in the RC and M zones.

Commissioner Collins asked if the staff had received help or advice on the proposed regulations from outside influences, i.e. sign companies. Jared Hall said the City notified the sign companies that the City was proposing to amend the regulations. The sign companies had not panicked about what the City was proposing.

Commissioner Holt did not feel it would be bad to receive input from sign companies unless they were giving the staff a lot of flack. Mr. Hall said the staff hadn't hear from them.

Tony Reynolds stated that sign companies were a very politically active group. They were aware of what the City was doing. If they were uncomfortable about it, the City would have heard.

Jared Hall said the City notified the sign companies when it adopted the TZRO. Once they understood what the staff was planning do to, they were disinterested.

Chairman Hilton didn't care what the sign companies thought. The Planning Commission owed it to the citizens to make the community what the citizens wanted not what the sign companies wanted. Roy City's Sign Ordinance was liberal. The new regulations were moving toward what Roy should be.

Jared Hall stated that Section 2004 - Pole Signs - added a definition for a pole sign and clarified the measurement and area calculation. Setbacks for pole signs had been added in Section 2004 2(b).

Commissioner Holt asked about the measurement of maximum height. Jared Hall stated that the height would be measured from the top back of curb to the top of the cabinet. The measurement for monument signs would recognize three feet of berm. There was no allowance for a berm in the measurement of pole signs.

Chairman Hilton felt that was a consistent measurement.

Jared Hall stated that 2004 2(d) prohibited more than two cabinets.

Commissioner Holt asked if the McDonald's sign on 1900 West would become non-conforming. Jared Hall said it was already non-conforming because of its height. Tony Reynolds stated that Chapter 23 of the Zoning Ordinance clearly identified and regulated non-conforming uses.

Commissioner Holt asked if the proposed language would make shopping center signs non-conforming. Jared Hall said it would not. Section 2004 2(f) contained the regulations for shopping center signs. Limits needed to be added to 2(f) so that it was not completely open ended. A shopping center sign was intended to advertise multiple tenants. If it didn't, it wouldn't be

considered a shopping center sign. Tony Reynolds said the language 'shopping center sign as defined,' referred to the existing definition in the Sign Ordinance. Mr. Hall said it was likely that the shopping center sign would be part of the overall conditional use.

Jared Hall reviewed the freeway oriented signs regulations found in 2004 3(b).

Commissioner Holt did not feel that section was clear. Tony Reynolds said a freeway sign had to be on property that was east of 1900 West and within 300 feet of Interstate 15 at some point. The sign involved two steps. Commissioner Holt felt those steps should be broken out and included in the ordinance.

Jared Hall reviewed Section 200 5 - Monument Signs. A definition and setback regulations had been added. The largest change was the measurement calculation in 2(d).

Tony Reynolds stated that the ordinance was written to encourage developers to make monument signs fit into their landscaping design.

Commissioner Collins asked if the measurement calculation applied to one face or two. Jared Hall said it applied to one face. The regulation prohibited triangular faces.

Jared Hall stated that the regulations did not include an area requirement because the square footage allowance was already in the Sign Ordinance.

Commissioner Holt asked if Golden West's EMC sign was non-conforming. Jared Hall thought it would be because it was within 100 feet of a residential zone. Tony Reynolds stated that Golden West put in a time, temperature, and public service sign that was allowed by the current ordinance.

Jared Hall reviewed the height and size allowances for monument signs.

Jared Hall stated that visibility was important. As the staff moved forward with other parts of the Sign Ordinance, it might look for input from the industry. The Sign Ordinance needed to help businessmen be part of the larger community.

Commissioner Holt didn't feel it would be wrong to get input from sign engineers so the staff and Planning Commission were aware of the latest trends.

Tony Reynolds stated that Roy City was willing to talk to people.

Chairman Hilton stated that the staff and Planning Commission did a lot of educating the public. As the City looked at other signs, it might not hurt to receive information from the sign companies in a work session.

Jared Hall stated that the staff would make the last changes to the sign regulations and put them in an adoptable format for a last review by the Planning Commission on September 22nd. It could possibly then be forwarded to the City Council on October 6th.

Tony Reynolds stated that the City Attorney would review the sign regulations. He might make some format changes.

At 6:50 p.m., Commissioner Watts moved to continue the public hearing to consider amendments to the Sign Ordinance regarding electronic message center signs to September 22, 2009, a 6:00 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

At 6:50 p.m., Commissioner Watts moved to continue the public hearing to consider amendments to the Sign Ordinance regarding free-standing and monument signs to September 22, 2009, at 6:00 p.m. Commissioner Stonehocker seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

3. CONTINUATION OF PUBLIC HEARING FROM AUGUST 25, 2009, TO CONSIDER AN AMENDMENT TO THE ROY CITY SUBDIVISION AND ZONING ORDINANCES REGARDING STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS IN THE R-3 AND R-4 ZONES

Commissioner Stonehocker moved to continue the public hearing to consider an amendment to the Roy City Subdivision and Zoning Ordinances regarding standards for multi-family residential developments in the R-3 and R-4 Zones at 6:51 p.m. Commissioner Collins seconded the motion. Commission members Collins, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

Jared Hall stated that the staff felt the best place to put standards for multi-family housing was in Chapter 11 - Supplementary Regulations - of the Zoning Ordinance. The standards were formatted like the rest of Chapter 11. He reviewed the draft with the Planning Commission (see attached copy).

Commissioner Holt felt the transit oriented special circumstance mentioned in 1110-4(a) was a mixed bag. Jared Hall said a motel would not count, but apartments would. Commercial development in the City would benefit from the flexibility as well.

Tony Reynolds felt 4(d) could be included in the main statement of 4) Height.

Commissioner Holt felt the word 'perceived', used in 1110-5, was open to interpretation. Jared Hall said the City Attorney would probably make him pick a threshold.

Chairman Hilton felt parking orientation in 1110-6 was tied to building orientation. A mother with young children and groceries would not be happy to be parked 50 feet from her apartment. Mr. Hall said that decentralizing was meant to make the complex more livable as well as break up the parking.

Jared Hall reviewed the reduction of the parking ratio. Commissioner Holt felt 1110-7(a) should be included in the current parking ratio. Jared Hall wanted to leave the tables in Chapter 19 of the Zoning Ordinance alone as they were pretty well defined. Tony Reynolds said there was a section in Chapter 19 that talked about how to reduce the ratio.

Jared Hall stated that 50% coverage allowance in 1110-8 was a high threshold. Fifty-five percent (55%) gave developers a little

extra, but the City did not have to allow it. Commissioner Stonehocker asked if language could be included about different types of permeable pavement, such as pervious concrete.

Jared Hall stated that 1110-9 cleared up the disparity in Table 10-2. The base density had been designated as 12 units per acre. There was a difference between lot size and density. The density bonus was a standard to be used when reviewing projects. It was not a give away.

Jared Hall stated that the base open space requirement in 1110-10 would require developers to put some thinking into their designs.

Commissioner Holt was uncomfortable with the word 'remnant' used in section 1110-10. Tony Reynolds said the word could be defined in the definition section of the Zoning Ordinance.

Commissioner Stonehocker asked that the language regarding trails in 1110-10(d) be stronger than 'encourage.' Jared Hall said the wording 'where possible' and 'where applicable' could be used. Commissioner Stonehocker felt developers should have to tell the City why they didn't include pedestrian trails.

Jared Hall reviewed the Architectural Considerations and Requirements in 1110-11.

Commissioner Watts asked if this was the section where communities could require certain construction themes, materials, and designs. Tony Reynolds stated that an architectural style was discussed when the Zoning Ordinance was amended. The City Council did not want to pick one style. They wanted to have different types of building materials. Commissioner Watts asked how the City could control it. Tony Reynolds stated that the commercial standards were included in Chapters 14 and 15 of the Zoning Ordinance. Jared Hall felt the multi-family standards would steer developers in the direction the City wanted them to go and would actually help stabilize neighborhoods.

Commissioner Hamilton arrived at 7:25 p.m.

Chairman Hilton suggested that 1110-11 include language about patio coverage to mix up the rear facade as well as the front.

Jared Hall stated that the City was trying to get developers to put thought into their developments. The staff would put the draft

into a final format for the Commission to review on September 22nd and, if possible, forward it to the City Council on October 6th.

Chairman Hilton asked when the TZRO on multi-family housing would end. Mr. Hall said it would expire on October 7th.

At 7:35 p.m., Commissioner Stonehocker moved to continue the public hearing to consider an amendment to the Roy City Subdivision and Zoning Ordinance regarding standards for multi-family residential developments in the R-3 and R-4 Zones to September 22nd at 6:00 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.

4. STAFF UPDATE

Chairman Hilton asked if the Maverick Convenience Store on 4000 South was going to apply for a conditional use permit to be open 24 hours a day and to sell beer. Jared Hall stated that conditional use permits for 24 hour operation and beer sales were approved along with the conditional use permit for the site. Tony Reynolds said the City Council's position was to allow beer sales in conjunction with hours of operation.

Jared Hall stated that the Planning Commission would be considering a conditional use permit for Hooper Water and a preliminary subdivision plan in the coming months.

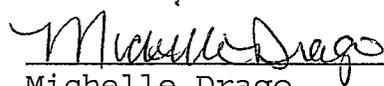
5. ADJOURN

Commissioner Hamilton moved to adjourn at 7:39 p.m. Commissioner Holt seconded the motion. Commission members Collins, Hamilton, Hilton, Holt, Stonehocker, and Watts voted "aye." The motion carried.



Brad Hilton
Chairman

Attest:



Michelle Drago
Secretary
dc:psep809