

AGENDA

January 26, 2016

6:00 p.m.

The Roy City Planning Commission regular 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 Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of January 12, 2016 regular meeting minutes
3. Discussion of proposed ordinance change
4. Commissioners Comments
5. Staff Update
6. Adjourn

Joint Work Session

City Council and Planning Commission

6:30 p.m.

The Joint work Session will be held in the Multi-purpose room in the basement of the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Mayor.

Agenda Items

1. Discussion of future development of areas within the city
2. Discussion on the Dumpster Program
3. Discussion on Roy City's Website
4. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 22nd day of January, 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 22nd day of January, 2016.

STEVE PARKINSON:
PLANNING & ZONING ADMINISTRATOR



1 ROY CITY PLANNING COMMISSION

2
3 January 12, 2016

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5
6 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy
7 City Municipal Building on January 12, 2016, at 6:00 p.m.

8
9 The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting
10 was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was
11 posted.

12
13 The following members were in attendance:

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15 Gennie Kirch, Chairman Steve Parkinson, Planner
16 Leland Karras Michelle Drago, Secretary
17 Doug Nandell
18 Lindsey Ohlin
19 Joe Paul
20 Claude Payne

21
22 Others present were: Mayor Willard Cragun; Cathy Spencer, Management Services Director;
23 Greg Sagen, and Sean Lisonbee.

24
25 Pledge of Allegiance: Claude Payne

26
27 1. DECLARATIONS OF CONFLICT

28
29 There were none.

30
31 2. APPROVAL OF DECEMBER 8, 2015, MINUTES

32
33 **Commissioner Paul moved to approve the December 8, 2015, minutes as corrected.**
34 **Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell,**
35 **Ohlin, Paul, and Payne voted “aye.” The motion carried.**

36
37 3. ELECTION OF CHAIR AND VICE CHAIR FOR 2016

38
39 **Commissioner Karras nominated Lindsey Ohlin as Chairman for 2016. Commissioner**
40 **Nandell seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul,**
41 **and Payne voted “aye.” The motion carried.**

42
43 **Commissioner Kirch nominated Doug Nandell as Vice Chairman for 2016. Commissioner**
44 **Payne seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul,**
45 **and Payne voted “aye.” The motion carried.**
46

47 4. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE TO ALLOW
48 A TATTOO PARLOR BUSINESS LOCATED AT 5798 SOUTH 1900 WEST SUITE A3
49

50 Steve Parkinson, Planner, stated that the City had received a request for approval of a conditional
51 use for a tattoo parlor located at 5798 South 1900 West Suite A3, which was behind Auto Zone.
52 In addition to complying with conditional use standards, a tattoo parlor had to comply with
53 population and spacing regulations. The Zoning Ordinance allowed for one per 10,000 residents.
54 As of July 1, 2015, the U.S. Census estimated that the population of Roy was 37,877. The current
55 population allowed for three tattoo parlors. This would be the third tattoo business in Roy. The
56 proposed location complied with the spacing requirements of the Zoning Ordinance. It was further
57 than 600 feet away from the closest tattoo parlor.
58

59 Mr. Parkinson stated that the staff had found that the proposed conditional use complied with the
60 goals and intent of the General Plan and met the requirements of the Zoning Ordinance. The DRC
61 recommended that the Planning Commission recommend that the City Council approve a
62 conditional use for a tattoo parlor located at 5798 South 1900 West Suite A3 subject to the
63 applicant obtaining and maintaining a license from the Weber/Morgan Health Department, a
64 business license from Roy City, and a license from the State of Utah, if applicable.
65

66 **Commissioner Ohlin moved to open the public hearing at 6:06 p.m. Commissioner Nandell**
67 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and**
68 **Payne voted “aye.” The motion carried.**
69

70 Sean Lisonbee, 2275 West 4450 South, stated that he was the applicant. He had lived in Roy
71 since he was six years old and was excited to have this opportunity.
72

73 Chairman Kirch opened the floor for public comments. There were none.
74

75 **Commissioner Karras moved to close the public hearing at 6:07 p.m. Commissioner Payne**
76 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, and**
77 **Payne voted “aye.” The motion carried.**
78

79 **Commissioner Paul moved to recommend that the City Council approve a conditional use**
80 **for a tattoo parlor business located at 5798 South 1900 West Suite A3 based on the staff’s**
81 **findings and subject to the conditions recommended by the staff. Commission members**
82 **Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted “aye.” The motion carried.**
83

84 5. CONTINUED DISCUSSION REGARDING THE PROPOSED TITLE 13 – SIGN
85 ORDINANCE
86

87 Steve Parkinson stated that the Planning Commission had received the latest revision of the Sign
88 Ordinance – Title 13. This revision included the comments made by the Planning Commission
89 during its last work session; changes that Commissioner Dandoy submitted via email; and
90 changes from the City Attorney. Most of the comments made by the Planning Commission were
91 contained in Chapter 4. There were still a few things needed to be discussed with the City
92 Attorney. Mr. Parkinson did not feel the remaining questions would cause extensive changes to
93 the proposed ordinance.
94

95 Commissioner Nandell felt all the efforts of the staff and Planning Commission had resulted in a
96 good ordinance.

97
98 Commissioner Ohlin asked about political signs. The ordinance said candidates or campaign
99 managers were supposed to let the City know where their signs would be located. Would that
100 regulation apply to national elections? Mr. Parkinson said it would. The City was asking for contact
101 information in case there was a problem with a sign.

102
103 Commissioner Ohlin asked what would happen if a candidate did not contact the City. Would the
104 City take the sign down? Mr. Parkinson said that if there was a problem the staff would try to
105 contact someone to have the sign removed or brought into compliance.

106
107 Commissioner Ohlin clarified the ordinance which said that a candidate could only have one sign
108 on a street. Mr. Parkinson said that was correct. There could be two signs on a corner; one facing
109 each direction.

110
111 Chairman Kirch asked that the words *"Because a proliferation of..."* be struck from the second
112 sentence of 13-4-2. The sentence should begin with *"Poorly designed..."*

113
114 Chairman Kirch agreed that the Sign Ordinance was well written. It included much more
115 information than she thought and would serve the City for a long time. She asked the Commission
116 members if they were satisfied with the regulations for temporary signs

117
118 Commissioner Ohlin asked about strip malls and temporary signs. Mr. Parkinson said any
119 business over 10,000 square feet could have two temporary signs; businesses under 10,000
120 square feet could only have one. Businesses in strip malls would have to correlate their temporary
121 signs with each other.

122
123 Chairman Kirch asked about window signs. Mr. Parkinson said businesses would be limited to a
124 certain percentage of window coverage for safety reasons.

125
126 Chairman Kirch stated that if the Planning Commission didn't have any other concerns, the staff
127 could schedule a public hearing. No further concerns or questions were expressed by the
128 Planning Commission. Mr. Parkinson said he would schedule a hearing on February 5th. After the
129 hearing, the ordinance would be forwarded to the Council for their consideration.

130
131 6. COMMISSIONER'S COMMENTS

132
133 Commissioner Karras thanked Chairman Kirch for her service as chair.

134

135 7. STAFF UPDATE

136
137 Steve Parkinson stated that the City Council wanted to hold a work session with the Planning
138 Commission on January 26th at 6:30 p.m. to discuss zoning and future land uses. If a Planning
139 Commission meeting was needed, it would be held at 6:00 p.m. The work session would be held
140 downstairs in the Municipal Building's multi-purpose room.

141
142 Chairman Kirch asked that the vacant property on 4000 South between the tracks be discussed.
143 Falcon Hill would have an impact on the City. She felt it needed to be discussed as well.

144
145 Chairman Kirch asked if 4000 South was a City road. Mayor Cragun said it was. Chairman Kirch
146 felt that any future projects discussed on 4000 South needed to include a traffic component.

147
148 Steve Parkinson stated that the City had received a grant from the Wasatch Front Regional
149 Council called Complete Streets. WFRC would look at all of the City's traffic corridors and modes
150 of transportation.

151
152 Chairman Kirch was concerned about maintenance of the sidewalk on 4000 South with senior
153 housing being developed.

154
155 8. ADJOURN

156
157 **Commissioner Karras moved to adjourn at 6:23 p.m. Commissioner Paul seconded the**
158 **motion. Commission members, Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye."**
159 **The motion carried.**

160
161
162
163
164 Attest: _____
Gennie Kirch
Chairman

165
166
167
168 _____
169 Michelle Drago
170 Secretary

171 dc:pjan1216



COMMUNITY DEVELOPMENT DEPARTMENT

established 1937

MEMO

Date: 22 January 2016
To: Planning Commission
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Mr. Briggs proposed Ordinance

Commissioners,

Attached to this memo you will find a proposed ordinance that Mr. Brigg would like to get your feedback on prior to making a formal applications.

It is dealing with the large pieces of property that are underneath the power line corridor between 3100 West and 3500 West.



November 16, 2015

Roy City
Attn: Planning Commission

RE: Potential Ordinance

Dear Roy City Planning Commissioners,

There is an opportunity to put unused land to beneficial use in certain portions of the Utah Power & Light Power Corridor (the "Corridor"), areas which are currently vacant with grass and weeds being periodically mowed.

The current Zoning Map, dated 3/3/15, has various zoning designations for the Corridor, including R-1-7, R-1-8, R-1-10, RE-20, and Unincorporated. The Future Land Use map, adopted 12/29/14, identifies a large part of the Corridor as Utilities, with a significant portion Medium Density Single Family Residential, and one small parcel as Parks and Greenspace. The General Plan, at page 35, also mentions the Corridor as a possible future location for recreational sites.

While the current zoning of the Corridor includes medium density residential zones, many of the parcels within the Corridor are of a size and character as would facilitate uses traditionally associated with larger acreage. Conceptually, there are probably various ways to implement zoning that would provide additional uses for the Corridor. The main reason we have brought this issue to the Commission work session (rather than applying for a specific ordinance change) is that we respect the Commission's superior understanding of the ordinances.

The Zoning Ordinance (Table 17-1, Table of Uses, Residential Zoning Districts) identifies the permitted or conditional uses within the various residential zones. One way to allow for additional uses within the Corridor would be to leave the Zoning Map unchanged, but include appropriate modifications to Table 17-1, specifying that the modifications are only applicable to parcels located within the Corridor.

This could be accomplished by including an asterisk (*) next to the "X" identifying certain uses in a zone as Prohibited. The asterisk would lead to the end of Table 17-1, where it would state that the use is allowed on parcels located within the Corridor, e.g., ** Conditional Use in parcels located within the Utah Power & Light Power Corridor and which otherwise meet the requirements of the use.*

Several of the uses in Table 17-1 which are currently not allowed in one or more of zones R-1-7, R-1-8, R-1-10, and RE-20 could appropriately be allowed uses in the Corridor. In particular, we would ask the Commission to consider the third and sixth uses of Table 17-1, Barn, Corral, Stable, Coop, Pen or Animal Run and Domestic Livestock and Fowl. Of course, allowance of these particular uses could also be facilitated by simply rezoning appropriate parcels to RE-20 on a case by case basis.

We believe beneficial use of vacant areas of the Corridor would be a substantial improvement for Roy City, and appreciate your willingness to consider this matter.

Respectfully,

