

AGENDA
January 27, 2015
6:00 p.m.

The Roy City Planning Commission meeting will be held in the Administrative Conference 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 13, 2015 minutes
3. Discussion of Roy City Sign Ordinance
4. Staff Update
5. Commissioners Minute
6. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you need special accommodation to participate in this meeting, please contact Roy City Community Development Department at 24 or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The phone number is (801)-774-1040.

1 ROY CITY PLANNING COMMISSION

2
3 January 13, 2015

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6 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of
7 the Roy City Municipal Building on January 13, 2015, at 6:00 p.m.

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

12
13 The following members were in attendance:

- | | |
|---------------------------|---------------------------|
| 14 Gennie Kirch, Chairman | Steve Parkinson, Planner |
| 15 Bob Dandoy | Michelle Drago, Secretary |
| 16 Leland Karras | |
| 17 Lindsey Ohlin | |
| 18 Tom Stonehocker | |

19
20
21 Excused: Blake Hamilton and Joe Paul

22
23 Others present were: Cathy Spencer, Management Services Director; Greg Sagen; and
24 Adam Martin.

25
26 Pledge of Allegiance: Lindsey Ohlin

27
28 There were no declarations of conflict.

29
30 1. APPROVAL OF DECEMBER 23, 2014, MINUTES

31
32 **Commissioner Karras moved to approve the December 23, 2014, minutes as**
33 **written. Commissioner Dandoy seconded the motion. Commission members**
34 **Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.**

35
36 2. PUBLIC HEARING TO CONSIDER OF A REQUEST FOR PRELIMINARY
37 APPROVAL OF MIDLAND SQUARE COMMERCIAL PLAT A, LOT 6, 1ST
38 AMENDMENT SUBDIVISION, A COMMERCIAL CONDOMINIUM SUBDIVISION,
39 LOCATED AT APPROXIMATELY 2779 WEST 4000 SOUTH

40
41 Steve Parkinson stated that the City had received a request for preliminary approval of
42 the Midland Square Commercial Plat A, Lot 6, 1st Amendment Subdivision. Some
43 Commission members might remember the dental office located at 2779 West 4000
44 South, which was just east of the Maverik Convenience Store. The owners were
45 proposing to subdivide the interior space of the building into three units. Each of the units
46 could then be sold individually. The owners would establish CC&R's to govern the

47 common interior space, exterior, landscaping, the parking area, and sidewalk. The City's
48 legal counsel was reviewing the CC&R's to make sure they protected the owners and the
49 City. The staff had found that the proposed subdivision could meet all of the requirements
50 of the Subdivision Ordinance. It recommended that the Planning Commission recommend
51 that the City Council grant preliminary approval subject to the requirements and
52 recommendations from Engineering, Fire, Building, and Planning outlined in the DRC's
53 January 6th memo; and any future requirements and recommendations from any
54 applicable reviewing agency.

55
56 Chairman Kirch asked about the utilities. Mr. Parkinson said the utilities would remain the
57 way they were currently set up. Nothing about the building itself was changing, except
58 ownership of certain areas.

59
60 Chairman Kirch opened the floor for public comments.

61
62 Adam Martin, 2779 West 4800 South, said he was the current owner of the building. There
63 was a power meter for the building's exterior. The association would pay the bill for that
64 meter. Each of the units had individual power and water.

65
66 **Commission Karras moved to close the public hearing at 6:05 p.m. Commissioner**
67 **Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch,**
68 **Ohlin, and Stonehocker voted "aye." The motion carried.**

69
70 Commissioner Dandoy didn't see any real issues with this request. It was pretty straight
71 forward. The public would not see any difference visually or in the building's operation.
72 This would be a commercial condominium. How the owners chose to manage it was
73 internal. He didn't feel the City had much to worry about.

74
75 **Commissioner Stonehocker moved to recommend that the City Council grant**
76 **preliminary approval of the Midland Square Commercial Plat A, Lot 6, 1st**
77 **Amendment Subdivision located at approximately 2779 West 4000 South based on**
78 **the staff's findings and subject to the conditions recommended by the staff and**
79 **completion of the CC&R's by the City's legal counsel. Commissioner Karras**
80 **seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and**
81 **Stonehocker voted "aye." The motion carried.**

82
83 3. ELECTION OF CHAIR AND VICE CHAIR FOR 2015

84
85 **Commissioner Karras nominated Gennie Kirch as Chair for 2015. Commissioner**
86 **Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin,**
87 **and Stonehocker voted "aye." The motion carried.**

88

89 **Commissioner Dandoy nominated Lindsey Ohlin as Vice Chair for 2015.**
90 **Commissioner Karras seconded the motion. Commission members Dandoy,**
91 **Karras, Kirch, Ohlin, and Stonehocker voted “aye.” The motion carried.**

92
93 4. STAFF UPDATE

94
95 Steve Parkinson stated that the first meeting in February would be canceled as there
96 weren't any applicants. The second meeting would probably be a work session.

97
98 Chairman Kirch asked what was happening on the northeast corner of 4000 South and
99 Midland Drive. Mr. Parkinson wasn't aware of anything. Commissioner Stonehocker
100 understood that the owner was waiting for UDOT to complete the intersection
101 improvements before developing.

102
103 Chairman Kirch asked about the status of Walmart. Mr. Parkinson said that as of two
104 months ago, West Haven was still planning on the Walmart development.

105
106 Commissioner Dandoy asked if the City Council approved the subdivision on 4800 South
107 between the tracks. Mr. Parkinson said the Council did approve the subdivision in
108 conjunction with the round-about.

109
110 5. ADJOURN

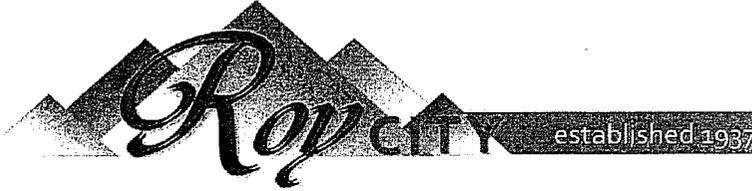
111
112 **Commissioner Stonehocker moved to adjourn at 6:13 p.m. Commissioner Dandoy**
113 **seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and**
114 **Stonehocker voted “aye.” The motion carried.**

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116
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118

119
120 Attest: _____
Gennie Kirch
Chairman

121
122
123
124 _____
Michelle Drago
125 Secretary

126
127 dc:pjan1315



MEMORANDUM

Date: 23 January 2015
To: Planning Commission
From: Steve Parkinson – Planning & Zoning Administrator *SP*
Subject: Sign Ordinance

The first portion of the code I would like to discuss is the Sign Ordinance.

Ask yourself some of the following questions:

What do I like as I drive along Roy City's commercial areas?
What do I dislike as I drive along Roy City's commercial areas?
Visually how does it appear?
Visually is it a tranquil drive or are you bombarded with too much?

Have you gone on vacation or gone to a neighboring City and seen or felt something different or unique about how the commercial signs? What did you like or dislike?

Once you've begun to think of how Roy visually appears. We can begin to ask the difficult questions of:
Types of signs?
Height of signs?
Size of signs?
Number of signs?
Etc.

Staff will provide additional information/pictures to the Commissioners during the meeting on Tuesday.