PLANNING COMMISSION
5051 South 1900 West; Roy, Utah 84067
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Web-site: www.royutah.org

AGENDA

March 10, 2015

6:00 p.m.

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

Declaration of Conflicts

Agenda Items

1. Approval of February 24, 2015 minutes
2. To consider a request by Darrel Olsen, on behalf of XTM Motorsports for Outdoor storage, located at approximately 5528 S. 1900 W.
3. Staff Update
4. Commissioners Minute
5. 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.

ROY CITY PLANNING COMMISSION

February 24, 2015

Minutes of the Roy City Planning Commission Meeting held in the Administrative Conference Room of the Roy City Municipal Building on February 24, 2015, 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
Joe Paul
Tom Stonehocker

Steve Parkinson, Planner
Michelle Drago, Secretary

Others present were: Greg Sagen, Emily Woodyatt; Maryah tipping; Cole Bingham; Jaynee Woorhees; Alexis Burnett; Stone Lambert; Paige Hansen, Kallie Edwards; and Kerry Hansen.

Pledge of Allegiance: Leland Karras

There were no declarations of conflict.

1. APPROVAL OF JANUARY 27, 2015, MINUTES

Commissioner Stonehocker moved to approve the January 27, 2015, minutes as corrected. Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.

2. DISCUSSION OF ROY CITY SIGN ORDINANCE

Steve Parkinson stated that he had given the Planning Commission members a table of the signs discussed at the last meeting. The table contained sign definitions and what zones they were allowed in. Chairman Kirch had prepared a table listing different signs, their requirements, what zones they were allowed in, and whether they were permitted or conditional. She also included sample ordinance wording. Mr. Parkinson gave the Commission members a copy of the sign regulations that were located in Title 9.

Chairman Kirch shared pictures she had taken of different signs located throughout Roy.

There was a brief discussion regarding temporary signs. Steve Parkinson said the City's current sign regulations limited businesses to one temporary sign per 100 feet of frontage. He wanted to clarify what temporary signs the Planning Commission felt the City should

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and shouldn't have. In other cities, temporary signs had to be secured to a building or in the landscape area, not on poles.

Chairman Kirch felt that many of the signs seen in Roy were not in compliance with the existing sign regulations. Mr. Parkinson said the City had not been enforcing its sign regulations. In order for a sign to be considered non-conforming, it had to have been approved by the City in the first place. Just because a business had a sign didn't mean it would become non-conforming.

Commissioner Karras asked if there was a City department actively working on compliance of the Sign Ordinance. Mr. Parkinson said the City had one Code Enforcement Officer. The Sign Ordinance was not being enforced. It would take months for businesses to understand the City's sign regulations and to come into compliance.

Mr. Parkinson didn't feel there was visual appeal in Roy. Right now one was bombarded with visual clutter while driving down the street. He asked what the Planning Commission liked. There was a consensus to move away from pole signs in favor of monument signs.

Commissioner Dandoy asked when the sign regulations were last modified. Mr. Parkinson said some sign regulations were added to the Zoning Ordinance in 2005.

Commissioner Stonehocker asked when regulations for electronic message center signs were added. Mr. Parkinson said they were added in 2009.

Commissioner Stonehocker felt the first step was to move all of the sign regulations from Title 9 to the Zoning Ordinance. Mr. Parkinson agreed. He wanted to know what types of signs the Planning Commission wanted to see in Roy.

The Planning Commission reviewed the list of sign types. They agreed to:

- Remove pole/freeststanding signs from all zones
- Remove wall/flush/flat signs from all residential zones, but R-4.
- Remove roof signs from all zones
- Add projecting signs to the R-4 Zone
- Add awnings to R-4, CC, RC, and BP Zones, but only allow signage itself on the flap
- Allow temporary signs in all zones
- Allow reader boards for churches and schools only in R-1, RMH, R-2 and R-3 Zones.
- Allow electronic message centers for churches and schools only in R-1, RMH, R-2, and R-3 Zones subject to dimming after a certain hour
- Add EMC's to the Manufacturing Zones
- Allow EMC's in Light Manufacturing, R-4, and Recreation Zones as a conditional use

Commissioner Dandoy wanted to revisit roof signs at a later date.

Steve Parkinson stated that the City's sign regulations contradicted themselves. EMC regulations were allowed in Chapter 20 of the Zoning Ordinance, but not Title 9.

Commissioner Dandoy was concerned that some of the conditions for EMC signs were unenforceable, such as the distance of 600 feet from the intersection.

Chairman Kirch pointed out that there was an EMC sign located on the very corner of a main intersection in the City. She suggested that the EMC conditions be modified to restrict EMC signs in the site triangle of a corner. Mr. Parkinson said the ordinance already contained regulations governing anything in a site triangle.

Callie Edwards, 5209 South 4950 West, asked how people would find businesses without pole signs. Mr. Parkinson stated that businesses in cities that had eliminated pole signs were doing very well. Monument signs placed information at the eye level of the driver. Chairman Kirch felt pole signs created eye pollution while monument signs were eye candy.

Chairman Kirch asked if research had been about the effectiveness of different types of signs. Mr. Parkinson felt one could find research to support either side of the argument. Chairman Kirch asked if cities that had eliminated pole signs had seen a negative impact on businesses. Commissioner Karras pointed out that Clinton City did not allow pole signs. He didn't see any negative impact there.

Chairman Kirch suggested that monument signs in residential zones be conditional uses. Mr. Parkinson wanted to eliminate most of the conditional uses. He felt uses should either be allowed or not allowed.

Commissioner Dandoy felt monument signs for residential subdivisions should be eliminated. Mr. Parkinson said regulations could be added restricting monument signs in residential zones to churches and schools, and businesses in the R-4 Zone.

Steve Parkinson stated that flags, banners, and A-frame signs were all forms of temporary signs. The current ordinance allowed one temporary sign for every 100 feet of frontage. He felt the City needed to add regulations regarding how many temporary signs a business could have. It also needed to better define how long a temporary sign could be up. He also suggested regulations for holidays. If a sign did not advertise the business located on the property, it was considered an off-premise sign, which were not allowed in Roy City.

There was a discussion about what options businesses had if they were asked to remove illegal signs. The consensus was that businesses had the option of choosing from permitted signs listed in the Sign Ordinance.

Commissioner Dandoy was concerned that new sign regulations and enforcement could set things in motion that would life difficult for the City Council. Would the new sign regulations hamstring businesses? It wasn't the intent of the regulations to strip the identities of businesses in the community.

Steve Parkinson said the Planning Commission still needed to talk about how much signage businesses should have.

Commissioner Stonehocker felt businesses should be allowed so much square footage of signage based on the amount of linear frontage. A business could choose from among the signs allowed in the City. Mr. Parkinson said the current sign regulations allowed businesses four square feet of signage for every 100 feet of frontage, with a maximum of 300 square feet.

Chairman Kirch asked about adding temporary signs. Mr. Parkinson said temporary signs were a separate issue. He suggested they be allowed for holidays, special events, and 21 other days throughout the year to advertise sales. They could be put up five days before an event and were to be taken down immediately afterward. He suggested that the City require a no-fee permit for temporary signs, and that business only be allowed a certain number of violations per year.

There was further discussion about temporary sign options and enforcement.

There was a discussion about window graphics. Steve Parkinson said businesses were typically only allowed to use 30% of their window space with graphics. The restriction was for two reasons – the city didn't want the architectural feature of windows covered up and for safety.

Commissioner Paul was excused at 7:22 p.m.

Steve Parkinson responded to questions about billboards. He said there were prohibited by the City's sign regulations. There were four non-conforming billboards in the City. The revised sign regulations would need to define billboards as off-premise signs. Off-premise signs were not allowed in the City.

Commissioner Dandoy suggested putting more generic wording in the sign regulations that would allow a developer or owner to decide what signage was best for their business. Commissioner Karras felt that was what the ordinance did any way. Mr. Parkinson said the sign regulations would label the signs allowed in each zone, and the maximum amount of signage permitted.

Chairman Kirch suggested that a no fee permit be added for temporary signs. She asked if the permit could be submitted electronically. Mr. Parkinson said a blank permit could be added to the website, but the City had to sign the permit. The City could issue stickers for temporary signs. Then the code enforcement officer would know immediately whether the temporary sign had been approved or not.

Chairman Kirch felt the new sign regulations needed to be pro-active and pro-business, not punitive. She wanted business owners to see options not restrictions. Mr. Parkinson said everyone would look at the regulations differently. He felt presenting the new regulations positively was a communication issue.

Commissioner Dandoy felt the City needed to become a destination rather than a pass through.

Chairman Kirch asked Mr. Parkinson to look at Riverdale's sign regulations. She suggested that pictures of the different sign types should be included in the new sign regulations.

Commissioner Dandoy stated that businesses on 25th Street in Ogden had been able to get grant money to help with signage. Would it be possible for Roy businesses to get grant money to help them with new signage? Mr. Parkinson 25th was able to get grant monies because it had been declared a historic area. There were some redevelopment districts in Roy. Maybe the Redevelopment Agency could offer some incentives for businesses to put in signs that complied with the new regulations.

There was discussion about making the new sign regulations positive for businesses.

3. STAFF UPDATE

Steve Parkinson said there would be a meeting on March 10th.

4. ADJOURN

Commissioner Stonehocker moved to adjourn at 7:42 p.m. Commissioner Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Stonehocker voted "aye." The motion carried.

Gennie Kirch
Chairman

Attest:

Michelle Drago
Secretary

dc:pfeb2415

STAFF REPORT

Planning Commission

March 10, 2015

SYNOPSIS

Application Information

Applicant:	Darrel Olsen
Request:	Request for approval for outdoor storage of materials
Address:	5528 South 1900 West

Land Use Information

Current Zoning:	RC, Regional Commercial	
Adjacent Land Use:	North: Commercial; RC zoning.	South: Commercial; RC zoning.
	East: Commercial; RC zoning	West: Commercial; RC zoning

Staff

Report By:	Steve Parkinson
Recommendation:	Approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 14 (Permitted Uses)
- Roy City Zoning Ordinance Title 10, Chapter 17 (Tables of Uses)

BACKGROUND

Applicant is wanting to install a twenty (20) foot long six (6) foot tall chain-link fence with slats, on the rear of the building on the south side of the property.

The current businesses that occupies this store receives large packages in large boxes and metal, which they store outside until there is enough by product to take a load to the recycling center.

This is in response to code violations received by Sherry May, the City's Code enforcement officer. By adding the twenty (20) foot long screening fence it will screen all of their storage. The building will also serve as portion of the screening.

The applicant never identified what color the slats within the chain-link were going to be, but the rear of the building is currently white, and staff feels that the slats should also be of similar color as to blend in better with the existing structures.

FINDINGS

- The proposed screening fence complies with section 1702 of the Zoning Ordinance

RECOMMENDATION

Staff recommends approval of the chain-link with slats screening fence Exterior Remodel and Site Improvements for the XTM Motorsports located at 5528 South 1900 West with the conditions as listed within this report.

EXHIBITS

A. Aerial Map
B. Proposed Site Plan, with improvements
C. Existing Elevations

EXHIBIT "A" – AERIAL MAP

EXHIBIT "B" – PROPOSED SITE PLAN

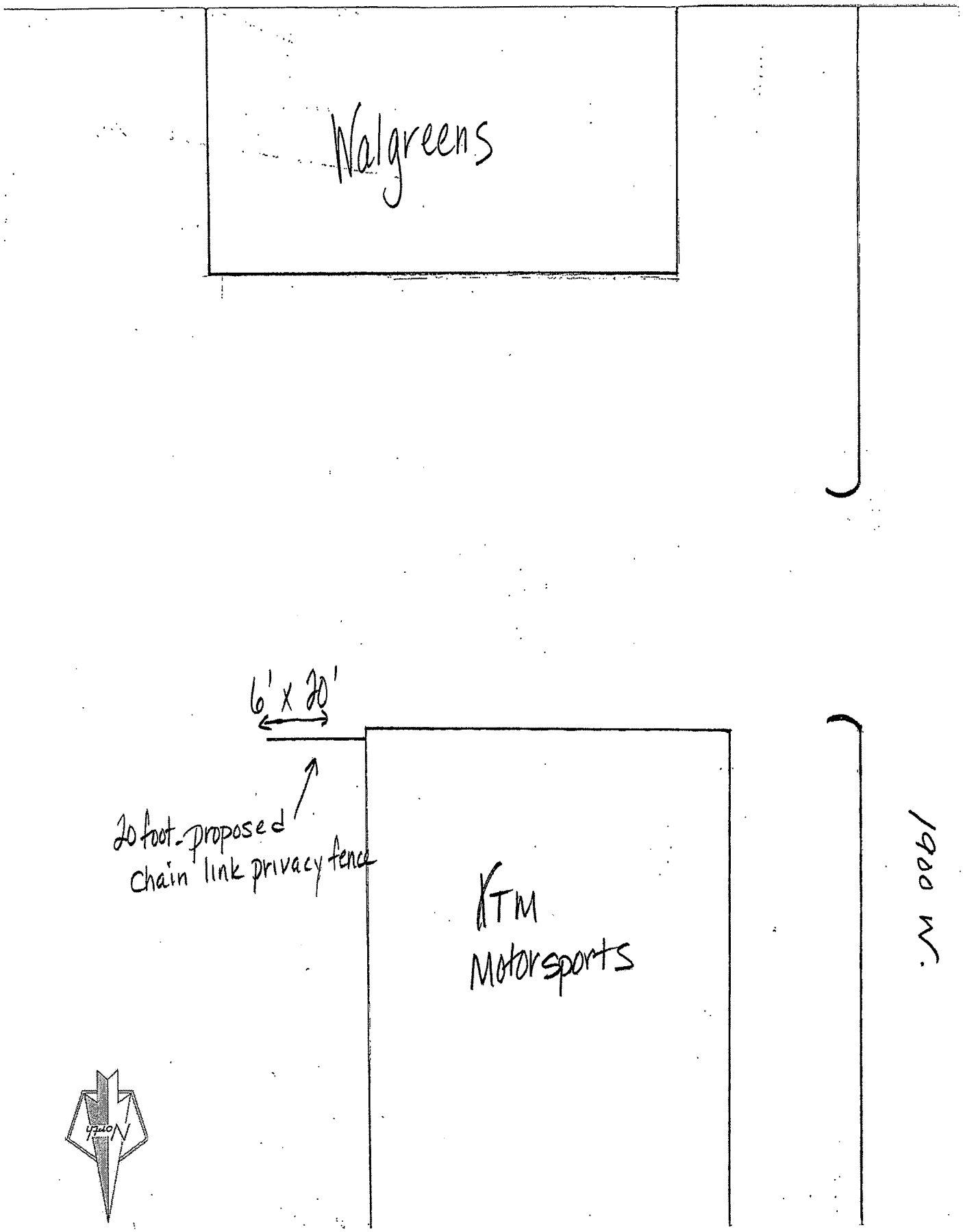
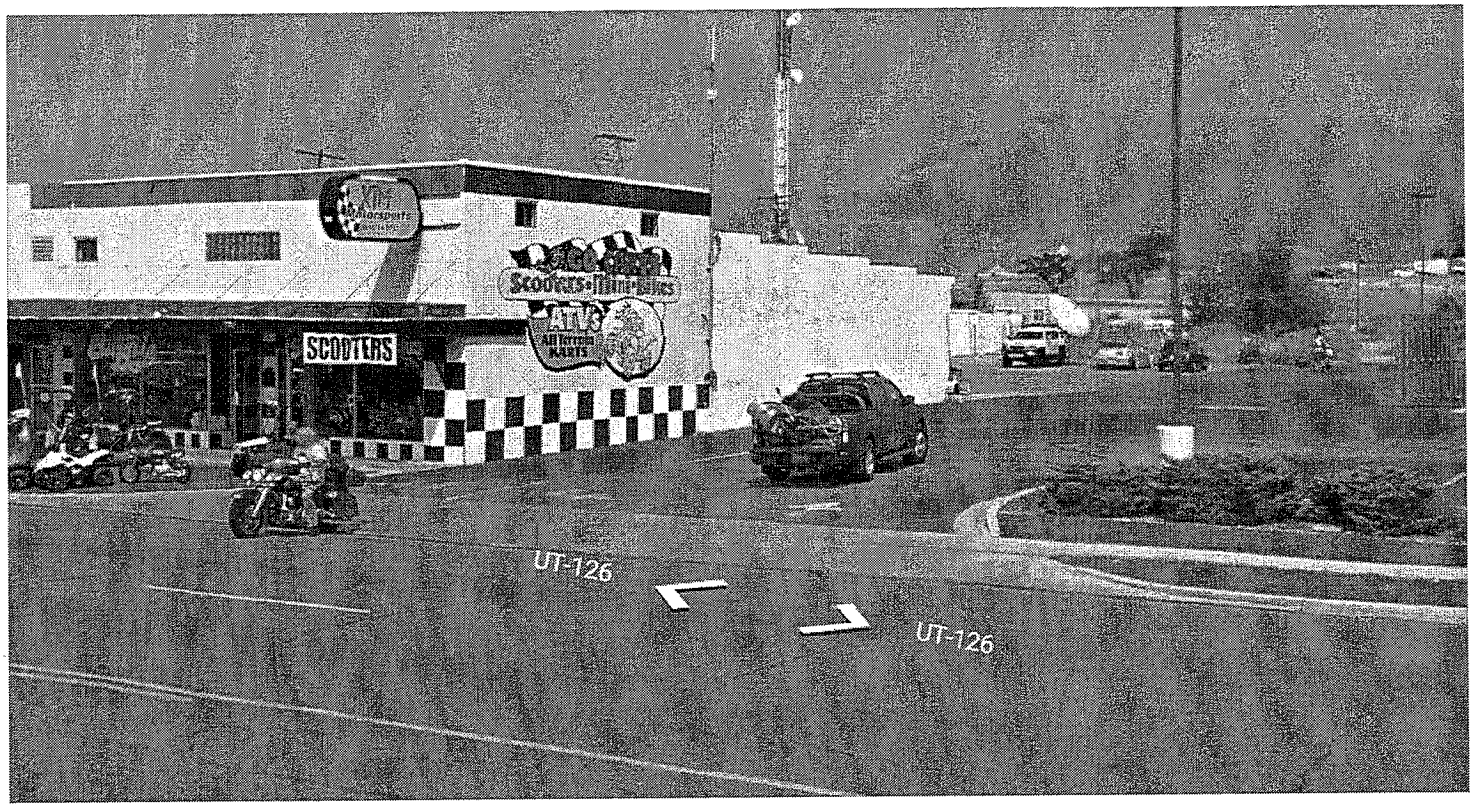
EXHIBIT "C" – EXISTING ELEVATIONS