



PLANNING COMMISSION
5051 South 1900 West; Roy, Utah 84067
(801) 774-1040 | Fax: (801) 774-1030
Web-site: www.royutah.org

AGENDA

April 14, 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 Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of March 10, 2015 minutes
3. To consider a request for Preliminary Subdivision Approval of Cragun Subdivision, a small two (2) lot subdivision located at approximately 5567 S. 2300 W.
4. Commissioners Minute
5. Staff Update
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 March 10, 2015

4
5 Minutes of the Roy City Planning Commission Meeting held in the Administrative
6 Conference Room of the Roy City Municipal Building on March 10, 2015, at 6:00 p.m.

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

11
12 The following members were in attendance:

- | | |
|---------------------------|---------------------------|
| 13 Gennie Kirch, Chairman | Steve Parkinson, Planner |
| 14 Bob Dandoy | Michelle Drago, Secretary |
| 15 Leland Karras | |
| 16 Lindsey Ohlin | |
| 17 Joe Paul | |

18
19
20 Excused: Tom Stonehocker

21
22 Others present were: Greg Sagen, Darrell Oleson; Veda Layton; Debbie Steele; Krystiana
23 Davis; Michael Porter; Councilman John Cordova; and Joseph Fletcher.

24
25 Pledge of Allegiance: Joe Paul

26
27 There were no declarations of conflict.

28
29 1. APPROVAL OF FEBRUARY 24, 2015, MINUTES

30
31 **Commissioner Karras moved to approve the February 24, 2015, minutes as**
32 **corrected. Commissioner Paul seconded the motion. Commission members**
33 **Dandoy, Karras, Kirch, Ohlin, and Paul voted "aye." The motion carried.**

34
35 2. CONSIDERATION OF A REQUEST FOR APPROVAL OF OUTDOOR STORAGE
36 FOR DARRELL OLESON/XTM MOTORSPORTS LOCATED AT
37 APPROXIMATELY 5528 SOUTH 1900 WEST

38
39 Steve Parkinson stated that the City had received a request for approval of outdoor
40 storage from Darrell Oleson for XTM Motorsports located at approximately 5528 South
41 1900 West. Mr. Oleson was proposing to put in 20 feet of 6-foot chain link fencing with
42 slats on the rear of the building, which was on the south side of the property. Mr. Oleson
43 received shipments in large crates and recycled the metal. In the past he had been cited
44 for outdoor debris. With the passage of the outdoor storage ordinance, he was now
45 required to screen his outdoor storage. The building itself provided some screening for
46 the storage area. Because Walgreen's was set back, the rear of the building could be

47 seen. He felt the 20 feet of fencing would provide the needed cover. Mr. Parkinson said
48 the applicant had not indicated what color slats he planned to put in the fence. The staff
49 recommended that the slats be white to match the exterior color of the building.

50
51 The Planning Commission questioned whether there had been a fence there once before
52 because of existing concrete curbing.

53
54 Darrell Oleson, 2634 West 3300 South, West Haven, stated that when Walgreen's paved
55 their parking lot, there was an elevation difference between their property and his.
56 Walgreen's put in a cement barrier to prevent people from driving over the elevation
57 difference. He said white slats sounded good.

58
59 Steve Parkinson stated that the staff had found that the proposed screening complied
60 with Section 1702 of the Zoning Ordinance. It recommended that the Planning
61 Commission approve the exterior remodel and site improvements, consisting of 20 feet
62 of 6-foot chain link fence with slats, located at approximately 5528 South 1900 West
63 subject to the applicant receiving the appropriate building permits and the slats being
64 white in color.

65
66 **Commissioner Dandoy moved to approve the exterior remodel and site**
67 **improvements, consisting of 20 feet of 6-foot chain link fencing, for XTM**
68 **Motorsports located at approximately 5528 South 1900 West based on the findings**
69 **of the staff and subject to the conditions recommended in the staff report.**
70 **Commissioner Paul seconded the motion. Commissioner members Dandoy,**
71 **Karras, Kirch, Ohlin, and Paul seconded the motion. The motion carried.**

72
73 3. STAFF UPDATE

74
75 Steve Parkinson stated that there wasn't a lot of development going on. A preconstruction
76 meeting for Hidden Cove Phase 4 was just held. The developer could begin construction.
77 Hidden Cove Phase 3 was ready for building permits.

78
79 4. COMMISSIONERS' MINUTE

80
81 Chairman Kirch felt the Planning Commission really needed more information about pole
82 signs versus monument signs so she made some inquiries. She spoke with sign
83 companies and the Utah Sign Association. The Utah Sign Association told her there was
84 research about the merits of pole signs and monument signs. They felt Roy was unique
85 because it had a commercial corridor that paralleled I-15. According to research, moving
86 from pole signs to monument signs might actually be counter-productive to attracting
87 business from I-15. Clinton City did not need to pull people in from the freeway while Roy
88 did. If the City made pole signs non-conforming uses, they might be there forever. Much
89 could be done to make pole signs attractive. There was research about how to make
90 signs eye catching and safe for vehicular traffic. A sign company told her monument signs

91 were easier to install and easier to maintain. The Utah Sign Association had a certified
92 planner on staff that was willing to make a presentation to the City. She realized the
93 presentation's point-of-view might be from those who built signs. She suggested that the
94 presentation be made to both the Planning Commission and City Council. She felt it would
95 be good for the Planning Commission to be informed.

96
97 Steve Parkinson felt the presentation would be beneficial. He wasn't opposed to getting
98 more information. An ordinance could be written to allow pole signs for businesses along
99 the I-15 corridor. Clearfield and Farmington also had commercial corridors along I-15. He
100 could get copies of their sign regulations.

101
102 Chairman Kirch said the United States Highway Association had regulations about how
103 close signs could be to the freeway.

104
105 Commissioner Karras felt the presentation would be worth the time and effort. If the
106 Planning Commission was going to redo the Sign Ordinance, it wanted to make sure it
107 was done right.

108
109 Commissioner Paul felt it made sense to allow signs that would attract business from
110 people traveling along I-15.

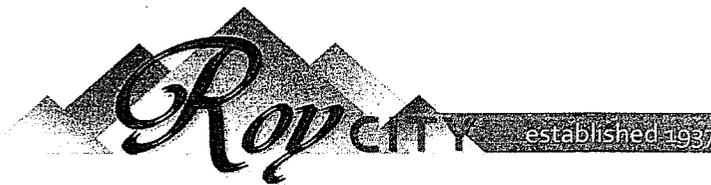
111
112 Chairman Kirch opened the floor for public comments. There were none.

113
114 5. ADJOURN

115
116 **Commissioner Paul moved to adjourn at 6:16 p.m. Commissioner Ohlin seconded**
117 **the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul voted**
118 **"aye." The motion carried.**

119
120
121
122
123 Attest: _____
Gennie Kirch
Chairman

124
125
126
127 _____
Michelle Drago
128 Secretary
129 dc:pfeb2415



SYNOPSIS

Application Information

Applicant: Les Cragun
Request: Request for Preliminary Subdivision approval for a two (2) lot subdivision
Address: Approximately 5567 S 2300 W

Land Use Information

Current Zoning: R-2; Medium Density Residential
Adjacent Land Use: North: R-2; Medium Density Residential South: R-2; Medium Density Residential
East: R-2; Medium Density Residential West: R-3; High Density Residential

Staff

Report By: Steve Parkinson

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

BACKGROUND

Subdivision: The proposed subdivision is to subdivide 14,900 square-feet of property into two (2) individual parcels. Lot 1 already has an existing duplex on it and Lot 2 would only be for a single-family home.

Zoning: The property was recently zoned R-2 and according to table 10-1 of the zoning ordinance the R-2 zone allows for two-family lots to be a minimum of 7,500 sq.-ft. and single-family lots to be a minimum of 6,000 sq.-ft. Each lot is also required to have a minimum of 60 ft. of frontage, which each meet the minimum of both requirements.

Access: Both properties will have access on to 2300 West.

Improvements / Utilities: Both lots are easily served by all utilities.

DRC Review: The DRC has reviewed the development, see attached memo. There are a few things needing to be re-submitted, but nothing that would cause the development not to comply with all applicable codes.

Summary: This small two (2) lot subdivision meets all aspects of the zoning and subdivision requirements for lot width and lot size.

CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as R-2; Medium Density Residential.

CONDITIONS OF APPROVAL

- I. Requirements and recommendations as outline in the DRC memo dated 17 March 2015 (Attached).

FINDINGS

- I. The proposed subdivision meets all of the requirements of the Zoning Ordinance.

2. The proposed subdivision can meet all of the requirements of the Subdivision Ordinance

RECOMMENDATION

Staff recommends approval of the Preliminary Subdivision of Cragun Subdivision located at approximately 5567 South 2300 West, with conditions as outlined within the staff report.

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 17 March 2015

EXHIBIT "A" – AERIAL MAP





COMMUNITY DEVELOPMENT DEPARTMENT
5051 South 1900 West; Roy, Utah 84067
(801) 774-1040 | Fax: (801) 774-1030

MEMORANDUM

Date: 17 March 2015
To: Les Cragun
E. Roche; Reeve & Associates
From: Steve Parkinson – Planning & Zoning Administrator *SP*
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Subject: Cragun Subdivision [5567 So. 2300 We.]

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering

1. The Preliminary Plat should show the proposed lateral connections for water, secondary water and sanitary sewer. The secondary water connection will need approval from Roy Water Conservancy District. A letter should be submitted to the City indicating their commitment to serve the property. The water service should be located in the center of the lot. The sanitary sewer lateral should be located 5' downgrade from the center of the lot.
2. The street cuts will need to be patched with "T" style patches. Permits will be required from the City prior to performing any work within the right-of-way.
3. All work within the right-of-way shall conform to Roy City Standards and must be inspected by a Roy City inspector. Secondary water work will require inspection by Roy Water Conservancy.
4. It appears there may be a boundary conflict on the south line because the indicated property line is south of the existing fence.

Fire

1. No comments.

Building

1. Unable to find any information on the surrounding subdivisions regarding a geotechnical study on the sites. A geotechnical engineer will be required to evaluate the site when the excavation has been completed and prior to any structural fill or footings being placed. Any concerns or other issues that may come up at the time of the geotechnical excavation inspection shall be addressed and any recommendations shall be followed before any other work may proceed on the site.

Planning

1. No Comments