



ROY CITY
Planning Commission Work-Session
April 26, 2022 – 6:00 p.m.
Community Development Conference Room
5051 South 1900 West

The meeting was a regularly scheduled work-session 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:

Ryan Cowley, Chair
Samantha Bills
Torriss Brand
Chris Collins
Jason Felt
Janel Hulbert
Claude Payne
Jason Sphar
Daniel Tanner

Steve Parkinson, City Planner

Excused: Assistant City Attorney Brody Flint

Others in attendance: Glenda Moore and Elizabeth Brown

Pledge of Allegiance: Commissioner Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE MARCH 8, 2022 REGULAR MEETING MINUTES

Commissioner Bills moved to approve the March 8, 2022 regular meeting minutes as written. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.

3. CONTINUED DISCUSSION ON AMENDMENTS TO TITLE 10 ZONING REGULATIONS, CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, AMENDING TABLE 10-1 "MAXIMUM BUILDING HEIGHT" AND CH 31 - DEFINITIONS AMENDING THE DEFINITION OF "BUILDING, HEIGHT"

Steve Parkinson, City Planner, presented the staff report. He clarified with the applicant, Mr. Brodsky, that Building height means the average maximum vertical height of an enclosed building or structure measured at a minimum of three and a maximum of eight equidistant points along each building façade from finished grade to the highest point on the building or structure. Staff and Planning Commissioners then reviewed and discussed an example of how a building footprint on a slope could be laid out. The drawing showed equidistant points as well as the building highest points.

4. CONTINUED DISCUSSION ON 13-4-3 B – TYPES OF SIGNS ALLOWED

Steve Parkinson, City Planner, presented the staff report and explained that the Commission previously reviewed this item and had requested that staff bring back language for each sign type.

Mr. Parkinson stated that “horizontal” was added in front of “monument signs” for both non-residential and residential areas. Non-residential zones included: east, gateway, west, community commercial, business park, manufacturing, light manufacturing, recreation, and station central. The regulations for both non-residential and residential zones were presented in the staff report.

Language was added to include vertical monument signs, which differed from pole signs in that they were attached to the ground instead of a pole. Further, Mr. Parkinson explained that pole signs had a minimum 10-foot clearance. Projecting signs hang perpendicular to buildings and follow the same allowances that the mixed-use ordinance addresses. These are only allowed in non-residential zones. Mr. Parkinson reviewed the definition and regulations of projecting marquee signs which are designed to have two or three sign faces.

One regulation that was discussed was that electronic message centers could be part of the sign but the area of the EMB could not equal greater than 30 percent of the area of the sign face on which it is located or 32 feet, whichever was less. The current ordinance for monument signs was 50 percent, and Mr. Parkinson said he took this language from the mixed-use ordinance. There was some discussion as to the percentage listed in the proposed amendment. The Commissioners decided to modify the percentage to 50 percent for consistency.

Lastly, Mr. Parkinson reviewed awning signs, which are mounted, painted, or otherwise applied or attached to an awning or canopy. These types of signs are usually on historic buildings, and Roy does not have any examples to reference.

The Commissioners briefly discussed political signs.

5. DISCUSSION ON WATER-WISE/DROUGHT TOLERANT LANDSCAPING ORDINANCE

Steve Parkinson, City Planner, presented the staff report and the following amendments from Weber Basin were shown:

- Prohibit lawn in park-strips less than eight feet wide
- Limit lawn in all new yards and/or yards that re-landscape with a max percentage
 - Single-Family 35%
 - Commercial 15%
- Prohibit lawn in buffer areas
- Require drip irrigation in areas less than eight feet wide
- Require smart irrigation controllers
- Prevent HOA's from prohibiting xeriscape landscaping

Mr. Parkinson discussed what other cities in Utah had adopted similar ordinances.

6. COMMISSIONERS MINUTE

There was none.

7. STAFF UPDATE

There was none.

8. ADJOURN

Commissioner Bills moved to adjourn at 6:43 p.m. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Hulbert, Payne, Sphar, and Tanner Payne voted “aye.” The motion carried.

Ryan Cowley
Chair

dc: 04-26-22