



ROY CITY COUNCIL MEETING AGENDA -

AUGUST 17, 2021 – 5:30 P.M.

ROY CITY COUNCIL CHAMBERS 505 I S I 900 W ROY, UTAH 84067

This meeting will be streamed live on the Roy City YouTube channel.

<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>

A. Welcome & Roll Call

B. Moment of Silence

C. Pledge of Allegiance

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately)

1. Approval of the July 20, 2021 Roy City Council Meeting Minutes and Work Session Minutes

E. Public Comments *If you are unable to attend in person and would like to make a comment during this portion of our meeting on ANY topic you will need to email admin@royutah.org to request access to the ZOOM chat. <https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>*

This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.

F. Action Items

1. Swearing in of Sergeant Timothy Fulton
2. Introduction of all new Officer hires
3. Ord. No. 21-12; To amend Roy City Municipal Code, Title 10 – Zoning Regulations; Amending CH 6 - Establishment of Zoning Districts; Amending CH 10 - General Property Development Standards; Amending CH 13 - Mixed Use; Amending CH 17 - Table of Uses, Table 17-2 Non-Residential Zoning Districts
4. Ord. No. 21-13; To amend the Zoning Map from BP (Business Park), CC (Community Commercial), LM (Light Manufacturing, RE-20 (Residential Estates) to BP (Business Park), R-1-8 (Single-Family residential), S-C (Station Central), S-N (Station North) & S-S (Station - South) for multiple properties located near the Front Runner Station

G. Discussion Items

1. Ogden Weber Scholarship

H. City Manager & Council Report

I. Adjournment

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) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any



Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 13th day of August, 2021. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 13th day of August, 2021.

Morgan Langholf
City Recorder

Visit the Roy City Web Site @ www.royutah.org
Roy City Council Agenda Information – (801) 774-1020



ROY CITY
Roy City Council Meeting Minutes
July 20, 2021 – 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Council Meeting held in the City Council Chambers and streamed on YouTube on July 20, 2021 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy

City Manager, Matt Andrews

City Attorney, Andy Blackburn

Councilmember Jackson

Councilmember Paul

Councilmember Saxton

Councilmember Wilson

Also present were Management Services Director, Camille Cook; Police Chief, Matt Gwynn; Fire Chief, Craig Golden; Parks and Recreation Director, Travis Flint; Public Works Deputy Director, Brandon Edwards; Morgan Langholf, Steve Parkinson, Kevin Homer, Glenda Moore, Randy Scadden, Sophie Paul, Byron Burnett, Leon Wilson, Deborah Terry

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Paul, Saxton, Wilson was present. He excused Councilmember Burrell.

B. Moment of Silence

Councilmember Wilson invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Wilson led the audience in reciting the Pledge of Allegiance.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

1. Approval of the June 15, 2021 Roy City Council Meeting Minutes and Work Session Minutes

Councilmember Paul motioned to approve the Consent Item. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.

E. Public Comments

Mayor Dandoy opened the floor for public comments.

Marge Becraft, 3775 South, expressed concerns over the rezone from B20 to R3. She said if this item does pass, the residents nearby would vastly prefer townhomes to high density apartments. In her reasoning, she noted concern for water resources particularly because of the zoning reliance on culinary aquifers.

Additionally, the sandiness and sloped exterior gave her safety concerns. Moving forward, she also worried about increased traffic as the area already has roughly one traffic accident a week.

Kevin Homer, 4000 W, asked for an update about Council decisions on soliciting. City Attorney Andy Blackburn followed up by saying they passed restrictions on soliciting back last April. Mayor Dandoy offered to print out the ordinance for Mr. Homer.

Michael Skinner, 2025 W, echoed Ms. Becraft's request that the new zoning area have townhomes on it.

Tiffany Goodson, 2175 W, thanked the body on behalf of Tara Goodson.

Mayor Dandoy closed the floor for public comments.

F. Action Items

1. Swearing in of Police Sergeant Jake Francis

Police Chief Matthew Gwynn introduced Jake to the Council. Police Chief Gwynn went through Mr. Francis' titles and accomplishments over his 16 years on the force.

City Recorder Morgan Langholf swore in Police Sergeant Jake Francis.

2. **PUBLIC HEARING** – Consider the Storm Water Management Plan
 - a. Consideration of Resolution 21-18 approving a Storm Water Management Plan

Public Works Deputy Director Brandon Edwards presented this resolution to the Council. He explained this plan must be updated every five years.

Councilmember Jackson motioned to go into a Public Hearing regarding Resolution 21-18. Councilmember Paul seconded the motion. All Councilmembers voted "Aye." The motion carried.

No Comments were made at this time.

Councilmember Wilson motioned to close the public hearing. Councilmember Jackson seconded the motion. All Councilmembers voted "Aye." The motion carried.

Councilmember Paul motioned to approve Resolution No. 21-18 approving a Storm Water Management Plan. Councilmember Wilson seconded the motion. A roll call vote was taken. All Councilmembers voted "Aye." The motion carried.

3. Resolution 21-18- Honoring Tara Goodson who was named National Ms. American Coronet at the National Miss American Coronet Pageant.

City Recorder, Morgan Langholf, presented this resolution to the Council. She presented Tara Goodson's background and her commitment to serving the community. Her services to the community included assisting with the Roy City Roy Day celebration, helping organize food drives/community blessing boxes, spending countless hours assisting families over Christmas, and helping collect school supplies. The pageant in discussion is character based, and Tara was crowned as the first disabled recipient.

Ms. Tara Goodson then came up and thanked the Council.

Councilmember Jackson motioned to approve Resolution 21-19. Councilmember Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “aye.” The motion carried.

4. Ordinance 21-9 To amend the General Plan (future Land Use Map) from Medium Density Single-Family to Very High Density Multi-Family Residential (3673 South 1900 West)

City Planner, Steve Parkinson, presented basic density rules stressing that only 12 units can exist per acre, so the shift would not necessarily be high density. Rather, he noted they needed a way to denote a general increase in density. Moreover, other existing requirements stand (height requirements, spacing, etc.). Mr. Parkinson turned the time over to Wasatch Civil and the Public Works Department for further presentation.

Mayor Dandoy asked Mr. Parkinson about how much the property will change and how it will affect access points. Mr. Parkinson said this will largely be dictated by the fire department when the design arrives. Next, he asked Mr. Parkinson about water usage. Mr. Parkinson said they may end up like California with its water usage standards, but they won't know definitively until plans are complete and the engineers are consulted.

Brandon Edwards, Public Works Deputy Director, went through their rough idea of what the townhomes will look like (three bedroom, two bath), but noted he couldn't be sure entirely until they had plans. He mentioned they might have space for amenities like a pool.

Mayor Dandoy asked if the decisions made now solidify the property will be used for townhouses and no other new council can change it. He noted he thinks the council should listen to the public and ensure its townhouses. He asked the council to consider making the development plan concrete within the council versus waiting for a development agreement (which could take a while). The body agreed they would look into it.

Councilmember Wilson motioned to approve Ordinance 21-9 to amend the General Plan (Future Land Use Map) from Medium Density Single Family to Very High Density Multi Family Residential at approximately 3673 South 1900 West. Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted “aye.” The motion carried.

5. Ordinance 21-10 To amend the Zoning Map from CC (Community Commercial) to RE-20 (Residential Estates) to R-3 (Multi-Family Residential) (3673 South 1900 West)

City Planner Steve Parkinson addressed the Council regarding these Ordinances.

Councilmember Wilson motioned to approve Ordinance 21-10 to amend the Zoning Map from CC (Community Commercial) to RE-20 (Residential Estates) to R-3 (Multi Family Residential) at approximately 3673 South 1900 West with amendments including that the development must be townhomes. Councilmember Paul seconded the motion. A roll call vote was taken. All members voted “aye.” The motion carried.

6. Ordinance 21-11 Consider amendments to Title 10 Zoning Regulations; CH 17- Table of Uses, Table 17-1 adding Internal Accessory Dwelling Units (AIDU's); CH 19- Off Street Parking and Loading adding IADU parking standards; and CH 31- Definitions amending “family”

City Planner Steve Parkinson presented the proposed Ordinance. He noted that some of these conditions may not apply because of contradictions in existing ordinances, but he'd rather they have something in

writing that complies with state rules. Councilmember Paul asked about splitting up a house and renting it to two separate people. Mr. Parkinson said within the building code, there needs to be separate water, sewer, fire safety, and so on. Rent also has to go on through 30 days. Councilmember Paul asked about the difference between a roommate and a tenet. Mr. Parkinson said he would elaborate on this later, but did say much of this is covered under friend/family requirements and noted that four unrelated people can live together per the ordinance. Mr. Parkinson noted that rental units also require a business license and gave the council discretion for building permit fees and rent requirements. Parking is required and can be in the back; however, though street parking and driveway parking are considered accessory. Mr. Parkinson advocated for removing the word “unrelated” from the House Bill.

Councilmember Jackson motioned the approve Ordinance 21-11 approving amendments to Title 10 Zoning Regulations; CH 17- Table of Uses, Table 17-1 adding Internal Accessory Dwelling Units (AIDU’s); CH 19- Off Street Parking and Loading adding IADU parking standards; and CH 31- Definitions amending “family.” Councilmember Saxton seconded the motion. A roll call vote was taken. All members voted “aye.” The motion carried.

G. Discussion

1. Day of Service

City Manager Matt Andrews led this discussion point. He began by noting there were some changes for the annual Day of Service. He said the reason for the changes this year are rooted in a push to combine service days with other neighboring areas. If this change occurred, they would not be able to use the aquatics center which is where the event is normally held. He said locations have not been fully determined, but the start time would be 9 AM on September 11th.

Councilmember Saxton asked if anyone on the council would be interested in getting a 20 year pin and have officers wear it leading up to the day of service. The body liked the idea. Mayor Dandoy decided they would issue the funds for those pins and distribute them to officers.

Next, Mayor Dandoy asked the council to ponder the idea of commemorative challenge coins that recognize city employees and residents. He wanted to consider the best ways to say thank you to those that greatly contribute to the community. Councilmember Paul said he really liked the idea.

H. Reports

2. City Manager Report

City Manager Matt Andrews began by talking about secondary water issues. He relayed that some water treatments are happening, but there are still clam shrimp issues with the water reserves. He noted they have been treating the problem and will continue doing so. Mr. Andrews continued that tonight they will be testing the fireworks from around 9 PM to 9:30 PM. He also said City employees will be moving to an online payroll system and will be receiving an email to confirm their information soon. Mr. Andrews reported that Chief Golden has a new map detailing areas of concern from the fire department. Lastly, Mr. Andrews announced that the Brent Taylor foundation reached out to the city and will be attending the next City Council meeting. They asked if they could put an American Flag in the Roy Day parade. They suggested having Scouts help carry the flag in uniform. Councilmember Wilson recommended adding an age requirement.

3. Mayor and Council Report

Councilmember Saxton noted a few businesses in town that were doing remodels. Councilmember Wilson asked if they turned the water down. Mr. Blackburn said Travis Flint, Parks and Recreation Director, had turned it down. Mayor Dandoy thanked the body for helping install benches.

H. Adjournment

Councilmember Paul Motioned to Adjourn the City Council meeting at 6:58 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:



ROY CITY
Roy City Council Work Session
July 20, 2021 – 4:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Council Work Session held on July 20, 2021 at 4:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy

City Manager, Matt Andrews

City Attorney, Andy Blackburn

City Planner, Steve Parkinson

Councilmember Joe Paul

Councilmember Bryon Saxton

Councilmember Diane Wilson

Councilmember Ann Jackson

Also present were City Recorder, Morgan Langholf;

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Paul, Saxton, Jackson, and Wilson were present.

B. Discussion

1. Proposed Mixed Use for Frontrunner Station and Innovation Center Areas

City Planner Steve Parkinson began where the commission left off and went through the changes he made to the proposal, noting the color coding used to note what the changes meant (black bolded for major changes, minor changes in blue). He pointed out that larger changes revolve around moving certain services from north to south and trying to keep things more residential. He clarified that the larger point of this was to keep things as confined to local needs as possible. Mr. Parkinson felt that commercial and civic needs would be in the central location if possible.

Mr. Parkinson explained that the maximum density is 25 units per acre in the central part of the City, and 18 in the southern part of Roy. Maximum building height is generally sixty. Per the residential requirements, commercial businesses would not be allowed. Maximum height in the north would be fifty instead of sixty. These changes would also make commercial buildings largely prohibited directly across from residential areas. The maximum building height along 32 is 45.

Councilmember Paul asked to see a map of the south. Mayor Dandoy clarified that the plan would take out the library and park given the new markups including the airport. Councilmember Diane Wilson suggested a 35 foot buffer strip to break up the building heights and not restrict building heights as much and keep the area calmer. Councilmember Paul recommended a buffer of sixty on the west and eighty on the east.

Mayor Dandoy noted that there were several options available. After subsequent discussion, the Council members largely agreed with these options. However, Councilmember Paul did not think the buffer would be as helpful on the south side as it would on the north side. Mayor Dandoy proposed a setback instead of a buffer and asked if that would satisfy the requirement. Councilmember Wilson felt that would be reasonable and Councilmember Jackson agreed. Mayor Dandoy felt they could leave the buffer on the south end as stated and put a 30 foot buffer on the business side and change the height requirement from

80 feet to 60 feet. Councilmember Paul worried that this would waste too much space. Councilmember Wilson asked how much space would be lost when the road was widened. Mr. Parkinson said that would be a question for engineers. She then suggested a 25 instead of 30 foot buffer and asked about the width of setbacks. Mr. Parkinson said setbacks are 20 so they are better sticking to buffers. Everyone agreed to the earlier suggestion of different widths from west to south.

Next, Councilmember Wilson brought up looking at the slope and height for the stations' central and south areas. Her concern was regarding the rear loading buildings there with a steep slope. She proposed removing loading zones in these steep locations. Mayor Dandoy asked for clarification and to see it visually. Mr. Parkinson clarified and said rear parking/loading will be impacted by the slope of the area and that could cause safety issues. To alleviate this problem, front parking should be allowed to give developers more options to avoid these slopes. Councilmember Wilson reiterated that they should simply add front parking to the regulations. She noted that having more set regulations would help with the sixty foot requirements. Councilmember Wilson reviewed diagrams to better illustrate her point. Mayor Dandoy expressed concern about the distances with the setbacks and roads and if that is truly enough room to build more homes. He also referred to the diagram to better illustrate his concerns. Councilmember Wilson felt this concern illustrated her concern for the height issues discussed earlier. Councilmember Paul suggested delineating the point of the buffer at the very eastern edge of the property.

Mayor Dandoy felt this all might be too confusing and wondered if anyone would want to develop the location given the varying restrictions. Going off what other cities have done, Councilmember Wilson made another spacing recommendation as follows: 60 feet from tracks or 30 feet from the road. Mayor Dandoy liked this idea as it gave a solid template and engineers could make modifications as needed. In the case being discussed, Councilmember Wilson recommended extending it from 2675 West to the Junction of 4250 South.

Mayor Dandoy shifted the conversation to a discussion of North and South of 4000. Councilmember Wilson asked if "residential only" classifications and general stop areas would be allowed in the green area shown on the map. She asked what this was currently slated as. Mayor Dandoy responded by saying these things are allowed. Councilmember Wilson asked if the recreation zones in green need to be kept or omitted in order to avoid another zoning area. Mayor Dandoy said they did not need to change anything as everything is currently under R-1-8 zoning. Councilmember Wilson asked if they wanted to consider a multi zoned area to keep options open. Mayor Dandoy felt finding exit/entrance points could complicate this and they would be zoning it for something it will never be. He then recommended completely changing things and labeling it as industrial, though he noted this would change aspects of their agreement from earlier. He asked if they wanted to leave this in the discussion or take it out completely. Councilmember Wilson recommended having 60 feet in the Northern area and everything else would be 35 to keep the flexibility for zoning requirements. Councilmember Paul asked to leave everything 35 feet, though Mayor Dandoy said this would make certain building requirements more difficult. Mayor Dandoy asked again though and everyone agreed on 35 feet before he ended the meeting.

C. Adjournment

Councilmember Paul Motioned to Adjourn the City Council Work Session meeting at 5:27 p.m. Councilmember Wilson seconded the motion. All Councilmembers voted "aye." The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:



SYNOPSIS

Application Information

- Applicant: Roy City
- Request: Consider a request for the following:
- Ord. No. 21-12; To amend Roy City Municipal Code, Title 10 – Zoning Regulations; Amending CH 6 - Establishment of Zoning Districts; Amending CH 10 - General Property Development Standards; Amending CH 13 - Mixed Use; Amending CH 17 - Table of Uses, Table 17-2 Non-Residential Zoning Districts
 - Ord. No. 21-13; To amend the Zoning Map from BP (Business Park), CC (Community Commercial), LM (Light Manufacturing, RE-20 (Residential Estates) to BP (Business Park), R-1-8 (Single-Family residential), S-C (Station Central), S-N (Station North) & S-S (Station - South) for multiple properties located near the FrontRunner Station

Land Use Information

- Current Zoning: LM (Light Manufacturing); R-1-8 (Single-Family Residential); RE-20 (Residential Estates & CC (Community Commercial)
- Current General Plan: Mixed Use

Staff

- Report By: Steve Parkinson
- Staff Recommendation: Approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10,
 - Chapter 6 - Establishment of Zoning Districts
 - Chapter 10 – General Property Development Standards
 - Chapter 13 - Mixed Use
 - Chapter 17 - Table of Uses

CONFORMANCE TO THE GENERAL PLAN

- Economic Development Goal 1; Objective 1; *To promote and encourage commercial, industrial and other economic endeavors to strength and improve the city's tax base and quality of life.*
- Residential Development Goal 1; Policy D: *The City's policies should encourage the development of a diverse range of housing types, styles and price levels in all areas of the City.*
- Residential Development Goal 3; Objective 4; Policy A: *Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;*
- Residential Development Goal 3; Objective 4; Policy B: *Encourage higher density or moderate income residential development near major transit investment corridors;*
- Residential Development Goal 3; Objective 4; Policy C: *Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;*
- Urban Growth Goal 1; Objective 5; *To allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.*
- Focus Roy Recommendation 1.2; *Create and adopt a mixed-use zoning designations for both the Downtown and FrontRunner TOD Area Activity Centers with appropriate design and development standards*



- Focus Roy Recommendation 2.1; *Ensure that zoning accommodates vertical mixed-use development, and allows retail, dining, and entertainment uses that support the development of a regional destination in the Station Area.*
- Focus Roy Recommendation 3.1; *Change the parking standards to reduce the amount of parking required in the Downtown Area. Require parking predominately on the side or rear of buildings. Parking areas should comprise 40% or less of street frontage, and no more than 50% of total project parking should be located between the building's front façade and the primary street.*
- Focus Roy Recommendation 3.2; *At the Roy FrontRunner Station Area, implement transit friendly parking standards that are less than or equal to the UTA and WFRM Station Community recommendations.*
- Focus Roy Recommendation 3.4; *Create a building frontage standards for major streets in activity centers. Along primary frontages, 50% of street frontages should have buildings within ten feet of the front property line. Fifty percent of side and rear frontages should have buildings, walls, or hedges at least four feet in height within ten feet of the property line.*
- Focus Roy Recommendation 3.5; *Require a ground floor transparency on key shopping streets in activity centers. Fifty percent of primary frontage building facades within ten feet of frontage lot lines should be made of transparent windows and doors. All other building frontages should require 30 percent transparency.*
- Focus Roy Recommendation 3.7; *Require a ten-foot pedestrian activity zone to expand sidewalks on key streets. These activity zones allow for a range of active uses, such as sidewalk cafes, and amenities such as public art, street furniture, street trees, bus shelters, pavement patterns, and human scale lighting.*
- Focus Roy Recommendation 4.1; *Establish a setback and step-back standards for multifamily and/or commercial buildings adjacent to single family zones, and include these standards in the zoning code. Step-backs will minimize adverse impacts on adjacent single family homes, such as shading, and will provide a visual transitional buffer between areas of more- and less-intense uses.*

CITY COUNCIL ACTION

The City Council has been discussing this topic six (6) times not including today [April 6, 2021, May 4, 2021, May 18, 2021, July 6, 2021, July 20, 2021, and August 3, 2021]. All of these meetings have been Work-Sessions where we discussed questions by Mayor and Council members of the proposed Code.

PLANNING COMMISSION ACTION

The Planning Commission held a few meetings (January 22, 2019 & February 12, 2019) prior to the contractor taking the lead on the writing of the code talking about design theme and setbacks. Once the contractor was finished with the proposed the Commission had another five meetings (September 24, 2019, October 8, 2019, October 22, 2019, November 12, 2019 and December 10, 2019) to discuss what was within the proposed ordinance and to answer their questions.

The Planning Commission also held three (3) Public Hearings on January 14, 2020, January 28, 2020 and February 11, 2020.

See Exhibit "A" for Planning Commission minutes showing all comments.

The Commission voted 7-0; to forward to the City Council a recommendation to approve Ord. No 21-12, to amend the Roy City Municipal Code, Title 10 – Zoning Regulations; Amending CH 6 - Establishment of Zoning Districts; Amending CH 10 - General Property Development Standards; Amending CH 13 - Mixed Use; Amending CH 17 - Table of Uses, Table 17-2 Non-Residential Zoning Districts

The Commission voted 7-0; to forward to the City Council a recommendation to approve Ord. No 21-13, to amend the Zoning Map from BP (Business Park), CC (Community Commercial), LM (Light Manufacturing, RE-20 (Residential Estates) to BP (Business Park), R-1-8 (Single-Family residential), S-C (Station Central), S-N (Station North) & S-S (Station - South) for multiple properties located near the FrontRunner Station

ANALYSIS

Background:

Within the "Focus Roy" which was adopted in December of 2017, being adopted as part of the General Plan, it made reference to creating a mixed use zone for both the Downtown area and the Front Runner Station

area. In 2018 Roy City was awarded a grant to not only to update our current General Plan but also to write the mixed use ordinance.

Landmark Design was awarded the contract to write both documents, they hired IBI Group to write the actual mixed use ordinance. Staff and IBI have been working hard to develop the ordinance. What is before you is actually the 4th draft of the ordinance.

The Commission has had several meetings (see Planning Commission Action section of this report) going over the ordinance, including a work-session where IBI Group, Lance Tyrell, came and explained the code and each chapter of the code.

The ordinance being presented today is literally half of what the Commission had forwarded with a positive recommendation to the Council

FINDINGS

1. The proposed amendments are consistent with the General Plan.
2. Is consistent with previous discussions with the Planning Commission.

ALTERNATIVE ACTIONS

The City Council can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

- Staff recommends approval of Ord. No. 21-12; To amend Roy City Municipal Code, Title 10 – Zoning Regulations; Amending CH 6 - Establishment of Zoning Districts; Amending CH 10 - General Property Development Standards; Amending CH 13 - Mixed Use; Amending CH 17 - Table of Uses, Table 17-2 Non-Residential Zoning Districts
- Staff recommends approval of Ord. No. 21-13; To amend the Zoning Map from BP (Business Park), CC (Community Commercial), LM (Light Manufacturing, RE-20 (Residential Estates) to BP (Business Park), R-1-8 (Single-Family residential), S-C (Station Central), S-N (Station North) & S-S (Station - South) for multiple properties located near the FrontRunner Station

EXHIBITS

- A. Planning Commission Meeting Minutes (Public Hearings)
 - January 14, 2020
 - January 28, 2020
 - February 11, 2020
- B. Ord No. 21-12
- C. Ord No. 21-13

5. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL APPROVAL FOR HEAD START LOCATED AT APPROXIMATELY 5400 SOUTH 1900 WEST

Brandon Lundeen, the applicant, gave his address as 6236 South Turpin Street. Head Start wanted to remodel the old Discount Tire building and site into Head Start School. He presented the site plan and the modifications to the building. The access from 1900 West would be closed, per UDOTs request. A playground would be built on the site.

Steve Parkinson, City Planner, reiterated the applicants request. This item was coming before the Planning Commission because they were the land use authority for site plan approval. Regarding the building modifications, Mr. Parkinson said that they would be removing the overhead doors and putting in brick and windows. Staff recommended approval of the site plan and the architecture.

Commissioner Cowley moved to APPROVE the Site Plan for Head Start located at approximately 5400 South 1900 West, with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted "aye". The motion carried.

Commissioner Brand moved to APPROVE the Architectural for Head Start located at approximately 5400 South 1900 West, with the conditions and facts as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted "aye". The motion carried.

3. PUBLIC HEARING – CONSIDER AMENDING TITLE 10 – ZONING REGULATIONS; CH 6 - ESTABLISHMENT OF ZONING DISTRICTS; CH 13 - DOWNTOWN & STATION AREA FBC; CH 17 - TABLE OF USES "TABLE 17-2"; AND CH 19 - REQUIRED OFF-STREET PARKING

NOTE: Items 3 and 4 were discussed simultaneously.

Steve Parkinson, City Planner, explained that the City did a study called Focus Roy in 2017. That study looked the future of the Downtown area and the property around the Front Runner station. There were multiple public meetings about this. The first thing the study addressed were land uses, including where businesses should be located, and where multi-family or single-family residential were appropriate. He presented a map showing these locations. Roy and the General Plan have recommendations, goals, and policies to help the City move toward this plan. One of the recommendations of Focus Roy was to update the General Plan, which was currently in the works. Focus Roy also recommended the creation and adoption of a mixed-use zoning district designation for both the Downtown area and the Front Runner Station. That zoning ordinance was before the Planning Commission for review today. Staff had been working on drafting this ordinance for about a year, and the Planning Commission had discussed this ordinance in more than eight work sessions. In those meetings, they discussed what they wanted the areas to look like, appropriate setbacks, parking requirements, and building heights. They intent was to promote the Front Runner Station as a Transit-Oriented Development, with vertical mixed-use developments. The new mixed-use ordinance would encompass the current regional commercial area, so they wouldn't need that ordinance anymore. The new Form Based Code would become Chapter 13.

Lance Tyrell of IBI Group, said that he had been contracted to work on the Form Based Code and the General Plan Update. He explained that traditional zoning focused on density and uses, while form based zoning focused on building types. The Form Based Code included a regulating plan, public street standards, building standards, administration, architectural standards, parking requirements, open space, and signage. He presented some examples of buildings under traditional zoning and under a form based code. They had created two areas for the Form Based Code: the Downtown Place-Type and the Stationary Place-type. There were smaller districts within each of those place-types that would allow difference development. In the Downtown, they intended to create a more walkable area, with additional streets to increase connectivity. Mr. Tyrell presented a map of the area and showed where additional streets would be located upon redevelopment. Primary streets had been identified, and the Form Based Code addressed how buildings should look along these roadways. Additional restrictions were placed on developments that abut existing residential neighborhoods, including limited heights and setbacks requirements. The Stationary Place-Type was located around the Front Runner station, and it would include the existing Business Park zone. A map was presented, and Mr. Tyrell identified potential street connections within this area. With both of these place-types, more intense uses and heights were allowed near the center, and then became less intense as they extended out toward the existing residential developments. With the Stationary Place-Type, buildings were limited to three stories where adjacent to existing residential, and then limited to five stories closer to the Trax line.

Commissioner Brand said that there were many homeowners near the Stationary Place-Type that were concerned about their views being diminished by these potential developments. Mr. Tyrell said that they were aware of this concern. Because the homes were on a ridge, having three-story buildings down the hill from them shouldn't block too much of their view. This was the reason they decided to limit the height to three stories in this area. The Code also limited uses in this area to be less intense, so as to have a lower impact on the neighbors. Mr. Parkinson noted that the area in question was currently zoned R-1-8, which allowed for homes up to 35 feet tall, which was roughly three stories. Essentially, the proposal wouldn't change the building heights that were currently allowed.

It was noted that building height in the Downtown Place-Type could be up to 12-stories, but building height was limited when near residential.

Mr. Parkinson suggested having the public hearing for Items 3 and 4 simultaneously. He explained that Item 4 would be a recommendation to rezone these areas to the new mixed-use designation. He presented a map and identified the properties that would be rezoned. Staff recommended approval of both applications.

Chair Sphar went over the rules of the public hearing.

Commissioner Ashby moved to open the public hearing for Items 3 and 4. Commissioner Brand seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted "aye." The motion carried

Chairman Sphar opened the floor for public comments.

Bryon Burnett, 4375 South 2675 West, said that the proposal would allow three- and five-story buildings to the east and north of his home, essentially putting him and his neighbors in a canyon. He was certain that such high buildings would block his views, even with the hill. In this area, there were five dead-end streets, and pushing those streets through would only increase the traffic and speeds that they already experience. Traffic was already a problem in Roy City, and allowing more residential homes would only increase the problem. Staff said that they needed to meet state requirements for affordable housing, but the plan proposed was more than necessary to meet those requirements. Affordable housing was an issue all over Weber County, and he wondered why Roy had to take on most of the growth. Mr. Burnett talked about the Residential Inlay, which was a protection to the existing residents. This proposal would do away with that inlay and allow much more dense development to happen. He thought that development around transit was a good idea, but not in Roy City.

Ed Weakland, 2449 West 4000 South, said that he was a property owner in the Light Manufacturing zone. He asked how this rezone would impact him, financially. He was concerned that this change would affect the value of his property and/or his property taxes. He also was unclear about what mixed-used development was, and he requested more information about it.

William Norseth, 2525 West 4400 South, commented on the current state of traffic and was concerned that the problem would only increase with this proposal. He was also concerned about the loss of his views.

Charles Ivester, 4299 South 2675 West, said he was the owner of Ivester Transportation. Currently, Roy City didn't allow him to park his business trucks on the street, even though they are for a Roy-based business. On-street parking was a nightmare. He was opposed to the high-density proposal and asked that they reconsider townhomes.

Diane Wilson, 4302 South 2675 West, asked for clarification on the definition of "residential" and "lots", building types, roof pitch, and non-conforming uses. She requested that the peach orchard be excluded from the rezone because of a preexisting ordinance protecting the property. Other property owners should also have the option of keeping their property as it is, and not be included in this rezone. The Council should consider the existing residents.

Mike Buckley, 4297 South 2675 West, said that his home would also be in a "canyon" with this kind of development. By approving this plan, the City would be taking his view and affecting his property value. He felt that the Planning Commission and City Council didn't care about the residents that would be hurt by this kind of development. He opined that Roy City didn't need six story buildings. Apartments would bring in non-permanent residents, who didn't care about their properties. He wanted a community. Mr. Buckley also expressed concerns about safety, increased crime, and parking.

Lynn Colvin, 4325 South 2400 West, said that she purchased her home at the end of a dead-end street for the safety of her kids. If the City approved this plan, it would pave the way for her dead-end to be opened up. The neighborhood didn't need that street to connect.

Cathy Rogers, 4376 South 2675 West, agreed with the comments that had already been made and stated that the increase in traffic would be detrimental to the entire City. The increase in high-density housing would also increase the crime rate. Ms. Rogers purchased her home to live in a

small community where she knew all of her neighbors. She was sure that the City wouldn't listen to their concerns, but she wanted to say that they were against the plan.

Ryan Doll, 1879 West 5075 South, expressed concerns about the setback requirements on 1900 West and 5600 South. Those roads were already congested and probably needed to be widened. If the buildings were pushed up against the street, there would be no room to expand those roads. He was also concerned about property values and increased crime.

Stephen Sparrow, 4412 South 2750 West, said that his back yard abuts the walking trail. He commented that people utilize the trail in all seasons. If six-story buildings were constructed along the trail, the sun wouldn't be able to reach the trail to melt the snow and ice, which would be a hazard to those using the trail. It seemed that the City was making a big shift in planning with this new code, and he hoped that they had a good reason for doing so.

Kelly Call, 4141 South 2300 West, built his home 26 years ago, and he has enjoyed the views. A few years ago, UTA came in with the Trax Station and the property around it looks awful. UTA has not been a good neighbor. Mr. Call recently had his home appraised, and the appraisal was down \$50,000, partially because of the state of the neighboring property.

Leon Wilson, 4302 South 2675 West, commented that being a Planning Commissioner was a tough job. Change was difficult for people to accept, especially when it's at an accelerated pace. Some of the citizens may not have been as involved as they should have during this process. Now the process is coming to an end, and people were alarmed. He strongly suggested that the citizens obtain a copy of the proposed ordinance and review it. There was room for refinement. He requested that the item be tabled.

Dan Little, 5482 South 2000 West, said that his home was located in the area that would potentially have 10-story buildings. He was opposed to the plan.

Josh Wilson, 1572 Woodland Drive (Layton), commented that the City was trying to control the development that would inevitably happen by creating this plan. Getting rid of some of these dead end roads would actually help traffic flows, which would benefit the citizens of Roy City.

Jed Harris, 4410 South 2450 West, said that others had addressed traffic, but no one had mentioned that there were three schools along 4400 South. He was concerned about the safety of the kids if this high density housing went in.

Paul Sorensen, 4176 South 2400 West, thanked the Commission for making hard decisions for the community. He felt that this was being driven by UTA, an entity that hadn't fulfilled their promises before, and they were not the best stewards of taxpayer money. The community didn't have much reason to listen to them now. He was concerned about property values, the loss of views, traffic, and the trains blocking roadways. Mr. Sorensen asked how this related to the CRA that the City Council recently discussed. Regarding density, he said suggesting sending higher density to West Haven. Roy City didn't need to be the champion of Weber County when it comes to affordable housing.

Brandon Woffinden, 4301 South 2675 West, agreed with the comments shared by his neighbors and requested that this proposal be tabled for further consideration.

Stan Hoellein, 4307 South 2675 West, said that he was a former Planning Commissioner for Roy City. The presentation given tonight made it seem like this situation was black and white, but it wasn't like that for the residents who live in these areas. He addressed the loss of views and over-development. He suggested that the small strip of land near the railway be used as a cemetery rather than houses.

Ed Weakland said that he wasn't a resident of Roy, but a resident of Layton. When the city decided to allow high-rise developments around the Layton station, it totally changed the fabric of the City as a whole. The long-time residents of Layton now avoid that part of the city.

Wallace Rogers, 4376 South 2675 West, echoed the comments that had been shared about safety concerns, existing and potential traffic, and noise. He commented that the City could grow, but they also needed to maintain the feel of Roy City.

Zach Colohen, 2401 West 4250 South, said that he enjoyed his view, but he wasn't overly concerned about losing it. However, he was concerned about the children going to the three surrounding school. He worried about the people these developments would attract.

Lacey Socwell, 4298 South 2675 West, agreed with everyone's comments and asked that the item be tabled.

Glen Jacobson, 4170 South 2400 West, stated that UTA hadn't been the best neighbors. He questioned bringing new people into the City with high-density housing. This proposal could be scaled back quite a bit.

Austin Gonzalez, 5382 South 2000 West, moved to the area about six months ago, so he didn't know all of his neighbors yet. Even though the City has been working on this for a year, this was the first time he and many others had heard of it. He asked that the item be tabled so that the citizens had more time to research and understand the proposal.

David Parker, 2484 West 4400 South, said that he had been a resident of Roy for most of his life. No one seemed to care about the residents' views, but the residents certainly did. He asked that they reconsider this plan.

Ann Huskinson, 4164 South 2400 West, said that she moved to Roy from Salt Lake City two years ago. She enjoyed the pleasant atmosphere and the neighbors here. Traffic was already a concern, as well as safety. She commented on the difficulty the schools had of keeping crossing guards at the crosswalks because they were so dangerous.

Brayden Buckley, 4297 South 2675 West, echoed his neighbors comments and concerns. Roy was heading in a direction where he didn't feel comfortable staying and raising a family. Although none of the Commissioners cared about the residents, he wanted to voice his concerns.

Commissioner Brand said that the residents were wrong in assuming that the Planning Commission and City Council didn't care about their opinions. They very much value the input from residents, and they take it very seriously. This was the best meeting they had had for public comments. Commissioner Brand said that he was inclined to vote in favor of this before, but after hearing all of the citizens' concerns he wasn't comfortable with that.

Wayne Wurth, 5065 South 1850 West, was worried about the values of properties downtown.

Milagro Ivester, 4299 South 2675 West, said that she moved to Roy 16 years ago because of the family-centered community, the neighborhood, and the safety she felt here. She was opposed to the high-density proposal.

Joe Tovar, 4309 South 2450 West, had only lived in his current home for two years, but he grew up in Roy. His primary concerns were traffic and views.

No further comments were made

Commissioner Ashby moved to close the public hearing. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted “aye”. The motion carried.

Assistant City Attorney Brody Flint briefly went over the legal process of adopting an ordinance and rezone. The Planning Commission could vote to table the item, or they could make a recommendation to the City Council for denial, approval with conditions, or approval as-is. The City Council would also review the proposal, and they could opt to make changes as well.

Mr. Parkinson addressed the concerns and questions raised during the public hearing. He first stated that UTA had nothing to do with this proposal. Although UTA wanted higher density along their stations, they did not participate in this ordinance draft or contact the City regarding this in any way. This process began two years ago with the adoption of Focus Roy, which called for the creation of a mixed-use designation for the Downtown and Front Runner Station areas. Staff and the Planning Commission had heavily discussed building types, architecture, setbacks, open space, and other requirements that they felt were appropriate for these areas. They began drafting the ordinance when the City received a grant from Wasatch Regional. Mr. Parkinson stated that he was the only professional planner in the room. The other Commissioners had other professions, and they were not paid for their service on the Planning Commission. The citizens received notice of this meeting because of the rezone request, but Mr. Parkinson posted all meeting notices and agendas, and the meetings were always open to the public. Staff and the Planning Commission do appreciate public comment.

One concern that was brought up several times was the loss of views. Mr. Parkinson said that this was a matter of property rights. All property owners had the right to develop their properties within the zoning ordinance set by the City. If the residents wanted to retain their views, they could purchase the adjacent properties and never develop them. The current zoning next to these homes allowed for three-story buildings, which was comparable to the proposal. The really tall buildings would be allowed only in the Downtown area. He agreed that Senate Bill 34 didn't require cities to have high-density housing, but they were still required to have affordable housing in the City. They would not be able to push the density to a neighboring city. Affordable housing had to go somewhere in Roy, and Focus Roy had determined that the best locations for affordable housing were downtown and by the Front Runner. The rest of the City would be left alone. There had also been comments about owner-occupied townhomes being preferred over rental apartments. The City had not power to determine whether a developer built rentals or owner-occupied units.

Mr. Parkinson commented that 90% of Roy City was built out. They had not more land to build on, so any growth must be vertical. Regarding property values and taxes, that was difficult to say at this point. Regarding the Infill zone, Mr. Parkinson clarified that its purpose was not to protect the neighbors, but rather to help development occur. There was only one area in the City currently had had that zoning.

Mr. Parkinson said that a copy of this ordinance proposal was available to citizen. The ordinance was not finalized, and the Council still had time to refine the language and determine if it was right for the City. In order for their children to stay in Roy, they needed to provide appropriate housing for them. Luckily, Roy was very affordable compared to the rest of the region. Regarding traffic, Mr. Parkinson said that the City was well aware of the issues. The main problem was that Roy was essentially a pass-through city for those living in Hooper and West Haven. That problem would continue until the West Davis Corridor was built. If the rezone were approved, all existing uses would be grandfathered in. Owners and subsequent owners could continue those uses until they discontinue that use for one year or more. Mr. Parkinson stated that roads like 4000 West and 4800 West couldn't be widening any more than they are today because of the location of the railroad tracks.

Chair Sphar thanked the citizens for participating in the meeting. The Commission truly valued their input.

The Commission discussed the motions and determined to table Items 3 and 4 for further consideration. It was noted that an ordinance could still be modified after it had been adopted.

Commissioner Brand moved to TABLE the request to amend the Title 10 – Zoning Regulations; CH 6 - Establishment of Zoning Districts; CH 13 - Downtown & Station Area FBC; CH 17 - Table of Uses “Table 17-2”; and CH 19 - Required Off-Street Parking. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted “aye”. The motion carried.

4. CONSIDER AMENDING THE ZONING MAP FROM RC, R-1-8, R-2, R-3 & R-4 TO DOWNTOWN; BP TO INNOVATION DISTRICT; AND LM, RE-20 & R-1-8 TO STATION AREA.

NOTE: Items 3 and 4 were discussed simultaneously.

Commissioner Brand moved to TABLE the request to amend the Zoning Map from RC, R-1-8, R-2, R-3 & R-4 to Downtown; BP to Innovation District; and LM, RE-20 & R-1-8 to Station Area. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Payne, and Sphar voted “aye”. The motion carried.

6. COMMISSIONERS MINUTE

Commissioner Brand thanked the citizens for coming to the meeting and sharing their concerns. He explained that the Planning Commission met every second and fourth Tuesday of the month, and all meetings were open to the public. He invited them to return to future meetings and stay involved in the planning process.

commissioners who see their roles as representing special interests or specific neighborhoods are not as helpful in the planning process and may actually hinder good planning.

He continued, it's important to remember that the Planning Commission is here to think things through regarding Land Use issues and recommend things to City Council. Rarely does the Planning Commission make a final decision but they still need to put the work into it so that the City Council has the best version we can give them. Now what they do with it is on them as elected officials.

In the Planning Commission we have the Rules and Regulations, these are on our website under the Planning Commission and were adopted on July 12, 2017. These are the rules that the Planning Commission function under and what we abide by.

Commissioners were asked to turn to page 5 where it says "Order and Decorum" this is the procedures that have been adopted for a meeting. In E 1 d: "Planning Commission members may questions of applicant or staff". Your questions are valid items when we have public comment or meetings, if you have them let's talk about them. After a Public Hearing the applicant has some rebuttal time. This is not the end of it, this is when it turns into your time. Under "J" it states: Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

The Commission discussed taking public comment and answering questions from the public. Staff explained the difference between a public meeting and a public hearing. The Commission stressed the importance of hearing public input.

3A.CONTINUATION – TO CONSIDER AMENDING TITLE 10 – ZONING REGULATIONS; CH 6 - ESTABLISHMENT OF ZONING DISTRICTS; CH 13 - DOWNTOWN & STATION AREA FBC; CH 17 - TABLE OF USES "TABLE 17-2"; AND CH 19 - REQUIRED OFF-STREET PARKING

NOTE: Items 3A and 3B were discussed simultaneously.

Steve Parkinson, City Planner,

Commissioner Bills asked if it was the purpose of the Commission or the Council to decide what was appropriate for Roy City. Staff clarified that it was the Commission's duty to follow the laws that were already in place and make recommendations to the City Council. The Council was able to make political decisions based on the desires of the citizens.

The Commission thought it might be more appropriate for the Council to work through some of the issues, like the two continued items on the agenda.

Commissioner Cowell moved to recommend that the City Council approval of amending Title 10 – Zoning Regulations; CH 6 - Establishment of Zoning Districts; CH 13 -

Downtown & Station Area FBC; CH 17 - Table of Uses "Table 17-2"; and CH 19 - Required Off-Street Parking. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted "aye," The motion carried.

3B.CONTINUATION – TO CONSIDER AMENDING THE ZONING MAP FROM RC, R-1-8, R-2, R-3 & R-4 TO DOWNTOWN; BP & R-1-8 TO INNOVATION DISTRICT; AND LM, RE-20 & R-1-8 TO STATION AREA.

NOTE: Items 3 and 4 were discussed simultaneously.

Commissioner Payne moved to recommend that the City Council approval of amending the Zoning Map from RC, R-1-8, R-2, R-3 & R-4 to Downtown; BP & R-1-8 to Innovation District; and LM, RE-20 & R-1-8 to Station Area. Commissioner Cowley seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted "aye," The motion carried.

4. COMMISSIONERS MINUTE

5. STAFF UPDATE

Steve Parkinson provided an update on various projects in the City.

6. ADJOURN

Commissioner Brand moved to adjourn at 6:46 p.m. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted "aye." The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder

dc: 01-28-20

Stanley Walters, 5261 South 2690 West, staff had received the following email from Mr. Walters: *Concerning the proposal to approve High Density Housing at 5154 South 2700 West I would like to vote NO! I cannot attend the meeting but I would still like for my voice to be heard and my vote to count. Again I vote NO!*

No further comments were made.

Commissioner Payne moved to close the public hearing. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Staff noted that Mr. Terry was just requesting a rezone at this time. It was a cost to developers to create a site plan. If the rezone were approved, the applicant would come back to staff with a site plan, which would need to be approved by the Planning Commission.

The Planning Commission again discussed the slide showing potential densities of the property under different zoning. Mr. Parkinson stated that there was no zoning in the City Code that would allow more than 12 units per acre at this time. The Commission agreed to include a stipulation prohibiting apartments from being developed.

Commissioner Ashby moved to recommend that the City Council APPROVE the request to amend the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Very High Density Multi-Family Residential for property located at approximately 5154 South 2700 West, with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Ashby moved to recommend that the City Council APPROVE the request to amend the Zoning Map from R-1-6 & R-1-8 (Single-Family Residential) to R-3 (Multi-Family Residential) for property located at approximately 5154 South 2700 West, with the condition that only Townhomes can be built along with the conditions and facts as stated in the staff report. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

3. CONTINUATION – TO CONSIDER AMENDING TITLE 10 – ZONING REGULATIONS; CH 6 - ESTABLISHMENT OF ZONING DISTRICTS; CH 13 - DOWNTOWN & STATION AREA FBC; CH 17 - TABLE OF USES “TABLE 17-2”; AND CH 19 - REQUIRED OFF-STREET PARKING

NOTE: Items 3 and 4 were discussed simultaneously.

Mr. Parkinson said that Items 3 and 4 were discussed during a work session and the Commission voted on the matter; however, action cannot be taken during a work session. Staff put these items back on today's agenda for a proper vote.

Commissioner Cowley felt like the Planning Commission had carried these items as far as they could, and it was time to pass them on to the City Council. Commissioner Brand disagreed. After the last public hearing and the City Council meeting he attended, he didn't feel like the

train station area had been fully vetted. The downtown area was ready to be discussed by the City Council, but the train station area needed more work. After some discussion, the Planning Commission agreed to continue working on the train station area of the form-based code.

Commissioner Ashby moved to recommend that the City Council APPROVE of amending Title 10 – Zoning Regulations; CH 6 - Establishment of Zoning Districts; CH 13 - Downtown & Station Area FBC; CH 17 - Table of Uses “Table 17-2”; and CH 19 - Required Off-Street Parking, with the condition they review Wilson property if it should be within the area, or maybe split the property, possibly splitting the Downtown & Innovation Areas from the Station area be better evaluate the area, along with evaluating the height of buildings between the tracks and trail. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

4. CONTINUATION – TO CONSIDER AMENDING THE ZONING MAP FROM RC, R-1-8, R-2, R-3 & R-4 TO DOWNTOWN; BP & R-1-8 TO INNOVATION DISTRICT; AND LM, RE-20 & R-1-8 TO STATION AREA.

NOTE: Items 3 and 4 were discussed simultaneously.

Commissioner Cowley moved to recommend that the City Council APPROVE the request to amend the Zoning Map from RC, R-1-8, R-2, R-3 & R-4 to Downtown; BP & R-1-8 to Innovation District; and LM, RE-20 & R-1-8 to Station Area. Commissioner Brand seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

5. COMMISSIONERS MINUTE

At the Commission's request, Assistant City Attorney Brody Flint spoke about appropriate ex parte communications.

6. STAFF UPDATE

Jason Felt was introduced as a new Planning Commission member.

7. ADJOURN

Commissioner Brand moved to adjourn at 7:33 p.m. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Jason Sphar
Chair

ORDINANCE No. 21-12

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CH 6 – ZONING BY DISTRICTS; CH 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, TABLE 10-2; CH 13 – MIXED USE; AND CH 17 – TABLE OF USES, TABLE 17-2

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; CH 6 – Zoning by Districts; CH 10 - General Property Development Standards – Table 10-2; CH 13 – Mixed Use; CH - 17 Table of Uses – Table 17-2

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential, commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulations; CH 6 – Zoning by Districts; CH 10 - General Property Development Standards – Table 10-2; CH 13 – Mixed Use; CH - 17 Table of Uses – Table 17-2 and that the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Burrell	_____
Councilmember Jackson	_____
Councilmember Paul	_____
Councilmember Saxton	_____
Councilmember Wilson	_____

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this ____ day of _____, 2021.

Robert Dandoy;
Mayor

Attested and Recorded:

Morgan Langholf;
City Recorder

Site Requirements:	CC	LM	M	BP	R	DT-E; DT-W; DT-G; BP; S-C; S-N, S-S
Maximum Building Heights	40 Feet	60 feet	60 feet	60 feet	40 Feet	See 13-3 of this Title
Minimum Landscaping Required	15% of Total Site	10% of Total Site	10% of Total Site	10% of Total Site	20% of Total Site	
Minimum Yard Setbacks:						
Front	20 feet					
Side	As required for Site Plan Approval. A side setback facing a street is a minimum 20 feet.					
Rear	As required for Site Plan Approval.					
Minimum Yard Setbacks – Adjacent to any Residential Zone:						
Front	As required by the adjacent residential zone for a minimum distance of 100 feet.					
Side & Rear	Depth (feet)	Fence/Wall Type				
	20' up to 30'	Stone, Brick, Colored Block, masonry or Precast Concrete				
	30' or more	Vinyl, Wood, Stone, Brick, Colored Block, masonry or Precast Concrete				
	Note: See 10-10-31 for additional requirements					

10-13-2

Uses:

Uses	Districts						
	DT	DT-W	DT-G	S-C	S-S	S-N	BP
RESIDENTIAL & LODGING							
Residential	P	P	P	P	P	P	U
Hotel & Inn	P	P	P	P			P
Residential Care	P	P	P	P			U
CIVIC							
Assembly	P	P	P	P	D	D	P
Transit station	P	P	P	P			P
Hospital & Clinic	P	P	P	P			P
Library/Museum/Post Office (no distribution)	P	P	P	P			P
Police & Fire	C	C	C	C			C
School	P	P	P	P			P
RETAIL							
Neighborhood Retail	P	P	P	P			P
General Retail	P	P	P				P
Outdoor Sales Lot			C				
SERVICE							
Neighborhood Service	P	P	P	P			P
General Service	P	P	P				P
Vehicle Service			C				
OFFICE & INDUSTRIAL							
Office	P	P	P	P			P
Craftsman Industrial			P				P
INFRASTRUCTURE							
Parking Lot	D	D	D	D			D
Parking Structure	D	D	D	D			D
Utility & Infrastructure	C	C	C	C	C	C	C
Open Space	D	D	D	D	D	D	D
ACCESSORY USES							
Home Occupation	P	P	P	P	P	P	P
Outdoor storage of Goods			D				
Parking Lot	P	P	P	D	D	D	D
Parking Structure	D	D		D	D	D	D

Key

P Permitted

D Permitted with Development Standards

Table 2.1 (I). Uses by District.

U Permitted in Upper Stories Only

C Requires Conditional Use Approval

10-13-3

Building Types:

Building Types by District							
	Districts						
	DT-E	DT-W	DT-G	S-C	S-S	S-N	BP
Building Types	Storefront	P	P	P	P		P
	General Stoop	P	P	P	P	P	P
	Limited Bay			P			
	Large Format	P	P	P			
	Civic Building	P	P	P	P		P
	Row Building				P	P	P

P Permitted

Table 3.1 (I). Permitted Building Types by District.

STORE FRONT	Permitted Districts				
	DT-E	DT-W	DT-G	S-C	BP
(1) Building Siting Refer to Figure 3.3 (1)					
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted
Front Property Line Coverage	80% ¹	80% ¹	80% ¹	80% ¹	80% ¹
Occupation of Corner	required	required	required	required	required
Front Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15' ²	0' to 15'	0' to 15' ⁹
Corner Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15' ²	0' to 15'	0' to 15' ⁹
Minimum Side Yard Setback	0' ³	0' ³	0' ³	5' ³	5' ³
Minimum Rear Yard Setback	0' ³	0' ³	0' ³	5' ³	5' ³
Minimum Lot Width	none	none	none	none	none
Maximum Lot Width	none	none	none	none	none
Parking & Loading Location	rear & side yard ¹	rear & side yard ¹	rear & side yard ¹	rear & side yard ¹	rear & side yard ¹
(2) Height Refer to Figure 3.3 (2)					
Minimum Overall Height	1 story	1 story	1 story	1 Story	1 Story
Maximum Overall Height	60' ⁴	60'	40'	60' ^{5, 6}	80' ^{5, 7, 8}
(3) Uses Refer to Figure 3.3 (2). Refer to 10-13-1 Uses for permitted uses.					
Ground Story	retail, service, office			retail, service, office, residential	
Upper Story	any permitted use			Any permitted use	
Parking within Building	permitted fully in any basement and in rear of upper floors			permitted fully in any basement and in rear of upper floors	
Required Occupied Space	30' deep on all full floors from the front facade			30' deep on all full floors from the front facade	
(4) Street Façade Requirements Refer to Figure 3.3 (3)					
Minimum Ground Story Transparency Measured between 2' & 8' above grade	60% front only			60% front only	
Minimum Transparency per each Story	15%			15%	
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)				
Front Façade Entrance Type	storefront, arcade			storefront, arcade	
Principal Entrance Location	front or corner facade			front or corner facade	
Required Number of Street Entrances	1 per each 100' of front facade			1 per each 100' of front facade	
Vertical Façade Divisions	every 40' of façade width			every 40' of façade width	
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every third story above the ground floor			required within 3' of the top of the ground story, and every third story above the ground floor	
(5) Roof Type Requirements Refer to Figure 3.3 (3)					
Permitted Roof Types	parapet, pitched, flat			parapet, pitched, flat	
Tower	permitted	permitted	permitted	permitted	

Notes _____.

- 1 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage.
- 2 – Building along Riverdale Road, 1900 West and 5600 South are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15 foot setback is required on all new development along these streets
 - b. All setbacks areas must contain either landscape, trees, patio space, or sidewalk space
 - c. Trees, landscaping and other improvements should be used to mitigate the negative impacts from the heavy fast moving traffic
- 3 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.
- 5 – Above the third story, the upper stories of any building façade with street frontage shall have a step back from the lower stories that is a minimum of six feet
- 6 – Maximum density is 25 units per acre
- 7 – Building Type not allowed along 4200 South
- 8 – West of 1900 West Building Height is 60' maximum
- 9 – 20' setback off of 4000 South

GENERAL STOOP	Permitted Districts						
	DT-E	DT-W	DT-G	S-C	S-S	S-N	BP
(1) Building Siting Refer to Figure 3.4 (1)							
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Front Property Line Coverage	80% ^{1 & 2}	80% ^{1 & 2}	70% ^{1 & 2}	80% ^{1 & 2}	70% ^{1 & 2}	70% ^{1 & 2}	80% ^{1 & 2}
Occupation of Corner	required	required	required	required	required	required	required
Front Build-to Zone	0' to 15' ³	0' to 15' ³	0' to 15' ³	0' to 15'	0' to 15'	0' to 15'	0' to 15' ¹²
Corner Build-to Zone	0' to 15' ³	0' to 15' ³	0' to 15' ³	0' to 15'	0' to 15'	0' to 15'	0' to 15' ¹²
Minimum Side Yard Setback	0' ⁴	0' ⁴	0' ⁴	5' ⁴	5' ⁴	5' ⁴	5' ⁴
Minimum Rear Yard Setback	0' ⁴	0' ⁴	0' ⁴	5' ⁴	5' ⁴	5' ⁴	5' ⁴
Minimum Lot Width	none	none	none	none	none	none	none
Maximum Lot Width	none	none	none	none	none	none	none
Parking & Loading Location	rear & side yard ²	rear & side yard ²	rear & side yard ²	rear & side yard ²	rear & side yard ²	rear & side yard ²	rear & side yard ²
(2) Height Refer to Figure 3.4 (2)							
Minimum Overall Height	1 story	1 story	1 story	1 story	1 story	1 story	1 story
Maximum Overall Height	60' ⁵	60'	40'	60' ^{6, 7}	35' ^{6, 8}	60' ^{6, 9}	80' ^{6, 10, 11}
(3) Uses Refer to Figure 3.4 (2). Refer to 10-13-1 Uses for permitted uses.							
Ground Story	Retail, service, office			any permitted use			
All Upper Stories	any permitted use			any permitted use			
Parking within Building	permitted fully in any basement and in rear of upper floors			permitted fully in any basement and in rear of upper floors			
Required Occupied Space	30' deep on all full floors from the front facade			30' deep on all full floors from the front facade			
(4) Street Façade Requirements Refer to Figure 9.4 (3)							
Minimum Transparency per each Story	15%			15%			
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)						
Front Façade Entrance Type	stoop, porch, storefront			stoop, porch, storefront			
Principal Entrance Location	front or corner facade			front or corner facade			
Required Number of Street Entrances	1 per each 100' of front facade			1 per each 100' of front facade			
Vertical Façade Divisions	every 40' of façade width		every 50' of façade width	every 40' of façade width			
Horizontal Façade Divisions	required within 3' of the top of the visible basement and of the ground story, and every third story above the ground floor			required within 3' of the top of the visible basement and of the ground story, and every third story above the ground floor			
(5) Roof Type Requirements Refer to Figure 2.4 (3)							
Permitted Roof Types	parapet, pitched, flat			parapet, pitched, flat			
Tower	permitted			permitted			

Notes

- 1 – A courtyard covering up to 35% of the front façade is permitted and may contribute to the Front Lot Line Coverage requirements.
- 2 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the front property line, which is exempt from front property line coverage.
- 3 – Building along Riverdale Road, 1900 West and 5600 South are exempt from Front Build-to Zone requirements, and shall follow setback requirements:
 - a. A 15 foot setback is required on all new development along these streets
 - b. All setbacks areas must contain either landscape, trees, patio space, or sidewalk space
 - c. Trees, landscaping and other improvements should be used to mitigate the negative impacts from the heavy fast moving traffic
- 4 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 5 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.
- 6 – Above the third story, the upper stories of any building façade with street frontage shall have a step back from the lower stories that is a minimum of six feet
- 7 – Maximum density is 25 units per acre
- 8 – Maximum density is 18 units per acre
- 9 – 1100 feet south of Hinckley Drive the Maximum height is 50'
- 10 – Building Type not allowed along 4200 South
- 11 – West of 1900 West Building Height is 60' maximum
- 12 – 20' setback off of 4000 South

CIVIC	Permitted Districts				
	DT-E	DT-W	DT-G	S-C	BP
(1) Building Siting Refer to Figure 3.7 (1)					
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted
Front Property Line Coverage	not required	not required	not required	not required	not required
Occupation of Corner	not required	not required	not required	not required	not required
Front Setback	15' ¹	15' ¹	15' ¹	15'	15' ⁷
Corner Setback	15' ¹	15' ¹	15' ¹	15'	15' ⁷
Minimum Side Yard Setback	5' ²	5' ²	5' ²	5' ²	5' ²
Minimum Rear Yard Setback	5' ²	5' ²	5' ²	5' ²	5' ²
Minimum Lot Width	50'	50'	50'	50'	50'
Maximum Lot Width	none	none	none	none	none
Parking & Loading Location	rear	rear	rear & interior side yard ³	rear & interior side yard ³	
(2) Height Refer to Figure 3.4 (2)					
Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
Maximum Overall Height	60' ⁴	60'	40'	60'	80' ^{5, 6}
(3) Uses Refer to Figure 3.7 (2). Refer to 10-13-1 Uses for permitted uses.					
All Stories	limited to civic & institutional uses only			limited to civic & institutional uses only	
Parking within Building	permitted fully in basement and in rear of upper floors.			permitted fully in basement and in rear of upper floors.	
Required Occupied Space	30' deep on all full floors from the front facade			30' deep on all full floors from the front facade	
(4) Street Façade Requirements Refer to Figure 3.7 (3)					
Minimum Transparency per each Story	10%	10%	10%	10%	10%
Blank Wall Limitations	not required			not required	
Front Façade Permitted Entrance Type	arcade, porch, stoop			arcade, porch, stoop	
Principal Entrance Location per Unit	front or corner facade			front or corner façade	
Required Number of Primary Street Entrances	1 per 100' of facade		1 per 150' of facade	1 per 150' of façade	
Vertical Façade Divisions	not required			not required	
Horizontal Façade Divisions	not required			not required	
(5) Roof Type Requirements Refer to Figure 3.7 (3)					
Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use			parapet, pitched, flat; other roof types are permitted by Conditional Use	
Tower	permitted			permitted	

Notes

1 – Building along Riverdale Road, 1900 West and 5600 South are exempt from Front Build-to Zone requirements, and shall follow setback requirements:

- A 15 foot setback is required on all new development along these streets
- All setbacks areas must contain either landscape, trees, patio space, or sidewalk space
- Trees, landscaping and other improvements should be used to mitigate the negative impacts from the heavy fast moving traffic

2 – As required for Site Plan approval, also reference 10-13-3 2 b iv

3 – Lots wider than 140' are permitted one double-loaded aisle of parking (maximum width of 72'), located perpendicular to the property line, which is exempt from front property line coverage

4 – Building heights on Riverdale Road, 1900 West and 5600 South shall not exceed 60 feet high in the area beginning at the back of the curb and extending 100 feet therefrom. In areas beyond 100 feet building height may be increased up to 80 feet.

5 – Maximum Building height along 4200 South is 35'

6 – West of 1900 West Building Height is 60' maximum

7 – 20' setback off of 4000 South

8) Row Building.

- a) **Description & Intent.** The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

- b) Regulations.** Regulations for the Row Building type are defined in the adjacent table.

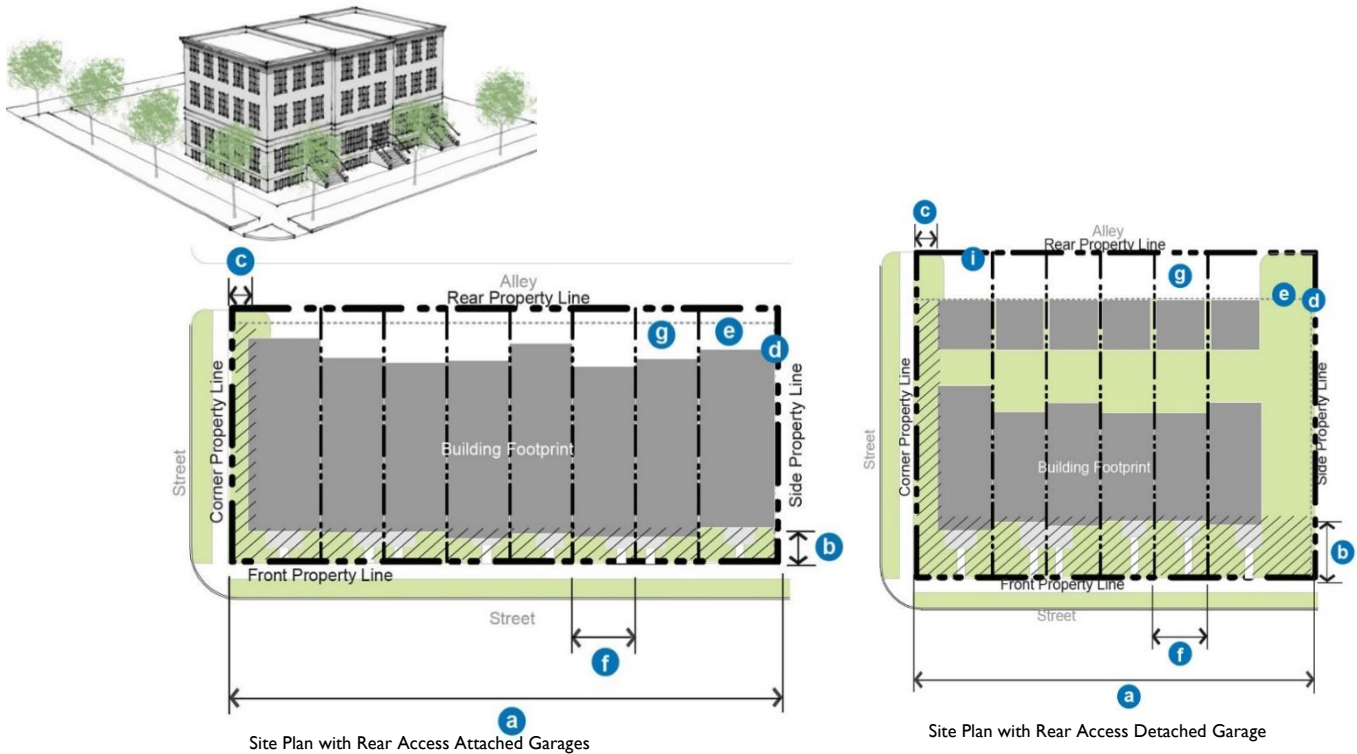


Figure 3.8 (I) Building Siting

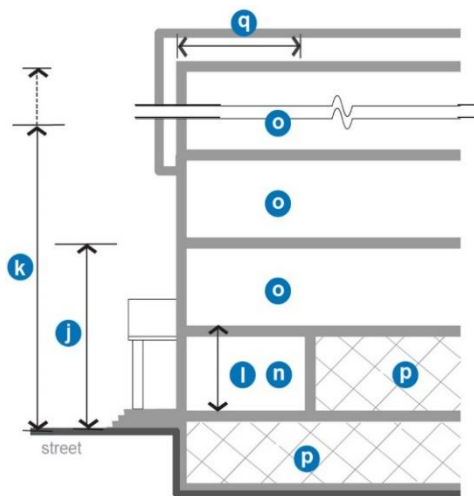


Figure 3.8 (2) Building Height & Use Requirement

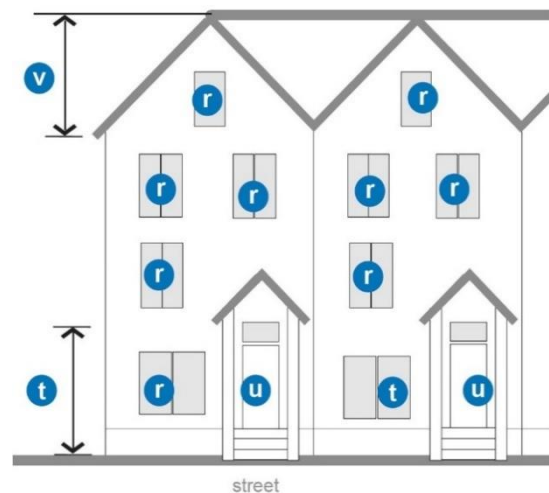


Figure 3.8 (3) Street Façade Requirements

ROW BUILDING	Permitted Districts			
	S-C	S-S	S-N	BP
(1) Building Siting Refer to Figure 3.8 (1)				
Multiple Principal Buildings	Permitted ¹	Permitted ¹	Permitted ¹	Permitted ¹
Front Property Line Coverage	65% ²	65% ²	65% ²	65% ²
Occupation of Corner	Required	Required	Required	Required
Front Build-to Zone	0' to 15'	0' to 15'	0' to 15'	0' to 15' ⁹
Corner Build-to Zone	0' to 15'	0' to 15'	0' to 15'	0' to 15' ⁹
Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
Minimum Rear Yard Setback	10' ³	10' ³	10' ³	10' ³
Minimum Unit Width	22' per unit	22' per unit	22' per unit	22' per unit
Maximum Building Width	Maximum of 8 units per building	Maximum of 8 units per building	Maximum of 8 units per building	Maximum of 8 units per building
Parking & Loading Location	Front, rear and side yard	Front, rear and side yard	Front, rear and side yard	Front, rear and side yard
(2) Height Refer to Figure 3.8 (2)				
Minimum Overall Height	1 story	1 story	1 story	1 story
Maximum Overall Height	60' ⁴	35' ⁵	60' ⁶	80' ^{7, 8}
(3) Uses Refer to Figure 5.4 (2). Refer to 10-13-4 Uses for permitted uses.				
Ground Stories	residential only			
Upper Story	residential only			
Parking within Building	permitted fully in basement and in rear of all floors			
Required Occupied Space	30' deep on all floors from the front facade			
(4) Street Façade Requirements Refer to Figure 3.8 (3)				
Minimum Transparency per each Story	15% ⁴	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)			
Front Façade Permitted Entrance Type	stoop, porch, limited storefront	stoop, porch		
Principal Entrance Location per Unit	front or corner side façade			
Vertical Façade Divisions	not required			
Horizontal Façade Divisions	For buildings over 3 stories, required within 3' of the top of any visible basement or ground story			
(5) Roof Type Requirements Refer to Figure 3.8 (3)				
Permitted Roof Types	parapet, pitched, flat			
Tower	not permitted			

Notes

- 1 – For the purpose of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.
- 2 – Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30'. The courtyard shall be defined on three sides by units.
- 3 – As required for Site Plan approval, also reference 10-13-3 2 b iv
- 4 – Maximum density is 25 units per acre
- 5 – Maximum density is 18 units per acre
- 6 – 1100' south of Hinckley Drive the Maximum height is 50'
- 7 – Maximum Building height along 4200 South is 35'
- 8 – West of 1900 West Building Height is 60' maximum
- 9 – 20' setback off of 4000 South

10-17-1 Table of Uses:

TABLE 17-2 - TABLE OF ALLOWED USES - NON-RESIDENTIAL ZONING DISTRICTS

P = Permitted Use; C = Conditional Use; T = Temporary Use; X = Use Prohibited in the Zoning District (Zone)
 A Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Roy City.

CC = Community Commercial

LM = Light Manufacturing

M = Manufacturing

~~BP = Business Park~~

R = Recreational

MU = Mixed Use (see Chapter 13 of this Title)

USE	CC	LM	M	BP	R
<u>Accessory Building.</u> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the International Building Code, Zoning Ordinance and Subdivision Ordinance, as adopted by the City.	P	P	P	P	P
<u>Accessory Caretaker Dwelling Unit.</u> An attached or detached dwelling unit for an employee or owner and incidental and clearly subordinate (NO MORE THAN 40%) to an existing primary building or use and located on the same lot as the primary building or use.	X	P	P	P	P
<u>Accessory Use.</u> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use.	P	P	P	P	P
<u>Adult Arcade.</u> Any place to which the public is permitted or invited wherein coin operated or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are regularly maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing specified sexual activities or specified anatomical areas. An Adult Arcade shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X	X
<u>Adult Bookstore. Adult Novelty Store. Adult Video Store.</u> A commercial establishment which has significant or substantial portion of its stock in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising, or maintains a substantial section of its sales or display space to the sale or rental, for any form of consideration, of any one or more of the following: A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas; B. Instruments, devices or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others. Adult Bookstores, Adult Novelty Stores, and Adult Video Stores shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as	X	X	P	X	X
<u>Adult Cabaret.</u> A nightclub, bar, juice bar, restaurant bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features: A. Persons who appear seminude; B. Live performances which are characterized by the exposure of specified anatomical areas or specified sexual activities; or C. Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas. An Adult Cabaret shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X	X
<u>Adult Motel.</u> A motel, hotel or similar commercial establishment which: A. Offers public accommodations, for any form of consideration, and which regularly provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas and which regularly advertises the availability of such material by means of a sign visible from the public right of way, or by means of any off premises advertising, including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; and B. Offers a sleeping room for rent for a period of time less than ten (10) hours. An Adult Motel shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	X	X

USE	CC	LM	M	BP	R
<u>Adult Motion Picture Theater.</u> A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration. An Adult Motion Picture Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	✗	X
<u>Adult Theater.</u> Theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in state of semi nudity or live performances which are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities. An Adult Theater shall be conducted in compliance with all requirements for the operation of sexually oriented businesses, as provided by Title 3-7 et. seq. Roy City Municipal Code, as applicable.	X	X	P	✗	X
<u>Adult - Seminude Model Studio.</u> Any place where a person, who regularly appears in a state of semi nudity, is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons, except as may be allowed by Title 3-7 et. seq. Roy City Municipal Code.	X	X	P	✗	X
<u>Animal Hospital (Veterinary Clinic), With Holding Facilities.</u> A facility for the diagnosis, treatment, hospitalization, and boarding of animals that does not include outdoor holding facilities But which may include indoor holding and boarding facilities.	P	P	P	✗	X
<u>Assisted Living Facility.</u> Commonly referred to as "residential care", "assistive living" or "personal care community". A residential facility with common area in which services are available to residents who may still live independently within the facility itself. Help is generally offered in day-to-day tasks such as taking medicine, bathing, dressing, using the bathroom, getting to appointments, or preparing meals. A variety of services and amenities such as dining room service, group outings, and recreational and social programs are usually available. This definition shall not include any facility which meets the definition of a "Residential Facility for Elderly Persons" or "Residential Facility for Persons with a Disability".	P	X	X	P	X
<u>Bank, Credit Union or other Financial Institution.</u> A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	P	X	X	P	X
<u>Billboard.</u> A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.	X	X	X	✗	X
<u>Cannabis Production Establishments.</u> Cannabis Production Establishments may not be located closer than six hundred (600) feet to any residential zone and one thousand (1,000) feet from any community location. Shall be conducted within an enclosed building and be designed to filter inside air exchanges the outside through air filter systems that remove odors before exiting the building.	N	N	P	N	N
<u>Car Wash.</u> A structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than one vehicle at the same time.	X	X	P	✗	X
<u>Church.</u> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family shall be permitted.	P	X	X	P	X
<u>Commercial Day Care/Preschool Center.</u> A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use.	P	P	X	P	X

USE	CC	LM	M	BP	R
<u>Commercial Plant Nursery</u> . A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail customers. Commercial Plant Nursery does not include wholesale nurseries or greenhouses.	P	P	P	✗	X
<u>Commercial Recreation (Indoor)</u> . Any use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.	P	P	P	✗	P
<u>Commercial Recreation (Outdoor)</u> . An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.	P	P	X	✗	P
<u>Construction Sales and Service</u> . An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lot or parcel other than a construction site. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, and swimming pool sales.	P	P	P	✗	X
<u>Contractor's Office/Contractor's Storage Yard</u> . A facility providing building construction and maintenance, including carpentry, plumbing, roofing, electrical, air conditioning and heating, within a totally enclosed building, and which may include the open storage of any building materials, equipment, or vehicles.	X	P	P	✗	X
<u>Convalescent Facility</u> . A facility, or portion thereof, in which people are cared for during the time of recovery from an operation, injury, or physical illness. The facility may also contain areas for physical therapy. This definition shall not include any building or structure which meets the definition of a "group home for the elderly", "group home for persons with a disability", or "detention or rehabilitation facility".	P	X	X	P	X
<u>Convenience Store</u> . A retail establishment selling consumer products including prepackaged food and drink. A convenience store may also provide associated retail sale of gasoline and other petroleum products.	P	P	P	P	X
<u>Day Care Center (Adult)</u> . Any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardians for periods of less than twenty four (24) hours per day.	P	X	X	✗	X
<u>Drive through/Drive up Facility</u> . A facility where goods and services are provided to customers within a vehicle. Must be associated with a "Permitted" or "Conditional" use within this table.	P	P	P	P	X
<u>Educational Facility</u> . Privately or publicly owned buildings and uses for educational or research activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education, and including Charter Schools. Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction.	P	X	X	P	X
<u>Golf Course</u> . A an area used for the purposes of playing golf, but which may include associated restaurant, commercial retail sales areas, staff offices and course maintenance facilities.	X	X	X	✗	C
<u>Hospital</u> . A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.	P	X	X	P	X
<u>Hotel</u> . A building offering temporary lodging accommodations, or overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to four (4) or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.	P	X	X	P	X
<u>Kennel</u> . A commercial establishment having three (3) or more dogs for boarding, breeding, buying, letting for hire, training for profit, or selling. (Ord No. 16-10, 7-5-2016)	X	X	C	✗	X
<u>Laundry, Self Serve or Dry Cleaning</u> . An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services, classified as low hazard in applicable codes, with customer drop-off and pick-up.	P	X	X	✗	X
<u>Liquor Store – State Owned</u> . An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	X	X	X	✗	X

USE	CC	LM	M	BP	R
Manufacturing, Major. Includes the processing and fabrication of finished products, predominantly from previously prepared materials, and includes the assembly, fabrication or processing of goods and materials using processes that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building. Excludes gravel pit, quarry, extractive industries.	X	X	P	X	X
Manufacturing, Minor. Includes the processing and fabrication of finished products that do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and where such assembly, fabrication or processing takes place entirely within a building with a maximum building size of 15,000 square feet.	X	P	P	P	X
Major Facility of a Public Utility. Any electric transmission lines (greater than 115,000 volts), power plants or substations of electric utilities; gas gathering facility, regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant.	X	C	C	X	X
Medical and Dental Clinic. An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.	P	X	X	P	X
Medical Cannabis Pharmacy. Medical Cannabis Pharmacy may not be located closer than six hundred (600) feet to any residential zone and two hundred (200) feet from any community location. Shall also meet the following: 1. Shall have one (1) entry door at the front of the building facing the street 2. Hours of operation are limited between 8 a.m. to 8 p.m.	P	P	P	P	N
Medical or Dental Laboratory. An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.	P	P	P	P	X
Minor Facility of a Public Utility. A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found by the Roy City Planning Commission to conform to the Roy City General Plan, or has been considered by the Roy City Planning Commission and, after receiving the advice of the Planning Commission, the Roy City Council has approved the proposed location and/or Public Use as an amendment to the Roy City General Plan. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein.	C	C	C	C	C
Mobile Food Trucks: 1. Location: When allowed in the use regulations applicable to a specific zoning category, mobile food trucks may be: a. Located in a private parking lot with property owner approval for that location; or 2. Parked In Private Parking Lot: When parked in a private parking lot, a mobile food truck shall: a. Have access to a permanent bathroom facility; b. Be located on an improved portion of the lot; and c. Be located on a lot where an occupied business is operating. 3. Conditions That Apply: Regardless of where a mobile food truck is operated or parked, the following conditions apply: a. Site plan must be approved b. It shall not operate within one hundred feet (100') of the entrance door of a restaurant, OR of a property line of a church unless invited by the church. c. All signs are limited to those that are permanent and physically attached to the vehicle. d. The operator shall provide trash and recycling containers which shall be removed from site when truck leaves site. e. The use shall be placed so as not to disrupt the vehicle and allow safe pedestrian traffic flow into or out of a site f. Shall not operate as a drive-through. g. Vehicles are to be maintained in a neat and professional manner. h. Hours of operation are between seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. with no overnight parking except at commissary location. i. Vehicles are not allowed to idle. j. Shall not cause noise, light, or glare which adversely impacts surrounding uses. Flashing, scintillating, blinking, or traveling lights shall not be permitted; k. Shall comply with all applicable Utah State and Weber/Morgan Health Department requirements; l. Shall comply with all State, County, and City retail sales tax regulations; m. Must comply with all Roy City Fire Department requirements, including but limited to an annual inspection. n. Shall only operate when parked on a hard surface;	P	P	P	P	P

USE	CC	LM	M	BP	R
Mortuary, Funeral Home. An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel and other rooms to conduct funeral services.	P	X	X	X	X
Motel. A building or group of buildings containing four (4) or more guest rooms, some or all of which may have a separate entrance leading directly from the outside of the building with a garage or parking space located on the lot and designed, used or intended wholly or in part for the accommodation of persons usually traveling by private automobile or motor coach and which may include additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.	P	X	X	P	X
Nightclub. A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by Title 3-2 et. seq. Roy City Municipal Code, as applicable.	X	X	X	X	X
Nursing Home. An intermediate care/nursing facility or a skilled nursing facility, licensed by the state of Utah, for the care of individuals who, due to illness, advanced age, disability, or impairment, require assistance and/or supervision on a twenty-four (24) hour per day basis. Such facility does not include an adult daycare facility or adult daycare provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.	P	X	X	P	X
Office. A building, room, or other space where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, telephone marketing, paging and beeper services and facsimile transmission services; post offices and express mail offices, excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.	P	X	X	P	X
Pay-day Lending: Lenders engaging primarily in the business of small, short term loans provided against a prearranged line of credit, post-dated check, deposits, vehicle titles or other instruments. The number of such facilities licensed within the City limits may not exceed one (1) per five thousand (5,000) or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. (Ord. 1018, 8-4-2009)	X	X	X	X	X
Pawnshop. Any person or establishment engaged in any of the following (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property. The number of such facilities licensed within the city limits may not exceed one (1) per ten thousand (10,000), or portion thereof, of the most recent United States Census Bureau estimated population of Roy City. Such facilities shall not be located closer than six hundred (600) feet to any residential zone or to another Pawn Shop. (Ord. No 1071; 11/18/14)	X	X	X	X	X
Personal Care Service. An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty salons (including permanent or semi-permanent make-up/cosmetics) and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."	P	X	X	X	X
Personal Instruction Service. An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.	P	X	X	P	X
Pet Grooming. A commercial establishment for the grooming of pets. No boarding, breeding, buying, letting for hire, training or selling. (Ord No. 16-10, 7-5-2016)	P	P	X	X	X
Private Club. Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license, as provided by Title 3-2 et. seq. Roy City Municipal Code, as applicable.	X	X	X	X	X

USE	CC	LM	M	BP	R
<u>Public Park-And-Ride Lots.</u> Parking lots associated with a transit station, where people drive from their homes, park, and transfer to transit lines.	C	C	C	€	C
<u>Public Commuter and Light Rail Facilities and Station.</u> A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.	C	C	C	€	C
<u>Reception Hall, Reception Center.</u> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.	P	X	X	✗	X
<u>Recycling Collection Area.</u> An area for the acceptance and temporary storage of recyclable materials to be transferred to a recycling processing facility. Recycling Collection area involve no more than 3 collection containers up to 40 cubic yards in total size. Collection area located in parking lots may not occupy required parking spaces. A collection area must be arranged to not impede traffic flow. The operator of the collection enter shall remove products stored at the site at least once a week. The operator of the collection area shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.	P	P	P	P	X
<u>Restaurant.</u> A building or facility for the preparation, retail sale, and on- site consumption of food and beverages (including Beer or Alcohol), sells food and beverages over a counter, packages its food in wrappers, boxes or cartons regardless if the food is consumed on or off the restaurant premises; and may provide a drive through/drive up facility.	P	P	P	P	P
<u>Retail Sales and Services.</u> Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.	P	X	X	✗	X
<u>Salvage yard.</u> The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.	X	X	X	✗	X
<u>Seasonal Use.</u> A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots. This use and requirements to establish this use by Chapter 16, herein, shall become effective on January 01, 2006. All other seasonal uses not listed above are prohibited.	T	X	X	✗	X
<u>Tattoo & Body Art.</u> Establishments engaged primarily in the practice of physical body adornment or modification, including but not limited to body piercing, tattooing, branding or scarification. All Tattoo & Body Art establishments shall obtain and maintain in good standing a proper license from the Weber-Morgan Health Department. Tattoo & Body Art establishments may not be located closer than six hundred (600) feet to any other such establishment as defined, or to any church, school or other community gathering place. The number of such facilities licensed within the city limits may not exceed one per every ten thousand (10,000) or portion thereof of the most recent United States Census Bureau estimated population of Roy City. The hours of operation are limited to between 10:00 a.m. and 10:00 p.m. No minors shall be allowed on the premises without an accompanying adult guardian. (Ord. 1060, 11-19-2013)	P	P	P	✗	X
<u>Tavern:</u> An establishment licensed by the Utah Alcoholic Beverage Control Commission for serving beer by the drink to the general public.	X	P	P	✗	X
<u>Telecommunications Site/Facility.</u> An unmanned structure consisting of antennas, antenna support structures, or other equipment used to provide personal wireless services as set forth in Section 704 of the Telecommunications Act of 1996, as amended. This use is not required to be located on a building lot or to comply with the minimum lot size requirement for the district in which it is located but is required to meet the locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include Amateur Radio equipment that complies with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or amateur radio service adopted under 47 C.F.R. Part97. A facility may be located on any property owned by the City.	C	C	C	€	C
<u>Temporary Use.</u> A special event or use established for a maximum period of 45 days, such event, or use being discontinued after the expiration of 45 days, and conducted in compliance with all the requirements of this Ordinance. Such use shall be permitted only after the issuance of a temporary use permit as established by the provisions of this Ordinance.	T	T	T	±	T
<u>Theater, Indoor Picture.</u> A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	P	X	X	P	X

USE	CC	LM	M	BP	R
<u>Tobacco Oriented Retail.</u> A commercial establishment with less than 10,000 square feet of total sales area, where the sale and/or display of tobacco and/or tobacco related products accounts for greater than 10% of the sales floor and display areas, or where the sale of tobacco and/or tobacco related products accounts for more than 30% of gross sales receipts, or any commercial establishment of any size declaring itself through name or advertising to be oriented specifically to the selling of tobacco and/or tobacco related products. Tobacco Oriented Retail uses may not be located within 600 feet of one another as measured at the closest property lines. (Ord. 1032, 9-7-2010)	P	X	X	X	X
<u>Trailer Camp Or Trailer Court.</u> Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.	X	X	X	X	P
<u>Vehicle and Equipment Rental or Sale, New or Used, Major.</u> An establishment engaged in the retail or wholesale sale or rental, from the premises, of equipment or motorized vehicles, except motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental. [also see 10-11-8]	X	P	P	X	X
<u>Vehicle and Equipment Rental or Sale, New or Used, Minor.</u> An establishment engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed 14,000 pounds, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks. [also see 10-11-8]	P	P	P	X	X
<u>Vehicle and Equipment Repair, Major.</u> An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.	X	P	P	X	X
<u>Vehicle and Equipment Repair, Minor.</u> An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, but not including paint and body shops or other general vehicle repair services. Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc.	P	P	P	X	X
<u>Warehouse, Self-Service Storage.</u> An enclosed storage facility of a commercial nature containing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property. (Ord. 1063, 4-1-2014)	X	P	P	X	X
<u>Wholesale and Warehousing, Major.</u> An establishment that is primarily engaged in the storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major mail distribution centers, frozen food lockers, moving and storage firms, and warehousing and storage facilities.	X	X	P	X	X
<u>Wholesale and Warehousing, Minor.</u> An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. Limited wholesale and warehouse area will generally be less than 30,000 square feet in area and operate during conventional business hours.	X	P	P	P	X

ORDINANCE No. 21-13

AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF BP, R-I-8, SC, SN, & SS ON PROPERTIES LOCATED NEAR THE FRONTRUNNER STATION.

WHEREAS, Roy City in an effort to redevelop portions of the City is changing the zoning on properties comprising approximately 173.8 acres (7,570,728 sq.-ft.) of land located near the FrontRunner Station from a designation of BP, CC, LM & RE-20 to a designation of BP, R-I-8, SC, SN, & SS; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the continued residential use of the properties will be conducted appropriately; and

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the zoning designation of the properties near the FrontRunner Station be established as BP, R-I-8, SC, SN, & SS designations and that the *Roy City Zoning Map* be amended to depict the same, see attached map for details.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilman Burrell _____

Councilman Jackson _____

Councilman Paul _____

Councilman Saxton _____

Councilman Wilson _____

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this _____ Day of _____, 2021.

Robert Dandoy,
Mayor

Attested and Recorded:

Morgan Langholf,
City Recorder

