

Mayor
• Robert Dandoy

City Manager
• Matt Andrews



Council Members
• Jan Burrell
• Joe Paul
• Bryon Saxton
• Diane Wilson
• Ann Jackson

ROY CITY COUNCIL WORK SESSION **JULY 20, 2021 – 4:30 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.

A. Welcome & Roll Call

B. Discussion Items

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

C. 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.

Public meetings will be held electronically in accordance with Utah Code Section 52-4-210 et seq., Open and Public Meetings Act. Pursuant to a written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to the infectious and potentially dangerous nature of COVID -19 virus appropriate physical distancing in City Council Chambers is not achievable at this time accordingly, the meeting will be held electronically with no anchor location.

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 16th of July, 2021. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 16th of July, 2021.

Morgan Langholf
City Recorder

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





Date: 16 July 2021
To: City Council members
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Discussion on Mixed Use Ordinance for FrontRunner Station & Business Park areas

After the July 6th work-session staff has modified the proposed tables in accordance to the conversion.

For future conversations staff has modified the colors of the proposed ordinance. Before everything that was new was **Blue and bolded**, but if I made a change no one could tell, so what I've done is kept everything that is new/proposed **bolded** but in black and any proposed changes are in **Blue and bolded** like before. **Red and struck-out** indicates to be delated.

Height limitations within the Station North were that at a point (identified by Councilmember Paul) the height allowance would change from 60 feet to 50 feet. Staff took a similar approach to this as was done in the Downtown along 1900 West. For this we measured the approximate distance and added 40 feet. So the language is that the change of height to 50 feet is 1100' south of Hinckley drive.

Height, density and building types was also part of the conversation, so staff took a look at the allowable uses and buildings and proposed some changes. In the Station South area, to help protect the adjacent single-family homes staff modified the tables to only allow residential and no commercial and building types that would lend it commercial. As well as limiting the overall height of the buildings. There is a caveat that also indicates density restrictions (18 units or 25 units)

The zoning map was also amended, by eliminating the BP zone from the school, library and City Park. Staff also modified portions of the proposed uses/building types to protect the residences along 4200 South, eliminating commercial as an option along 4200 South.



Uses	Districts						
	DT-E	DT-W	DT-G	Station Central	Station South	Station North	Business Park
Residential & Lodging							
Residential	P	P	P	P	P	P	U
Hotel & Inn	P	P	P	P	D	D	P
Residential Care	P	P	P	P	D	D	U
Civic							
Assembly	P	P	P	P	D	D	P
Transit station	P	P	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	C	C
School	P	P	P	P	P	P	P
Retail							
Neighborhood Retail	P	P	P	P	P	P	P
General Retail	P	P	P				
Outdoor Sales Lot			C				
Service							
Neighborhood Service	P	P	P	P	P	P	P
General Service	P	P	P				P
Vehicle Service			C	C			
Office & Industrial							
Office	P	P	P	P			P
Craftsman Industrial			P	D			
Infrastructure							
Parking Lot	D	D	D	D	D	D	D
Parking Structure	D	D	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	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

Building Types by District							
Districts							
	DT-E	DT-W	DT-G	Station Core	Station South	Station North	Business Park
Building Types	Storefront	P	P	P			P
	General Stoop	P	P	P	P	P	P
	Limited Bay		P				
	Large Format	P	P				
	Civic Building	P	P	P	P	P	P
	Row Building			P	P	P	P

P Permitted

Table 3.1 (1). Permitted Building Types by District.

STORE FRONT	Permitted Districts				
	DT-E	DT-W	DT-G	Station Central	Business Park
(1) Building Siting Refer to Figure 3.3 (1)					
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted
a Front Property Line Coverage	80% ¹	80% ¹	80% ¹	80% ¹	80% ¹
Occupation of Corner	required	required	required	required	required
b Front Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15' ²	0' to 10'	0' to 10'
c Corner Build-to Zone	0' to 15' ²	0' to 15' ²	0' to 15' ²	0' to 10'	0' to 10'
d Minimum Side Yard Setback	0' ³	0' ³	0' ³	5'	5' ³
e Minimum Rear Yard Setback	0' ³	0' ³	0' ³	5'	5' ³
f Minimum Lot Width	none	none	none	none	none
f Maximum Lot Width	none	none	none	none	none
g 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)					
i Minimum Overall Height	1 story	1 story	1 story	1 Story	1 Story
k Maximum Overall Height	60' ⁴	60'	40'	60' ^{5, 6}	80' ^{5, 7}
(3) Uses Refer to Figure 3.3 (2). Refer to 10-13-1 Uses for permitted uses.					
n Ground Story	retail, service, office			retail, service, office, residential	
p Upper Story	any permitted use			Any permitted use	
p 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	
q 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)					
r Minimum Ground Story Transparency Measured between 2' & 8' above grade	60% front only			60% front only	
Minimum Transparency per each Story	15%			15%	
t Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)				
t Front Façade Entrance Type	storefront, arcade			storefront, arcade	
u 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)					
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	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 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

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

GENERAL STOOP	Permitted Districts						
	DT-E	DT-W	DT-G	Station Central	Station South	Station North	Business Park
(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 10'
Corner Build-to Zone	0' to 15' ³	0' to 15' ³	0' to 15' ³	0' to 10'	0' to 10'	0' to 10'	0' to 5'
Minimum Side Yard Setback	0' ⁴	0' ⁴	0' ⁴	5'	5' ⁴	5' ⁴	5'
Minimum Rear Yard Setback	0' ⁴	0' ⁴	0' ⁴	5'	5' ⁴	5' ⁴	5'
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}
(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

CIVIC	Permitted Districts						
	DT-E	DT-W	DT-G	Station Central	Station South	Station North	Business Park
(1) Building Siting Refer to Figure 3.7 (1)							
Multiple Principal Buildings	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Front Property Line Coverage	not required	not required	not required	not required	not required	not required	not required
Occupation of Corner	not required	not required	not required	not required	not required	not required	not required
Front Setback	15' ¹	15' ¹	15' ¹	10'	10'	10'	10'
Corner Setback	15' ¹	15' ¹	15' ¹	5'	5'	5'	5'
Minimum Side Yard Setback	5' ²	5' ²	5' ²	5'	5'	5'	5' ²
Minimum Rear Yard Setback	5' ²	5' ²	5' ²	5'	5'	5'	5' ²
Minimum Lot Width	50'	50'	50'	50'	50'	50'	50'
Maximum Lot Width	none	none	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	1-story	1 story
Maximum Overall Height	60' ⁴	60'	40'	60' ⁵	35'	60'	80' 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%	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. 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
- 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 – 1100 feet south of Hinckley Drive the Maximum height is 50'

6 – Maximum Building height along 4200 South is 35 feet

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.

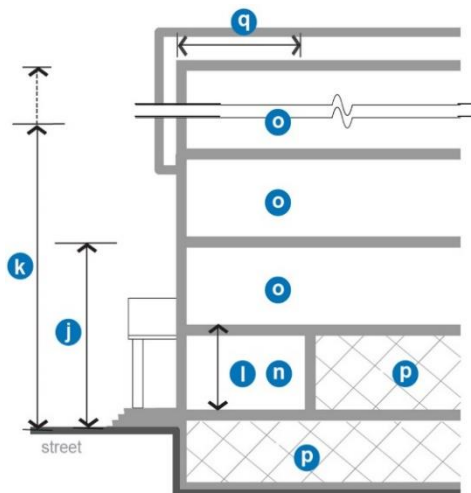
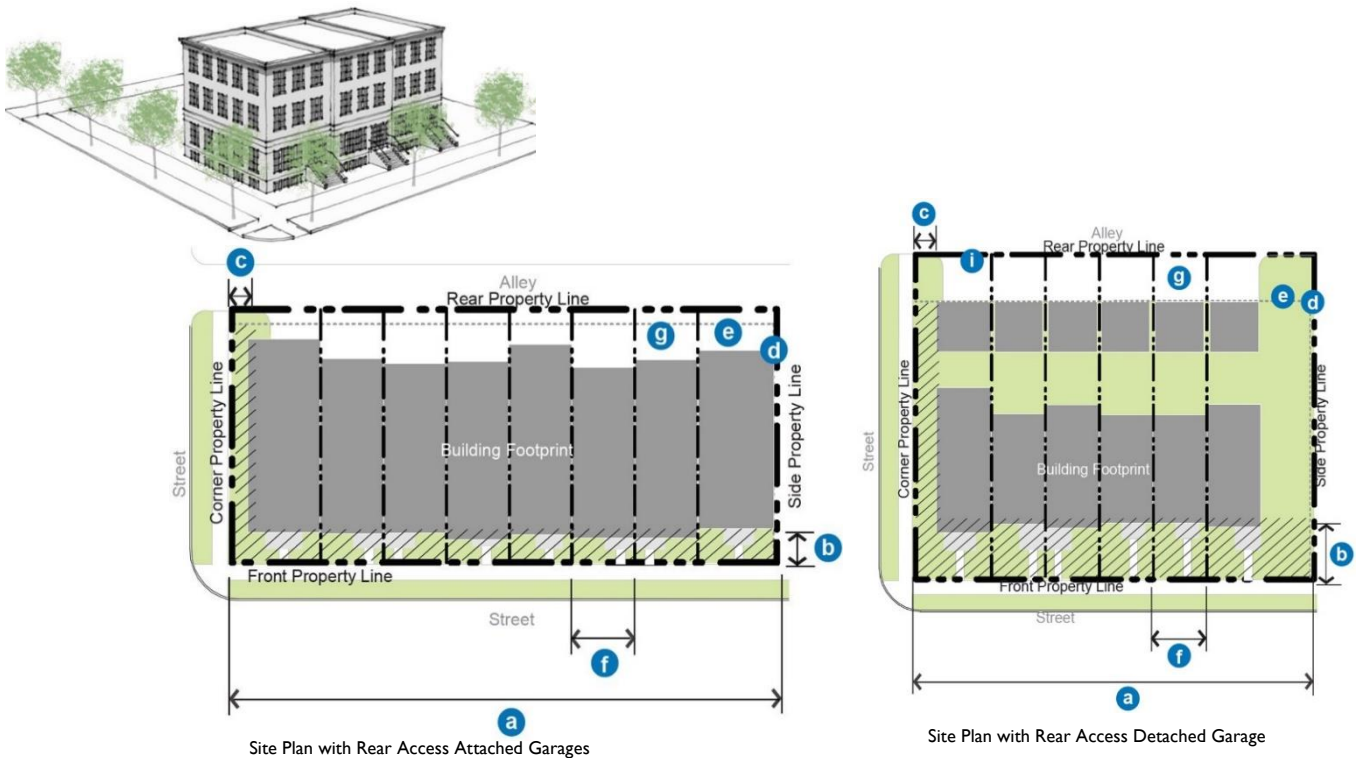


Figure 3.8 (2) Building Height & Use Requirement

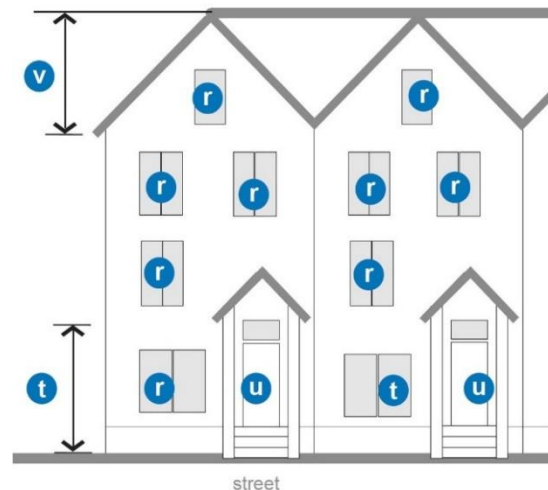


Figure 3.8 (3) Street Façade Requirements

ROW BUILDING	Permitted Districts			
	Station Central	Station South	Station North	Business Park
(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'
Corner Build-to Zone	0' to 15'	0' to 15'	0' to 15'	0' to 15'
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	Rear yard/facade	Rear yard/facade	Rear yard/facade	Rear yard/facade
(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
(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
- 4 – Maximum density is 25 units per acre
- 5 – Maximum density is 18 units per acre
- 6 – 1100 feet south of Hinckley Drive the Maximum height is 50'
- 7 – Maximum Building height along 4200 South is 35 feet