

Chair
• Ryan Cowley

Vice-Chair
• Jason Sphar

City Planner
• Steve Parkinson



Commission Members
• Samantha Bills
• Torris Brand
• Christopher Collins
• Jason Felt
• Annette Mifflin
• Claude Payne

PLANNING COMMISSION AGENDA

July 13, 2021

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

This meeting will be streamed live on the Roy City YouTube channel.
(<https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>)

Agenda Items

- I. Declaration of Conflicts

Legislative Items

2. **6:00 p.m. – PUBLIC HEARING** – Consider a request to amend the following maps, for the property located at approximately 3673 So. 1900 We.
 - a. General Plan (Future Land Use Map) from Commercial to Very High Density Multi-Family Residential
 - b. Zoning Map from RE-20 (Residential Estates) and CC (Community Commercial) to R-3 (Multi-Family Residential)
3. **6:00 p.m. – PUBLIC HEARING** – Consider a request to amend Title 10 Zoning Regulations, CH 17 – Table of Uses, table 17-1 adding Internal Accessory Dwelling Units (IADU's); CH 19 – Off-Street Parking and Loading adding IADU parking standards; and CH 31 – Definitions amending “Family”

Administrative Items

4. Consider a request for Site Plan and Architectural approval for Jjarco Development located at approximately 4987 South 1900 West
5. Consider a request for Conditional Use approval for Utah Best Home Pro's for a 50 foot tall sign located at approximately 5982 South 1900 West.
6. Commissioners Minute
7. Staff Update
8. Adjourn

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) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Public meetings will be held electronically in accordance with Utah Code 52-4-210 et seq., Open and Public Meetings Act. Pursuant to a written determination by the Planning Commission Chair 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 the COVID-19 virus appropriate physical distancing in City Council Chambers is not achievable at this time accordingly the meeting will be held electronically.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, any Commissioner 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, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 9th day of July 2021. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the same date.

Visit the Roy City Web Site @ www.royutah.org
Roy City Planning Commission Agenda Information – (801) 774-1027


Steve Parkinson, City Planner