



**ROY CITY**  
**Planning Commission Regular meeting**  
**August 9, 2022 – 6:00 p.m.**  
City Council Chambers/Courtroom  
5051 South 1900 West

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

The following members were in attendance:

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

Steve Parkinson, City Planner  
Brody Flint, Assistant City Attorney

Excused: Commissioner Jason Sphar

Others in attendance: Kevin Homer, Glenda Moore, Randy Sant, Joshua Woodbury, Drew Whitehead, and Jaden Rasmussen.

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE JUNE 14, 2022 REGULAR MEETING MINUTES

**Commissioner Bills moved to approve the June 14, 2022, regular meeting minutes as written. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne and Tanner “aye.” The motion carried.**

3. CONTINUATION – TO CONSIDER AMENDMENTS TO TITLE 10 ZONING REGULATIONS, AMENDING CH 13 – MIXED USE - 10-13-3 - BUILDING TYPES - TABLE 3.1 (1); § 3) STORE FRONTS, § 4) GENERAL STOOP BUILDINGS AND § 8) ROW BUILDINGS – TO ALLOW RESIDENTIAL ON THE MAIN LEVEL OF BUILDINGS AND ROW BUILDINGS, WITHIN THE DOWNTOWN GATEWAY ZONE ALONG SECONDARY STREETS.

City Planner Steve Parkinson presented this item, and explained that this was a continuation of Chapter 13, title 10. He noted they had added some changes since their previous discussion, but the language was the same from what they had determined in a previous work session. He said the main road was commercial, and the side roads would be residential.

Chair Ryan Cowley commented he wanted to encourage the growth of commercial space, but he acknowledged this was not always possible, which was why they had mandated a 300 foot setback from the road for all businesses.

Mr. Parkinson stated the Staff recommended approval.

**Commissioner Brand moved to forward a recommendation to the City Council that they approve the proposed amendments to Title 10 Zoning Regulations, amending CH 13 - Mixed Uses - 10-13-3 - Building Types - Table 3.1 (1) and § 3) Store Fronts, § 4) General Stoop Buildings and § 8) Row Buildings – to allow Residential on the main level of buildings and Row Building within the Downtown Gateway zone along secondary streets, as written. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne and Tanner voted “aye,” The motion carried.**

4. CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL FOR THE ROYCE LOCATED AT APPROXIMATELY 5430 SOUTH 1900 WEST

Joshua Woodbury and Drew Whitehead of Woodbury Corporation gave their address as 2733 E Parleys Way, Suite 300, Salt Lake City. Mr. Woodbury said he had been requested by City Planner Parkinson to present their project to the Commission. He noted it was one of the first projects to request approval in the new downtown zone, and added that they owned both the property in question as well as the one adjacent, in the southwest corner of the 56 and 19 intersection.

Mr. Whitehead shared an overview of the plan, and indicated where the apartments would be located. He said the plan was to take down the strip centers, and add a ground floor parking structure and a landscaping amenities area. He said that would be fronted by a leasing office for the apartments. He noted on the west side of the building, there would be parking as well as six live/work units. He added the commercial leasing office would be on the main floor, and there would be about 260 total residential units. He emphasized that their focus had been to allow for mountain views from the apartments. He added there would also be a fitness center for residents. He discussed the live/work units in greater detail, and said their goal was to have an urban feel, and to encourage small businesses. The Commissioners commented that oftentimes, the types of businesses which gravitated towards live/work units tended to be service-based businesses, such as small attorneys or bakeries. It was also noted the property was not located on a main road. Mr. Whitehead clarified the final total number of units was 262, and noted they had gone through many iterations of their site plan to account for the rising cost of materials.

City Planner Steve Parkinson shared an aerial overview of the site to orient the Commissioners to the location. He indicated the landscaping areas of the plan, both inside the development and along its perimeter. He noted the mini-units gave an extra layer of complexity to this plan, and said there were many things that they still needed to figure out. He said despite the size of commercial that would need to be in there, he did believe it met the requirements as far as parking was concerned. He said some small changes to parking might need to be made, but the changes would not significantly alter the design of the building. He stated Staff recommended approval. He further commented that 1850 West was a one way, and since it was a State-controlled road, he would need to refer to UDOT and their City Engineers to determine what should be done with it. He said UDOT had done some preliminaries, but they would need to finalize the details of how the road should be changed to accommodate the development. He thought this development was a good “guinea pig” for the new downtown zone. He also noted the pawn shop in the area had been vacated, and a new commercial building would go in its place.

Assistant City Attorney Brody Flint responded to a question about “substantial compliance” with the commercial aspect of the new Code. He explained the applicant was in accordance with the Code as it was currently written, and if the Commission decided they wanted to make changes to the Code in the future it would not affect their decision about the current proposed development.

**Commissioner Brand moved to approve the Site Plan for The Royce with the conditions as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne and Tanner voted “aye.” The motion carried.**

**Commissioner Collins moved to approve the Architectural for The Royce with the conditions as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne and Tanner voted “aye.” The motion carried.**

#### 5. COMMISSIONERS MINUTE

There were none

#### 6. STAFF UPDATE

City Planner Steve Parkinson updated the Commission that the Council had approved the building height Code, with several amendments. Specifically, he noted they had made the height of the building at the top or peak of roof, rather than the midpoint. He said the Council had also taken away some of the architectural features, such as a gazebo or parapet wall, although they had left in staircases and elevators.

Mr. Parkinson reported Holiday Oil was now open, although it could only be accessed by 4300 South, and they were still working with UDOT on the second access. He also relayed the project on Hinkley and 1900 was proceeding as planned, and they were nearly done with the underground work.

#### 7. ADJOURN

**Commissioner Felt moved to adjourn at 6:28 p.m. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne and Tanner voted “aye.” The motion carried.**

---

Ryan Cowley  
Chair