

Chair
• Ryan Cowley

Vice-Chair
• Claude Payne

City Planner
• Steve Parkinson



Commission Members

- Samantha Bills
- Torris Brand
- Christopher Collins
 - Jason Felt
- Janel Hulbert
 - Jason Sphar
- Daniel Tanner

PLANNING COMMISSION AGENDA

May 10, 2022 - 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

1. Declaration of Conflicts
2. Approval of the March 22, 2022 work-session minutes
3. Approval of the April 12, 2022 regular meeting minutes
4. Approval of the April 26, 2022 work-session minutes

Legislative Items

5. **Continuation** - To consider amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of "Building, Height"
6. **6:00 p.m. – PUBLIC HEARING** – To consider amendments to Title 13 Sign Regulations; CH 4 – Regulations of Signs; amending Section 3 - Signs that Require a Permit; amending Monument Signs, Pole Signs and Electronic Message Center (EMC) Signs, and adding Projecting Signs, Projecting Marquee Signs and Awning Signs.

Administrative Items

7. Consider a request for Site Plan & Architectural review approval for Dollar Tree located at approximately 3610 West 5600 South
8. Consider a request for Architectural review approval for Saccos located at approximately 6050 South 1900 West
9. Commissioners Minute
10. Staff Update
11. 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.

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 6th day of May 2022. 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





ROY CITY
Planning Commission Work-Session
March 22, 2021 – 6:00 p.m.
Community Development Conference Room
5051 South 1900 West

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

4
5 The following members were in attendance:

6
7 Ryan Cowley, Chair
8 Samantha Bills
9 Torris Brand
10 Chris Collins
11 Jason Felt
12 Claude Payne
13 Jason Sphar
14 Daniel Tanner

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

15
16 Excused: Commissioner Janet Hulbert

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18 Others in attendance: Kevin Homer

19
20 Pledge of Allegiance: Commissioner Bills

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22 1. DECLARATIONS OF CONFLICT

23
24 There were none.

25
26 2. APPROVAL OF JANUARY 11, 2022 REGULAR MEETING MINUTES

27
28 **Commissioner Bills moved to approve the January 11, 2022 regular meeting minutes as**
29 **written. Commissioner Tanner seconded the motion. Commissioners Bills, Brand,**
30 **Collins, Cowley, Felt, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

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32 3. APPROVAL OF FEBRUARY 8, 2022 REGULAR MEETING MINUTES

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

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38 4. DISCUSSION ON 10-31-1 – DEFINITION OF “BUILDING HEIGHT”

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40 Steve Parkinson, City Planner, explained that staff has been asked to re-look at how they measure
41 building height. Currently the code under definition is simple. He looked at other communities in
42 the State of Utah to see how they defined it, as well as communities outside of Utah. He asked
43 the Commissioners if there were any ideas they liked better than what they currently had, or if
44 they would they like to create something unique of their own. This is coming up because of a
45 parking structure that will go with an apartment complex on 4000 North near the FrontRunner
46 station. The Commissioners agreed to discuss the matter further at the next work session.

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

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51 Steve Parkinson, City Planner, explained that this was about permanent signs. This action would
52 not eliminate what is currently allowed; rather, it would include others. There is a business that
53 has applied for a permit but the ordinance doesn't allow for vertical monument signs. Mr.
54 Parkinson said he would put some language together for this type of sign. He also asked the
55 Commission to think of any other kind of sign that they might like to see in the City limits so they
56 could draft language that could also include those. He said he would have language for the next
57 meeting for the Commission to look at.

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59 6. COMMISSIONERS MINUTE

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61 No comments were made.

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63 7. STAFF UPDATE

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65 Mr. Parkinson gave miscellaneous project updates.C

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67 8. ADJOURN

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69 **Commissioner Bills moved to adjourn at 6:52 p.m. Commissioner Brand seconded the**
70 **motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne, Sphar, and Tanner**
71 **voted "aye." The motion carried.**

72
73
74
75 _____
76 Ryan Cowley
77 Chair

78 dc: 03-22-22



ROY CITY
Planning Commission Regular meeting
April 12, 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:

Claude Payne, Vice-Chair
Torriss Brand
Chris Collins
Jason Felt
Janel Hulbert
Jason Sphar
Daniel Tanner

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioners Samantha Bills and Ryan Cowley

Others in attendance: Michael Brodsky, Glenda Moore, and Kevin Homer

Pledge of Allegiance: Commissioner Felt

1. DECLARATIONS OF CONFLICT

There were none.

2. PUBLIC HEARING – TO CONSIDER AMENDMENTS TO TITLE 10 ZONING REGULATIONS, CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, AMENDING TABLE 10-1 "MAXIMUM BUILDING HEIGHT" AND CH 31 - DEFINITIONS AMENDING THE DEFINITION OF "BUILDING, HEIGHT"

Steve Parkinson, City Planner, explained that at the previous work session staff had presented the ordinances of all of the other cities along the Wasatch front for comparison of what Roy would like to change theirs to. The current definition was presented, and the current language read that 'the vertical distance from grade elevation to the highest point of the coping of a flat roof or to a point midway between the lowest part of the eaves or cornice and the ridge of a pitched or hipped roof', and it was modified to add "finished grade." In the previous meeting they had modified the language to "the average maximum vertical height of the enclosed building or structure measured a minimum of three and a maximum of eight equal distance points along the building façade from finished grade to the highest point of the building or structure." They had gone on to define what they meant by the highest point as "the highest point on the top of the roof coping or flat roof or a point midway between the lowest eaves and cornice and the ridge of the peak of the roof for a building with a sloped roof." Mechanical equipment such as elevators needed to be hidden from public view and were being hindered because of the previous definition of highest point. They were no longer including architectural features as mechanical equipment that was screened in the definition of building height. He showed site plans of examples of how height would be measured in different instances. Staff recommended approval of the proposed changes.

Commissioner Sphar moved to open the public hearing. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried

Vice Chair Payne opened the floor for public comments.

The following email was read

From: Byron Burnett
Sent: Sunday, April 10, 2022 9:36 PM
To: Admin
Cc: Council
Subject: Building heights

Planning Commission

I am unable to attend the Planning Commission Meeting on April 12th.

I want to express my opposition to measuring building heights any way except to the full pitch or building height. NOT halfway between the eave and the peak of the roof, which could raise a 35 ft building to as much (or more) than 40 ft.

Anything taller than 35 ft behind my home, south of 4000 and west of the tracks, will create a sound tunnel with the tracks between our homes and new development.

I see this as a violation with what residents were promised by the Council in discussion concerning the Station South area.

Thanks Byron Burnett
4375 s 2675 w
801-731-2421

Michael Brodsky, 84 We. 4800 So. Murray said that in a walkout condition the way building height was measured became a problem. The rear slope of a roof was measured in a walkout condition to the eaves which made it a little problematic.

Kevin Homer, 5398 So. 4000 We. Roy thought the changes seemed reasonable and workable and he would recommend approval. His only suggestion was using larger font in the presentation next time.

No further comments were made

Commissioner Tanner moved to close the public hearing. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.

Mr. Parkinson said they could table this item until he clarified the language regarding walkout situations. Mr. Brodsky explain that a walkout condition was when you had a slope from the back of the building to the front of the building with a grade transition of 10 feet from the front door to walkout in the back of the house and measuring from 35 feet made it very difficult for a builder to do a natural walkout. He explained the process of how this was measured. Mr. Parkinson said that it wouldn't hurt this process to table it for now for further clarification.

Commissioner Sphar moved to table the item in order to have additional discussion. Commissioner Felt seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.

3. TO CONSIDER A REQUEST FOR SITE PLAN APPROVAL FOR BURGER BAR LOCATED AT APPROXIMATELY 5291 SOUTH 1900 WEST

Joe Fowlers, applicant, presented. They wanted to add a second outdoor cooler to increase their space. It would be next to the current one and look about the same with a galvanized steel exterior and was 8x10. They were looking to increase production by adding space.

Steve Parkinson, City Planner, presented. He said that with the change in the mixed-use ordinance, metal was now allowed, and this wasn't a very large cooler. His only issue was that when the delivery truck came this new cooler would take over the delivery space but that was an easily solved problem. Staff recommended approval of the site plan.

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

It was asked if the dirt lot behind the building would eventually be developed. Mr. Fowlers replied that it had previously been a separate parcel, but yes, there were long term plans for the lot.

4. CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR HIGHGATE COVE SUBDIVISION LOCATED AT APPROXIMATELY 4840 SO. 3500 WE.

Mike Brodsky, applicant, presented. He said this plan had been presented as a mixture of single and multi-family homes to the Planning Commission and had been approved but once sent to Council, they had decided they wanted to see something different. As a result, they had come back with a plan that included 34 single family residences which had been approved for a rezone by Council along with a development agreement. He presented a packet that included full site plans and the full development agreement that they had signed as a condition of the rezone.

Steve Parkinson, City Planner, presented. This was just south of Bridge Academy where there had been 9 acres of land. He said that they still had to get through UDOT so things might change a little bit, but it would not exceed 34 lots. They had a meeting with UDOT the week before and they had given them some things to look at but the plan shouldn't change much more than what they saw before them except for maybe a cul-de-sac for fire access. The lot sizes were a lot smaller than the original plan and the setbacks had changed but the homes were still similar.

Commissioner Brand moved to approve the Preliminary Subdivision Plat for Highgate Cove with the conditions as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.

5. COMMISSIONERS MINUTE

Mr. Parkinson was asked about his previous comment about wishing he could approve simple requests such as the cooler addition. He replied that there were simple items like this that he could easily approve without Planning Commission approval, and it would take a simple language change, but he didn't know to what extent it could be worded.

6. STAFF UPDATE

Mr. Parkinson said that there was a lot of movement around the City and a lot of demolition, grading, and terracing. He talked about projects going on throughout the City. He had gotten an application for a Dollar Tree just west of Kent's that day on the empty parcel which would be presented at the next Planning Commission meeting. He said that the aspect of posting the packets online had been discussed and that while legally they didn't have to it would be nice to have them there and that would be starting for the first meeting in May. There was discussion about the legality of this.

There was a question about parking along the narrow access road to the Midland Townhomes behind McDonald's. Mr. Parkinson replied that it was a private road, but he would look into what was approved and ask the Fire Chief what he thought.

Mr. Parkinson was asked about resident complaints about speeding in their neighborhoods and what the abilities were to post speed signs and radars. Mr. Parkinson replied that residents could complain and as more complaints came in the Police Department and the transportation department could take steps towards doing something about it, but as a Planning Commission they didn't have anything to do with it.

7. ADJOURN

Commissioner Tanner moved to adjourn at 6:40 p.m. Commissioner Sphar seconded the motion. Commissioners Brand, Felt, Hulbert, Payne, Sphar, and Tanner voted "aye" and Commissioner Collins voted "nay." The motion carried.

Claude Payne
Vice-Chair



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

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

4
5 The following members were in attendance:

6
7 Ryan Cowley, Chair
8 Samantha Bills
9 Torris Brand
10 Chris Collins
11 Jason Felt
12 Janel Hulbert
13 Claude Payne
14 Jason Sphar
15 Daniel Tanner

Steve Parkinson, City Planner

16
17 Excused: Assistant City Attorney Brody Flint

18
19 Others in attendance: Glenda Moore and Elizabeth Brown

20
21 Pledge of Allegiance: Commissioner Brand

22
23 1. DECLARATIONS OF CONFLICT

24
25 There were none.

26
27 2. APPROVAL OF THE MARCH 8, 2022 REGULAR MEETING MINUTES

28
29 **Commissioner Bills moved to approve the March 8, 2022 regular meeting minutes as**
30 **written. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins,**
31 **Cowley, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.**

32
33 3. CONTINUED DISCUSSION ON AMENDMENTS TO TITLE 10 ZONING REGULATIONS,
34 CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, AMENDING TABLE 10-
35 1 "MAXIMUM BUILDING HEIGHT" AND CH 31 - DEFINITIONS AMENDING THE
36 DEFINITION OF "BUILDING, HEIGHT"

37
38 Steve Parkinson, City Planner, presented the staff report. He clarified with the applicant, Mr.
39 Brodsky, that Building height means the average maximum vertical height of an enclosed building
40 or structure measured at a minimum of three and a maximum of eight equidistant points along
41 each building façade from finished grade to the highest point on the building or structure. Staff
42 and Planning Commissioners then reviewed and discussed an example of how a building footprint
43 on a slope could be laid out. The drawing showed equidistant points as well as the building
44 highest points.

45
46 4. CONTINUED DISCUSSION ON 13-4-3 B – TYPES OF SIGNS ALLOWED

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

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

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

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

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

The Commissioners briefly discussed political signs.

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

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

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

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

6. COMMISSIONERS MINUTE

There was none.

96 7. STAFF UPDATE

97
98 There was none.

99
100 8. ADJOURN

101
102 **Commissioner Bills moved to adjourn at 6:43 p.m. Commissioner Brand seconded the**
103 **motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Hulbert, Payne, Sphar, and**
104 **Tanner Payne voted “aye.” The motion carried.**

105
106
107
108 _____
109 Ryan Cowley
110 Chair

111 dc: 04-26-22



STAFF REPORT

Planning Commission

May 10, 2022

Agenda Item #6

SYNOPSIS

Application Information

Applicant: Roy City

Request: **Continuation** – to consider amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-I "Maximum Building Height" and CH 31 - Definitions amending the definition of "Building, Height"

Staff

Report By: Steve Parkinson

Staff Recommendation: Approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10,
 - Chapter 10 - General Property Development Standards, amending Table 10-I "Maximum Building Height"
 - Chapter 31 – Definitions – amending definition of "Building, Height"

ANALYSIS

Background:

During the April 26th work-session staff explain what transpired during their conversation with Mr. Brodsky the Commissioner Felt also brought up a concern regarding the "3" points and asked if there was a way that staff could make so developers don't try and exploit it. The Commission discussed other ways and came up with the idea of changing the minimum number of point from "3" to "4" and adding that at one point per façade is required.

From the April 26th work-session memo

During the public hearing Mr. Mike Brodsky brought up a concern regarding walkouts of structures having a disadvantage when it comes to measuring heights without looking at the slope.

The Commission closed the Public Hearing and then tabled the item in order to make sure they understand what was presented by Mr. Brodsky and ensure that the amendments took all aspects into account. Commission asked that staff to sit down with Mr. Brodsky and understand what he was expressing.

During the short conversation with Mr. Brodsky he spoke about that most city's use an average of measurements when dealing with buildings on a slope. Staff informed him that the definition did state "average" on heights and once he read the proposed definition he no longer had any concerns.

From the April 12th meeting staff report

During the process of approving the Mixed Use Zoning Code around the FrontRunner Station, there was discussion during a few of the Council meetings of how to measure the height of a building. The Council wasn't able to amend the definition of Building Height because the chapters dealing with it weren't apart of what they were reviewing. Therefore the Council asked to bring it back at a later date.

During the March 22, 2022 Work-Session the Planning Commission reviewed definitions from twenty (20) different various City's & County's along the Wasatch Front that had sections of their city/county built on a slope, as well as one from outside the State. They included:

- | | | | |
|-----------------|-----------------|------------------|--------------------|
| • Weber County, | • Uintah, | • Kaysville, | • Bountiful, |
| • North Ogden, | • Davis County, | • Fruit Heights, | • North Salt Lake |
| • Ogden, | • South Weber, | • Farmington, | • Salt Lake County |
| • South Ogden, | • Layton, | • Centerville, | • Millcreek, |



- Sandy,
- Riverton,
- Park City,
- Bend, OR,

After discussing the pros and cons of each of the City's listed above and the one that staff introduced during the work-session the Planning Commission discussed what language they would like and directed staff to bring it back to the Commission to vote upon.

FINDINGS

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

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends forwarding a recommendation to the City Council approving the proposed amendments to Title 10 Zoning Regulations, CH 10 - General Property Development Standards, amending Table 10-1 "Maximum Building Height" and CH 31 - Definitions amending the definition of "Building, Height" as written and with the recommendations and findings as stated in the staff report.

EXHIBITS

- A. Proposed Changes
- B. Existing language compared to proposed language

EXHIBIT “A” – PROPOSED LANGUAGE CHANGES

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

AMEND

10-10-24 **Table of Lot and Setback Requirements for Primary Buildings:**

Table 10-1

Maximum Building Height	Thirty-five (35) feet as measured by the Building Codes, as adopted.
-------------------------	---------------------------------------------------------------------------------

AMEND

10-31-1 **Purpose and Conflicts:**

Building, Height: Means the average maximum vertical height of an enclosed building or structure measured at a minimum of four (4) and a maximum of eight (8) equidistant points (see illustration) along each building façade (a minimum of one (1) point per façade) from finished grade to the highest point on the building or structure.

The ~~vertical distance from the grade elevation to the~~ “highest point” means the top of the roof coping of a flat roof, ~~or to the deck line of a mansard roof,~~ or ~~to~~ a point midway between the lowest part of the eaves or cornice and ridge of the peak ~~a pitch or hip~~ of roof for a building with a sloping roof.

Architectural elements that do not add floor area to an enclosed building or structure, such as parapet walls, chimneys, flag poles, bell towers, steeples, and vents, and roof equipment (including the minimum screening necessary to conceal mechanical roof equipment including elevator shafts and staircases for rooftop access), and unenclosed decks and porches are not considered part of the height of a building or structure.

EXHIBIT “B” – EXISTING LANGUAGE COMPARED TO PROPOSED LANGUAGE

How the Existing Language reads

10-10-24 **Table of Lot and Setback Requirements for Primary Buildings:**

Table 10-1

Maximum Building Height	Thirty-five (35) feet as measured by the Building Codes, as adopted.
-------------------------	----------------------------------------------------------------------

10-31-1 **Purpose and Conflicts:**

Building, Height: The vertical distance from the grade elevation to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and ridge of a pitch or hip roof.

How the Proposed Language would read

10-10-24 **Table of Lot and Setback Requirements for Primary Buildings:**

Table 10-1

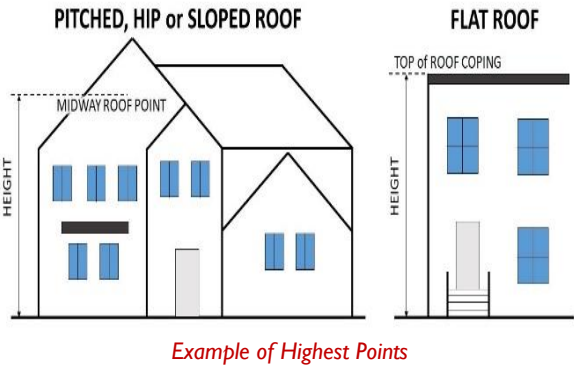
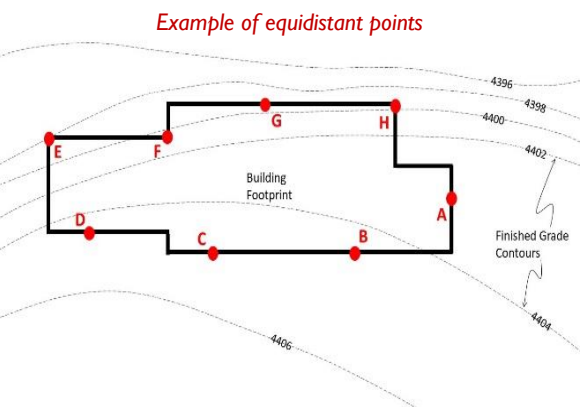
Maximum Building Height	Thirty-five (35) feet
-------------------------	-----------------------

10-31-1 **Purpose and Conflicts:**

Building, Height: means the average maximum vertical height of an enclosed building or structure measured at a minimum of four (4) and a maximum of eight (8) equidistant points (see illustration) along each building façade (a minimum of one (1) point per façade) from finished grade to the highest point on the building or structure.

The “highest point” means a point midway between the lowest part of the eaves or cornice and ridge of the peak of roof for a building with a Sloping Roof or the top of the roof coping for a Flat Roof.

Architectural elements that do not add floor area to an enclosed building or structure, such as parapet walls, chimneys, flag poles, bell towers, steeples, and vents, and roof equipment (including the minimum screening necessary to conceal mechanical roof equipment including elevator shafts and staircases for rooftop access), and unenclosed decks and porches are not considered part of the height of a building or structure.





STAFF REPORT

Planning Commission

May 10, 2022

Agenda Item #6

SYNOPSIS

Application Information

Applicant: Roy City

Request: **6:00 p.m. – PUBLIC HEARING** – to consider amendments to Title 13 Sign Regulations; CH 4 – Regulations of Signs; amending Section 3 - Signs that Require a Permit; amending Monument Signs, Pole Signs and Electronic Message Center (EMC) Signs, and adding Projecting Signs, Projecting Marquee Signs and Awning Signs.

Staff

Report By: Steve Parkinson

Staff Recommendation: Approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 13,
 - Chapter 4 - Signs that Require a Permit

ANALYSIS

Background:

When we as a City began looking at the Mixed Use zoning code for Downtown and the FrontRunner Station there was a chapter on signage, which was later removed when the Council approved it. But within that chapter there were new sign types.

With the shift to allow buildings to be closer to the street and with possible multiple uses within the same building, should we look at our current sign code and the allowed types of signs and possibly increase what can or is allowed?

During the last two (2) work-sessions (March 22, 2022 & April 26, 2022) the Commission has been discussing what signs types that were a part of the “Mixed Use” code and which of those could be allowed within those zones. Along with the proposed language regarding height, width, location, numbers and appropriate zones. Exhibit “A” has the proposed language as discussed.

FINDINGS

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

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends forwarding a recommendation of approval to the City Council regarding the proposed amendments to Title 13 Sign Regulations; CH 4 – Regulations of Signs; amending Section 3 - Signs that Require a Permit; amending Monument Signs, Pole Signs and Electronic Message Center (EMC) Signs, and adding Projecting Signs, Projecting Marquee Signs and Awning Signs.as written and with the recommendations and findings as stated in the staff report.

EXHIBITS

- A. Proposed Changes



EXHIBIT “A” – PROPOSED CHANGES

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

13-4-3: SIGNS THAT REQUIRE A PERMIT:

1) Types of signs allowed:

2. Monument Signs:

- b. **Horizontal** Monument Signs as a Permitted Use in Non-Residential Zoning Districts (~~Regional Commercial~~, **all Downtown zones [East, Gateway, & West]** Community Commercial, Business Park, Manufacturing, Light Manufacturing, ~~& Recreation~~ **& Station Central**) and the R-4 Zoning District – The following regulations shall apply:

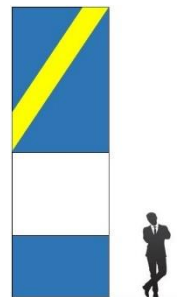
- 1) Street Frontage Less Than One Hundred (100) Feet:
 - i. Height. Maximum height allowed shall be six (6) feet.
 - ii. Width. Maximum width allowed shall be eight (8) feet.
- 2) Street Frontage Greater than One Hundred (100) Feet:
 - i. Height. Maximum height allowed for Monument Signs shall be eight (8) feet.
 - ii. Width. Maximum width (length) allowed shall be twelve (12) feet.

- c. **Horizontal** Monument Signs as a Permitted Use for Residential Subdivisions and Public or Quasi-Public Uses in Residential Zoning Districts, and are not intended to govern or allow the use of such signs for non-conforming commercial uses in residential zoning districts – the following regulations and standards shall apply:

- 1) Height. Maximum height allowed shall be four (4) feet.
- 2) Width. Maximum width (length) allowed shall be six (6) feet.
- 3) Planning Commission Review. The Planning Commission approves Monument Signs for subdivision entrances and public or quasi-public uses in residential zoning districts with heights up to eight (8) feet and widths up to twelve (12) feet using the site plan review process upon finding that such an increase is appropriate relative to property size, sign location, and the design and purpose of the sign. (Ord. 1020, 11-17-2009; Ord. 1037, 12-7-2010)

- d. **Vertical Monument Signs as a Permitted Use in Non-Residential Zoning Districts (all Downtown zones [East, Gateway, & West], Community Commercial, Business Park, Manufacturing, Light Manufacturing, Recreation & Station Central) – The following regulations shall apply:**

- 1) **Street Frontage Less Than One Hundred (100) Feet:**
 - i. **Height. Maximum height allowed shall be 50% of the allowed height of a pole sign in the corresponding zone.**
 - ii. **Width. Maximum width allowed shall be three (3) feet.**
- 2) **Street Frontage Greater than One Hundred (100) Feet:**
 - i. **Height. Maximum height allowed for 75% of the allowed height of a pole sign in the corresponding zone.**
 - ii. **Width. Maximum width allowed shall be four (4) feet.**



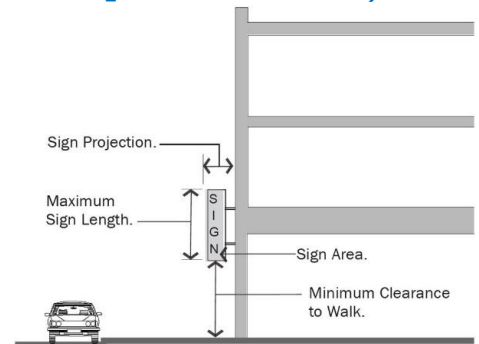
3. Pole Signs

- c. ~~Regional-Commercial~~ **Downtown zones [East, Gateway, & West]** and Manufacturing Zoning Districts. The following regulations and standards shall apply to all Pole Signs ~~in the Regional Commercial and Manufacturing zoning districts:~~
- 2) Freeway Oriented Signs. Pole Signs in the ~~Regional-Commercial~~ **Downtown zones [East & Gateway]** zoning district on properties east of 1900 West Street, and located within three hundred (300) feet of the Interstate 15 right-of-way, as measured at the closest property lines, may be considered a Freeway Oriented Sign with the following considerations:

4. **Projecting Signs:** A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face. The sign may be vertically or horizontally oriented.

- a. **General Requirements** – The following regulations and standards shall apply to all Projecting Signs.

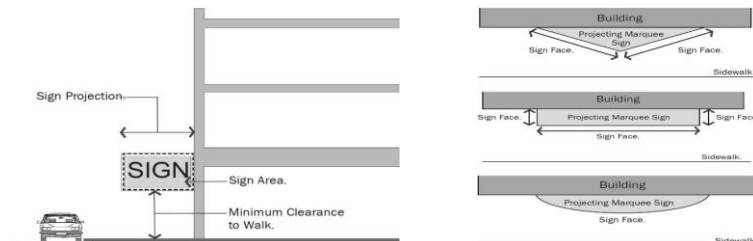
- 1) Permitted in all Downtown zones [East, Gateway, & West] & Station Central)
- 2) **Height.** A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 3) **Location on Building.** Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet.
- 4) **Quantity.** One (1) per tenant per street frontage; One (1) per tenant per side or rear facade on a parking lot
- 5) **Placement on Building.** Sign cannot project closer that one (1) from property line



5. **Projecting Marquee Sign:** A Projecting Marquee Sign is a projecting sign designed to have two to three sign faces.

- a. **General Requirements** – The following regulations and standards shall apply to all Projecting Marquee Signs

- 1) Permitted in all Downtown zones [East, Gateway, & West] & Station Central)
- 2) **Electronic Message Center (EMC)** can be a part of the sign.
- 3) **Height.** A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 4) **Location on Building.** Front & corner side facades only
- 5) **Quantity.** One (1) per lot.
- 6) **Placement on Building.** Maximum projection from building is six (6) feet; cannot project closer that one (1) from property line.



6. **Awning Sign:** A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy

- a. **General Requirements** – The following regulations and standards shall apply to all Awning Signs

- 1) Permitted in all Downtown zones [East, Gateway, & West] & Station Central)
- 2) **Sign Area.** Up to 50% of the awning may be used for Signage
- 3) **Height.** A minimum of an eight (8) foot clearance from ground to bottom edge of sign.
- 4) **Location on Building.** Front & corner side facades only
- 5) **Quantity.** One (1) per tenant per street frontage
- 6) **Placement on Building.** Maximum projection from building is six (6) feet; cannot project closer that one (1) from property line.
- 7) **Materials.** Cloth, canvas, metal, or wood; All supports shall be made of metal or wood
- 8) **Internal Illumination.** Not permitted.



- 4.7.** Electronic Message Center (EMC) Signs, include signs or portions of signs with changeable electronic copy or otherwise electronically animated display. The regulations and standards in this Section shall apply to all such signs, including public service, time and temperature signs. Simple digital copy which is included as a portion of a larger sign used for the sole purpose of indicating prices for various types and grades of gasoline shall not be considered an Electronic Message Center Sign.
- a. General Requirements – The following regulations and standards shall apply to all Electronic Message Center Signs:
 - 3) EMC signs can only be a part of either a monument, ~~or~~ pole sign **or a Projecting Marquee Sign** and are not allowed as part of ~~or as a wall sign~~ **any other sign type**.
 - b. Electronic Message Center Signs – In ~~Regional Commercial~~, **all Downtown zones [East, Gateway, & West]** Community Commercial, Business Park, **Station Central** and Manufacturing zoning districts, Electronic Message Center Signs shall be allowed as a permitted use with the following restriction:
- 5.8.** Canopy (Gas Station) signs:
- 6.9.** Home occupation signs.



STAFF REPORT

Planning Commission

May 10, 2022

Agenda Item # 7

SYNOPSIS

Application Information

Applicant: Alexis with RKF Properties
Request: Request for Site Plan and Architectural approval of an addition for Dollar Tree
Address: Approximately 3610 West 5600 South

Land Use Information

Current Zoning: CC: Community Commercial
Adjacent Zoning: North: RE-15; Residential Estates South: CC: Community Commercial
East: CC: Community Commercial West: CC: Community Commercial

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions.

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 – General Property Development Standards
 - 10-10-24 - Table 10-1 – Minimum Lot and Setback Requirements ...
- Roy City Zoning Ordinance Title 10, Chapter 14 – Permitted Uses
 - 10-14-11 – Additional Site and Building Design Standards
- Roy City Zoning Ordinance Title 10, Chapter 17 – Table of Uses
 - 10-17-1 - Table 17-1 – Table of Allowed Uses – Non-Residential Zoning Districts
- Roy City Zoning Ordinance Title 10, Chapter 19 – Off-Street Parking and Loading

ANALYSIS

Project Overview:

This vacant property is between 3500 West & 3675 West and 5600 South & 5500 South, located west of Kent's market. (Exhibit "A") The property is 1.53 acres (66,646.8 sq.-ft.) in lot area. The proposed building will be approximately 10,000 sq.-ft. and will have the same access points as Kent's market itself.

Staff Review & Comments:

Site Plan: There are a few issues with the site plan, however these aren't large items that the site couldn't meet the ordinance after some minor modifications.

Parking: The parking area exceeds the minimum number of parking stalls required, not only on this parcel but within the overall development.

Elevations: The proposed building will be visible from 5500 South, 5600 South and 3675 West. The elevations do appear to meet the minimum requirements of the code along with the proposed materials and colors.

Summary: The proposed building and site can for the most part meet all of the minimum requirements of the code. There are still a department or two that haven't provided their comments, however the Planning portion of the DRC Memo can be found in exhibit "D".

The Planning Commission will need to determine if the proposed development meets the intent of the Zoning Ordinance.

CONDITIONS FOR APPROVAL



1. Compliance to the requirements and recommendations within this report.
2. Compliance to all requirements as discussed in this meeting

FINDINGS

1. The proposed site plan can meet all of the requirements of the Zoning Ordinance.
2. The proposed building elevations can meet all of the requirements of the Zoning Ordinance.

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Table or Deny.

RECOMMENDATION

Staff recommends approving both the Site Plan and Architectural review with the conditions that all current and future DRC review comments are complied with along with any conditions as stated in the Staff report or during this Planning Commission meeting

EXHIBITS

- A. Aerial Map
- B. Proposed Site Plan
- C. Proposed Building Elevations
- D. DRC Review Memo

EXHIBIT “A” – AERIAL



EXHIBIT “B” – PROPOSED SITE PLAN

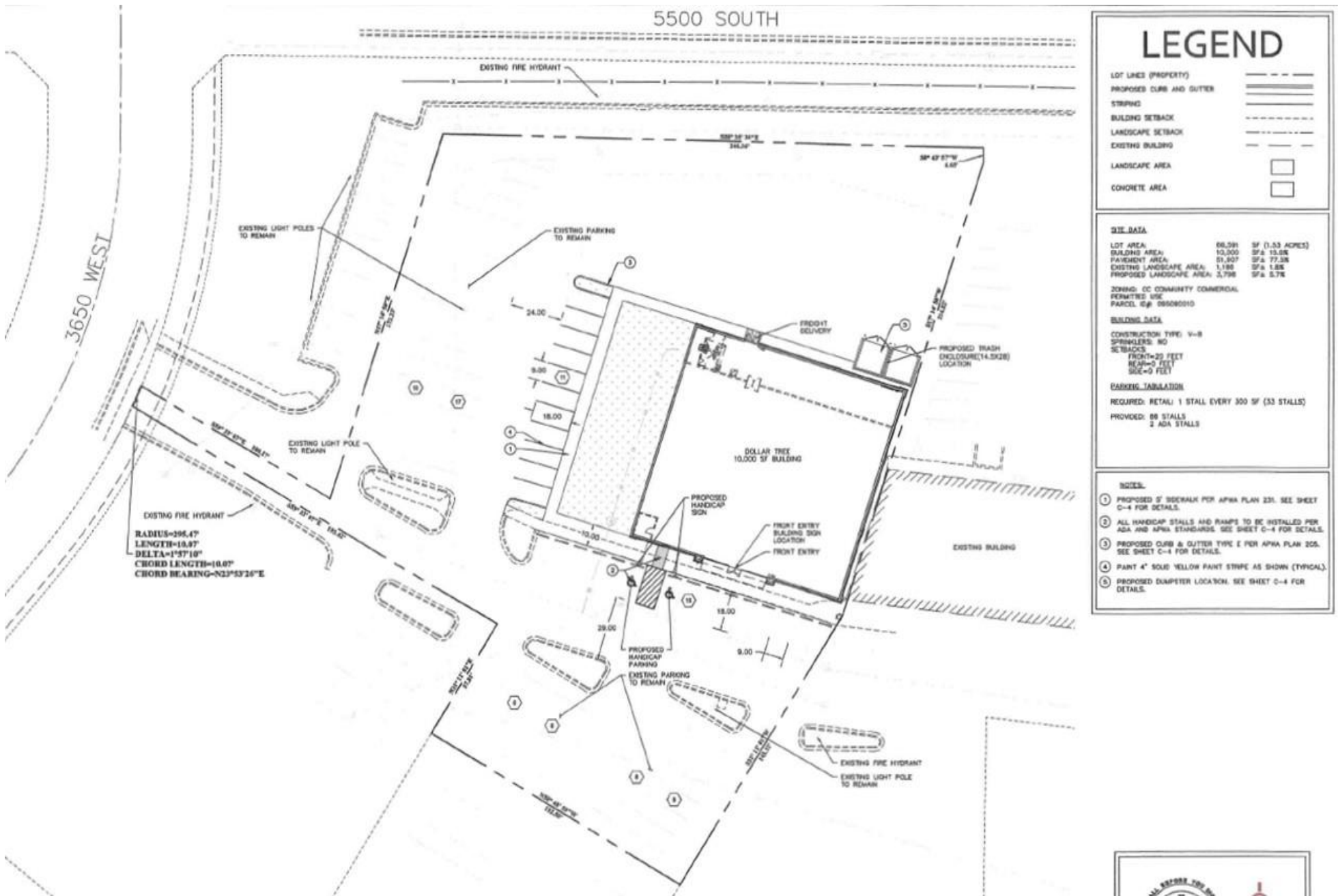
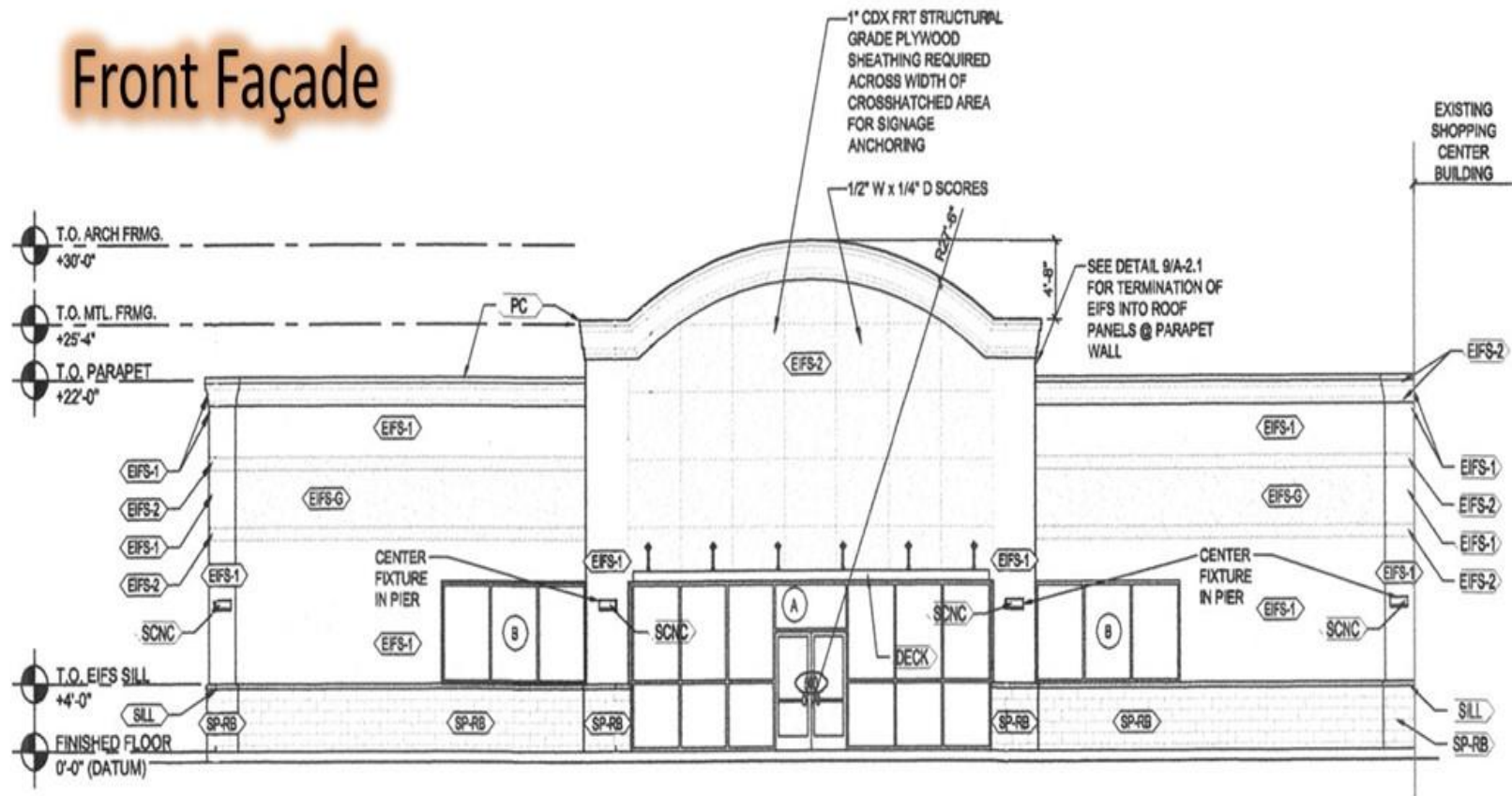
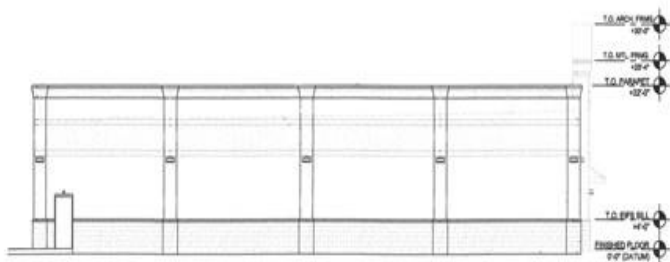


EXHIBIT "C" – PROPOSED ELEVATIONS

Front Façade



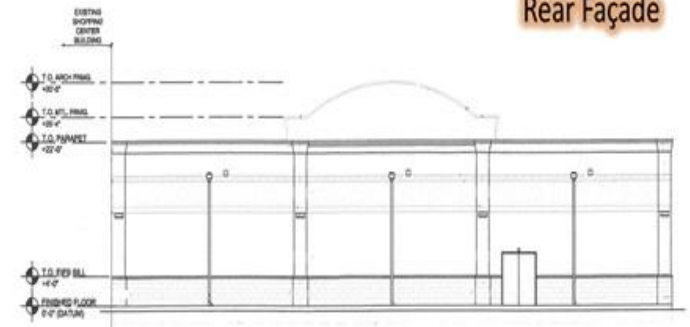
Side Façade



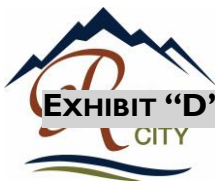
Western Elevation

Southren Elevation

Rear Façade



Northern Elevation



Date:

To: Cameron Rigby
Paul Anderson; Great Basin Engineering

From: Steve Parkinson – Planning & Zoning Administrator

Subject: The Dollar Tree Site Plan – 3610 We. 5600 So. – plans submitted March 12, 2022

If there are comments below that require corrections OR changes to plans, resubmittal of plans is required.

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Planning –

A. General

1. Need to provide a letter from Roy Water Conservancy District.
2. Sheet C-5 is missing

B. Site Plan

1. Parking Stalls 9'x20' unless abutting against a minimum six (6) foot walkway or a minimum of two (2) feet of landscaping.
2. Need to submit a landscape plan
3. Need to submit an irrigation plan
4. Sheet C-2, states that Dumpster details can be found on sheet C-4. No details provided.
Dumpster enclosure needs to be of similar materials and colors of the main building

C. Architectural

1. Sheet A2.0 mentions three (3) different EIFS colors yet only two (2) colors samples were provided.

D. Site Lighting

1. No new parking lot light poles were proposed.





STAFF REPORT

Planning Commission

May 10, 2022

Agenda Item # 8

SYNOPSIS

Application Information

Applicant: Brandy Fowers
Request: Request for Architectural approval for Saccos to paint the exterior of the building
Address: Approximately 6050 South 1900 West

Land Use Information

Current Zoning: DT-G; Downtown Gateway
Adjacent Zoning: North: DT-G; Downtown Gateway South: DT-G; Downtown Gateway
East: DT-G; Downtown Gateway West: DT-G; Downtown Gateway

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions.

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 13 – Mixed Use
- Roy City Zoning Ordinance Title 10, Chapter 19 – Off-Street Parking and Loading

ANALYSIS

Background:

The property has been around for more than 60 years and it is located on the east side of 1900 West and is the last business as you leave the City heading south and is a Landmark in the City. The new owner wants to modernize the color scheme of this landmark.

Elevations: The color updates are to change the building from gray with yellow trim to a white building with black trim. Colors meet the ordinance.

The Planning Commission will need to determine if the proposed colors meets the intent of the Zoning Ordinance.

FINDINGS

- The proposed color changes meet the minimum building standards as established in the Zoning Ordinance.

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Table or Deny.

RECOMMENDATION

Staff recommends approving the Architectural review with the conditions as stated in the Staff report or during this Planning Commission meeting.

EXHIBITS

- A. Aerial Map
- B. Current Building



EXHIBIT "A" – AERIAL

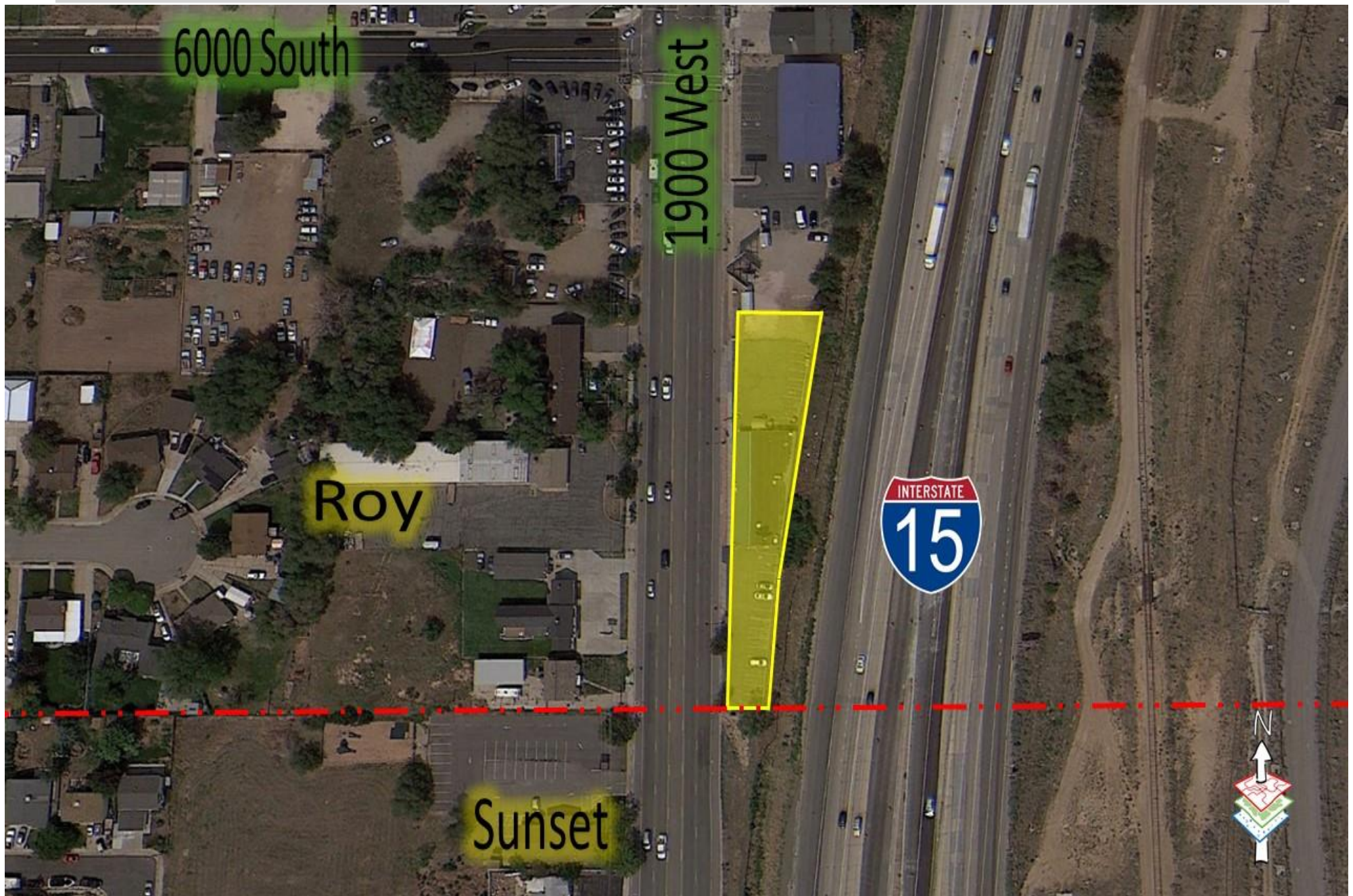
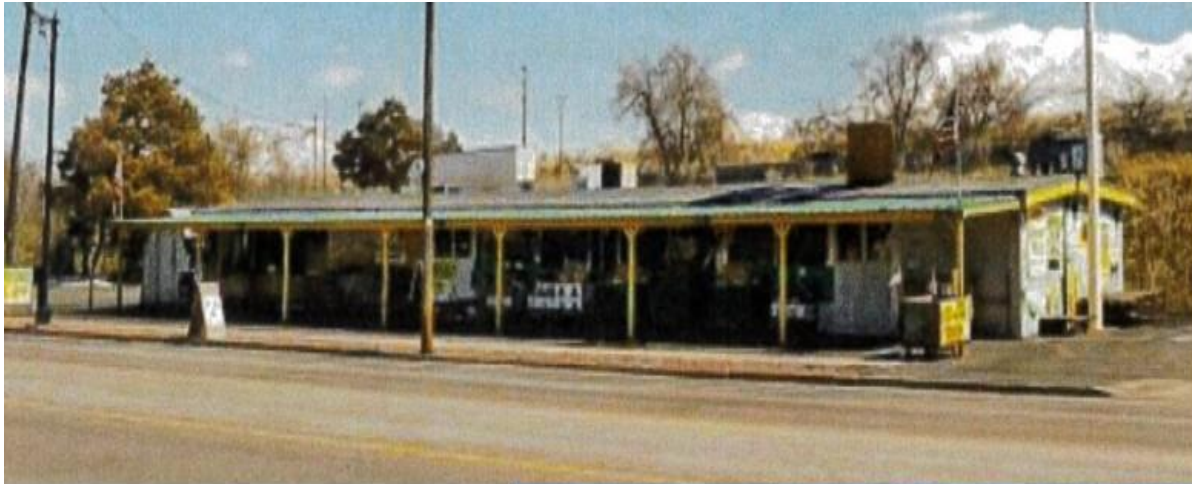


EXHIBIT "B" – CURRENT BUILDING



Building as Bright White
Poles & Trim as Black

