

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

July 26, 2022

6:00 p.m.

The Roy City Planning Commission work-session meeting will be held in the Small Training Room in the basement of the Roy City Municipal Building located at 5051 South 1900 West.

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

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

The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Continued discussion on amendments to Title 10 Zoning Regulations, amending CH 13 - Mixed Uses - 10-13-2 - Uses - Table 2.1 (1); 10-13-3 - Building Types - Table 3.1 (1) and § 8) Row Buildings – to allow Row Buildings within the Downtown Gateway zone along secondary streets.
3. Training
4. Commissioners Minute
5. Staff Update
6. 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 22nd day of July 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





COMMUNITY DEVELOPMENT DEPARTMENT

Date: 22 July 2022
To: Planning Commissioners
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Agenda Items # 2 – Continued discussion on allowing Row Buildings within the Downtown Gateway zone

During the July 12th meeting the Commission tabled this item so that you could further discuss the issue and “get it right”.

One item that needs to be brought up. I know that the Commission has already opened and closed the “Public Hearing” portion for this item but, there was an email sent at 4:17 pm that same day and staff did not see until the next morning because we were setting up and preparing for the meeting. The following is what was sent for your information:

-----Original Message-----

From: Byron Burnett [<mailto:byron2675@comcast.net>]
Sent: Tuesday, July 12, 2022 4:17 PM
To: Planning Commission <PlanningCommission@royutah.org>
Cc: Council <council@royutah.org>
Subject: Re: Today's meeting

Planning Commission

I just have one comment concerning tonight's meeting.

Row houses in the Downtown Gateway District.

Row houses should be kept to no higher than 35 ft to blend in better with nearby single family residential.

The three story townhomes you approved in the Station South District were maximum 35 ft. Should be OK in the Downtown Gateway District.

Thanks Byron Burnett
4375 S 2675 W

Back to the item of discussion, most of the Commission's discussion dealt with whether to allow them on secondary streets or restrict them on primary streets. The issue was more complicated when you have a parcel with frontage or access along a primary street (i.e. 1900 West, Riverdale Road or 5600 South) as well as to access to a secondary street (i.e. 1950 West, 2000 West, 5200 South, 5300 South, 5700 South etc...)

The two options staff provided during the last meeting were:

- **Allowed only on properties that have frontage along 2000 West, 5200 South (west of 1900 West), 5300 South, 5700 South & 6000 South**

OR should it read

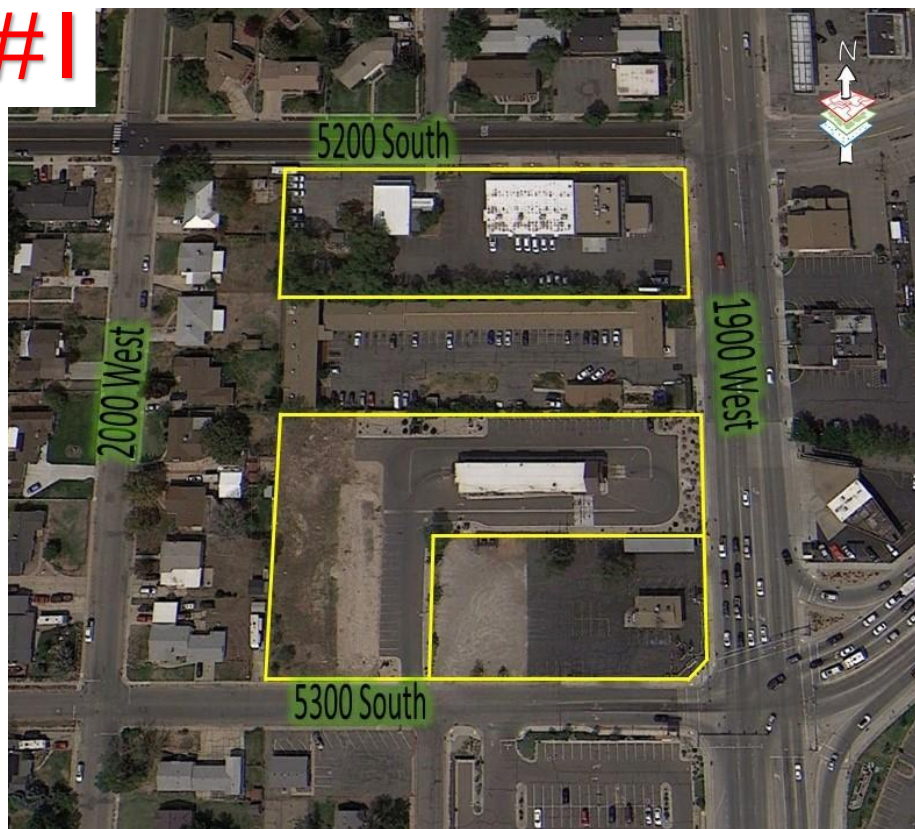
- **Not Allowed on properties that have access to or have frontage along 1900 West, 5600 South or Riverdale Road**



Below are examples of properties within the Downtown Gateway zone that have an access/frontage to 1900 West as well as access/frontage to a secondary street (1950 West, 2000 West 5200 South, 5300 South, 5700 South & 6000 South).

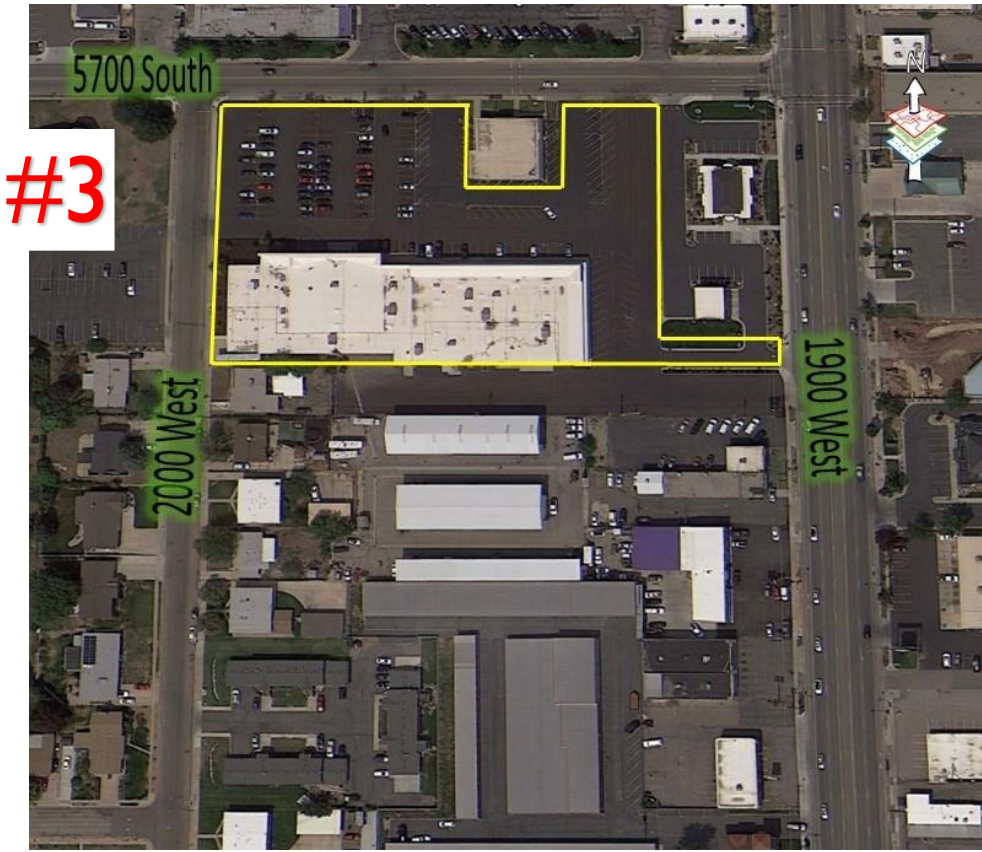
Examples

#1



#2





#5



Please come prepared with thoughts and ideas and or language of how to address this issue.

The following are the portions of the Zoning code being considered for this request:

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

10-13-2 Uses:

I) Definition of Uses.

Uses	Districts						
	DT-E	DT-W	DT-G	S-C	S-N	S-S	BP
Residential & Lodging							
Residential	U	U	U*	P	P	P	U
Hotel & Inn	P	P	P	P			P
Residential Care	P	P	P	P			U

Key
P Permitted
U Permitted in Upper Stories Only
C Requires Conditional Use Approval
D Permitted with Development Standards

* See 10-13-3 8) Row Buildings for additional details

Table 2.1 (I). Uses by District.

10-13-3 Building Types:

I) Introduction to Building Type Standards.

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

* See 10-13-3 8) Row Buildings for additional details

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

8) Row Building

ROW BUILDING		Permitted Districts				
		DT-G	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	permitted ¹
a	Front Property Line Coverage	65% ²	65% ²	65% ²	65% ²	65% ²
	Occupation of Corner	required	required	required	required	required
b	Front Build-to Zone	10' min	10' min	10' min	10' min	0' to 15' ⁹
c	Corner Build-to Zone	10' min	10' min	10' min	10' min	0' to 15' ⁹
d	Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings			
e	Minimum Rear Yard Setback	10' ³	10' ³	10' ³	10' ³	10' ³
	Minimum Unit Width	22' per unit	22' per unit	22' per unit	22' per unit	22' per unit
f	Maximum Building Width	maximum of 8 units per building	maximum of 8 units per building			
g	Parking & Loading Location	front, rear and side yard	front, rear and side yard			
(2) Height Refer to Figure 3.8 (2)						
i	Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
k	Maximum Overall Height	40' ¹⁰	60' ⁴	35' ⁵	60' ⁶	80' ^{7,8}
(3) Uses Refer to Figure 3.8 (2). Refer to 10-13-4 Uses for permitted uses.						
n	Ground Stories	residential only	residential only			
o	Upper Story	residential only	residential only			
p	Parking within Building	permitted fully in basement	permitted fully in basement			
(4) Street Façade Requirements Refer to Figure 3.8 (3)						
r	Minimum Transparency per each Story	15%	15%			
	Blank Wall Limitations	required per floor (refer to 10-13-3 2 d ii)	required per floor (refer to 10-13-3 2 d ii)			
t	Front Façade Permitted Entrance Type	stoop, porch	stoop, porch, limited storefront	stoop, porch		
u	Principal Entrance Location per Unit	front or corner side façade	front or corner side façade			
	Vertical Façade Divisions	not required	not required			
	Horizontal Façade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story	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)						
v	Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat			
	Tower	permitted	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 feet 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- Allowed only on properties that have frontage along 2000 West, 5200 South (west of 1900 West), 5300 South, 5700 South & 6000 South OR should it read

-Not Allowed on properties that have access to or have frontage along 1900 West, 5600 South or Riverdale Road