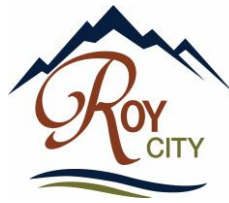


**Chair**  
• Ryan Cowley

**Vice-Chair**  
• Jason Felt

**City Planner**  
• Steve Parkinson



**Commission Members**  
• Samantha Bills  
• Torris Brand  
• Christopher Collins  
• Janel Hulbert  
• Claude Payne  
• Jason Sphar  
• Daniel Tanner

# PLANNING COMMISSION - AGENDA

**May 9, 2023 - 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 14, 2023, regular meeting minutes
3. Legislative Items
  - A. **Public Hearing** - To consider updates to the 2023 Roy City General Plan, Appendix A, adding Station Area Plan, as per HB 462 (2022)
  - B. **Public Hearing** - To consider either, for properties located at approximately 1930 W & 1969 W 6000 S
    - Amending the General Plan (Future Land Use Map) from Downtown Mixed-Use to Light Industrial/Commercial
    - and**
    - Amending the Zoning Map from DT-G (Downtown Gateway) to LM (Light manufacturing)
  - OR**
  - Amending Title 10 Zoning Regulations; amending CH 13 - Mixed Uses - 10-13-3 – Building Types - § 9) Secondary Buildings – to allow accessory storage type buildings; § 11) Aerospace Design Theme Requirements
  - C. **Public Hearing** - To consider amendments to Title 10 Zoning Regulations: amending CH 6 – Establishment of Zoning Districts – Zoning Districts purpose and amending CH 17 - Table of Uses - Table 17-1 - Table of Allowed Uses - Residential Zoning Districts.
4. Administrative Items
  - A. A request for Site Plan approval for Utah Best Home Pros located at approximately 5982 South 1900 West
  - B. A request for Site Plan approval for Blackcloud Diesel Performance located at approximately 5049 South 2700 West
5. Commissioners Minute
6. Staff Update
7. 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](mailto: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 5<sup>th</sup> day of May 2023. A copy was also provided to the Standard Examiner, posted on the Roy City Website, Public Notice Website and at the Roy City Municipal Building on the same date.

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

  
Steve Parkinson, City Planner

