

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 23, 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. Continued discussion on amendments to 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
2. Continued discussion on amendments to Title 10 Zoning Regulations, amending CH 10 – General Property Development Standards, 10-10-32 - Parking in Residential Zones; amending CH 19 – Off-Street Parkin and Loading, 10-19-6 - Location of Required Off-Street Parking
3. Commissioners Minute
4. Staff Update
5. 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 18th 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





Date: 18 May 2023
 To: Planning Commissioners
 From: Steve Parkinson – Planning & Zoning Administrator
 Subject: Agenda Items #1 – Continued discussion on amendments to 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

During the May 11, 2023, meeting this was brought to the Commission as an either-or scenario. The Commission could either look at amending the General Plan (Future Land Use Map) from Commercial to Manufacturing **AND** amend the Zoning Map from DT-G (Downtown Gateway) to LM (Light manufacturing) **OR** make amendments to 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.

The Commission was completely against the idea of amending the recently adopted General Plan and preferred to look at amending the Zoning Code.

Within the staff report but wasn't part of the presentation there is an "Compliance to the General Plan" section of the staff report. There were two items listed that need to be considered when looking at amending the code, and they affect the desired strategies, they were:

- Economic Development Action Plan
 - STRATEGY 3: Establish Downtown Roy as a Regional Destination and Draw.
- Land Use and Urban Design
 - STRATEGY 1: Build upon established patterns and embrace historical precedents.

Below is the sample code staff had provided during the above-mentioned meeting:

10-13-3 Building Types:

- I) Introduction to Building Types.
 - a) General Requirements. All Building Types must meet the following requirements.
 - v) Accessory Structures.
 - (1) Attached accessory structures are considered part of the principal structure.
 - (2) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (a) Are not permitted in the front yard.
 - (b) Shall be located behind the principal structure in the rear yard.
 - (c) Shall not exceed the height of the principal structure

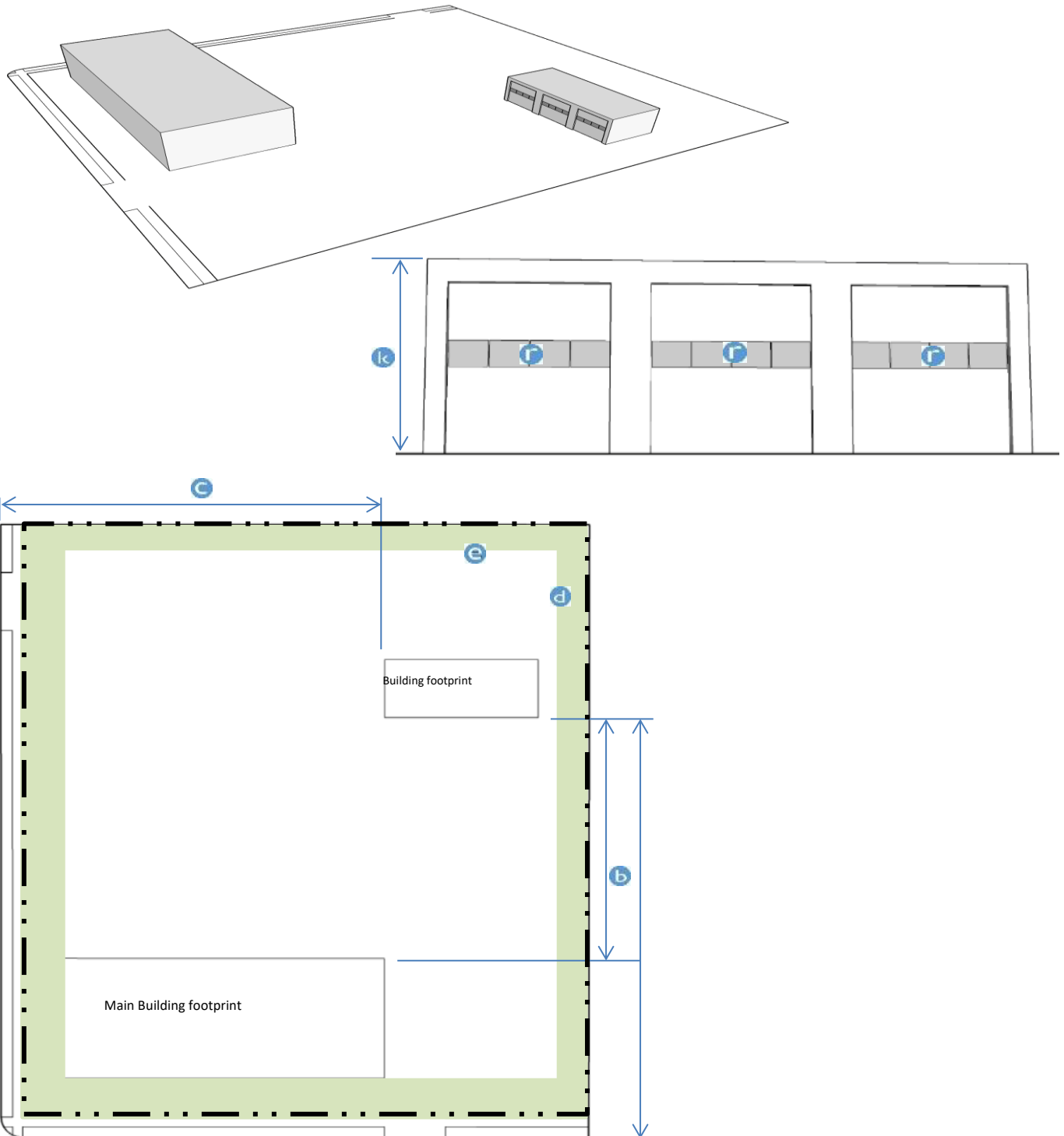
Building Types by District		Districts						
		DT-E	DT-W	DT-G	S-C	S-N	S-S	BP
Building Types	Storefront	P	P	P	P			P
	General Stoop	P	P	P	P	P		P
	Limited Bay			P				P
	Large Format	P	P	P				P
	Civic Building	P	P	P	P			P
	Row Building				P	P	P	P
	Accessory Storage Bay			P				

P Permitted

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

9) **Accessory Storage Bay Building.**

- a) **Description & Intent.** The Accessory Storage Bay Building Type permits only ground floor storage with multiple vehicle bays with garage door access from property. Storage of equipment and materials associated with the primary building use, is the only use that can also be accommodated within this Building Type. This Building Type is intended to be built far away from front and corner property lines.
- b) **Regulations.** Regulations for the Accessory Storage Bay Building Type are defined in the adjacent table.



Permitted Districts

ACCESSORY STORAGE BAY

DT-G

(1) Building Siting Refer to Figure 3.5 (1)	
Multiple Principal Buildings	Permitted ¹
b Front Build-to Zone	Minimum of 100' behind primary building but not closer than 150' from back of curb.
c Corner Build-to Zone	Minimum of 100' behind primary building but not closer than 150' from back of curb.
d Minimum Side Yard Setback	10'
e Minimum Rear Yard Setback	10'
(2) Height Refer to Figure 3.4 (2)	
i Minimum Overall Height	1 story
k Maximum Overall Height	25'
(3) Uses Refer to Figure 3.5 (2). Refer to 10-13-1 Uses for permitted uses.	
l Ground Story	equipment storage associated with the business
(4) Street Façade Requirements Refer to Figure 3.5 (3)	
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	15%, Minimum 15% of Service Bay door shall be transparent
Blank Wall Limitations	required per floor (refer to 10-13-3 2 b ii)
t Front Façade Entrance Type	stoop, storefront
Vertical Façade Divisions	every 30' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 3.5 (3)	
v Permitted Roof Types	parapet, pitched, flat
Tower	Not permitted

Notes _____.

¹ – Not allowed on lots that have frontage on or access to 1900 West or Riverdale Road.

- I) Aerospace Design Theme Requirements. The following requirements apply to all of the Downtown Districts. The design theme and aesthetic for new buildings in the Downtown Core Districts should build off of the City's proximity and relationship to Hill Air Force Base and the Ogden-Hinckley Airport, and utilize materials and colors that reflect a modern, aerospace aesthetic. This theme should primarily be expressed through materials used and the articulation of the building mass and roof.
- a) Materials and Color.
 - iii. **Accessory Storage Bay Building Façade Materials. Materials should still keep the Aerospace theme and can be 100% of any primary material listed above.**



Date: 18 May 2023
To: Planning Commissioners
From: Steve Parkinson – Planning & Zoning Administrator
Subject: Agenda Items #2 – Discussion on amendments to Title 10 Zoning Regulations, amending CH 10 – General Property Development Standards, 10-10-32 - Parking in Residential Zones; amending CH 19 – Off-Street Parking and Loading, 10-19-6 - Location of Required Off-Street Parking

Staff has been asked again to bring this discussion back to the Commission to get their recommendations despite the previous discussion. Below is a history of what has occurred thus far.

On February 16, 2023, I was involved in an AD Hoc committee to discuss Trailer Parking, first on the Street then it turned into a discussion regarding “Parking in the Front Yard” during the winter months. Commissioners Jason Sphar and Daniel Tanner were also involved in this discussion.

Like most discussions, it covered several points of interest and hopes. Ranging from, allowing parking all of the time, to not allowing it at all, to requiring a permit to be able to park, to “Snow Day” exceptions with a time limit after a snowstorm.

During the April 11, 2023, regular Commission meeting this was a topic that was discussed, because staff hasn’t received the draft of the minutes of this meeting, below is a generalization of the discussion and in no way represents everything that was said, but gives an idea:

Commissioner Tanner – After the AHHOC committee meeting I gave it some more thought and I drove around, and I think there is no Validity in it at all and recommend we take no action on this. I believe that if we allow parking in the winter, they’re going to park in the summertime, I just don’t think it’s valid. Many are using their garages as “Storage Units” and not for parking their vehicles, instead of parking vehicle in the Front Yards, rent a storage unit and park your cars in your garage.

Glenda Moore, citizen – After posting the Agenda on Facebook, received a comment that many are already parking in the Front Yard, and it looks really “crappy”. After parking in Front Yards for even just one day can ruin your yard.

Commissioner Sphar – I’m OK with some sort of temporary allowance that expires with 12 or so hours after the storm, but personally don’t like parking in my front yard. I don’t feel there needs to be a change to the ordinance.

Commissioner Cowley – I don’t see much of a need to change it beyond the current standards.

It will require a Zoning Text amendment.

The section of the code that appears to be the best to place the exception is below

10-19-6 Location of Required Off-Street Parking:

- 2) No required off-street parking spaces shall be permitted in any front yard setback or in any street side yard setback.

Example of what the wording could read as:

- a. **Exception, during a winter snowstorm, in order to comply with RCC 6-2-1 A 5, may park a vehicle within the “Front Yard” and must be removed within 12 hours after the said snowstorm is over.**