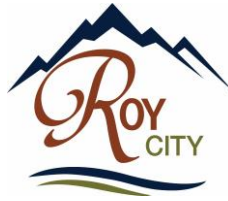


- Chair**  
• Ryan Cowley
- Vice-Chair**  
• Jason Felt
- City Planner**  
• Steve Parkinson



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

# PLANNING COMMISSION

## AGENDA

December 12, 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.](#)

### Agenda Items

1. Declaration of Conflicts

### Legislative Items

### Administrative Items

2. A request for Site Plan and Architectural approval for Faye's Laundry located at approximately 5421 South 1900 West
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](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 8<sup>th</sup> day of December 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





### SYNOPSIS

#### Application Information

Applicant: Coral Petersen  
Request: Request for Site Plan and Architectural approval of Faye's Laundry  
Address: Approximately 5421 South 1900 West

#### Land Use Information

Current Zoning: DT-W: Downtown West  
Adjacent Zoning: North: DT-W: Downtown West      South: DT-W: Downtown West  
East: DT-E: Downtown East      West: DT-W: Downtown West

#### Staff

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

### APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 13 – Mixed Use

### ANALYSIS

#### Project Overview:

This project is on the west side of 1900 West just south of McDonalds, it's the old Standard Optical building. (see exhibit "A"). The business used to be on 5600 South but moved due to the widening of 5600 South.

They are proposing to have a drive-up window and lane as shown on the site plan (see exhibit "B") and the Building elevation (see exhibit "C").

#### Staff Review:

**Site Plan:** There are a few issues with the site plan that once corrected will require some changes to the overall site plan itself, but aren't large concerns, just complying with codes. However, this may change if UDOT closes either of the two access points, especially the overall flow of the site. (see exhibit "B")

**Elevations:** The proposed drive-thru is on the southern elevation, they've already cut the doorway as shown in exhibit "C".

**Summary:** The site plan has a few issues that need to be resolved. Which may change the overall flow of the site, especially if UDOT closes either of the two access points. The building overall is actually enhanced with the doorway. There are a few departments that have yet sent in the review comments, so the Planning departments review 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 all current and future DRC review comments
2. Compliance to all requirements as discussed in this meeting

### FINDINGS

1. The proposed site plan does not meet the minimum requirements of the Zoning Ordinance.



2. The proposed building elevations do not meet the minimum requirements of the Zoning Ordinance.

### **ALTERNATIVE ACTIONS**

The Planning Commission can Approve, Approve with conditions, or Table.

### **RECOMMENDATION**

Staff recommends approving both the Site Plan and Architectural review with the conditions as stated in the Staff report.

### **EXHIBITS**

- A. Aerial Map
- B. Proposed Site Plan
- C. Proposed Building Elevations
- D. The Planning portion of the DRC Review Memo

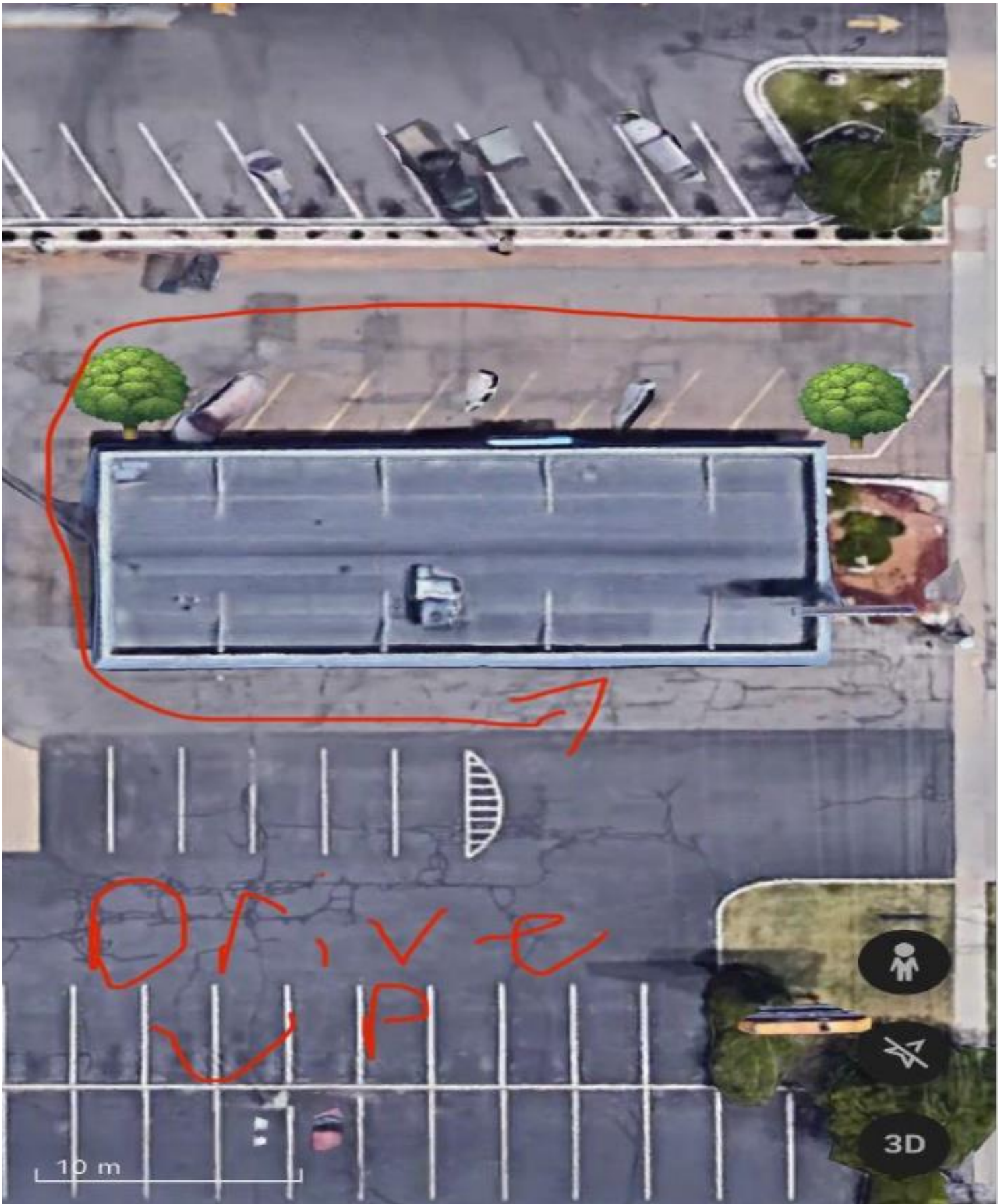


EXHIBIT "A" - AERIAL



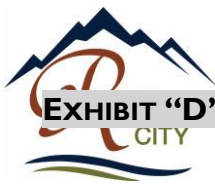



EXHIBIT "B" – PROPOSED SITE PLAN



**EXHIBIT "C" – PROPOSED ELEVATIONS**





Date:  
To: Carol Petersen  
From: Steve Parkinson – Planning & Zoning Administrator   
Subject: Faye's Laundry Site Plan – 5421 So. 1900 We. – submitted November 20, 2023

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 UDOT approving access points from 1900 West onto property.

**B. Site Plan**

1. The required number of parking stalls depends on the square footage of the building. How many square feet is the building?
2. Parking Stalls at 90° are 9'x20' unless abutting against a minimum six (6) foot walkway or a minimum of two (2) feet of landscaping then they can be 9'x18', at 60° they need to be 10.5'x18.25', at 45° they need to be 12.75'x13.5'.
3. What is the distance is the driving lane from the parking stall on north side of the building?
4. At the beginning and end of every row of parking stalls a minimum of 5' landscape island is required with a tree.
5. Need to submit a landscape plan
6. Need to submit an irrigation plan
7. Where will the dumpster and its enclosure be located? What materials will be used for the enclosure and the gates? The enclosure needs to have landscaping on three (3) sides.
8. How wide is the drive-up window lane?

**C. Architectural**

1. Other than the "New" doorway on the southern elevation, it appears no other changes are proposed.

**D. Signage**

1. All signs require a separate building permit to be installed and are not a part of this review.

