



PLANNING COMMISSION

• **Chair** – Lindsey Ohlin • **Vice Chair** – Douglas Nandell
Members: • Leland Karras • Gennie Kirch • Joe Paul • Claude Payne • Jason Sphar

AGENDA

July 26, 2016

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.

Agenda Items

1. Declaration of Conflicts
2. Approval of June 28, 2016 regular meeting minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request from Karen Duffy for Conditional Use approval for Doggie Den a Commercial “Pet Grooming” business located at 4484 So. 1900 We.; Ste 1
4. 6:00 p.m. – PUBLIC HEARING – Consider a request from Jeanine Stein for Conditional Use approval for The Sugar Shack & Gifts a Commercial “Warehouse and Inventory” business located at 1821 W. 4000 S.
5. Consider a request for approval of building materials for the Bank of Utah located at 5741 S. 1900 W.
6. Consider a request for approval of building colors for Les Schwab located at 5832 S. 1900 W.
7. Consider a request for Site Plan and Architectural approval for Auto Repair shop located at 3399 S 1900 W.
8. Commissioners Minute
9. Staff Update
10. 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.

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 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 22nd day of July 2016.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



1 ROY CITY PLANNING COMMISSION

2
3 June 28, 2016

4
5 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy
6 City Municipal Building on June 28, 2016, at 6:00 p.m.

7
8 The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting
9 was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was
10 posted.

11
12 The following members were in attendance:

13
14 Lindsey Ohlin, Chairman Steve Parkinson, Planner
15 Leland Karras Trent Nelson, Assistant City Attorney
16 Gennie Kirch Michelle Drago, Secretary
17 Doug Nandell
18 Joe Paul
19 Claude Payne
20 Jason Sphar

21
22 Others present were: Mayor Willard Cragun; Cathy Spencer, Management Services Director;
23 Teresa Hislop; Lance Hislop; Grace Hislop; John Wallace; Sharon Wallace; Jay Spraycar; Steven
24 Spraycar; Tom Spencer; Melanie Schwartz; Blake Coates; Karen Coates; Devon Winget; Cindy
25 Winget; Bruce A. Nelson; Tana Jeet; Jonathan Weaver; Alora Duffy; Shane Preece; Casey
26 Wykstra; Colleen Porter; Dixie Reishauer; James Hurlley; Wendy Morgan; Don Brown; Lois
27 Biddle; Richard Palmer; Hyrum Alatraste; Emily Alatraste; Ann Stoddard; Gary Bingham; Peggy
28 Bingham; Jim Packer; Wendy Packer; Garrett Seely; Doug Terry; Janae Terry; Steven Pollock;
29 Susan Pollock; Dave Greenwell; Anne Greenwell; Jim Duffy; Karen Duffy; Niven Turner; Kevin
30 Mayes; Justin Ropelato; Kay Buckley; Maria Toscaro; Eloise Sanchez; Susan Packard; Bill
31 Packard; Richard Westerfield; Bill Underwood; Sandy Underwood; D.L. Thurman; Michelle
32 Thompson; Gary Davis; and David Tracy.

33
34 Pledge of Allegiance: Gennie Kirch

35
36 1. DECLARATIONS OF CONFLICT

37
38 There were none.

39
40 2. APPROVAL OF JUNE 14, 2016, MINUTES

41
42 **Commissioner Kirch moved to approve the June 14, 2016, minutes as corrected.**
43 **Commissioner Karras seconded the motion. Commission members Karras, Kirch, Nandell,**
44 **Ohlin, Paul, Payne, and Sphar voted “aye.” The motion carried.**

45
46 3. RE-PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE GENERAL
47 PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF PROPERTY
48 LOCATED AT APPROXIMATELY 4465 SOUTH 1900 WEST FROM COMMERCIAL TO
49 VERY HIGH DENSITY, MULTI-FAMILY AND A REQUEST TO AMEND THE ZONING
50 MAP BY CHANGING THE ZONE OF PROPERTY LOCATED ROXIMATELY 4465

51 SOUTH 1900 WEST FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) AND CC
52 (COMMUNITY COMMERCIAL) TO R-4 (MULTI-FAMILY RESIDENTIAL)
53

54 Steve Parkinson stated that this item had been brought back to the Planning Commission
55 because there was a typographical error in the notice published in the newspaper and sent to
56 adjacent property owners. The notice said the petition was to rezone the property to R-3. The
57 actual request was to rezone the property to R-4.
58

59 Mr. Parkinson reminded the Planning Commission that the property being considered was
60 located at approximately 4500 South 1900 West. The General Plan's future land use designation
61 of Commercial conflicted with the current R-4 Zone. There was a small strip along the west side
62 of the property which was zoned R-1-8, and two small parcels on 1900 West that were zoned
63 Community Commercial. The City had received a petition to amend the future land use
64 designation from Commercial to Very High Density, Multi-Family Residential. It had also received
65 a petition to rezone the strip along the west side from R-1-8 to R-4 and the two parcels on 1900
66 West from Community Commercial to R-4. There was currently one fourplex and four homes on
67 the property under consideration. The developer was proposing to construct townhomes on the
68 property. The townhomes would be two stories and have two to three bedrooms. The maximum
69 height would be 35 feet. At the last meeting, Lou Brown's brother read a letter into the record
70 regarding the property's history and the family's reason for requesting the zone changes. Public
71 comments were also received and recorded. The staff recommended approval of the General
72 Plan amendment and the rezone.
73

74 **Commissioner Sphar moved to open the public hearing at 6:05 p.m. Commissioner Nandell**
75 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**
76 **and Sphar voted "aye" The motion carried.**
77

78 Chairman Ohlin opened the floor for public comments. She indicated that questions would be
79 answered after the public hearing.
80

81 Gary Bingham, 4329 South 2000 West, asked if the existing homes would be removed and how
82 many townhomes would be constructed.
83

84 Bill Packard, 1975 West 4225 South, asked what would preclude the developer from changing
85 the townhomes to apartments if the rezone was approved.
86

87 **Commissioner Kirch moved to close the public hearing at 6:08 p.m. Commissioner Karras**
88 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**
89 **and Sphar voted "aye." The motion carried.**
90

91 Steve Parkinson stated that the Planning Commission was considering a rezone at this time. The
92 City did not have a site plan that indicated the number of units planned by the developer. An R-4
93 Zone allowed a density of 12 units per acre. The developer would determine if the existing
94 buildings would be removed. The Planning Commission and City Council had a vision of what the
95 development should look like. Both parties could specify that the rezone was subject to
96 townhomes. When a site plan for this property was submitted, the City could nail down the site
97 details.
98

99 Commissioner Kirch stated that according to the ordinance, an opaque fence would be required
100 around the site to separate the multi-family use from the single family. Steve Parkinson stated
101 that a fence was not required to separate residential from residential, even if it was multi-family
102 from single-family. A fence was required to separate and buffer residential from commercial. He
103 felt the developer would want a fence. Fencing was a detail that could be addressed during the
104 site plan review.

105
106 Commissioner Kirch asked why the zoning was being changed from R-1-8 to R-3. Mr. Parkinson
107 said the zoning split the parcel. The applicant would like to have the entire parcel zoned the same.
108

109 Commissioner Kirch asked about the orientation of the buildings. At the last meeting the developer
110 indicated they would be facing north and south rather than facing 1900 West. How would the
111 buildings adjacent to the homes on the west side be oriented? Mr. Parkinson said the staff did not
112 have those details yet.

113
114 Commissioner Kirch asked about traffic access. If UDOT would not allow access onto 1900 West
115 did the developer plan for the development to connect a looped road from 4550 South to 1950
116 West. Mr. Parkinson said they did. Access onto 1900 West would depend on UDOT.
117

118 Garrett Seely, Salt Lake, stated that he was representing the sellers. He had met with UDOT.
119 UDOT would be really happy if there wasn't any access onto 1900 West. UDOT wanted to
120 completely eliminate access onto 1900 West. There would be an internal looped road. The
121 townhomes adjacent to the single-family homes would probably be oriented to the side.
122

123 Commissioner Kirch said a statement was made at the last meeting that all of the existing
124 buildings would be torn down. Mr. Seely said that was correct. Commissioner Kirch asked how
125 soon that would happen. Mr. Seely said the buildings would not be taken down until they received
126 final site plan approval and closed on the property. The buildings had tenants that had to be dealt
127 with. Commissioner Kirch stated that the tenants had been long term residents. Was it really
128 necessary to take down the houses? Mr. Seely said it was for both the side plan and for UDOT.
129 UDOT did not want any driveways on 1900 West.

130
131 Commissioner Kirch asked if the townhomes would have two to three bedrooms. Mr. Seely they
132 would. Commissioner Kirch asked about the price point. Mr. Seely said the units would sell around
133 the low \$200,000's.
134

135 Commissioner Kirch stated the R-4 allowed a maximum density of 12 units per acre. If extra
136 landscaping was added the density could increase to 15 units. Based on the size of the property
137 the density would be 75 to 112 units.
138

139 Commissioner Kirch stated that the majority of the property was already zoned R-4. There were
140 just two small areas that had different zoning. The R-4 and R-1-8 Zones had very similar setback
141 requirements. Single-family homes would not create a different buffer for the homeowners to the
142 west. The building height in the two zones was the same. The only difference was the density.
143 There were apartments and townhomes on the east side of 1900 West. She felt it would be better
144 for the adjacent residents if the development could have access onto 1900 West, but that would
145 be UDOT's call. The Leakage Study had indicated that this area did not have a high commercial

146 viability. She asked if the area would have a higher viability if the use of North Park changed. Mr.
147 Parkinson did not feel it would.

148
149 Commissioner Karras stated that this property was not located on a hard corner so there had not
150 been any interest in commercial development.

151
152 **Commissioner Kirch moved to recommend that the City Council amend the General Plan's**
153 **Future Land Use Map by changing the future designation of property located at**
154 **approximately 4465 South 1900 West from Commercial to Very High Density, Multi-Family**
155 **Residential based on the staff's findings and recommendations. Commissioner Karras**
156 **seconded the motion. A roll call vote was taken: Commission members Nandell, Payne,**
157 **Sphar, Ohlin, Kirch, and Karras voted "aye." Commissioner Paul voted "nay." The motion**
158 **carried.**

159
160 **Commissioner Kirch moved to recommend that the City Council approve the request to**
161 **amend the Zoning Map by changing the zone of property located at approximately 4465**
162 **South 1900 West from R-1-8 and Community Commercial to R-4. Commissioner Payne**
163 **seconded the motion. A roll call vote was taken: Commissioners Sphar, Karras, Nandell,**
164 **Payne, Ohlin, and Kirch voted "aye." Commissioner Paul voted "nay." The motion carried.**

165
166 ***Later in the meeting Commissioner Kirch moved to have the Planning Commission**
167 **reconsider the motion regarding rezoning property located at 4465 South 1900 West to**
168 **allow for a stipulation to be added. Commissioner Karras seconded the motion.**
169 **Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The**
170 **motion carried.**

171
172 **Commissioner Kirch moved to recommend that the City Council approve the request to**
173 **amend the Zoning Map by changing the zone of property located at approximately 4465**
174 **South 1900 West from R-1-8 and Community Commercial to R-4 subject to the construction**
175 **of townhomes as presented by the applicant. Commissioner Sphar seconded the motion.**
176 **A roll call vote was taken: Commission members Paul, Ohlin, Kirch, Sphar, Karras, and**
177 **Nandell voted "aye." Commissioner Paul voted "nay." The motion carried.**

178
179 Commissioner Kirch stated that because the majority of the property was already zoned, the
180 developer could build townhomes even if the rezone was denied. Mr. Parkinson said that was
181 correct.

182
183 4. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE ROY CITY
184 MUNICIPAL CODE – TITLE 10 ZONING REGULATIONS TO REMOVE THE 'BOARD OF
185 ADJUSTMENTS' FROM THE TITLE AND REPLACE IT WITH A 'HEARING OFFICER.
186 THE CHANGES WOULD COMPRISE CHAPTERS 3 – ADMINISTRATION; CHAPTER
187 23 – NONCONFORMING USES; CHAPTER 25 – VARIANCES; AND CHAPTER 28 –
188 APPEALS

189
190 Steve Parkinson stated that for several months the Planning Commission had been discussing
191 amending the Zoning Ordinance to replace the Board of Adjustment with a Hearing Officer. The
192 State of Utah passed a law that allowed municipalities to replace boards with hearing officers.
193 The benefit was more consistent decisions made by someone trained in land use law. Board of

194 Adjustments were lay people from the community. They did not always make consistent rulings.
195 The City Council had asked the Planning Commission to consider a text amendment to the Zoning
196 Ordinance. Four Chapters of the Zoning Ordinance would be affected. In those chapters, the
197 words *Board of Adjustment* would be replaced with *Hearing Officer*, except for Sections 305 and
198 307 in Chapter 3 and Chapter 23. Those section referred to non-complying structures. It would
199 be easier and quicker for the staff to make rulings regarding non-complying buildings. If a resident
200 did not like the staff's ruling, he could file an appeal with the Hearing Officer. Language had been
201 added to Section 305 to allow the Zoning Administrator to render rulings on non-complying
202 structures. In Section 305, 307, and Chapter 23, the words *Board of Adjustment* had been
203 replaced with *Zoning Administrator*.

204
205 **Commissioner Nandell moved to open the public hearing at 6:25 p.m. Commissioner Kirch**
206 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and**
207 **Sphar voted "aye." The motion carried.**

208
209 Chairman Ohlin opened the floor for public comments.

210
211 Lance Hislop, 4875 South 2700 West, stated that he had served on the Board of Adjustment for
212 eight years. They usually heard about two appeals a year. Mr. Parkinson was right about
213 consistency. The Planning Commission was being asked to decide whether a bureaucrat made
214 a ruling regarding an appeal versus neighbors and people in the community. He agreed that a
215 Board of Adjustment was not as efficient.

216
217 **Commissioner Kirch moved to close the public hearing at 6:27 p.m. Commissioner Nandell**
218 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**
219 **and Sphar voted "aye." The motion carried.**

220
221 Commissioner Nandell asked about the appeal process. Mr. Parkinson said that in most cases
222 an appeal would be filed and heard by the Hearing Officer. For non-complying buildings an extra
223 step had been added. The Zoning Administrator would make a ruling, which could be appealed
224 to the Hearing Officer.

225
226 Commissioner Paul said he usually agreed with government by the people. However, Board of
227 Adjustments made decisions without having any experience or knowledge. He felt the rulings
228 should be made by someone with knowledge.

229 Chairman Ohlin liked the idea of neighbors making rulings. They lived in the community and cared
230 about it.

231
232 Steve Parkinson stated that the majority of decisions made by the Board of Adjustments were
233 illegal because of law restrictions they were not aware of.

234
235 Commissioner Paul asked if the clause requiring the Hearing Officer to be a Roy resident had
236 been removed. Mr. Parkinson said it had. He and the City Manager felt it was more important to
237 find a hearing officer with experience versus residency. The actual job description was not
238 included in the Zoning Ordinance itself.

239

240 Trent Nelson, Assistant City Attorney, stated that the Planning Commission and City Council were
241 officials either appointed or elected to make decisions about what the City would look like. A Board
242 of Adjustment or a Hearing Officer were simply applying the law that had been put in place,
243

244 **Commissioner Paul moved to recommend that the City Council amend the Roy City**
245 **Municipal Code – Title 10 Zoning Regulations by removing the ‘Board of Adjustment’ from**
246 **the title and replacing it with a ‘Hearing Officer.’ The change would comprise Chapter 3 –**
247 **Administration; Chapter 23 – Non-Conforming Uses; Chapter 25 – Variances; and Chapter**
248 **28 – Appeals. Commissioner Sphar seconded the motion. A Roll call vote was taken:**
249 **Commission members Kirch, Sphar, Payne, Nandell, Karras, and Paul voted “aye.”**
250 **Commissioner Ohlin voted “nay.” The motion carried.**
251

252 5. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE ROY CITY
253 MUNICIPAL CODE – TITLE 13 SIGN REGULATIONS, CHAPTER 4 – REGULATION OF
254 SIGNS. THE AMENDMENT WOULD CONSIST OF REMOVING 13-4-3 (B3[b5]) AND 13-
255 4-3 (B4[a2]) “SITE OR DEVELOPMENT;” REPLACING IT WITH “BUSINESS ENTITY;”
256 AND ADDING 13-2-1 A DEFINITION OF ‘BUSINESS ENTITY’
257

258 Steve Parkinson stated that the new Sign Regulations had had unforeseen consequences. There
259 had been concern that some of the wording restricted signs which the Commission had intended
260 to allow. The Planning Commission discussed multiple businesses on one site, but it never
261 considered multiple buildings on a site. Both the staff and Councilman Dandoy felt the
262 Commission’s intent could be achieved with a small word change and the introduction of a new
263 definition. It was proposed that Title 13 Chapter 4 – Regulations of Signs be amended by replacing
264 ‘*site or development*’ with ‘*business entity*.’ The definition of a ‘*business entity*’ would be added
265 to Chapter 2 – Definitions. A business entity would be defined as a separate business that is
266 contained in a separate building. The staff recommended approval of the proposed text
267 amendment.
268

269 **Commissioner Kirch moved to open the public hearing at 6:35 p.m. Commissioner Nandell**
270 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and**
271 **Sphar voted “aye.” The motion carried.**
272

273 Chairman Ohlin opened the floor for public comments. There were none.
274

275 **Commissioner Kirch moved to close the public hearing at 6:36 p.m. Commissioner Nandell**
276 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and**
277 **Sphar voted “aye.” The motion carried.**
278

279 **Commissioner Kirch moved to recommend that the City Council approve amend the Roy**
280 **City Municipal Code – Title 13 Chapter 4 – Regulation of Signs by removing ‘*site or***
281 ***development*’ and replacing it with ‘*business entity*’ in 13-4-3(B3[b5]) and 13-4-3(B4[a2])**
282 **and by adding the definition of *business entity* to 13-2-1. Commissioner Karras seconded**
283 **the motion. A roll call vote was taken: Commission members Paul, Karras, Payne, Ohlin,**
284 **Sphar, Kirch, and Nandell voted “aye.” The motion carried.**
285

286 6. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE ROY CITY
287 MUNICIPAL CODE – TITLE 10 ZONING REGULATIONS, CHAPTER 17 – TABLE OF

288 USES BY REMOVING 'GROOMING' FROM THE USE DESCRIPTION OF 'KENNEL' AND
289 MAKING IT ITS OWN CATEGORY WITH STIPULATION THAT THERE BE NO
290 BOARDING, BREEDING, OR SELLING OF PETS
291

292 Steve Parkinson stated that the City had received a request to amend the Table of Uses in
293 Chapter 17 of the Zoning Regulations to create a new use category for pet grooming. The
294 applicant applied for a business license to open a pet grooming business. The staff discovered
295 that the only grooming mentioned in the use category was in association with a 'kennel,' which
296 was not allowed in either the Community Commercial or Regional Commercial Zones. The
297 applicant then filed a petition to amend the Zoning Ordinance to remove grooming from the use
298 description of a kennel and make it its own category with the stipulation that there be no boarding,
299 breeding, or selling of pets. The staff had found that the request was consistent with other aspects
300 of the Code and recommended that the amendment be approved.

301
302 **Commissioner Nandell moved to open the public hearing at 6:38 p.m. Commissioner Sphar**
303 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted**
304 **"aye." The motion carried.**
305

306 Chairman Ohlin opened the floor for public comments.
307

308 Niven Turner, 2108 West 5250 South, supported the proposed change. The applicant Karen Duffy
309 had been in business for 20 years. She would be an asset to the community. He felt this was a
310 common sense issue.

311 James Duffy, Layton, stated that they agreed with the conditions of no boarding, breeding, or
312 selling.
313

314
315 Sharon Wallay, 3800 South 1900 West # 10; Dixie Reishauer, 2489 South 4750 South; Steven
316 Pollock, Layton; Wendy Morgan, Layton; Michelle Thompson, 4627 West 5800 South; and
317 Richard Westfield, 4647 South 3900 West all spoke in support of Karen Duffy. They said she had
318 taken care of their dogs for years. She had a very clean business. She loved their dogs, and the
319 dogs loved her. Karen was a great business woman. They felt she would be an asset to Roy.

320
321 **Commissioner Paul moved to close the public hearing at 6:46 p.m. Commissioner Nandell**
322 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and**
323 **Sphar voted "aye." The motion carried.**
324

325 Steve Parkinson reminded the Commission and audience that the hearing was to consider a text
326 amendment, not the use itself.
327

328 Commissioner Kirch felt this would be a good change.
329

330 **Commissioner Nandell moved to recommend that the City Council amend the Roy City**
331 **Municipal Code Title 10 Chapter 17 – Table of Uses by removing 'grooming' from the use**
332 **description of a 'kennel' and then making its own use category with the stipulation that**
333 **there be no boarding, breeding, or selling of pets. Commissioner Paul seconded the**
334 **motion. A roll call vote was taken: Commissioners Payne, Ohlin, Paul, Nandell, Karras,**
335 **Sphar, and Kirch voted "aye." The motion carried.**

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7. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE GENERAL PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST FROM MEDIUM DENSITY, SINGLE-FAMILY RESIDENTIAL TO VERY HIGH, MULTI-FAMILY RESIDENTIAL AND A REQUEST TO AMEND THE ZONING MAP BY CHANGING THE ZONE OF PROPERTY LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO R-3 OR R-4 (MULTI-FAMILY RESIDENTIAL)

345 Steve Parkinson stated that the City had received two petitions regarding property located at 5154
346 South 2700 West. The first petition was to amend the General Plan's Future Land Use Map by
347 changing the future designation from Medium Density, Single-Family Residential to Very High,
348 Multi-Family Residential. The second petition was to change the zoning from R-1-8 (Single-Family
349 Residential) to R-3 or R-4 (Multi-Family Residential). The staff recommended an R-3 Zone versus
350 an R-4.

351
352 Mr. Parkinson said the neighborhood was a mix of zones, including Manufacturing, RE-20, R-1-
353 8, and R-3. It was not a homogeneous area. It had a mix of manufacturing businesses
354 interspersed with single-family homes and some apartments. The applicant, Doug Terry, owned
355 the home north of the property under consideration. The home was not included in the rezone
356 petition. The proposed change would not be out of character. He would not recommend a change
357 to a manufacturing use. This area had not been considered in the City's Leakage Study. The
358 applicant was proposing to build townhomes on the property. He directed the Planning
359 Commission to consider whether the proposed use would be out of character. He felt a multi-
360 family use would be a buffer from the railroad tracks. The staff had found that the proposed
361 change would be the highest and best use of the land. The proposed change would support Roy
362 City's economic development. The staff recommend approval of both changes subject to the
363 applicant applying for and receiving approval of a conditional use and site plan.

364
365 Commissioner Kirch asked how much acreage was involved. Mr. Parkinson said it was about two
366 acres.

367 Commissioner Nandell asked about the difference in density between the R-3 and R-4 Zones. Mr.
368 Parkinson said they both had a maximum density of 12 units per acre. An R-4 Zone allowed an
369 office use, which he did not feel made sense in the area.

370
371 **Commissioner Karras moved to open the public hearing at 6:52 p.m. Commissioner Sphar**
372 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**
373 **and Sphar voted "aye." The motion carried.**

374
375 Chairman Ohlin opened the floor for public comments. She indicated that questions would be
376 answered after the public hearing.

377
378 Teresa Hislop, 4875 South 2700 West, wanted to begin with a public apology to Doug Terry. He
379 was an honorable man. She should have called Mr. Terry with her concerns before speaking with
380 her neighbors. He was trying to do what he felt was best for his family. She wanted to do what
381 was best for her family. She was concerned that the proposed rezone would set a precedent for
382 the neighborhood that would not be good for her family. She was opposed to the requested
383 rezone.

384
385 Cindy Winget, 5225 South 2700 West, was against the rezone. She felt 2700 West was already
386 busy due to the pool and the existing uses. There were a lot of young children in the neighborhood.
387 More traffic would be too much. She did not feel multi-family homes made sense, but single family
388 homes did.

389
390 Gary Davis, 5244 South 2700 West, was strongly opposed to the rezone. He felt the value of his
391 home would take a hit. 2700 West was already a busy street. High density housing would make
392 it busier. He had found those who lived in the high density housing west of him did not make good
393 neighbors. Kids used the southwest corner of his property to cross the railroad tracks. Multi-family
394 housing would make the kids out of control. The train engineers knew about the kids and laid on
395 their horns when passing through the neighborhood. He was in favor of keeping the current zone
396 as it was low density housing.

397
398 David Tracy, 5125 South 2700 West, liked Doug Terry, but he really didn't like the idea of high
399 density housing coming into the neighborhood. The majority of the people lived in this
400 neighborhood because they wanted a little bit of space. He didn't feel high density housing would
401 be good for the neighborhood. Apartments did increase the tax base, but not without a cost. There
402 was currently an infrastructure project on 4800 South right now, which the City was paying for.
403 Apartments might increase the tax base, but their services had to come from somewhere. He
404 would much rather see storage units, a warehouse, or a machine shop like what was already in
405 the neighborhood. He had attended City meetings where there was discussion about people being
406 buried on Mr. Terry's property. He asked if that was a fact. If it was, he felt it should be explored
407 before addressing anything on Mr. Terry's property.

408
409 Kevin Mayes, 5112 South 2700 West, loved Doug Terry but he was opposed to the rezone. He
410 questioned the City's trend toward apartments. Roy City was the fourth densest city in the state.
411 In the City's General Plan was there a ratio of high density housing to single-family homes? Was
412 there a measurable mark to determine when to draw the line? He suggested that consideration
413 of apartments be tabled until the City had a measurable amount. He did not want to live in and
414 raise his children in the fourth densest city. He did not want to raise his children three houses
415 away from apartments.

416
417 Brenda Nelson, Bridgeline Realty, stated that she had been working with Mr. Terry for several
418 years. He did not intend to put in apartments or high density housing. He was proposing affordable
419 townhomes. Right now the area had an inventory of two to three months (which was how long it
420 took to sell a home). It was hard for a buyer to find an affordable home in Roy under \$200,000.
421 She could understand that the neighborhood did not want the townhomes to turn into apartments.
422 The City could stipulate that the townhomes remain owner occupied. She encouraged the
423 Planning Commission to consider affordable housing.

424
425 Justin Ropelato, 5302 South 2700 West, did not feel the proposed rezone would improve the
426 neighborhood or community. He seconded everything that had been said. He had put himself in
427 Doug Terry's position. He could not say he wouldn't do the same thing for a financial gain.
428 Although he did not plan to remain in the neighborhood long term, he was opposed to the rezone.

429
430 Doug Terry, 2509 West 5175 South, stated that his family had owned this property since the
431 1930's. There had never been a cemetery on this property. It was on Gary Davis's land. There

432 were trees all the way around this property. Ninety percent of the residents would not know the
433 townhomes were there. The townhomes he planned to build were similar to the ones on Airport
434 Road. He felt they would be a great asset and would increase the assets in the area. He felt there
435 was a need for more affordable multi-family homes.

436
437 Mel Schwartz, 5085 South 2700 West, stated that she had approached the Planning Commission
438 a few years ago and requested that her property be rezoned from Manufacturing to RE-20. At that
439 time the Planning Commission had discussed the future land use designations of the area. She
440 felt there was a good mix of uses in the neighborhood. It was very bucolic. She was concerned
441 about high density housing. She hated to see the farmland go away. She felt multi-family would
442 increase the traffic. It would be a very abrupt transition from the single-family homes to the south.
443 It would change the character of the neighborhood. She wanted to protect her little RE-20
444 property. She wanted to retain this rural area of Roy, even if the City was incredibly dense.

445
446 Gary Davis stated the cemetery was never on Doug Terry's property. It was on his. The cemetery
447 was not an issue.

448
449 Lance Hislop, 4875 South 2700 West, was not sure the multi-family would make much of a
450 difference to his property toward the end of the street. His biggest concern was that this rezone
451 would allow the camel's nose in the tent. The area between the two tracks was one area in Roy
452 where there was land and property left. If the City allowed multi-family housing on this property, it
453 opened the door for more properties in the area to do the same. Earlier the staff mentioned that
454 there was a multi-family use kiddie corner to Mr. Terry's property. The corner property kiddie
455 cornered to Mr. Terry was a single-family residence on .17 acres. There wasn't any multi-family
456 uses actually touching this property. There was not a multi-family use on the east side of 2700
457 West from 4800 South to 5600 South. Rezoning this property would be a big change. He
458 understood that Mr. Terry wanted to do what was best for his family, but he worried about what a
459 rezone could mean to the future for his family.

460
461 Devon Winget, 5225 South 2700 West, stated that he was concerned about high density and
462 traffic. He felt the best use for the land was a park. There weren't a lot of places for kids in the
463 area to play. This could be a place where the area could come together. He lived on 2700 West
464 and worked from home. He could hear the traffic all day. He worried about more people and traffic.

465
466 Emily Alatraste, 2694 West 5250 South, stated that she and her husband moved to Roy because
467 of the affordable housing. This was their first home. This was a great neighborhood. She was
468 concerned that the development would bring a more transient people. People who rented did not
469 care. She worried that she would not be as secure with her children. She was also concerned
470 about high density and traffic.

471
472 Lois Biddle, 5175 South 2700 West, was concerned about traffic. If there was a lot of housing, it
473 would be more difficult to get in and out of her property. She did not even attempt to get out at
474 8:00 a.m. on a weekday, especially if a train closed 4800 South. Then all of the traffic on 4800
475 South turned on 2700 West to use the light at 5600 South. The children in the area did need a
476 park. A lot of houses would need more access to 2700 West.

477
478 Maria Toscaro, 5161 South 2700 West, had the same concerns that others had – traffic and
479 density. She moved to Roy because she wanted to have space. She didn't want to be right next

480 to her neighbors. In this neighborhood, there was land between the uses. She was concerned
481 about having a bunch of people across the street from her. She was definitely opposed to it.
482

483 Wendy Packer, 5149 South 2700 West, was opposed to multi-family housing. She lived right
484 across the street from Doug Terry's property. The traffic on 2700 West was already horrible. If
485 more people were added, the traffic would be worse. She had horses. She didn't want them
486 tormented by extra people. When her husband tried to back their trailer into their property, drivers
487 got angry because they blocked the road. She would rather see single-family homes.
488

489 D.L. Thurman, 4953 South 3100 West, owned the barn on 4800 South. He felt the Planning
490 Commission needed to look at the 4800 South railroad crossing. It was a bad area. The 2700
491 West 4800 South intersection was a nasty corner.
492

493 Doug Terry stated that when he moved to this area, there were ten cars a week. He did not feel
494 the proposed use would change the traffic that much. There was already a lot of traffic.
495

496 **Commissioner Kirch moved to close the public hearing at 7:23 p.m. Commissioner Paul**
497 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, Paul, Payne, and**
498 **Sphar voted "aye." The motion carried.**
499

500 Steve Parkinson responded to questions and statements made during the hearing. The
501 construction work currently being done on 4800 South was being done by Hooper Water. It was
502 not funded by Roy City. He did not know anything about burials on the property. The maximum
503 density of two acres was 24 to 30 units.
504

505 Commissioner Kirch asked about the density of an R-1-8 Zone. Mr. Parkinson the density of an
506 R-1-8 Zone would be about eight units. Commissioner Kirch said an R-3 Zone would allow four
507 to six more units than an R-1-8 Zone.
508

509 Steve Parkinson stated that the City's density rating of fourth was based on the fact that the City
510 had a lot of R-1-6 and R-1-7 lots. The City really didn't have a lot of multi-family designated zones.
511 He did not have a ratio of single-family homes to multi-family. He knew there were more single-
512 family homes in Roy than multi-family.
513

514 Commissioner Kirch stated that about 81% of the citizens across the Wasatch Front lived in
515 single-family homes.
516

517 Steve Parkinson stated that the home kiddie cornered to Mr. Terry was a single-family residence,
518 but the property was zoned R-3. The R-3 Zone allowed single-family lots, but they were smaller
519 than those in an R-1-8 Zone. Roy City was mostly built out. The difficult parcels were all that was
520 left. It was not always cost effective to build single-family homes. The City would have to look at
521 whether to purchase this property for a park. It was not in the City's long range plan.
522

523 Commissioner Kirch stated that the City had a park at 2900 West 4800 South. Its biggest problem
524 was parking.
525

526 Steve Parkinson stated that the City could not regulate whether a townhome was owner-
527 occupied. If the economy went down, investors purchased townhomes for investments then

528 rented them out. He personally lived in a townhome, or multi-family structure, so he had a different
529 view.
530

531 **Commissioner Nandell moved to recommend that the City Council deny the request to**
532 **amend the General Plan's Future Land Use Map by changing the future designation of**
533 **property located at approximately 5154 South 2700 West from Medium Density, Single-**
534 **Family Residential to Very High Density, Multi-Family Residential. Commissioner Paul**
535 **seconded the motion. A roll call vote was taken: Commissioners Sphar, Karras, Ohlin,**
536 **Nandell, and Paul voted "aye." Commissioners Kirch and Payne voted "nay." The motion**
537 **carried.**
538

539 **Commissioner Nandell moved to recommend that the City Council deny a request to**
540 **amend the Zoning Map by changing the zone of property located at 5154 South 2700 West**
541 **from R-1-8 (Single-Family Residential) to R-3 or R-4 (Multi-Family Residential)**
542 **Commissioner Paul seconded the motion. A roll call vote was taken: Commissioners Ohlin,**
543 **Sphar, Karras, Nandell, and Paul voted "aye." Commissioners Payne and Kirch voted**
544 **"nay." The motion carried.**
545

546 8. COMMISSIONER'S MINUTE

547
548 *See the end of Item No. 3.
549

550 Commissioner Kirch stated that in the past, rezone petitions were accompanied by site plans so
551 the Planning Commission could better understand what was being proposed. She asked if the
552 Zoning Ordinance could be changed to require the submission of at least a conceptual plan. Steve
553 Parkinson said the preparation of a conceptual plan cost an applicant several thousand dollars. It
554 was difficult for an applicant to spend that much money when he wasn't sure his petition would
555 be approved. When reviewing a site plan, the Planning Commission could really nail down the
556 details. Commissioner Kirch felt it was difficult for the Planning Commission to make quantified
557 decisions without seeing a plan. Commissioner Karras agreed that seeing a concept plan or site
558 plan would really help. Mr. Parkinson said there wasn't anything in the State law or City ordinances
559 to require the submission of a site plan with a rezone petition.
560

561 Commissioner Kirch asked where the densities were addressed in the Zoning Ordinance. Mr.
562 Parkinson said they were in Chapter 10 Table 10-1.
563

564 9. STAFF UPDATE

565
566 Steve Parkinson stated that the Planning Commission was invited to attend the City's annual Roy
567 City Employee Party on August 12th, which was the next scheduled Planning Commission
568 meeting.
569

570 **Commissioner Paul moved to cancel the August 12th Planning Commission meeting.**
571 **Commissioner Sphar seconded the motion. Commission members Karras, Kirch, Nandell,**
572 **Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.**
573

574 10. ADJOURN

575

576 **Commissioner Nandell moved to adjourn at 8:41 p.m. Commissioner Karras seconded the**
577 **motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted**
578 **“aye.” The motion carried.**

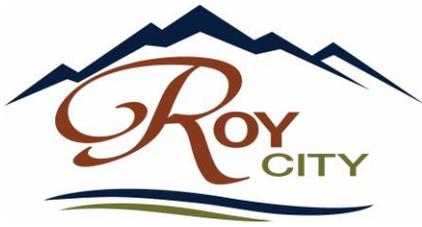
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Attest:

Lindsey Ohlin
Chairman

Michelle Drago
Secretary

dc: 06-28-16



SYNOPSIS

Application Information

Applicant: Karen Duffy
Request: Request for Conditional Use approval for Doggie Den a Commercial “Pet Grooming”.
Address: Approximately 4484 South 1900 West; Suite 1

Land Use Information

Current Zoning: CC; Community Commercial
Adjacent Land Use: North: CC; Community Commercial South: CC; Community Commercial
East: R-1-8; Single-Family Residential West: R-4; Multi-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 15 – Conditional Uses
- Roy City Zoning Ordinance Title 10, Chapter 17 – Table of Uses

ANALYSIS

Background:

The applicant is looking to operate a business within an existing building. No changes are proposed for the exterior of the building.

Recently the “Table of Uses” was amended to allow a “Pet Grooming” business to be a conditional use within the Community Commercial zone.

Description: The business will occupy suite 1 within the existing building

Conditional Use Standards: The general standards for granting any Conditional Use are summarized by the following:

1. The requested use must be listed as a Conditional Use.
2. The use must comply with setbacks and other zoning standards.
3. The use must be conducted in compliance with the ordinance and any other regulations.
4. The property must be of adequate size to allow the use in a manner that is not detrimental to the surrounding uses.
5. Must be consistent with the goals and policies of the City’s General Plan.

Staffs overview of the above mentioned standards are as follows:

- Pet Grooming is a listed Conditional Use.
- The business is going within an existing building.
- Use is in accordance with the zoning ordinance.
- The property is adequately sized for such a use.
- The proposed is consistent with the goals & policies of the General Plan.



CONDITIONS OF APPROVAL

- Receive Conditional Use approval from the Roy City Council.

FINDINGS

- I. All Conditional Use standards are met.

ALTERNATIVE ACTIONS

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

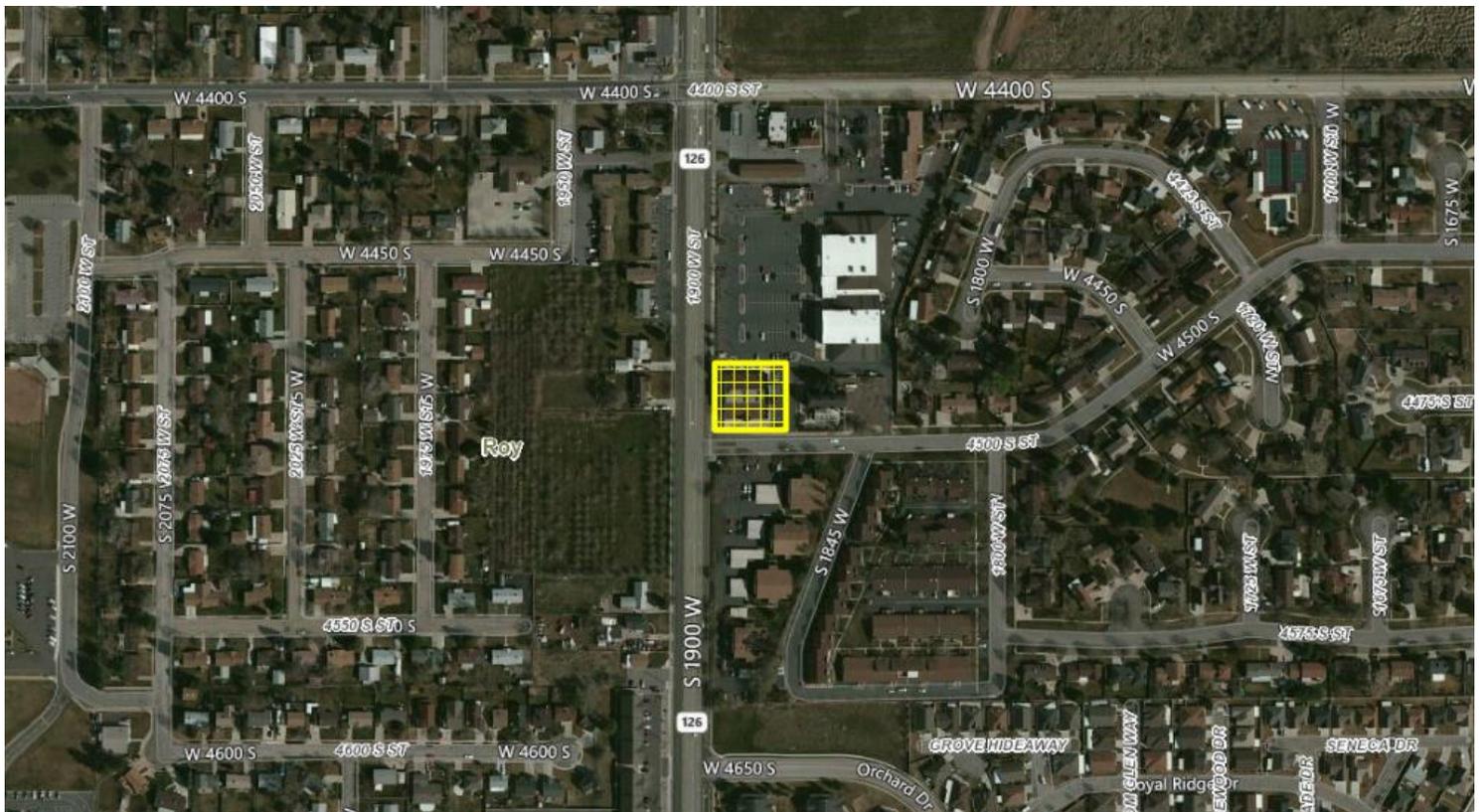
RECOMMENDATION

Staff recommends approving the Conditional Use approval for Doggie Den a Commercial “Pet Grooming” located at approximately 4484 South 1900 West.; Suite 1

EXHIBITS

- A. Aerial Map

EXHIBIT “A” – AERIAL MAP





SYNOPSIS

Application Information

Applicant: Karen Duffy
Request: 6:00 p.m. – Public Hearing - Request for Conditional Use approval for Sugar Shack & Gifts a Commercial “Warehouse and Inventory” business.
Address: Approximately 1821 West 4000 South

Land Use Information

Current Zoning: BP; Business Park
Adjacent Land Use: North: BP; Business Park South: BP; Business Park
East: BP; Business Park West: BP; Business Park

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 15 – Conditional Uses
- Roy City Zoning Ordinance Title 10, Chapter 17 – Table of Uses

ANALYSIS

Background:

The applicant is looking to operate a business within an existing building. No changes are proposed for the exterior of the building.

Description: The business will occupy a suite within the existing building. The business is for “Warehouse and Inventory of products for customers. They will receive orders and ship them to customers, there will be no retail sales.”

Conditional Use Standards: The general standards for granting any Conditional Use are summarized by the following:

1. The requested use must be listed as a Conditional Use.
2. The use must comply with setbacks and other zoning standards.
3. The use must be conducted in compliance with the ordinance and any other regulations.
4. The property must be of adequate size to allow the use in a manner that is not detrimental to the surrounding uses.
5. Must be consistent with the goals and policies of the City’s General Plan.

Staffs overview of the above mentioned standards are as follows:

- Wholesale and Warehousing, Minor is a listed Conditional Use.
- The business is going within an existing building.
- Use is in accordance with the zoning ordinance.
- The property is adequately sized for such a use.
- The proposed is consistent with the goals & policies of the General Plan.



CONDITIONS OF APPROVAL

- Receive Conditional Use approval from the Roy City Council.

FINDINGS

- I. All Conditional Use standards are met.

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends approving the Conditional Use approval for Sugar Shack & Gifts a Commercial “Warehouse and Inventory” business, located at approximately 1821 West 4000 South

EXHIBITS

- A. Aerial Map

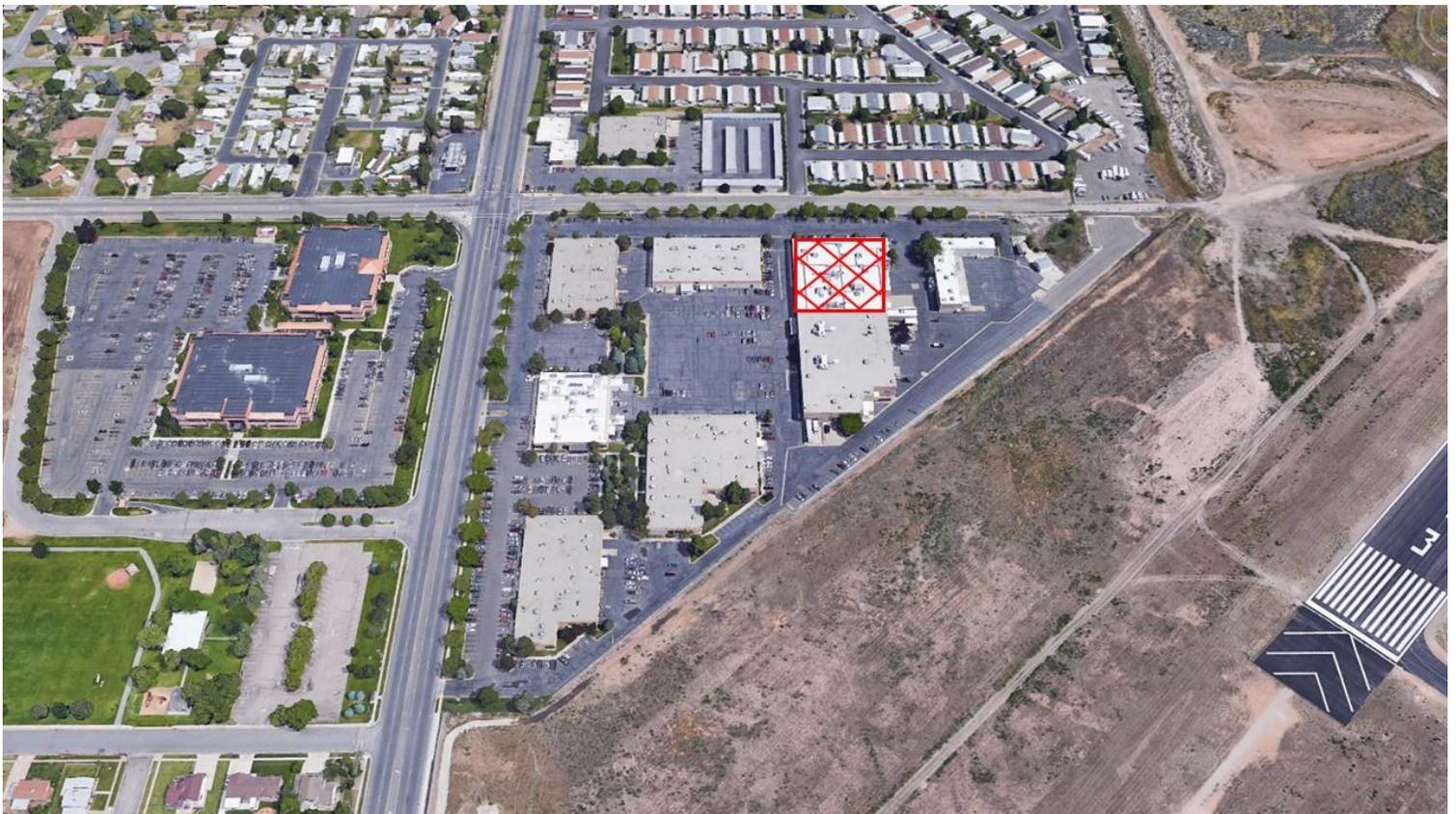
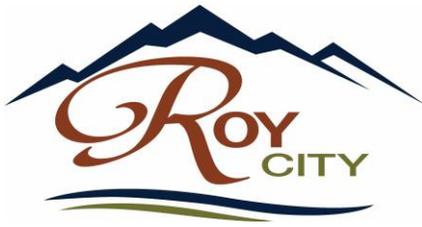


EXHIBIT “A” – AERIAL MAP



SYNOPSIS

Application Information

Applicant: Tony Pantone; Bott Pantone Architects
Request: Request for approval of the exterior building materials and colors for the Bank of Utah building.
Address: 5741 South 1900 West

Land Use Information

Current Zoning: RC, Regional Commercial
Adjacent Land Use: North: RC, Regional Commercial South: RC, Regional Commercial
East: RC, Regional Commercial West: RC, Regional Commercial

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 14 (Permitted Uses)

BACKGROUND

The applicant is looking to gain approval of the exterior building materials and colors for the proposed Bank of Utah building. As you may recall, during the June 14, 2016 Planning Commission meeting, the Commission approved the site plan and building subject to a condition that the materials and colors be brought for approval.

Elevations: The building will be a combination of brick and stone. The stone however will also have two (2) different finishes, one is smooth and the other is rough.

FINDINGS

- I. The proposed Exterior building remodel meets the minimum building standards as established in the Zoning Ordinance.

RECOMMENDATION

Staff recommends that the Planning Commission approves the proposed Exterior materials and colors for the Bank of Utah building located at 5741 South 1900 West.

EXHIBITS

- A. Aerial Map
- B. Proposed Elevations



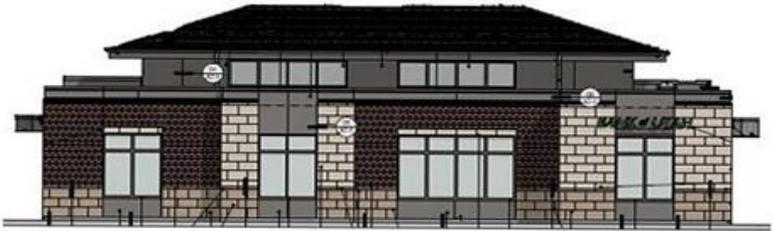
EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – PROPOSED ELEVATIONS



WEST ELEVATION
A 3/8" = 1'-0"



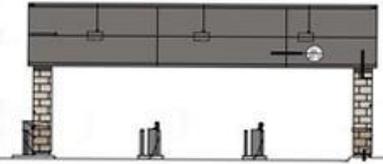
EAST ELEVATION
B 3/8" = 1'-0"



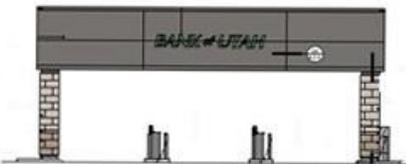
NORTH ELEVATION
C 3/8" = 1'-0"



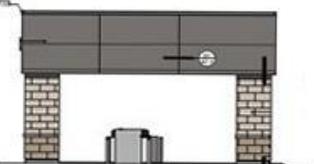
SOUTH ELEVATION
D 3/8" = 1'-0"



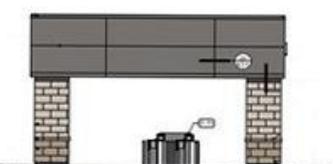
WEST ELEVATION
A 3/8" = 1'-0"



EAST ELEVATION
B 3/8" = 1'-0"



NORTH ELEVATION
C 3/8" = 1'-0"



SOUTH ELEVATION
D 3/8" = 1'-0"



SYNOPSIS

Application Information

Applicant: Bill Russell; Les Schwab
Request: Request for approval to paint the exterior of the building
Address: 5832 South 1900 West

Land Use Information

Current Zoning: RC, Regional Commercial
Adjacent Land Use: North: RC, Regional Commercial. South: RC, Regional Commercial
East: RC, Regional Commercial West: RC, Regional Commercial

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 14 (Permitted Uses)

BACKGROUND

The applicant is looking to paint the exterior of the existing building. No other changes are being proposed at this time.

Elevations: The building is visible from 1900 West, from both the North and South bound traffic. The applications is proposing to just paint the exterior of the building. The building will continue to have the four stripes. However it's the colors will change from Bright Red and White to Rustic Red & Light Cream.

FINDINGS

- I. Proposed colors meet the zoning ordinance.

RECOMMENDATION

Staff recommends that the Planning Commission approves the Exterior Refinish for the Les Schwab building located at 5832 South 1900 West

EXHIBITS

- A. Aerial Map
- B. Existing Elevations

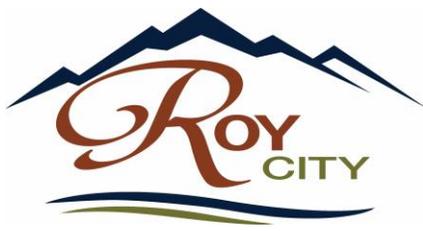


EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – EXISTING ELEVATIONS





STAFF REPORT

Planning Commission

July 26, 2016
Agenda Item # 6

SYNOPSIS

Application Information

Applicant: Todd Johnson; Absolute Auto
Request: Site Plan and Architectural Approval
Address: 3399 South 1900 West

Land Use Information

Current Zoning: M; Manufacturing
Adjacent Land Use: North: M; Manufacturing South: M; Manufacturing
East: M; Manufacturing West: M; Manufacturing

Staff

Report By: Steve Parkinson
Staff Recommendation: Tabling

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 – General Property Development Standards
- Roy City Zoning Ordinance Title 10, Chapter 14 – Permitted Uses
- Roy City Zoning Ordinance Title 10, Chapter 19 – Off-Street Parking and Loading

ANALYSIS

Background:

The applicant is looking to demo the existing home and build a new building, more or less even with a building on the parcel to the NW. The use is permitted with the M zone, and the application is only for Site Plan and Architectural approval. As mentioned earlier the existing building will be torn down. The overall site will be 22,215.6 sq.-ft. (.51 acres).

Zoning: As mentioned above the zoning for this site is M; Manufacturing. The proposed use as a Auto Repair Shop is a permitted use in the zone. The application is appropriate for Site Plan and Architectural approval. The zoning of this site is surrounded by Manufacturing.

Elevations: The building will be visible mainly from 1900 West. The Elevations of the proposed building are attached to this report as Exhibit “C”. It doesn’t appear that the elevations meet the minimum requirement of a relief or break in the wall surface every 30 feet.

Landscaping: The proposed site has little landscaping, and according to Chapter 10 of the Zoning Code a minimum of 10% is required, with the parking area also requiring a minimum of 5%. The proposed site plan provides around 7% with less than 1% within the parking area.

Vehicle Access/Circulation: There is no curb or gutter on the property. The road that fronts this property is a UDOT road and UDOT will need to approve all access points to this property.

Lighting: There appears to be three (3) light poles throughout the proposed site plan. No information was provided to determine height and type of fixture.

Summary: The DRC hasn’t been able to finish their review of the project. To be able to provide any comments.

CONDITIONS OF APPROVAL

- Compliance to all requirements from the DRC.

FINDINGS

1. The Building elevations and proposed materials can meet the Zoning standards.
2. The site plan can meet all of the requirements of the ordinance.

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends tabling the Site Plan and Architectural review for Absolute Auto located at approximately 3399 South 1900 West with the conditions as discussed and as outlined within the staff report.

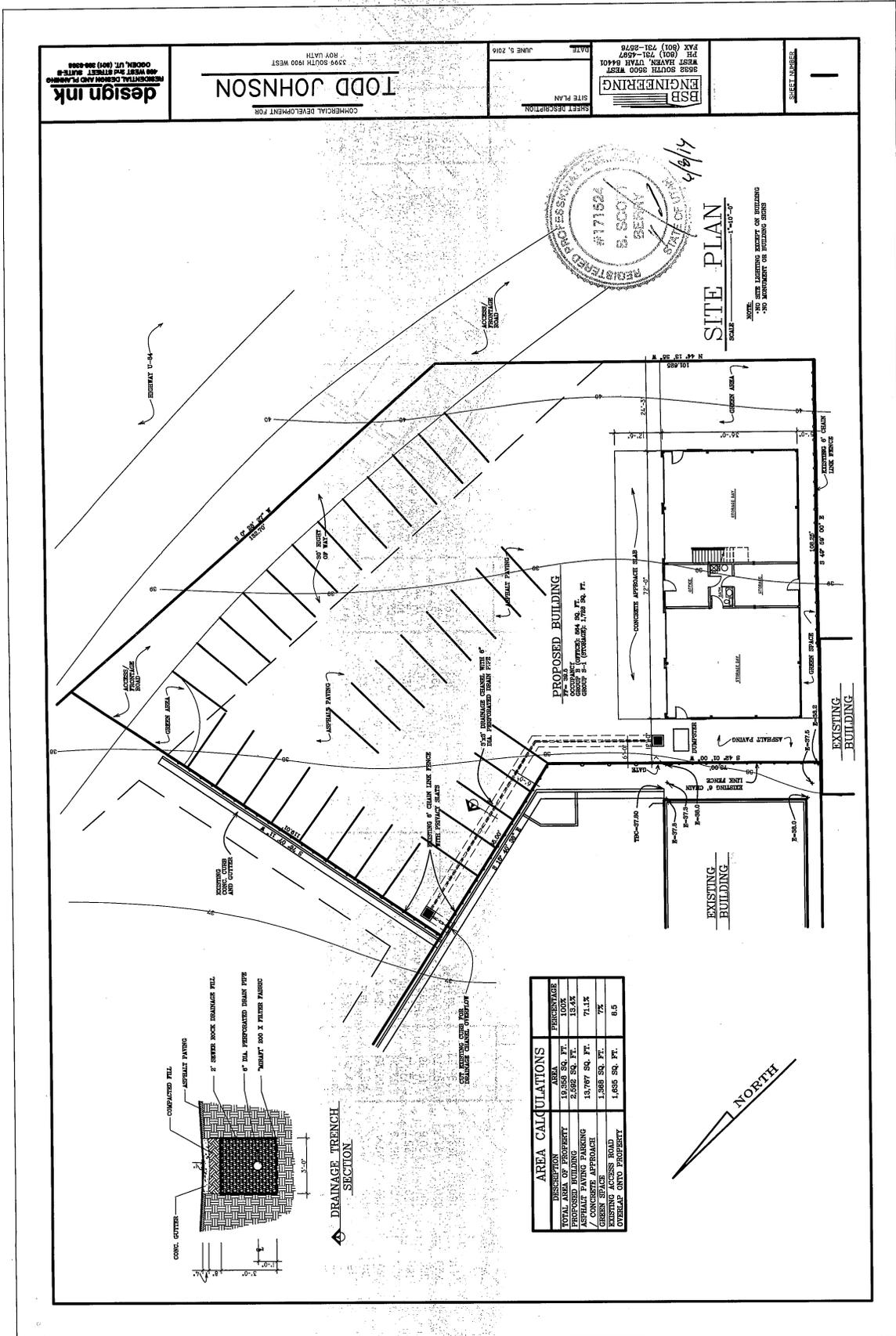
EXHIBITS

- A. Aerial Map
- B. Proposed Site Plan
- C. Proposed Elevations

EXHIBIT "A" – AERIAL MAP

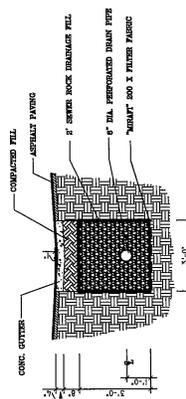


EXHIBIT "B" – PROPOSED SITE PLAN



AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
PROPOSED PROPERTY	19,300 SQ. FT.	100%
PROPOSED BUILDING	2,482 SQ. FT.	12.8%
ASPHALT PAVING PARKING	13,797 SQ. FT.	71.5%
CONCRETE APPROACH	1,568 SQ. FT.	8.1%
EXISTING ACCESS ROAD	1,665 SQ. FT.	8.6%
OVERLAP ONTO PROPERTY		



design ink
RESIDENTIAL DESIGN AND PLANNING
OPEN, UT, (405) 282-6288

TODD JOHNSON
COMMERCIAL DEVELOPMENT FOR
3395 SOUTH 1900 WEST
ROY UTAH

SHEET DESCRIPTION: SITE PLAN
DATE: JUNE 5, 2016

BSB ENGINEERING
8628 SOUTH 8000 WEST
WEST HAVEN, UTAH 84001
PHONE (801) 781-6577
FAX (801) 781-6576

SHEET NUMBER: 1



SITE PLAN
SCALE: 1"=10'-0"

NOTE:
-NO SITE LIGHTING SCHEDULE ON BUILDING
-NO SCHEDULE ON BUILDING SIGNS

EXHIBIT "C" - PROPOSED BUILDING ELEVATIONS

