



## AGENDA

**April 12, 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 March 8, 2016 minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request for Preliminary Subdivision approval for Premier Funeral Holdings, a commercial subdivision located at 5355 So. 1950 We.
4. Consider a request for Site plan and Architectural approval for Oriental Market a commercial development located at 1786 We. Riverdale Road.
5. Consider a request for building materials approval for the Aderra Luxury Apartment Development located approximately at 4600 So. 3500 We.
6. Consider a request for building materials approval for Jamestown Multi-family Development located approximately at 5000 So. 1750 We.
7. Commissioners Minute
8. Staff Update
9. 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.*

#### **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 April 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 8<sup>th</sup> day of April 2016.

STEVE PARKINSON;  
PLANNING & ZONING ADMINISTRATOR



1 ROY CITY PLANNING COMMISSION

2  
3 March 8, 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 March 8, 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 Michelle Drago, Secretary  
16 Gennie Kirch  
17 Doug Nandell  
18 Joe Paul  
19 Claude Payne  
20 Jason Sphar

21  
22 Others present were: Jim Arrant; Tzeng Feng Lee; Jason Kunzler; Ernest Rowley; Greg Sagen;  
23 and T. Lee.

24  
25 Pledge of Allegiance: Lindsey Ohlin

26  
27 1. DECLARATIONS OF CONFLICT

28  
29 There were none.

30  
31 2. APPROVAL OF FEBRUARY 23, 2016, MINUTES

32  
33 **Commissioner Kirch moved to approve the February 23, 2016, minutes as corrected.**  
34 **Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell,**  
35 **Ohlin, Paul, Payne, and Sphar voted “aye.” The motion carried.**

36  
37 3. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY APPROVAL OF  
38 THE LEE SUBDIVISION, A TWO (2) LOT COMMERCIAL SUBDIVISION LOCATED AT  
39 1770 WEST RIVERDALE ROAD

40  
41 Steve Parkinson stated that the Lee Subdivision was located at 1770 West Riverdale Road where  
42 the Oriental Market was located before it burned down. The property owner wanted to divide the  
43 property into two lots. The Oriental Market would be rebuilt on Lot 1. A business known as the  
44 HiFi would be located on Lot 2. Because this was a commercial subdivision, there was not a  
45 minimum lot width or size requirement. Each lot contained 29,000 square feet. The lots would  
46 share a common approach, and each lot had sufficient parking.

47  
48 Mr. Parkinson said the staff had found that the proposed subdivision met all of the requirements  
49 of the Zoning and Subdivision Ordinances. The DRC recommended that the Planning  
50 Commission recommend approval of the preliminary subdivision subject to the applicant  
51 complying with the requirements and recommendations outlined in the DRC's February 29, 2016,  
52 memo

53  
54 **Commission Paul moved to open the public hearing at 6:03 p.m. Commissioner Nandell**  
55 **seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**  
56 **and Sphar voted “aye.” The motion carried.**

57  
58 Chairman Ohlin opened the floor for public comments. There were none.

59  
60 **Commissioner Kirch moved to close the public hearing at 6:04 p.m. Commissioner Payne**  
61 **seconded the motion. Commissioner members Karras, Kirch, Nandell, Ohlin, Paul, Payne,**  
62 **and Sphar voted “aye.” The motion carried.**

63  
64 Commissioner Kirch asked if the applicant would be able to comply with the DRC’s requirements.  
65 Mr. Parkinson felt the applicant would be able to resolve the DRC’s concerns.

66  
67 **Commissioner Kirch moved to recommend that the City Council grant preliminary**  
68 **approval of the Lee Subdivision, a two (2) lot commercial subdivision located at 1770 West**  
69 **Riverdale Road, based on the staff’s findings and subject to the conditions recommended**  
70 **by the DRC in their February 29, 2016, memo. Commissioner Karras seconded the motion.**  
71 **Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted “aye.”**  
72 **The motion carried.**

73  
74 4. CONTINUATION OF PUBLIC HEARING FROM SEPTEMBER 8, 2015, TO CONSIDER  
75 APPROVAL OF A CONDITIONAL USE FOR JAMESTOWN, A MULTI-FAMILY  
76 RESIDENTIAL DEVELOPMENT LOCATED AT 5000 SOUTH 1750 WEST

77  
78 Steve Parkinson stated that the Planning Commission originally considered the Jamestown multi-  
79 family development on September 8, 2015. The Planning Commission tabled its consideration  
80 due to concerns about the sewer. The City had resolved concerns about the sewer with Ogden  
81 City. Ogden City was aware of the new project. Roy City was putting less sewage into Ogden’s  
82 lines than they thought. Roy City and Ogden City needed to sign a new agreement without an  
83 expiration date.

84  
85 Commissioner Paul asked if the sewer flowed to the east. Mr. Parkinson said it flowed to the north.

86  
87 Steve Parkinson stated that the subdivision dividing the home from the multi-family project had  
88 been approved and recorded. The multi-family project would contain six units. Each units would  
89 be two stories, have a two-car garage in front, and three bedrooms. There were no basements.  
90 The front elevations would be constructed with hardy plank. The sides and rear would have siding.  
91 He would bring the colors back for the Commission to approve when he received them. The large  
92 building plane complied with the City’s undulation requirements.

93  
94 Mr. Parkinson said the staff had found that the proposed project met the conditional use  
95 standards. The building elevations and proposed materials met the zoning standards, and the site  
96 plan could meet all of the requirements of the ordinance. The DRC recommended that the  
97 Planning Commission recommend approval of the Jamestown multi-family project subject to the  
98 applicant complying with all of the DRC requirements listed in their March 2, 2016, memo including  
99 any comments from future reviews.

101 Commissioner Kirch asked how tall the buildings would be. Mr. Parkinson said they would be two  
102 stories, which would be less than the maximum height of 35 feet. The buildings complied with the  
103 20-foot rear yard setback requirement.

104  
105 Commissioner Kirch asked if there was a potential that these units would be able to look down on  
106 the adjacent patio homes. Mr. Parkinson said there was. However, it wasn't any different than a  
107 two-story single-family home being constructed next to the patio homes. The buildings might be  
108 taller than the adjoining homes, but the site plan met all of the requirements of the ordinance.  
109 There were two-story townhomes south of the adjacent patio homes.

110  
111 **At 6:11 p.m., Commissioner Kirch moved to continue the public hearing from September**  
112 **8, 2015. Commissioner Sphar seconded the motion. Commission members Karras, Kirch,**  
113 **Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.**

114  
115 Chairman Ohlin opened the floor for public comments. There were none.

116  
117 **Commissioner Nandell moved to close the public hearing at 6:12 p.m. Commissioner**  
118 **Karras seconded the motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul,**  
119 **Payne, and Sphar voted "aye." The motion carried.**

120  
121 Commissioner Paul asked if the adjoining property owners had been notified about the continued  
122 hearing. Mr. Parkinson said they had. Commissioner Paul was surprised none of the neighbors  
123 were in attendance given their comments in September. Mr. Parkinson said their comments were  
124 recorded in the September 8<sup>th</sup> minutes, which were included in the Commission's packets.

125  
126 Commissioner Nandell stated that this property was already zoned R-4. Mr. Parkinson said that  
127 was correct.

128  
129 Commissioner Paul felt the use was in keeping with the area.

130  
131 Commissioner Sphar felt the residents east of the proposed project would be happy when it was  
132 constructed. It would help block some of the noise from Interstate 15.

133  
134 Commissioner Paul felt six units was a reasonable number. Mr. Parkinson said the property's size  
135 actually allowed for seven units, but another unit would not fit.

136  
137 **Commissioner Karras moved to recommend that the City Council approve a conditional**  
138 **use for the Jamestown multi-family project located at 5000 South 1750 West based on the**  
139 **staff's findings and subject to the conditions recommended by the DRC in their March 2,**  
140 **2016, memo. Commissioner Sphar seconded the motion. Commission members Karras,**  
141 **Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted "aye." The motion carried.**

142  
143 5. COMMISSIONER'S MINUTE

144  
145 Commissioner Kirch asked if motions needed to include the staff's findings. Mr. Parkinson said  
146 the findings were included in the staff report. If the Commission was making a motion contrary to  
147 the staff's findings, it would have to list the reasons in the motion.

148  
149 Commissioner Nandell stated that Midland Drive was finished. All the lanes were open.

150  
151 Commissioner Paul asked when construction would begin to close 3500 West at Midland Drive.  
152 Mr. Parkinson said it was supposed to start this spring. He wasn't sure about the exact date.  
153

154 Commissioners Kirch and Nandell asked if Walmart still planned to build a store in West Haven.  
155 Mr. Parkinson said West Haven was still planning on it.  
156

157 Commissioner Karras said he was not able to find any information about rabbits from Utah State.  
158 He did find information on the American Breeders website.  
159

160 Commissioner Kirch stated that when rabbits had litters they would exceed the maximum number  
161 of six. Mr. Parkinson said offspring weren't counted until they reached a certain age. At that time,  
162 the homeowner would have to get rid of them.  
163

164 Commissioner Kirch said her research showed the only negatives to having chickens was crowing  
165 roosters and chickens getting loose.  
166

167 Steve Parkinson stated that the chicken ordinance would be discussed at the Commission's next  
168 work session, which would be April 26<sup>th</sup>.  
169

#### 170 6. STAFF UPDATE

171  
172 Steve Parkinson stated that Station Square and the Barlow Medical Center were under  
173 construction.  
174

175 Mr. Parkinson reported that UTA was seeking federal grant money to improve all of their stations  
176 from Brigham City to Provo within a one mile radius. In Roy the grant money would be used to  
177 provide better sidewalk access for the seniors at Station Square. Commissioner Paul said the  
178 traffic on 4000 South in the afternoon was very congested. He suggested UTA consider a device  
179 like the one UDOT put on 5600 South for the D&RG Trail.  
180

181 Mr. Parkinson reminded the Commission that there would not be a work meeting on March 22<sup>nd</sup>  
182 due to caucus meetings.  
183

#### 184 7. ADJOURN

185  
186 **Commissioner Karras moved to adjourn at 6:25 p.m. Commissioner Paul seconded the**  
187 **motion. Commission members Karras, Kirch, Nandell, Ohlin, Paul, Payne, and Sphar voted**  
188 **"aye." The motion carried.**  
189

190  
191 \_\_\_\_\_  
192 Lindsey Ohlin (Chair)

193 Attest

194  
195 \_\_\_\_\_  
196 Michelle Drago  
197 Secretary  
198



**SYNOPSIS**

**Application Information**

Applicant: Jared Fairbanks  
Request: PUBLIC HEARING – 6:00 P.M. - for Preliminary Subdivision approval for Premier Funeral Holdings, a commercial subdivision.  
Address: Approximately 5355 So. 1950 We.

**Land Use Information**

Current Zoning: RC; Regional Commercial  
Adjacent Land Use: North: RC; Regional Commercial      South: RC; Regional Commercial  
East: RC; Regional Commercial      West: R-2; Medium Density Residential

**Staff**

Report By: Steve Parkinson  
Recommendation: Recommends approval with conditions

**APPLICABLE ORDINANCES**

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

**ANALYSIS**

**Background:**

The property is located on the on the west side of 1950 West, north of Kiddie Academy, west of CVS and Warren's.

**Subdivision:** The proposed subdivision is to take two (2) existing parcels (one is .13 acres and the other is .22 acres) and combine them into one parcel equaling .35 acres (15,224.75 sq.-ft)

**Zoning:** The property is zoned RC and according to table 10-2 of the zoning ordinance the RC zone doesn't have a minimum width or area requirement for Commercial lots.

**Access:** There is currently one (1) access into the project, with no plans for or room for an additional access point

**Improvements / Utilities:** Property is currently serviced by all utilities.

**DRC Review:** The DRC has reviewed the development, (see Exhibit "C"). There are a couple of items needing to be re-submitted prior to applying for final plat approval, but nothing that would cause the subdivision not to comply with all applicable codes.

**CONFORMANCE TO THE GENERAL PLAN**

The future land use map shows and supports this area to be developed as RC; Regional Commercial

## CONDITIONS OF APPROVAL

1. Compliance to the requirements and recommendations as outline in the DRC memo dated 8 April 2016 (Attached).

## FINDINGS

1. The proposed subdivision meets all of the requirements of the Zoning Ordinance.
2. The proposed subdivision meets all of the requirements of the Subdivision Ordinance

## RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of Premier Funeral Holdings, located at approximately 5355 So. 1950 We. with the conditions as discussed and as outlined within the staff report.

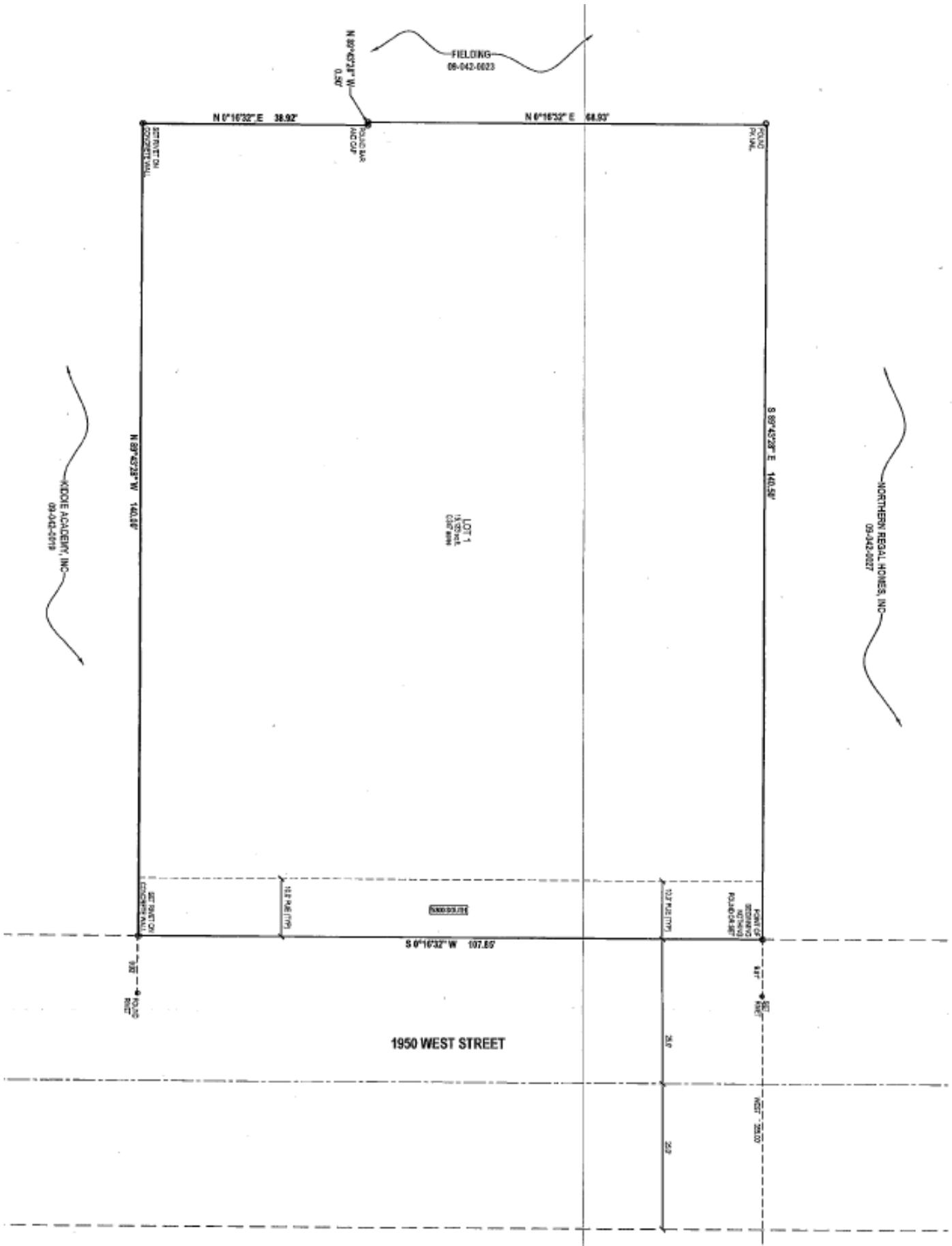
## EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 8 April 2016

## EXHIBIT "A" – AERIAL MAP



**EXHIBIT "B" – PRELIMINARY SUBDIVISION PLAT**





DEVELOPMENT REVIEW COMMITTEE

REVIEW MEMO

Date: 8 April 2016

To: Jared Fairbanks  
Bruce McDonald

From: Steve Parkinson – Planning & Zoning Administrator   
Mark Miller – City Engineer  
Jeff Comeau – Deputy Fire Chief  
Ed Pehrson – Building Official  
Ross Oliver – Public Works Director  
Clint Drake – City Attorney

Subject: Premier Funeral Holdings Preliminary Plat (dated Mar 15, 216)

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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.

**Engineering –**

1. The parcel line needs to be indicated and labeled.
2. To evaluate the lot combination, the two separate parcels need to be visible on the drawing.
3. The parcel number for the Kiddie Academy Inc. appears to be 0038 instead of 0019 as indicated.

**Building / Fire / Legal / Public Works -**

1. No comments

**Planning -**

1. According to the Weber County records, the taxes are delinquent and will need to be paid prior to the recording of the subdivision plat.



**Landscaping:** The previous site had almost zero on site landscaping. The proposed new site plan has proposed approximately 3,153 sq.-ft (10%) of landscaping, which meets the minimum amount of required landscaping. However, as mentioned within the DRC memo (Exhibit "D") the proposed site plan shows parking stalls within the required front setback. These will need to be removed and replaced with landscaping.

**Vehicle Access/Circulation:** There are three (3) points of access to the site, two (2) are from Riverdale road and the third is from 5200 South. The two on Riverdale are shared accesses for other businesses on either side of the proposed building.

**Parking:** Parking requirements for this use is 1 stall per 300 square feet of retail space, there is approximately 3,000 sq.-ft equaling ten (10) stalls. There is also a small eating area that will require two (2) stalls, having a grand total of 12 stalls needed. The proposed site shows 21 stalls, but nine (9) of them are within the required front setback and will need to be removed. With the removal of nine (9) stalls leaves twelve (12).

**Lighting:** There appears to be a single parking lot light for the parking in the front of the building. The maximum height allowed for such fixtures is 20 feet and the proposed light is 20 feet. It is south of the stalls that are within the front setback, so it unsure if the light will remain or not.

**Summary:** The DRC has several concerns with the proposed site, however none of the concerns are such that would make it difficult to comply with applicable codes

## CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as Regional Commercial.

## CONDITIONS OF APPROVAL

- Compliance to all requirements per DRC memo dated 8 April 2016, including any comments from future reviews.

## 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.

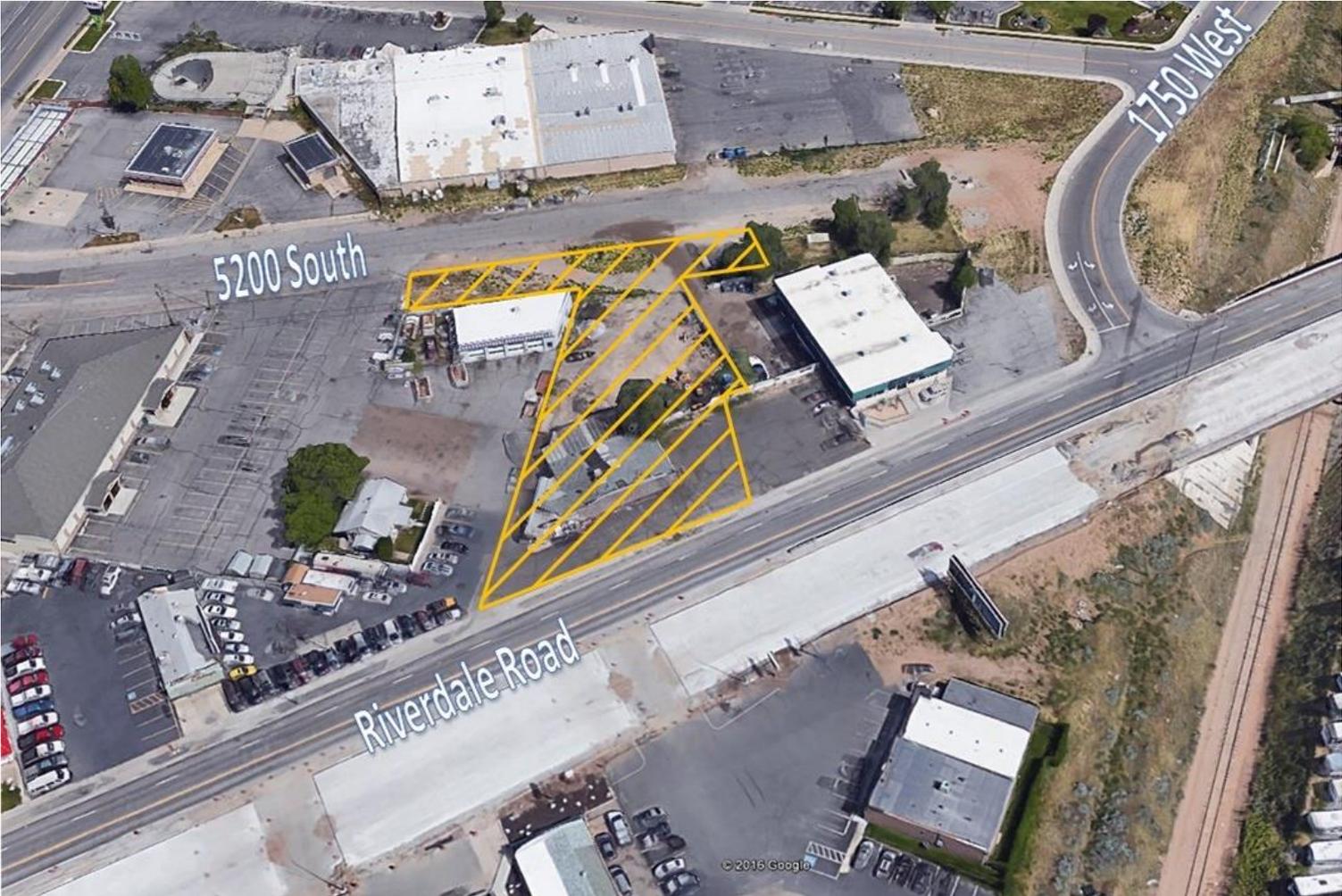
## RECOMMENDATION

Staff recommends approving the Site Plan and Architectural review for Oriental Market located at approximately 1786 West Riverdale Road with the conditions as discussed and as outlined within the staff report.

## EXHIBITS

- A. Aerial Map
- B. Proposed Site Plan
- C. Proposed Elevations
- D. DRC Memo dated 8 April 2016

**EXHIBIT "A" – AERIAL MAP**

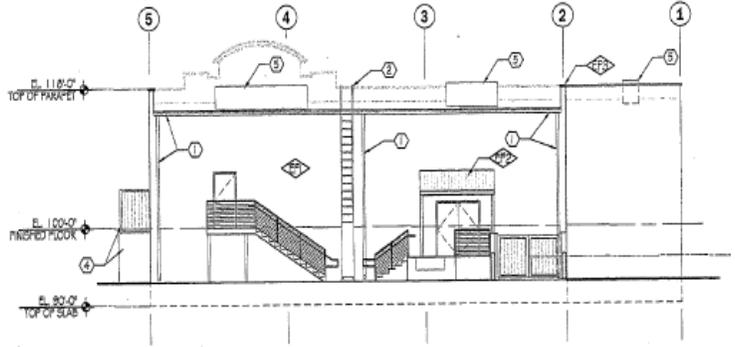


**EXHIBIT "B" – PROPOSED SITE PLAN**

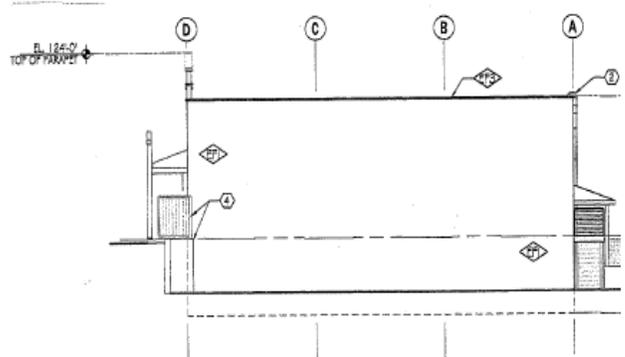


 NORTH  
 A  
PLANT  
SCALE 1" = 3'

**EXHIBIT "C" – PROPOSED ELEVATIONS**



**C NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

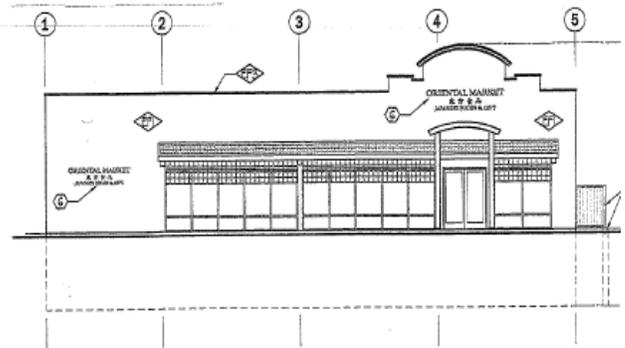
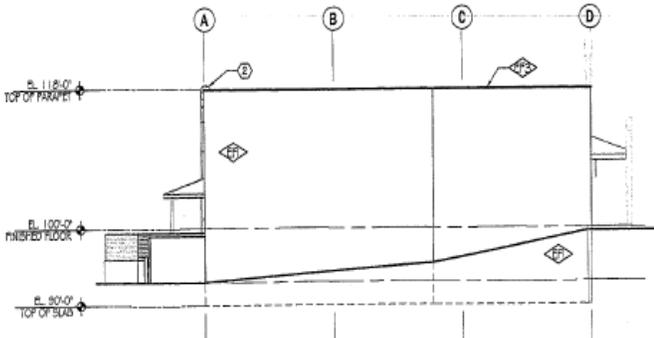


**B EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

INTERIOR LT SURFACE MOUNTED OVER MAIN ENTRY;  
SURFACE MOUNTED NO LIGHTING @ SECONDARY LOCATION



**4 SIGNAGE**  
SCALE: 1/4" = 1'-0"



DEVELOPMENT REVIEW COMMITTEE



REVIEW MEMO

Date: 8 April 2016

To: Tzeng-Feng Lee  
Phil Hancock; Hancock & Associates

From: Steve Parkinson – Planning & Zoning Administrator *SP*  
Mark Miller – City Engineer  
Jeff Comeau – Deputy Fire Chief  
Ed Pehrson – Building Official  
Ross Oliver – Public Works Director  
Clint Drake – City Attorney

Subject: Oriental Market (1786 W Riverdale Rd) plans submitted March 14, 2016

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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.

**Engineering –**

1. Access from Riverdale Road will need UDOT approval. The applicant should submit a letter indicating UDOT's acceptance of the proposed ingress and egress.
2. Storm water detention is required in Roy City. Retention systems have typically not been approved because they inevitably fail by becoming clogged. The City reconstructed the basin on 4400 South and Airport Road three times in an attempt to get the predicted infiltration to work. Very little information was provided on the "Storm Tech" system called out on the plans.

We will look at the proposed system, but we need considerably more detail. Storm water calculations were not submitted with the plans. Considerably more information should be submitted for an analytical review of the storm system's feasibility. One issue that certainly needs to be addressed is overflow. It appears that overflow would currently be into the basement of the building. It does not appear that the proposed grading captures all storm water runoff from the site into the proposed system.

3. The existing waterline north of the site should be shown. The connection point should also be on the drawings. The Fire Marshall has indicated that a new 8" line will need to be installed along the west side of the property to a new hydrant near Riverdale Road.
4. The sanitary sewer lateral should show the trap location, slope and elevation (approximate) at the connection to the sanitary sewer main. The nearest upstream and downstream manholes should also be shown on the mainline and the main should be labeled.
5. The concrete retaining walls need to be detailed.
6. The newly proposed 2" water meter will need to be approved by the Roy City Water Department.
7. A Storm Water Pollution Prevention Plan and specifications should be included with the site plan.

Once the above referenced changes have been made, we will perform a more formal review of the revised drawings.

## **Fire -**

The concerns for this project as it relates to the site plan for fire protection per the International Fire Code. These are site plan comments only and are based on the Occupancy Classification being Mercantile with type V construction. These will be determined and approved per building code official.

1. Contractor is required to prove hydrant flow. Hydrant flow calculated at 8000 square feet is 2500 GPM for 2 hours. (IFC Append B). If fire flow of 2500 GPM cannot be achieved and if the building is sprinkled a reduction in fire flow of 50% would be allowed per AHJ. The required fire flow could be reduced to 1250 at 20 psi for 2 hours.
2. Roy City standard requires hydrants every 400 feet. Based on a fire flow of 2500 GPM, 3 hydrants are required. (IFC Append C) Currently, there are two assessable hydrants available for use. A hydrant will be required. Hydrant location will need to be approved per AHJ and Roy water department.
3. The 24 foot road width is acceptable with the AHJ and with IFC requirements.
4. No parking/fire lane signs will be required on all access/turnaround dead end roads per IFC.

## **Building -**

1. With a new building being constructed in a new location on the lot, there will be a geotechnical investigation performed. There shall be a subsurface investigation completed on the proposed lots by an approved Certified Geotechnical Agency. A report shall be provided to the City. The subsurface investigation shall define and evaluate the sub surface soils, and groundwater conditions across the site. It shall also provide appropriate foundation, earthwork, and geo-seismic information to be utilized in the design and construction of proposed structures within the development. A minimum of one boring shall be done on each lot. All findings shall be noted and all requirements shall be followed.
2. The building shall be designed and built under the current codes that are in effect at time of submittal for a building permit.

## **Public Works -**

1. Disconnect and abandon the existing water service
2. Install a new eight (8) inch water main to supply a new fire hydrant to be installed on property
3. Reconnect services of the 2 adjacent buildings along Riverdale Rd.
4. A SWPP Plan needs to be submitted. Needs to include:
  - a. Types of protections devised for existing/proposed inlet structures, also protection of sump pump in front of Auto shop.
  - b. A dumpster (sealed & covered),
  - c. A concrete washouts container,
  - d. Portable toilets (anchored down),
  - e. Dust controls,
  - f. Sediment controls,
  - g. Maintenance schedules,
5. Will need to submit an NOI.

## **Legal -**

1. No comments at this time

## **Planning -**

### ***A. General Comments***

1. When calculating the number of parking stalls needed, staff took into account that around 60% of the building is storage or locations not accessible to the general public. I calculating the number required staff came up with 12 stalls required. 9.8 stalls for the retail space and 1.56 stalls for the eating area, with a grand total of 11.36 OR 12.

### ***B. Building Design Standards***

1. Any wall surface longer than thirty (30) feet in length must have a surface relieve. (1508 A 3)
2. Dumpster enclosure needs to be of similar materials and colors as the main building. (1508 A 2)

*C. Site Design Standards*

1. The front yard setback is 20' there are nine (9) parking stalls encroaching the setback. (1024 – Table 10-3)
2. The landscaping in the front needs to provide a minimal amount of screening from the parking lot. (1508 B. 9. b)
3. Parking stalls should be 9 feet by 20 feet, or 180 square feet, per Section 1907-4. Unless abutting a six (6) foot walk way, then the stalls can go down to 18' in depth. Currently the walk way fronting the building is six (6) feet, thus these stalls can be reduced if desired.
4. Sheet L101 only shows a portion of the entire site with regards to landscaping, please provide the northern portion of the property.

*D. Site Lighting Standards*

1. Sheet ES101 shows a lighting plan, but does not provide a photometric drawing for the entire site, only the front portion of the site.
  - a. Need a photo of all light fixtures (1508 C 3)

*E. Site and Building Sign Standards*

1. A separate permit is required for all signage.



Date: 8 April 2016  
To: Planning Commission  
From: Steve Parkinson – Planning & Zoning Administrator   
Subject: Agenda items # 5 & #6

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**Item # 5 – Approval to amend Building materials for Aderra Luxury Apartments**

The applicant is wanting to add brick into the building materials instead of just siding and rock. Staff has attached the original approved elevations “Attachment A” and the proposed new elevations “Attachment B”

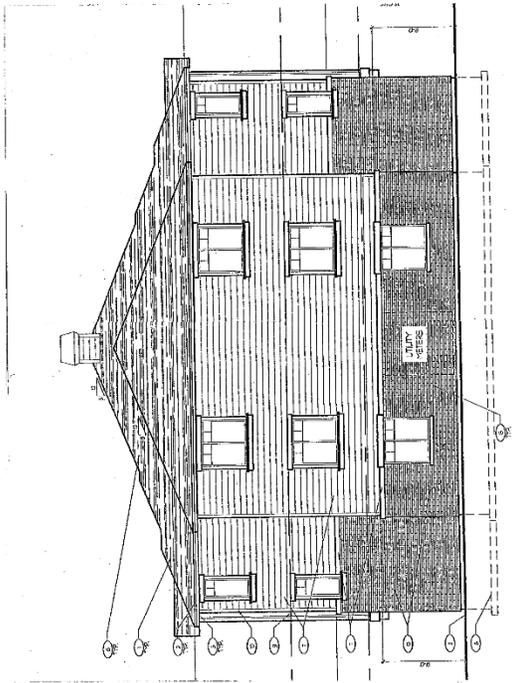
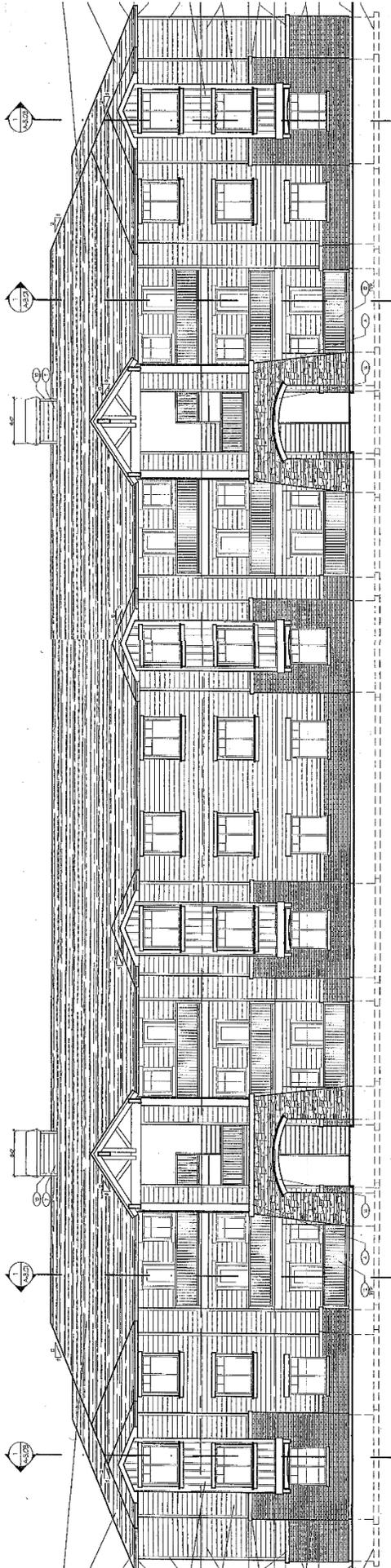
**Item # 6 – Approval of Building materials for Jamestown Townhomes**

When the project was first presented to the Planning Commission the applicant did not provide a materials/color board for your review and approval. Staff has attached the building elevations “Attachment C”



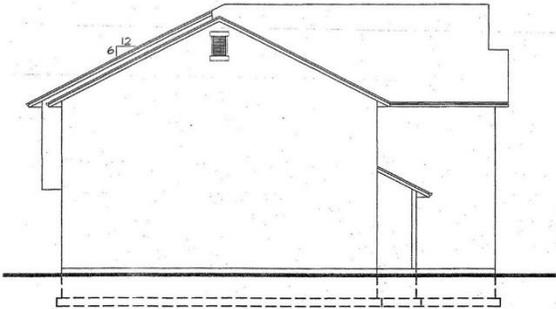


Attachment "B"

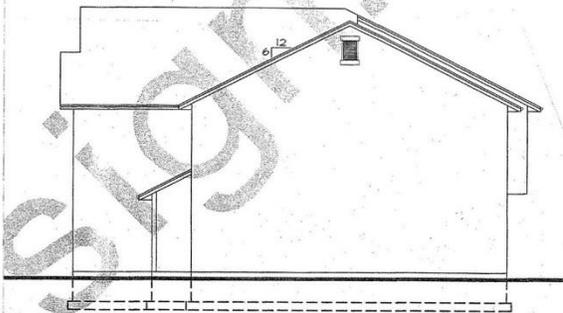




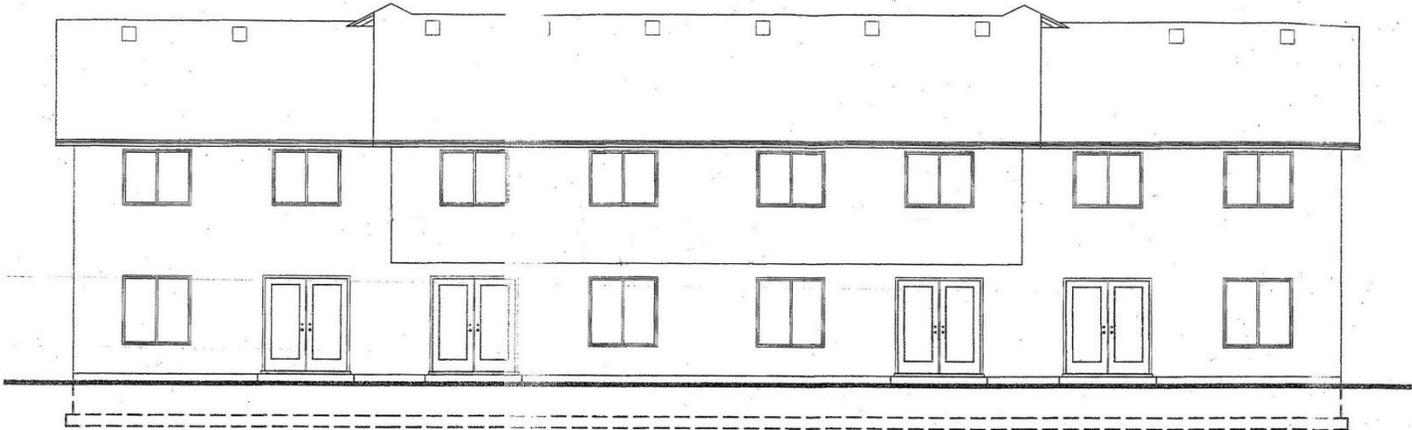
Front Elevation



Left Elevation



Right Elevation



Rear Elevation