

## **AGENDA**

### **July 14, 2015**

### **6:00 p.m.**

The Roy City Planning Commission 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 April 14, 2015 regular meeting minutes  
Approval of June 9, 2015 regular meeting minutes
3. 6:00 p.m. – PUBLIC HEARING - Request to amend the General Plan (Master Land Use Map) and the Zoning Map for the property located at 2748 W 5600 S.:
  - a. From Low Density, Single-Family Residential to Very High, Multi-Family Residential (General Plan)
  - b. From RE-20 to R-3 (Zoning Map)
4. 6:00 p.m. – PUBLIC HEARING - Request for Preliminary Subdivision approval for KIDCO subdivision, a two (2) lot residential subdivision located at 5684 S 2700 W.
5. Request for approval of the exterior remodel for Master Lube, located at 5829 S. 1900 W.
6. Commissioners comments
7. Staff Update
8. Adjourn



1 ROY CITY PLANNING COMMISSION

2  
3 April 14, 2015

4  
5  
6 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy  
7 City Municipal Building on April 14, 2015, at 6:00 p.m.

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

12  
13 The following members were in attendance:

14  
15 Gennie Kirch, Chairman Steve Parkinson, Planner  
16 Bob Dandoy Michelle Drago, Secretary  
17 Leland Karras  
18 Lindsey Ohlin  
19 Joe Paul  
20 Tom Stonehocker

21  
22 Others present were: Cathy Spencer, Management Services Director; Greg Sagen, and Les  
23 Cragun.

24  
25 Pledge of Allegiance: Gennie Kirch

26  
27 There were no declarations of conflict.

28  
29 1. APPROVAL OF MARCH 10, 2015, MINUTES

30  
31 **Commissioner Paul moved to approve the March 10, 2015, minutes as corrected.**  
32 **Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch,**  
33 **Ohlin, Paul, and Stonehocker voted “aye.” The motion carried.**

34  
35 2. PUBLIC HEARING TO CONSIDERATION OF A REQUEST FOR PRELIMINARY  
36 APPROVAL OF CRAGUN SUBDIVISION LOCATED AT APPROXIMATELY 5567  
37 SOUTH 2300 WEST

38  
39 **Commissioner Stonehocker moved to open the public hearing at 6:02 p.m. Commissioner**  
40 **Paul seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and**  
41 **Stonehocker voted “aye.” The motion carried.**

42  
43 Steve Parkinson stated that the City had received a request for preliminary approval of a small,  
44 two-lot subdivision located at approximately 5567 South 2300 West. There was already an  
45 existing duplex on the northwest corner of the property. The property owner wanted to divide the  
46 property in order to build a single-family home on the southern portion, which was currently  
47 vacant. The utilities, curb, gutter, and sidewalk were already in place. Although this was a minor  
48 subdivision, it was required to receive preliminary approval from the Planning Commission and  
49 City Council. The staff had found that the subdivision met all of the requirements of the Zoning  
50 and Subdivision Ordinances. The staff recommended that the Planning Commission recommend

51 that the City Council grant preliminary approval of the subdivision subject to the March 17, 2015,  
52 conditions of the Development Review Committee.

53

54 Chairman Kirch asked about the square footage for each lot. Mr. Parkinson said the duplex would  
55 have 7,500 square feet, which was the minimum square footage required for a duplex. The single  
56 family lot would have 7,200 square feet.

57

58 Commissioner Dandoy asked if each lot would be 60 feet wide. Mr. Parkinson said they would.  
59 Both lots met the zoning requirements.

60

61 Chairman Kirch asked if there were any drainage problems on the site. Mr. Parkinson was not  
62 aware of any.

63

64 Commissioner Paul stated that the existing duplex was located within a few feet of the building  
65 on the adjacent lot. Mr. Parkinson said that many years ago the building had received a variance  
66 from the Board of Adjustment. Commissioner Paul asked if approval of the subdivision would  
67 affect the variance. Mr. Parkinson said it would not.

68

69 Chairman Kirch asked about the City Engineer's comment regarding a boundary conflict on the  
70 south property line. Mr. Parkinson said the property line was not determined by the fence line.  
71 The property owners could work out a fence line agreement. There was still enough room for the  
72 single-family lot.

73

74 Chairman Kirch opened the floor for public comments.

75

76 Les Cragun, Farr West, stated that he had owned the duplex for several years. He wanted to use  
77 the vacant portion of the property. He felt it would be an improvement to the neighborhood. He  
78 wasn't aware of any water problems on the property. The gutter did flood when it was plugged.  
79 The ground was not swampy.

80

81 Commissioner Paul asked if the duplex was a rental property. Mr. Cragun said it was. Both units  
82 had been rented since he had purchased it. Each unit had one bedroom. They were entry level  
83 apartments.

84

85 **Commissioner Karras moved to close the public hearing at 6:07 p.m. Commissioner**  
86 **Stonehocker seconded the motion. Commissioner members Dandoy, Karras, Kirch, Ohlin,**  
87 **Paul, and Stonehocker voted "aye." The motion carried.**

88

89 **Commissioner Stonehocker moved to recommend that the City Council grant preliminary**  
90 **approval of the Cragun Subdivision located at approximately 5567 South 2300 West based**  
91 **on the staff's findings and the March 17, 2015, conditions of the Development Review**  
92 **Committee. Commissioner Dandoy seconded the motion. Commission members Dandoy,**  
93 **Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.**

94

95 3. COMMISSIONER'S MINUTES

96

97 Chairman Kirch asked for an update on the sign meeting. Mr. Parkinson wanted to schedule a  
98 joint work session on April 28<sup>th</sup>. He was waiting to hear if the Utah Sign Association would be  
99 available that night. If they weren't, the meeting would be rescheduled.

100  
101 Commissioner Dandoy stated that the Mayor wanted to schedule a strategy session with the  
102 Planning Commission. Would that be discussed on April 28<sup>th</sup> as well? Mr. Parkinson said the  
103 Mayor had talked about a joint dinner, but he hadn't heard about a strategy work session.

104  
105 Commissioner Paul stated that he wouldn't be able to attend the April 28<sup>th</sup> meeting.

106  
107 Commissioner Dandoy stated that the newspaper indicated that the chicken issue would be on  
108 the ballot. Steve Parkinson stated that a petition signed by 1,410 registered voters was required  
109 to put the issue on the ballot. A petition had been submitted, and the signatures were being  
110 verified.

111  
112 Chairman Kirch asked if the recommendations the Planning Commission submitted to the City  
113 Council would be implemented if the chicken issue passed. Mr. Parkinson was not sure about the  
114 legal procedure.

115  
116 Commissioner Dandoy felt it would have to come back to the Planning Commission.

117  
118 Chairman Kirch asked if the City Manager and City Attorney would be at the work session. Mr.  
119 Parkinson said they would. She suggested that they take a few minutes to brief the Planning  
120 Commission on what would happen if the chicken issue passed.

121  
122 Commissioner Dandoy stated that work was progressing on Midland Drive. Was West Haven still  
123 planning on Walmart? Mr. Parkinson said they were.

124  
125 Commissioner Paul asked if UDOT still planned to close 3500 West. Mr. Parkinson said they did.  
126 It would happen sometime during the summer of 2015.

127  
128 Commissioner Paul asked about the status of the West Park Subdivision and the Aderra  
129 Apartments. Mr. Parkinson said a pre-construction meeting was scheduled for the sewer and  
130 storm drain portion of the West Park Subdivision. The developer was still working on other site  
131 issues. He had met with the developer of the Aderra Apartments to review what they needed to  
132 submit to receive site plan approval.

133  
134 Commissioner Dandoy asked about the beautification efforts on 1900 West. Mr. Parkinson said  
135 the City was investing money in the Riverdale Road 1900 West intersection and hoped the effort  
136 would spread. Businesses had already been contacted and asked to begin a cleanup effort.

137  
138 Chairman Kirch stated that the entry sign for Roy located on 1900 West just south of Hinckley  
139 Drive really needed to be upgraded. Steve Parkinson said the City was looking at various locations  
140 for signs on the north side of the City.

141  
142 Commissioner Ohlin asked about the City's regulations for Street Lights. Michelle Drago said they  
143 were located in Chapter 20 of Roy City's Public Works Standards. Citizens would contact the  
144 Public Works Department to make light requests.

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Commissioner Dandoy asked about the Planning Commission vacancies. Mr. Parkinson said he now had three applicants. He needed to arrange interviews with the Mayor and Planning Commission.

Commissioner Stonehocker stated that his term would end on June 30, 2015. He had served for nine years and asked that he not be reappointed.

4. STAFF UPDATE

Steve Parkinson said he didn't have anything to report.

5. ADJOURN

**Commissioner Paul moved to adjourn at 6:21 p.m. Commissioner Stonehocker seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, Paul, and Stonehocker voted "aye." The motion carried.**

Attest:

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Gennie Kirch  
Chairman

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Michelle Drago  
Secretary

dc:parp1415

1 ROY CITY PLANNING COMMISSION

2  
3 June 9, 2015

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 9, 2015, at 6:00 p.m.

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

11  
12 The following members were in attendance:

13  
14 Gennie Kirch, Chairman Steve Parkinson, Planner  
15 Bob Dandoy Michelle Drago, Secretary  
16 Leland Karras  
17 Lindsey Ohlin  
18 Joe Paul

19  
20 Excused: Tom Stonehocker

21  
22 Others present were: Greg Sagen; Marcus Smoot; and Greg Gleeson.

23  
24 Pledge of Allegiance: Bob Dandoy

25  
26 There were no declarations of conflict.

27  
28 1. APPROVAL OF MAY 25, 2015, MINUTES

29  
30 **Commissioner Dandoy moved to approve the May 26, 2015, minutes as corrected.**  
31 **Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch,**  
32 **Ohlin, and Paul voted "aye." The motion carried.**

33  
34 2. PUBLIC HEARING TO CONSIDERATION OF A REQUEST FOR APPROVAL OF A  
35 CONDITIONAL USE FOR A DRIVE UP WINDOW FOR THE ROY EAST RETAIL  
36 DEVELOPMENT, AN EXISTING STRIP MALL, LOCATED AT APPROXIMATELY 4860  
37 SOUTH 1900 WEST

38  
39 Steve Parkinson stated that the City had received a request for approval of a conditional use for  
40 a drive up window located at 4860 South 1900 West. The site contained an existing strip-mall  
41 type building. The drive-up window was for the unit on the north end of the building. Vehicles  
42 would enter a drive lane on the south end of the strip mall, drive along the back side, and turn  
43 west at the northeast corner of the building to access the drive-up window. The drive-up window  
44 would not be publicly visible. The staff's only concern was how the window would be attached  
45 and that the materials match the existing window and metal.

46  
47 Mr. Parkinson said the staff had found that the proposed exterior change could meet the  
48 minimum building standards established in the Zoning Ordinance. The proposed site plan  
49 improvements could meet the site design standards established in the Zoning Ordinance with  
50 the conditions outlined in the May 20<sup>th</sup> DRC report. The staff recommended that the Planning  
51 Commission recommend that the City Council approve a conditional use for a drive-up window

52 located at 4860 South 1900 West based on the staff's findings and subject to mitigation of all  
53 mentioned concerns and any future impacts to the residential neighborhood to the east and  
54 compliance with any potential department requirements upon complete review of a newly  
55 submitted site plan.

56  
57 Mr. Parkinson said the DRC's biggest concern was the distance between the proposed drive  
58 through lane and the parking stalls on the east side of the building. A minimum of 24 feet was  
59 required. There was also a concern about whether a truck could make the 90 degree turn on the  
60 northeast corner of the building. In order to have the necessary turning radius, the two parking  
61 stalls located near the northeast corner of the building could only be used by compact cars.

62  
63 **Commissioner Karras moved to open the public hearing at 6:09 p.m. Commissioner Paul**  
64 **seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul**  
65 **voted "aye." The motion carried.**

66  
67 Chairman Kirch opened the floor for public comments.

68  
69 Marcus Smoot, Bountiful, stated that signs would be put up indicating that stalls near the  
70 northeast corner of the building could only be used by compact cars. They were repaving the  
71 site and planned to restripe all of the parking stalls behind the building to be diagonal. Placing  
72 the parking on a diagonal would leave a little more room for the drive lane. The tenant planned  
73 to sell drinks and desserts, which he felt would be popular with the students at Roy High School.

74  
75 Chairman Kirch suggested that garbage cans be placed outside the business so that students  
76 had a place to put their garage. She asked what color the metal on the drive-up window would  
77 be. Mr. Smoot said it would be black to match the existing window frames

78  
79 Commissioner Dandoy asked if vehicles would be able to get close enough to the building  
80 without structural modifications. Mr. Smoot said they could.

81  
82 Chairman Kirch asked if the window would be 'pushed out.' Mr. Smoot said it would be flush  
83 with the building.

84  
85 Commissioner Paul asked if the drive up window would make this area of the site more  
86 congested. Vehicles already lined up here to access 1900 West.

87  
88 Commissioner Dandoy asked if there was access across the adjacent bank parking lot to 4800  
89 South. Mr. Smoot said there wasn't a cross access easement with the bank.

90  
91 Chairman Kirch felt most of the business would be foot traffic from Roy High School.

92  
93 Commissioner Dandoy was initially concerned about whether a truck could make the 90 degree  
94 turn on the northeast corner of the building. With the modifications proposed by Mr. Smoot, he  
95 felt there would be enough room. The fire lane between the drive-through lane and the building  
96 to the north would remain open.

97 Commissioner Paul asked if there would be signs to indicate where the drive-lane was. Mr.  
98 Smoot said arrows would be painted on the pavement to direct traffic. The tenant might also put  
99 a small directional sign on the south side of the site.

100  
101 In response to a question from Chairman Kirch, Mr. Smoot said there would only be one  
102 window. There would not be an order window and a pick up window. Orders would be given and  
103 received at the single window.

104  
105 **Commissioner Dandoy moved to close the public hearing at 6:13 p.m. Commissioner**  
106 **Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and**  
107 **Paul voted “aye.” The motion carried.**

108  
109 Commissioner Dandoy felt the request was straight forward. He did not see a problem with it.

110  
111 **Commissioner Dandoy moved to recommend that the City Council approve a conditional**  
112 **use for a drive-up window located at 4860 South 1900 West based on the staff’s findings**  
113 **and subject to the conditions recommended by the Development Review Committee.**  
114 **Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch,**  
115 **Ohlin, and Paul voted “aye.” The motion carried.**

116  
117 3. PUBLIC HEARING TO CONSIDER A REQUEST FOR CONDITIONAL USE PUBLIC  
118 HEARING TO CONSIDERATION OF A REQUEST FOR APPROVAL OF A  
119 CONDITIONAL USE FOR A DRIVE UP WINDOW FOR SH & SONS SINCLAIR  
120 CONVENIENC ESTORE LOCATED AT APPROXIMATELY 5190 SOUTH 1900 WEST

121  
122 Steve Parkinson stated that the City had received a request for approval of a conditional use for  
123 a drive-up window for the convenience store located at 5190 South 1900 West, which was  
124 across the street from the Municipal Building. The drive-up window would be located on the  
125 north side of the building. The staff’s concerns were listed in the DRC’s June 1<sup>st</sup> memo. The  
126 applicant had not responded to the memo. However, the staff felt the DRC’s concerns could be  
127 satisfied. The drive-up window would be convenient for the public. The applicant also planned to  
128 install a propane tank, a use that was allowed with a convenience store and would help with the  
129 business’s success. The staff was concerned because the applicant proposed to install the tank  
130 vertically rather than low to the ground.

131  
132 Mr. Parkinson said the staff found that the proposed exterior changes could meet the minimum  
133 building standards established in the Zoning Ordinance. The proposed site improvements could  
134 meet the site design standards established in the Zoning Ordinance with the conditions outlined  
135 in the DRC’s June 1<sup>st</sup> memo. The staff recommended that the Planning Commission  
136 recommend that the conditional use be approved subject to compliance with all department  
137 requirements outlined in the June 1<sup>st</sup> DRC memo and any future comments on the revised  
138 drawings.

139  
140 Commissioner Paul asked if the applicant was a new owner. Mr. Parkinson said he was.

141  
142 Chairman Kirch asked if the drive-up window would be in an addition to the building. Mr.  
143 Parkinson said it would. Chairman Kirch asked if the window would be a slide-out window. Mr.  
144 Parkinson said it would.

145  
146 Chairman Kirch stated that the City Engineer mentioned the need for the handicap access to  
147 meet A.D.A. standards. How many parking stalls were needed for this site? Mr. Parkinson said

148 four stalls were required based on the size of the building. One of the stalls needed to provide  
149 handicap access. Eleven stalls were shown on the site.

150  
151 Chairman Kirch asked why the staff was concerned about the propane tank. Mr. Parkinson said  
152 the tank would be located on the northwest corner of the site. The vertical installation would  
153 make it a larger object. The staff didn't want it to be used for advertising.

154  
155 **Commissioner Karras moved to open the public hearing at 6:20 p.m. Commissioner Ohlin**  
156 **seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul**  
157 **voted "aye." The motion carried.**

158  
159 Chairman Kirch opened the floor for public comments.

160  
161 Greg Gleeson, 5190 South 1900 West, felt the key to the convenience store's success was a  
162 drive-up window. He owned another station in Clearfield. Eighty percent (80%) of its business  
163 came from the drive-up window. He was willing to comply with the DRC's recommendations.  
164 Curbing would be installed around the propane tank. All of the Texaco covers would be replaced  
165 with Sinclair covers.

166  
167 Commissioner Dandoy asked about the carwash to the east. Mr. Gleeson said he was  
168 purchasing the carwash too. He planned to update it to match the convenience store.

169  
170 Chairman Kirch stated that the DRC recommended that 5% of the parking lot be landscaped.  
171 Mr. Gleeson said his architect was working to add landscaping to the site.

172  
173 **Commissioner Dandoy moved to close the public hearing at 6:22 p.m. Commissioner**  
174 **Karras seconded the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and**  
175 **Paul voted "aye." The motion carried.**

176  
177 **Commissioner Karras moved to recommend that the City Council approve a conditional**  
178 **use for a drive-up window located at 5190 South 1900 West based on the staff's findings**  
179 **and subject to the conditions recommended by the staff. Commissioner Ohlin seconded**  
180 **the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul voted "aye."**  
181 **The motion carried.**

182  
183 4. COMMISSIONER'S MINUTES

184  
185 Commissioner Dandoy asked if the staff had any further information about UDOT's plans to  
186 widen 5600 South. Mr. Parkinson said the project designed would make a presentation to  
187 UDOT during an SAE meeting would be held on June 17<sup>th</sup>. The City would receive a lot more  
188 information about the project at the meeting. He had informed the City Engineer and Public  
189 Works Director about the meeting.

190  
191 Chairman Kirch asked if the SAE meeting would be open to the public. Mr. Parkinson said he  
192 would check.

193  
194 Commissioner Dandoy felt the public would be more likely to contact the City with their  
195 questions than UDOT. The City needed to be prepared for those questions.

196  
197 Chairman Kirch asked what Mr. Parkinson found out about the color of the library. Mr. Parkinson  
198 he had not checked but would do so. Chairman Kirch said the color on the conceptual drawings  
199 was lighter than black. She also felt the amphitheater had been moved.

200  
201 Commissioner Paul asked about the splash pad at the library. Chairman Kirch said the splash  
202 pad would be located in North Park.

203  
204 5. STAFF UPDATE

205  
206 Steve Parkinson showed the Planning Commission an architectural rendering of Station Square,  
207 the senior housing project being proposed on 4000 South. Chapter 15 Section 8 of the Zoning  
208 Ordinance required any building façade over 30 feet in length to be relieved with architectural  
209 details. The same requirement was contained in Chapter 14. The applicant was proposing three  
210 balconies along the façade. He asked the Planning Commission members if they felt if the  
211 proposed balconies broke up the façade enough. The balconies would cause some shadows,  
212 but it did not extend all the way up the building.

213  
214 Commissioner Dandoy stated that the requirement was about aesthetics, not functionality. The  
215 Planning Commission needed to decide if the proposed design would look okay from the curb.

216  
217 Commissioner Karras asked how far out the decks extended. Mr. Parkinson said the balconies  
218 were four feet in depth. Commissioner Karras wasn't sure the balconies would make enough of  
219 a difference.

220  
221 Commissioner Dandoy felt the proposed elevations were visually appealing.

222  
223 Chairman Kirch pointed out that the placement of windows was not symmetrical, which made  
224 the building look more industrial.

225  
226 Commissioner Ohlin felt the proposed façade met the requirements of the Zoning Ordinance.

227  
228 Commissioner Paul also felt the balconies broke up the façade.

229  
230 Steve Parkinson updated the Planning Commissioner on the closure of 3500 West and Midland  
231 Drive. The project would be bid in August. The contractor would be given the option of waiting  
232 until spring to start the project if it could not be completed by mid-September.

233  
234 6. ADJOURN

235  
236 **Commissioner Karras moved to adjourn at 6:44 p.m. Commissioner Dandoy seconded**  
237 **the motion. Commission members Dandoy, Karras, Kirch, Ohlin, and Paul voted "aye."**  
238 **The motion carried.**

239  
240  
241  
242  
243 Attest:

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Gennie Kirch  
Chairman

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Michelle Drago  
Secretary  
dc:pjun915

**SYNOPSIS****Application Information**

Applicant: Jon Barker; J & D Holdings Company  
Request: Requests to amend the  
1. General Plan (Future Land Use Map) from Low Density Single-Family to Very High Density, Multi-Family  
2. Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay)  
Address: 2748 West 5600 South

**Land Use Information**

Current Zoning: RE-20 and R-3;  
Adjacent Land Use: North: RE-20; Residential Estates South: R-3; Multi-Family Residential  
East: R-1-8; Single-Family Residential West: R-3; Multi-Family Residential

**Staff**

Report By: Steve Parkinson  
Staff Recommendation: Approval with conditions

**APPLICABLE ORDINANCES**

- Roy City Zoning Ordinance Title 10, Chapter 8 – Special Purpose District – Residential In-fill Overlay

**CONFORMANCE TO THE GENERAL PLAN**

- Residential Development Goal 1; Policy D: *The City's policies should encourage the development of a diverse range of housing types, styles and price levels in all areas of the City.*
- Residential Development Goal 3; Policy G: *The housing needs for low and moderate income families and senior citizens in Roy City shall be determined by the City on a regular basis, or as the need arises.*

**ANALYSIS****Background:**

There is an existing single family home on the property that they are planning on keeping. It will be separated from the development on a separate parcel. The entire property is 1.46 acres (63,598 sq.-ft.) including the site for the single family home. The applicant has applied for approval of a preliminary subdivision plat, but it wasn't submitted in time to be on this agenda. The proposed subdivision will have the single family dwelling on an 8,280 sq.-ft. parcel with the remaining 55,318 sq.-ft. to be used for a multi-family development.

**Amend Future Land Use Map:**

Current Designation: The subject property is currently split into two (2) different land use designations. The southeastern corner identified as Very High Density Multi-Family Residential and the western/northern portions are identified as Low Density Single-Family Residential.

Considerations: For decades this property has been used as a single family residence, with the eastern corner un-utilized and in fact when looking at the property (see exhibit B), it almost appears as to not even be a part of the residences. The western/northern portions of the property use to be a garden but now has turned to weeds and is under-utilized. The D & RG rail trail is abutting the western property line and is a great amenity

for any type of residential. Because 5600 South is an arterial street, has transit access staff feels that the request is the best use for this parcel.

### **Amend Zoning Map:**

Current Zoning: Currently the property is split zoned, similarly to the Future Land Use Map, the southeastern corner is zoned R-3 and the western/northern portions are zoned RE-20.

Requested Zone Change: The applicant would like to have the entire property zoned R-3, and include the RIO (Residential Infill Overlay) to allow for a multi-family residential development.

Considerations: For the same reasons covered in the heading on the Future Land Use Map, planning staff is in support of the change to high density residential zoning. The project will provide a good transition from the single family residential uses to the north and will provide a buffer between the arterial street of 5600 South.

Although there are other similar multi-family complexes in the area and the single-family stock varies in density, staff feels that quality multi-family could be a good addition to the mix of uses here, and supports the requested zone change.

### **CONDITIONS OF APPROVAL**

1. Apply and receive Conditional Use & Site Plan approval

### **FINDINGS**

1. That it's the best use of the land.
2. Provides a buffer between the single-family residence to the North and the busy road to the south.

### **ALTERNATIVE ACTIONS**

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

### **RECOMMENDATION**

Staff recommends that the Planning Commission recommends approval for the request to:

1. Amend the General Plan (Master Land Use Map) from Low Density Single-Family to Very High Density, Multi-Family, and
2. Amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay), with the conditions as stated in the staff report.

### **EXHIBITS**

- A. Aerial Map
- B. Pictures of existing property and buildings
- C. Future Land Use Map
- D. Zoning Map
- E. Applicant's Narrative

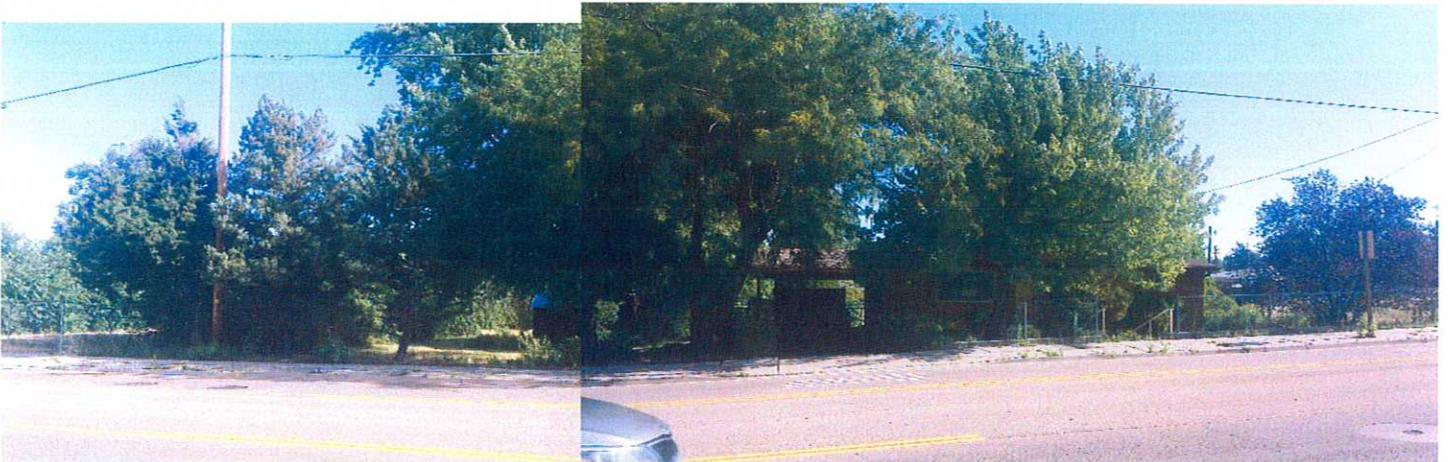
EXHIBIT "A" – AERIAL MAP



**EXHIBIT "B" – PICTURES**



Looking North West from the intersection of 2700 W & 5600 S.



Looking North at the home from 5600 S.



Looking North West from the rear of home



Looking North East from the rear of home

**EXHIBIT "C" – FUTURE LAND USE MAP**

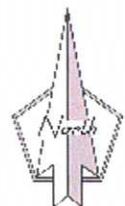


**Legend**

- |   |   |
|---|---|
|  Low Density Residential       |  Schools       |
|  Medium Density Residential    |  Government    |
|  High Density Residential      |  Industrial    |
|  Very High Density Residential |  Business Park |
|  Parks                         |  Commercial    |
|  Churches                      |  Utility       |



**Future Land Use**





**EXHIBIT "E" – APPLICANT'S NARRATIVE**

Narrative for 2748 West 5600 South  
Roy City, Utah  
05/26/2015

The following information is regarding to our request for a General Plan Amendment, Rezone and for a (R.I.O.) Residential Infill Overlay for the property located at 2748 West 5600 South, Roy City, Utah.

Our family has owned this property for over 50 years. We have farmed the 1.46 acres year after year. It has been a perfect place to grow-up and raise our families. Just as any other family, though, there comes a time when a parcel of this size becomes too large to manage. As a family we have decided to sell our family home and the 1.46 acres it sits on. In doing so we feel the need to make the property as useful to someone else as it has been for us. That is why we are requesting that the property be rezoned to the proper zoning category.

The current General Plan designates our property in two different categories - Low Density Single Family residential and Very High Density, Multi-Family Residential. A Portion of our property located on the corner of 2700 West and 5600 South is designated Very High Density (R-3) while the additional portion is designated to Low Density (RE-20). The entire property is surrounded by three (3) different land use classifications. The three (3) bordering uses are R-3, RE-20 and Commercial.

We are requesting that the portion of our property (1.11 Acres) currently zoned RE-20 be Rezoned to the R-3 zone to be consistent with the existing (.35 Acre) R-3 zoned portion of property. This will require a General Plan Amendment and Rezone for property.

Rezoning of the portion of property to R-3 reflects the Goal 3 "Policy D" of the General Plan which states that zoning boundaries should not cut across individual lots or developments. As the property currently sits, the portion of land (1.11 Acres zoned RE-20) located behind the family home will not encourage reasonable land use balance with the surrounding zones. The property to the West, South and running up 5600 South are all zoned R-3 with just a portion of our property zoned RE-20. The rezone will allow the property to match its surrounding zones and allow for opportunities for redevelopment in the city.

We are also requesting that the city approve our request to establish a Residential Infill Overlay District (R.I.O.) on this property. The request for the (RIO) is due to the narrow width of the property. The (RIO) will be a great benefit, as it will allow a future buyer to have more options when he is in the design phase of his project. It will allow for some design options that will enhance the corner of 5600 South and 2700 West and bring a more aesthetically pleasing type of development to Roy City.

*Paul Cull* Trustee  
*Adrian (Trustee)*

## SYNOPSIS

### Application Information

Applicant: Brad Wilkinson; KIDCO LLC  
Request: Request for Preliminary Subdivision approval for KIDCO Subdivision, a two (2) lot single-family residential subdivision.  
Address: Approximately 5684 South 2700 West

### Land Use Information

Current Zoning: R-1-8; Single-Family Residential  
Adjacent Land Use: North: R-1-8; Single-Family Residential      South: R-1-8; Single-Family Residential  
East: R-1-8; Single-Family Residential      West: RE-20; Residential Estates

### 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)

## BACKGROUND

**Subdivision:** The proposed subdivision is to subdivide 19,650 square-feet of property into two (2) individual parcels. Lot 1 already has an existing single-family dwelling on it and Lot 2 would be for a second single-family dwelling.

**Zoning:** The property was recently zoned R-1-8 and according to table 10-1 of the zoning ordinance the R-1-8 zone allows for single-family lots to be a minimum of 8,000 sq.-ft. and that each lot is also required to have a minimum of 65 ft. of frontage, which each meet the minimum of both requirements.

**Access:** Lot 1 will continue to have access onto 2700 West and Lot 2 will have access onto 2650 West.

**Improvements / Utilities:** Both lots are easily served by all utilities.

**DRC Review:** The DRC has reviewed the development, see attached memo. There are a few things needing to be re-submitted, but nothing that would cause the development not to comply with all applicable codes.

**Summary:** This small two (2) lot subdivision meets all aspects of the zoning and subdivision requirements for lot width and lot size.

## CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed as R-1-8; Medium Density Residential.

## CONDITIONS OF APPROVAL

- I. Compliance to the requirements and recommendations as outline in the DRC memo dated 8 July 2015 (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 KIDCO Subdivision located at approximately 5684 South 2700 West with the conditions as outlined within the staff report.

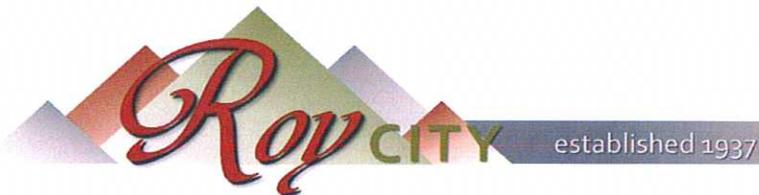
## EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 8 July 2015

## EXHIBIT "A" – AERIAL MAP







COMMUNITY DEVELOPMENT DEPARTMENT  
505 I South I 900 West; Roy, Utah 84067  
(801) 774-1040 | Fax: (801) 774-1030

MEMORANDUM

Date: 8 July 2015  
To: Brad Wilkinson; KIDCO LLC  
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: KIDCO Subdivision (5684 S 2700 W) Preliminary Plat

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 street designation in front of Lot 1 should be corrected from 2650 West to 2700 West.
2. The west boundary of the subdivision extends to the center of 2700 West. The street portion should be properly dedicated to Roy City. The holding strip on 2650 West should also be addressed.
3. All subdivision improvements required by the Subdivision Ordinance will be required for this subdivision. Existing utilities for Lot 1 should be shown. A secondary water connection for Lot 2 should also be shown.
4. The existing sidewalk condition in front of both lots should be noted on the plat. Any substandard conditions must be repaired as part of the subdivision improvements.
5. The closest fire hydrant to Lot 2 should be shown on the plat.
6. An APWA style "T" patch will be required for the street cuts in 2650 West.
7. The distances and bearings in the legal description should match what is shown on the plat.
8. The dimensions and setbacks of all existing buildings should be shown on the plat.

**Fire / Public Works / Legal -**

1. No comment at this time

**Building -**

1. There shall be a Geotechnical Engineer inspection conducted once the excavation has been completed and prior to any fill or footings being placed. The Geotech Engineer shall provide a report to the contractor, which will then turn it into the City Building Official for review. All conditions present at the time of inspection shall be noted and any recommendations from the Geotechnical Engineer shall be followed. Soil type, ground water, and fill material are a few of the items to be checked for.
2. Section R405.1 Concrete or masonry foundations requires drains to be installed. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or

other *approved* systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

**Planning -**

- I. The scale on the plat is incorrect.

**SYNOPSIS****Application Information**

Applicant: Brian Everill; Master Lube  
Request: Request for approval of the Exterior Remodel for the Master Lube  
Address: 5829 South 1900 West

**Land Use Information**

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

**Staff**

Report By: Steve Parkinson  
Recommendation: Recommends approval with conditions

**APPLICABLE ORDINANCES**

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

**BACKGROUND**

The applicant is looking to update the exterior finish 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 remodel the exterior of the building. The building will continue to have the three stripes about four (4) feet from the ground, however the colors will change from Blue/Red/Yellow to Black/Red/Grey. Below the stripes will be rock work similar to the storage units main building to the south and above the stripes will be a medium tan stucco. Exhibit "B" gives an idea of how the building appears today and Exhibit "C" shows how the proposed changes will transform the building.

**CONDITIONS OF APPROVAL**

- I. Requirements and recommendations of the Building Official.

**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 Exterior Remodel for the Master Lube located at 5829 South 1900 West with the conditions as listed within this report.

**EXHIBITS**

- A. Aerial Map
- B. Existing Elevations
- C. Proposed Elevations

EXHIBIT "A" - AERIAL MAP



**EXHIBIT "B" – EXISTING ELEVATIONS**



**EXHIBIT "C" – PROPOSED ELEVATIONS**

