



AGENDA

August 28, 2015

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 August 11, 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 approximately located at 2449 W 4300 S.:
 - a. General Plan (Future Land Use Map) from Light Manufacturing to Very High Density, Multi-Family
 - b. Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) and RIO (Residential Infill Overlay)
4. Commissioners Comments
5. Staff Update
6. Adjourn



1 ROY CITY PLANNING COMMISSION

2
3 August 11, 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 August 11, 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 Doug Nandell
18 Lindsey Ohlin
19 Claude Payne

20
21 Excused: Joe Paul

22
23 Others present were: Mayor Willard Cragun; Cathy Spencer, Management Services Director;
24 Gary Empey; Dale Dixon; Jo Dixon; Rosemary Higgs; Kasey Randall; Tabitha Randall; Dee
25 Nelson; Don Higgs; Orlene Higgs; Tim Higgs; John Barker; Boyd Call; Crystal Jeffs; Michael
26 Jeffs; Greg Sagen; Scott Berry; and Dan Higgs.

27
28 Pledge of Allegiance: Lindsey Ohlin

29
30 1. DECLARATIONS OF CONFLICT

31
32 Commissioner Dandoy stated that he had a conflict with Item No. 7. A family member had a
33 direct interest in the subdivision. He recused himself from discussion on that item.

34
35 2. APPROVAL OF JULY 28, 2015, MINUTES

36
37 **Commissioner Dandoy moved to approve the July 28, 2015, minutes as written.**
38 **Commissioner Ohlin seconded the motion. Commission members Dandoy, Karras, Kirch,**
39 **Nandell; Ohlin, and Payne voted "aye." The motion carried.**

40
41 3. APPROVAL OF REGULAR PLANNING COMMISSION MEETING SCHEDULE FOR
42 FY2016

43
44 Steve Parkinson asked if the Planning Commission was concerned about holding meetings on
45 November 24th and December 22nd, which were on the weeks of Thanksgiving and Christmas.
46 The Planning Commission members were not concerned.

47
48 Commissioner Dandoy asked about meetings held in the large conference room. Mr. Parkinson
49 said only the work sessions would be held in the conference room.
50

51 **Commissioner Karras moved to approve the Planning Commission meeting schedule for**
52 **FY2016. Commissioner Payne seconded the motion. Commission members Dandoy,**
53 **Karras, Kirch, Nandell, Ohlin, and Payne voted “aye.” The motion carried.**
54

55 4. CONTINUED FROM JULY 14, 2015 – CONSIDERATION OF A REQUEST TO AMEND
56 THE MASTER LAND USE MAP OF THE GENERAL PLAN FROM LOW DENSITY,
57 SINGLE-FAMILY RESIDENTIAL TO VERY HIGH, MULTI-FAMILY RESIDENTIAL AND
58 THE ZONING MAP FROM RE-20 TO R-3 FOR THE PROPERTY LOCATED AT 2748
59 WEST 5600 SOUTH FROM
60

61 Steve Parkinson stated that the property under consideration was located at 2748 West 5600
62 South. Two actions had been requested regarding this property: A request to amend the Future
63 Land Use Map of the General Plan from Low Density, Single-Family to Very High Density, Multi-
64 Family; and a request that the Zoning Map be amended from RE-20 to R-3 with a RIO
65 (Residential Infill Overlay). A public hearing was held on July 14, 2015, and several good
66 comments were received. The public hearing was closed, and the Commission tabled the
67 matter in order to allow time for a traffic study to be completed.
68

69 Mr. Parkinson stated that the applicant asked A-Trans, a transportation engineering company,
70 to conduct the transportation study. The transportation engineer recommended that there be no
71 access on 5600 South. The only access the applicant was proposing on 5600 South was the
72 existing access for the existing home. The transportation engineer recommended that all access
73 occur on 2700 West. Without knowing exactly what was being proposed on the property, the
74 engineer could not make a recommendation about any traffic motions. When a development
75 plan was submitted for this property, the engineer could continue the study.
76

77 Commissioner Dandoy felt the Planning Commission's concerns resulted from the close
78 proximity of any access on 2700 West to the 5600 South intersection. Such an access might be
79 limited to right in and right out turning movements. Modifications to 2700 West might be needed.
80 Mr. Parkinson said the transportation engineer could not make a recommendation until he knew
81 what was being proposed on the property. At this time, the applicant was simply seeking to
82 rezone the property and subdivide the home from the rest of the property.
83

84 Commissioner Dandoy felt one could pre-suppose the property was heading in the direction of
85 high density since that was the zone the applicant was requesting. Why couldn't a less dense
86 zone, like RE-15 be considered? Mr. Parkinson stated that half of the property was already
87 zoned R-3. He didn't feel there was enough room on the remaining property for a public road
88 which would be required if the property had a single-family zone. The property would probably
89 be developed by a single developer.
90

91 Steve Parkinson stated that the applications to amend the Future Land Use Map of the General
92 Plan and the Zoning Map complied with the criteria contained in Sections 505, 506, 509, and
93 510 of the Zoning Ordinance. The Planning Commission had to consider if amending the
94 General Plan and the Zoning Map were in the best interest of the parcel. If the zoning was left
95 as is, the current use would continue. The staff recommended that the Planning Commission
96 recommend that the Council approve both requests.

97 Commissioner Dandoy stated that the Future Land Use Map showed there weren't many RE-20
98 areas left in Roy City. Most of the RE-20 was along the west side of 2700 West and the
99 southwest corner of the City. What was being proposed on this piece of property would mean

100 the loss of its RE-20 Zone for good. Did the Planning Commission want to consider preserving
101 larger lots for families?
102

103 Commissioner Dandoy was also concerned about the small strip of land that UDOT owned in
104 front of this property. Steve Parkinson said UDOT owned a 12-foot strip of land the length of the
105 property on 5600 South. It owned similar strips elsewhere on 5600 South. He felt the strips were
106 in preparation for future widening of 5600South.
107

108 Chairman Kirch felt the Planning Commission needed to consider the adjacent property uses.
109 Almost all of the adjoining properties were already multi-family. If this property was rezoned, it
110 would not be an island.
111

112 Chairman Kirch asked about the adjacent designations on the Future Land Use Map. Mr.
113 Parkinson said the area to the north was low density, single-family residential. The area to the
114 south was very high density, multi-family residential and medium density, single-family
115 residential. The area to the west was high density, multi-family residential. The property to the
116 east was commercial.
117

118 Chairman Kirch felt the Planning Commission needed to consider how the property could best
119 be developed. There would likely be no access to 5600 South for future development. The only
120 access would be from 2700 West. If the property was left RE-20, would it ever develop?
121

122 Chairman Kirch asked if there would be enough room behind the existing house for a private
123 drive to access the back area. Would the back area be landlocked? Mr. Parkinson said the
124 required width for a private road was 26 feet. There was 40 to 45 feet behind the lot with the
125 house. It appeared there was enough room for a private drive.
126

127 Chairman Kirch asked if other properties on 2700 West could request permission to subdivide
128 their lots. Mr. Parkinson said they could. They would have to go through the same process as
129 the current applicant – request amendment of the General Plan and the Zoning Map.
130

131 Commissioner Dandoy stated that once this property was rezoned for smaller lots, it was highly
132 unlikely it would ever be large again. People were not able to find large building lots in Roy City.
133 Should Roy retain these larger lots as an attraction for families that wanted to stay in Roy?
134

135 Commissioner Nandell asked how many high density developments the City wanted.
136

137 Chairman Kirch stated that the property in question was located on 5600 South. The D&RG
138 Trail was located immediately to the west. Those interested in an RE-20 lot would not want to
139 have their animals next to a lot of foot traffic. When one looked at the surrounding uses, what
140 the applicant was requesting was typical, not atypical.
141

142 Steve Parkinson stated that if the property was subdivided, the larger parcel would have about
143 1.4 acres.
144

145 Commissioner Dandoy said the applicant could have requested a change from R-3 to RE-20.
146

147 Chairman Kirch pointed out that with a parcel this size, the City could have received a request
148 for a commercial use.

149 Commissioner Dandoy felt the issue was whether to retain those areas designated low density,
150 single family residential. This would not be the last time the Planning Commission would
151 consider this type of request. This was a genuine issue. The Planning Commission would
152 continue to see this type of development until there weren't any large lots left in Roy City. The
153 Planning Commission had to determine if it was going to give up the larger properties.
154

155 Chairman Kirch reviewed the criteria used for considering General Plan and Zoning Map
156 amendments. A lot of the criteria could be applied to both sides of the argument. This really was
157 a difficult issue.
158

159 Chairman Kirch reminded the Planning Commission that this property was adjacent to the
160 D&RG Trail. Development of the property could attract those interested in access to the Front
161 Runner station.
162

163 Commissioner Dandoy said the Planning Commission had requested the traffic study because it
164 didn't know what the applicant was proposing. The traffic study said the property was located
165 close to the 5600 South 2700 West intersection, and there could be traffic restrictions. The City
166 required the developer of the subdivision on 4800 South to put in a median to make ensure
167 drivers complied with the turning restrictions. The same thing could happen on 2700 West. A
168 median could be required to ensure compliance. He felt there was a safety risk associated with
169 this property. He felt the Planning Commission would feel more comfortable if it could see a
170 development plan. Due to the size of the property, the maximum density was 16 residential
171 units. He felt 16 units would make the 5600 South 2700 West intersection more complicated. He
172 found it difficult to support this request due to the safety risk and the requested change to the
173 Future Land Use Map.
174

175 Commissioner Ohlin felt there was a difference between this property and the one on 4800
176 South. The Planning Commission didn't know what was being proposed on this property.
177

178 Commissioner Dandoy stated that when the Planning Commission recommended approval of
179 the development on 4800 South, it also recommended the installation of a roundabout to help
180 with the turning restrictions. The Council approved the roundabout to make the turning
181 restrictions less cumbersome. There wasn't a place for a roundabout near this property. The
182 Planning Commission would have a better feel, if they knew what was being planned. They
183 would know if there was a safety risk or not.
184

185 Chairman Kirch stated that the proposal before the Planning Commission did not include a
186 development plan. Safety concerns would be addressed if and when a plan was submitted. The
187 property on the immediate corner of 5600 South 2700 West had been vacant for a long time.
188 She felt it would be better to have it developed rather than leave the corner in weeds and the
189 property in the back inaccessible.
190

191 Commissioner Dandoy said he had an issue with the R-3 Zone. He wanted an alternative. He
192 felt it was extreme to go from an RE-20 to an R-3. The property would be changing from very
193 low density to very high density.
194

195 Chairman Kirch pointed out that the corner and half of the large parcel were already zoned R-3.
196

197 Chairman Kirch asked how many units the property could have if it was zoned R-3. Steve
198 Parkinson said the maximum density in the R-3 Zone was 12 units per acre. If the remainder
199 parcel was 1.4 acres, the density would be 15 to 16 units. The total number would depend on
200 setbacks and parking. There couldn't be more than 16, because the size would not support it.
201

202 Steve Parkinson stated that other zoning options would require a subdivision to have a public
203 road.
204

205 Commissioner Dandoy did not feel this property could meet a public road requirement. He was
206 concerned about the unknown. Roy City had a limited number of low density properties left. The
207 applicant was proposing to take another one away. Was that in the best long term interest of
208 Roy? He felt the information from the traffic study the Planning Commission requested just
209 added to the confusion.
210

211 Chairman Kirch stated that the corner was already zoned R-3. The Planning Commission was
212 considering the zoning of about 1.4 acres. The developer would be responsible to address
213 safety concerns. Changing the zone to R-3 would change the dynamics of the neighborhood.
214 She did feel for the adjoining property owners, but that was not a criterion the Zoning Ordinance
215 allowed the Planning Commission to consider. In order to deny the requests to amend the
216 General Plan and the Zoning Map, the Planning Commission had to find a criterion that it did not
217 meet.
218

219 **Commissioner Karras moved to recommend that the City Council approve the request to**
220 **amend the Future Land Use Map designation for property located at 2748 West 5600**
221 **South from Low Density, Single-Family to Very High Density, Multi-Family based on the**
222 **staff's findings and subject to the conditions recommended by the staff. Commissioner**
223 **Nandell seconded the motion. A roll call vote was taken: Commissioners Ohlin, Payne,**
224 **Nandell, Karras, and Kirch voted "aye." Commissioner Dandoy voted "nay." The motion**
225 **carried.**
226

227 Chairman Kirch asked about the request for a Residential Infill Overlay. Steve Parkinson said a
228 RIO did not affect the underlying zone. It was a tool for difficult pieces of property. It did give a
229 property owner some flexibility. In this case, it would give some flexibility with lot widths, but not
230 the overall size.
231

232 **Commissioner Karras moved to recommend that the City Council approve the request to**
233 **amend the zoning designation of property located at 2748 West 5600 South from RE-20 to**
234 **R-3 and to grant the Residential Infill Overlay request based on the staff's findings and**
235 **subject to the staff's recommendations. Commissioner Nandell seconded the motion. A**
236 **roll call vote was taken: Commissioners Payne, Karras, Nandell, Kirch, and Ohlin voted**
237 **"aye." Commissioner Dandoy voted "nay." The motion carried.**
238

239 5. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION
240 APPROVAL FOR THE TRAILSIDE CROSSING SUBDIVISION, A TWO-LOT
241 SUBDIVISION LOCATED AT 2748 WEST 5600 SOUTH
242

243 Steve Parkinson stated that the Trailside Crossing Subdivision was a two-lot subdivision located
244 at 2748 West 5600 South. The applicant wanted to subdivide the existing single-family home
245 from the rest of the property. The home was currently zoned R-3. The minimum lot size in the

246 R-3 Zone was 6,000 square feet. However, in order to have enough property for the home to
247 meet the setback requirements, the lot would be just over 8,000 square feet. The second lot
248 would be 1.4 acres in size. The existing home had access from 5600 South. No other changes
249 in the property were proposed at this time.

250
251 Chairman Kirch asked what would happen if the existing home was demolished. Mr. Parkinson
252 said the then vacant lot would have to meet the requirements of the Zoning Ordinance.
253 Chairman Kirch asked if the 8,000 square foot lot would qualify for division into smaller parcels.
254 Mr. Parkinson felt the existing home would have to be demolished and the subsequent vacant
255 property absorbed back into the larger parcel before it could be divided. At this point, he didn't
256 feel demolishing the home would be in the best interest of the developer.

257
258 Commissioner Dandoy stated that the entire property was now zoned R-3. The lot with the
259 existing home would be 8,000 square feet in size. If the house was demolished, the lot would
260 still be zoned R-3. Mr. Parkinson said it would. If the home was no longer there, the lot could
261 lose access to 5600 South. He didn't feel the applicant would be subdividing the property if he
262 had plans to demolish the home.

263
264 Chairman Kirch asked how long the frontage on 2700 West was. Mr. Parkinson said it was a
265 little over 100 feet. He didn't know the exact length. Commissioner Dandoy said frontage on
266 2700 West was longer than the width of adjoining properties to the north.

267
268 Chairman Kirch stated that the traffic study indicated that Lot 2 would not be able to get access
269 onto 5600 South. Mr. Parkinson said the owner would have to apply for a permit from UDOT for
270 access onto 5600 South.

271
272 Chairman Kirch felt this property was limited. Steve Parkinson said the entrance to a
273 development would have to be at least 36 feet wide if it contained full traffic movements. The
274 Fire Department could reduce the width of the entrance if turning movements were restricted,
275 but the entrance could not be less than 26 feet.

276
277 Steve Parkinson said the staff found that the proposed subdivision could meet all of the
278 requirements of the Zoning and Subdivision Ordinances. It recommended that the City Council
279 grant preliminary approval of the Trailside Crossing Subdivision subject to approval of the
280 requested amendments to the General Plan and Zoning Map and compliance with the DRC's
281 July 27th memorandum.

282
283 **Commissioner Payne moved to open the public hearing at 6:47 p.m. Commissioner**
284 **Dandoy seconded the motion. Commission members Dandoy, Karras, Kirch, Nandell,**
285 **Ohlin, and Payne voted "aye." The motion carried.**

286
287 Chairman Kirch opened the floor for public comments.

288
289 Tim Higgs, 5381 South 4300 West, stated that Joseph Higgs was his father. His mother and
290 father owned a lot that would back onto the proposed subdivision. He had several concerns
291 about the subdivision. He understood that the traffic analysis was inconclusive. He felt the
292 applicant was asking for approval before the impact on 2700 West could really be understood.
293 He was concerned about public versus private access. What constituted a private drive? Would
294 the access be public or private?

295 Chairman Kirch stated that a private drive was an ingress and egress path for privately-owned
296 property. It might consist of a network of access lanes. The City had no responsibility for its
297 upkeep.
298

299 Tim Higgs stated that according to the agenda, the subdivision was limited to two lots. Chairman
300 Kirch said at this time the applicant was separating the house from the rest of the property. The
301 remaining property could be used for future development. Mr. Higgs asked if there could be
302 more than two lots. Chairman Kirch said there could if those lots could meet the requirements of
303 the Zoning Ordinance.
304

305 Chairman Kirch stated that because Roy City was almost built out, the City would see more
306 development of unusual properties.
307

308 Tim Higgs questioned whether the use was right. He asked how the applicant planned to get
309 services and utilities to the property. If utilities came from 2700 West, how would it
310 inconvenience existing residents? Was there room for emergency access equipment? What
311 about garbage and snow removal? Water drainage was another issue. When the overpass was
312 put in, the intersection was raised higher than adjoining properties. The drainage on 2700 West
313 changed. Most of the street drained from north to south. The homes near the intersection now
314 flowed from south to north. It now seemed that all of the drainage in the area collected in front of
315 his parents' home. The same drainage issue existed in the back of this property. He was still
316 concerned about traffic. A right in and right out restriction would ease some of his concern, but
317 drivers traveling down 5600 South would want to turn into a development on this property
318 because it would be too inconvenient not to. He didn't see how the City could approve a rezone
319 with an inconclusive traffic study.
320

321 Boyd Call, Layton, stated that his parents owned this home for over 60 years. Several years
322 ago, his mother wanted to rezone the entire property for high density. When she approached
323 the City, she was told not to waste her money. The City planned to change the zone when it
324 updated its maps. They sold the property with that understanding. Then he got a call from the
325 buyer about the difficulty he was encountering rezoning the property. He found it ironic that the
326 City told his mother not to worry about the zone, and now the City was hesitating. No one
327 wanted to purchase this large lot because it was isolated. He felt not rezoning the property was
328 taking away the owner's rights.
329

330 **Commissioner Kirch moved to close the public hearing at 7:00 p.m. Commissioner Ohlin**
331 **seconded the motion. Commissioner members Dandoy, Karras, Kirch, Nandell, Ohlin,**
332 **and Payne voted "aye." The motion carried.**
333

334 Chairman Kirch stated that there were many issues and quirk-a-dinks about this site, which
335 were dictated by the Zoning Ordinance. The developer would have to address those.
336

337 Commissioner Nandell stated that when the developer submitted a site plan, he would have to
338 address concerns about the property. Mr. Parkinson said all site plans were reviewed by the
339 Fire Department. The Fire Department would determine if there was adequate access for their
340 emergency equipment. Access for waste removal and snow removal would be considered.
341 Water drainage was governed by FEMA and APWA. The developer would be required to retain
342 water on the site and then release it. The site plan would have to satisfy the requirements of the

343 Zoning Ordinance before the DRC would bring it to the Planning Commission. Even traffic
344 safety would have to be addressed.

345
346 Chairman Kirch stated that if the home was subdivided, it would limit what could happen on the
347 rest of the property. If the home was demolished, access onto 5600 South would be lost.

348
349 **Commissioner Nandell moved to recommend that the City Council grant preliminary**
350 **approval of the Trailside Crossing Subdivision located at 2748 West 5600 South based on**
351 **the staff's facts and findings and recommendations of the staff, including approval of the**
352 **amendments to the General Plan and Zoning Map. Commissioner Payne seconded the**
353 **motion. Commission members Dandoy, Karras, Kirch, Nandell, Ohlin, and Payne voted**
354 **"aye." The motion carried.**

355
356 6. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION
357 APPROVAL OF JEFFS SUBDIVISION, A TWO-LOT SUBDIVISION LOCATED AT 4250
358 WEST 5250 SOUTH

359
360 Steve Parkinson stated that the City had received a request for preliminary approval of a two-lot
361 subdivision located at approximately 4250 West 5250 South. The property was located south of
362 the Meadow Creek Village pond and east of the Howard Slough. It was 1.3 acres in size and
363 was zoned R-1-7. The R-1-7 Zone would allow several smaller lots on a parcel of this size, but
364 the property was only accessible via a 26 foot piece of land on 5250 South. The proposed lots
365 would have to share a single driveway. The Zoning Ordinance only allowed two lots to share a
366 driveway. This was a familial subdivision; a mother and daughter planned to live there.

367 Mr. Parkinson stated that the staff had found that the proposed subdivision met all of the
368 requirements of the Zoning and Subdivision Ordinances. The DRC's August 6th memorandum
369 outlined issues that would have to be addressed. Most were due to the proximity of the Howard
370 Slough. Mr. Parkinson felt the DRC's concerns could be resolved. The DRC would address
371 installing drainage and utilities in the 25-foot access lane. The Fire Department was okay with a
372 25-foot access as long as there was adequate turning radius. There was a separate parcel
373 along 5250 South which would have to be combined with Lot 1.

374
375 Mr. Parkinson stated that the City owned an area west of the proposed subdivision. It might be
376 in the interest of the City to move its fence to give the applicant more access width in exchange
377 for better access to the Slough. The staff recommended that the Planning Commission
378 recommend that the City Council grant preliminary approval of the Jeffs Subdivision subject to
379 the DRC's 'concerns listed in the August 6th memorandum being resolved. Mr. Parkinson felt the
380 issues could be resolved. It just might take some time.

381
382 Commissioner Dandoy stated that there was a sign posted on this property indicating it could be
383 used for public parking for the fish pond.

384
385 Steve Parkinson stated that this property had a lengthy history involving a dispute over the legal
386 ownership of the property. The City did not own the property and couldn't sign it for public
387 parking. He would ask the Public Works Director to have the sign removed.

388
389 Commissioner Dandoy felt that the slough could be a hazard. Who was responsible to put up a
390 fence separating the proposed subdivision from the slough? Steve Parkinson said the developer
391 was responsible to separate two different uses. Commissioner Nandell said the City Engineer

392 had indicated that the Howard Slough right-of-way needed to be fenced in accordance with Roy
393 City Standards.

394
395 **Commissioner Ohlin moved to open the public hearing at 7:12 p.m. Commissioner**
396 **Dandoy seconded the motion. Commissioners Dandoy, Karras, Kirch, Nandell, Ohlin, and**
397 **Payne voted “aye.” The motion carried.**

398
399 Chairman Kirch opened the floor for public comments

400
401 Crystal Jeffs, 3351 West 4250 South, West Haven, stated that she and her mother wanted to
402 live on this property. Right now there was sufficient room for cars to park along the slough
403 without blocking her access. There currently wasn't a fence along the slough. She had received
404 a copy of the DRC's memorandum, and knew they would have to put in a fence. She was
405 planning to do so.

406
407 Chairman Kirch asked if there was a home on the property. Mrs. Jeffs said the property was
408 currently vacant.

409
410 Commissioner Nandell asked about access for parking. Mr. Parkinson said this property was not
411 a suitable parking lot. There needed to be a sign indicating this was private property. Crystal
412 Jeffs said there was plenty of parking at the fish pond itself.

413 **Commissioner Dandoy moved to close the public hearing at 7:17 p.m. Commissioner**
414 **Payne seconded the motion. Commissioners Dandoy, Karras, Kirch, Nandell, Ohlin, and**
415 **Payne voted “aye.” The motion carried.**

416
417 Commissioner Dandoy stated that this subdivision would have access through a private road.
418 Right now both lots would be owned by family. What happened in the future if one or both lots
419 were no longer owned by family members? What if the owner of Lot 1 blocked access for Lot 2?
420 Steve Parkinson stated that on the subdivision plat, the driveway would be shown as a shared
421 driveway which would be fully accessible by both lots. The property owners would be
422 responsible for the maintenance of the driveway. The driveway would have to remain open for
423 fire access. The developer would have to put in a fire hydrant.

424
425 Commissioner Dandoy was concerned about how the City would resolve an access dispute
426 between the two lot owners. Steve Parkinson said it would be a civil issue. The City would not
427 be involved.

428
429 **Commissioner Ohlin moved to recommend that the City Council grant preliminary**
430 **approval of the Jeffs Subdivision located at 4250 West 5250 South based on the staff's**
431 **findings and subject to the staff's recommendations. Commissioner Nandell seconded**
432 **the motion. Commissioners Dandoy, Karras, Kirch, Nandell, Ohlin, and Payne voted**
433 **“aye.” The motion carried.**

434
435 7. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION
436 APPROVAL OF T & D NELSON SUBDIVISION, A FIVE-LOT SUBDIVISION LOCATED
437 AT 5463 SOUTH 3100 WEST

438
439 Commissioner Dandoy recused himself from this item and stepped down.

440

441 Steve Parkinson stated that the City had received a request for preliminary approval of the T &
442 D Nelson Subdivision located at 5463 South 3100 West. The proposed subdivision would
443 modify Lots 19 and 27 of Hidden Cove Phase 4 and divide an additional 1.42 acres into five
444 individual lots

445
446 Mr. Parkinson stated that when Hidden Cove Phase 3 was submitted, the developer was
447 generous and left Mr. Nelson frontage on 5475 South. However, Mr. Nelson was too late to
448 arrange to have utilities stubbed to his property (Lot 4). When Hidden Cove Phase 4 was
449 submitted, Mr. Nelson paid to have utilities stubbed to his property on 5450 South (Lot 3). Lots 1
450 and 2 were Lots 19 and 27 of Hidden Cove Phase 4. Lot 5 was Mr. Nelson's existing home on
451 3100 West.

452
453 Mr. Parkinson said the biggest issue regarding this subdivision was installation of utilities for Lot
454 4 on 5475 South. Roy City did not allow new roads to be cut for five years unless the developer
455 agreed to repave the entire road. The road in front of Lot 4 was paved in October of last year.
456 The City had agreed to allow Mr. Nelson to cut 5475 South to install utilities for Lot 4 if he
457 agreed to repave the entire bulb of the cul-de-sac.

458
459 Chairman Kirch asked when the five years would be up. Mr. Parkinson said the five year time
460 frame would be up in 2019.

461
462 Steve Parkinson stated that the staff had found that the proposed subdivision met all of the
463 requirements of the Zoning and Subdivision Ordinances. The staff recommended that the
464 Planning Commission recommend that the City Council grant preliminary approval of the T & D
465 Nelson Subdivision subject to the conditions outlined in the DRC's July 29th memorandum.
466 When the subdivision was complete the improvement would be seamless and continuous. One
467 would not be able to tell where one subdivision started and another ended.

468
469 **Commissioner Karras moved to open the public hearing at 7:25 p.m. Commissioner Ohlin**
470 **seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, and Payne voted**
471 **"aye." The motion carried.**

472
473 Chairman Kirch opened the floor for public comments.

474
475 Dee Nelson, 5463 South 3100 West, stated that he was ready to develop Lot 4. He was
476 requesting approval of the subdivision and permission to cut the street to stub the utilities. He
477 didn't want to wait five years.

478
479 **Commissioner Nandell moved to close the public hearing at 7:27 p.m. Commissioner**
480 **Karras seconded the motion. Commissioners Karras, Kirch, Nandell, Ohlin, and Payne**
481 **voted "aye." The motion carried.**

482
483 **Commissioner Karras moved to recommend that the City Council grant preliminary**
484 **approval of the T & D Nelson Subdivision located at 5463 South 3100 West based on the**
485 **staff's facts and findings and subject to the conditions recommended by the staff.**
486 **Commissioner Payne seconded the motion. Commissioners Karras, Kirch, Nandell,**
487 **Ohlin, and Payne voted "aye." The motion carried.**

488

489 8. CONSIDERATION OF A REQUEST FOR APPROVAL OF A SITE PLAN FOR
490 ACCESSORY BUILDINGS FOR SOUTHERN COMFORT RESTAURANT LOCATED AT
491 5357 SOUTH 1900 WEST
492

493 Steve Parkinson stated that the Planning Commission considered a site plan and conditional
494 use permit for the Southern Comfort Restaurant in October of 2014. The Planning Commission
495 recommended that the City Council approve both, which it did on November 18, 2014. The site
496 plan included landscaping in front of the building. Due to the time of the year, the restaurant was
497 allowed to open subject to completion of the landscaping by June 1, 2015.
498

499 Mr. Parkinson said the applicant was now asking for approval of a site plan that included a
500 concrete pad for a smoker and a shed. The request was being made after the fact. In March of
501 2015, the restaurant had a fire. The Health Department told them to move the smoker away
502 from the building, put in on a concrete pad, and enclose it with a fence. The owner complied
503 with the Health Department's directive sometime between March 30th and April 9th but did not
504 contact the City. Mr. Parkinson said that on April 9th, he spoke with Shawn, the restaurant
505 manager, about the site plan violation and the need for a new site plan approval. Nothing
506 occurred until May 27th, when it was noted that a shed was being constructed. Mr. Parkinson
507 said both he and the Building Official spoke with the manager. She was informed that
508 construction on the shed needed to stop until a revised site plan was approved. The only reason
509 the shed needed a permit was for the electric service as the size was less than 200 square feet.
510 Later that day someone applied for a building permit for the shed, but no one provided a site
511 plan or addressed the site plan issues.
512

513 Mr. Parkinson said he conducted a site plan review a week later, even though there wasn't an
514 application, when the building permit application arrived on his desk. On June 16th, he sent Mr.
515 Berry comments regarding the site plan deficiencies. Later that day Mr. Berry filled out at
516 application but did not provide a new site plan as requested. A new site plan was filed on July
517 7th, but it didn't take into account any of the June 16th comments. Rather than wait another
518 month for a new site plan, he accepted the deficient plan to bring to the Planning Commission.
519

520 Mr. Parkinson stated that the site plan presented to the Planning Commission was deficient. It
521 did not contain the required 10% landscaping. The staff did not have an issue with the smoker.
522 The shed was supposed to be constructed of the same materials as the main building. As the
523 main building was concrete block, the staff felt painting the shed the same color would be
524 sufficient.
525

526 Mr. Parkinson felt the main issue was the owner's failure to do what he was originally required
527 to do. The landscaping was supposed to be completed by June 1st, but not much had been
528 installed. He had spoken with the owner twice about extension dates. The project was currently
529 in violation of the conditional use that was approved by the City Council on November 18th.
530

531 Mr. Parkinson asked that any recommendation of approval be subject to the installation of the
532 landscaping guaranteed by an escrow. If the landscaping wasn't completed, the City could take
533 the money and finish it. Because the building had been vacant so long, new uses had to comply
534 with today's standards as much as possible. The City was trying to beautify 1900 West. The
535 staff had found that the proposed site plan could be the site design standards in the Zoning
536 Ordinance. The staff recommended approval of the amended site plan and the conditional use
537 permit subject to the requirements and recommendations of the Building Official; the DRC's July

538 27th comments; a financial guarantee for all required landscaping, including removal of any
539 concrete or asphalt; that the area west of the building be hard surfaced, or posted with 'no
540 parking' signs and posts and chain installed; and notification and understanding that continuous
541 violations to Building, Fire, Health and/or Planning codes will result in the revocation of the
542 business license.

543
544 Commissioner Nandell asked if the financial guarantee would have a time limit. Mr. Parkinson
545 said it would. Due to the time of year, it would likely be June 1, 2016.

546
547 Chairman Kirch asked if the unfinished landscaping was due to a lack of knowledge on the
548 applicant's part. Mr. Parkinson said the City had a letter from the applicant indicating that the
549 landscaping would be installed by June 1st.

550
551 Scott Berry, 3532 South 3500 West, West Haven, stated that he was the owner of the Southern
552 Comfort Restaurant, and a professional engineer. He felt his integrity had been called into
553 question. Several things had been represented which were not true. He appeared before the
554 Planning Commission last October. The Planning Commission had questions about parking and
555 the restaurant's proximity to the day care center because of the alcoholic beverage license.
556 There were questions about landscaping and whether it would be zeroscape or xeriscape. The
557 Planning Commission recommended that the City Council approve the site plan.

558
559 Mr. Berry said the City Council considered the conditional use and site plan on November 18th.
560 There wasn't a discussion about what the Planning Commission recommended. The Council
561 made its decision based on input from the staff. He was told after the Council approved the site
562 plan that he would have to have 10% landscaping. The City wouldn't grant him occupancy until
563 he agreed to install the landscaping. He had to have occupancy in order to meet the deadline to
564 open his restaurant. The City would not allow them to put their commercial smoker inside. They
565 were required to put it outside. In March, there was a fire in the smoker. The Fire Department
566 was called, along with the Building Official and Health Department. He was required to move the
567 smoker 24 feet away from the building, and the Health Department required the smoker to be on
568 a concrete pad surrounded by a fence. The Building Official told him to just get it done. His
569 manager forgot to tell him he needed another site plan approval. He wasn't aware about the site
570 plan issue until he had started the storage box for the cooler. He had discussed the whole
571 matter with the Mayor on May 25th. The Mayor assured him not to worry about it; the
572 landscaping was good. Mr. Berry said he did not own the building. The owner would not let him
573 take out parking to put in landscaping. He felt it should be an issue of quality versus quantity. He
574 tried to keep people off the gravel area behind the building. The only parking that occurred there
575 was for food deliveries that happened during the day and garbage pickup. His employees
576 parked next door. They were not the only commercial business with a gravel parking. He
577 wanted to do what was right, but he didn't feel what was required of him was right.

578
579 Chairman Kirch felt Mr. Berry's issues were very fixable. She referred to the October 14th
580 Planning Commission minutes. The discussion at that time was about a conditional use for the
581 alcoholic beverage license. The Planning Commission moved to recommend that the City
582 Council approve a conditional use for an alcoholic beverage license for a full service restaurant
583 located at approximately 5357 South 1900 West based on the staff's findings and subject to the
584 recommendations of the staff; submission of a landscaping plan; submission of written
585 agreements for use of additional parking; and clarification about whether Kiddie Academy was
586 considered a school. It appeared there were currently three issues regarding this site: 1 – A site

587 plan approval and building permit were needed for the smoker and shed; 2 – The area west of
588 the building needed to be hard-surfaced or posted per the site plan; and 3 - The landscaping
589 matching the site plan needed to be installed. She asked about the area west of the building.
590

591 Steve Parkinson said the no parking area was located behind the building. It did have frontage
592 on 1950 West. It did have some gravel. The original site plan showed that some parking would
593 be installed there. If the area was going to be used for parking, it had to be paved. He
594 suggested that the area be posted with 'no parking' signs. Midas Muffler and Discount Tires had
595 been continually occupied. Their site plans were approved under different zoning regulations.
596

597 Commissioner Dandoy stated that during Mr. Berry's efforts to get his business open and keep it
598 open, he might have been given information that he could not comply with. He didn't feel the
599 parking issue was of as much concern as the misinformation. There might have been a lot of
600 voices telling him what to do, when in reality there should have been one. He felt the issues
601 could be fixed. He also pointed out that Burger Bar's parking lot had some gravel.
602

603 There was a discussion regarding when food deliveries were made. Chairman Kirch asked if
604 delivery trucks could use the no parking area. Mr. Parkinson said the Zoning Ordinance required
605 all commercial parking to be paved. The time for Mr. Berry to appeal details of the approved site
606 plan had passed.
607

608 Commissioner Ohlin asked why Burger Bar was allowed to have gravel parking and Mr. Berry
609 could not. Chairman Kirch said that Burger Bar was approved under a different ordinance and
610 had been continually occupied since. Mr. Berry's building was vacant for several years.
611

612 Chairman Kirch said the Planning Commission didn't seem to have concerns about the
613 accessory buildings. Its main concerns were the no parking area and the landscaping. Last
614 October the Planning Commission discussed getting as much landscaping as it could. Now it
615 seemed there were extenuating circumstances that would not allow Mr. Berry to put in the
616 landscaping required by the City. The owner would not let him take out pavement.
617

618 Scott Berry stated that the report he got from his manager about the storage box wasn't about a
619 site plan. The message he received was that the storage box was too close to the property line.
620 When he learned about the need for a new site plan, he brought in an altered site plan for the
621 City to consider.
622

623 Chairman Kirch asked if the City could assist someone trying to work with a property owner. Mr.
624 Parkinson said the City generally did not do that.
625

626 Chairman Kirch asked if this business would have to shut down if it could not install the required
627 landscaping because its conditional use would not be valid.
628

629 Commissioner Ohlin felt the City's beautification effort would be better served with an occupied
630 building versus a vacant one.
631

632 Steve Parkinson said the Planning Commission could not alter the approved site plan.
633

634 Chairman Kirch stated that if the Planning Commission approved the site plan for the accessory
635 buildings, which showed the 10% landscaping, Mr. Berry would be required to put in the

636 landscaping as approved. The Planning Commission didn't have the authority to alter the site
637 plan. At this point, the Planning Commission could deny the site plan or table it.

638
639 Commissioner Dandoy asked if the City could encourage the property owner to cooperate. The
640 landscaping would benefit him and the City.

641
642 Chairman Kirch asked how long Scott Berry had known that he could not install the required
643 landscaping. Scott Berry said at the time he was required to draw up a site plan in order to
644 receive occupancy, he didn't have time to file an appeal with the City Council. The lease he had
645 with the property owner was 'as is.' Mr. Parkinson said the property owner signed the site plan
646 application.

647
648 Chairman Kirch asked if the property owner was bound to comply with the approved site plan if
649 he signed the application. Mr. Parkinson said that was a question for the City Attorney.

650
651 Chairman Kirch asked if the business would be forced to cease operating if the Planning
652 Commission tabled consideration of the site plan. Mr. Parkinson said it would not.

653
654 Chairman Kirch suggested that Mr. Berry put up a 'no parking' sign on the gravel area. Mr. Berry
655 said he already had.

656
657 Chairman Kirch stated that Mr. Berry had indicated he could not do what the plan agreed to. If
658 he couldn't, the City had a conditional use that did not meet the requirements of the ordinance.
659 The Planning Commission was in a difficult position. She felt it needed legal counsel.

660
661 **Commissioner Karras moved to table consideration of a site plan for accessory buildings**
662 **for the Southern Comfort Restaurant located at 5357 South 1900 West in order to seek a**
663 **legal opinion from the City Attorney on how to proceed if the property owner refused to**
664 **allow the applicant to meet the landscaping requirement needed for the conditional use.**
665 **Commissioner Dandoy seconded the motion. Commissioners Dandoy, Karras, Kirch,**
666 **Nandell, Ohlin, and Payne voted "aye." The motion carried.**

667
668 9. COMMISSIONER COMMENTS

669
670 Chairman Kirch stated that the Planning Commission was going to see more difficult
671 developments. She reminded the Commission that the ordinances were the governing rule.

672
673 Chairman Kirch asked that the City's sign at the entrance on 5600 South be fixed. The letters "r"
674 and "o" needed to be repainted.

675
676 The Planning Commission commended the City for working with UDOT to complete the
677 repaving before the Roy Days parade.

678
679 10. STAFF UPDATE

680
681 Steve Parkinson stated that the Planning Commission had two new members.

682

683 11. ADJOURN

684

685 **Commissioner Payne moved to adjourn at 8:09 p.m. Commissioner Nandell seconded the**
686 **motion. Commission members Dandoy, Karras, Kirch, Nandell, Ohlin, and Payne voted**
687 **“aye.” The motion carried.**

688

689

690

691

692 Attest:

693

694

695

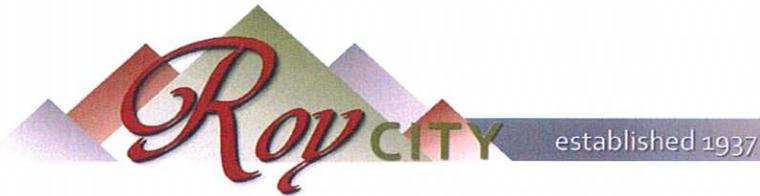
696 _____
Michelle Drago

697 Secretary

698

699 dc:paug1115

Gennie Kirch
Chairman



Application Information

Applicant: Robert Helmand: West Coast Funding LLC
Ryan Anderson; Anderson Holdings LLC
Request: Requests to amend the
1. General Plan (Future Land Use Map) from Light Manufacturing 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)
Approximate Address: 2449 West 4300 South

Land Use Information

Current Zoning: RE-20
Adjacent Land Use: North: LM; Light Manufacturing South: LM; Light Manufacturing
East: R-1-8; Single-Family Residential West: R-1-6; Single-Family Residential

Staff

Report By: Steve Parkinson
Staff Recommendation: Approval with conditions as outlined in this report

APPLICABLE ORDINANCES

- 1) Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Ordinance
- 2) Roy City Zoning Ordinance Title 10, Chapter 8 – Special Purpose District – Residential In-fill Overlay

CONFORMANCE TO THE GENERAL PLAN

- 1) 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.*
- 2) 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:

These parcels are in between the D & RG trail on the West and the railroad tracks on the east, it is also in between 4000 South on the north and 4800 South on the south. The entire site is 10 acres (435,600 sq.-ft.) and is currently vacate.

It is however located not too far from the Front runner station, and as everyone knows the Front Runner is a high speed train that goes from Harrisville (future Brigham City) to the north to Provo to the south. North of Salt Lake was the first section to be built and ridership has increased every year. With five stations between downtown Salt Lake and downtown Ogden two of those stations (Layton and Farmington) have become community hubs, with lots High density and commercial development occurring around these them and Clearfield having just approved and large mix use development will soon have a similar synergy.

The other two stations are Woods Cross and Roy, and despite the distance a part from each other they have some similarities. Both are the station just before or just after a large metropolitan city. Both stations are near large areas of single family residential, which the other three station were not. However there is one difference that Roy has over Woods Cross and that is vast areas of undeveloped or under developed land around the station. The prime area is that area surrounding the actual station, but the next prime area is between the D &

RG rail trail and the railroad tracks, and south of 4000 South and north of 4800 South. In 2013 the City rezoned about one third of this area to R-3, changing its ideas of the potential for this unique area.

On a side note, and not many people know this or understand. UTA owns the D & RG line, and has retained the ability to convert the entire line back to rail, for a future light rail system if the need arises.

Amend Future Land Use Map:

Current Designation: The subject property currently has a land use designation as Light Manufacturing.

Requested Land Use Designation: The applicant would like to change the Future Land Use Map from the current Light Manufacturing designation to a Very High Density, Multi-family designation

Considerations: When considering a proposed amendment to the general plan the Commission and Council shall consider the following factors, as outlined in section 505 "Criteria for approval of General Plan Amendments" of the Zoning Ordinance:

- 1) The effect of the proposed amendment on the character of the surrounding area.
- 2) The effect of the proposed amendment on the public health, welfare, and safety of City residents.
- 3) The effect of the proposed amendment on the interests of the City and its residents.
- 4) The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
- 5) Compatibility of the proposed uses with nearby and adjoining properties.
- 6) The suitability of the properties for the uses requested.
- 7) The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
- 8) The community benefit of the proposed amendment.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed land use designation and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

The character of the surrounding areas –

- To the East and to the West, there is single-family residential homes and an orchard, however this is once you are beyond the active and inactive rail lines.
- To the north there are what appears to be warehousing and storage.
- To the immediate south the land is vacate, but a little further there is the West Park subdivision development.

Interests of the City & Residents –

- Having a variety of housing types helps the citizens of every City, stay within the community they have lived in.
- Not everyone wants, or can have a detached home with yard to maintain.
- Some want to downsize not just in home size but in the number of vehicles, thus being close to alternative transportation options gives them their desires.

Location – suitable for uses & activities –

- With the Front Runner station not too far away, the uses would complement that station.
- The rail lines act as a good buffer between the single-family residential and multi-family, very similar to arterial roads.
- The city is able to provide all of the services required for any type of development.

General Plan Goals, Objectives and Policies –

- Within the “Conformance to the General Plan” section of this report it lists two (2) goals and policies that this type of development would satisfy.

Amend Zoning Map:

Current Zoning: Currently the property is zoned RE-20, which at the moment does not match that of the Master Land Use Map.

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

Considerations: When considering a Zoning District Map Amendment, the Commission and the Council shall consider the following factors, as outlined in section 509 “Criteria for Approval of a ... Zoning Map” of the Zoning Ordinance:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed zone and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

General Plan Goals, Objectives and Policies –

- Within the “Conformance to the General Plan” section of this report it lists two (2) goals and policies that this type of development would satisfy.

The character of the surrounding areas –

- To the East and to the West, there is single-family residential homes and an orchard, however this is once you are beyond the active and inactive rail lines.
- To the north there are what appears to be warehousing and storage.
- To the immediate south the land is vacate, but a little further there is the West Park subdivision development.

Compatibility with surrounding area –

- If you look at the current zoning map and look 500 feet in each direction from this property, there are three (3) different residential zones (R-1-6, R-1-7 & R-1-8) and a Manufacturing zone. Rezoning this property to R-3 and the uses allowed are more compatible with the R-1 zones than Light Manufacturing and it allowable uses.

Location – suitable for uses & activities –

- With the Front Runner station not too far away, the uses would complement that station.
- The rail lines act as a good buffer between the single-family residential and multi-family, very similar to arterial roads.
- The city is able to provide all of the services required for any type of development.

Some additional questions that the Commission and Council needs to reflect upon are:

- Does changing are not changing the zoning provide the best options for development of this property or area?
- How can this property best be developed? As single-family dwellings? As multi-family residential? OR as Manufacturing?
- What types of development (Zoning) surrounding the Front Runner station should allowed?

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 and supports Roy City Front Runner station.

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval for the request with the conditions as discussed and as outlined within the staff report to:

1. General Plan (Future Land Use Map) from Light Manufacturing 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)

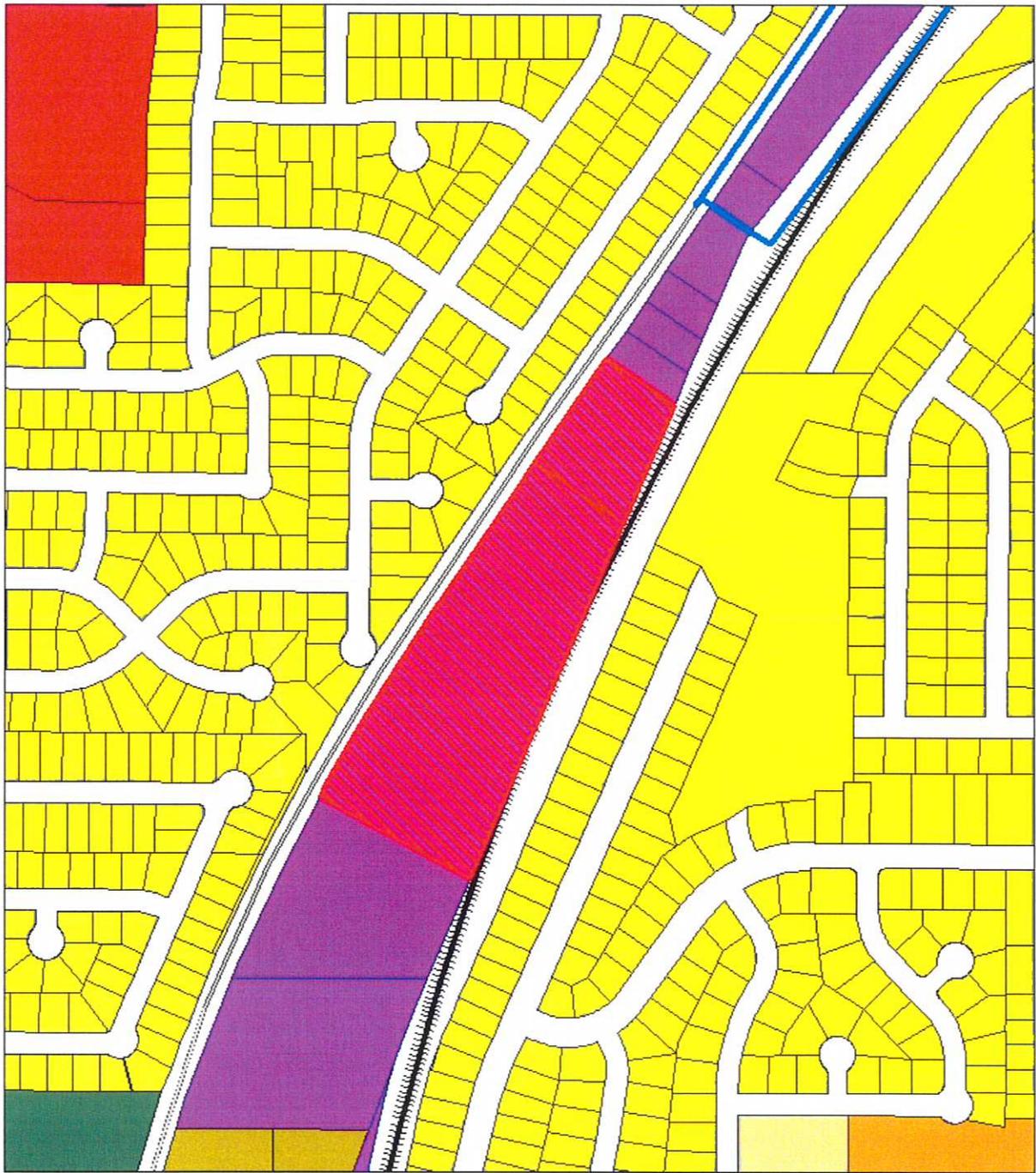
EXHIBITS

- A. Aerial Map
- B. Pictures of existing property and buildings
- C. Future Land Use Map
- D. Zoning Map

EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – 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

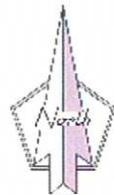
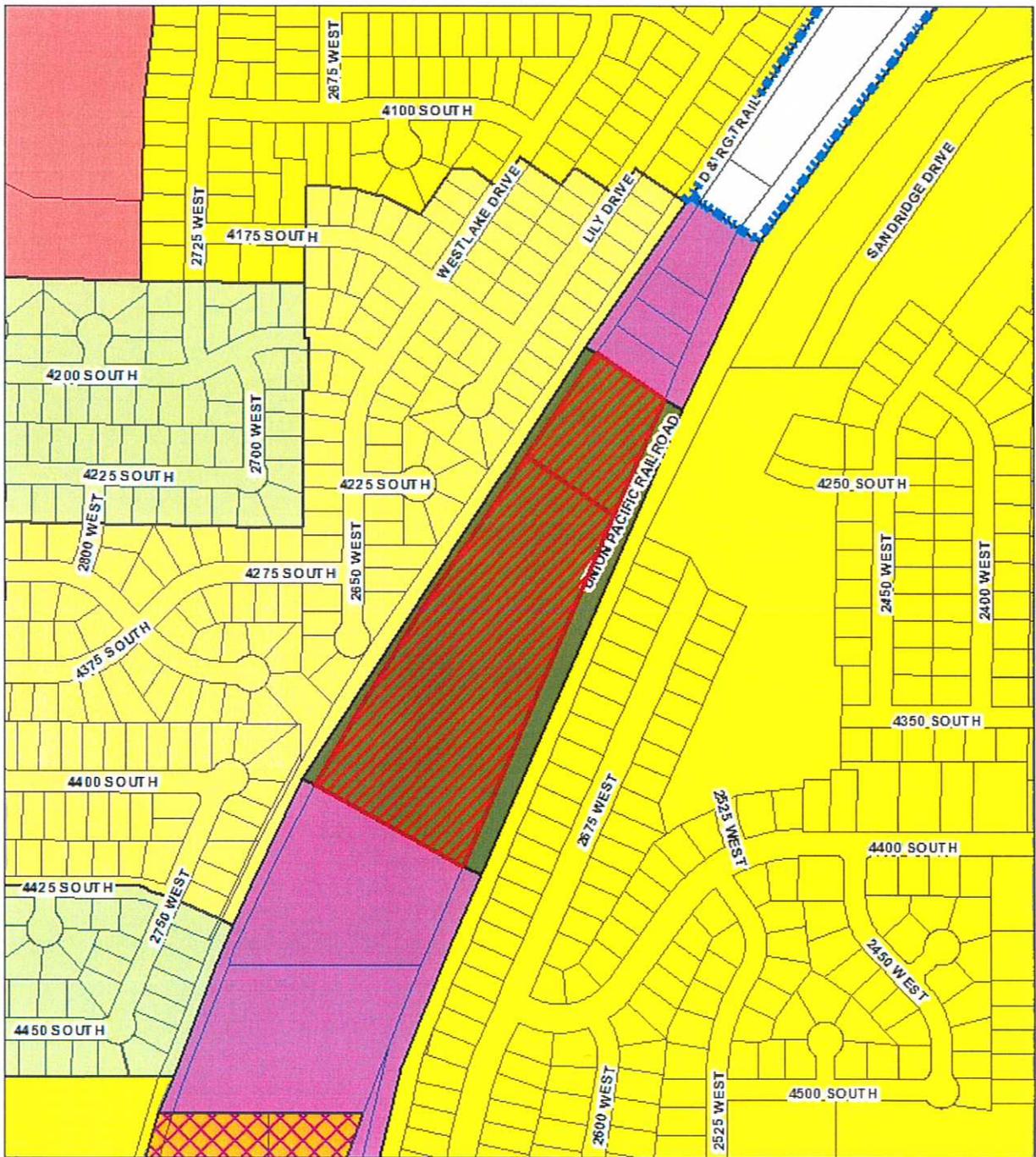


EXHIBIT "C" – ZONING MAP



Legend

- | | | | | | | | |
|--|----|--|--------|--|-------|--|---------------|
| | CC | | R-1-6 | | R-2 | | City Boundary |
| | RC | | R-1-7 | | R-3 | | Parcels |
| | BP | | R-1-8 | | R-4 | | |
| | M | | R-1-10 | | RI-C | | |
| | LM | | R-1-15 | | RMH-1 | | |
| | R | | RE-20 | | | | |

Roy City
Zoning Map

