

PLANNING COMMISSION

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

AGENDA - AMENDED

September 13, 2016

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of August 23, 2016 regular meeting minutes
3. **6:00 p.m. – PUBLIC HEARING** – Request to amend the Roy City Municipal Code; Chapter 17 - Table of Uses. To add a provision to allow Domestic Livestock and Fowl along the Utility Corridor as a Conditional Use, within three (3) zones.
4. **6:00 p.m. – PUBLIC HEARING** – Consider a request to amend the General Plan (Master Land Use Map) and the Zoning Map for the property approximately located at 5455 S 4300 W:
 - a. General Plan (Future Land Use Map) portion of the property from Commercial to Medium Density, Single-Family Residential
 - b. Zoning Map from RE-20 (Residential Estates) to CC (Community Commercial) and R-1-8 (Single-Family Residential)
5. **6:00 p.m. – PUBLIC HEARING** – Consider a request for Preliminary Subdivision approval for Royal subdivision, a two (2) lot residential subdivision located at 2235 W. 4800 S.
6. Request for
 1. Site Plan and Architectural Approval
 2. Conditional Use approvalFor a property located at 4148 South Midland Drive
7. Request for Architectural Approval for the building located at 3531 West 5600 South
8. Commissioners Minute
9. Staff Update
10. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 9th day of September 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 9th day of September 2016.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



1 ROY CITY PLANNING COMMISSION

2
3 August 23, 2016

4
5 Minutes of the Roy City Planning Commission Work Session held in the City Council Room of the
6 Roy City Municipal Building on August 23, 2016, at 6:00 p.m.

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

11
12 The following members were in attendance:

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

24
25 Excused: Joe Paul

26
27 Pledge of Allegiance: Leland Karras

28
29 1. DECLARATIONS OF CONFLICT

30
31 There were none.

32
33 2. APPROVAL OF AUGUST 9, 2016, MINUTES

34
35 **Commissioner Payne moved to approve the August 9, 2016, minutes as written.**
36 **Commissioner Karras seconded the motion. Commission members Karras, Nandell, Ohlin,**
37 **Payne, and Sphar voted “aye.” The motion carried.**

38
39 3. TRAINING – CONDITIONAL USES

40
41 Commissioner Kirch arrived at 6:01 p.m.

42
43 Steve Parkinson showed a short video clip about conditional uses prepared by the Utah Land Use
44 Academy. He stated that a good resource regarding conditional uses was the Utah State
45 Ombudsman’s Office.

46
47 Steve Parkinson asked if the Commission understood the difference between a permitted use
48 and a conditional use. Commissioner Kirch said a permitted use was a use allowed in a zone as
49 long as it met the requirements of the Zoning Ordinance.

50
51 Steve Parkinson explained that a conditional use was a use the City wanted to have in a zone,
but due to its impact might need special conditions to mitigate noise, dust, light, or anything that
might affect a neighborhood. A conditional use could only be denied if there were effects that
could not be mitigated. The majority of conditional uses were actually permitted uses. The
Planning Commission had very little legal standpoint to say no. The Planning Commission had to

52 carefully consider conditions of a conditional use

53

54 Mr. Parkinson said that Chapter 15 of the Roy City Zoning Ordinance contained the regulations
55 for conditional uses in Roy City. In most cases, the Planning Commission and City Council
56 approved conditional uses without imposing additional conditions.

57

58 Trent Nelson stated that somewhere in the legislative process, the City had already decided it
59 wanted a use. A conditional use was not a smorgasbord. City officials had already decided a use
60 could be located in a certain area of the City. The Planning Commission had to decide how to
61 mitigate the damages. The main issue was that conditional uses had negative repercussions on
62 others. The Planning Commission had to decide what conditions would lessen the impact of the
63 conditional use. The Planning Commission did not get to decide whether a use should be in the
64 City or not, but what reasonable steps could be taken to make sure the use did not impact the
65 neighbors as much. He didn't not like the word 'conditional.'

66

67 Commissioner Nandell asked why Table 17 contained so many conditional uses. Mr. Parkinson
68 did not know.

69

70 Steve Parkinson stated that Table 17 in the Roy City Zoning Ordinance contained a list of uses
71 that were allowed in Roy City. They were either permitted or conditional. He asked that the
72 Planning Commission review the list and determine if there were uses listed as conditional that
73 should just be permitted. For instance, multi-family dwellings in the R-3 and R-4 Zones with more
74 than three units were a conditional use. R-3 and R-4 were the City's multi-family zones. If the
75 property was already zoned, was it really necessary for an applicant to apply for a conditional use
76 permit? He already had to go through site plan and architectural approval. Was it really a
77 conditional use? Should it be a permitted use that was required to receive site plan and
78 architectural approval? The last few conditional uses for multi-family units did not have any
79 conditions other than normal site requirements. Making uses permitted sped up the approval
80 process for a developer. If the same use kept coming up with the same requirements, it should
81 be made a permitted use with those conditions. Permitted uses saved developers time and money
82 and prevented ethical concerns for the City.

83

84 Mr. Parkinson instructed the Commission members to consider each use. What made it
85 conditional? Were there conditions that should be imposed upon it?

86

87 Trent Nelson stated that another way to look at it was, "Was the use a 'one size fits all?'" If it was,
88 the use should be permitted; if not, it should be a conditional use. If a use needed some flexibility,
89 it should be conditional.

90

91 Commissioner Kirch felt it would be easier to identify what uses should remain conditional.

92

93 Trent Nelson stated that public hearings for conditional uses were both good and bad. A hearing
94 gave the citizens a forum. A hearing could bring to light impacts the City might not be aware of.
95 Hearings could be bad because citizens thought they had a chance of getting a use denied.
96 Citizens then became disappointed and frustrated with the Planning Commission and City
97 Council. Getting a use denied was not realistic. It was a matter of imposing conditions to make a
98 use work.

99

100 Commissioner Kirch wondered if the Planning Commission should consider what made a use
101 conditional – reasons for a conditional use. Shed asked about adult uses. Mr. Parkinson felt they
102 should remain conditional. He didn't want to change anything that dealt with those uses.
103

104 There was discussion about some individual uses such as substance abuse facilities, car washes,
105 churches, utilities, and beer licenses. Mr. Parkinson asked the Commission to review the list over
106 the next month. He also encouraged them to look at other cities.
107

108 Steve Parkinson stated that he was looking out for the City's best interest and also the developer.
109 He was the one caught in the middle.
110

111 Commissioner Nandell felt businesses would come to town if the process was easier.
112

113 Michelle Drago stated that as a home owner she would be upset if a large multi-family
114 development were built next to her and she was not notified.
115

116 Steve Parkinson stated that the public really should be involved in rezones, General Plan
117 amendments, and ordinance changes. Those issues set public policy. It was a balance of allowing
118 the public to make comments versus not. When public policy was set the Planning Commission's
119 hands were tied. When the City imposed conditions on a conditional use, the City was liable and
120 so were they as individuals. He wanted to make sure the Planning Commission did not go beyond
121 its capacities.
122

123 Steve Parkinson asked that the Commission review the uses listed in Table 17 before the next
124 work session and determine if any could be changed to permitted uses.
125

126 4. COMMISSIONER'S COMMENTS

127

128 There were none.
129

130 5. STAFF UPDATE

131

132 Steve Parkinson stated that the 4800 South Roundabout was under construction.
133

134 Commissioner Kirch asked if Hooper was culinary water or secondary. Mr. Parkinson said Hooper
135 Water was culinary water. Hooper Water planned to mill and repave 4800 South.
136

137 Commissioner Kirch stated that the senior housing on 4000 South was larger than she thought it
138 would be.
139

140 Commissioner Nandell asked if it would be possible to get a street light at 3100 West and Midland
141 Drive. Mr. Parkinson said he would have to contact UDOT. UDOT had pretty stringent
142 requirements for a street light.
143

144 6. ADJOURN

145 **Commissioner Kirch moved to adjourn at 6:36 p.m. Commissioner Sphar seconded the**
146 **motion. Commission members Karras, Kirch, Nandell, Ohlin, Payne, and Sphar voted**
147 **“aye.” The motion carried.**

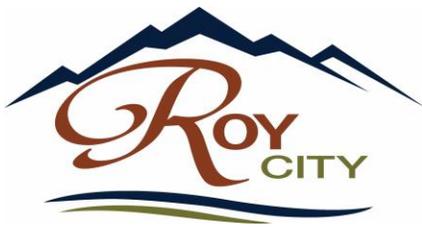
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Attest:

Michelle Drago
Secretary

dc:paug2316

Lindsey Ohlin
Chairman



SYNOPSIS

Application Information

Applicant: Jacob Briggs
Request: **6:00 p.m. – PUBLIC HEARING** – To amend the Roy City Municipal Code; Chapter 17 - Table of Uses. To add a provision to allow Domestic Livestock and Fowl along the Utility Corridor as a Conditional Use, within three (3) zones.

Staff

Report By: Steve Parkinson; Planning & Zoning Administrator 
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Zoning Code; Title 10 chapter 17 – Table of Uses

ANALYSIS

Background: This item was originally scheduled for Public hearing on August 9th, but the applicant was not going to be in town and wanted the item pulled from the agenda. No action was held on this item during the meeting.

This item was first brought to the Planning Commission during the January 26, 2016 work-session, it was again discussed during the April 26, 2016 meeting. The applicant wants to amend the Zoning Ordinance Text to allow Domestic Livestock & Fowl on properties along the Utah Power & Light Utility Corridor.

There are currently four residential zones along the corridor, RE-20, R-1-10, R-1-8 & R-1-7. The RE-20 zone already allows for Domestic Livestock & Fowl, the other three (3) zones do not. The applicant is looking to allow Domestic Livestock & Fowl allowed in these zones that are within the corridor as a Conditional Use.

Prior to the adoption of the currently Zoning Code in 2005, the Zoning Code allowed as a Conditional Use Domestic Livestock & Fowl below is the language that was used.

When it is determined by the city that physical or geographical impediments exist in an area which hamper the effective use of property, the city may approve a master site plan for that area, and upon approval of same, property owners may obtain ownership or lease rights to property adjoining that area owned by said owner and zoned for a building lot, and upon obtaining at least twenty thousand (20,000) square feet of total property, including the building lot, the owner of said lot may use said property, so far as keeping animals thereon is concerned, as though the property were in an RE-20 zone. If at any time the owner or his successor has legal control of less than the total amount of twenty thousand (20,000) square feet of property, the use rights revert to those of the established zone. All other uses and development shall be pursuant to the established zone for the property.

- Physical or geographical impediments shall include utility lines, open or piped waterways, streams and sloughs, water retention ponds, substantially large easements, and such similar conditions.*
- Master site plan shall be a plan for the geographical area impacted by the physical or geographical impediments which shall include a projected layout of streets and necessary improvements, the location of the impediments, and so far as reasonable, the lots and land use within the area.*

Process: Text amendments require public hearing at the Planning Commission. A recommendation will then be forwarded to the City Council for review and a final decision. If the Planning Commission approves language to be added or text to be changed, staff will put those recommended changes into a “Proposed Ordinance”



format to be presented to the Council. That ordinance, if approved, can then be adopted, officially amending the text.

Proposed changes: It is proposed to add the following language. Typically the language that is to be removed has been struck through and the language to be added is bolded. See exhibit "A" for the proposed changes.

FINDINGS

- The proposed amendments of Title 10 of the Roy City Municipal Code; Chapter 17 - Table of Uses. To add a provision to allow Domestic Livestock and Fowl along the Utility Corridor as a Conditional Use, within three (3) zones, is consistent with:
 - Discussions of the Planning Commission and
 - Previous sections of the 2005 Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of the proposed amendments to Title 10 of the Roy City Municipal Code; Chapter 17 - Table of Uses. To add a provision to allow Domestic Livestock and Fowl along the Utility Corridor as a Conditional Use, within three (3) zones.

EXHIBITS

- A. Proposed Ordinance changes
- B. April 26, 2016 Planning Commission minutes
- C. Memo dated April 25, 2016

EXHIBIT “A” – PROPOSED ORDINANCE CHANGES

General Description of Proposed Text Amendment

This is an application to allow certain unused lands located in the Utah Power & Light Corridor (the Corridor") to be put to beneficial use.

The current Zoning Map, dated 3/3/15, has various zoning designations for the Corridor, including R-1-7, R-1-8, R-1-10, RE-20, and Unincorporated. A majority of these zoning designations, however, would not explicitly allow for the agricultural uses permissible in the RE-20 zone.

The Zoning Ordinance (Table 17-1, Table of Uses, (Residential Zoning Districts) identifies the permitted or conditional uses within the various residential zones. The proposed text amendment leaves the Zoning Map unchanged, but would include appropriate modifications to Table 17-1, as follows:

For the third and sixth uses of Table 17-1, Barn, Corral, Stable, Coop, Pen or Animal Run and Domestic Livestock and Fowl, include an asterisk (*) next to the "X" currently identifying these uses as Prohibited in each of the zones R-1-7, R-1-8, and R-1-10 (and/or others, if the Commission considers appropriate). The asterisk would lead to the end the paragraph for these uses, where the following statement would be found:

** Conditional Use in parcels located within the Utah Power & Light Corridor and which otherwise meet the minimum requirements above. A copy of any lease agreement, if applicable, shall be provided with the application for conditional use.*

Section 1701 – Table of Uses

17-1 – Residential Zoning Districts

USE	RE-20	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	RMH-1
<p><u>Barn, Corral, Stable, Coop, Pen or Animal Run</u>. A structure or fenced area, and its associated buildings and structures, for the feeding, housing, or confinement of domestic animals, as defined herein. Stable includes a building, or a portion thereof, used to shelter and feed horses and ponies.</p> <p><i>* Conditional Use on parcels located within the Utah Power & Light Utility Corridor and which otherwise meet the minimum requirements above. A copy of any lease agreement, if applicable, shall be provided with the application for Conditional Use.</i></p>	P	X	X*	X*	X*	X	X	X	X	X
<p><u>Domestic Livestock and Fowl</u>. Limited to the following: (1) The keeping of not more than two (2) animals of the Equine family (Horses), or two (2) animals of the Bovine family (Cows), or two (2) animals of the Orvis family (Sheep), or two (2) animals of the Capra family (Goats) or twenty (20) rabbits, or fifty (50) chickens, or fifty (50) pheasants, or ten (10) turkeys, or ten (10) ducks, or ten (10) geese, or ten (10) pigeons, or five (5) beehives. Fractional combinations of domestic livestock and fowl may be kept in amounts that do not exceed a ratio of 1 (e.g. one (1) horse and ten (10) rabbits). The keeping of domestic livestock and fowl requires a minimum lot area of twenty thousand (20,000) square feet. Any offspring shall be included upon attaining the normal age of weaning. Additional domestic livestock or fowl on lots larger than twenty thousand (20,000) square feet may be kept, complying with the number of domestic animals or fowl, identified above, for each one (1) acre of area in addition to the minimum area of twenty thousand (20,000) square feet.</p> <p>In the Country Acres and Venstra Subdivisions additional domestic livestock or fowl on lots larger than twenty thousand (20,000) square feet may be kept, complying with the number of domestic animals or fowl identified above, for each one (1) acre of area, including the minimum area of twenty thousand (20,000) square feet Not more than five (5) times the allowable numbers listed above shall be permitted at any one time. (Ord. 1011, 5-5-2009)</p> <p><i>* Conditional Use on parcels located within the Utah Power & Light Utility Corridor and which otherwise meet the minimum requirements above. A copy of any lease agreement, if applicable, shall be provided with the application for Conditional Use.</i></p>	P	X	X*	X*	X*	X	X	X	X	X

EXHIBIT "B" – APRIL 26, 2016 PLANNING COMMISSION MINUTES

5. DISCUSSION REGARDING A PROPOSED AMENDMENT TO THE ZONING CODE REGARDING THE ALLOWANCE OF FARM ANIMALS ON LARGE PARCELS ALONG THE POWER CORRIDOR

Steve Parkinson stated that in January the Planning Commission discussed a proposed amendment to the Zoning Ordinance to allow farms animals on large lots next to the power line corridor between 3100 West and 3500 West. The Commission asked him to bring back information about regulations in the Zoning Ordinance prior to 2005 that allowed farm animals as a conditional use in residential zones in areas next to geographical impediments. The regulations stated that if a property owner owned or leased adjoining property under the power lines totaling 20,000 square feet, he could apply for a conditional use to use the property as though it were zoned RE-20.

Commissioner Paul asked if the land in the power line corridor was owned by the Power Company or individual owners. Steve Parkinson said it was owned by both. Some was even owned by the West Jordan Water Conservancy District.

Steve Parkinson said the regulation only applied to single-family residential areas adjacent to the power corridor.

Commissioner Kirch stated that this regulation was discussed when the General Plan was updated. The reason for the conditional use was to help control weeds. It was determined that it was more beneficial than negative to have this use in the power corridor. She did not know why it was taken out.

Commissioner Paul asked if a property owner had to register a lease agreement with the City if this was allowed. Steve Parkinson felt the City should have a copy of a lease agreement.

Steve Parkinson stated that Jacob Briggs was asking that the Zoning Ordinance be amended to allow uses traditionally associated with larger acreage. Mr. Briggs felt the ordinance could be amended by including an asterisk (*) next to the 'X' identifying certain uses in a zone as Prohibited. The asterisk would lead to the end of Table 17-1 where it would state that use is allowed on parcels located within the Corridor, e.g., **Conditional Use in parcels located within the Utah Power & Light Corridor and which otherwise meet the requirements of the use.*

Mr. Parkinson said Mr. Briggs was asking how the Planning Commission wanted the ordinance written. He would then submit a formal application.

Commissioner Kirch felt an amendment should include the language from the 2005 Zoning Ordinance, that a copy of any lease agreement be provided to the City, and that the use be limited to horses and cows. Table 17-1 need to indicate this use was conditional.

Commissioner Paul asked why this regulation was moved from the Zoning Ordinance. Mr. Parkinson did not know.

Steve Parkinson stated that he would let Mr. Briggs know what clarifications the Planning Commission had discussed



COMMUNITY DEVELOPMENT DEPARTMENT

MEMO

Date: 25 April 2016
To: Planning Commission
From: Steve Parkinson – Planning & Zoning Administrator *SP*
Subject: Item # 5

Item # 5 – Discussion on a proposed amendment to the Zoning Code regarding allowance of Farm animals on large parcels along the Power Line Corridor between 3100 West and 3500 West.

I have attached to this memo the original proposed ordinance that Mr. Briggs wanted to get your feedback from on prior to making a formal applications.

I have also attached the minutes from the January 26, 2016 work-session where you had briefly discussed this proposal. Attached is also two other items that the Commission had requested to review.

1. Is the language that existed prior to 2005.
2. Is a map showing an Aerial of the area and the Zoning of the same area.

November 16, 2015

Roy City
Attn: Planning Commission

RE: Potential Ordinance

Dear Roy City Planning Commissioners,

There is an opportunity to put unused land to beneficial use in certain portions of the Utah Power & Light Power Corridor (the "Corridor"), areas which are currently vacant with grass and weeds being periodically mowed.

The current Zoning Map, dated 3/3/15, has various zoning designations for the Corridor, including R-1-7, R-1-8, R-1-10, RE-20, and Unincorporated. The Future Land Use map, adopted 12/29/14, identifies a large part of the Corridor as Utilities, with a significant portion Medium Density Single Family Residential, and one small parcel as Parks and Greenspace. The General Plan, at page 35, also mentions the Corridor as a possible future location for recreational sites.

While the current zoning of the Corridor includes medium density residential zones, many of the parcels within the Corridor are of a size and character as would facilitate uses traditionally associated with larger acreage. Conceptually, there are probably various ways to implement zoning that would provide additional uses for the Corridor. The main reason we have brought this issue to the Commission work session (rather than applying for a specific ordinance change) is that we respect the Commission's superior understanding of the ordinances.

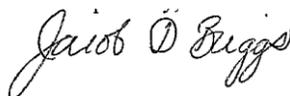
The Zoning Ordinance (Table 17-1, Table of Uses, Residential Zoning Districts) identifies the permitted or conditional uses within the various residential zones. One way to allow for additional uses within the Corridor would be to leave the Zoning Map unchanged, but include appropriate modifications to Table 17-1, specifying that the modifications are only applicable to parcels located within the Corridor.

This could be accomplished by including an asterisk (*) next to the "X" identifying certain uses in a zone as Prohibited. The asterisk would lead to the end of Table 17-1, where it would state that the use is allowed on parcels located within the Corridor, e.g., ** Conditional Use in parcels located within the Utah Power & Light Power Corridor and which otherwise meet the requirements of the use.*

Several of the uses in Table 17-1 which are currently not allowed in one or more of zones R-1-7, R-1-8, R-1-10, and RE-20 could appropriately be allowed uses in the Corridor. In particular, we would ask the Commission to consider the third and sixth uses of Table 17-1, Barn, Corral, Stable, Coop, Pen or Animal Run and Domestic Livestock and Fowl. Of course, allowance of these particular uses could also be facilitated by simply rezoning appropriate parcels to RE-20 on a case by case basis.

We believe beneficial use of vacant areas of the Corridor would be a substantial improvement for Roy City, and appreciate your willingness to consider this matter.

Respectfully,



January 26, 2016 Minutes

3. DISCUSSION REGARDING PROPOSED AMENDMENT TO THE ZONING ORDINANCE REGARDING ANIMAL RIGHTS ON THE POWER CORRIDOR

Steve Parkinson stated that Jacob Briggs was seeking feedback from the Planning Commission regarding the possibility of amending the Zoning Ordinance to allow animals on the power corridor between 3100 West and 3500 West.

Commissioner Paul asked who owned the power corridor. Mr. Parkinson stated that some of it was owned by Rocky Mountain Power. Other parcels were privately owned.

Commissioner Karras was concerned about how adjacent property owners would feel about the proposed amendment.

Commissioner Paul asked if there was access to the power corridor. Commissioner Karras said the power company had access.

Michelle Drago stated that prior to 2005 the Zoning Ordinance allowed animals on the power corridor and railroad rights-of-way as a conditional use. The applicant had to have a lease for 20,000 square feet and abide by all of the animal regulations contained in the RE-20 Zone.

Commissioner Paul stated that Steve Parkinson had worked for a city that had a power corridor. Did they allow animals on the power corridor? Mr. Parkinson stated that Clinton City did not allow animals in R-1-8 and R-1-10 Zones.

Commissioner Kirch wanted to see the zoning regulations referred to by Michelle Drago. She was amenable to allowing animals on the power corridor if an applicant could lease 20,000 square feet. There was quite a bit of land in the power corridor that was not being utilized. Another possible use for the Council to consider was a cemetery. The lack of horse property was becoming an issue. When Emma Russell Park was developed and the riding arena removed, it changed the dynamics for people who owned horses. She felt the Planning Commission should consider the request, but she wanted to study the issue before an application was filed.

Commissioners Karras and Paul agreed with Commissioner Kirch.

Commissioner Kirch stated that there were areas under the power lines that were not as open as others. She asked if the power corridor was a good nominee for an overlay zone.

Steve Parkinson stated that if the Planning Commission was interested, there were many ways to allow the use.

CHAPTER 5

RESIDENTIAL ZONES

ARTICLE A. RESIDENTIAL ESTATE ZONE (RE-20)

10-5A-2: **PERMITTED USES:** The following uses are permitted in the RE-20 zone:

Accessory building or use customarily incidental to a permitted use.

Agriculture.

Animals:

A. Equine animals; the keeping of not more than two (2) animals for private equestrian use only within any lot with a minimum of twenty thousand (20,000) square feet within the zone is permitted. In the event of reproduction, the offspring shall be counted upon attaining the normal age of weaning from the parent; or

B. Animals for family food production; the keeping of not more than two (2) pigs or two (2) sheep or two (2) cows or two (2) goats within any lot with a minimum of twenty thousand (20,000) square feet within the zone is permitted. In the event of reproduction, the offspring shall be counted upon attaining the normal age of weaning from the parent; or

C. Small animals and fowl for family food production; the keeping of not more than twenty (20) rabbits or fifty (50) chickens or fifty (50) pheasants or ten (10) turkeys or ten (10) ducks or ten (10) geese or ten (10) pigeons or five (5) beehives within any lot with a minimum of twenty thousand (20,000) square feet within the zone shall be permitted. Offspring shall be counted as adults.

D. Additional animals or fowl for larger lots; an additional number of animals or fowl equal to the numbers listed for each kind above may be kept for each one acre in the parcel over and above the minimum area of twenty thousand (20,000) square feet required for a single-family residential lot in the zone; however, not more than three (3) of the above listed kinds, i.e., pigs, rabbits, geese, etc., of animals and fowl may be permitted at any one time on any parcel smaller than one acre. Not more than five (5) times the allowable numbers listed above shall be permitted at any one time on any one parcel no matter how large.

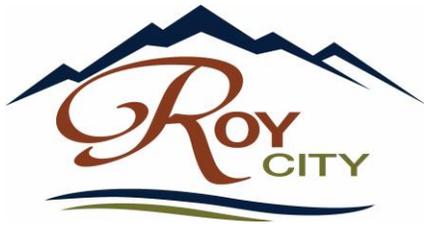
ARTICLE C. SINGLE-FAMILY RESIDENTIAL ZONES (R-1-10, R-1-8, R-1-7, R-1-6)

10-5C-3: **CONDITIONAL USES:** The following uses shall be permitted only when authorized by a conditional use permit as provided in chapter 13 of this title:

Animals. When it is determined by the city that physical or geographical impediments exist in an area which hamper the effective use of property, the city may approve a master site plan for that area, and upon approval of same, property owners may obtain ownership or lease rights to property adjoining that area owned by said owner and zoned for a building lot, and upon obtaining at least twenty thousand (20,000) square feet of total property, including the building lot, the owner of said lot may use said property, so far as keeping animals thereon is concerned, as though the property were in an RE-20 zone. If at any time the owner or his successor has legal control of less than the total amount of twenty thousand (20,000) square feet of property, the use rights revert to those of the established zone. All other uses and development shall be pursuant to the established zone for the property.

A. Physical or geographical impediments shall include utility lines, open or piped waterways, streams and sloughs, water retention ponds, substantially large easements, and such similar conditions.

B. Master site plan shall be a plan for the geographical area impacted by the physical or geographical impediments which shall include a projected layout of streets and necessary improvements, the location of the impediments, and so far as reasonable, the lots and land use within the area.



SYNOPSIS

Application Information

Applicant: Todd Grandstaff; DRQ Solutions
Ali Agha; Property Owner

Request: **6:00 p.m. – PUBLIC HEARING** – Requests to amend the

1. General Plan (Future Land Use Map) a portion of the property from Commercial to Medium Density, Single-Family Residential.
2. Zoning Map from RE-20 (Residential Estates) to CC (Community Commercial) and R-1-8 (Single-Family Residential)

Approximate Address: 5455 South 4300 West

Land Use Information

Current Zoning: RE-20

Adjacent Zoning: North: RE-20 (Residential Estates)
South: R4 (High Density 10,000 sq.-ft) [Hooper City]
East: R-1-8; Single-Family Residential
West: R4 (High Density 10,000 sq.-ft) [Hooper City]

Current General Plan: Commercial

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

CONFORMANCE TO THE GENERAL PLAN

- 1) Residential Development Goal I; 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.*

ANALYSIS

Background:

These parcels are on the Northwest corner of 4300 West and 5500 South. The applicants include both the land owner and a potential developer. There is currently a single-family dwelling on the property. It is to remain, with all commercial development occurring to the southeast of it and potential other single-family dwelling around it.

Amend Future Land Use Map:

Current Designation: The subject property currently has a land use designation as Commercial (see exhibit "B").

Requested Land Use Designation: The applicant would like to change apportion of the Future Land Use Map from the current Commercial designation to a Medium Density, Single-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 (see Exhibit “A”) –

- To the West, North & East, there are Single-Family residential dwellings.
- To the South it is vacant but is currently zoned R4, which is their most dense zone. Minimum lot sizes are 10,000 sq.-ft.
- 5500 South is a UDOT road and has a lot of traffic on it. 4300 West use to be only a local road, but last year Hooper and Clinton push the road through and now 4300 West goes from Antelope Drive in Syracuse to 4000 South in West Haven. The traffic on 4300 West will increase over time.
- During a combined City Council & Planning Commission worksession on January 26, 2016 it was discussed to have a minimum 1 acre parcel for Commercial and the rest to develop in similar fashion as the surroundings.

Amend Zoning Map:

Current Zoning: Currently the property is zoned RE-20 Residential Estates, the surrounding properties are zoned as follows: North - RE-20 (Residential Estates); South - R4 (High Density 10,000 sq.-ft) [Hooper City]; East - R-1-8; Single-Family Residential; West - R4 (High Density 10,000 sq.-ft) [Hooper City]

Requested Zone Change: The applicant would like to have the property changed to Community Commercial and R-1-8 single-family residential.

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 (see Exhibit “A”) –

- To the West, North & East, there are Single-Family residential dwellings.
- To the South it is vacant but is currently zoned R4, which is their most dense zone. Minimum lot sizes are 10,000 sq.-ft.
- 5500 South is a UDOT road and has a lot of traffic on it. 4300 West use to be only a local road, but last year Hooper and Clinton push the road through and now 4300 West goes from Antelope Drive in Syracuse to 4000 South in West Haven. The traffic on 4300 West will increase over time.
- During a combined City Council & Planning Commission worksession on January 26, 2016 it was discussed to have a minimum 1 acre parcel for Commercial and the rest to develop in similar fashion as the surroundings.

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 Commercial and single-family dwellings? Just as Commercial? OR just as Single-family residential?

CONDITIONS OF APPROVAL

1. Apply and receive Conditional Use & Site Plan approval

FINDINGS

1. It's the best and highest use of the land.
2. Provides and supports Roy City Economic Development.

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) a portion of the property from Commercial to Medium Density, Single-Family Residential.
2. Zoning Map from RE-20 (Residential Estates) to CC (Community Commercial) and R-1-8 (Single-Family Residential)

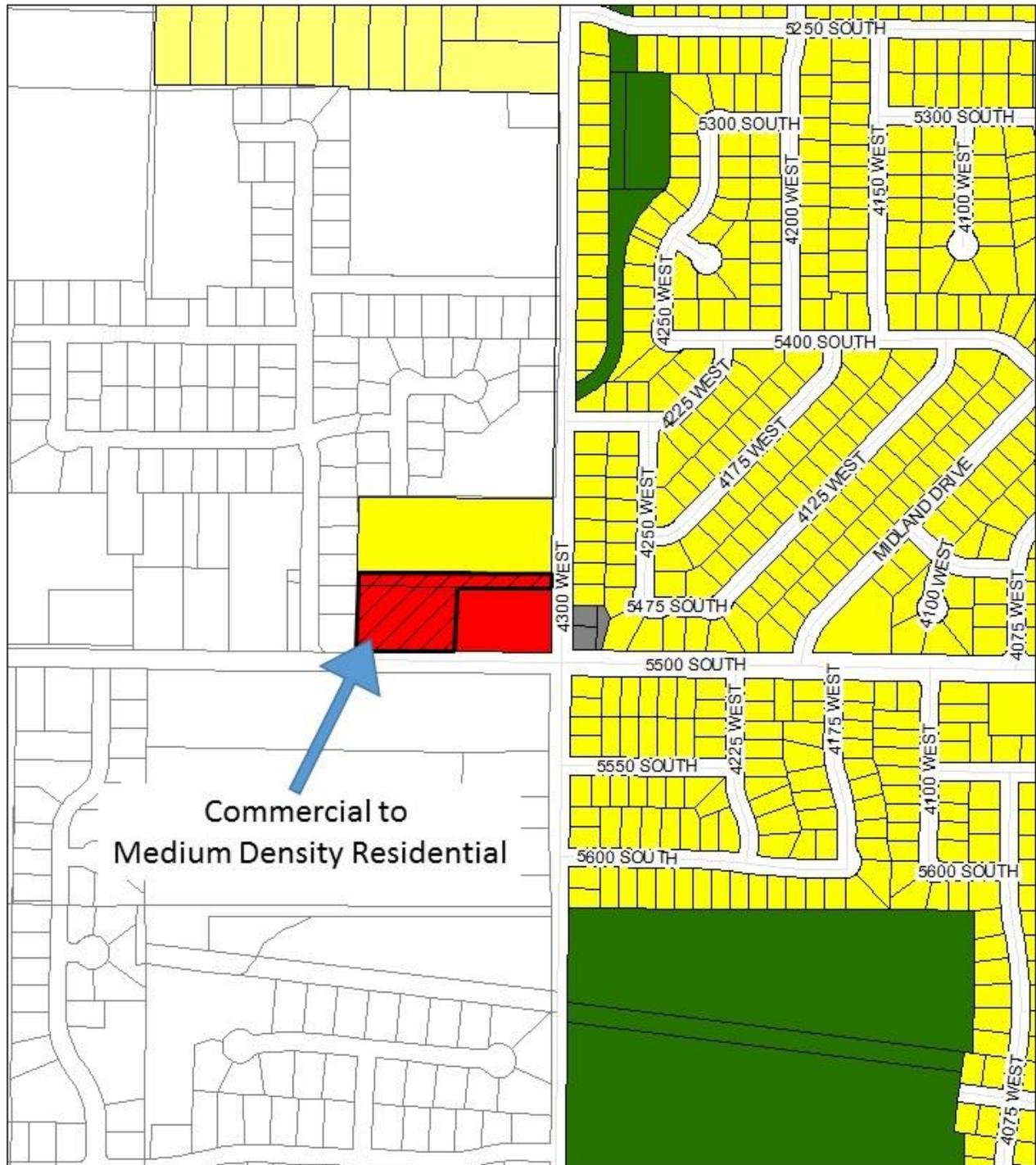
EXHIBITS

- A. Aerial Map
- B. Future Land Use Map
- C. Zoning Map

EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – FUTURE LAND USE MAP



Commercial to
Medium Density Residential

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
Map

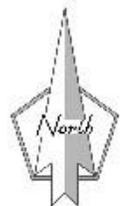
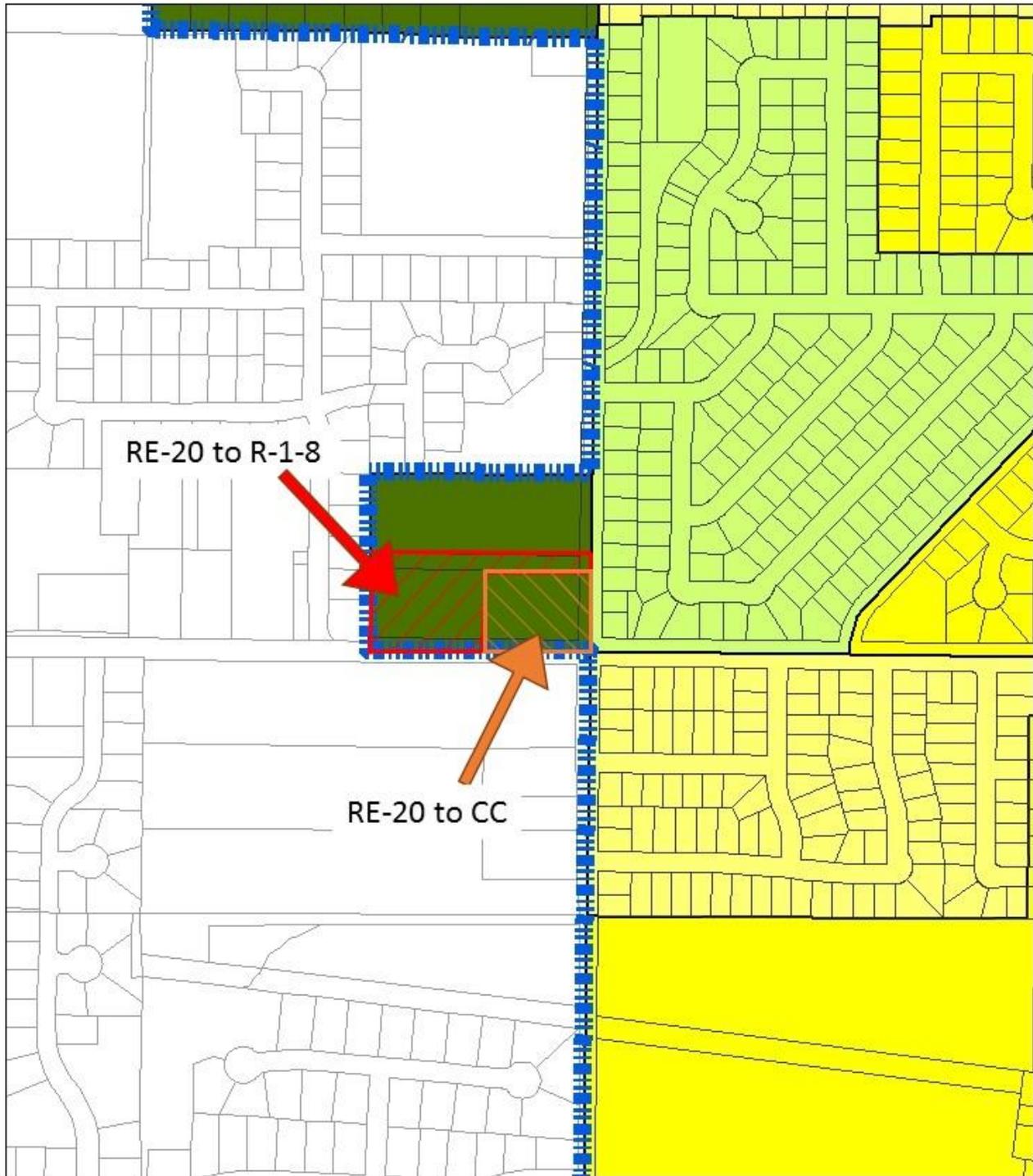


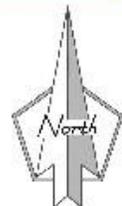
EXHIBIT "C" – ZONING MAP

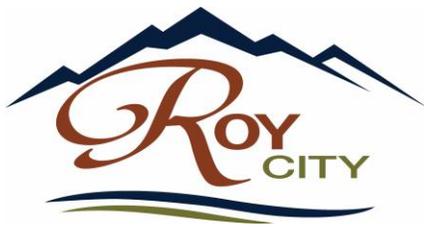


Legend

- | | | | | | | | |
|--|----|--|--------|--|-------|--|---------------|
| | 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 | | RIO | | |
| | LM | | R-1-15 | | RMH-1 | | |
| | R | | RE-20 | | | | |

**Zoning
Map**





SYNOPSIS

Application Information

Applicant: Larry Bouwhais
Request: **6:00 p.m. – PUBLIC HEARING** – Request for Preliminary Subdivision approval for Royal Subdivision, a two (2) lot single-family residential subdivision.
Address: Approximately 2235 West 4800 South

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: R-1-8; Single-Family Residential

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions

APPLICABLE ORDINANCES

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

BACKGROUND

Subdivision: The proposed subdivision is to subdivide 19,600 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: Both lots will have access onto 4800 South.

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 9 September 2016 (Attached).



FINDINGS

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

RECOMMENDATION

Staff recommends approving the Preliminary Subdivision of Royal Subdivision located at approximately 2235 West 4800 South with the conditions as outlined within the staff report.

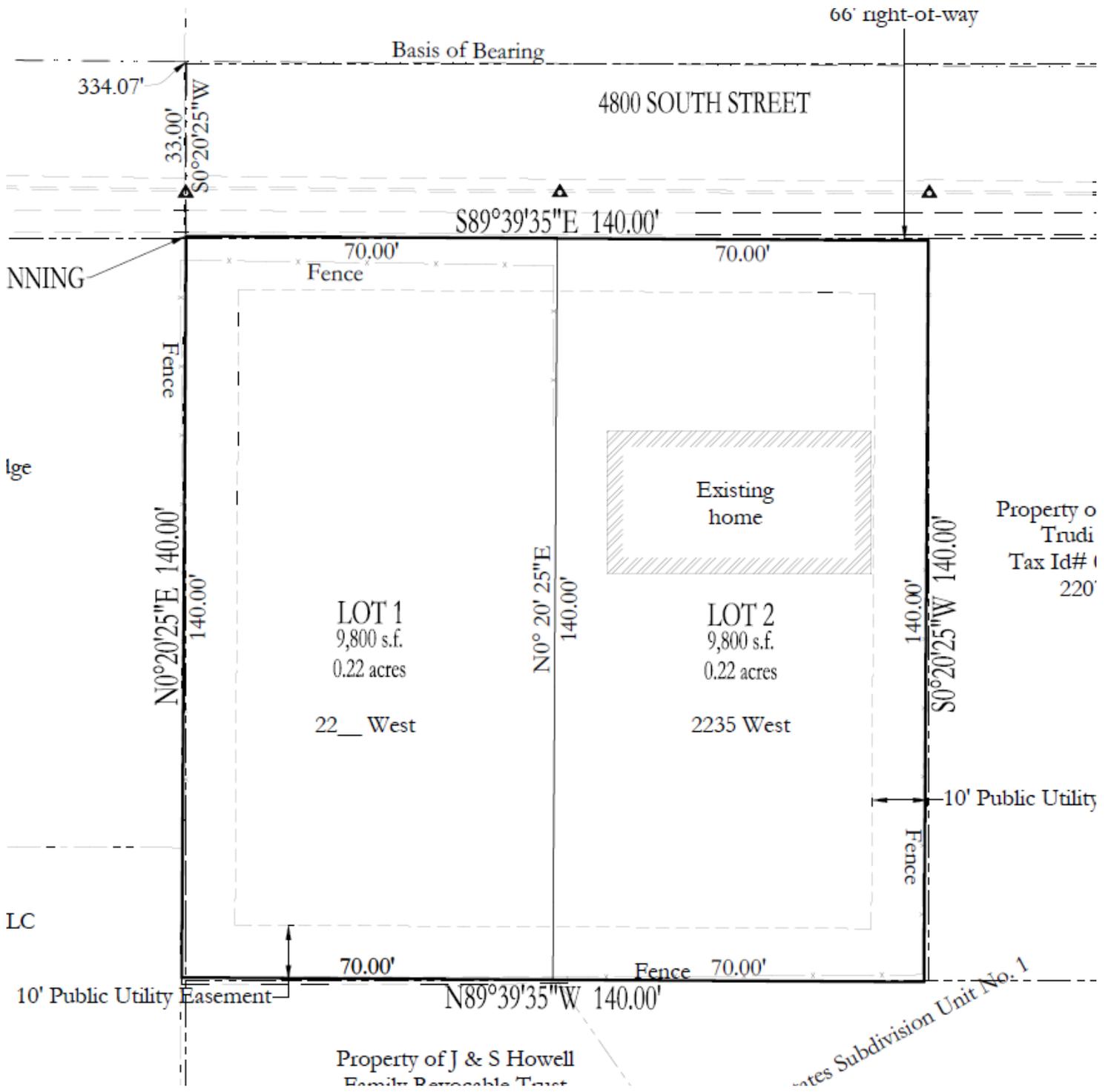
EXHIBITS

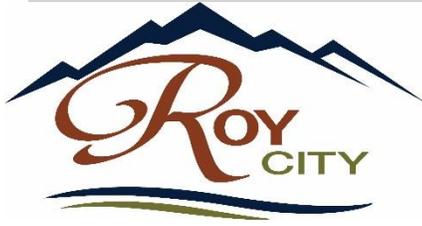
- A. Aerial Map
- B. Preliminary Subdivision plat
- C. DRC Memo dated 9 September 2016

EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – PRELIMINARY SUBDIVISION PLAT





DEVELOPMENT REVIEW COMMITTEE
REVIEW MEMO

Date: 9 September 2016
To: Larry Bouwhais
From: Steve Parkinson – Planning & Zoning Administrator 
Mark Miller – City Engineer
Jeff Comeau – Deputy Fire Chief
Ed Pehrson – Building Official
Ross Oliver – Public Works Director
Andy Blackburn – City Attorney
Subject: Royal Subdivision – 2235 W 4800 S – plans submitted August 17, 2016

If there are comments below that require corrections OR changes to plans, resubmittal of plans is required.

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering –

1. A secondary water connection needs to be shown and a letter should be submitted showing Roy Water Conservancy District approval of the service.
2. The trench backfill and patch will need to be observed by Roy City and trench material and compaction testing will be required.
3. 4800 South in this area was constructed with a thicker pavement section so the new section will need to match and the T section may need to be modified.
4. We will find the project specifications and let the developer know the details. It seems like it was a 4" HMA on 12" UTBC.
5. The patch edges will also need to be crack sealed.
6. All work in 4800 South will need a Street Cut Permit and the roadway cannot be shut down for construction. Traffic must remain open in both directions.

Fire - Legal -

1. No comments at this time

Building -

1. A geotechnical engineer shall visit the site once the excavation has been completed prior to placement of fill or footings to observe and approve the excavation. A letter shall be provided to the City.
2. Any new structure being constructed shall be in compliance with the current adopted codes. The current codes are the 2015 edition of the International Codes and the 2014 edition of the NEC.

Public Works -

A. General Comments

1. Use 3/4" CTS PE Tubing instead of Type K Copper for water services.
2. Use 5/8" x 3/4" Mueller "Hot Rod" water meter, supplied by Roy City

B. Storm Water

1. Need an N.O.I.
2. Need a SWPPP
3. Need a dust control plan.
4. Need a site plan showing all of the BMP's, concrete washout, silt fencing, etc.
5. Dumpsters need to be covered and sealed.

Planning -

A. General Comments

1. A financial guarantee is required for all on-site and off-site improvements. This will be required prior to recording of the Subdivision plat.
2. Need an approval letter from Roy Water Conservancy District.

B. Preliminary Plat Comments

1. Plans need to show all awnings that are attached to the home as well as all out buildings that are on the property.
2. Property needs to be cleaned up prior to recording of the subdivision.

C. Final Plat Comments

1. Use the following addresses for each parcel
 Lot 1 – 2243 W
 Lot 2 – 2235 W
2. Use the following signature blocks (see below)

PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Roy City Planning Commission on the _____ day of _____, 20____.

 Chair, Roy City Planning Commission

ROY CITY ENGINEER

I hereby certify that the requirements of all applicable statues and ordinances prerequisite to approval by the Engineer of the foregoing plat and dedications have been complied with. Signed this _____ day of _____, 20____.

 Roy City Engineer

ROY CITY ACCEPTANCE

This is to certify that this subdivision plat was duly accepted by the City Council of Roy City and approved by the Mayor, on the __ day of _____, 20____.

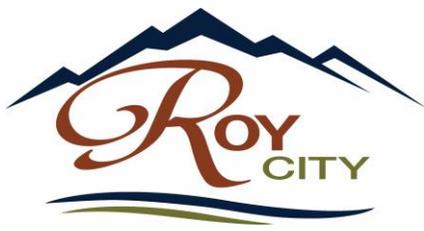
 Roy City Mayor

 Attest

ROY CITY ATTORNEY

Approved as to form this _ day of _____, A.D. 20_____.

Roy City Attorney



SYNOPSIS

Application Information

Applicant: John Hammond
Request: Request for
1. Site Plan and Architectural Approval
2. Conditional Use approval
Address: 4148 South Midland Drive

Land Use Information

Current Zoning: A-1; Agricultural (Un-incorporated Weber County)
Adjacent Land Use: North: CC; Community Commercial South: RE-20; Residential Estates
East: CC; Community Commercial West: C-3; Regional Commercial

Staff

Report By: Steve Parkinson
Staff Recommendation: Tabling

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 – General Property Development Standards
- Roy City Zoning Ordinance Title 10, Chapter 15 – Conditional Uses
- Roy City Zoning Ordinance Title 10, Chapter 19 – Off-Street Parking and Loading

ANALYSIS

Background:

This project was first brought to the Commission on August 9th and was tabled due to the fact that there wasn't any DRC comments for the project and the Commission didn't feel comfortable in approving the project without their comments.

Since the August 9th meeting the DRC has submitted their comments. (see exhibit "E")

The applicant is looking to demo the existing home and out buildings and build a new building. The entire property will only be partially developed at this time (see exhibit "B"). The biggest issue is the fact that the property currently is not within Roy City proper. The City has begun the process of annexing in this property and is currently on the tail end of the process. There is a Public Hearing on the annexation scheduled to be on the September 6th Council agenda.

The overall property is 3.85 acres (167,706 sq.-ft.) and the proposed Carwash will use approximately 1.84 acres (80,150.4 sq.-ft.) of the property, leaving approximately 2 acres of undeveloped land, for a future building and development.

Zoning: As mentioned above the zoning for this site is A-1; Agricultural. The zoning is irrelevant due to the fact that the property isn't within Roy City proper. It is anticipated that when the property is annexed in that the Zoning will be CC; Community Commercial. Within the CC; Community Commercial zone a carwash is a Conditional Use.



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

Landscaping: The proposed site appears to meet the requirements.

Vehicle Access/Circulation: Midland Drive is a UDOT road and UDOT will need to approve all access points onto this property.

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

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

Staffs overview of the above mentioned standards are as follows:

- Carwash is listed as a Conditional Use within the Community Commercial zone
- The business is going within a new building, which is a part of this request
- The use will be in accordance with the zoning ordinance.
- The property is adequately sized for such a use.
- The proposed is consistent with the goals & policies of the General Plan.

All of this is based as if the property was already within Roy City limits and the zone is in fact Community Commercial.

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

CONDITIONS OF APPROVAL

- Completion of the Annexation of the property into Roy City.
- Compliance to all requirements from the DRC.

FINDINGS

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

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends tabling the Site Plan and Architectural review for The Wash Factory located at approximately 4148 South Midland Drive, until the DRC has finished their review of the project.

EXHIBITS

- | | |
|----|---|
| A. | Aerial Map |
| B. | Applicant’s Narrative of proposed project |
| C. | Proposed Site Plan |
| D. | Proposed Elevations |
| E. | DRC Memo dated 9 September 2016 |

EXHIBIT "A" – AERIAL MAP

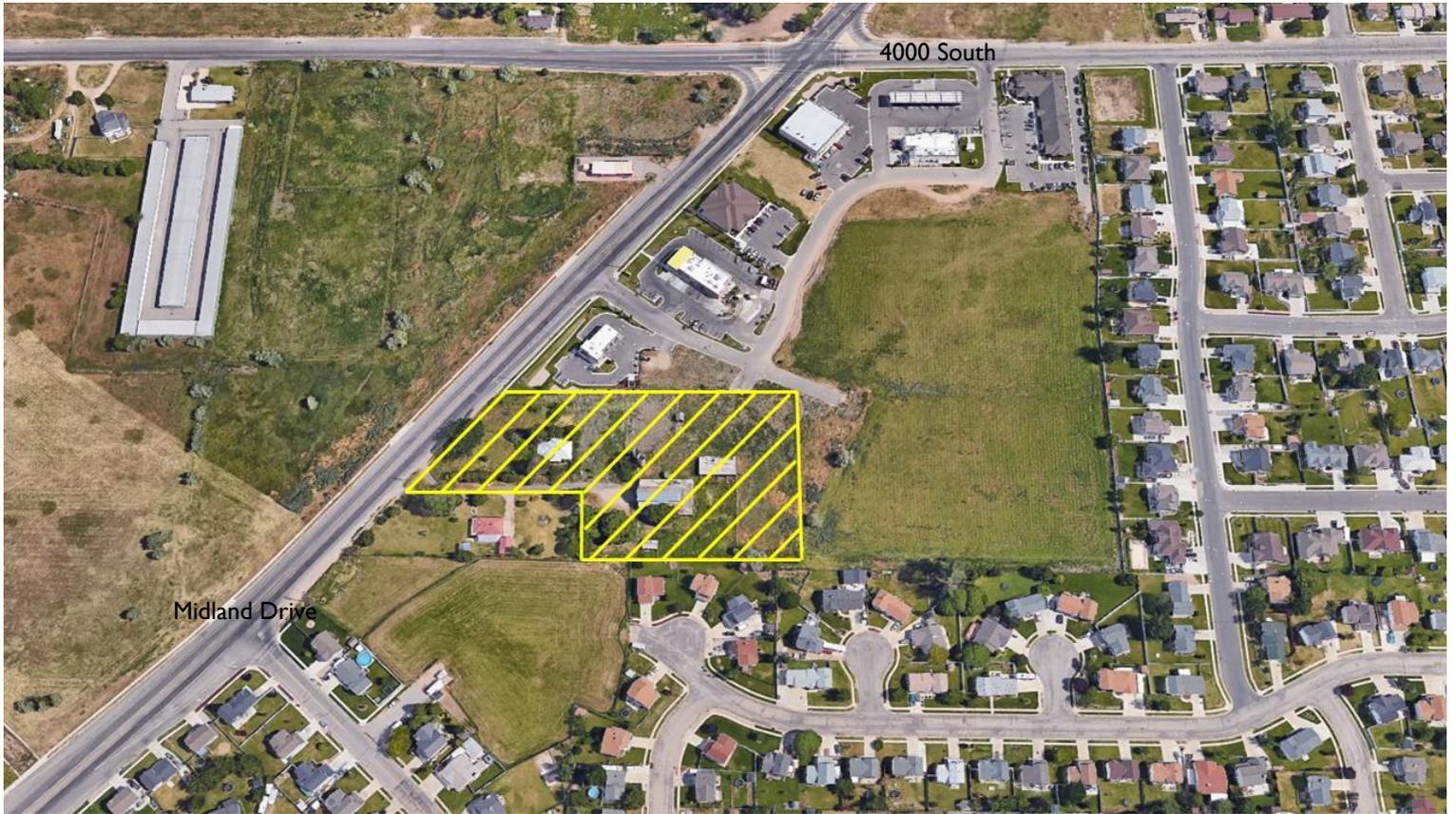


EXHIBIT “B” – APPLICANT’S NARRATIVE OF PROPOSED PROJECT

Background

The subject site is an undeveloped property located at 4148 Midland Drive. The property is adjacent to a larger commercial development immediately to the North and the East, which is not fully developed. The businesses directly adjacent to the property to the North include Jiffy Lube, McDonalds, a doctors' office, O'Reilly Auto Parts and Maverick gas station and convenience store. The parcel is bordered to the South by a vacant residence, which is listed for sale as Commercial (CC) zoning.

We propose to use 80,335 square feet of a 3.58 acre parcel to develop a full service car wash facility. The carwash facility provides a carwash tunnel, small administrative office, restroom, customer waiting area, equipment room and drying center. The site includes 26 self-serve vacuum stations. The site is designed with a one-way circulation pattern to access the carwash and vacuum area. Landscaping is in accordance with the adjacent center's existing landscape palette and in accordance with Roy City specifications.

Building architecture reflects the materials and forms of adjacent businesses and convenience store. The carwash building also incorporates modern elements to further enhance the appearance of the commercial area. The proposal includes street and building mounted signage, which will conform to Roy City standards.

The project setting is summarized in the following:

Location:	4148 S. Midland Drive (approximately 1,080 feet South of 4000 South)
Parcel Size:	80,335 SQFT developed
Traffic Trips:	Expected average volume of 150 cars per day
Water and Sewer Demand	118,000 gallons per month. (See commentary below on water reclaim system)

Description	Area	%/U
Hardscape	55,500 SQFT	69%
Landscape	15,636 SQFT	19%
Building	9,200 SQFT	11 %
TOTAL	80,335 SQFT	100%

Zoning and Land Uses

Location	Zoning	General Plan Land Use
On-Site	Unincorporated, being annexed as Community Commercial	Community Commercial
North	Community Commercial	Community Commercial
South	Unincorporated and Single-Family Residential	Community Commercial
East	Community Commercial	Community Commercial
West	Unincorporated	Community Commercial

Project Description

The project proposes to develop a flex serve carwash, which incorporates the automation of an express carwash, including automated pay stations and self-serve vacuums, and also offers traditional interior cleaning options for customers desiring those services.

The proposal, flex serve car wash, will provide a fully automated car wash facility including self-serve vacuums and automated pay stations. Customer service attendants will assist new customers at the automated cashier stations and a customer service booth when the new car wash opens. The applicant anticipates after three months of opening, customers will become familiar enough with the automated process that fewer and fewer patrons will need direct assistance. The carwash will include a fast-pass system, which will allow customers to pay in advance and drive past a pay station to the wash tunnel entrance where an attendant will prep the car for the wash tunnel. After the car wash is complete, customers will be directed (via signage and painted directional arrows) to self-serve vacuums, drying bays for upgraded services or exit the site using the West or East driveways.

The project will demolish a vacant home, barn and silos on the property. A new 9,200 square foot carwash facility will be constructed that provides a carwash tunnel, small administrative office, restroom, customer waiting area, equipment room and drying center. Site development includes a circulation plan, including installation of three automated pay stations and a customer service booth in lane one. Associated site improvements will include landscaping, lighting, and vehicular and bicycle parking, sidewalks and a solid masonry enclosure for trash and recyclable materials storage plus storage for a central vacuum producer. The carwash infrastructure will include a water reclaim system that is 92% efficient, which will allow us to reuse water up to 23 times before discharging it into the sewer.

Proposed business hours are from 8:00 a.m. to 8:00 p.m. and closed during inclement weather.

A site map is provided with this submission.

The proposed site plan and use comply with the Roy City General Plan, including:

Goal 3: To strive to make the City's land uses as compatible with other adjacent and/or neighboring land uses as possible in order to minimize the potential adverse effects of adjacent incompatible land uses.

A carwash is compatible with current and planned commercial uses surrounding the site. The proposed carwash will be located directly adjacent to a Jiffy Lube. Also, between our site and the corner 1,000 feet to the North are an auto parts store, a McDonald's restaurant, and a Maverick gas station. A Walmart is planned across the street, directly West of the site.

Policy B: Zoning should reflect the existing use of the property and the General Plan's Future Land Use map to the largest extent possible, unless the area is in transition to another use.

The site is currently unincorporated. The Future Land Use Plan indicates its use as Commercial. The parcels directly to the North and East are already designated Commercial. The parcel to the South is currently unincorporated but is designated as Commercial in the Future Use Plan. The property to the West, directly across Midland Drive is reflected as unincorporated in the version of the Future Land Use Plan currently available. (<http://www.royutah.org/wpcontent/uploads/2011/01/Future-Land-Use.pdf>).

Policy C: Where possible, properties which face each other across a local street should be the same or similar compatible zones or uses. However, collector and arterial roads may be sufficient buffers to allow for different uses or zones to be established.

The proposed carwash will be located on Midland Drive, an arterial road. Also, we understand that the site directly opposite our parcel is slated to be developed as a Walmart, which is a compatible use within Commercial zoning.

Goal 7: To annex unincorporated areas adjacent to, and within, the City when feasible and when this is not adverse to the community; and strive for logical and effective City boundaries.

The parcels directly to the North and East and partially to the South are already within Roy City boundaries. Our site and the parcel to the South of our site are designated on the Future Land Use Plan for annexation as Commercial zoning.

EXHIBIT "C" – PROPOSED SITE PLAN

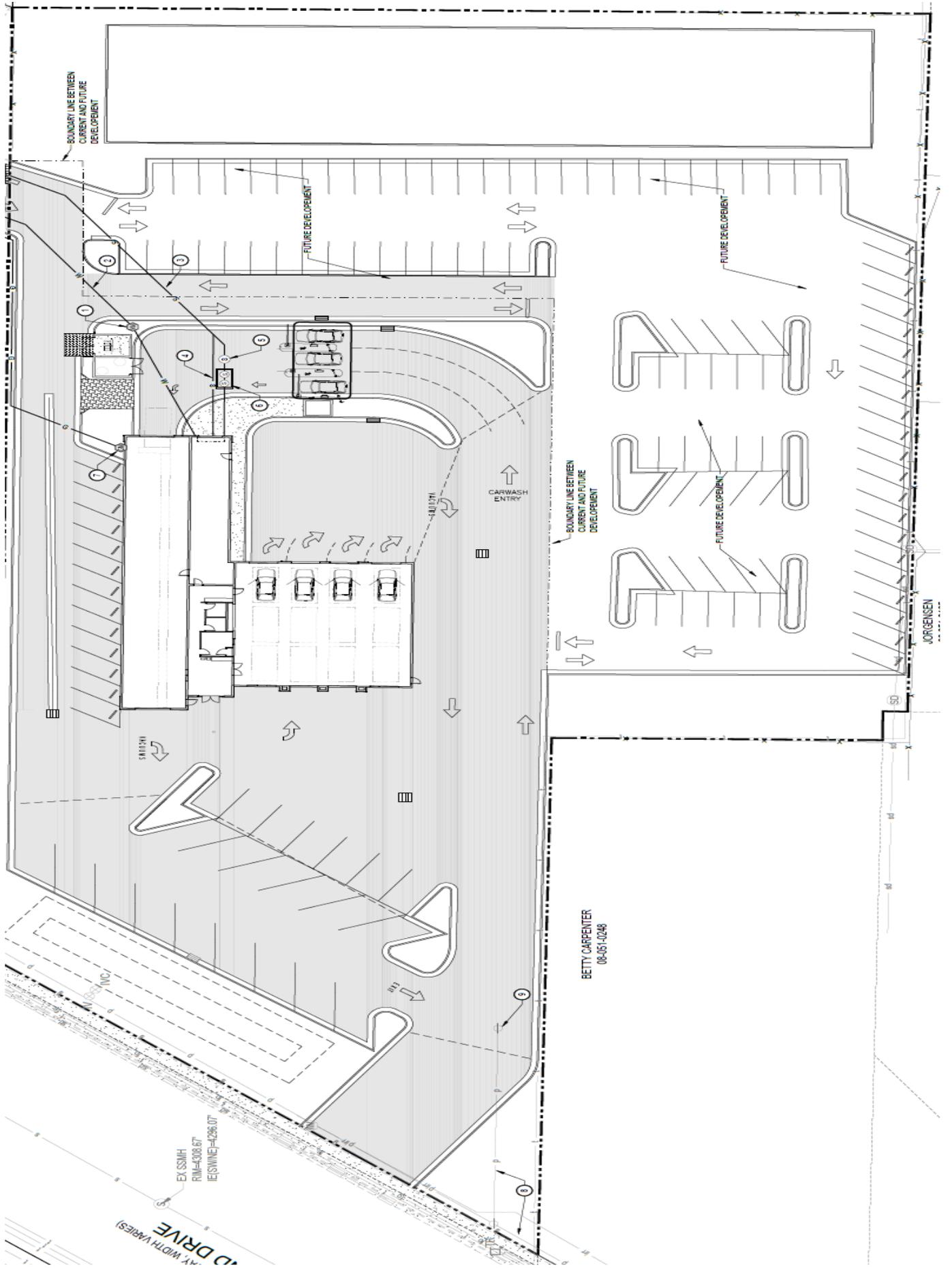


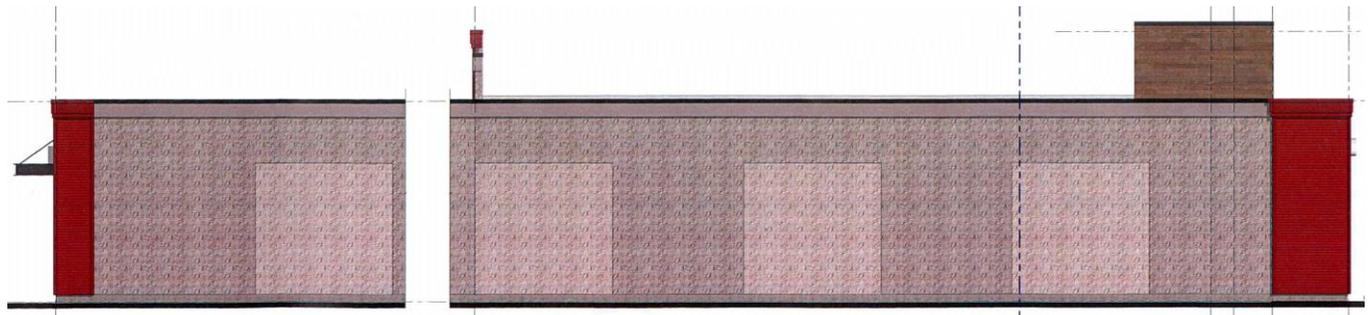
EXHIBIT "D" – PROPOSED BUILDING ELEVATIONS



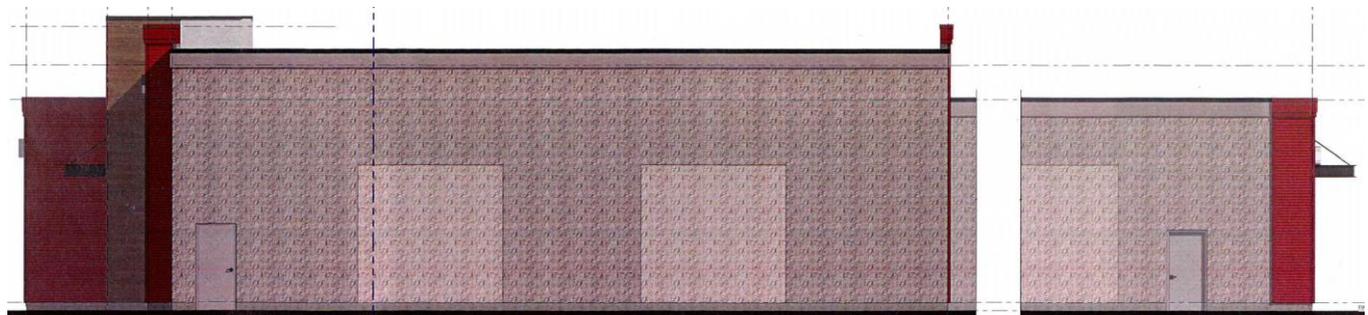
Western (Front) Elevation



Eastern (Rear) Elevation



Northern Elevation



Southern Elevation



DEVELOPMENT REVIEW COMMITTEE
REVIEW MEMO

Date: 9 September 2016

To: John Hammond

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

Subject: The Wash Factory Site Plan – 4148 S Midland Drive – plans submitted July 8, 2016

If there are comments below that require corrections OR changes to plans, resubmittal of plans is required.

We have tried to address all items of concern with reference to all applicable City codes or for the general Health, Safety and Welfare of the public, however, this review does not forego any other items of concern that may come to our attention during additional reviews.

Engineering –

1. Comments to come on Monday the 12th of September

Fire -

The concerns for this project as it relates to the site plan for fire protection are allowed per the International Fire Code (IFC) and Authority Having Jurisdiction (AHJ). **These are site plan comments only and do not include the building.** Building code official needs to classify the building and construction type.

1. Contractor is required to prove hydrant fire-flow per IFC Appendix B of 1500 GPM for two hours calculated at 20psi. This report will need to be submitted to the AHJ.
2. A 20 foot road width is acceptable with the AHJ and with IFC requirements.
3. No parking/fire lane signs will be required on all access/turnaround dead end roads per IFC.
4. Fire hydrant may be needed to meet to Roy City Standard of 400 feet between fire hydrants.

Building -

2. The building will be required to be designed and constructed as per the applicable sections of the IBC, IECC, NEC, IPC, IMC, IFGC, ICC A117.1 and all other applicable codes as currently adopted by the State of Utah at the time of application for a Building Permit.
3. There shall be a geotechnical sub surface investigation performed on the site. Borings performed by a Geotechnical Engineer to evaluate conditions below the surface. All findings shall be submitted to the City and all recommendations made in the Geotechnical Report shall be followed. A copy of the report shall also be submitted to the Architect / Engineer for review and shall be incorporated into the plans.
4. The car wash will be classified as a Group B Occupancy.
5. Provide a detail on the grease interceptor.
6. A complete SWPPP plan will need to be provided along with a NOI and the State Permit number prior to issuing the permit for the project.

Public Works -

A. General Comments

1. Water service should be a 2 inch Blue Brute CTS

B. Storm Water

1. Need an N.O.I.
2. Need a SWPPP
3. Dust Control Permit
4. Need to dye test all floor drains and recycled wash water drains, to ensure that they drain into the sanity sewer and not any other system.
5. Dumpsters need to be covered and sealed.

Legal -

1. No comments at this time

Planning -

A. General Comments

1. A financial guarantee is required for all on-site and off-site improvements. This will be required prior to the issuance of building permits.
2. Need to pay the Conditional Use application fees
3. Need a copy of UDOT's letter approving the access.

B. Building Design Standards

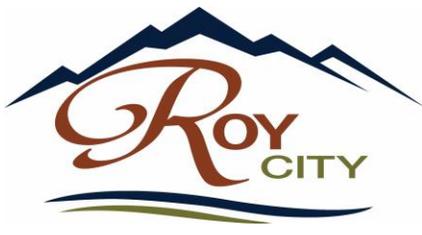
1. A materials and color board needs to be submitted
2. Any wall surface longer than thirty (30) feet in length must have a surface relieve. (1508 A 3)

C. Site Design Standards

1. Can a truck access the dumpster
2. How can the parking area and the most eastern access drive be accessed from within this property?
3. On the landscaping plan there are three (3) trees that are within the detention pond. Can these trees survive if they are continuously wet?

D. Site Lighting Standards

1. No exterior lighting nor parking/site lighting were indicated on the plans, will there be any? If so will need a photometric drawing as well as a picture of the light fixture and overall height of pole with fixture.



SYNOPSIS

Application Information

Applicant: Brad Hunter; R.C. Hunter Enterprises
Request: Request for approval of Exterior changes to an existing building.
Address: 3531 West 5600 South

Land Use Information

Current Zoning: CC, Community Commercial
Adjacent Land Use: North: Commercial; CC zoning. South: Residential; R-1-15 zoning.
East: Commercial; CC zoning West: Commercial; CC 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 proposing to add a second main entrance to an existing building in order to allow the building to have two separate businesses.

Elevations: The building is visible from 5600 South, from both the East and West bound traffic. The proposed secondary access will have similar glass features as the existing entrance except the second entrance will not have the architectural details. The glass and molding will be the same colors as the existing entrance.

CONDITIONS OF APPROVAL

- I. Requirements and recommendations of the Building Official.

FINDINGS

- I. The proposed secondary entrance meets the minimum building standards as established in the Zoning Ordinance.

RECOMMENDATION

Staff recommends that the Planning Commission approves the Exterior Remodel for the R.C. Hunter building located at 3531 West 5600 South with the conditions as listed within this report.

EXHIBITS

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



EXHIBIT "A" – AERIAL MAP

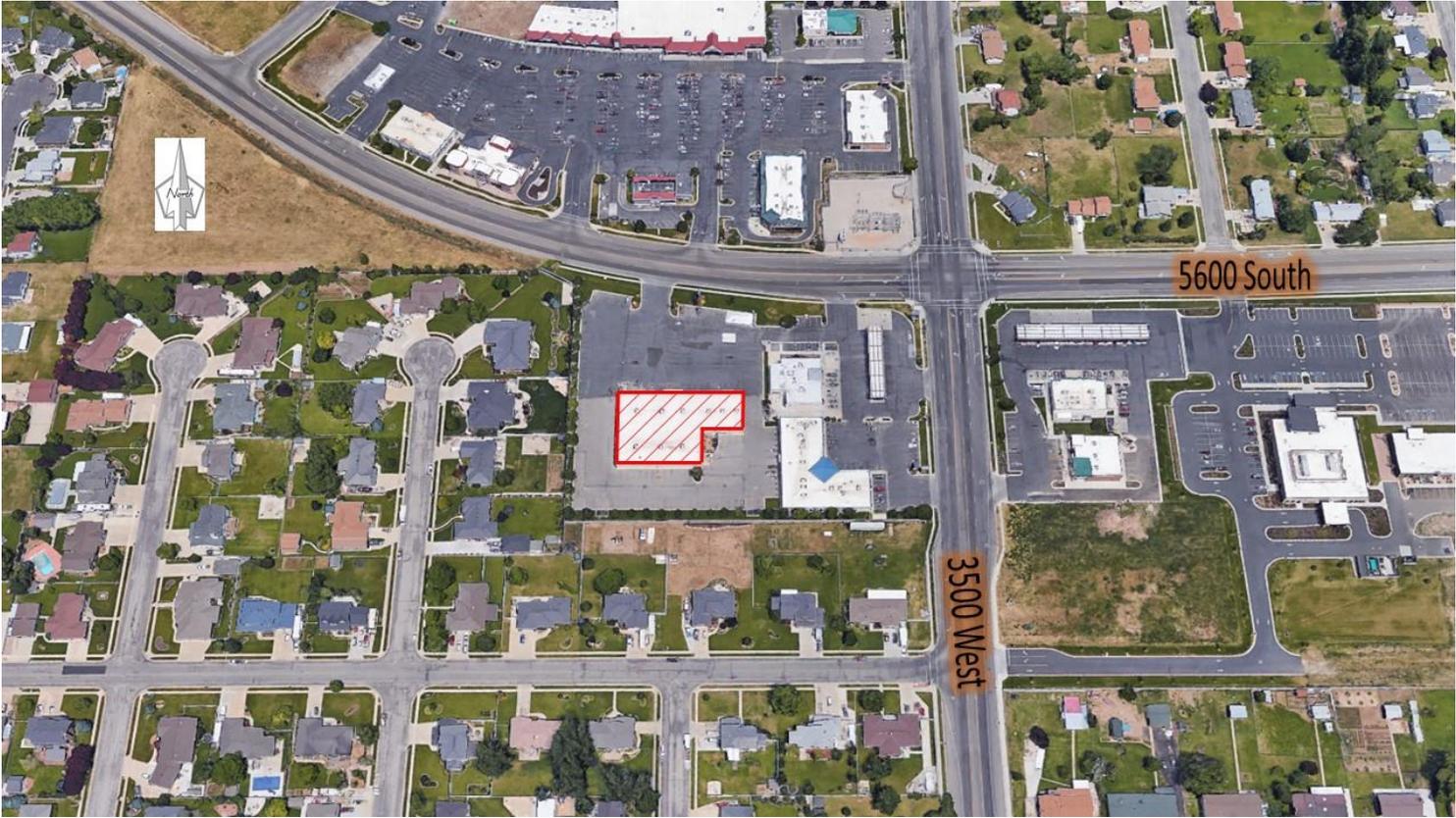


EXHIBIT "B" – EXISTING ELEVATIONS

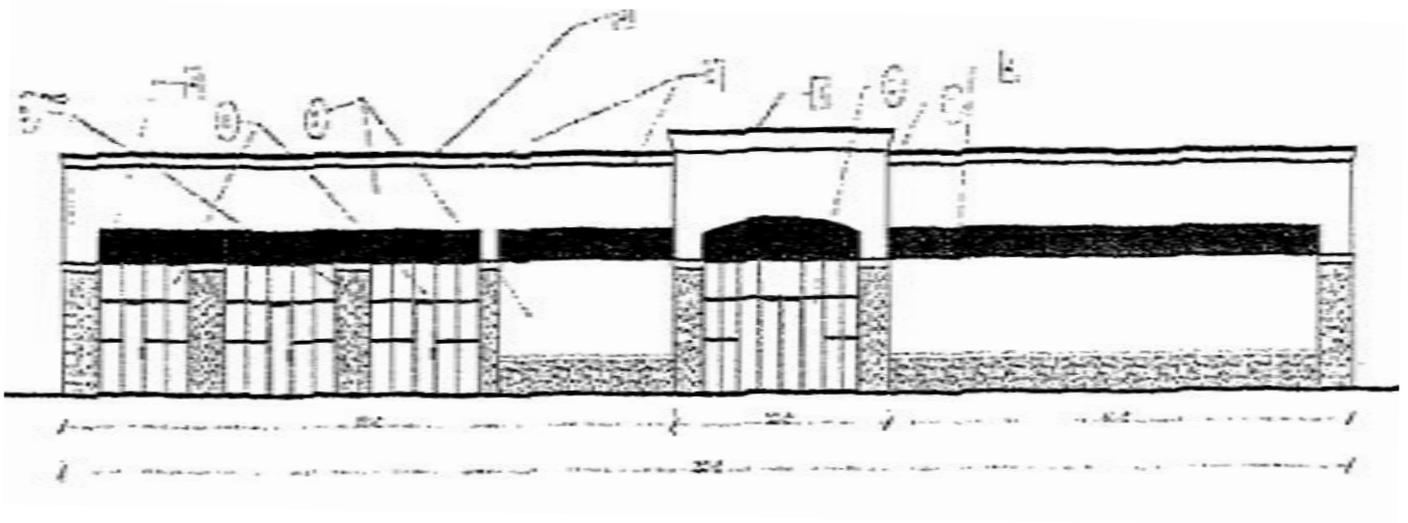


EXHIBIT "C" – PROPOSED ELEVATIONS

