

Chair

- Ryan Cowley

Vice-Chair

- Jason Felt

City Planner

- Steve Parkinson

**Commission Members**

- Brody Bailey
- Samantha Bills
- Anna Graff
- Braden Reed
- Randy Scadden
- Daniel Tanner
- David Young

PLANNING COMMISSION

AGENDA

September 8, 2026

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.

[This meeting will be streamed live on the Roy City YouTube channel.](#)

Agenda Items

1. Declaration of Conflicts
2. Approval of the July 14, 2026, regular meeting minutes

Legislative Items

3. **6:00 p.m. – PUBLIC HEARING** – To consider the following requests, for property located at approximately 3934 & 3960 West 5500 South:
 - a. To amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.
 - b. Amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential)
4. **6:00 p.m. – PUBLIC HEARING** – To consider the following requests, for property located at approximately 3426 West 5300 South:
 - a. To amend the General Plan (Future Land Use Map) from Single-Family Residential to Mixed-Use / Commercial.
 - b. Amend the Zoning Map from RE-15 (Residential Estates) to UC (Urban Corridor)
5. **6:00 p.m. – PUBLIC HEARING** – Consider a request for a Development Agreement with Cole West LLC. regarding a project located at approximately 5154 South 2700 West, to allow 26 single-family dwellings on smaller lots.
6. **6:00 p.m. – PUBLIC HEARING** – To consider Amending Title 10 – Zoning Regulations; amending Chapter 10 – General Property Development Standards, Chapter 17 – Table of Uses, and Chapter 19 – Off Street Parking and Loading. Regarding Detached-Accessory Dwelling Units per SB 284 (2026)

Administrative Items

7. A request for Site Plan approval for Ironwood Station located at approximately 2275 West 3775 South
8. A request for Site Plan approval for Park 43 phase 2 located at approximately 4375 West 5460 South
9. A request for Site Plan and Architectural approval for Quick & Clean located at approximately 1865 West Riverdale Rd
10. A request for Site Plan and Architectural approval for Mountain America CU located at approximately 1919 We 5600 So
11. Commissioners Minute
12. Staff Update
13. 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.gov 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 4th day of September 2026. A copy was also posted on the Roy City Website and [Utah Public Notice Website](#) on the same date.

Visit the Roy City Web Site @ www.royutah.gov

Roy City Planning Commission Agenda Information – (801) 774-1027

Steve Parkinson, City Planner

