

**Chair**

• Lindsey Ohlin

**Vice Chair**

• Douglas Nandell



**Planning Commission Members**

• Leland Karras  
• Gennie Kirch  
• Joe Paul  
• Claude Payne  
• Jason Sphar

## PLANNING COMMISSION

### AMENDED AGENDA

**June 14, 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 May 10, 2016 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 4465 S 1900 W:
  - a. General Plan (Future Land Use Map) from Commercial to Very High Density, Multi-Family
  - b. Zoning Map from R-1-8 (Single-Family Residential) and CC (Community Commercial) to R-4 (Multi-Family Residential)
4. 6:00 p.m. – PUBLIC HEARING – Consider a request for Preliminary Subdivision approval for Roy Regency subdivision, located at 5600 S. 2700 W.
5. Consider a request for Site plan and Architectural approval for Bank of Utah a commercial development located at 5700 So. 1900 We.
6. Continuation of the discussion on a proposed amendment to the Zoning Code regarding Board of Adjustments
7. Discussion on a proposed amendment to the Sign Ordinance.
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](mailto:ced@royutah.org) at least 48 hours in advance of the meeting.*

**Certificate of Posting**

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

STEVE PARKINSON;  
PLANNING & ZONING ADMINISTRATOR



## ROY CITY PLANNING COMMISSION

June 14, 2016

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on June 14, 2016, at 6:00 p.m.

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

The following members were in attendance:

Lindsey Ohlin, Chairman  
Leland Karras  
Joe Paul  
Jason Sphar

Steve Parkinson, Planner  
Trent Nelson, Assistant City Attorney  
Michelle Drago, Secretary

Others present were: Douglas McDowell, Tammy Vandray; Howard Vandray; Richard Arnold; Jennifer Wiesinger; Garrett Seely; Tracy Charlton; Cindy Charlton; Mike Fullmer; Randy Galloway; Menah Strong, Bank of Utah; Brian Bott; Dennis Brown; Mrs. Dennis Brown; James C. Aland; Lorin Parks; Daniel Chavez; and Kent Hill.

Pledge of Allegiance: Jason Sphar

### 1. DECLARATIONS OF CONFLICT

There were none.

### 2. APPROVAL OF MAY 10, 2016, MINUTES

**Commissioner Paul moved to approve the May 10, 2016, minutes as corrected. Commissioner Karras seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

### 3. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE GENERAL PLAN'S FUTURE LAND USE MAP BY CHANGING THE DESIGNATION OF PROPERTY LOCATED AT APPROXIMATELY 4465 SOUTH 1900 WEST FROM COMMERCIAL TO VERY HIGH DENSITY, MULTI-FAMILY AND A REQUEST TO AMEND THE ZONING MAP BY CHANGING THE ZONE OF PROPERTY LOCATED AT APPROXIMATELY 4465 SOUTH 1900 WEST FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) AND CC (COMMUNITY COMMERCIAL) TO R-4 (MULTI-FAMILY RESIDENTIAL)

Steve Parkinson stated that the City had received two requests regarding land located at approximately 4465 South 1900 West. The first request was to amend the General Plan's Future Land Use Map by changing the land use designation from Commercial to Very High Density, Multi-Family. The second request was to rezone two parcels from R-1-8 and Community Commercial to R-4.

Mr. Parkinson explained that the property located at approximately 4465 South 1900 West was approximately 7.5 acres in size. The majority of the property was already zoned R-4. A small sliver along the west side was zoned R-1-8. Two small parcels on 1900 West were zoned Community Commercial. There were currently five buildings located on the property; four single

family homes and one fourplex. Two of the homes were located on the commercially zoned parcels. The current R-4 Zone was not compatible with the Future Land Use Map, which designated the future use of this property as commercial. The applicant was seeking to have the entire site zoned R-4 and to comply with the Future Land Use Map.

Mr. Parkinson stated that when the Planning Commission was considering an amendment to the General Plan and/or Zoning Map, it needed to consider the following questions:

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 benefits of the proposed amendment.

The current R-4 Zone matched the existing uses and zones to the north and south. There was a multi-family use to the east, even though the property was zoned R-1-8. There was a commercial area to the east as well. The area to the west was zoned R-1-8 and used for single-family residential. The two commercial parcels included in the rezone, were small and currently contained two homes, which did not comply with the Zoning Ordinance. The Planning Commission needed to consider what was most compatible with the property – multi-family or commercial. The General Plan talked about the need for a variety of housing stock. A variety gave residents options. Eighty-five percent (85%) of the property was already zoned R-4. The applicant was asking that a small sliver along the west side be rezoned from R-1-8 to R-4 and that two small, commercial parcels on the southeast corner be rezoned from Community Commercial to R-4 as well. The applicant wanted the zoning to match the General Plan's Future Land Use Map and was seeking an amendment to do that. There were four single-family homes and one fourplex on the site. All would be demolished to make way for the new townhomes. The units would have three bedrooms and two-car garages.

**Commissioner Karras moved to open the public hearing at 6:08 p.m. Commissioner Sphar seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

Chairman Ohlin opened the floor for public comments.

Dennis Brown, 2119 West 6000 South, read a letter written by his brother, Lou Brown:

*I am writing this memo based upon my limited ownership in the property and my experience from nearly forty years in the field of market development and real estate acquisition. I worked for nearly 29 years for General Mills/Darden Restaurants. During this time I did market research and site acquisition for Red Lobster, Olive Garden and other restaurants owned by the firm. Thereafter, for 10 plus years, I assisted the LDS Church buy properties for their various needs.*

*HISTORY: The subject property has been owned in the Brown family for more than 100 years. My grandparents and parents have owned and farmed this land for many years as an orchard or crop farming. My siblings and I have spent thousands of hours working the land to produce fruits and vegetables. My Grandfather and Grandmother operated a fruit farm on the land west of the subject property, where the Harmony Park Subdivision is now located. Around the year 1954, my uncle built a home on one lot, and in 1957, my parents finished a home on another lot where they lived the remainder of their lives. The fourplex was developed by my father around 1969 as I recall.*

*In 2007 both Amos and Ethel Brown passed away and the property was bestowed to their children, Barbara Thomas, Louis Brown, Beverly Rasmussen, Dennis Brown and Debbie Hansen.*

*MARKET CONDITIONS: When the family members decided to sell the land I conducted extensive research to determine the highest and best use for the property. I was aware the property was zoned residential and master planned for community commercial. Our family has always hoped the land could be developed with a nice commercial project. Unfortunately, commercial development still has not recovered from the recession of 2007-2008. This condition continues to a great degree along most of the Wasatch Front and America as a general statement. In addition, this issue is further impacted because the land is approximately 1 mile north of Roy's central business district. Over the past year I have spoken with numerous real estate agents who have commercial land listed in Roy and adjacent communities. They report that commercial development is extremely slow in Roy and surrounding cities. I have brought many developers and real estate agents to the subject property and requested their opinion on the highest and best use for the property. Without exception, everyone has recommended that the highest and best use, and most feasible, would be town home development. For the record, during the time the property has been listed we have had no offers regarding commercial development.*

*Why Town Home Development you may ask? The property fits the recommendations of the Envision Utah Master Planning Commission because of its location and the need to provide a broad range of housing stock into a community. Recent news reports have documented the high demand for more housing where a school teacher, fireman, police officer, young couple, retired couple looking to downsize or a first time buyer can invest in a home and build equity.*

*Roy has many apartments but few town home projects. Within the past few years many communities have realized the need to provide this type of housing to meet market demand and broaden the housing stock of a city. The last ten plus years of my career I worked to purchase property for the LDS Church. I can tell you from personal experience that Daybreak in South Jordan, the largest residential development in the state of Utah, has developed a substantial number of town homes. Sizable amounts of town home projects have gone into the cities of Herriman, Riverton and many other cities in Salt Lake County. I have bought sites in these areas for my church. In Davis County, where I live, the communities of Farmington and Kaysville have approved this type of housing. In some cases these projects have been developed near upscale housing areas.*

*The people buying town homes are very responsible citizens looking to invest in a property they can afford. In addition, many people no longer want the responsibility of maintaining a yard.*

*Town home projects also offer many of the advantages associated with upscale housing projects such as rules and regulations regarding home maintenance, pets, safety issues, garbage handling, yard maintenance, snow removal, parking restrictions and specifics on prohibited land uses within a project.*

*As you know, the above referenced restrictions are associated with these types of projects to protect the individual home owners and also help a city maintain domestic tranquility within the project.*

*The subject property is also favorably located near the Frontrunner station and is just a few minutes commute by car or bicycle. This fits the goal of Envision Utah for high density housing being located near mass transit. Residents in the proposed project can conveniently use Frontrunner for travel to Ogden, Layton, Farmington, Bountiful, Salt Lake City and Provo. Less traffic upon the roads leads to less pollution from automobiles.*

*In order to make their project work they need your support to change the rear portion of the properties zoning classification. They also need your support to change the master plan to a residential designation.*

*In conclusion, the proposed project lends itself to smart, effective and efficient land planning. It meets a demand that has been documented by local press. Housing prices have not spiked as much in Roy as perhaps some other communities. However, with the growing economy along the Wasatch Front, it appears a reasonable conclusion that housing prices in Roy are going to increase and the need for this type of product is obvious.*

Richard Arnold, 4484 South 1975 West, was concerned about the rezone. Most of the people in the neighborhood were older and had lived in their homes since the 1960's. Some had only received 24 hours' notice about the hearing. He wanted to know what the price point would be. What type of fence would separate this proposed development from the older neighborhood? Would there be community-type facilities, such as a pool or a recreation facility? Would the units have individual backyards, or would it be an open design?

Jennifer Wiesinger, 1975 South 4550 South, stated she lived right at the end of the 'T' in the road. She was concerned about the older residents in the neighborhood. It was a tight-knit community. One resident remembered that when Mr. and Mrs. Brown were alive the City agreed that 4550 South would not be a through street. Another said that if the street went through, she would move. She wanted to know if her street would be connected to 1900 West. There were small children in the neighborhood. Her home had been struck by a drunk driver. She was concerned that the safety of the children could be compromised by the intoxicated drivers. She asked where the exits and entrances for the development would be located. She felt the children in the area should be able to play without having to worry about vehicles. Her research showed that the student to teacher ratio at North Park Elementary School was 18 to 1, but next year the enrollment was projected to increase. North Park's rating of 46 was slightly lower than average. Roy residents were considered to be either middle income with children under 20 or young professionals. The population was less educated. She moved to Roy so that she could farm on her land and not worry about her children. She was concerned about the type of people the townhomes would bring into the neighborhood and losing her view of the mountains. She knew there would be height restrictions due to the proximity of the Ogden Airport. She asked the developer to consider the existing community when designing the development. The residents in the neighborhood wanted a place to call home where they could feel safe and peace.

Howard Vandray, Salt Lake City, stated that he had been assisting the Brown Family. They initially considered some type of commercial use. However, the site was not located on a hard corner and the main commercial area was located to the south. When they marketed the property, they received inquiries about residential uses, but not commercial. It became evident that the best use was residential. He felt it was very unlikely that the property would have a commercial use. He recommended that the family market the property for a multi-family site. The market had proven that recommendation. A well-respected developer had put the property under contract.

Randy Galloway, Ogden, stated that he owned a large commercial building in Roy. It had been for sale for three years without an offer. He also owned property at the end of the east end of 4550 South. He did not feel the Brown property was suited for a commercial use. More access avenues would actually mean fewer cars. He would love to see this property develop.

Tracy Charlton, 4506 South 1975 West, stated that his main concern was privacy and traffic. He had three young children that played around his home. Traffic was pretty light in the neighborhood. He didn't have to worry about his children. He was also worried about how his property value would be affected by the proposed development. Would it hurt or help his property value?

**Commissioner Sphar moved to close the public hearing at 6:32 p.m. Commissioner Karras**

**seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

Steve Parkinson stated that because this was a rezone and a General Plan amendment, the applicant had not submitted a site plan. The applicant was proposing townhomes with three bedrooms and two-car garages. He did not know if either 4450 or 4550 South would be continued through to 1900 West. He felt it was unlikely that 4550 South would be punched through due to its proximity to the intersection of 4500 South and 1900 West. The R-4 Zone allowed a density of 12 units per acre. The multi-family standards allowed a density bonus of 15 units per acre if the developer provided extra landscaping amenities. The maximum building height allowed by the Zoning Ordinance was 35 feet. He did not know if the Ogden Airport had any height restrictions for this area, nor did he know what the price point would be. The front yard setback in the R-1-8 and R-4 Zones was 25 feet. The rear yard setback in the R-4 Zone was 20 feet as opposed to the 30 foot required in the R-1-8 Zone. If the property were zoned commercial, the rear yard setback would be ten feet. A multi-family use would allow for a larger rear yard buffer. The maximum fence height allowed by the City was six feet. He did not know what type of fence the developer was proposing.

Chairman Ohlin asked if a commercial building was restricted to 35 feet in height. Mr. Parkinson said it was.

Garrett Seely, DG Investments, Alpine, stated that he was the applicant. UDOT had told them that 4550 South could not be extended through to 1900 West. There was a possibility for them to have an access at 4500 South. UDOT's preferred option was to loop a road between 4450 South and 4550 South with no access onto 1900 West. If that was the site's main access, most traffic would probably head north to the light at 4400 South 1900 West.

Commissioner Paul asked if that type of access would meet the fire code. Mr. Parkinson said the City Engineer and Fire Department would review all plans to make sure they met the City's codes.

Commissioner Paul asked how many units were being proposed. Mr. Seely said the site consisted of 7.5 acres. A density of 12 units per acre would yield a total of 75 units. If they put in additional landscaping they could get up to 15 units per acre, which would be a total of 115 units.

Commissioner Paul asked if the buildings would be oriented toward 1900 West. Mr. Seely felt the side of the units would probably face 1900 West so the garages would not be visible. There would be six units in a building, and there would be a homeowner's association to cover maintenance.

Commissioner Paul asked how the development would be separated from 1900 West. Mr. Seely said it would there would be some type of barrier; probably have a split rail fence. The development would have a combination of private and semi-private space. A pool was not planned.

Chairman Ohlin was concerned about losing commercial property on 1900 West. Steve Parkinson quoted the Leakage Study commissioned by the City:

"The North Park Business District has about 24 businesses in the area, with room for further expansion. Currently, this area accounts for less than one percent of the total City-wide retail sales. It is likely that the sales tax will increase slightly through build out in this area, but because office space is not a significant sales tax generator, huge growth in sales tax is unlikely for this area.

KEY FINDINGS AND RECOMMENDATIONS

- o This area accounts for less than one percent of all retail sales city-wide and contains almost two dozen businesses.
- o This oldest segment of the City's population lives in this area, although there is a stark contrast in incomes within that population. To the north of 4000 South, the median household income is \$30-40k, while the median income to the south of 4000 South is double at \$70-80k.
- o Additional land exists for the future expansion of office and civic space.
- o The City may consider the use of development incentives to attract a large employer who will bring new jobs which pay high salaries. But, because this area provides very little sales tax, incentives should be carefully considered with an appropriate cost benefits analysis.

The Leakage Study already identified that, due to the business park to the north, this area was not a sales tax mecca. The City would only lose two homes on the small commercially-zoned parcels. The majority of the site was already zoned R-4. If the City decided not to approve the rezones, the developer would build townhomes in the R-4 area, single-family homes in the area zoned R-1-8, and some small commercial. The R-4 Zone did provide the possibility for a mixed use as it allowed professional offices.

Mr. Parkinson said the staff had found that the requested General Plan amendment and the rezone provided and supported Roy's economic development and was the best use of the land. The staff recommended that the Planning Commission recommend that the City Council approve the General Plan amendment and the rezone subject to the development receiving a conditional use and site plan approval.

Chairman Ohlin asked about the status of townhomes in Roy. Mr. Parkinson said there were about twelve townhomes in Roy on the south side of 5600 South about 2300 West. People purchased townhomes because they either affordable or because they wanted an easier style of living.

Commissioner Paul stated that Roy was the fourth densest city in the state. Did the City want to shoehorn in more dwellings units? Mr. Parkinson said the majority of the property was already zoned R-4. The applicant was requesting that two small areas be rezoned the same. Regardless of what happened with the rezone, the City was still going to get townhomes.

**Commissioner Karras moved to recommend that the City Council amend the General Plan's Future Land Use Map by changing the future land use designation of property located at approximately 4465 South from Commercial to Very High Density, Multi-Family based on the staff's findings and subject to the recommendations of the staff. Commissioner Sphar seconded the motion. Commissioners Karras, Ohlin, and Sphar voted "aye." Commissioner Paul voted "nay." The motion carried.**

Michelle Drago questioned whether three 'ayes' constituted a majority of the Planning Commission. Mr. Parkinson said a motion needed to pass by a majority of Commission members present.

**Commissioner Sphar moved to recommend that the City Council change the Zoning Map by rezoning property located at approximately 4465 South 1900 West from R-1-8 to R-4 based on the staff's findings and subject to the staff's recommendations. Commissioner Karras seconded the motion. Commission members Karras, Ohlin, and Sphar voted "aye." Commissioner Paul voted "nay." The motion carried.**

4. PUBLIC HEARING TO CONSIDER A REQUEST FOR PRELIMINARY APPROVAL OF THE ROY REGENCY SUBDIVISION LOCATED AT 5600 SOUTH 2700 WEST

Steve Parkinson stated that the Planning Commission recently considered a conditional use and site plan for a multi-family development located on the southwest corner of 5600 South 2700 West. The proposed subdivision combined the three parcels comprising the multi-family development into one lot, which was one of the conditions of approval. The staff had found that the subdivision met all aspects of the Zoning and Subdivision Ordinances. It recommended that the Planning Commission recommend preliminary approval of the Roy Regency Subdivision subject to the applicant complying with all the requirements listed in the staff report, the DRC's June 9, 2016, memo, and any additional comments that might come from future DRC reviews.

**Commissioner Paul moved to open the public hearing at 6:57 p.m. Commissioner Karras seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

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

**Commissioner Karras moved to close the public hearing at 6:58 p.m. Commissioner Paul seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

Steve Parkinson said the only change resulting from approval of the subdivision would be a change in Weber County's records.

**Commissioner Paul moved to recommend that the City Council grant preliminary approval of the Roy Regency Subdivision located at approximately 5600 South 2700 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Sphar seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

5. CONSIDERATION OF A SITE PLAN AND ARCHITECTURAL DETAILS FOR BANK OF UTAH, A COMMERCIAL DEVELOPMENT LOCATED AT 5700 SOUTH 1900 WEST

Steve Parkinson stated that Bank of Utah had requested that the City approve a site plan and architectural details for a new building to be located on the southwest corner of 5700 South 1900 West. Bank of Utah proposed to demolish their existing bank and construct a new building closer to the corner. The site currently consisted of three separate parcels that would have to be combined. Bank of Utah had received permission from UDOT to have an access on 1900 West in exchange for closing one on 5700 South. UDOT also required a deceleration lane for the 1900 West entrance.

Mr. Parkinson said the DRC had some concerns the City Engineer and architect were working to resolve. The architectural details met every aspect of the Zoning Ordinance. The staff had found that the building elevations and proposed materials met the City's zoning standards, and the site plan met all of the requirements of the ordinance. The DRC felt the new building would improve the corner. It recommended that the Planning Commission approve the site plan and architectural details subject to compliance with all of the DRC requirements listed in the June 10, 2016, memo and any comments from future reviews.

Commissioner Paul asked if the separate drive-thru building had resulted from UDOT's requirements. Menah Strong, Bank of Utah, said it had taken 18 months for UDOT to approve their access onto 1900 West. The separate building for drive-up windows was the only way the site would work. There would not be any personnel on the separate building. All transactions could be completed via video cameras.

**Commissioner Paul moved to approve a site plan for Bank of Utah located at 5700 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Karras seconded the motion. Commissioner members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

**Commissioner Sphar moved to approve the architectural details for Bank of Utah located at 5700 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff. Commissioner Karras seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

6. CONTINUATION OF A DISCUSSION ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE REGARDING THE BOARD OF ADJUSTMENT

Steve Parkinson stated that in April the Planning Commission discussed amending the Zoning Ordinance to replace the Board of Adjustment with a hearing officer. The Planning Commission asked the staff to bring back a list of qualifications for a hearing officer. After discussing the qualifications with the City Manager, the administration determined that the qualifications would be located in the job description rather than in the Zoning Ordinance. The hearing officer would be appointed by the City Manager. The only change to the Zoning Ordinance would be to replace the words '*the Board of Adjustment*' with '*a hearing officer.*'

Trent Nelson, Assistant City Attorney, stated that a few years ago the State law was amended to allow this type of change. Most municipalities were replacing boards with hearing officers. The City would benefit from having a trained professional review appeals. A hearing officer would be more objective and professional, would provide more protection to the City, and would provide a written decision that would hold up better in court. A hearing officer was a tighter system than a board.

The Planning Commission agreed with the proposed change.

7. DISCUSSION REGARDING A PROPOSED AMENDMENT TO THE SIGN ORDINANCE

Steve Parkinson stated that the new Sign Ordinance limited business owner's options for electronic message center signs because it only allowed one EMC per site. The staff reviewed the intent of the regulations with Councilman Dandoy and determined that the ordinance should allow one EMC per business entity. The ordinance was not about property ownership but rather the placement of EMC signs. The staff recommended that the Sign Ordinance be changed to read: "*No business entity may have more than one (1) Pole Sign as defined herein.*" The ordinance would also have to define a business entity as a separate business in a separate building.

The Planning Commission members agreed with the proposed change. Mr. Parkinson said he would schedule public hearings for both amendments for the next meeting.

8. COMMISSIONER'S COMMENTS

Commissioner Sphar asked if the City had a new logo. Mr. Parkinson said it did.

Commissioner Paul asked about the status of improvements to the Ogden Airport. Mr. Parkinson said the Ogden Airport did have improvement and expansion plans, but he had not met with them.

9. STAFF UPDATE

Steve Parkinson introduced Trent Nelson the City's new Assistant City Attorney. Trent Nelson stated that he had been the City's prosecutor for over four years. His position was recently upgraded to fulltime. He would continue to act as the City's prosecutor and also help the City Attorney.

Steve Parkinson reported that the 4800 South Roundabout was bid. Construction would begin in mid-July and would be completed in August.

Mr. Parkinson also reported that the City Council passed the Chicken Ordinance with a few changes. They did not allow chickens to free range, and they required runs to be attached to coops. The Council did express their appreciation for all of the Planning Commission's work.

Mr. Parkinson stated that the City had received a grant from Wasatch Front Regional Council and Weber County to conduct a study correlating traffic from 1900 West to the Front Runner Station, from Front Runner to the airport, and from Front Runner to Hill Field. The City would also be completing a street plan in order for WFRC to make a recommendation on how the area should be developed.

10. ADJOURN

**Commissioner Paul moved to adjourn at 7:27 p.m. Commissioner Sphar seconded the motion. Commission members Karras, Ohlin, Paul, and Sphar voted "aye." The motion carried.**

Attest:

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Lindsey Ohlin  
Chairman

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Michelle Drago  
Secretary

dc:pjun1416