



ROY CITY
Planning Commission Work-Session
May 26, 2020 – 6:00 p.m.
Digital Work-Session Meeting

The meeting was a regularly scheduled work-session 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:

Jason Sphar, Chair
Don Ashby
Samantha Bills
Torriss Brand
Ryan Cowley
Jason Felt
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner

Excused: Commissioner Chris Collins, and Assistant City Attorney, Brody Flint.

Others in attendance: Mark Vlastic, Sam Taylor and Matt Andrews.

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF MAY 12, 2020, REGULAR MEETING MINUTES

Commissioner Ashby moved to APPROVE the May 12, 2020 regular meeting minutes, as written. Commissioner Mifflin seconded the motion. Commissioners Ashby, Brand, Cowley, Felt, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

3. PRESENTATION ON THE GENERAL PLAN UPDATE

NOTE: Commissioner Bills joined the meeting at 6:02 p.m.

Steve Parkinson, City Planner, introduced Mark Vlastic and Sam Taylor with Landmark Design, the firm that had been contracted to work on the General Plan update for Roy City.

Mark Vlastic, Landmark Design, stated that the process of updating the General Plan began more than 18 months ago. They had prepared an executive summary of the General Plan update, which is attached to these minutes. Mr. Vlastic went through the executive summary, beginning with the purpose of the General Plan update, which was to reflect the vision of Roy City in a way that was easy for citizens to understand. The details of the General Plan were located in the appendix. In the beginning and throughout this process, they sought public input from residents, an Advisory Committee, and high school students so better understand how the residents feel about Roy and their vision of the future. They also spoke with the business community in Roy regarding commerce in the City. From those discussions, they found that the areas of highest importance were the appearance of the City, housing, transportation and traffic, parks and recreation, and commerce. With those areas of importance in mind, they established guiding

principles to utilize in the new General Plan moving forward. Those guiding principles were as follows:

1. Building upon a well-established community history, patterns, and character.
2. Leverage the positive characteristics of a built-out City.
3. Creative a legible and enticing downtown.
4. Focus development and redevelopment near the City core and transit.
5. Protect and improve neighborhoods.
6. Encourage neighborhood identity and expression.
7. Create a unified City of distinct neighborhoods, nodes, places, and destinations.
8. Link the City through efficient, multi-modal transportation.

Mr. Vlasic said that they took a planning approach that systematically deconstructed, analyzed, and reassembled the City with adjustments to match the Focus Roy vision plan and the eight growth and development principles listed above. The deconstruction process addressed the City according to six essential themes: historic development patterns, future growth areas, major corridors, nodes and gateways, green structure, and neighborhoods and districts. Mr. Vlasic addressed each of those themes separately.

Commissioner Mifflin asked if there would be opportunities for a grocery store in the area around the Frontrunner Station, since those would all be very tall buildings. Mr. Parkinson said that the market would determine if a grocery store when into that area. The General Plan was a high-level view of what the City could be, and it wouldn't dictate where specific developments would be. Zoning would help guide areas with more specific development.

Commissioner Mifflin asked if UDOT drove the conversation about transportation. Mr. Vlasic said that UDOT would be a major player in transportation, as all state roads were under their jurisdiction. He encouraged them to work with UDOT, especially when they were in the beginning stages of planning projects. They were easier to work with when projects were still in preliminary stages.

The Commission and staff discussed how to make the permitting process simpler for developers and builders. They also discussed potential strategies for getting more trees in areas of the City that were already established. Sam Taylor, Landmark Design, encouraged them to establish an Urban Forestry Program.

The Commission requested that CEPTED principles be included in the General Plan.

Regarding parks and recreation, Mr. Vlasic acknowledged that it would be expensive to complete all of the goals of the General Plan. He stated that the General Plan they drafted contained a list of funding options that the City could explore to achieve those goals.

Mr. Parkinson said that he would email this presentation to the Commissioners for their reference. If they had any questions or comments regarding the proposed General Plan update, they could reach out to staff.

4. COMMISSIONERS MINUTE

There was none.

5. STAFF UPDATE

There was none.

6. ADJOURN

Commissioner Cowley moved to adjourn at 7:34 p.m. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Felt, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langhof
City Recorder

dc: 05-26-20