



ROY CITY
Planning Commission Work-Session Minutes
March 27, 2018 – 6:00 p.m.
Roy City Downstairs Conference Room
5051 South 1900 West

The meeting was a regularly scheduled work-session 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:

Torris Brand, Chair
Don Ashby
Samantha Bills
Leland Karras
Doug Nandell
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

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

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF FEBRUARY 27, 2018, WORK SESSION MINUTES

Commissioner Nandell moved to approve the February 27, 2018, minutes as written. Commissioner Karras seconded the motion. Commissioners Ashby, Bills, Brand, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

3. APPROVAL OF MARCH 13, 2018, REGULAR MEETING MINUTES

Commissioner Nandell moved to table the March 13, 2018, regular meeting minutes. Commissioner Sphar seconded the motion. Commissioners Ashby, Bills, Brand, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

4. DISCUSSION ON A MIXED USE ORDINANCE FOR DOWNTOWN AND THE FRONT RUNNER STATION

Steve Parkinson, City Planner, presented two examples of city ordinances from Goshen Valley and Clearfield City with regards to mixed use developments in their respective downtowns. Clearfield conducted a stationary plan for their downtown, through which they developed a form-based code. He explained some of the differences between Clearfield and Roy, and pointed out that Clearfield’s form-based code did not provide a specific density. Instead, it was market driven, which created a more fluid approach to development. He continued reviewing Clearfield’s ordinance, the entirety of which was included in the staff report, and explained how

the commercial and residential markets functioned in tandem to determine the density levels within that city.

Commissioner Karras said cities needed to remain flexible as retail markets shifted. Chair Brand stated that the market would determine whether or not a project was built. Mr. Parkinson discussed ways in which the Focus Roy Plan would need to be amended, should the City decide to implement a form-based code similar to Clearfield. For example, the Focus Roy Plan currently indicated that buildings in the downtown area shouldn't exceed three stories with the exception of buildings near the Frontrunner Station; however, if a proposal came forward for a six-story hotel in downtown Roy, they would seek to amend the ordinance in order to accommodate such a project.

Commissioner Ashby said there were several buildings downtown that could be torn down. However, the only way to attract a developer willing to do that was by providing a sufficient amount of density. He agreed with Commissioner Karras's prior statement about cities needing to remain flexible. Commissioner Karras stated that some of the buildings along 1900 West had been in the City for the entire 70 years he had lived in Roy.

Commissioner Sphar said he did not mind taller buildings in the downtown area. However, he mentioned that there were several residents near the Frontrunner Station who were concerned with blocking the view of the valley. Mr. Parkinson stated that if the area was zoned single family residential, homes could be as tall as 35 feet which would also block the view. He questioned the point at which the City should continue accommodating that type of citizen feedback. There was subsequent discussion regarding the importance of looking at the City as a whole and respecting property rights.

Chair Brand asked if Mr. Parkinson was aware of any other cities that had been working off of a form-based plan for a prolonged period of time. Mr. Parkinson recalled Sandy had a similar code; however, he needed to reach out to their city staff for more information.

Commissioner Bills asked if these types of ordinances were published as a means for attracting businesses. Mr. Parkinson said it was possible to publish these documents. He explained that Mayor Dandoy and Jason Poulsen, City Manager, oversaw economic development in Roy and would need to have a discussion on the matter. Presently, any developer can access the City's code to review what types of projects are permitted.

The consensus of the Planning Commission was that they liked the idea of implementing a form-based code in Roy. Mr. Parkinson said Mayor Dandoy also supported the idea. The code would not apply in every commercial zone, just downtown and near the Frontrunner Station. At some point, the Planning Commission and City Council would meet in a joint work session to develop an ordinance that worked for these areas in Roy.

Chair Brand asked about development near Falcon Hill and asked how this would affect Roy City. Mr. Parkinson said it would not affect them; rather, he was of the opinion it would help the City. In conclusion, Mr. Parkinson said he would collect ordinances from a few other cities that that could be used as a reference.

5. COMMISSIONERS MINUTE

Commissioner Nandell said the City was \$800,000 in debt with the complex; however, they wanted to build an ice rink on the back of the property. He asked where the rink would be located. Mr. Parkinson said they were hoping to put it on small detention pond; he did not have any details on the budget of the project. The ice rink would only operate in the winter; in summer, the rink could be converted into a basketball court.

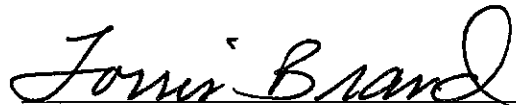
6. STAFF UPDATE

Mr. Parkinson discussed the development proposal on 4000 South and Midland Drive. The applicant had requested a rezone and the Planning Commission recommended approval, but the City Council unanimously voted to deny the request. Mayor Dandoy met with the developer, and the item would be on the April 3rd City Council Agenda for discussion.

There was brief discussion regarding the annexation process of several Weber County islands located within Roy City limits.

7. ADJOURN

Commissioner Karras moved to adjourn at 6:56 p.m. Commissioner Payne seconded the motion. Commissioners Ashby, Bills, Brand, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.



Torris Brand
Chair

Attest:



Morgan Langholf
City Recorder

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