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:

Torris Brand, Chair   Steve Parkinson, City Planner
Don Ashby
Chris Collins
Leland Karras
Annette Mifflin
Claude Payne
Jason Sphar

Excused: Commissioners Samantha Bills and Ryan Cowley, and Assistant City Attorney, Brody Flint

Others in attendance: Glenda Moore, John Olsen and Scott Eames

Pledge of Allegiance: Chair Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF AUGUST 27, 2019, REGULAR MEETING MINUTES

Commissioner Ashby moved to approve the August 27, 2019 Work-Session meeting minutes, as written. Commissioner Collins seconded the motion. Commissioners Ashby, Brand, Collins, Karras, Mifflin, Payne, and Sphar voted "Aye." The motion carried.

3. CONTINUED DISCUSSION ON SCREENING REQUIREMENTS

Steve Parkinson, City Planner, said that this was a continued discussion from the previous meeting. He had been directed by the Planning Commission to look at specific examples, specifically the Clinton City Code, and come up with some potential fencing and screening regulations. Currently, the City Code requires a 20 foot setback between commercial and residential buildings, or one foot for every foot in height of the building. He suggested allowing some flexibility in the setback, but requiring different fencing and landscaping based on the setback chosen by the developer. He gave the example of allowing a shorter setback with a masonry fence as opposed to a vinyl fence. Regarding trees and shrubs, Mr. Parkinson thought that requiring shrubs next to a masonry or other solid fence would serve no purpose. It would be more prudent to require taller trees near solid fences, and shrubs near chain link or other opaque fencing. More trees would be required for a closer setback. Mr. Parkinson then presented some language from a city in Arizona. He asked for any direction from the Planning Commission.

Commissioner Sphar asked if there were any circumstances where they would want an eight foot fence. Mr. Parkinson commented that the building code requires any fences eight feet or over had to be engineered. Someone could build a fence at seven feet without a building permit. The cost of engineering would probably dissuade developers from including a tall fence.

The Commissioner liked Mr. Parkinson's proposal because it allowed for some variety, and it gave developers more options. They particularly liked different options for solid and opaque fencing.

Chair Brand opened the floor for the public for comments.

Scott Eames, 2115 West 5700 South, said that he was a business owner in Roy City, and he liked to remodel distressed properties in Roy to make them beautiful again. He liked the flexibility that these changes would provide, but he was concerned about developers/owners maintaining the landscaping. He gave the example of the Ivory Homes development on 5600 South.

There was a discussion regarding enforcement. Currently, code enforcement was complaint based.

The Planning Commission requested that this item come back before the Planning Commission as a public hearing.

4. CONTINUED DISCUSSION ON STORAGE AND PARKING OF RV'S

Steve Parkinson, City Planner, said that this was also a continued discussion from the previous meeting. Currently, the City Code allows for two vehicles to be stored on a single-family or other residential property not to exceed 48 hours, and the vehicles must be owned by the property owner. This was clearly being violated all over the City. There had been suggestions about changing the ordinance to limit outdoor vehicle storage, requiring vehicles to be parked on asphalt or cement, the vehicles cannot block access to legally required parking spaces on the site, and no closer than five feet from the front property line.

Mr. Parkinson said that he was recently approached by a property owner that wanted to asphalt the back of his property and rent it out for vehicle storage. That could not happen under the current ordinance, because the vehicles would not be under his ownership. Chair Brand didn't think it was appropriate to allow vehicle storage on residential property for a fee. The ordinance language should prohibit the commercial use of a residential property.

The Commissioner briefly discussed incidences where a home could be rented out, and the tenant was parking RVs on the property. They suggested changing the language to allow vehicles owned by a tenant.

5. DISCUSSION ON A FORM BASE CODE FOR DOWNTOWN & THE FRONT RUNNER STATION

Steve Parkinson, City Planner, asked for any feedback from the Commission on the language they had received.

The Commission was concerned that the residents wouldn't respond well to the lack of density limitation in the code. They asked if staff had calculated how many units could potentially go into these areas. Mr. Parkinson said that he had not calculated density. Rather than being focused on use, the form base code would be focused on aesthetics. This would allow developers flexibility, while ensuring that the City gained a quality product. He agreed that they would hear a lot of concerns from the residents. There was some discussion about educating the public on the purpose of the form base code. It was suggested that they pursue education through social media, the newsletter, and public meetings.

6. COMMISSIONERS MINUTE

The Commission discussed applicant presentations, and creating a questionnaire or checklist that would guide the applicant.

7. STAFF UPDATE

No update

8. ADJOURN

Commissioner Karras moved to adjourn at 7:02 p.m. Commissioner Sphar seconded the motion. Commissioners Ashby, Brand, Karras, Mifflin, Payne, and Sphar voted "aye." Commissioner Collins voted "nay." The motion carried.

Torris Brand
Chair

Attest:

Morgan Langholf
City Recorder

dc: 09-24-19