



ROY CITY
Planning Commission Work-Session
January 28, 2020 – 6:00 p.m.
Basement Training Room
5051 South 1900 West

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
Samantha Bills
Torriss Brand
Ryan Cowley
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioners Don Ashby and Chris Collins

Others in attendance: Cathy Rogers, Wallace Rogers, Lynn Colvin, Eddie Walters, Karl Keyes, Glenda Moore, Bryon Burnett, Matt Peterson, Josh Wilson, Stan Hoellein, Kaye Hoellein, Don Manning, Julie Glenn, Brandon Woffinden, Austin Gonzalez, Leon Wilson, Diane Wilson and Randy Sant.

Pledge of Allegiance: Commissioner Bills

1. DECLARATIONS OF CONFLICT

There were none.

2. TRAINING ON PLANNING COMMISSION'S RULES AND REGULATIONS

Brody Flint, Assistant City Attorney, I just want to talk briefly just about some of the questions that have come up recently regarding some of things that can and cannot be done in the Planning Commission meeting.

There's a book put out by the Utah League of City's and Town's small paragraph not written by me, so if you get offended by it it's Dave Church, who wrote it, so don't blame me, it states:

Some confusion has arisen over what power a planning commission, or individual planning commissioner, really has. The answer is not much. Planning commissions are not policy making bodies. They recommend policy to the policy makers. The requirement of state law is that the Planning Commission is to be involved in making recommendations to the city or town legislative body regarding certain land use ordinances. If the city or town council does not accept the recommendations, there is nothing the Planning Commission can do. The state code specifically provides that the city or town council can adopt a recommended ordinance, reject it, or revise it. This is not to say that planning commissions are not important. City councils and mayors because they have to also be politicians, have a great need for well thought out and studied recommendations in the area of planning and zoning. Planning commissioners who provide this service are invaluable to a community. Planning

commissioners who see their roles as representing special interests or specific neighborhoods are not as helpful in the planning process and may actually hinder good planning.

He continued, it's important to remember that the Planning Commission is here to think things through regarding Land Use issues and recommend things to City Council. Rarely does the Planning Commission make a final decision but they still need to put the work into it so that the City Council has the best version we can give them. Now what they do with it is on them as elected officials.

In the Planning Commission we have the Rules and Regulations, these are on our website under the Planning Commission and were adopted on July 12, 2017. These are the rules that the Planning Commission function under and what we abide by.

Commissioners were asked to turn to page 5 where it says "Order and Decorum" this is the procedures that have been adopted for a meeting. In E 1 d: "Planning Commission members may questions of applicant or staff". Your questions are valid items when we have public comment or meetings, if you have them let's talk about them. After a Public Hearing the applicant has some rebuttal time. This is not the end of it, this is when it turns into your time. Under "J" it states: Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

The Commission discussed taking public comment and answering questions from the public. Staff explained the difference between a public meeting and a public hearing. The Commission stressed the importance of hearing public input.

**3A.CONTINUATION – TO CONSIDER AMENDING TITLE 10 – ZONING REGULATIONS;
CH 6 - ESTABLISHMENT OF ZONING DISTRICTS; CH 13 - DOWNTOWN & STATION
AREA FBC; CH 17 - TABLE OF USES "TABLE 17-2"; AND CH 19 - REQUIRED OFF-
STREET PARKING**

NOTE: Items 3A and 3B were discussed simultaneously.

Steve Parkinson, City Planner,

Commissioner Bills asked if it was the purpose of the Commission or the Council to decide what was appropriate for Roy City. Staff clarified that it was the Commission's duty to follow the laws that were already in place and make recommendations to the City Council. The Council was able to make political decisions based on the desires of the citizens.

The Commission thought it might be more appropriate for the Council to work through some of the issues, like the two continued items on the agenda.

Commissioner Cowell moved to recommend that the City Council approval of amending Title 10 – Zoning Regulations; CH 6 - Establishment of Zoning Districts; CH 13 -

Downtown & Station Area FBC; CH 17 - Table of Uses “Table 17-2”; and CH 19 - Required Off-Street Parking. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye,” The motion carried.

3B.CONTINUATION – TO CONSIDER AMENDING THE ZONING MAP FROM RC, R-1-8, R-2, R-3 & R-4 TO DOWNTOWN; BP & R-1-8 TO INNOVATION DISTRICT; AND LM, RE-20 & R-1-8 TO STATION AREA.

NOTE: Items 3 and 4 were discussed simultaneously.

Commissioner Payne moved to recommend that the City Council approval of amending the Zoning Map from RC, R-1-8, R-2, R-3 & R-4 to Downtown; BP & R-1-8 to Innovation District; and LM, RE-20 & R-1-8 to Station Area. Commissioner Cowley seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye,” The motion carried.

4. COMMISSIONERS MINUTE

5. STAFF UPDATE

Steve Parkinson provided an update on various projects in the City.

6. ADJOURN

Commissioner Brand moved to adjourn at 6:46 p.m. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Mifflin, Payne, and Sphar voted “aye.” The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder

dc: 01-28-20