

ROY CITY PLANNING COMMISSION

February 13, 2018

Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy City Municipal Building on February 13, 2018, 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:

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

Steve Parkinson, City Planner

Excused: Brody Flint; Assistant City Attorney

Others in attendance: Chelsey King, Scott King, Natalie Betten, Travis Parsons, Steven Borger, Sharon Borger, Bruce Illum, Judy Illum, Derek Terry, John Heiner, Jeff Yeoman, Tami Yeoman, Danny Penrod, Matt Zaversnik, Trish Hegland, Julie Little, Kaitlin Hunt, Glenda Moore, Aaron Atwood, Kirk Smith, Jed Noorda, Walter Noorda, Justin Shinsel and Kuo-Ching Kiao.

The Pledge of Allegiance was given by members of a local Boy Scout Troop (number not stated for the record).

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF JANUARY 9, 2018, MINUTES

Commissioner Karras moved to approve the January 9, 2018, minutes as written. Commissioner Nandell seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

3. PUBLIC HEARING: REQUEST TO ANNEX INTO ROY CITY A 17.19 ACRE PARCEL LOCATED AT APPROXIMATELY 4200 WEST 6000 SOUTH

Derek Terry, the proponent, stated his address as 1263 Sir Martin Drive, Kaysville, Utah, representing Woodside Homes. He briefly described the annexation request and explained that they needed to obtain services from Roy; in order to do so, an annexation was required.

City Planner, Steve Parkinson, presented the staff report and explained that the applicant was trying to develop through Hooper; however, Hooper was unable to provide utility services. Therefore, the developer was applying to annex into Roy and the Council indicated that they needed to annex into the City in order to obtain access to services. He said the subject property was in the City's annexation declaration plan from 1984. He said the future land use map did not specify zoning for the subject property. Staff concluded that this area would be ideal as a medium density, single-family residential zoning designation. Surrounding areas were zoned R-1-10, R-E-20, R-1-8 and R-1-15. Mr. Parkinson identified those zones on an aerial map. Staff recommended a future land use designation of medium density residential and R-1-8 zoning, similar to the neighboring Yeoman parcel.

Chair Brand asked if notice of this item was given to neighboring Hooper residents as well as Roy residents. Mr. Parkinson stated that anyone living within 300 feet of the subject property was notified. However, he did not notify Clinton residents because they lived in Davis County and he did not have access to those records.

4. PUBLIC HEARING: REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL OF JAMES PLACE SUBDIVISION, LOCATED AT APPROXIMATELY 3925 WEST 5425 SOUTH

Mr. Terry, the proponent, said the staff report provided a detailed overview of their proposal.

Mr. Parkinson stated that the staff report included a memorandum from the Development Review Committee which consisted of staff representation from the Fire, Planning, Engineering, Public Works and Police Departments. The Fire and Engineering Departments submitted comments on this project. The City's Engineer would meet with the developer's engineer to conduct further review of the project. Staff did not believe the developer would be unable to meet all of the ordinance requirements; therefore, they recommended approval based on the conditions listed in the staff report. Mr. Parkinson reiterated that in order for the project to move forward the subject property needed to de-annex out of Hooper and annex into Roy.

Commissioner Nandell moved to open the public hearing for Items 3 and 4. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Chair Brand opened the floor for public comments.

Travis Price stated his address as 4071 West 6000 South.

Chair Brand stated for the record that he and Mr. Price had a business relationship; Mr. Price provided landscape and snow removal services for the HOA to which Chair Brand belonged. In addition, Mr. Price contracted with Mrs. Brand for landscape services at their private residence.

Mr. Price said he would like the subject property to be zoned for larger lots. Larger lots kept traffic down and helped maintain higher property values for the area as a whole. He said if the proposal moved forward, before any land was developed and a road was put in adjacent to his property, he wanted to make sure that either his existing fence stayed or was immediately replaced.

Natalie Betten stated her address as 3903 West 6000 South. She questioned the statement that was made about Hooper not being able to provide services to the subject property. She explained that the North Davis Sewer Line ran down the middle of 6000 South past 4300 West. Hooper water already serviced three homes on the north side of the Yeoman property. She said Mr. Price's property already had City water with a line beginning at 4300 West and had to come up 6000 South. She posed the question that since both lines were going past this property why couldn't the developer build in Hooper.

Mr. Parkinson said according to Hooper Water they did not have any lines in this area; however, Roy City did have lines in this road. He said North Davis Sewer was able to provide services to the developer's project, which is why they initially tried developing in Hooper. However, Hooper Water had informed the developer that they could not provide culinary water to Mr. Price's project.

Ms. Betten continued by reading a statement from Utah State Law Title 10, Municipal Code Chapter 2, Section 4.1.9 and reiterated her previous question. She said at the Hooper City Council Meeting on December 7, 2017, the Halls Crossing Subdivision at 6000 South and 4300 West for 52 lots was on the agenda for approval of a preliminary subdivision. She noted that the Halls Crossing proposal was approved and they were able to obtain services from Hooper Water. She asked if the proposal had more to do with an annexation into Roy City because the City's R-1-8 zoning was a higher density than what would be allowed in Hooper. She opined that it was time for all parties to begin attending meetings and agreeing to speak under oath when discussing projects. She inquired as to which zone the developer requested when they proposed to annex into Roy City came forward.

Ms. Betten stated the map on the public notice letter for this meeting (February 13, 2018) showed six properties across 6000 South to the north from 4250 and 4047 West. She said the map was incorrect because there was a road on 6000 South between the front of all six of the properties listed in the notice, as well as the two properties that would be annexed into Roy. She stated that since these properties were bisected by a road, they were considered separate neighborhoods and therefore did not adjoin with one another.

Ms. Betten noted that she had lived on her property since 1962, at which time it was a dirt trail from 3500 West to the three houses to the west, one of which was her house. She stated that the road in question did not connect to 4300 West because the area was a swamp. When the subject road was paved, the work was completed by UDOT; the paving started at the bottom of 6000 South where it adjoined with 4300 West, and moved east on 6000 South to the irrigation canal. Ms. Betten stated that she went to the Weber County Assessor's Office on February 5, 2018, to obtain documentation of the road. She said she was informed by Recorder Jeremy Matthews that the road in question was neither a Weber County road nor a Roy City road; rather, it was owned by UDOT. She stated that when Mayor Dandoy sought to confirm with UDOT that they owned this road, they also could not confirm ownership. Ms. Betten said her neighbor, Mr. Illum, who had lived in his home since 1992, indicated to her at one point that he had a relative who worked for UDOT. Mr. Illum's relative had informed him that the section of the road from 4300 West to the Canal was owned by UDOT. Ms. Betten said at this point UDOT still was the owner; however, Roy City claimed they have been maintaining it for the last few years.

Ms. Betten said based on State Law, if an annexation created an island then the property owners within that island would also be pulled into the same City as part of the annexation. She said that with the road between the two sets of properties, the six properties on the north side of 6000 South did not create an island; rather, they were considered a peninsula. She said there were also three more properties on the north side of 6000 South which adjoined her neighborhood's six properties. She explained that these three properties were already in Roy City because they did not annex into Hooper several years ago when the six properties in her neighborhood annexed into Hooper.

Ms. Betten was concerned that if her property, along with her five neighbors' properties, were pulled into Roy City then they would lose the grandfather rule to keep equestrian rights when their properties were sold or passed onto family after death. She said this would drop their property values because they would no longer be able to keep large animals. Ms. Betten also had concerns regarding the financial ramifications of annexing into Roy City, including increased utility rates and higher property taxes. She said these higher financial costs were difficult for her and other citizens who lived on fixed incomes. She stated that she did not want to go back to work just so she could continue to live in her own home. Ms. Betten explained that the government had been taking land away from property owners since the 1800s and were continuing to do so; she stated that to date, there still were not any laws protecting individual landowners. She discussed other experiences she has had over the years in dealing with government politics.

Ms. Betten stated that she filed a petition with (former) City Recorder, Amy Mortenson, on January 18, 2018, stating that as a property owner she was unequivocally opposed to being annexed into Roy City for any reason, at any time. She questioned if elected/appointed officials looked at properties on agendas to see how they would be impacted by certain proposals. She stated that it was important to make sure existing infrastructure and schools could handle the growth.

Chair Brand stated that the Planning Commission noted Ms. Betten's objections to all aspects of the applicant's proposal. Ms. Betten closed her remarks by reiterating that she did not want to annex into Roy City.

Bruce Illum stated his address as 3904 West 6000 South. He explained that when he purchased his home 25 years ago, at the time his brother worked for UDOT as a snowplow driver and mechanic. He recalled that his brother would plow the road in front of his home while on duty with UDOT. Using the aid of an aerial map, Mr. Illum pointed out what sections of the road had been maintained by UDOT versus Roy City based on various annexations that had taken place. He continued that with regards to water, one of the six property owners in his and Ms. Betten's neighborhood was serviced by Hooper City. Mr. Illum said when his family moved to their property, they had a connection for Hooper City Water on the corner of their lot. He stated that a trunk line was built within last 10 to 15 years, and the line ran immediately to the east of his property.

Mr. Illum said his biggest concern was the lot sizes; smaller lots often resulted in transiency which made it difficult to create a stable community. Mr. Illum stated that he never received written notice that his property was designated to be included with an annexation. He said the agenda for tonight's meeting stated that a copy was posted within Roy City limits; however, this

was untrue. He said the notice was posted on the south side of the road which was within Hooper City boundaries. Mr. Illum discussed animal rights and said his neighborhood had animal rights based on A-1 zoning. The residents had been told that if they came into Roy they would be able to maintain those property rights; however, there were some differences in what Hooper, Roy and Weber County allowed in terms of animal rights. He then further described the nature of surrounding areas.

Justin Shinsel stated his address as 3901 West 6000 South. He said as a Public Works Inspector for North Ogden he understood municipal code. He said he didn't understand how the proposed subdivision could occur based on the current code because there were not two points of ingress and egress off of different roads; they both went on to 6000 south. There needed to be a point of ingress and egress on 4300 West as well. He pointed out that if this were happen, ingress and egress would go into another county, in which case he sought clarification on which jurisdiction would respond to emergency calls into the development.

Mr. Shinsel also expressed concerns with the area being swampland and questioned the viability of development on the property. He stated that they were "putting the cart before horse" given that everything hindered on de-annexation out of Hooper. He recalled that in previous Hooper City Council meetings there had been discussion about changing the boundary lines on 4300 West, but he had not heard similar conversations happening on Roy's side. He said it seemed like there was a conflict of interest between the two cities that needed to be resolved.

Tami Yeoman stated her address as 4047 West 6000 South. She explained that they built the home in which the Prices reside, which was located on the south side of 6000 South. When the home was built in 2005, Hooper City communicated that they would not provide culinary water; therefore, they came to Roy City because they were willing to provide water. She said the end of the trunk line of the Hooper Water District was located at 4071 West. In the meetings she attended regarding the property that would be annexed, it was her understanding that even though the trunk line ran all the way up, Hooper City Water was still unable to provide water before 4300 West. It was also her understanding that North Davis Sewer would not enter into an agreement with Hooper to provide sewer services, and Hooper was not willing to run their sewer trunk line beyond 4300 West. Based on this information, she understood why the applicant was requesting a rezone. Ms. Yeoman said she believed Woodside Homes was within their rights to request the annexation and rezone.

Commissioner Karras moved to close the public hearing. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Mr. Terry said Woodside Homes originally planned to stay in Hooper; however, when they approached Roy about gaining access to services, the stipulation was that they had to annex into the City first. Chair Brand asked Mr. Terry if it was his understanding that Hooper could provide water because there was a trunk line located fairly nearby, but they chose not to do so. Mr. Terry answered affirmatively.

Commissioner Karras asked if this property annexation would take in other homes as well. Mr. Parkinson explained that it came down to the state statute; annexations could not create islands.

Mr. Parkinson said he was still in the process of reviewing Hooper's ordinance with regards to large animal rights and comparing it to Roy City's ordinance; staff would report to the Council on the matter at a later date. There was subsequent discussion regarding grandfathering rights and Mr. Parkinson explained that the only time rights could be removed was if they were voluntarily removed for longer than a period of one year.

Mr. Parkinson said he was not sure how road ownership pertained to annexation into the City. He said 1900 West, 3500 West, 5600 South were all owned by UDOT and were located within Roy City. He said he received a letter from Brent D. Young who was a UDOT District Engineer, and according to Mr. Young 6000 South was not a UDOT road. Mr. Parkinson said when he spoke to Weber County the Recorder was unsure regarding road ownership. However, in looking at subdivisions it appeared that roads had all been dedicated to Roy City. When the Price's home was subdivided, half of the road was dedicated to Hooper City. The County may have owned slivers of roads but they did not want to do any of the maintenance or plowing; therefore, it came down to the two cities, and Roy was the primary caretaker of the roads.

Mr. Parkinson said he could not comment on the potential financial implications between jurisdictions and zones. He said most homes were still built within a few hundred square feet between R-1-10 and R-1-8. He also did not have any research which spoke to the stability of neighborhoods based on zoning density.

Mr. Parkinson explained that there were two points of egress on 6000 South. He said that heading south into Clinton City there may have been other points of egress; however, he did not know for sure because he didn't have access to that information. Roy City's fire department would be the first to respond, but Clinton and Roy had interlocal agreements and both departments would respond to large incidents. The Fire Department did not make comments stating that they were concerned with the two access points; Mr. Parkinson said he did not question their expertise on the matter.

Mr. Parkinson stated that staff was aware of the swamplands. When the geotechnical report was conducted, it was determined that the homes had to be slab on gray; they would not be able to build basements. If the property was developed as an R-1-8 in Roy City or R-2 in Hooper, homes would still have to be built based on the findings of the geotechnical report.

Mr. Parkinson said the biggest issue with regards to Hooper City Water was the size of the line; it was not big enough to service additional homes beyond what they already provided. They would need a six or eight inch line to be brought down and Hooper water was not prepared or willing to cover those costs. Mr. Parkinson said he was not sure about the sewer. However, when the developers came to the City requesting access to services, the Council told developer that they needed to annex into Roy.

Mr. Terry noted that the homes were being proposed to be 2,000 to 3,000 square feet in size. He said Woodside Homes was currently building the same product in Syracuse; the homes would not have a basement but they would have a larger floor plan to compensate for the loss of space. He said they were also building homes in Clinton; however, those homes did have basements because the landscape was different.

Mr. Illum asked what the approved lot size was in the original plat for the Patterson property. Mr. Parkinson said he did not know, because that information would be recorded at Hooper City. Mr. Terry said he did not know the exact lot size, either. Mr. Illum asked what the lot size was of the Clinton City development south of the Woodside development. Mr. Terry believed it was about the same as this proposed subdivision; however, he did not know the exact answer.

Commissioner Karras moved to recommend to the City Council that they approval the request to annex into Roy City a 17.19 acre parcel located at approximately 4200 West 6000 South with a zoning recommendation of R-1-8 based on the staff's findings and subject to the conditions recommended by the staff. Commissioners Bills, Brand, Collins, Karras, Nandell, and Payne voted "aye" and Commissioner Sphar voted "nay". The motion carried 6-to-1.

Commissioner Nandell moved to recommend to the City Council that they approve the preliminary approval of Crestwood Estates Subdivision with the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, and Payne voted "aye" and Commissioner Sphar voted "nay". The motion carried 6-to-1.

5. PUBLIC HEARING: REQUEST TO AMEND THE GENERAL PLAN (FUTURE LAND USE MAP) FROM COMMERCIAL TO VERY HIGH DENSITY MULTI-FAMILY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 4060 & 4088 SOUTH MIDLAND DRIVE

John Heiner, the proponent, said they had about 17 acres they had been developing for the last 10 years. He presented an aerial map of the subject property and described the surrounding areas. He said the remaining parcel was located along the streets; it was too small for big box stores but was also too large for flex retail. They were proposing a rezone from Community Commercial to R-4 which was a multifamily zone. He said this proposal would provide something viable on the back portion of the property. It also provided a transition from the commercial to the adjacent single family residential neighborhood. Mr. Heiner stated that he attended a meeting a month regarding the Fronrunner station, at which point UTA made a proposal to the Council and Commission regarding higher density residential development near the Fronrunner Station; he said this was what they were proposing and explained that they would continue to develop commercial on the back of the exterior pads.

Mr. Parkinson presented the staff report as well as the future land use map of the area. He echoed Mr. Heiner's comments about the parcel being too small for big box retail and too small for medium box retail. They were looking at ways to develop the land in a viable way. When the Focus Roy Plan was adopted in December, there was discussion about having mixed used development. Mr. Parkinson said he wasn't sure if this is one of those areas that could work for mixed use. The Planning Commission needed to consider what would be the better buffer between single family and commercial development. Mr. Parkinson said the developer was looking at having an assisted living facility come in to the south, which was a permitted use both in the CC and R-4 zones.

Mr. Parkinson stated that the best zoning practice was to have buffering in between single family homes and high volume commercial. Staff recommended approval of the applicant's proposal.

Chair Brand asked if the zone currently allowed for commercial activity; Mr. Parkinson responded affirmatively. Chair Brand asked if the applicant was proposing high density housing as a buffer between existing residential neighborhoods and future commercial development, and Mr. Parkinson said yes.

6. PUBLIC HEARING: REQUEST TO AMEND THE ZONING MAP FROM CC (COMMUNITY COMMERCIAL) TO R-4 (MULTI-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT APPROXIMATELY 4060 & 4088 SOUTH MIDLAND DRIVE

Commissioner Nandell moved to open the public hearing. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Chair Brand opened the floor for public comments.

Danny Penrod stated his address as 4177 South 2725 West and asked if high density family living would be townhomes or apartments. He said he could live with townhomes but not apartments. Mr. Parkinson said the site plan showed townhomes. Mr. Penrod asked if the zoning would allow the applicant to change the site plan to apartments later. Mr. Parkinson explained that the Planning Commission could make a recommendation in their motion to require the developer to build townhomes and not apartments. Mr. Penrod said when he bought his property 12 years ago it was his understanding that the subject property was commercial. While he would prefer the property remain commercial, if a rezone is approved he would prefer townhomes over apartments.

Scott King stated his address as 2564 West 4000 South. He was concerned that the infrastructure on 4000 South could not support the amount of traffic that would be generated between apartment complexes and the Fronrunner station. He requested that the City lower the speed limit to 30 mph through the area; he was informed that this was an action for which the Council could take action.

Matt Zaversnik stated that his address was 4132 South 2725 West and he was also concerned with high density. He was not opposed to assisted living or townhomes; however, he did not want four-story apartments. He echoed many of the same remarks that were made by Mr. King.

Mr. Parkinson stated that with regards to height, the CC zone allowed 40 feet whereas the R-4 zone only allowed 35 feet. Mr. Zaversnik said he was less concerned with tall commercial buildings because nobody would be able to peer into his windows; this would not be the case with a four-story apartment building.

Commissioner Karras moved to close the public hearing. Commissioner Nandell seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Commissioner Nandell moved to recommend to the City Council that they approve the request to amend the General Plan (Future Land Use Map) from Commercial to Very High Density Multi-Family Residential for property located at approximately 4060 & 4080 South Midland Drive with the caveat that there are Townhomes and not Apartments and the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Karras, Nandell, Payne, and Sphar voted “aye” and Commissioner Collins voted “nay.” The motion carried 6-to-1.

Commissioner Nandell moved to recommend to the City Council that they approve the request to amend the Zoning Map from CC (Community Commercial) to R-4 Multi-Family Residential) for property located at approximately 4060 & 4080 South Midland Drive with the caveat that there are Townhomes and not Apartments and the conditions and facts as stated in the staff report. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Karras, Nandell, Payne, and Sphar voted “aye” and Commissioner Collins voted “nay.” The motion carried 6-to-1.

7. RE-ELECTION OF VICE CHAIR

Chair Brand opened the floor for nominations for Vice Chair.

Commissioner Nandell nominated Jason Sphar as Vice Chair for 2018. Commissioner Karras seconded the motion.

Commissioner Nandell motioned to close the nominations. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

8. COMMISSIONERS MINUTE

Commissioner Nandell stated that his term would be ending in June at which point he would step down from the Planning Commission. However, this would give the alternates a chance to step up. Chair Brand invited the alternates and new Commissioners to introduce themselves.

Don Ashby, Planning Commission Alternate, said he had lived in Roy his whole life. He was excited to be part of the Commission and watch the City grow.

Ryan Cowley, Planning Commission Alternate, said he and his wife moved to Roy in 2003 and loved living in Roy. He said this was a great time for growth and opportunity in Roy, and he was excited to be a part of it.

Commissioner Bills said she had lived in Roy her entire life; she worked and taught school in the City.

Commissioner Collins said he had lived in Roy for three years. His family moved to the City while he was in Afghanistan. He said he also ran for City Council but did not get elected; however, he was happy to serve and be part of the City in this capacity. He said he had four out of six children living at home, so he had a strong interest in the City's future.

Mr. Parkinson stated that for the first time ever he had more applicants than positions for the open Planning Commission seats.

Commissioner Sphar, speaking on behalf of his HOA, asked about the status of sidewalk repairs in his neighborhood. Mr. Parkinson advised him to meet with Public Works Director, Ross Oliver.

9. STAFF UPDATE

Mr. Parkinson reported that the Sunridge Assisted Living Center recently had its preconstruction meeting and the project should be moving forward soon. Murphy's Soaps and Suds, as well as Mountain Shine, also had their respective site plan preconstruction meetings. He stated that the next meeting would be a work session to discuss the Focus Roy Plan.

Chair Brand invited the public to attend meetings and participate. He then opened the floor for public comments and said no action would be taken.

Ms. Betten asked for clarification regarding the decision that was made on Agenda Items 3 and 4. She asked if her neighborhood would be included in the annexation or if they would remain in Hooper. Mr. Parkinson answered that the Commission recommended approval to the City Council. He said both Hooper and Roy were in the process of doing a boundary line adjustment between the two cities. If Roy annexed both the Patterson and Yeoman properties, those seven parcels would become islands. Ms. Betten asked how this was possible, and said the properties in question were bisected by a road; therefore, they were not an isolated Hooper neighborhood. There was further deliberation on the matter.

Mr. Illam said the original plat that was approved by Hooper only had 38 lots in zones that allowed half and third acre lots. He said this proposal for higher density would change the nature of the neighborhood. He thanked the Commission for entertaining animal rights; maintaining them was crucial to the quality of life for the residents in the area.

Mr. Shinsel stated that there was no curb gutter and sidewalk in front of their properties and asked if Roy City would pay for that infrastructure. There was subsequent deliberation on the matter.

Chelsea King asked in regards to Agenda Item 5 what the next step would be. She was informed that the matter would be on the March 6th City Council meeting agenda. Ms. King thanked Commissioner Collins for supporting her as a teacher and parent. She said her number one concern was her children.

Chair Brand explained that reviewing development proposals was a balancing act of rights: property owners versus neighboring residents. He said there would always be differences of opinion, and he expressed appreciation for the public process.

Commissioner Nandell said he visited every site listed on Planning Commission agendas to review how a proposal would affect a particular area or neighborhood.

Kaitlin Hunt stated that she lived near Midland Drive and that she was opposed to high density. She asked what the City's efforts were in terms of bringing more economic development into the City. Mr. Parkinson stated that 90% of economic development came from land developers soliciting business. In addition, the City contracted with an economic development specialist who advocated for Roy City. Mayor Dandoy also actively sought out business growth and development for the City as well. Ms. Hunt asked about the role of the Planning Commission, and Mr. Parkinson explained that the Commission was the recommending body to the City Council on land use issues.

10. ADJOURN

Commissioner Nandell moved to adjourn at 7:59 p.m. Commissioner Karras seconded the motion. Commissioners Bills, Brand, Collins, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Torris Brand
Chair

Attest:

City Recorder

dc: 02-13-18