

## ROY CITY PLANNING COMMISSION

February 27, 2018

Minutes of the Roy City Planning Commission Work Session held in the Basement Conference Room of the Roy City Municipal Building on February 27, 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  
Christopher Collins  
Ryan Cowley  
Leland Karras  
Doug Nandell  
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Samantha Bills, Commissioner Claude Payne, and Brody Flint; Assistant City Attorney

Others in attendance: Cameron Anderson, Shaylee Delgado and Paul Sorensen

Pledge of Allegiance: Commissioner Karras

### 1. DECLARATIONS OF CONFLICT

There was none.

### 2. APPROVAL OF FEBRUARY 13, 2018, MINUTES

**Commissioner Karras moved to approve the February 13, 2018, minutes as written. Commissioner Nandell seconded the motion. Commissioners Ashby, Brand, Collins, Cowley, Karras, Nandell, and Sphar voted “aye.” The motion carried.**

### 3. DISCUSSION ON A MIXED USE ORDINANCE FOR DOWNTOWN ROY

Steve Parkinson, City Planner, explained that the City had started the Focus Roy project based on information given by the Wasatch Front Regional Council, which said that there would be roughly 7,500 more people within Roy City limits by the year 2040. Mr. Parkinson reported that 95% of Roy was already built out, but they still needed to provide housing options for the additional population. During the Focus Roy analysis, staff came up with the following key community values:

- Having a vibrant downtown
- Safety and comfort
- Connection and efficiency (transportation)
- Being a regional destination

- Providing affordable housing
- Healthy businesses

Mr. Parkinson said that the Front Runner station was one of Roy's major transportation assets, and Ogden City wanted to take that station away from them and put one closer to the airport. However, UTA had made a large investment putting the station in Roy, and he doubted that they would be willing to move it. Mr. Parkinson also mentioned that Roy was close to Riverdale, the Ogden Airport, Hill Air Force Base, and the Denver Rio Grande Trail. He said Roy was a bedroom community of Ogden, although there were a few commercial and multi-family areas within the City. Focus Roy included some implementation strategies and recommendations in three main categories: zoning and development, safety enhancement, and transportation connectivity.

Mr. Parkinson said the Planning Commission would focus on zoning and development for their discussion. Mr. Parkinson said that the City should start with an update to the General Plan, which was last updated in 2000. It is recommended that a City reexamine their General Plan every five years. In anticipation for a complete update, staff had already applied for grants and the City Council had already set aside some funds to help get that project started. They should know if the grants were approved by the end of March or mid-April. Another recommendation from Focus Roy was to create and adopt a mixed-use zone designation, which could be applied to the downtown area. Staff would also be working with UTA on creating a Transit Oriented Development (TOD), because UTA already had some criteria and preferences for areas around their transit stations. Mr. Parkinson reported that he had a meeting scheduled with UTA later that week. Regarding parking, Mr. Parkinson said that the current method for parking was leaving many half-empty commercial parking lots in the City. He suggested they consider basing the parking count on a maximum rather than a minimum requirement. For parking in the downtown area, Mr. Parkinson suggested moving the buildings to the street and having parking behind. He gave the example of 25<sup>th</sup> Street in Ogden, which was built for pedestrians.

The Planning Commission asked how they could encourage vertical parking, and Mr. Parkinson said that they could address that in the General Plan as part of the update.

There was a brief discussion regarding what the City would like to see in the downtown area. Mr. Parkinson said there were ways they could make downtown feel like a safe area for pedestrians, including open windows on the building fronts, large sidewalks, and street trees. The current ordinance required a 20-foot front setback, which had to be landscaped. The suggestion was made to change that to a 10-foot front setback and require hardscape rather than landscaping. This would help them achieve wider sidewalks and may attract more mobile food vendors.

The Planning Commission was concerned about how taller buildings and higher density would affect the single-family residences near downtown, and Mr. Parkinson suggested that the ordinance require building height to be stepped up based on the distance from the nearest residential homes.

Commissioner Nandell asked if they would be changing or eliminating the height restrictions as part of the update. He thought that the City should allow developers to build as high as they want, but with certain requirements. He suggested including special criteria for setbacks,

stepping the building height, and having specific fire safety methods such as sprinklers on the upper floors or the entire building. A comment was made that fire trucks could only take care of about seven stories. If they wanted to go higher than that, they would have to have some other fire suppression system in place.

Mr. Parkinson asked the Planning Commission what kind of density they would like to see in downtown. The current density was 12 units per acre. He said that Ogden's downtown district had a density of 25 units per acre, and Salt Lake City was much higher than that amount. The consensus of the Planning Commission was that they did not think they needed to go up to 25 units per acre. They also were comfortable with phasing the density to be lower near single-family residential areas, and higher near the downtown center. It was also determined that they would rather see higher density near the Front Runner station, because they wanted to keep commercial as the focus downtown.

Commissioner Sphar did not think it would be appropriate to have too much housing, if any at all, along 1900 West. The intent of that commercial district was to entice people to stop and shop in Roy rather than continue to Riverdale. He also stated that Roy's infrastructure would not be able to support higher density anywhere in its current state.

Commissioner Ashby agreed with his concerns, but he also was in favor of seeing some housing downtown. The most unique places he has seen are mixed-use developments.

Commissioner Cowley pointed out that Falcon Hill was soon to be developed, and that would have a huge impact on Roy. That development would include a conference center, hotels, and locations for high-paying aerospace jobs. Those things would attract a lot of business and new residents, and Roy should evolve to accommodate those changes.

A suggestion was made to have higher-end apartments downtown to attract residents who would be working for or with Hill Air Force Base. Housing near the Front Runner station should cater more toward commuters, and people with fewer vehicles.

Shaylee Delgado, a resident, said that she was a business student at the University of Utah, and she used the Front Runner to get to school every day. She believed that students and commuters would take advantage of any apartments built near the train station. It would be a good way to keep residents living in and doing business in Roy rather than moving to Salt Lake City.

Paul Sorensen, a resident, said that he was leasing a 6,000 square foot space in one of the I Omega buildings and he was part of an aerospace company. He built his home near the train station, and he had mixed emotions about the potential development being discussed. He said that high density would shock many of the residents that already live in those areas.

The Planning Commission invited Mr. Sorensen to come back to future public meetings with his neighbors because they wanted to have input from the residents when making changes to the General Plan. Mr. Sorensen was then given a link to the Focus Roy report so that he and his neighbors could read the information.

Mr. Sorensen said Roy City should also consider the areas around the north gate of Hill Air Force Base, because that would be a great location for more businesses.

Mr. Parkinson asked the Planning Commission what ratio of housing to commercial they expected to see in the downtown area. He said the market would dictate some of that development, but they needed to plan ahead and include appropriate requirements in the General Plan. Mr. Parkinson felt that mixed use would be the most successful downtown.

Mr. Parkinson then addressed the land around the Front Runner station and asked how much housing should be allowed there. He asked them to consider what kind of buffers would be appropriate, how tall the buildings could be, and how much commercial they wanted there.

Commissioner Brand suggested that the City come up with a specific theme for the development around the train station, and he gave the example of the Gas Lamp District in San Diego.

Commissioner Collins spoke of his hometown and their attempt to revitalize their downtown district. It was a slow process, and the City had to invest in their own infrastructure to make it happen, but it was successful. One thing Roy had that his hometown did not was traffic.

Mr. Parkinson commented that Clinton City had chosen a design theme based on a historical building in the community, and he suggested that the Commission consider a modern aerospace theme.

Commissioner Brand asked if it would be possible to meet with West Haven City to discuss the possibility of working together on the design and funding of the development around the train station.

In response to a question about funding, Mr. Parkinson reported that staff had not looked into RDA funding, but there may be money available that way.

The Planning Commission discussed how to inform the public about the General Plan update process so that they can get as much public input as possible. They also requested that staff find some examples of buildings that are 25 units per acre in density so that they could visualize that kind of density.

#### 4. DISCUSSION ON A MIXED USE ORDINANCE FOR FRONT RUNNER STATION

*Items 3 & 4 were discussed together.*

#### 5. COMMISSIONERS MINUTE

There was nothing to report.

#### 6. STAFF UPDATE

Mr. Parkinson reported that the Sunridge Assisted Living Facility project was under way and they were starting to move dirt on the property. He also listed the items that would be included on the next Planning Commission agenda.

7. ADJOURN

**Commissioner Karras moved to adjourn at 7:29 p.m. Commissioner Nandell seconded the motion. Commissioners Ashby, Brand, Collins, Cowley, Karras, Nandell, and Sphar voted “aye.” The motion carried.**

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Torris Brand  
Chair

Attest:

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Morgan Langholf  
City Recorder

dc:02-27-18