

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
Don Ashby
Leland Karras
Doug Nandell
Claude Payne
Jason Sphar

Steve Parkinson, City Planner

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

Others in attendance: Glenda Moore

Pledge of Allegiance: Commissioner Nandell

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF APRIL 10, 2018, PLANNING COMMISSION MEETING MINUTES

Commissioner Karras moved to approve the April 10, 2018, Planning Commission minutes as written. Commissioner Nandell seconded the motion. Commissioners Ashby, Brand, Karras, Nandell, Payne, and Sphar voted “aye.” The motion carried.

3. DISCUSSION ON A FORM BASED CODE FOR DOWNTOWN AND THE FRONT RUNNER STATION

Steve Parkinson, City Planner, stated that the Planning Commission had been sent paperwork outlining the differences between form-based code and traditional coding, and all of that information was included in the PowerPoint presentation he would be showing. He briefly explained that form-based code mainly focuses on aesthetics of a building rather than uses. This type of coding would allow a mix of uses in certain areas of the City. Steven Parkinson gave the example of 25th Street in Ogden.

Commissioner Nandell asked if the form-based code would require the Planning Commission to be more involved with each development. Steven Parkinson said that the Commission would still review the site plan and architecture.

Mr. Parkinson said the Planning Commission should start exploring what style or type of architecture they wanted to see in the downtown area and around the Trax station. In a previous meeting, someone had suggested an aerospace theme because of Roy's proximity to

Hill Air Force Base. It was noted that this would probably mean aerodynamic designs, glass, and steel. The Focus Roy Plan talked about creating the building standards so that the buildings are against the roadway. The suggestion was to decrease the front setback from 20 feet to 10 feet and require hardscape rather than landscaping. Parking would be located to the rear and sides of the buildings.

There was a brief discussion regarding parking requirements, and the concern that some businesses currently had too much parking. Staff suggested changing the minimum requirements to maximum requirements.

Commissioner Sphar said that he worked in Salt Lake City, and he enjoyed walking on the wide sidewalks along the street. His concern was that many people that use 1900 West were not stopping to shop. He said 25th Street in Ogden was a destination area, and it was designed so that people could easily cross the street. He didn't see that happening on 1900 West.

Chairman Brand asked if the City would consider adding stoplights to the area to slow traffic, and Mr. Parkinson said that UDOT would dictate when lights were warranted.

The comment was made that the current design of the downtown area was a hodgepodge of development. Even with a consistent code, it would be years before it all started coming together.

Chairman Brand asked about the future ownership of the UTA property. He was concerned that a developer would not want to build on a property if it was only leased to them. Mr. Parkinson said that selling or leasing the property would be between UTA and the developer. The City would not be involved in the business exchange.

There was a brief discussion regarding the kinds of commercial uses that would be successful in Roy. The Commission didn't see Roy as a destination shopping area, but it would be a good location for locally owned stores and restaurants.

Commissioner Ashby asked if they could require small cut-out parks in the form based code, and Mr. Parkinson said that they could incorporate such language.

Chairman Brand was concerned about not outlining specific uses in the form based code. He said that the City could be accused of making development decisions arbitrarily.

Commissioner Sphar suggested that the code require some sort of break in architecture to avoid long, blank walls along the streetscape. There was a brief discussion regarding the front setback, and Mr. Parkinson clarified that the 10-foot setback would be in addition to the public right-of-way, so the entire walkway would be 16 to 18 feet wide.

Mr. Parkinson then addressed reducing the height of buildings that are located adjacent to residential. When this idea was mentioned previously, the Planning Commission seemed to be unanimously in favor of the idea. Regarding the UTA property, he said that it would be difficult to prohibit townhomes from being 35 feet in height, since a single-family home is allowed to be that height.

There was a discussion regarding the steep slope in the UTA property, and how height could be regulated or limited.

Regarding landscaping, Mr. Parkinson said that the current code required 15% landscaping in the C-C zone, and 10% in the R-C zone. There was also a landscaping requirement in the code for parking areas of more than 20 stalls. He wasn't sure if the City wanted to completely do away with the landscaping percentage requirement, but he didn't think it would be necessary to require landscaping in the front setback anymore.

Mr. Parkinson then presented photographs of building designs that the Planning Commission could consider for the form-based code, and they briefly discussed the ones that they favored. He encouraged the Commission members to take pictures of other buildings or features that they liked when they were out and about.

4. COMMISSIONERS MINUTE

5. STAFF UPDATE

Mr. Parkinson updated the Planning Commission on a few projects, including the progress of Midland Drive and the Neighborhood Walmart. He then reported that the City Council and Planning Commission joint work session would take place on May 8th in the multi-purpose room.

6. ADJOURN

Commissioner Karras moved to adjourn at 7:16 p.m. Commissioner Payne seconded the motion. Commissioners Ashby, Brand, Karras, Nandell, Payne, and Sphar voted "aye." The motion carried.

Torris Brand
Chair

Attest:

Morgan Langholf
City Recorder

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