



**ROY CITY**  
**City Council / Planning Commission**  
**Joint Work-Session**  
**January 22, 2019 – 5:30 p.m.**  
Basement Multi-Purpose Room  
5051 South 1900 West

The meeting was a joint work-session of the City Council and Planning Commission held in the basement Multi-Purpose Room of the Roy City Municipal building on January 22, 2019.

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:

Mayor Robert Dandoy  
Councilmember Joe Paul  
Councilmember Dave Tafoya  
Councilmember Bryon Saxton  
Councilmember Karlene Yeoman  
Commissioner Torris Brand, Chair  
Commissioner Don Ashby  
Commissioner Chris Collins  
Commissioner Ryan Cowley  
Commissioner Leland Karras  
Commissioner Claude Payne  
Commissioner Jason Sphar

City Manager, Matt Andrews  
City Attorney, Andy Blackburn  
City Planner, Steve Parkinson  
City Recorder, Morgan Langholf

Excused: Councilmember Jan Burrell and Commissioner Samantha Bills

Others in attendance: Sarah Cowley, Mark Vlastic, Sam Taylor, Tim Sullivan, Lance Tyrrell, Ray Whitchurch, and Ernest Rowley

Pledge of Allegiance: Commissioner Leland Karras

1. WELCOME AND ROLL CALL

Mayor Dandoy welcomed all in attendance.

2. DISCUSSION ON FORM BASE CODE FOR DOWNTOWN AND THE FRONTRUNNER STATION

Mayor Dandoy turned the time over to Steve Parkinson, City Planner. Mr. Parkinson proceeded to explain that the City received a grant to help update the general plan to address mixed-use zoning in the downtown area and near the frontrunner station, which was also mentioned in Focus Roy plan. As part of this process, the City hired Landmark Design. He then turned the time over to Mark Vlastic of Landmark Design.

Mr. Vlastic introduced himself as the Lead Consultant on the project described by Mr. Parkinson. He introduced the other team members: Sam Taylor (Landmark Design), Tim Sullivan (Township + Range) was in charge of the Transportation portion of the plan, and Ray Whitchurch & Lance Tyrrell (IBI) were in charge of the Code portion of the project. Mr. Vlastic explained that his team was hired using a grant that would be split 50/50 in updating the General Plan and developing a form based code in the downtown and Frontrunner areas. Typically, form based codes followed general plans, but since there had been such a clear

vision established through Focus Roy Plan, they were frontloading with the ordinance component of the project and creating a code while concurrently updating the General Plan. In so doing they were protecting the decision making that went into these two special areas and making sure they get folded into the General Plan properly. Landmark Design had a 14-month schedule for the entire project and the ordinance portion would take up the first four months. They would be looking over all areas of planning in creating ordinances to help the City in making good decisions moving forward. He reviewed the tentative timeline before turning the time over to Lance Tyrrell for the presentation.

Mr. Tyrrell reviewed the following information, as it was presented in a PowerPoint presentation:

- Conventional Zoning
  - Density use, FAR, setbacks, parking requirements, maximum building heights specified
- Zoning Design Guidelines
  - Conventional zoning requirements, plus frequency of openings and surface articulation specified.
- Form Based Codes
  - Street and building types (or mix of types), built-to-lines, number of floors, and percentages of build site frontage specified.

Benefits of form based codes:

- Focus on the public realm
- Predictable results
- Codified requirements
- Place-specific regulations
- Built from community preferences
- Highly illustrated document
- Levels of control
- Economic benefits

Several images of projects within form based codes versus conventional zoning were presented, as well as entrance types and building materials. Additionally, charts depicting uses were shown with the following breakdown: permitted, permitted in upper stores only, permitted with development standards, conditional use permits. Building types within form based codes included: storefront, general stoop, civic building, row building, limited bay, and yard building.

Mayor Dandoy stated that there could be fundamentally different businesses along 1900 West; he asked if the entire strip mall would be subject to the same set of rules, or if variations would be allowed. Mr. Tyrrell stated that the latter was correct. Mayor Dandoy mentioned a building near the airport with a glass front, noting that the building in question was recently occupied by Northrop Grumman. His understanding was that this type of building could not go into Roy based on its current code; however, it was a very attractive, modern office building that would look nice in the City's industrial space. He wanted to ensure that there would be flexibility within the form based code. Mr. Tyrrell answered affirmatively and explained that they wanted to encourage higher materials over stucco. The City could also regulate the code according to its preferences.

Renovations on existing buildings under form based codes were then discussed, and Mr. Tyrrell mentioned a few examples in South Ogden where this had taken place. It was mentioned that big box stores did not really fit within the style of form based codes. It was stated that creating a walkable environment in the City would disallow certain stores. Stores like Lowes and Walmart were starting to update their building designs to fit within form based codes, and examples in areas such as Park City and Farmington were mentioned. Mr. Tyrrell explained that making significant changes was a process, but by creating higher quality spaces the overall community would have longer-term sustainability. One of the challenges of this was that elected officials were limited in their involvement with such endeavors.

Mr. Tyrrell presented slides depicting interior parking lot and frontage buffer landscaping. He also reviewed parking requirements for the various types of buildings within a form based code.

Sign requirements included the following: wall, projecting, awning, window, roof, canopy, ped-scale, and monument signs. Street types per district included: alley, neighborhood, connector, and avenue. Open space types included: green, park, plaza, commons, greenway, pocket park, and square.

Mr. Tyrrell explained the administrative process developers would have to go through to get projects approved within the form based code. He then reviewed the community values outlined in the Focus Roy Plan which included: vibrant downtown, safety & comfort, regional destination, affordable housing, healthy businesses, and connected & efficient.

It was stated that a form based code would help encourage the right kind of development, especially near the freeway. This would make a significant difference for the City. When asked how challenging it would be to get existing businesses to comply with the changes implemented through a form based code, Mr. Tyrrell referenced two form based codes in South Ogden. He explained that implementing changes with existing businesses would depend upon the percentage of change needed and the build-out of the property. It was stated that it can be challenging getting new businesses to come to certain areas because older businesses were in more dilapidated buildings. This affected newer businesses because the older buildings did not fit within the vision of the future. A pathway was needed for working with older businesses in bringing their buildings up to standard and moving into the future.

Mr. Tyrrell explained that as a City, officials could make decisions that guided how aggressive they wanted to be with change. Several comments were made about money and time being the biggest factor for older businesses when it came to change. Mr. Tyrrell said the City needed to accept that these changes would not happen overnight. The plan was developed so that new projects would show older businesses that there was value in change.

Councilmember Yeoman mentioned a property owner that had long refused to sell their property. In order to revitalize certain properties the City, they would need to offer incentives; at this point, the City didn't have the funds for it. It was noted that the City had some RDA funds with which to offer incentives. Mr. Tyrrell added that having a code in place would help facilitate interest. Councilmember Yeoman suggested using the new Business Advisory Board to help facilitate changes from within the business community.

Mayor Dandoy stated that the key was getting a foundational vision in place. He commended South Ogden for the changes and success they had seen, and said Roy had the same opportunity.

Councilmember Yeoman said it was important not to take away from the fact that Roy was a bedroom community. Mayor Dandoy stated that modernizing certain districts would sustain the community through a stronger commercial tax base. He stressed the importance of capitalizing on the flexibility that a form based code would offer. While the current City administration might not see all the benefits come to fruition, that was okay; reason being, the foundation would be built, thus pointing the City in a good direction for the future. There was subsequent deliberation on the ratio of commercial versus residential development as they pertained to the City's long-term sustainability. Mayor Dandoy reiterated several of his previous statements and wondered if a hotel would also be possible in Roy.

Mr. Tyrrell presented an aerial map depicting the two focus areas to be included in the form based code. The Station Area Vision:

- Will become a regional destination
- Transit-oriented development
  - More development intensity nearest station
- Mixed-used site
  - Residential and employment
  - Retail, dining, and entertainment
- Building heights four to five stories
- Active ground floor uses encouraged
- Highly walkable with strong pedestrian connections to the station

The Downtown Area Vision:

- Less intense development than Station Area
- Main Street-feel
- Two to three story building heights
- Mixed-use
- Activated ground floors encouraged
- Safe, complete streets
- Highly walkable

Councilmember Yeoman explained that the City had a meeting with UTA regarding the FrontRunner area when the Focus Roy Plan was developed. Currently, it was not within UTA's timeframe to build in Roy. However, the code was in place when UTA did develop and this was similar to having a form based code in place.

Councilmember Paul asked what the likelihood was that underground parking could be implemented, because parking lots were a significant consumption of space. Underground parking would help maximize the area. Councilmember Yeoman suggested shared parking as a solution as well; since they were trying to promote walkability, less parking was needed.

Planning Commission Chair Brand asked if there was any data on how often parking spaces were used at Walmart or Winco. His observation was that there was always plenty of parking at those locations; if the amount of required parking was reduced this would increase buildable

space. Mr. Tyrrell agreed and said Landmark could look into the matter. It was also noted that a study by the University of Utah was available as a reference as well. Additionally, if people were taking UTA, fewer people would be driving and thus fewer parking spaces were needed.

Mayor Dandoy stated that as a City they needed to maintain flexibility, especially with regard to building height. Mr. Tyrrell explained that there were homes along the west side of the boundary of one of the areas to be included in the form based code, and the building heights were in place for privacy reasons. There was some discussion about restrictions along I-15, and it was noted that the biggest restriction was the airport. Mr. Tyrrell mentioned that in South Ogden, they worked with a residential community to expand a transition zone where a major road was too narrow, with the idea that property owners would be compensated. He wondered if something similar would be possible in Roy.

Chair Brand stated that the important thing was that they all had the same vision moving forward. Councilmember Yeoman suggested taking on 1900 West in sections and looking at other areas thereafter. There was further discussion regarding the different sections to prioritize, as well as building heights.

Councilmember Paul stated that the other parts of the Focus Roy Plan were roads and beautification. 5600 South was being studied now and 3500 West would be changing drastically. The City would need to incorporate those changes quickly. Mr. Parkinson noted that both 5600 South and 3500 West were State roads. Councilmember Paul said that while this was true, they should look at what standards to maintain throughout the City.

Mayor Dandoy stated that the State's officials should have a vision of what those roads would look like later this summer when the environmental impact study would be complete. This study would serve as a road map and he wasn't sure how much it would match up with Roy's plans. Therefore, everyone would need to work together to bring the plans in sync with one another. Mr. Tyrrell concurred.

Mayor Dandoy discussed the process moving forward and stated that he would like the City's officials involved with development of the form based code as well as the General Plan updates. He reviewed the timeline of the project, and stated that it would take courage to move the City forward. There was subsequent discussion on the importance of involving the citizens throughout this process as well.

### 3. ADJOURNMENT

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Robert Dandoy  
Mayor

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Torris Brand  
Chair

Attest:

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Morgan Langholf  
City Recorder

dc: 01-22-19