

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  
Samantha Bills  
Chris Collins  
Ryan Cowley  
Leland Karras  
Claude Payne  
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioner Don Ashby and Assistant City Attorney Brody Flint

Others in attendance: Luke Albertson

Pledge of Allegiance: Commissioner Sphar

#### 1. DECLARATIONS OF CONFLICT

Commissioner Bills stated that she was an employee of the School District, so she would recuse herself from Item 5.

#### 2. APPROVAL OF DECEMBER 11, 2018 REGULAR MEETING MINUTES

**Commissioner Cowley moved to approve the December 11, 2018 Regular Meeting minutes, as written. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

#### 3. APPROVAL OF FEBRUARY 12, 2019 REGULAR MEETING MINUTES

**Commissioner Cowley moved to approve the February 12, 2019 Regular Meeting minutes, as written. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

#### 4. PUBLIC HEARING – CONSIDER A REQUEST TO AMEND TITLE 10 ZONING REGULATIONS ADDING RE-15 TO THE FOLLOWING SECTIONS: CH 6 - ESTABLISHMENT OF ZONING DISTRICTS, 10-6-1 1) B), 10-6-2 1) AND CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, 10-10-29 4).

Steve Parkinson, City Planner, presented the staff report and explained that when the unincorporated islands of Weber County were annexed into Roy, they established the R-E-15 Zone. Those residents were promised that they would have the same rights and privileges as those within the R-E-20 Zone. It was recently brought to staff’s attention that the R-E-15 zone

was not able to have a 2,500 square foot accessory structure, but that it was allowed in the R-E-20 zone. The proposed amendments would fix the discrepancy.

**Commissioner Karras moved to open the public hearing. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

Chairman Brand opened the floor for public comments.

Luke Albertson, 2595 West 5725 South, stated that he was a student of Design Engineering and one of his assignments was to attend a city planning meeting. He had no comments to make on this specific issue, but he wanted them to know that he was present to observe.

There were no further public comments.

**Commissioner Payne moved to close the public hearing. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

**Commissioner Karras moved to recommend that the City Council approve the request to amend Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-10-29 4), with the conditions and facts as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.”The motion carried.**

5. PUBLIC HEARING – CONSIDER A REQUEST TO AMEND TITLE 10 ZONING REGULATIONS CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS, 10-10-24 – TABLE 10-1 THE MAXIMUM BUILDING HEIGHT AS WELL AS SIDE AND REAR SETBACKS FOR NON-RESIDENTIAL STRUCTURES WITHIN R-2, R-3 & R-4 ZONES.

*NOTE: Commissioner Bills recused herself from the discussion and vote.*

Steve Parkinson, City Planner, presented the staff report and explained that the proposed amendments would address non-residential buildings in residential zones. As mentioned at the previous meeting, Weber County School District was building a new Roy Junior High on the same parcel as the old Junior High. State Statute excludes the School District from many requirements within the zoning ordinance and building codes, but they were required to meet some requirements, including setbacks and height restrictions. Once the stop work order was issued, staff informed the building that they were inadequate on their setbacks and that the building was three feet too tall for what zoning allowed. After discussing with the School District, the City Attorney, the Mayor, and staff decided to propose an ordinance change. Mr. Parkinson looked into a few other cities and Roy’s own ordinance prior to 2005 for language regarding non-residential buildings in residential zones. Prior to 2005, the ordinance for R-2 allowed for a 20-foot side yard setback and a 30 foot rear yard setback. The R-3 zones had a 20-foot side yard setback, plus one foot for every foot of height over 35 feet. The R-3 and R-4 had a height limit of 45 feet. Mr. Parkinson said that school could meet the 30 foot rear yard setback, but

they would have to amend the side yard setback to accommodate the building. Staff was proposing a height limit of 40 feet in the R-2 zone, and no limit in the R-3 and R-4 zones. They were also proposing a side and rear yard setback of 20 feet plus one foot for every foot of height over 35 feet.

**Commissioner Cowley moved to open the public hearing. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried**

Chairman Brand opened the floor for public comments. There were none.

**Commissioner Karras moved to close the public hearing. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

Commissioner Cowley asked if any of the neighbors had commented on the new school. Mr. Parkinson said that staff hadn't received any comments, but Commissioner Bills had mentioned that some of the residents weren't happy about the changes, particularly residents on the west side of the school.

**Commissioner Karras moved to recommend that the City Council approve the request to amend Title 10 Zoning Regulations CH 10 - General Property Development Standards, 10-10-24 – Table 10-1 the Maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones with the conditions and facts as stated in the staff report. Commissioner Collins seconded the motion. Commissioners Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

*NOTE: Commissioner Bills returned to the meeting.*

6. COMMISSIONERS MINUTE

7. STAFF UPDATE

Mr. Parkinson reported on the status of the General Plan update. They were currently going over the finite details of the mixed-use areas downtown and near the frontrunner station. He was hoping to bring the language back to the Planning Commission in a month. The City had met with high school students in a civics class, local businesses, and a front room discussion regarding the General Plan update. The survey was available on the community development website, but he wasn't able to get the link on the main page of the City's website because of the way it was designed. The Commission discussed ways to get the survey out to the citizens.

8. ADJOURN

**Commissioner Karras moved to adjourn at 6:34 p.m. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Karras, Payne, and Sphar voted “aye.” The motion carried.**

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Torris Brand  
Chair

Attest:

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Morgan Langholf  
City Recorder

dc: 03-12-19