



ROY CITY
Planning Commission Work-Session
October 22, 2019 – 6:00 p.m.
Community Development Conference Room
5051 South 1900 West

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
Samantha Bills
Ryan Cowley
Leland Karras
Annette Mifflin
Jason Sphar

Steve Parkinson, City Planner

Excused: Commissioners Chris Collins and Claude Payne, and Assistant City Attorney, Brody Flint

Others in attendance: Lance Tyrell, Robert Snow, Lee Hof, Cloe Burton, Sam Taylor, Irene Payne, and Brad Hilton

Pledge of Allegiance: Chair Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF SEPTEMBER 24, 2019, REGULAR MEETING MINUTES

Commissioner Cowley moved to approve the September 24, 2019 Work Session meeting minutes, as written. Commissioner Karras seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Karras, and Sphar voted “Aye.” The motion carried.

3. CONTINUED DISCUSSION ON FORM BASE CODE FOR DOWNTOWN & THE FRONT RUNNER STATION

Steve Parkinson, City Planner, introduced Lance Tyrell from IBI, who would be giving the presentation.

Lance Tyrell said that he intended to provide an overview of the process that he and staff had gone through to get to this point with the form base code. He explained that the primary difference between traditional code and a form base code was that the later focused more on form than density or uses. The City decided the look and feel of the development they wanted for an area and would draft a code that prescribes that. The main elements of a form base code are a regulating plan or map, public standards, building standards, administration, architectural standards, landscaping standards, signage standards, and parking standards.

Mr. Tyrell presented photographs of developments that were the typical result of conventional zoning and form base code. The following were benefits of form base code:

- Focus on the Public Realm
- Predictable Results
- Codified Requirements
- Place-Specific Regulations
- Built from Community Preferences
- Highly Illustrated Document
- Levels of Control
- Economic Benefits

Mr. Tyrell presented a map of Roy City and identified the areas that would be affected by the form base code. In their discussion with staff, it was determined that they would focus on 1900 West, Riverdale Road, and 5600 South. The first area would be Downtown, and it was divided into three districts: Core A, Core B, and General. One of the primary differences between each of these districts was the allowed building height. There was also language within the code that limited the height of any structure adjacent to single-family homes to 35 feet. The vision for the Downtown area was to create a walkable area with buildings lining the primary streets with parking behind the buildings.

Mr. Tyrell then presented information regarding the Station Area, which also contained three districts: Innovation, Core, and General. He explained that each district in the Station Area and the Downtown district had its own vision and included allowed building types, heights, and other design elements.

The Commission asked if these areas required retail uses for residential developments. Mr. Tyrell said that the current draft did not require it, but that was something that could be included. The Commission was concerned about giving up too much commercial, because there were only so much commercial properties left in Roy City.

Mr. Tyrell then addressed other standards in the form base code, including development standards, exterior materials, landscaping, parking, and signage. Regarding administration, he stated the form base code would outline which government body would approve development designs.

[The audio ended at approximately 7:08 p.m.]

4. DISCUSSION ON SB-34 RELATING TO GENERAL PLAN REQUIREMENTS

Steve Parkinson, City Planner, presented SB-34 – Affordable Housing Modifications and the language of the Bill along with the twenty-three (23) strategies the State adopted.

Mr. Parkinson stated that the Bill requires each municipality must implement three (3) or more of the strategies and that municipalities that have a fixed guideway public transit station must include a fourth strategy between G & H. He mentioned that he had conversations with Teresa Pinkal of Lewis Young Robertson & Burningham who is writing the Affordable Housing section and she

helped explain each of the strategies and how we might be able to incorporate 8-10 of them into the updated General Plan.

Mr. Parkinson then went over the twenty-three strategies and discussed several of them with the Commission. He mentioned the following were a part of the proposed draft, they were:

- F. allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
- G. encourage higher density or moderate income residential development near major transit investment corridors;
- H. eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- R. apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services; [~~and~~]
- S. apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
- T. apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- U. apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- V. utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

Mr. Parkinson, then mentioned that there were a couple others that he felt we could include both within the proposed update as well as the amendment to the current General Plan, and they were:

- J. implement zoning incentives for low to moderate income units in new developments;
- M. reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;

The Commission discussed what Mr. Parkinson had presented and thought that all ten (10) strategies present by staff should be included and directed staff to bring this back to the Commission in a Public Hearing during the next meeting.

5. COMMISSIONERS MINUTE

Commissioner Karras announced that this would be his last meeting, thanked everyone for their hard work and dedication to making Roy City the best it can be.

The other Commissioners thanked Mr. Karras for service and wished him well.

6. STAFF UPDATE

Mr. Parkinson, went over the outcome of some items that were on the last City Council meeting, he also mentioned that Commissioner Bills had requested during the last meeting to go over the Commission's Rules & Procedures, but because of the potential length of the Form Based Code presentation he didn't put it on the Agenda, but that we would discuss it at a later meeting.

7. ADJOURN

Commissioner Karras moved to adjourn at 7:51 p.m. Commissioner Sphar seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, Karras, Mifflin, and Sphar voted “Aye.” The motion carried.

Torris Brand
Chair

Attest:

Morgan Langholf
City Recorder

dc:10-22-19