



**ROY CITY**  
**Planning Commission Regular meeting**  
**November 12, 2019 – 6:00 p.m.**  
City Council Chambers/Courtroom  
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  
Jason Sphar

Steve Parkinson, City Planner

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

Others in attendance: Kevin Homer, Glenda Moore, Byron Burnett, Chris Bratsch and Jeremy Grover

Pledge of Allegiance: Commissioner Ashby

Chair Brand welcomed Don Ashby as the newest member of the Planning Commission

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF OCTOBER 8, 2019 JOINT REGULUR MEETING MINUTES

**Commissioner Ashby moved to approve the October 8, 2019 Regular Meeting minutes, as amended. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted “Aye.” The motion carried.**

3. APPROVAL OF OCTOBER 22, 2019 WORK-SESSION MINUTES

**Commissioner Bills moved to approve the October 22, 2019 Work Session minutes, as amended. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted “aye”. The motion carried.**

4. PUBLIC HEARING – CONSIDER AMENDING THE ROY CITY GENERAL PLAN, CHAPTER 6 - RESIDENTIAL DEVELOPMENT; GOAL 3 - FUTURE MODERATE INCOME (AFFORDABLE) HOUSING NEEDS.

Steve Parkinson, City Planner, presented the proposed General Plan amendment regarding the Moderate-Income Housing element. During the 2019 Utah State Legislative session, SB 34 was passed requiring all municipalities to have within their General Plan a Moderate Income Housing Element and to include three (3) strategies from a list of twenty-three (23), and four (4) if there is a “Fixed Guideway Public Transit Station” within the boundaries of the municipality, picking one

(1) of strategy "G" or "H" of that list. The current General Plan has an Affordable Housing element within the Residential Development Chapter, and the "Goals, Objectives and Policies" section Goal 3 deals with the Moderate Income Housing needs. However, many of the goals don't reflect any of the twenty-three (23) strategies identified by the state within SB 34. On October 22, 2019 the Planning Commission reviewed the list of twenty-three (23) strategies coming up with at least ten (10) of the strategies that could be included into the current General Plan. Last year the City received a Transportation and Land Use Connection (TLC) grant from Wasatch Front Region Council (WFRC) to create a mixed use ordinance (Form Base Code), and to update the General Plan. In the next few months, they should be reviewing the draft plan and proceeding towards adoption early 2020, but the State mandated that each City adopt into their General Plan a Moderate Income Housing element and 3-4 of those strategies before December 1, 2019.

Mr. Parkinson presented the following amendments to Goals, Objectives, and Policies:

Goals, Objectives, and Policies

Goal 3: To meet existing and future moderate income (affordable) housing needs of the City.

Objective 2: Apply for or Partner with an Entity that applies Affordable Housing Programs (M, R, S, T, U).

Policy A: Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;

Policy B: Apply for or partner with an entity that applies for programs administered by an association of governments established by an inter-local agreement under Title 11, Chapter 13, Inter-local Cooperation Act;

Policy C: Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;

Policy D: 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;

Policy E: Reduce impact fees, as defined in UC 11-36a-102, related to low and moderate income housing

Objective 3: Utilize a Moderate Income Housing set aside from a Community Reinvestment Area (V)

Policy A: Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; the City should find ways in which greater utilization of local, state, and federal funds could be used to promote the development of moderate income housing.

Objective 4: Allow for Higher Density and Mixed Use (F, G, H, J).

Policy A: Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

Policy B: Encourage higher density or moderate income residential development near major transit investment corridors;

Policy C: 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;

Policy D: Implement zoning incentives for low to moderate income units in new developments.

**Commissioner Sphar moved to open the public hearing. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted "Aye." The motion carried.**

Chairman Brand opened the floor for public comments.

Byron Burnett, 4375 South 2675 West, said that he lived near one of the areas that was designated for high density by the future Frontrunner Station. It didn't seem appropriate to have tall residential or mixed-use buildings by the single-family homes. He was sure that if the City would work with the existing residents, they could come up with a plan that would satisfy state requirements without having to build three- and four-story buildings. Mr. Burnett would feel more comfortable with a density of eight units per acre. He expressed concerns that once the property was rezoned, the high density uses would essentially be allowed.

Chair Brand appreciated Mr. Burnett's willingness to participate in the meetings and give his feedback. He said that the City Council was required to adopt an updated Moderate-Income Housing element of the General Plan by December 1<sup>st</sup>.

Kevin Homer, 5398 South 4000 West, expressed support for Objective 4 and the City creating residential zones that allow for higher density housing. He suggested that they consider including allowances for tiny homes. However, Mr. Homer wasn't supportive of the City accepting County, State or Federal funds and increasing the national debt.

No further comments were made.

**Commissioner Sphar moved to close the public hearing. Commissioner Ashby seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted "Aye." The motion carried.**

Mr. Parkinson addressed the questions and comments made during the public hearing. He identified the three CRAs that were mentioned in proposed language, and noted that the Planning Commission had little to do with those areas. The State defined moderate-income housing, and

required that cities provide housing for families that make 80%, 50%, and 30% of the median income of the city. The requirements have been there for a while, but there was no teeth to it so many cities didn't comply. The recent bill tied moderate-income housing to transportation funding. Regarding the area around the transit station, Mr. Parkinson noted that the area was topographically lower than the existing homes, so taller buildings wouldn't have as much of an effect as it seemed. They were also considering buffering options.

Commissioner Cowley asked where the City stood in terms of moderate-income housing. Mr. Parkinson said that Roy City had enough single-family housing. Overall, the City was doing well.

**Commissioner Sphar moved to recommend that the City Council approve the request to amend the Roy City General Plan, Chapter 6 - Residential Development; Goal 3 - Future Moderate Income (Affordable) Housing Needs with the conditions and facts as stated in the staff report. Commissioner Cowley seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted "Aye." The motion carried.**

5. CONTINUATION - A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR JAMESTOWN TOWNHOMES LOCATED AT APPROXIMATELY 4913 SOUTH 1750 WEST

Chris Bratsch, applicant, gave his address as 1602 West 500 South in Layton. He explained that they recently purchased this property from other owner, who had an approved plan for development. They wanted to do something different from the approved plan, so they made this application. Mr. Bratsch said that the proposed five-plex and duplex would remain in their ownership and rented.

Mr. Parkinson stated that this item came before the Planning Commission previous, but they requested a continuance because the applicant hadn't provided any elevations. Mr. Parkinson showed the location of the project on an aerial photograph, the site plan, and the proposed elevations. The site would need to meet all requirements for parking, landscaping, and design standards.

There was a brief discussion regarding lighting on the site. Mr. Parkinson assured the Commission that they would need to meet all code and building requirements.

**Commissioner Ashby moved to APPROVE the Site Plan for Jamestown Townhomes located at approximately 4913 South 1750 West, with the conditions and facts as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted "aye." The motion carried.**

**Commissioner Sphar moved to APPROVE the Architectural for Jamestown Townhomes located at approximately 4913 South 1750 West, with the conditions and facts as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted "aye." The motion carried.**

6. CONTINUED DISCUSSION ON THE PROPOSED FORM BASE CODE

The discussion was continued to the next meeting.

7. COMMISSIONERS MINUTE

There was none.

8. STAFF UPDATE

9. ADJOURN

**Commissioner Cowley moved to adjourn at 6:58 p.m. Commissioner Sphar seconded the motion. Commissioners Ashby, Bills, Brand, Cowley, and Sphar voted “Aye.” The motion carried.**

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Torris Brand  
Chair

Attest:

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Morgan Langholf  
City Recorder

dc: 11-12-19