



**ROY CITY**  
**Planning Commission Work-Session**  
**September 22, 2020 – 6:00 p.m.**  
Digital Work-Session Meeting

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:

Jason Sphar, Chair  
Torriss Brand  
Chris Collins  
Jason Felt  
Claude Payne

Steve Parkinson, City Planner  
Brody Flint, Assistant City Attorney

Excused: Commissioners Don Ashby, Samantha Bills, Ryan Cowley, and Annette Mifflin

Others in attendance:

Chair Jason Sphar made the following statement:

I, Jason Sphar, Chair of the Roy City Planning Commission and in accordance with Utah Code Section 52-3-207(4) have determined that conducting a meeting in the Roy City Council Chambers presents a substantial risk to the health and safety of those who would be present, the basis for this determination is that due to the infectious nature and potentially dangerous health effect of contracting the COVID-19 virus there is not sufficient space in the Council Chambers to provide appropriate safe physical distancing for the safety individuals who would attend. Accordingly, the September 22<sup>nd</sup>, 2020 meeting will be held electronically without an anchor location.

Pledge of Allegiance: Chair Sphar

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF SEPTEMBER 8, 2019, REGULAR MEETING MINUTES

**Commissioner Felt moved to approve as amended the September 8, 2020, work-session meeting minutes as written. Commissioner Collins seconded the motion. Commissioners Collins, Felt, Payne, and Sphar voted “aye”. Commissioner Brand “abstained” due to not being present at meeting. The motion carried.**

3. CONTINUED DISCUSSION ON 10-19-2 8 a ii – LOCATION OF DRIVE APPROACHES

Steve Parkinson, City Planner, stated that he had sent a memo to the Commissioners regarding this section of code. Included in that memo were the pros and cons list from the Public Works Director and the City Engineer. He read through those pros and cons and asked the Commission for any comments or questions.

Commissioner Felt wasn't opposed to the idea of allowing the drive to go all the way to the property line. They could mitigate some of staff's concerns with language in the Code. He suggested specifically addressing electrical boxes and landscaping.

In response to a question from the Commission, Mr. Parkinson said that this code amendment would affect everyone in Roy City, not just new developments. This adjustment would allow anyone to widen their drives, if they wanted to.

The Commission expressed concerns about utility easements. A property owner would be unhappy if a utility company had to tear up their concrete to do work on their utility lines. It was unlikely that the utility company would fix it afterward.

Mr. Parkinson presented some images to show examples of how this could impact different situations within the City. There was some discussion about wing walls potentially going across property lines.

It was suggested that the code include language encouraging homeowners to reach out to utility companies before crossing easements on their properties. The Code could specify that curb cuts could extend to the property line, unless there was a utility easement or box. Mr. Parkinson said that Centerville's code addresses this exactly.

Commissioner Brand commented on the experience of his neighbor across the street extending his driveway and said that he was able to do so without harming the utility box.

Mr. Parkinson said that he would put together a draft ordinance amendment and it would be on the agenda for a public hearing on October 13<sup>th</sup>.

#### 4. COMMISSIONERS MINUTE

There was some discussion about the potential for holding meetings in person again. Brody Flint, Assistant City Attorney, said that this would be a decision for the Mayor.

#### 5. STAFF UPDATE

Mr. Parkinson provided an update on various projects throughout Roy City.

#### 6. ADJOURN

**Commissioner Brand moved to adjourn at 6:37 p.m. Commissioner Payne seconded the motion. Commissioners Brand, Collins, Felt, Payne, and Sphar voted "aye." The motion carried.**

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Jason Sphar  
Chair

Attest:

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Morgan Langholf  
City Recorder

dc: 09-22-20