



ROY CITY
Planning Commission Regular meeting
October 13, 2020 – 6:00 p.m.
Digital Regular 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
Jason Felt
Ryan Cowley
Annette Mifflin
Claude Payne

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney,

Excused: Commissioners Don Ashby, Samantha Bills and Chris Collins.

Others in attendance: None

Pledge of Allegiance: Commissioner Brand

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 8th, 2020 meeting will be held electronically without an anchor location.

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF SEPTEMBER 22, 2020 WORK-SESSION MINUTES

Commissioner Brand moved to table the September 22, 2020 work-session minutes. Commissioner Payne seconded the motion. Commissioners Brand, Cowley, Felt, Mifflin, Payne, and Sphar voted “aye”. The motion carried.

3. PUBLIC HEARING –CONSIDER AMENDING TITLE 10 – ZONING REGULATIONS; CH 19 – OFF-STREET PARKING AND LOADING, AMENDING 10-19-2 8) A) II) – ACCESS TO PARKING – RESIDENTIAL PROPERTY – DRIVE APPROACH “CURB CUT” LOCATION TO SIDE PROPERTY LINE.

Steve Parkinson, City Planner, presented the proposed amendments to portions of the Roy City Code primarily dealing with drive access approaches and curb cuts as they relate to property lines. This item had been discussed during the previous Planning Commission work sessions. Staff presented three options for the Planning Commission to choose from. Options 1a and 1b would both allow for the curb cut to go to the property line, with the caveat that the property owner received some sort of approval from utility companies to be any closer than two feet of those

utilities. The difference between Options 1a and 1b was the language describing where the curb cut could be located. The first option used the word “projected” and the second options used “extended”. Mr. Parkinson felt that “extended” would be easier to understand. Option 2 did not reference concerns about utilities.

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

There were no public comments.

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

Chair Sphar felt that Option 1b would be the easiest for homeowners to understand, and it would address the Cities concerns. The Commission agreed.

Commissioner Cowley moved to recommend to the City Council that they approve the request to amend Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line with option 1b as discussed. Commissioner Brand seconded the motion. Commissioners Brand, Cowley, Felt, Mifflin, Payne, and Sphar voted “aye”. The motion carried.

4. COMMISSIONERS MINUTE

5. STAFF UPDATE

Mr. Parkinson said that staff was still collecting public comments regarding the General Plan update. The mixed-use ordinance would be discussed at the next City Council meeting. The most recent draft would reflect feedback from the Council and public comments. Mr. Parkinson then provided an update on a few construction projects throughout the City.

Commissioner Mifflin asked about the Fransen Farms subdivision, and Mr. Parkinson said that staff was in the process of reviewing the civil plans submitted by the applicant.

6. ADJOURN

Commissioner Mifflin moved to adjourn at 6:23 p.m. Commissioner Cowley seconded the motion. Commissioners Brand, Cowley, Felt, Mifflin, Payne, and Sphar voted “aye”. The motion carried.

Jason Sphar
Chair

Attest:

Morgan Langholf
City Recorder

dc: 10-13-20