



ROY CITY
Planning Commission Regular meeting
September 14, 2021 – 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:

Ryan Cowley, Chair
Samantha Bills
Torriss Brand
Chris Collins
Ryan Cowley
Claude Payne
Jason Sphar

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Others in attendance: Diane Empey, Brett Empey, Beverly Quarles, Randal Quarles, Jody Jones, Nancy Brinton, Mark Brinton, Logan Reichow, Adrianna Griffy, Robert Griffy, Jolene Rogers, Linda Schiffman, Stephen Johnson, Christy Amidan, Steven Judd, Lynn Colvin, Danielle Webb, Shane West, Judy West, Taylor Musselman, London Back, Andre Back, Mike Ames, Lyndi Ames, Oliver Whithy, Chelsea Whithy, Kamilla Okey, Shirley Peterson, Paula Carter, Paula Bird, Ken Bird, Kay Brown, Laroy Brown, Lily Gittins, Jennifer Smith, Laura Gittins, Destiney Gittins, Rodger Gittins, Kadin Gittins, Robert Tillotson, Janet Tillotson, Eddie Heine, Robert Lansford, Debbie Owens, RuthAnn Morrill, Rebecca Okey, Joseph Cook, Greg Seegmiller, David McCoy, Dennis Jones, John Jex, Vicki Jex, Henry DeVarona, Jonathan Souder, Steven Hoellein, Randall Wilson, Rick Mottes, Lorraine Mottes, Dale Quinian, Paulette Smith, Kelly Taylor, Nancy Taylor, Glenda Moore, Larry Shields, Terry Hampton, Connie Pillington, Rebecka McKay, Shanda Pinhero, Darrel Pinhero, Nola Nagel, Michal Meenderink, Edith Gibbons, Jeremy Hicken, David Hicken, Colin Delahunty, Cory Haggard, Randy Scadden, Ricky Potokar, Megan Jones, Alisa Buchanan, Tamra Mendenhall, and Nick Payne

Pledge of Allegiance: Commissioner Torriss Brand led the audience in the Pledge of Allegiance

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF AUGUST 10, 2021 REGULAR MEETING MINUTES

Commissioner Collins moved to approve the August 10, 2021 regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

3. PUBLIC HEARING – CONSIDER A REQUEST TO VACATE THE FOLLOWING:

- a. PORTION OF 5200 SOUTH NEAR 1900 WEST
- b. CATWALK AT APPROXIMATELY 5300 SOUTH 2200 WEST
- c. CATWALK AT APPROXIMATELY 5729 SOUTH 2250 WEST
- d. CATWALK AT APPROXIMATELY 4475 SOUTH 2250 WEST
- e. CATWALK AT APPROXIMATELY 2250 WEST 4550 SOUTH
- f. CATWALK AT APPROXIMATELY 2300 WEST 4550 SOUTH
- g. CATWALK AT APPROXIMATELY 3939 SOUTH 2225 WEST & 2275 WEST
- h. CATWALK AT APPROXIMATELY 2750 WEST 4450 SOUTH

i. CATWALK AT APPROXIMATELY 5807 SOUTH 4150 WEST

City Planner Steve Parkinson presented an overview of the topic, and said that catwalks were small roads that either connected neighborhoods, or connected neighborhoods to stores or roads. He indicated on the map where the catwalks were located in the City. He said that part of catwalk "B," which connected to Roy Junior High, was actually located on an easement on private property, and discussed more details about the catwalk and the condition that it was currently in. City Planner Steve Parkinson reported that the owners of the property that the catwalk went through had complained about people sleeping there and so they wanted the catwalk to be removed. He continued to highlight the details of some of the catwalks that would be up for discussion in the public hearing, and noted what locations or public roads they connected to. He also noted which catwalks were concrete or paved roads, and which ones were dirt paths. He explained that the catwalk located by Roy Junior High had been specifically requested to be removed, and the rest of the catwalks had been recommended for the removal by the City Staff. He reported that there were other catwalks in the City that were not owned by the City, but were owned by the schools or other private owners, and said that all the catwalks in question that evening were currently owned by the City, although not all were maintained. He said that Staff recommended removal of all of the listed catwalks, and explained that the Planning Commission could choose to make a recommendation on each individual catwalk. He elaborated that if the City elected to keep a catwalk, they would then have to determine if the City would maintain the catwalk, and if so, which department would be responsible for maintenance. He said that if the City decided to vacate the catwalk, the catwalk would be given back to the property owner.

Commissioner Bills moved to open the public hearing. Commissioner Collins seconded the motion. Commissioners Bills, Brand, Collins, Cowley, Felt, Payne, and Sphar voted "aye." The motion carried.

Chairman Ryan Cowley opened the floor for public comments, and requested that comments be done in the same order as they appeared on the Agenda. It was clarified that they would go alphabetically, in order for clarity.

Chairman Ryan Cowley invited comments on Item "A."

Henry DeVarona of 784 Parkway Dr said that he had worked with the developer on the site, and thanked him for his service to the City. He reported that he and his surveyors had met with City Engineers, and said that a sign that they had shown had been there for a long time, and it would help clean up the surveys.

No additional comments were made. Chairman Cowley called out for comments on Item "B"

Kelly Taylor of 5308 South, 2200 West said that he owned property that touched on the North and East sides of the catwalk. He noted that that the catwalk had functionally been closed since the construction on the school. He said that they had already boarded up the catwalk since it did not connect to anything, and was no longer useful. He reported that they had spoken with their neighbors, who were willing to take the property of the catwalk. He also said that he understood it was an undertaking to remove a catwalk, and said he was happy to be part of the solution to have it removed.

Mr. Taylor had sent an email, which read as follows:

From: Kelly <kelly@6ixam.com>

Subject: Information about the catwalk that leads to Roy Jr. High

Date: September 9, 2021 at 8:30:57 PM MDT

To: council@royutah.org

Roy City Council Members,

My name is Kelly Taylor and I know several of you personally. I was watching the last City Council Meeting online and there was a discussion about the catwalks in Roy. This all started with the one along my property. Since I could tell that this is the first time many of you have heard about it - I thought I would pass along some info. I have attached a short letter describing what the challenges are with the particular one and have included a couple of photos with description. I also invite any of you to swing by to say, "hi" and you can visit it in person...I'd love to see you if you want to make time. But, I think this will be helpful. We are planning to attend the public meeting next week. By the way, Steve Parkinson has been good to work with.

Thanks for all you do to serve our community. I have enjoyed working with many of you...especially with our LUVSRV project 2 years ago and the latest National Day of Service for 9/11. You've all been very helpful and open to our efforts to serve our community.

Sincerely,

Kelly Taylor, 5308 S 2200 W, Roy, UT 84067

Here is a video link as well if you'd like to hear me explain all of this as I walk along the catwalk: <https://www.dropbox.com/s/xpetw5gxe36jy50/catwalk.MOV?dl=0>

Judy West of 5299 South 2150 West said that the only people who had taken care of the catwalk were Mr. Taylor and one other neighbor, and commented that the district had never taken care of it, and that kids from the school had done illegal activities on the catwalk. She commented that she thought it should be closed, and that she did not want the property.

Elisabeth (Brooke) Ritchie sent an email, which stated the following:

Hi Steve,

I live at 5290 s 2200 w Roy Utah. I have been in contact with you about the homeless person and concerns we have with safety of our homes. And the Jr High safety risks knowing that catwalk is not closed off. I appreciate you advocating for the negative side that we have seen in our catwalk. Our safety and our home/school security need to be a priority! With the Jr High, keeping this catwalk open is a liability more than a help to our community.

My daughter works at the Jr High and walks to work on the sidewalk to the back parking lot. It is not inconvenient. And it keeps the school as well as our homes secure.

My husband and I would like to purchase the catwalk that runs along out property line from the city for \$1 if that is possible? I am sure we need to ask this of the council on the 14th. But I wanted to let you know we are interested.

We plan to continue our wood fence where the temporary practitioner is to seal it off by 5200. And cap off the fence in the back of our property line with chaining and wood to match our existing fence. And adapt the walkway to our yard by removing our chain link and wood fence. And moving the wood to join fence with our neighbors. My husband has a bid on cement work to make the front look like our driveway. We will pursue that as we can afford it to make everything look flush. In the meantime we may make the front walkway a flowerbed in front of the fence we put up.

Our biggest goal is to cap off the walkway and make it part of our yard. Keeping homeless people, kids that are skipping school, pets, and vermin out. Making our homes and school safe and clean.

Please let me know what we need to do from here. With Corona and all I don't want to be at the meeting. But I will because I feel like it is necessary. Thank you for all you do!

Sincerely,

Elisabeth (Brooke) Ritchie warmbeach123@yahoo.com 8019280203

Weber School District sent a letter which read as follows:

May 19, 2020

Mr. Matt Andrews,

As Weber School District comes to the conclusion of the re-build of Roy Junior High School, we wanted to discuss with you the future of the pedestrian walkway which enters the school site on the Northwest corner of our property. Based on the location of the new building, Weber School District does not see this as a viable access to our school site. This location accesses the site on the fire lane behind the school which is not a safe location for students to use as a regular access to the school. At this time, Weber School District has no further use for this pedestrian walkway, and would not oppose it being closed or abandoned to the neighbors.

If you have any questions or concerns, feel free to contact me at any time.

Sincerely,

Scott Zellmer, Director of Facilities and Operations

No additional comments were made, Chairman Cowley called out for comments on Item "C"

Rebecca Okey of 2388 West 5650 South said that in general, they needed to increase safety in the community, and that this particular catwalk served a lot of people in the neighborhood. She said that many children, including her grandchildren, used the path as it was a safe access. She also said that her husband, who was in a wheelchair, often used the catwalk, and with the construction that was going on nearby she thought it was going to become very busy on the road, and having a safe passage for children and the elderly would be important. She thought the catwalks should be kept and improved, as they were a positive thing for the City.

Also sent an email, which read as follows:

From: Rebecca Okey <rebeccaokay@gmail.com>

Sent: Friday, September 10, 2021 3:47 PM

To: Robert Dandoy; Ann Jackson; Diane Wilson; Joe Paul; Bryon Saxton; Jan Burrell; Steve Parkinson

Subject: Concern for closing of "Cat Walks"

Dear Mayor Dandoy, Council Members, and City Planner,

I wanted to write in regard to the closing of "catwalks" in the Roy Community and specifically the one located adjacent to Municipal Park (5729 S. 2250 W.). I have several concerns with the direction this elimination is taking in the overall plan for Roy City as well as personal reasons that are of great importance to me and my family. I am opposed to these closures and strongly ask that you listen carefully with an open mind to the input from the citizens that walk and ride throughout this city.

I was raised in Roy and have spent my entire life enjoying the community both as a place from the perspective of a child, teenager, adult, caregiver for a spouse with limited mobility, parent, grandparent, teacher, Elementary Principal, and community member. I feel I have a broad perspective of the various needs of the community and also can relate with the overwhelming task that comes from making decisions that affect the lives of others.

In the overall plan there is an emphasis on creating a trail system, improving the walking/biking areas in the city, linking parks and neighborhoods, and creating a space that is welcoming to all. "The public envisions a city with better relationships and improved transitions between existing and new uses as well as simple improvements that make existing neighborhoods more desirable and places where people can set roots and stay for the long-haul." "Special attention should be paid to bicycle and pedestrian safety.."

The "catwalks" or what I prefer to refer to them as "walking paths" were created to provide a system to move freely throughout our city and connect people to schools, parks, recreational facilities and adjoining sidewalks in residential areas. The walking paths have served the community well over the years and were a part of the development of our subdivision. They should actually be seen as an asset rather than dismissed as not needed. These paths provide access to my family to walk to the park, travel to and from school each day, and access to other neighborhoods. They fit beautifully into the new Roy Plan for

development and many other cities/developments have similar paths incorporated into their residential planning. Roy was ahead of their time in thinking of making these connections throughout our community. Let's use them to our advantage.

I question the safety of our children and families should they be removed. I feel confident with my grandchildren and other children who live in our neighborhood traveling daily to school using the walking path. They are off of the busy road (2200 West) and my husband can also go to meet them by using the walking path. The only other wheelchair access is on the far south side of the park and in order to travel on 2200, he would need to cross that busy road twice to get to that location.

Financial questions come to mind as we discuss the worry of making these walking paths accessible. The path to Municipal is currently accessible and used by multiple residents in wheelchairs and other mobility issues. Young mothers with strollers are also able to access the path without difficulty. Residents of all ages use the path daily and would be impacted by the loss. To remove or block the area would possibly have a higher cost involved and for what purpose?

I am so glad the leaders of the past planned, created, and supported the needs of our community. They created beautiful parks with safe passage for walking in many areas of the city. We have grown and changed so much and I also appreciate your vision for the future. I would encourage you to continue to use the great things of the past to create the needs of the future. Keep our city active and safe in leaving safe paths for walking and biking for people of all ages. Please do not remove valuable assets (walking paths) that will continue to provide access to our parks from our neighborhoods.

Again, thank you for your service. I welcome the opportunity to discuss this further. My husband or I would be willing to share our perspective on accessibility for mobility challenged individuals at any time. We have chosen to be lifelong residents of Roy City and are committed to being involved in the planning for the future as needed. I am also asking that my input be shared with the Planning Commission prior to their upcoming session on Tuesday, September 14 if at all possible.

Highest regards,

Becky Okey, 2388 W. 5650 S. Roy, UT (801) 540-7062

Jody Jones who lived at 5719 South 2250 West, said that her husband also was in a wheelchair and used the catwalk, and voiced her opinion that the catwalk be preserved.

Kay Brown of 5764 South 2325 West said that she agreed with the above comments, and explained that the property in the cul-de-sac had originally been owned by the City, and since had been sold and divided into lots, although the path was still City property. She expressed a concern that the City did not feel it was important to maintain the catwalks, and pointed out that if a property owner did not maintain their property, they would receive a letter of notice from the City.

David Doll of 4891 South 3925 West requested that item "C" be kept open.

Rick Mottes of 5723 South 2250 West said that he lived on the northwest side of the catwalk, and that he had seen no issue with the catwalk in the 25 years that he had lived there. He said that he and his wife maintained their portion of the catwalk, and he wondered why the City did not maintain the catwalk. He commented that he had seen children use the catwalk every day, and thought it should remain open. He added that he was also not interested in the property.

Robert Tillotson lived at 2336 West 5650 South, and said that he and his wife used the catwalk to get to the track about four times a week, and he knew many other people who used the path. He said that he had no problem assisting property owners in removing weeds and snow, and he hoped the catwalk would remain open for use.

Randy Wilson of 5718 South 2250 West said that he had been involved in the development when it was switched from City property to be sold to the public, and had built some of the homes. He said that the best part of the subdivision was the installation of the catwalk. He said that the pathway was workable, and it made sense that it was there. He said that they had even reduced the size of one of the lots to allow for the catwalk. He explained that the catwalk existed so there was access to the park, and he did not think anyone in the subdivision had requested that the catwalk be vacated.

Received an email from Mickey Hennessee, which read as follows:

From: Mickey Hennessee [mailto:mickh557@yahoo.com]

Sent: Friday, September 10, 2021 5:19 PM

To: Steve Parkinson; Robert Dandoy; Ann Jackson; Diane Wilson; Joe Paul; Bryon Saxton; Jan Burrell

Subject: RE: removal of catwalk at approximately 5729 South and 2250 West

Re: removal of pedestrian right of way (catwalk) located at 5729 South & 2250 West.

To: Mayor, Council & Planning Commission,

My name is Mickey Hennessee, 5703 S. 2250 W., original owner, and resident of Roy since 1985.

I am AGAINST removing the above mentioned catwalk. My reasoning is listed below.

1. The catwalk is an established pedestrian right of way that was put in place as part of the agreement when developing our cul-de-sac and surrounding homes. It is used by adults and children on a daily basis.
2. The catwalk DOES NOT violate ADA compliance. Complying with ADA guidelines does not mean imposing hardships on those not needing assistance. Removing the catwalk would indeed impose hardships on the neighborhood. It is a route used by many, including children attending Municipal Elementary.
 - The school and adjacent park have established accessible points/means of egress in compliance with ADA guidelines. Are those with disabilities being denied access to the school and park?
 - When installing the wheelchair ramps, they did not remove the steps.
 - Weber County Schools have incorporated busses that accommodate those with disabilities. They did not take the existing busses out of service.
 - If the reasoning for removal is slope, etc., then paint the entire city of San Francisco and every city including Roy City as being non-compliant with ADA guidelines to some degree, meaning the areas with zero chance of compliance due to infrastructure constraints and practicality.
3. During the drop off/pick up times for students, the road, and sidewalks in front of the school become chaotic with vehicle and pedestrian traffic. You now want to add more traffic?
4. Municipal Elementary is in two flight paths and should any kind of unimaginable incident take place at the school or park, you will have now removed any means of egress for anyone on the North and West side of said property.
5. Who exactly benefits from removing this catwalk? It certainly imposes hardships on many.
6. What becomes of this catwalk? a fenced in eyesore? Landscaping that needs water? Who will maintain this property?
7. No funds to improve, but enough to remove?
8. Where is removing catwalks addressed in the master plan? and where is it on the priority list concerning ADA improvements on a city wide scale?
9. I would like a copy of the traffic/feasibility study when determining the removal of established pedestrian right of ways and its impacts to the surrounding community.
10. How does removing this catwalk benefit anyone with a disability?
11. Does the walking track itself violate compliance? Is removal an option?

Please consider all talking points and make a rational decision. It should not make as an agenda item for the city council without more study and input from residents and the ADA community.

Respectfully,

Mickey W Hennessee Sr

The Planning Commission had received an email from Debbie Owens, which read as follows:

-----Original Message-----

From: Dowens [mailto:dowens04@gmail.com]

Sent: Saturday, September 11, 2021 5:41 PM

To: Steve Parkinson

Subject: Municipal Elementary Catwalk

Mr. Parkinson,

The catwalk by Municipal Elementary is used every day by so many of our neighborhood children for easy and safe access to and from school.

It's also used many times each day for those of us who walk the track at the park.

I've lived in this neighborhood for 25 years and have used the track via the catwalk since it's been there.

It would be a real disservice to the neighborhood to vacate access to it.

It's my hope the idea of vacating access to this catwalk will put to an end.

Thank you for your time and attention.

Sincerely,

Debbie Owens

No additional comments were made, so Chairman Cowley called out for comments on Items "D, E & F." He explained that he would group these three catwalks together since they were all located in the same neighborhood.

Mr. Parkinson aloud read the following letter.

We are strongly opposed to the closing of the 3 walkways mentioned in your letter. They are our walkways to schools, church, etc.. & exercise. This would cause more use of our cars to get to school events, etc..

Please reconsider this action

Ron & Joyce Decoste – 4539 So. 2300 We.

Mr. Parkinson aloud read the following letter.

To whom it may concern:

My name is Connie Lasater and I am a resident at 4532 South 2250 West in Roy. My family has lived in this home for over 40 years. We have seen several great and wonderful changes in our neighborhood over the years. One of our favorite things about our neighborhood are the Catwalks granting our neighborhood direct access to the High School and over towards Valley View Elementary. My kids grew up walking through those Catwalks to get to school and now my Grandchildren use them for the exact same reason. We use them daily to go on walks and rides up to the High School and Junior High. Blocking off these walkways would be counter-intuitive to the design and flow of our neighborhood and remove one of the greatest assets we have. I stand with my many neighbors who absolutely, and unequivocally OBJECT to this proposal!

Thank you for your consideration

Connie Lasater - 4532 South 2250 West - 801-458-0895 - Clasater52@hotmail.com

Mr. Parkinson aloud read the following letter.

Steve Parkinson, Planning & Zoning Administrator

We are adamantly opposed to closing of any of the three (3) walkways between our homes and access to the school property. It would be shortsighted to not address the implications of such a closure, including, but not limited to, the additional fuel and subsequent air pollution, as well as an unnecessary safety hazard for our children. This real-life hazard is manifested in the recent police crackdown for speeding on 4400 South, a street that our children would be walking. For this, and other reasons, we object to, what seems to be, a proposal without due considerations to meaningful alternatives or compromise.

MARY & JERRY WHEELER - 2247 W 4400 S
LOT #1 PARK LANE SUBDIVISION #6 - PARCEL #08-133-001

John Jex of 2261 West 4550 South stated that he lived in the subdivision, and the three catwalks to the school, soccer field, and playground had been in the initial plans for the development and all the residents loved them. He said that since their installation, the City had never done anything to maintain the catwalks. He proposed that the City collaborate with the high school to update the path that connected to the soccer field. He said that many residents loved the pathways, and recommended that the City update the paths and add asphalt to them so that they could continue to be used.

Steve Hoellein of 4538 South 2250 West agreed with the prior comment, and spoke about the lack of maintenance of the catwalks. He said that the catwalk needed to be preserved on behalf of the students, and reported that since many high schoolers could not drive, they relied on the catwalks to get to the park and soccer field. He said that it would be easier on the environment for the students to walk to school rather than increasing the amount of people that had to drive to school.

Darrel Pinhero of 4548 South 2250 West said that he maintained his portion of the catwalk, and noted there was a chunk of asphalt that needed to be repaired. He stated that he enjoyed meeting the families and students that used the catwalk, and suggested that part of the catwalk be concrete so that ongoing maintenance by the City would be minimal. He added that he had not had any issues with trash or vagrants, and asked that the catwalk be kept open.

London Back of 4471 South 2300 West said that the catwalk had been a large factor in her decision to purchase her home in that subdevelopment, and said that her son had used the catwalk every day to get to school. She asked that the catwalk be left open, and thought it was a safe way for children to get to school. She asked if it was prudent to include the private access points of the catwalks, and asked if the access points would be included on the public record. She also said that she wanted the catwalks to remain open, and said that she was willing to help maintain them.

William Morgan of 2270 West 4550 South stated he was a resident of about ten years, and all of his children had used the catwalks growing up to get to school. He said that easy access to the park had been a contributing factor to his decision to purchase a home. He thought the catwalks increased the value of the homes in the neighborhood, and heightened the sense of community as well. He agreed that the catwalks should remain in use, and he would be willing to help maintain them.

Robert Griffey of 2328 West 4600 South said he was a resident of 33 years, and used the walkway every day to get to and from his job at the school. He said that he saw children using the catwalk every day to get to school, and expressed his opinion that the catwalk remained open. He also was willing to volunteer for catwalk maintenance.

Danielle Webb of 4528 South 2300 West said that she used the catwalk every day with her children, and she did not want to take her children on the main roads for their safety. She asked that the catwalks stay open for the public to use.

Dale Quinlan of 2331 West 4475 South said that he was a real estate broker, and found that many people valued being close to a catwalk. He commented that the developer of their

neighborhood had placed emphasis on the catwalks, and had thought they provided a valuable service. He agreed that the catwalks should remain open, and spoke about what a wonderful neighborhood they lived in.

Rick Potokar of 4555 South 3925 West agreed that the catwalks should remain open, and said that the City budgeted for hundreds of miles of sidewalks, and the catwalks in total were only about a mile in total. He asked why it was difficult for the City to set aside money to maintain the catwalks.

Vicki Jex of 2261 West 4550 South thought that the City should purchase the private walkway, so that the children had a safe path to get to school and did not have to use the main sidewalks.

Robert Lansford of 4426 South 2300 West agreed that catwalks were an integral part of the neighborhood, and thought that it was important that children had a safe path to school. He asked the City why they no longer maintained the catwalks, and commented that when he originally moved in that they had been maintained. He agreed that the catwalks increased the value of the homes in the neighborhood.

Nola Nagel of 4482 South 2250 West commented that she had seen hundreds of kids use the path over the years, although the City did not maintain the paths. She said that they needed to have close, safe access to the park, and said that she personally enjoyed that the park was close to her home. She said that the walkways were needed for the future.

Steve Judd of 4462 South 2300 West pointed out that if the catwalks were not there, kids would likely cut through people's backyards. He said that the catwalks saved a lot of time for kids, and there would probably be problems if the catwalks were vacated. He thought the catwalks were great for the City.

Stephen Johnson of 4489 South 2250 West lived across from the catwalks, and agreed with everything that had been said so far. He hoped that the members of the Planning Commission would change their minds about vacating the catwalks, and pointed out that the entity that wanted to get rid of the catwalks was the same entity that had not been maintaining them. He urged the City to not abandon the responsibility of maintaining the catwalks.

Brett Empey of 4467 South 2300 West said he had grown up in the neighborhood, and had used the catwalks. He spoke about some childhood memories of using the paths, and hoped that the Planning Commission would consider keeping them open.

Oliver Whitby of 2319 West 4475 South moved to the area two years ago, and enjoyed the catwalks. She discussed that the catwalks made her more active, and hoped that they would remain open.

Commissioner Chris Collins had to leave at 7:15 pm

Randal Quarles of 2339 West 4450 South was a long term resident of the neighborhood, and said that his children had used the catwalks every day when they were in school. He said that the community was getting younger, and the catwalks would be in use for a long time to come.

Nick Payne of 2258 West 4525 South did not understand why there was a discussion about the vacation of the catwalks. He said that if the catwalks were closed, kids would have to take an alternate route, which he said involved passing an unsafe area with dilapidated homes.

Michael Ames of 2301 West 4550 South reported that he maintained the east side of catwalk "F," and he thought it was important that everyone's voice was heard in regard to this issue. It seemed to him that the majority of the public wanted the catwalk to remain open, and thought it was important that access to the schools remained for the students.

Received an email from Shalyce & James Garner, which reads as follows:

From: Shalyce Garner [mailto:shalycey@gmail.com]
Sent: Thursday, September 9, 2021 8:43 AM
To: Steve Parkinson; James Garner <Ktmmotox525@live.com>
Subject: Roy Catwalks

Hello,

I am emailing in regard to the plans to vacate the catwalks located near my home that leads to Roy High School, Sandridge park, Sandridge Jr. High, and to Valley View Elementary. My husband, two daughters, and myself use these walkways to get exercise, and to walk our dog. Currently my children are only 5 and 1 year old but eventually they will attend the schools mentioned above and we would like to be able to access them using these catwalks. We plan to live in our home at 4489 S 2300 W until we retire, approximately 18 years, and would like to advocate that these catwalks remain accessible for our use. As the older neighbors move on, younger families are moving in- having access to the schools, park, and Roy complex are important for these families bringing their children into the neighborhood. Please take our opinion into consideration as this will impact our lives for the foreseeable future.

Sincerely,

Shalyce and James Garner
(385)252-9710/ (801)452-3707

Received an email from Don Patton, which reads as follows:

From: Don Patton [mailto:donkpatton@gmail.com]
Sent: Friday, September 10, 2021 3:20 PM
To: Steve Parkinson
Subject: Catwalks

Please do not vacate the catwalks in the area of 2250-2300 W & 4450 S. My wife and I use these quite often. Many school kids also use these to get to and from Sandridge and Roy High. If these are vacated, students will have to use 4800 S for walking, which is a busy street and could have potential side effects of students not paying attention when walking on the sidewalks.

Don K. Patton, 801-589-6424, donkpatton@gmail.com

Received an email from Cindy Owens, which reads as follows:

From: Cynthia Owen [mailto:cindyowen@gmail.com]
Sent: Sunday, September 12, 2021 12:25 PM
To: Steve Parkinson <sparkinson@royutah.org>
Subject: Catwalks

Dear Mr. Parkinson,

As a concerned citizen and 26 year resident of Roy city, I was shocked to learn about the city's proposal to remove all catwalks. It raises the question, "Why is the city putting our children at risk?"

My children have used one of the catwalks to get to Sandridge Jr High and Roy High during the busy mornings when they were still attending school. It is a safer path than walking along 4800 S or 4400 S.

Is the city's motivation for removing the catwalks simply to save cost? Is the cost savings worth compromising the safety of our children?

Your reply is appreciated.

Respectfully,
A concerned resident.
Cindy Owen

No additional comments were made, so Chairman Cowley called out for comments on Item “G.”

Laura Gittins of 3935 South 2225 West said that the catwalk was made of sand and dirt, and not safe to walk on. She recommended that the catwalk be shut down.

Destiney Gittins of 3935 South 2225 West also thought that the catwalk should be shut down, as there were metal poles along the route that made walking and cycling unsafe.

Connie Pilkington of 3946 South 2275 West said that the catwalk had never been maintained, and it was not possible for kids to get through it in its current state. She thought that the catwalk should remain open, but it should be updated and maintained so that it could be used. She added if it was not maintained, it was dangerous for the students.

Terry Hampton of 3932 South 2275 West stated that her property was at the north end of the catwalk, and in the 33 years that she had owned her home, she had seldom seen Roy City maintain the catwalk. She reported that she used to maintain the path when she was younger, but was no longer able to do so, and so she thought the path needed to be paved if it was to remain open. She noted the path was not ADA compliant in its current state, and said that the City had a responsibility to make it compliant for the elderly residents of the neighborhood.

Jennifer Smith of 3935 South 2225 West complained that some older children who used the path disrupted her pet dogs when they walked behind her home. She recommended that the catwalk be closed.

No additional comments were made and Chairman Cowley called out for comments on Item “H.”

Tamra Mendenhall of 2765 West 4450 South said that the catwalk was right next to her home, and she used it every day, as did many others. She asked that the catwalk remain open.

Alisa Buchanan of 4430 South 2800 West pointed out that while the Planning Commission had stated that the catwalk only leads to a grass patch, the catwalk nearly connected to the park and trailheads, and said that she and many others used it daily to get access to the park. She said the catwalk provided easy access to where Roy Days was hosted, and requested that the catwalk remain open.

Larry Shields of 2252 West 5950 South agreed that it was incorrect that the catwalk only lead to grass, since it was less than 25 feet from a paved sidewalk. He suggested that they add a strip of concrete to make the catwalk connect to the sidewalk, and thought the catwalk should remain open as well..

No additional comments were made. Chairman Ryan Cowley called out for comments on Item “I.”

Colin Delahunty of 5808 South 4150 West said the catwalk was in fine condition, and he and others in his neighborhood used it very often. He said that the catwalk was not ADA compliant,

and suggested that they add asphalt and grade it so that it could be accessible to all. He asked that the catwalk remain open, and said that he was not interested in the property.

Greg Seegmiller of 5902 South 3925 West recalled that he and his family had moved to the neighborhood in part because of its easy access to the trails. He said that he was a runner and jogger, and enjoyed the catwalk for its accessibility to the trails. He said that the catwalk benefited many people, and hoped it remained open.

Cory Haggard of 5818 South 4150 West reported that he had lived in the neighborhood for years, and thought that the catwalk was a great thing for the kids of the neighborhood. He discussed that the main road was very busy, and it was safer for children to use the catwalk than the main street to avoid traffic. He said that the catwalk was in great condition, and thought it should be kept. He added that while only three people from the neighborhood were there that evening, he had spoken with other residents, who all agreed that the catwalk should be preserved.

No additional public comments were made.

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

Chairman Ryan Cowley explained the next steps in the process, and said that a public notice would not be sent out again. He said that the public could check the City Council website, and wait for the minutes about the catwalks to be posted. He said that once they received the minutes, they could pass the item on to the City Council for their final decision, which would likely be the meeting on October fifth, or the following meeting the third week of October. He then explained that the Planning Commission would now choose to vacate or keep open the individual catwalks, or they could vote to table the issue. He added that their decision that evening was a recommendation to the City Council and was not a final vote.

Commissioner Sphar moved to recommend to the City Council that they vacate and close the following: Items “A,” “B” & “G.” Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye,” The motion carried.

Commissioner Sphar moved to recommend to the City Council that they keep open the following: Items “C,” “D,” “E,” “F,” “H,” & “I”. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye,” The motion carried.

4. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR SUNSET BUILDERS LOCATED AT APPROXIMATELY 5890 SOUTH 1900 WEST

Henry DeVarona and Joseph Cook stated that they were developers for the subdevelopment in question. Mr. DeVarona said that they were there that evening to get feedback and answer questions about his planned subdevelopment. He said that they had already closed on the two lots, and planned to tear down the existing structure and build a four-story residential space with commercial spaces on the bottom level. He highlighted some features of the building, and said that the building would be affordable for young families.

City Planner Steve Parkinson also went through some of the technical aspects of the building, and spoke about the building materials and details about parking for the building. He said that this new building would change the entire feel of the surrounding area. He pointed out some of the issues with the plan, and said that Staff felt that some changes needed to be made. He said that he recommended that they table the item, make the needed changes, and circle back later.

Mr. DeVarona asked if they could request a variance for the new ordinance that they had a six-foot setback, and City Planner Steve Parkinson said that they could not get an exception for that item. He explained that while the ordinance was new, they could not get a variance approved as it was an aesthetic issue, not a land use issue. City Planner Steve Parkinson said they would also have to move the pillars in the back of the building, since the Fire Department needed 25 feet of clearance and the pillars blocked that access.

Commissioner Sphar moved to table both the Site Plan and Architectural review for Sunset Developers located at 5890 South 1900 West. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

5. CONSIDER A REQUEST FOR SITE PLAN AND ARCHITECTURAL APPROVAL FOR TAYLOR MUSSELMAN LOCATED AT APPROXIMATELY 3811 SOUTH MIDLAND DRIVE

Taylor Musselman introduced himself and gave his address as 1400 Ea. 27th Street in Ogden. He overviewed the project, and said it was a cinnamon roll drive-through storefront. He said they had partnered with a pastry shop, who would manage the kitchen. He explained that it would be drive through only, and also offer drinks like coffee as well as pastries. He also went over details about landscaping, and said that they would improve the surrounding area, which was currently a lot of rocks and dirt.

Commissioner Brand moved to approve the Site Plan for Taylor Musselman located at approximately 3811 South Midland Drive, with the conditions as stated in the staff report. Commissioner Sphar seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

Commissioner Sphar moved to approve the Architectural for Taylor Musselman located at approximately 3811 South Midland Drive with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

6. COMMISSIONERS MINUTE

Chairman Ryan Cowley mentioned that the Commissioners would need to complete an online Commissioner training program that was run through the University of Utah. The training was briefly discussed, and the Commissioners were reminded that they needed to undergo a set amount of training every year.

Chairman Ryan Cowley discussed that they had received some applications for Planning Commissioner seats. There were two vacancies currently, both for alternate positions. He said that Commissioners were appointed, not elected.

Chairman Ryan Cowley also stated that there were some buildings that were being demolished on 1900 West.

7. STAFF UPDATE

8. ADJOURN

Commissioner Sphar moved to adjourn at 8:14 p.m. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Payne, and Sphar voted “aye.” The motion carried.

Ryan Cowley
Chair

Attest:

Morgan Langholf
City Recorder

dc: 09-14-21