



ROY CITY

Planning Commission Work-Session

September 28, 2021 – 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:

Ryan Cowley, Chair
Torris Brand
Chris Collins
Jason Felt
Claude Payne

Steve Parkinson, City Planner

Excused: Commissioner Samantha Bills, Jason Sphar, and Assistant City Attorney, Brody Flint

Others in attendance: Kevin Homer

Pledge of Allegiance: Commissioner Collins

1. DECLARATIONS OF CONFLICT

There were none.

2. DISCUSSION ON GENERAL PLAN UPDATE

Steve Parkinson, City Planner, presented this discussion. He referred to the comments in the packet he had sent out to all of the commissioners and asked if anyone wanted to address or change them. Mr. Parkinson referenced the comment about the cemetery and said that the General Plan would not address the cemetery but would address open space. There was also a concern about the costs of parks projects, and he said that the General Plan was a pipe dream but if they didn't start planning for projects then they would never come to fruition.

Mr. Parkinson said that there had been written comments from some of the open houses and read them. There was discussion about assigning names to neighborhoods or districts around the city. One of the comments referred to concerns on how to get the DNRG trail. Mr. Parkinson said that the trails master plan within the general plan called for some north south trails but one thing that the general plan did not have in it was a trail on 156, especially with UDOT widening it. This was in the transportation master plan, but he wanted to get this into the parks plan as well. From 1900W to 3500W, there would be a bike lane put in and there might be room to put in a little pocket park there. They had widened 12th street and left it bare so it was now covered with weeds and they didn't want that to happen again. He said that Glenda had had comments about punctuation and grammar and that Mr. King was more concerned with the fuel station went in front of Harmon's not being within ADA compliance, but this was more of a site plan issue and not a master plan issue.

Mr. Parkinson referred to comments provided by Commissioner Brand and said that the biggest one was that they needed to change foreign based code to mixed-use. People associated foreign based code with high density, so they had changed it to mixed-use because people were more

comfortable with it. There was discussion about mixed-use and where it would be good in the city.

Chair Cowley asked if the trails in the plan were future trails or existing ones. Mr. Parkinson replied that they would be future trails and they needed to amend the plan to show that. Commissioner Collins commented about the crossing on the DNRG trail at 5600S and asked if it was UDOT's call to decide to go over or under. Mr. Parkinson replied that in their EIS it made mention to do one of the two, but it would probably go over because people were wearier of going under.

Mr. Parkinson said that western Weber had received a grant to do a trails master plan for western Weber County so they would contribute a little bit to that. Chair Cowley said that creating east west connectivity to all the trails would extend the ability to travel further on the trails more safely. There was discussion about the connectivity of different trails and 5600S. Rail line had been purchased by the state where they were going to remove the rails and make it a trail called 3 Gates and Mr. Parkinson said he would add that one to the plan.

Commissioner Brand referred to the legend on page 25 and said they needed to change them to North, South, and Central.

Commissioner Brand referred to the 3 red nodes on page 10 and asked if Mr. Parkinson knew anything about naming them. Mr. Parkinson replied that he did not. Chair Cowley said that he liked the idea of naming them and that it went back to the idea of identifying neighborhoods and that neighborhood identity was lacking in Roy. There was discussion about naming neighborhoods and subdivisions.

Commissioner Brand referred to page 32 where it talked about additional parks. 54.5 acres had been proposed and he asked what the other commissioners thought about xeriscaping or hardscaping some of that because of the water problems that they would be facing in the future. Mr. Parkinson thought that that could be an internal policy from the recs department, but he would look into it more. There was discussion about different xeriscaping options. Mr. Parkinson said that their current ordinance encouraged xeriscaping.

Commissioner Collins liked the idea of putting lights into neighborhoods. Mr. Parkinson commented that the general plan gave guidance to the police department to implement different programs to align with the plan.

Commissioner Brand said that along with saving water they should be saving energy and when new buildings were constructed, they should look into solar panels and alternative energy sources so there was less demand on the electric grid. He said that as a city they had some charging stations at the public library for vehicles and that in ten years most cars would probably be electric, so they needed to put in more charging stations around the city. He thought city vehicles should be electric since they only traveled around the city. There was discussion about what kind of incentives there were for using alternative energy sources.

Commissioner Brand said that when Schwarzenegger was governor of California, his EPA told him that they could avoid billing 7 power plants if they required all new buildings in the state to have white roofs and he thought that they could encourage that as well. Mr. Parkinson brought

up rooftop gardens and said he would try to encourage these ideas and they could possibly provide incentives. There was discussion about the minimum landscaping requirements.

Commissioner Brand said that they had tabled the guy that wanted to build 40 condos and asked where they were at on that. Mr. Parkinson replied that they had had several conversations and that the developer had met with the fire department, and he should be back for the first meeting in October. Mr. Parkinson said that he had misread what the code had said about 6-foot setbacks and that the issue had resolved itself. There was discussion about the 6-foot setback requirement and the effect on architecture.

Mr. Parkinson said that if any of the commissioners had comments after the meeting, they could email him, and he would forward them to everyone else so they could be prepared for the public hearing on the general plan.

Commissioner Brand asked if they would be sending this to the old Council or the new Council. Mr. Parkinson replied that it depended, when they set the date for the public hearing then it would get to Council. Commissioner Brand said that he thought that the people that should be involved with it should be the people that would be voting on it. Mr. Parkinson said that that was the way they were leaning and that he had missed the deadline to post it for the upcoming meeting so it had already been pushed to the first week of November at least and it would take until December to get to Council. The timing already pushed it to the new Council.

Commissioner Collins left meeting at 6:45 pm

Mr. Parkinson said that it was looking like it would be January or February before it would be in front of Council.

3. COMMISSIONERS MINUTE

Chair Cowley said that he had reflected on their last meeting and something with the catwalks didn't sit right with him and asked if it was a push from the city to close the catwalks. Mr. Parkinson replied that it was threefold. The applicant on 5200S and the Roy Junior High was more of the driving force. He had had conversations with public works and parks and rec and they were all in favor of closing it. Chair Cowley thought they should have seen some sort of presentation or documentation from parks and rec showing the problem that they faced. He didn't think it was fair for them to be put in front of a public hearing without having all of the information. Mr. Parkinson said that letters had been sent out, but they were just notifications within 300 feet. Chair Cowley thought that they needed to be informed of the driving forces and the reasons for things before a public hearing not only so they could make a recommendation to Council but also the public had a right to know what the issues and problems were. Mr. Parkinson said that he would pass his concerns along to staff. Chair Cowley had a problem with taking away a public right of way without good reason.

There was discussion about why there weren't sidewalks in all yards.


Commissioner Brand and Chair Cowley thanked Mr. Parkinson for all his work on the General Plan. Mr. Parkinson said that they had been working on this in 2017 and it had been a long time coming. Chair Cowley thought they had a lot of really good projects in the works.

4. STAFF UPDATE

Mr. Parkinson said he didn't have anything and that the General Plan was his current large project.

5. ADJOURN

Commissioner Brand moved to adjourn at 7:00 p.m. Commissioner Payne seconded the motion. Commissioners Brand, Cowley, Felt, and Payne voted "aye." The motion carried.



Ryan Cowley
Chair

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