



ROY CITY
Planning Commission Regular meeting
December 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
Jason Felt
Janel Hulbert
Claude Payne
Jason Sphar
Daniel Tanner

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioner Samantha Bills

Others in attendance: Kevin Homer, Glenda Moore, and Henrik Hulbert

Pledge of Allegiance: Commissioner Payne

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF SEPTEMBER 28, 2021 WORK SESSION MINUTES

Commissioner Payne moved to approve the September 28, 2021 work-session minutes as written. Commissioner Brand seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar and Tanner voted “aye.” The motion carried.

3. APPROVAL OF OCTOBER 12, 2021 REGULAR MEETING MINUTES

Commissioner Tanner stated that on lines 68 & 75 need to change the Commissioners name from Collins to Tanner.

Commissioner Collins moved to approve the October 12, 2021 regular meeting minutes as amended. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar and Tanner voted “aye.” The motion carried.

4. APPROVAL OF NOVEMBER 9, 2021 REGULAR MEETING MINUTES

Commissioner Felt moved to approve the November 9, 2021 regular meeting minutes as written. Commissioner Sphar seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar and Tanner voted “aye.” The motion carried.

5. PUBLIC HEARING – CONSIDER THE PROPOSED UPDATE TO THE ROY CITY GENERAL PLAN

Steve Parkinson, City Planner, presented this item. This had been presented to the Planning Commission in May of 2020 and the concept of the overall document remained the same. He said that the public needed to be involved as much as possible when updating the General Plan. Dates, documents, and surveys had been put online because Covid had made it difficult for public hearings and meetings. In March of 2019 they had done a panel with 6 or 7 different business owners in the city and had done living room discussions. A visual survey had been done online with two different civics classes at Roy high to get the younger generations opinions.

Mr. Parkinson continued to discuss the packet. Page 5 of the packet addressed the future of Roy and what people wanted to see. He went through the 8 guiding principles of the plan on pages 6-9. Page 10 talked about deconstructing, analyzing, and rebuilding the city. Page 11 presented historical growth and page 12 discussed future growth. Mr. Parkinson continued going through the packet. He said that the parks and rec department had reviewed the document and liked the concept. Mr. Parkinson continued going through the rest of the pages in the packet. Chairman Cowley asked if they had gotten 5600 done in time for UDOT to incorporate it. Mr. Parkinson replied that they had separated the transportation master plan and economic master plan and let it run its course but that they had found a developer for it.

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

Chairman Cowley opened the floor for public comments.

Kevin Homer, 5398 South 4000 West, said that the document was well done and that he had been following the initiative from the beginning and had attended all the public meetings. He didn't know what kind of value they would get from rebranding the neighborhoods. He referred to pages 28 and 29 and said that he liked most of what was listed but it would be his preference that they encourage free market solutions as the center of housing and economic development rather than federal government sources. He supported the initiative.

Glenda Moore, 2088 West 3825 South, said that she supported the initiative and had been involved in the whole thing. She was glad that trees were one of the major things.

Janel Hulbert, 4178 Westlake Drive, said she was excited about this and had also been following this and had been to some open houses. She thought this would bring in new business and was interested to see how everything around the Front Runner station was going to develop. She thought that they should move forward with this.

No further comments were made

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

Chairman Cowley said that he appreciated the public comments that evening but wished they could see more public participation with regards to this. Mr. Parkinson said he wished that they could have moved this along faster but COVID had limited the progress and public participation.

Commissioner Collins moved to recommend to the City Council that they approve the Proposed General Plan update. Commissioner Spahr seconded the motion. Commissioners Brand, Collins, Cowley, Felt, Payne, Spahr and Tanner voted “aye.” The motion carried.

6. TRAINING

Brody Flint, Assistant City Attorney, presented this item. He read from the Utah League of Cities and Towns handbook regarding Planning Commissions. He said that the bottom line was that Planning Commissioners were appointed and not elected and if they wanted to throw their opinions out there, they needed to run for City Council. As a Planning Commission, they reviewed administrative items and legislative items. They had more leeway in the legislative realm to recommend changes. He continued reading from the handbook. He said that this addressed a lot of the questions he had received regarding what commissioners could say or do. He didn't want to sound harsh because the city needed them to function.

Mr. Flint said that something had come up about motions. There were 4 standard motions, and he explained the difference between them. On legislative items they were welcome to use any of these motions. Mr. Parkinson clarified that for administrative items they had to decide if it met the law or if it didn't. Commissioner Tanner said that it was important that if any of the members felt strongly about an item that they should discuss it when it was presented and not to table it because even if they didn't approve, the project could go forward to the Council. Commissioner Spahr asked if they needed to heed public comment. Mr. Parkinson said that they were there to listen to the public to gather information. Chairman Cowley commented that the public hearing about catwalks was very informative, and he appreciated public participation. There was discussion about motions. Commissioner Hulbert said that it depended on the stage of the process that they developer was at when a project was brought to them. Mr. Parkinson said he wouldn't bring a project to them unless it was ready for a vote.

Mr. Flint wanted them to be careful bringing forth suggestions on administrative items because their opinions could conflict or coincide with the legal precedents. He said that another question he had been asked was whether or not alternates could comment and the short answer was that no, they could not, unless they had to replace a commissioner. There was conversation about white roofs. Chairman Cowley clarified that alternates could comment during a public comment. Mr. Flint said that they needed to be careful making comments during the public comment portion because if they had to replace a commissioner then their opinions may seem biased. Commissioner Brand said that he had taken a class that day that said a conflict of interest needed to be submitted on paper. Mr. Flint said that he didn't think it needed to be written down, but it needed to be declared publicly. If a commissioner needed to recuse themselves, for legislative items they would be asked to leave the room but for administrative items they would just be asked to step down. He liked to err on the side of caution though so if a commissioner needed to recuse themselves, he would ask them to leave the room. When voting on the approval for meetings of minutes a commissioner stepped out of, they would abstain from voting. Commissioner Tanner

asked where in the ordinance it stated where the land use authority definition was. Mr. Flint said he would send him the link with that information.

7. ELECTIONS OF CHAIR AND VICE-CHAIR FOR 2022

Steve Parkinson, City Planner, opened the floor for nominations for Planning Commission Chair.

Commissioner Collins nominated Ryan Cowley for Planning Commission Chair for 2022. Commissioner Sphar seconded the motion.

No additional nominations were made.

Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar and Tanner voted “aye,” The motion carried.

Mr. Parkinson opened the floor for nominations for Planning Commission Vice-Chair.

Commissioner Sphar nominated Claude Payne for Planning Commission Vice-Chair for 2022. Commissioner Cowley seconded the motion.

No additional nominations were made.

Commissioners Brand, Collins, Cowley, Felt, Payne, Sphar and Tanner voted “aye,” The motion carried.

8. COMMISSIONERS MINUTE

There were no comments.

9. STAFF UPDATE

Mr. Parkinson said that downtown still only had one application but there were rumors of two others. The general plan objective was to wait for the new Council for this to be presented to Council and he was hoping for a work session in January or February..

10. ADJOURN

Commissioner Brand moved to adjourn at 7:20 p.m. Commissioner Sphar seconded the motion. Commissioners Brand, Cowley, Felt, Payne, Sphar and Tanner voted “aye.” Commissioner Collins voted “nay.” The motion carried.

Ryan Cowley
Chair