



**ROY CITY**  
**Planning Commission Work-Session**  
**May 24, 2022 – 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:

Claude Payne, Vice Chair  
Torriss Brand  
Chris Collins  
Jason Felt  
Janel Hulbert  
Jason Sphar  
Daniel Tanner

Steve Parkinson, City Planner

Excused: Commissioner Samantha Bills, Ryan Cowley, and Assistant City Attorney Brody Flint

Others in attendance: None

Pledge of Allegiance: Commissioner Hulbert

1. DECLARATIONS OF CONFLICT

There were none.

2. DISCUSSION ON WATER-WISE/DROUGHT TOLERANT LANDSCAPING ORDINANCE

Steve Parkinson, City Planner, presented the proposed ordinance. First, he covered additional language added to 10-10-20 Required Front Yard Landscaping in Residential Zones which stated:

(2) Water-wise landscaping is required for all Lots as identified in the subsection above. The following shall apply:

- 1) Turf not to exceed 35% of the total square footage of the front and side yards.
- 2) No turf in park-strips or any areas less than eight (8) feet in width.
- 3) Drip irrigation should be use for all Non-turf areas.

In general requirements, the following were added:

- i) Landscape plans shall comply with the following:
  - i) Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).
  - ii) No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.
  - iii) Drip irrigation should be use for all Non-turf areas.

Next, Mr. Parkinson reviewed Section 10-14-10 Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s). The ordinance stated that Landscape plan(s) shall be included with the Permitted Use Application, prepared by a registered landscape architect, identifying all proposed landscape, screening, and buffering features,

including all proposed plant materials, including their locations and sizes. All proposed plant materials should be drought tolerant. The following shall apply:

- b) Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).
- c) No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.
- d) Drip irrigation should be use for all Non-turf areas.

Mr. Parkinson reviewed Section 10-14-11 Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s). This section included Site and Building Design Standards, and then outlined requirements within the following areas: site access, trash and refuse collection areas, noise impact, off-street parking and loading bays, flood channels and drainage ways, site landscaping and screen treatments, landscape buffers, internal parking lot landscaping, landscape materials, native vegetation materials, plant size, spacing and scale, screening walls, fences and other visual barriers, non-vegetative land cover, and landscape maintenance. This section of the ordinance also clarified that All landscape plans should include necessary irrigation plans and shall demonstrate that long-term landscape maintenance and water conservation has been considered in the landscape design.

Mr. Parkinson reviewed Section 10-15-7 Application Requirements to Establish a Conditional Use for New Construction of a Building(s). Changes were made to subsection (b), regarding landscape plans. The following requirements were added:

- i) Turf not to exceed 15% of the total landscaped area (designated recreational areas excluded).
- ii) No turf in parking lot landscape islands, park-strips, buffer areas or any area less than eight (8) feet wide.
- iii) Drip irrigation should be use for all Non-turf areas.

Mr. Parkinson reviewed Section 10-15-8 Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s). This section also included site design standards.

Lastly, Mr. Parkinson reviewed Section 10-31-1 Purpose and Conflicts, noting language changes to the following:

Landscaping: Materials and treatments that include naturally growing elements such as grass, trees, shrubs, vines, ground covers and flowers. Landscaping may also include the use of rocks, stone, bark chips, and structural features, including but not limited to, fountains, outdoor artwork, benches, and contouring of the earth.

Mr. Parkinson and Planning Commissioners discussed the reasoning behind the proposed changes.

### 3. COMMISSIONERS MINUTE

Commissioner Felt asked what was going on along Airport Road.

Commissioner Tanner asked if the Fire Marshall had been down to the development on the south side of 4000 South and Midland Drive? The parking on the private road behind McDonalds etc. still has many, many cars parked and with the Townhomes behind that will make the area more difficult to navigate.

4. STAFF UPDATE

Mr. Parkinson mentioned that the Council had gone through the entire General Plan and staff has sent it to the consultant to make the modifications. Also mentioned that the last two ordinance amendments will be going to the Council in June.

5. ADJOURN

**Commissioner Tanner moved to adjourn at 6:40 p.m. Commissioner Hulbert seconded the motion. Commissioners Brand, Felt, Hulbert, Payne, Sphar, and Tanner voted "aye," Commissioner Collins voted "nay." The motion carried.**

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Claude Payne  
Vice-Chair

dc: 05-24-22