



ROY CITY
Planning Commission Regular meeting
June 14, 2022 – 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
Jason Felt
Janel Hulbert
Claude Payne
Daniel Tanner

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioners Chris Collins and Jason Sphar

Others in attendance: Jon Hughes, Pat Burns, Kati Calburn, Glenda Moore, Chris Cave, Mike MacFarlane, and Rhett Buttars.

Pledge of Allegiance: Commissioner Payne

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE MAY 10, 2022 REGULAR MEETING MINUTES

Commissioner Brand moved to approve the May 10, 2022, regular meeting minutes as written. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner “aye.” The motion carried.

3. APPROVAL OF THE MAY 24, 2022 WORK-SESSION MINUTES

Commissioner Brand moved to approve the May 24, 2022, work-session minutes as written. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted “aye.” The motion carried.

4. PUBLIC HEARING – TO CONSIDER AMENDMENTS TO TITLE 10 ZONING REGULATIONS, REGARDING WATER-WISE / DROUGHT TOLERANT LANDSCAPING, AMENDING CH 10 - GENERAL PROPERTY DEVELOPMENT STANDARDS - 10-10-20 - REQUIRED FRONT YARD LANDSCAPING IN RESIDENTIAL ZONES; CH 13 – MIXED USE - 10-13-5 - LANDSCAPING; CH 14 - PERMITTED USES - 10-14-10 - APPLICATION REQUIREMENTS TO ESTABLISH A PERMITTED USE PROPOSING NEW CONSTRUCTION OF A BUILDING(S); & 10-14-11 - ADDITIONAL SITE AND BUILDING DESIGN STANDARDS FOR NEW CONSTRUCTION OR STRUCTURAL MODIFICATIONS TO AN EXISTING BUILDING(S); CH 15 – CONDITIONAL USES -10-15-7 - APPLICATION REQUIREMENTS TO ESTABLISH A CONDITIONAL USE FOR NEW CONSTRUCTION OF A BUILDING(S); & 10-15-8 –

ADDITIONAL SITE STANDARDS AND DESIGN REQUIREMENTS TO ESTABLISH A
CONDITIONAL USE; CH 31 - DEFINITIONS – IRRIGATION SYSTEM DESIGN &
LANDSCAPING."

Steve Parkinson, City Planner, presented the item, and said it would change the zoning Code for front yard landscaping in residential zones and other mixed use zones. He discussed the water savings plans, and noted how their last work session was oriented towards more precise language and involving the public in the planning, particularly in the "flip your strip" reimbursement program. He said the last session ended with language the Council liked though they still needed to change more wording.

Mr. Parkinson then went on to address the first subsection of 10-10-24. He indicated they would leave the first part of the Code as is and change parts two and three. He felt this made the most sense as it condenses the language on landscaping. Next, he went on to discuss some landscaping makeup changes which included stipulating the permitted amount of turf grass on a lawn. He noted on single family residential lawns, turf grass cannot exist 35 percent of the total grass. He added how this design will assist with the irrigation system design.

Mr. Parkinson said this language is consistent with 10-14-10 and 10-14-11. He emphasized how these plans are centered on conserving water.

Next Mr. Parkinson pointed out 10-15-7 was just like -10-14-11, though 15 is for conditional uses. He said these sections are where the definitions also come most into play. He tied these points back to the turf requirements from before and added broader stipulations which included prohibiting concrete under turf and encouraging the addition of various stones to help irrigation. He added that concrete could be included as long as it is not in front of the house. City Planner Steve Parkinson said the staff recommends approving everything as written. He then opened up the floor for questions.

A Chair Cowley asked if this would be applied strictly to newly constructed properties both commercial and residential depending if that was the 15% or the 35% and it would apply to new builds and any remodeling projects.

Mr. Parkinson said yes, though they would not force changes on existing properties. He said the changes only go into effect if property owners make the decision to change their front lawn landscaping.

Chair Cowley expressed concern over forcing or pressuring citizens to take part.

Commissioner Tanner asked if the City would be involved in the reimbursements for any of these changes.

Mr. Parkinson said this would be dependent on the Council's decision, if they want to participate.

Brody Flint, Assistant City Attorney, stated "No", Roy City does not have a program and unless the Council decides to create a program the City will not participate in the Flip your Strip reimbursement.

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

Chairman Cowley opened the floor for public comments.

Glenda Moore 2088 West 3825 South, came forward and stated her address as 2088 West 3825 South. She asked if the 35 percent rule on turf grass applied to her backyard. Mr. Parkinson said it did not.

No additional comments were made.

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

Commissioner Tanner moved to recommend to the City Council that they approve the proposed amendments to Title 10 Zoning Regulations, regarding Water-Wise / Drought Tolerant Landscaping, amending CH 10 - General Property Development Standards - 10-10-20 - Required Front Yard Landscaping in Residential Zones; CH 13 – Mixed Use - 10-13-5 - Landscaping; CH 14 - Permitted Uses - 10-14-10 - Application Requirements to Establish a Permitted Use Proposing New Construction of a Building(s); & 10-14-11 - Additional Site and Building Design Standards for New Construction or Structural Modifications to an Existing Building(s); CH 15 – Conditional Uses -10-15-7 - Application Requirements to Establish a Conditional Use for New Construction of a Building(s); & 10-15-8 - Additional Site Standards and Design Requirements to Establish A Conditional Use; CH 31 - Definitions – Irrigation System Design & Landscaping, as written. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted “aye,” The motion carried.

5. TO CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL FOR RAILRUNNER LOCATED AT APPROXIMATELY 2449 WEST 4000 SOUTH

Pat Burns, Applicant & Chris Cave, Engineer presented, Mr. Burns said he was looking to create 295 townhomes, which all met the City Code. He went on to thank Mr. Parkinson and the rest of the Commission, then asked if anyone had any questions.

Commissioner Bills asked if the applicant had any more information on the access point. Mr. Burns replied they would have main access from 41 to a round-about along with several private roads intersecting the property. Commissioner Tanner asked if these private roads would extend to 400, and Mr. Burns said they would.

Steve Parkinson, City Planner, noted the address was an approximate address which comprised a space in between the Union Pacific and UTA Railline and DGA Trail. He also said the West Park subdivision was to the south of the property and 16.4 acres. He then commented the ordinance only allowed for townhomes, which made the project a perfect fit.

Mr. Parkinson felt the current plan looked up to Code. With that, he said there were some issues though this could be resolved through combing through the site plan. He went on to say the plan met all the architectural requirements even with the windows and decks on the plan.

Mr. Burns chimed in to say they would be adding aerospace, along with a few more amenities. He said they would likely cut down on a few units in order to make this possible.

Commissioner Bills asked how far the property would be from the trail.

Mr. Burns said the trail had a 30 foot easement from the center of the trail to his property. He added the distance from the back of the property to the easement was approximately 15 to 20 feet.

Commissioner Felt asked if they planned on incorporating a connecting trail from the existing trail to the property.

Mr. Pat Burns said they would.

Commissioner Felt then expressed concern over parking.

Mr. Parkinson said they had discussed the issue with builders, who were very aware of parking needs.

Commissioner Felt moved to approve the Site Plan for RailRunner with the conditions as stated in the staff report. Commissioner Brand seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted “aye.” The motion carried.

Commissioner Brand moved to approve the Architectural for RailRunner with the conditions as stated in the staff report. Commissioner Bills seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted “aye.” The motion carried.

6. TO CONSIDER A REQUEST FOR SITE PLAN & ARCHITECTURAL REVIEW APPROVAL FOR KENT’S MARKET LOCATED AT APPROXIMATELY 3535 WEST 5600 SOUTH

Mike MacFarlane, applicant, stated that they are looking to do a small expansion on the back of the Kent’s Market for a beer cave expansion. He said he had a plan he could pass around and noted it would just be a small block.

Commissioner Payne asked if there were any questions. There were none.

Steve Parkinson, City Planner, presented a visual aid with the Commission. He stressed that there would be no site plan or architectural issues, and he recommended approval.

Commissioner Tanner moved to approve the Site Plan for Kent’s Market with the conditions as stated in the staff report. Commissioner Felt seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted “aye.” The motion carried.

Commissioner Payne moved to approve the Architectural for Kent's Market with the conditions as stated in the staff report. Commissioner Hulbert seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted "aye." The motion carried.

7. CONSIDER A REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR MCDONALDS LOCATED AT APPROXIMATELY 4070 SOUTH MIDLAND DRIVE

Jon Hughes, representing the applicant, noted that McDonalds had requested to take out an existing window in a vestibule, so they could help people waiting on food who are outside of the drive thru. He asked if there were any questions. There were none.

Steve Parkinson, City Planner, walked the Commission through an aerial view of the site. He added he did not have the ability to approve this, although it was a simple design which only required moving an awning and changing some door structures, which did not compromise any architectural requirements.

Commissioner Tanner moved to approve the Architectural for McDonalds with the conditions as stated in the staff report. Commissioner Hulbert seconded the motion. Commissioners Bills, Brand, Cowley, Felt, Hulbert, Payne and Tanner voted "aye." The motion carried.

8. COMMISSIONERS MINUTE

No updates were given.

9. STAFF UPDATE

Mr. Parkinson said there was not much to talk about that evening, although they had some updates to City ordinances that would be presented in the near future.

10. ADJOURN

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

Ryan Cowley
Chair