



ROY CITY
Planning Commission Work-Session
October 25, 2022 – 6:00 p.m.
Community Development Conference

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: Commissioners Samantha Bills & Ryan Cowley, and Assistant City Manager Brody Flint

Others in attendance: Kevin Homer

Pledge of Allegiance: Commissioner Brand

1. DECLARATIONS OF CONFLICT

There were none.

2. APPROVAL OF THE SEPTEMBER 13, 2022 REGULAR MEETING MINUTES

Commissioner Collins moved to approve the September 13, 2022 regular meeting minutes as written. Commissioner Tanner seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner voted “aye.” The motion carried.

3. TRAINING

Commissioner Janel Hubert asked what the impact fees were for a new developer coming into town.

City Planner Steve Parkinson said that with a commercial building they needed to get a permit, and oftentimes they did not know who the tenants were, so typically, they would start with a shell. He elaborated a shell meant they would get the footing and the foundation of the building up without finishing the inside of the building and wait to get a tenant before completing the inside of the building. Once a tenant moved in, the impact fees would start hitting.

Mr. Parkinson showed two videos provided by the Land Use Academy of Utah. (LULA) The videos were “The Fantastic Four – part 2 “Rules and Procedures for Utah Planning Commissioners”” and “Dear City Council: A Message from your Local Developer.”

Mr. Parkinson reviewed the videos. Commissioner Torriss Brand talked about his experience building a casino and an RV park in Las Vegas. Commissioner Janel Hubert mentioned an email

that was sent in November about a Wasatch meeting. City Planner Steve Parkinson confirmed that meeting was upcoming.

4. COMMISSIONERS MINUTE

City Planner Parkinson clarified the next meeting would not be November eighth, due to it being Election Day.

Vice Chair Claude Payne said there had been emails about the holiday dinner which would not be held until January and asked for people to RSVP.

5. STAFF UPDATE

City Planner Parkinson presented. He said the Roy departments did not have a materials board, so they brought in the black board and wanted the Planning Commission to look at it. Mr. Parkinson read the statement regarding building materials. He continued with a description of the materials and wanted to make sure that the Planning Commission was okay with using concrete.

Vice Chair Payne commented that graffiti was easier to clean off graffiti on smooth concrete than it was to clean it off stucco.

Mr. Parkinson said they were giving the Planning Commission the ability to allow listed materials and maybe a mix of materials would be acceptable. He specified this side would be facing Harmons and it was a concrete building with panels. Commissioner Brand stated he wanted it to be consistent.

Mr. Parkinson said he had gotten the General Plan back from the consultant, and he was looking at the moderate-income housing plan because it needed to be modified by Council to today's new statutes and he wanted to make sure the wording was consistent.

6. ADJOURN

Commissioner Tanner moved to adjourn at 6:58 p.m. Commissioner Hulbert seconded the motion. Commissioners Brand, Collins, Felt, Hulbert, Payne, Sphar, and Tanner Payne voted "aye." The motion carried.

Claude Payne
Vice-Chair