



ROY CITY
Planning Commission Regular meeting
June 13, 2023 – 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
Janel Hulbert
Claude Payne
Jason Sphar
Daniel Tanner

Steve Parkinson, City Planner
Matt Wilson, City Attorney

Excused: Commissioners Chris Collins and Jason Felt

Others in attendance: Kevin Homer, Glenda Moore, Pete Brent, Nora Brent, Aaron Davis, and Robert Fuller

Pledge of Allegiance: Commissioner Payne

1. DECLARATIONS OF CONFLICT

There were none.

Special presentation

Mayor Dandoy thanked the Planning Commission for the opportunity to acknowledge Commissioner Payne. Mayor Dandoy recalled when he began as a City Councilmember, there had been many issues with pointing blame for problems at City staff members, even when it was not their fault. He recalled at one point, they changed City Managers five times in five years, and it even became difficult to hire for the position at all because they had garnered such a poor reputation of holding City Managers accountable for things beyond their control. Mayor Dandoy explained the issue at the time was not the staff, but rather their antiquated, outdated Code. He said they had not had a General Plan and their Code was in great need of updating and modernization. He discussed the Code inhibited them from fulfilling many of their plans.

Mayor Dandoy commended Commissioner Payne for calling the problems with their Code to the City's attention, and for his work in updating the Code and General Plan in a way that enticed developers to come to Roy City. Mayor Dandoy opined Roy City was a better place because of Commissioner Payne's contributions, and he expressed the rule that after nine years a commissioner had to step down was outdated. Mayor Dandoy bestowed a Mayor's coin upon Commissioner Payne.

Mr. Parkinson also spoke highly of Commissioner Payne's experience, and thanked him for his work on the Planning Commission and also presented a plaque thanking him for his years of service.

2. APPROVAL OF THE APRIL 11, 2023 REGULAR MINUTES

Commissioner Bills moved to approve the April 11, 2023; regular meeting minutes as written. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Cowley, Hulbert, Payne, Sphar and Tanner voted “aye.” The motion carried.

3. APPROVAL OF THE MAY 9, 2023 REGULAR MINUTES

Commissioner Brand moved to approve the May 9, 2023; regular meeting minutes as written. Commissioner Hulbert seconded the motion. Commissioners Bills, Brand, Cowley, Hulbert, Payne, Sphar and Tanner voted “aye.” The motion carried.

4. PUBLIC HEARING – TO CONSIDER AMENDING THE ZONING MAP FROM RE-20 (RESIDENTIAL ESTATES) TO CC (COMMUNITY COMMERCIAL) FOR PROPERTIES LOCATED AT APPROXIMATELY 5839 SO., 5859 SO., & 5867 SO. 3500 WE.

Chairman Cowley turned this item over to Mr. Wilson, who recommended they table it. He explained there had been an error in the noticing, and so his opinion would be to move this to the next meeting’s agenda. He elaborated he had posted a notice which mistakenly indicated the meeting would be online, rather than in person.

Commissioner Tanner moved to table this item until July 11, 2023, meeting. Commissioner Payne seconded the motion. Commissioners Bills, Brand, Cowley, Hulbert, Payne, Sphar and Tanner voted “aye.” The motion carried.

5. PUBLIC HEARING – TO CONSIDER AMENDMENTS TO TITLE 10 ZONING REGULATIONS: AMENDING CH 19 – OFF-STREET PARKING AND LOADING – SECTION 6 – LOCATION OF REQUIRED OFF-STREET PARKING, ADDING AN EXCEPTION FOR WINTER PARKING WITHIN FRONT YARD SETBACK

Mr. Parkinson explained they were there to examine the sample ordinance as written. He said they should continue to use the language the Planning Commission had come up with to allow for front-yard parking during an active winter storm. He noted some of the caveats the Planning Commission had wished to include was that all other locations had first been utilized, and also that the vehicles would have to be removed within twelve hours after the end of the snowstorm.

Chairman Cowley clarified this essentially provided an exception for parking during storms, since people could not park on the street during snowstorms.

Commissioner Hulbert asked about the policing of this, and Mr. Parkinson said the Enforcement Officer would have to drive by and catch violations. He acknowledged this was difficult, but there were not realistically other options. He noted it was difficult with one person.

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

Chairman Cowley opened the floor for public comments. He reminded the members of the public they had three minutes to speak.

Kevin Homer of 5398 S. 4000 W. Roy wondered if the definition should be expanded to include utility vehicles, rather than only trucks and cars. He also felt if the point of this was to get cars off of the road, the ordinance should not be limited to only two cars on the lawn. He pointed out if a homeowner had a large enough yard and more than two vehicles, they should be allowed to park all of them on their lawn.

Glenda Moore stated her address as 2088 W. 3825 S. Roy. She opposed the whole change, and worried it opened Pandora's box, and people would begin to just park on the front lawn all the time. She argued lawns would be destroyed and worried no one would fix the grooves made by vehicles after the storm. She did not think it was fair to expect police or enforcement officers to drive around and look for violations.

No additional comments were made.

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

Commissioner Tanner opined they needed to be responsible citizens and said the intent of allowing parking on the front lawn was for convenience. He said when it came to getting personal property off City streets when called for during storms, that was the responsibility of the homeowner. He thought they were looking at this from the perspective of a small number of homeowners who had multiple vehicles and reiterated his point about the need to be responsible. He felt if someone wanted to buy five cars, they needed to have space on their property to store all of those vehicles. He voiced he was not in favor of this, since he felt finding storage was the responsibility of the citizen. He commented people could have all the cars they wanted, but it was their job rather than the City's to find parking for them.

Commissioner Brand agreed with Commissioner Tanner's comments. He felt people could use their backyard for storage of extra vehicles.

Mr. Parkinson agreed this ordinance seemed excessive and thought it did not seem necessary to allow parking on the front lawn when they had already made so many other allowances for parking. He did not think there were any amendments which could make this palatable for him.

Commissioner Hulbert thought it was good they had considered and explored this issue thoroughly but said after thinking about it and driving around the City she did not think it was needed. She said from what she had seen, there was not a large enough number of people who would benefit from this ordinance.

Commissioner Tanner moved to recommend to the City Council that they deny the proposed amendments to Title 10 Zoning Regulations: amending CH 19 – Off-Street Parking and Loading – Section 6 – Location of Required Off-street Parking, adding an exception for winter parking within Front Yard Setback. Commissioner Brand seconded

the motion. Commissioners Bills, Brand, Cowley, Hulbert, Payne, Sphar and Tanner voted “aye,” The motion carried.

6. CONSIDER A REQUEST FOR SITE PLAN APPROVAL FOR PANDORA’S BOX LOCATED AT APPROXIMATELY 1821 WEST 4000 SOUTH

Applicant Aaron Davis presented a slideshow which included photographs of the site located at 1821 West 4000 South. He indicated Pandora’s Box occupied 8500 square feet of the property, and said they needed a dumpster. He showed the area in which they wanted to build an enclosure for the dumpster. He explained they intended to build a six-foot, three-sided cinderblock wall, and pointed out there were no other good places to put this. He explained a large parking lot extended out from where the dumpster would be located, and commented there were not many other spaces for parking. In response to a question, he elaborated the dumpster did not need to be particularly large and would probably be about twelve feet deep and eight feet tall.

Mr. Parkinson reiterated this was a request for a site plan approval and oriented the Commission as to the location in the City. He said the structure would only be large enough to encompass whatever dumpster they wanted to put in there. He said Staff’s recommendation was to approve it, since it was out of the way and not really visible from the street.

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

7. TO CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR TIGARD PHASE 3 LOCATED AT APPROXIMATELY 3025 WEST 4600 SOUTH

Applicant Robert Fuller thanked the Planning Commission for the opportunity to be there that evening. He stated he had a hayfield located near 3100 West 4600 South which was zoned R-1-8, and said he had a plat created to break the property into parcels, since he had been unable to sell the property to the City in the past. Mr. Fuller elaborated there had been a time in which the City had expressed interest in using the property as a cemetery, although those plans had fallen through. He added he had then tried to sell it as a park, which had not worked either.

Mr. Parkinson presented next and explained they had already had phase one and phase two in the area. He noted the property had an odd configuration, which was compounded by how the lots themselves were laid out. He said there were two power lines and a large water line which ran through the property, so the applicant was not able to get more than what was shown.

Mr. Parkinson noted the applicant was in compliance with the parameters of the R-1-8 zone. He said there were some issues the Staff had found, but regardless, he and Staff still recommended approval since it was just the subdivision of land to the R-1-8 standard and the lots were not going to be any smaller than they were supposed to be.

The Commissioners discussed it was always great to see plans for more single-family homes. They thought it was good to see homes balance out the other types of developments in the area.

Commissioner Sphar moved to approve the Preliminary Subdivision for Tigard phase 3 with the conditions as stated in the staff report. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Cowley, Hulbert, Payne, Sphar and Tanner voted “aye.” The motion carried.

8. COMMISSIONERS MINUTE

Chairman Cowley expressed appreciation for Commissioner Payne.

Commissioner brand spoke about the UDOT Open House, which had been held the previous week. He reported their plan to widen 56 was to do the south side first, and then switch over to the north side. He said that way, there would still be some access up 5600. He also thought UDOT had been more interested in the freeway exchange than in widening 56. He also reported UDOT intended to widen 1800 North and put in an overpass over the railroad tracks in Clinton. Commissioner Brand reported UDOT thought all these projects would be completed by 2026, although he did not agree that was feasible.

Commissioner Bills added she had attended the UDOT meeting as well, and she noted UDOT had plans to put in additional trails alongside the road, which was in keeping with their General Plan. The Commissioners discussed they were glad they had advocated to have extra trails included in the General Plan, since they felt if it had not been in the Plan then UDOT would not have thought to include the trails as part of their plans.

9. STAFF UPDATE

Mr. Parkinson announced the Station Area plan had been approved by the City Council in the previous week and was now being sent to UTA and Wasatch Front Regional Council for their approval as well. He explained it needed the approval of both UTA and Wasatch Front Regional Council but said the City had been working with representatives of both entities throughout the development of the plan so he did not imagine it would be rejected by either of them.

10. ADJOURN

Commissioner Payne moved to adjourn at 7:45 p.m. Commissioner Tanner seconded the motion. Commissioners Bills, Brand, Collins, Hulbert, Payne, Sphar and Tanner voted “aye”. The motion carried.

Ryan Cowley
Chair