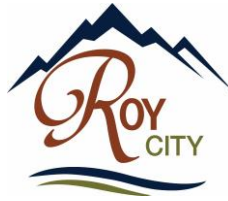


Chair
• Ryan Cowley

Vice-Chair
• Jason Felt

City Planner
• Steve Parkinson



Commission Members

- Samantha Bills
- Torris Brand
- Christopher Collins
- Janel Hulbert
- Claude Payne
- Jason Sphar
- Daniel Tanner

PLANNING COMMISSION

AGENDA

November 14, 2023

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

[This meeting will be streamed live on the Roy City YouTube channel.](#)

Agenda Items

1. Declaration of Conflicts
2. Approval of the September 26, 2023, work-session minutes
3. Approval of the October 10, 2023, regular meeting minutes
4. Approval of the October 24, 2023, work-session minutes

Legislative Items

5. **Public Hearing** - To consider amendments to Title 11 Subdivision Regulations as per SB 174 (2023)

Administrative Items

6. A request for Site Plan and Architectural approval for Goldenwest Credit Union located at approximately 5627 South 2050 West
7. A request for Site Plan approval for Limitless Potential located at approximately 4881 South 1900 West
8. Commissioners Minute
9. Staff Update
10. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, any Commissioner may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 9th day of November 2023. A copy was also provided to the Standard Examiner, posted on the Roy City Website, Public Notice Website and at the Roy City Municipal Building on the same date.

Visit the Roy City Web Site @ www.royutah.org
Roy City Planning Commission Agenda Information – (801) 774-1027

Steve Parkinson, City Planner





ROY CITY
Planning Commission Work-Session
September 26, 2023 – 6:00 p.m.
Community Development Conference

1 The meeting was a regularly scheduled work-session designated by resolution. Notice of the meeting
2 was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was posted.
3

4 The following members were in attendance:

5		
6	Ryan Cowley, Chair	Steve Parkinson, City Planner
7	Samantha Bills	Patrick Tan, Assistant City Attorney
8	Torris Brand	
9	Chris Collins	
10	Jason Felt	
11	Janel Hulbert	
12	Jason Sphar	
13	Daniel Tanner	

14
15 Others in attendance: Kevin Homer

16
17 Pledge of Allegiance: Commissioner Collins

18
19 1. DISCUSSION REGARDING SB 174 AND THE REQUIRED CHANGES TO TITLE 11
20 SUBDIVISION REGULATIONS.

21
22 Mr. Parkinson announced the State had required many changes to their subdivision Code, and the main
23 one which he needed to discuss tonight was State Bill 174, which eliminated the need for the subdivision
24 plat to get legislative approval. He explained previously, subdivision plats went before the Planning
25 Commission for a recommendation, and then they were passed on to the City Council. However, the
26 State now required that subdivision plats were only allowed to sit for 15 days, and it was not always
27 possible to get the plat request on both a Planning Commission and City Council agenda within that
28 time frame. Therefore, the Bill had made subdivision plats require administrative approval, rather than
29 legislative.
30

31 Mr. Parkinson explained the question now was who they wanted to designate as the administrative
32 body who would handle subdivision plats. Commissioner Tanner opined property rights should not be
33 a legislative issue and thought approvals and reviews should stay within the purview of the Planning
34 Commission. Mr. Parkinson pointed out this was not feasible since the Planning Commission only met
35 to vote on Action Items once a month.
36

37 Mr. Parkinson said one option would be to have the Community Development Director or someone they
38 designated, which in this case would be himself or whoever the City Planner was at the time. He said
39 another option would be to have the DRC review it, which would work since they met on a weekly basis.
40 Mr. Parkinson said he had already sent plat requests to the Fire Department so they would have time
41 to review it as well. He explained the DRC already evaluated plats from all angles including
42 landscaping, engineering, and public works rather than just from a zoning standpoint, so he thought this
43 would be the best solution. He disclosed that he served on the development review committee.
44

45 The Commissioners agreed it would be best to send things to the DRC, since if it was codified that the
46 Community Development Director reviewed plat requests, then it would only be looked at by one person,
47 but if the DRC evaluated it there would be a more holistic review of the request. Mr. Parkinson agreed
48 that the standards were more cut and dry from just a zoning standpoint, so he thought making the DRC
49 the approving body might allow for a more comprehensive review, although he expressed he could go
50 either way.

51 Mr. Parkinson said he just needed direction at this stage and explained the process for approval.
52 Commissioner Hulbert thought appointing the DRC would be best since it might mitigate applicants
53 blaming Mr. Parkinson in the event they were denied. Mr. Parkinson said he could pass on the
54 recommendation to the legal team that the DRC be appointed, but clarified nothing was finalized and
55 the Planning Commission would have another chance to consider this item when it came back around
56 for actual approval.

57
58 Chairman Cowley proposed the Community Development Director be the one to give approval, but they
59 do so in consultation with the DRC. He explained the distinction on the grounds that in the event the
60 Community Development Director or their designee were unable to sign off in a timely fashion, the DRC
61 could still review it. Mr. Parkinson said the DRC would always review it in either case, and said if they
62 appointed the Community Development Director, they would then always have to be the one to sign off
63 on subdivision plat requests. Commissioner Hulbert summarized it seemed best to have the Community
64 Development Director and the DRC work in concert.

65
66 Mr. Parkinson briefly explained the thought process behind not designating himself and said before
67 Brody Flint became the Community Development Director had become his department head the City
68 Attorney had been his direct boss. He explained the chain of command.

69
70 Chairman Cowley expressed approval of the idea that the Community Development Director work in
71 conjunction with the DRC and the other Commissioners concurred.

72
73 2. DISCUSSION REGARDING TITLE 13 SIGN REGULATIONS, AMENDING CH 4 –
74 POLITICAL/CAMPAIGN SIGNS; AND VISUAL CLEARANCE TRIANGLE.

75
76 Mr. Parkinson explained the current regulations for the amount of time before and after campaign signs
77 were permitted to be displayed in town. However, the Supreme Court had seen a case, *Reed v Gilbert*,
78 in which it had been determined there could be no limit on the length of time campaign signs could be
79 up. Mr. Parkinson said he wanted to make a distinction between political signs and campaign signs,
80 since he thought political signs were more of a free speech issue, whereas campaign signs were more
81 relaxed. He said his recommendation was to remove the phrase about “political/campaign signs” in
82 order to have a clear delineation.

83
84 Mr. Parkinson explained the discrepancies in the Code about this rule. He said in the Campaign Signs
85 section of the Code, it was stated that signs were not permitted in the sight triangle; however, in the
86 Monument Signs section of the Code it only stipulated signs could not be placed to impede the sight
87 triangle. This conflicted as it essentially meant only permanent signs could be placed in the sight
88 triangle, but temporary ones could not, so they needed to rectify this.

89
90 Mr. Parkinson asked for direction from the Commission. Commissioner Tanner clarified when it came
91 to monument signs it was typically just one, but when it came to campaign signs it could be multiple
92 signs. Mr. Parkinson pointed out the end result was the same, and if people could not see past the
93 sight triangle at an intersection the signs would have to move. Mr. Parkinson commented that this made
94 more work for Code Enforcement. Commissioner Tanner opined the candidates should know the Code;
95 although Commissioner Bills pointed out school children walking home from school often messed with
96 the signs and they did not always stay in the same place they had been left. The Commissioners
97 discussed it was not feasible to always enforce the Code adequately when it came to temporary signs.

98
99 Commissioner Hulbert said the public did benefit from signs and used them to get information about
100 things going on around town. It was clarified the Commission was not trying to stop signs from being

101 posted in Roy; they just needed people to adhere to the regulations, including keeping the sight triangles
102 clear at intersections and staying within the size requirements. Chairman Cowley said he wanted to
103 avoid governmental overreach when it came to telling businesses what they could do with their signs.
104

105 Mr. Parkinson noted he had already received about a half dozen complaints so far about signs impeding
106 the view while driving and Commissioner Spahr asked if that was a relatively high amount, to which Mr.
107 Parkinson commented for everyone who took the time to file a complaint, there were likely many other
108 residents who had the same issue but did not speak up about it. Chairman Cowley pointed out City
109 officials did not have the time to go out and measure every single sign; it was easier to just not permit
110 signs within the sight triangle at all rather than to trust people would abide by sizing requirements. Mr.
111 Parkinson noted the Code allowed for Code Enforcement officers to remove signs which were in
112 violation of the Code.
113

114 Mr. Parkinson indicated this item would come back before the Planning Commission for a public hearing
115 and their final recommendation. Commissioner Spahr pointed out this was going to be one of the cases
116 in which no matter what they did, someone would be unhappy. The Commissioners concurred they
117 wanted to go with the language of "impede" as far as signs in the sight triangles were concerned and
118 Mr. Parkinson thanked them for their direction.
119

120 3. DISCUSSION REGARDING TITLE 13 SIGN REGULATIONS, YARD SALE SIGNS. 121

122 Mr. Parkinson next discussed yard sale signs and recalled a resident had complained about the ban on
123 yard sale signs in a recent meeting. He said although yard sale signs were prohibited on both public
124 and private property, many people put them up anyway and the Code Enforcement officers spent a
125 substantial amount of time going out in the City and tearing them down. Mr. Parkinson said there had
126 been a proposal to allow people to post yard sale signs on their own private property. He said the City
127 Council had debated changing the ordinance and sending a recommendation on up, and he also
128 explained the definition between on-premise and off-premise signs. Mr. Parkinson also noted if a private
129 home had a business within their residence, they were allowed to have a sign, although he stipulated
130 the sign needed to be attached to the home. He explained it was hard to specify what kind of content
131 the signs were allowed to have, so most cities just chose to ban them entirely since it was much easier
132 to control.
133

134 Mr. Parkinson asked the Planning Commission if they wanted to modify the ordinance, and if so, to what
135 extent. He commented the Roy City Mayor had visited a few other cities who did allow for yard sale
136 signs, and discussed one of the issues they had observed were other cities had requirements on length
137 of time the signs could be posted, although given the previous conversation about political and
138 campaign signs he was no longer sure if the cities were allowed to do this.
139

140 Commissioner Hulbert asked why Roy High was allowed to have signs posted along the sidewalk and
141 Mr. Parkinson explained those were public signs, but yard sale signs were private. He said even in the
142 event the yard sale sign was a fundraiser, the benefit went to a private individual and so they were
143 considered separately. Mr. Parkinson elaborated on things such as community fund raisers and open
144 houses were also considered to be private. He pointed out the main issue was the City could not control
145 the content of every individual sign. He explained it was much easier to prohibit off-premise signs in
146 general, since that included yard sale signs.
147

148 Commissioner Spahr asked how many occurrences of violations there were, and Mr. Parkinson replied
149 it took Code Enforcement officers about three to four hours a week every Monday to take down illegal
150 yard sale signs. Chairman Cowley pointed out these were mostly signs on public property, however,

151 and that was different than what they were talking about. Mr. Parkinson said he would gather more
152 information about what other cities did and did not allow and said he could report his findings to the
153 Planning Commission so they could decide from there. He stated he would bring a report to their next
154 work session and commented that every city did things slightly differently so they would have to tailor a
155 solution to work for them. He anticipated this was not something they would be able to solve in the next
156 meeting and said it would probably take around three or four meetings to iron out a solution.

157
158 4. COMMISSIONERS MINUTE

159
160 Chairman Cowley indicated he did not have any updates. The Commissioners held a short conversation
161 about the state of disrepair of the roads at the intersection of 4000 and 1900.

162
163 5. STAFF UPDATE

164
165 City Planner gave some updates about the City Attorney position. He explained Matt Wilson was now
166 the City Attorney, and they had recently decided they needed an additional assistant City Attorney as
167 well. Mr. Parkinson noted that prior to this, they had contracted out for part-time contractors but had
168 found it warranted a full-time position. There was a short conversation about the shifting roles within
169 the city, and Mr. Parkinson explained Brody Flint was now the Community Development Director.

170
171 Patrick Tan introduced himself as the new Assistant City Attorney and provided his career background.
172 He indicated he had worked as a prosecutor for many years, serving both Salt Lake Country and Beaver
173 County. He explained he had gotten burned out by the criminal cases and so had been excited to see
174 City Attorney Wilson contract out for some of Roy City's cases. He said he was looking forward to
175 working with the City in a greater capacity. He stated he had been working with the city for about three
176 weeks thus far.

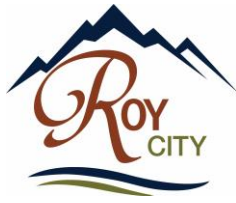
177
178 Mr. Parkinson reported he had submitted both the Station Area plan and their General Plan for awards
179 from the State and said the Station Area plan had received recognition from the State.

180
181 6. ADJOURN

182
183 **Commissioner Felt moved to adjourn at 6:56 PM. Commissioner Brand seconded the motion.**
184 **Commissioners Bills, Brand, Collins, Cowley, Felt, Hulbert, Sphar, and Tanner Payne voted**
185 **“aye.” The motion carried.**

186
187
188
189 _____
190 Ryan Cowley
191 Chair

192 dc: 09-26-23



ROY CITY
Planning Commission
October 10, 2023 – 6:00 p.m.
Community Development Conference Room
5051 South 1900 West

1 The meeting was a regularly scheduled work-session designated by resolution. Notice of the
2 meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the
3 agenda was posted.

4
5 The following members were in attendance:

6
7 Ryan Cowley, Chair
8 Torris Brand
9 Chris Collins
10 Jason Sphar
11 Daniel Tanner

Steve Parkinson, City Planner
Patrick Tan, Assistant City Attorney

12
13 Excused: Commissioners Samantha Bills, Jason Felt and Janel Hulbert

14
15 Others in attendance: Kevin Homer, Glenda Moore, Byron Burnett, Ryan Hales, and Dave
16 Whittaker.

17
18 Pledge of Allegiance: Commissioner Brand

19
20 1. DECLARATION OF CONFLICTS OF INTEREST

21
22 There were no conflicts of interest.

23
24 2. APPROVAL OF SEPTEMBER 12, 2023, REGULAR MEETING MINUTES

25
26 **Commissioner Collins moved to approve the September 12, 2023, regular meeting minutes**
27 **as written. Commissioner Tanner seconded the motion. Commissioners Brand, Collins,**
28 **Cowley, Sphar and Tanner voted “aye.” The motion carried.**

29
30 3. REQUEST FOR ARCHITECTURAL REVIEW APPROVAL FOR RAILRUNNER,
31 LOCATED AT APPROXIMATELY 2449 WEST 4000 SOUTH

32
33 The applicant came forward and introduced himself as Ryan Hells and said he was with DAI. He
34 reported they had experienced delays in getting their architectural approval done and apologized
35 for this delay, and said he was there that evening to answer questions.

36
37 Mr. Parkinson presented and recalled the Commission had approved the site plan with conditions
38 at their last meeting. He identified there were four different types of buildings, two of which were
39 two stories with two-car garages and some featured driveways as well for additional parking. He
40 noted most of the buildings were on the east side of the property, and there were three story
41 buildings farther to the west. He noted the three-story buildings had a different pitch on the roof
42 and an overall different feel to them. He also indicated where the clubhouse was located and
43 noted this was a one-story building featuring a pool and several other amenities.

44
45 Mr. Parkinson discussed the colors and materials which would be used as well, and identified the
46 color palette was overall very neutral with some light blue and other lighter shades being used as
47 accents. He reiterated the site plan was approved and said City Staff recommended approval of
48 the site plan as well, as long as it adhered to DRC comments.

49 **Commissioner Brand moved to approve the Architectural review for RailRunner with the**
50 **conditions as stated in the staff report. Commissioner Tanner seconded the motion.**
51 **Commissioners Brand, Collins, Cowley, Sphar and Tanner voted “aye.” The motion**
52 **carried.**

53

54 4. DISCUSSION REGARDING TANNER CLINIC, LOCATED APPROXIMATLY AT 5600
55 SOUTH 3500 WEST

56

57 Mr. Parkinson presented on behalf of the applicant and explained the applicant had experienced
58 unforeseen circumstances that evening and was unable to attend the meeting. He stated there
59 was an existing site plan, and indicated where the existing hospital was and highlighted an area
60 with empty space.

61

62 Dave Whittaker arrived and identified himself as the general contractor for the project and said he
63 would attempt to answer questions on behalf of the applicant and architect.

64

65 Mr. Parkinson explained the applicant had relatively minor changes to make, and stated they
66 wanted to add another building on the east side where there was vacant space and add more
67 parking as well. He noted the proposed building mirrored the existing one, and he highlighted
68 where the new entryway would be located. He explained the building would primarily be offices,
69 and it gave the physicians more places to be able to work. Mr. Parkinson said there were issues
70 with the plan, but nothing so major that it inhibited construction, so he reported City Staff
71 recommended approval. Mr. Whittaker reiterated the proposed site was a mirror of the extant
72 building, so if they had any questions about the layout, they could look at the existing building.
73 Mr. Whittaker also estimated they would add about 35 parking stalls with the new plan, and Mr.
74 Parkinson added it would likely be even more than that.

75

76 **Commissioner Sphar moved to approve the Site Plan for Tanner Clinic with the conditions**
77 **as stated in the staff report. Commissioner Collins seconded the motion. Commissioners**
78 **Brand, Collins, Cowley, Sphar and Tanner voted “aye.” The motion carried.**

79

80 **Commissioner Tanner moved to approve the Architectural review for Tanner Clinic with**
81 **the conditions as stated in the staff report. Commissioner Collins seconded the motion.**
82 **Commissioners Brand, Collins, Cowley, Sphar and Tanner voted “aye.” The motion**
83 **carried.**

84

85 5. COMMISSIONERS MINUTE

86

87 Chair Cowley noted he and several other Commissioners had recently attended the Planning
88 Conference in Ogden and thanked Mr. Parkinson for coordinating their attendance. He said he
89 and the other Commissioners had learned a lot and had been able to get training hours in as well.

90

91 Mr. Parkinson discussed Midland Market in response to a question about its planned
92 redevelopment, and said since all the changes were inside, he did not know a lot of the details.
93 He clarified that he was only involved with projects that changed the outside of a building.

94

95 6. STAFF UPDATE

96

97 Mr. Parkinson announced Roy City had received an award for their Station Area plan. He reported
98 nineteen plans had been submitted, and there had been one first place award and two honorable
99 mentions, of which Roy City had received one. He commented it was nice to see them be
100 recognized for their hard work.

101
102 Mr. Parkinson also reported that Roy City had received a letter from the State indicating they were
103 compliant with six out of seven moderate income housing requirements, and said they were now
104 looking into how they could get the seventh requirement as well.

105
106 Mr. Parkinson lastly noted the roads in Abbington Heights had been paved and were ready to go
107 for the winter and said all the buildings were completed.

108
109 7. ADJOURN

110
111 **Commissioner Tanner moved to adjourn at 6:16 p.m. Commissioner Sphar seconded the**
112 **motion. Commissioners Brand, Cowley, Sphar and Tanner voted “aye”, Commissioner**
113 **Collins voted “nay”. The motion carried.**

114

115

116

117

118

119

120

121 dc: 10-10-23

122

Ryan Cowley
Chair



ROY CITY
Planning Commission Work-Session
October 24, 2023 – 6:00 p.m.
Community Development Conference

1 The meeting was a regularly scheduled work-session designated by resolution. Notice of the
2 meeting was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the
3 agenda was posted.

4
5 The following members were in attendance:

6
7 Ryan Cowley, Chair
8 Samantha Bills
9 Torris Brand
10 Jason Felt
11 Janel Hulbert
12 Jason Spahr
13 Daniel Tanner

Steve Parkinson, City Planner
Patrick Tan, Assistant City Attorney

14
15 Excused: Commissioner Chris Collins

16
17 Others in attendance: Kevin Homer and Glenda Moore

18
19 Pledge of Allegiance: Commissioner Felt

20
21 1. CONTINUED DISCUSSION REGARDING TITLE 13 SIGN REGULATIONS, YARD SALE
22 SIGNS.

23
24 Mr. Parkinson noted the Commissioners had been emailed information about other cities
25 ordinances in regard to signs, and what other cities did and did not allow. He asked the
26 Commissioners for feedback about what policies they had liked. Some of the Commissioners
27 opined they were in favor of what American Fork had done.

28
29 Chairman Cowley pointed out whatever they did should not cause more of a burden on their Code
30 Enforcement officers, and added he was still unsure what the specific problem was that they were
31 trying to address with this ordinance.

32
33 Mr. Parkinson summarized the way the ordinance currently read was that there could be no off-
34 property signs, no signs in public right-of-ways or streets. Commissioner Felt said he understood
35 why signs could not be posted on streetlights or public trees, although he felt people should be
36 allowed to post signs in other people's yards, as long as they were given permission. Mr.
37 Parkinson noted this was the feedback he had received from Council as well; he reported Council
38 was willing to consider allowing signs in other people's yards, although they were concerned
39 about how to lay parameters on that. Mr. Parkinson also clarified they were only discussing
40 private signs and campaign and other political signs would be considered separately.

41
42 Commissioner Felt thought this was governmental oversight, and pointed out in no way did it
43 protect the rights and safety of the citizens to not allow signs to go in other people's yards.
44 Commissioner Spahr explained the problem they needed to solve was having an ordinance which
45 was clear and concise, and one that also did not violate the First Amendment. Commissioner
46 Spahr said what they ultimately needed to figure out was if their ordinance adhered to the First
47 Amendment to protect them from any possible litigation, and said one of the main ways to protect
48 the City was to ensure their ordinances were clearly understood.

49 Mr. Parkinson pointed out once they allowed signs, it was going to be more difficult to differentiate
50 between the content of individual signs, and gave the example of private signs versus one
51 promoting businesses. Commissioner Brand commented the difference was one was
52 commercial, although Mr. Parkinson noted it was now much more subjective to categorize and
53 that was the challenge. Mr. Parkinson discussed how once one kind of off-premise sign was
54 permitted, they would have to allow all kinds of off-premise signs. He also pointed out it was
55 functionally impossible for Code Enforcement officers to drive around the City and determine what
56 kind of signs were allowed and what was not.

57
58 Commissioner Brand asked why this was on their radar, and Mr. Parkinson replied a resident had
59 come before the Council to ask about signs for their garage sale, which had led to a discussion
60 about the ordinance and Council had decided to pass the issue on to the Planning Commission
61 for them to review. Commissioner Bills asked who would enforce the ordinance, and Mr.
62 Parkinson replied that was part of the issue; they had limited Code Enforcement staff.
63 Commissioner Bills commented there were already citizen complaints on social media about other
64 things so she did not feel it was an important use of their time to manage their sign ordinance.
65 She gave the example of a broken-down mobile home near her house, and said if there was not
66 even enough Code Enforcement staff to get that removed she did not see who was going to go
67 through the City to find illegal signs. Mr. Parkinson commented the Code Enforcement officer in
68 Roy City went out every Monday to take signs down, and reiterated the Planning Commission
69 could choose to leave the ordinance as it currently was, or change it.

70
71 Mr. Parkinson clarified signs for public businesses were not protected by the same way as private
72 signs were under the First Amendment and clarified they would be considered separately. He
73 said many cities had chosen to just not allow any signs since it was much easier to manage.
74 Commissioner Brand asked when the last complaint the City had received about their sign
75 ordinance, and Mr. Parkinson replied that other than the case he had just referenced, there were
76 not many complaints, although there was a large volume of illegally posted signs throughout the
77 City. Mr. Parkinson also noted there was not usually a citation issued when illegal signs were
78 found since it was difficult to discern who had put them up. He said in the case of campaign signs,
79 he usually called the candidate to find out who had posted them and to let them know where they
80 were and were not allowed to leave them.

81
82 Mr. Parkinson added there were some caveats for the sign ordinance, and said anything which
83 was for the community's good was exempt from the ban on signs in the right-of-way. He gave
84 some examples and said church signs were not included in this. He said real estate open house
85 signs were protected, as well as notice signs for City public hearings. Mr. Parkinson said political
86 signs were protected by the candidates and Commissioner Brand opined this did not seem logical
87 to her. Mr. Parkinson said political signs were considered to be free speech.

88
89 Commissioner Felt left the meeting at 6:20 PM.

90
91 Chairman Cowley noted the challenges of finding a balance between clarity and having too many
92 ordinances. He said it was challenging for people to live in a City with too many regulations.
93 Commissioner Brand agreed and noted sometimes it was best to do nothing. Commissioner
94 Tanner commented even if they changed the ordinance, many people would still be unaware of
95 the regulations and would continue to put signs up that the Code Enforcement officers would need
96 to manage. Commissioner Tanner acknowledged while this did not necessarily mean they should
97 take no action, he pointed out changing the ordinance did not immediately solve the issue. Mr.
98 Parkinson said it was easier for him and other members of City staff for the ordinance to be as

99 black and white as possible, and said it made his job much easier. Mr. Parkinson said it could
100 sometimes be helpful for ordinances to list out certain instances and have specific parameters for
101 those situations; however, he did not think something like that was applicable in this case and
102 thought they would have to decide to either allow all kinds of signs or ban them all.

103
104 Commissioner Bills asked if decorative signs counted if they had words on them, such as signs
105 that said things like “happy spring” or “Easter.” Mr. Parkinson clarified those counted as lawn
106 decorations and so were not subject to the same regulations.

107
108 Commissioner Brand thought if they had only heard one complaint in recent memory it did not
109 warrant making an action. Commissioner Bills agreed it seemed silly to not allow garage sale
110 signs, although she understood if they allowed them it opened the door for other kinds of signs
111 and she agreed she did not want to make an action based on one complaint. Commissioner Felt
112 said most people got information online now rather than from street signs, especially younger
113 generations. He acknowledged this was a generalization but felt it was a mostly true statement
114 that people did not primarily get information from public signs.

115
116 Mr. Parkinson asked for direction. Commissioner Brand thought on-property garage sales signs
117 should be permitted. Mr. Parkinson noted it could be challenging to manage it if they allowed for
118 one sign to be posted in residents' yards. Commissioner Brand opined they leave the ordinance
119 as is, and if it became a bigger issue the Commission could re-evaluate it then. The other
120 Commissioners concurred with this.

121
122 2. COMMISSIONERS MINUTE

123
124 Commissioner Hulbert brought up the upcoming UTA Ride Along Day, and suggested the
125 Planning Commission and City Staff take part in the event in January. She pointed out while
126 many of them did not personally use public transit, many residents did utilize it, especially the
127 buses. She thought it would be beneficial for the City Staff and Commission to have first hand
128 experience using the buses, since many residents asked them about it and she thought it would
129 be good for them to know where the stops were and things of that nature.

130
131 3. STAFF UPDATE

132
133 Mr. Parkinson announced the subdivision ordinance would be completed soon and he hoped to
134 have a public hearing about it at the upcoming Council meeting so they could consider the public
135 feedback and be on track for their February first deadline. He also announced Roy City had been
136 given an award for their Station Area plan.

137
138 4. ADJOURN

139
140 **Commissioner Bills moved to adjourn at 6:37 p.m. Commissioner Tanner seconded the**
141 **motion. Commissioners Bills, Brand, Cowley, Hulbert, Sphar, and Tanner voted “aye.”**
142 **The motion carried.**

143
144
145 _____
146 Ryan Cowley
147 Chair