



ROY CITY
Planning Commission Work-Session
June 22, 2021 – 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:

Jason Sphar, Vice Chair
Torriss Brand
Chris Collins
Annette Mifflin

Steve Parkinson, City Planner
Brody Flint, Assistant City Attorney

Excused: Commissioners Samantha Bills, Ryan Cowley, Jason Felt and Claude Payne

Others in attendance: Kevin Homer

Pledge of Allegiance by Jason Sphar

1. DECLARATIONS OF CONFLICT

There were none.

2. TRAINING

Assistant City Attorney Brody Flint began the item by letting the body know they can submit any training questions to him. He also passed out rules and regulations of the planning commission. He then pointed out a few issues. He felt any commission member should bring up conflicts and noted the biggest issues with conflicts are financial. He said state code doesn't bar you from voting on certain issues because of who you know, but money is always a factor. He also noted that commission members can vote on whether or not any member has a conflict; though he added that if it's to the degree where the conflict is being voted on, the member should probably just abstain.

Next, Mr. Flint discussed gifts and favors. He didn't think this was happening but stressed that members cannot take gifts. He did note there was a special exception for certain gifts under 50 dollars though. For example, if a member goes to a function and they give them a water bottle – that is permissible.

Mr. Flint noted that rules and regulations require all public meetings must end at 8:30 PM. While the chair can extend this if necessary, the rule technically states it must end at 8:30 PM. Next, Mr. Flint went on to discuss decorum of members and the public. If threatening, yelling, and/or screaming occur, the body has the right to remove the person in question. This applies for everyone. Next, Mr. Flint issued a reminder to the body that they are not changing code or regulations; they are a recommending body. He asked the body to remind themselves of their role and ask relevant questions.

3. DISCUSSION REGARDING GENERAL PLAN UPDATE

Mr. Parkinson began by noting they had talked about having some open houses as far back as November, but felt they were now at a point they could have more people together in person for public comment. He expressed frustration at the fact that virtual comments didn't illicit that much engagement. He outlined that this portion of the meeting was to agree on dates for open houses. He proposed having them on work session nights (4th Tuesday of every month) and have one at the library and one at an elementary school in the southwest. The Commissioners agreed this would be good. Mr. Parkinson then reviewed how the meetings would run.

4. DISCUSSION ON HB 82 – INTERNAL ACCESSORY DWELLING UNITS (I-ADUs)

Mr. Parkinson presented the staff report. He gave the Commission five or six options to look at and noted that these have to be done by October 1st, but they would be the first to initiate these options. He explained that the City's code does not allow splitting utilities, but as soon as this Ordinance passes, he'd like to make some changes to restrictions. There was then a discussion regarding current restrictions.

Mr. Parkinson noted the original bill did not have this many standards. He also noted that fewer restrictions would make this more affordable for homeowners. With that said, the body agreed that parking restrictions were necessary given Utah's layout and climate. They also expressed concern and bewilderment over the extent to which conditional uses apply. Mr. Parkinson felt they could just list a few straight-forward standards without any arbitrary things that could come up. He noted frustration with people trying to work around certain rules. The Commission then discussed changes made to existing developed areas. The members summed up the meeting by going over what they agreed on: parking limitations/restrictions, prohibiting the use of these properties as Airbnbs, requiring business licenses, and recording notices. They decided they did not have a specific preference about a square footage requirement or appearances.

5. COMMISSIONERS MINUTE

There were no additional items to discuss.

6. STAFF UPDATE

There were no additional items to discuss.

7. ADJOURN

Commissioner Brand moved to adjourn at 6:44 p.m. Commissioner Mifflin seconded the motion. Commissioners Brand, Collins, Mifflin, and Sphar voted "aye." Commissioner Collins voted "nay". The motion carried.

Jason Sphar
Vice Chair

Attest:

Morgan Langholf
City Recorder

dc: 06-22-21