



Minutes of the Roy City Council Work Session held on July 20, 2021 at 4:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy

City Manager, Matt Andrews

City Attorney, Andy Blackburn

City Planner, Steve Parkinson

Councilmember Joe Paul

Councilmember Bryon Saxton

Councilmember Diane Wilson

Councilmember Ann Jackson

Also present were City Recorder, Morgan Langholf;

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Paul, Saxton, Jackson, and Wilson were present.

B. Discussion

1. Proposed Mixed Use for Frontrunner Station and Innovation Center Areas

City Planner Steve Parkinson began where the commission left off and went through the changes he made to the proposal, noting the color coding used to note what the changes meant (black bolded for major changes, minor changes in blue). He pointed out that larger changes revolve around moving certain services from north to south and trying to keep things more residential. He clarified that the larger point of this was to keep things as confined to local needs as possible. Mr. Parkinson felt that commercial and civic needs would be in the central location if possible.

Mr. Parkinson explained that the maximum density is 25 units per acre in the central part of the City, and 18 in the southern part of Roy. Maximum building height is generally sixty. Per the residential requirements, commercial businesses would not be allowed. Maximum height in the north would be fifty instead of sixty. These changes would also make commercial buildings largely prohibited directly across from residential areas. The maximum building height along 32 is 45.

Councilmember Paul asked to see a map of the south. Mayor Dandoy clarified that the plan would take out the library and park given the new markups including the airport. Councilmember Diane Wilson suggested a 35 foot buffer strip to break up the building heights and not restrict building heights as much and keep the area calmer. Councilmember Paul recommended a buffer of sixty on the west and eighty on the east.

Mayor Dandoy noted that there were several options available. After subsequent discussion, the Council members largely agreed with these options. However, Councilmember Paul did not think the buffer would be as helpful on the south side as it would on the north side. Mayor Dandoy proposed a setback instead of a buffer and asked if that would satisfy the requirement. Councilmember Wilson felt that would be reasonable and Councilmember Jackson agreed. Mayor Dandoy felt they could leave the buffer

on the south end as stated and put a 30 foot buffer on the business side and change the height requirement from 80 feet to 60 feet. Councilmember Paul worried that this would waste too much space. Councilmember Wilson asked how much space would be lost when the road was widened. Mr. Parkinson said that would be a question for engineers. She then suggested a 25 instead of 30 foot buffer and asked about the width of setbacks. Mr. Parkinson said setbacks are 20 so they are better sticking to buffers. Everyone agreed to the earlier suggestion of different widths from west to south.

Next, Councilmember Wilson brought up looking at the slope and height for the stations' central and south areas. Her concern was regarding the rear loading buildings there with a steep slope. She proposed removing loading zones in these steep locations. Mayor Dandoy asked for clarification and to see it visually. Mr. Parkinson clarified and said rear parking/loading will be impacted by the slope of the area and that could cause safety issues. To alleviate this problem, front parking should be allowed to give developers more options to avoid these slopes. Councilmember Wilson reiterated that they should simply add front parking to the regulations. She noted that having more set regulations would help with the sixty foot requirements. Councilmember Wilson reviewed diagrams to better illustrate her point. Mayor Dandoy expressed concern about the distances with the setbacks and roads and if that is truly enough room to build more homes. He also referred to the diagram to better illustrate his concerns. Councilmember Wilson felt this concern illustrated her concern for the height issues discussed earlier. Councilmember Paul suggested delineating the point of the buffer at the very eastern edge of the property.

Mayor Dandoy felt this all might be too confusing and wondered if anyone would want to develop the location given the varying restrictions. Going off what other cities have done, Councilmember Wilson made another spacing recommendation as follows: 60 feet from tracks or 30 feet from the road. Mayor Dandoy liked this idea as it gave a solid template and engineers could make modifications as needed. In the case being discussed, Councilmember Wilson recommended extending it from 2675 West to the Junction of 4250 South.

Mayor Dandoy shifted the conversation to a discussion of North and South of 4000. Councilmember Wilson asked if "residential only" classifications and general stop areas would be allowed in the green area shown on the map. She asked what this was currently slated as. Mayor Dandoy responded by saying these things are allowed. Councilmember Wilson asked if the recreation zones in green need to be kept or omitted in order to avoid another zoning area. Mayor Dandoy said they did not need to change anything as everything is currently under R-1-8 zoning. Councilmember Wilson asked if they wanted to consider a multi zoned area to keep options open. Mayor Dandoy felt finding exit/entrance points could complicate this and they would be zoning it for something it will never be. He then recommended completely changing things and labeling it as industrial, though he noted this would change aspects of their agreement from earlier. He asked if they wanted to leave this in the discussion or take it out completely. Councilmember Wilson recommended having 60 feet in the Northern area and everything else would be 35 to keep the flexibility for zoning requirements. Councilmember Paul asked to leave everything 35 feet, though Mayor Dandoy said this would make certain building requirements more difficult. Mayor Dandoy asked again though and everyone agreed on 35 feet before he ended the meeting.

C. Adjournment

Councilmember Paul Motioned to Adjourn the City Council Work Session meeting at 5:27 p.m. Councilmember Wilson seconded the motion. All Councilmembers voted "aye." The motion carried.

Robert Dandoy

Mayor

Attest:

Morgan Langholf
City Recorder

dc: