

Brittany Fowers

From: Robert Dandoy
Sent: Tuesday, June 17, 2025 4:49 AM
To: Brittany Fowers
Subject: Fw: Letter from Planning Commission

Please add to the public record for tonight's meeting.

Thanks Bob 😊

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From: Robert Dandoy <rdandoy@royutah.gov>
Sent: Tuesday, June 17, 2025 4:47:15 AM
To: Matthew Andrews <mandrews@royutah.gov>; Brody Flint <bflint@royutah.gov>
Subject: Fw: Letter from Planning Commission

FYI

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From: rrcowley@gmail.com <rrcowley@gmail.com>
Sent: Monday, June 16, 2025 10:24:34 PM
To: Ann Jackson <ajackson@royutah.gov>; Robert Dandoy <rdandoy@royutah.gov>; Bryon Saxton <bsaxton@royutah.gov>; Diane Wilson <dwilson@royutah.gov>; Randy Scadden <randy.scadden@royutah.gov>; Sophie Paul <Sophie.Paul@royutah.gov>
Cc: baileybrody@gmail.com <baileybrody@gmail.com>; Patrick Tan <Patrick.Tan@royutah.gov>; Steve Parkinson <sparkinson@royutah.gov>; jupiter0110@gmail.com <jupiter0110@gmail.com>; justdantanner@gmail.com <justdantanner@gmail.com>; supisam@comcast.net <supisam@comcast.net>
Subject: Letter from Planning Commission

Dear Mayor Dandoy and Council Members,

On tomorrow's city council agenda, there is a proposed discussion and request to rescind ordinance 25-2. We write to you in our personal capacities as Chair and Vice-Chair of the Planning Commission (Cowley and Felt, respectively), and as Planning Commissioners (Bailey, Bills, Tanner), to express our concerns regarding this proposal.

Over the past several years, the Planning Commission has worked proactively to update the General Plan with two specific goals in mind:

1. To provide clear development guidelines *before* specific requests arise.
2. To set clear standards (like building height limits) to ensure efficient and consistent development.

In contrast, relying solely on development agreements for exceptions can be costly, lead to inconsistencies in development, and fuel the misconception that the city caters to developers rather than actively planning for the city's future and its residents.

The recommendation to adjust building heights in the DTE area stemmed from a specific development request. Existing infrastructure is adequate to support this kind of development and doesn't impact residential views as it abuts the freeway. In response to this request, the commission acted to provide clarity for the then-current proposal and to facilitate future growth opportunities. After debating the appropriate course of action, we recommended a change to the ordinance rather than recommending the change through a development agreement. This episode embodies the approach we believe we as a city should take towards planning: proactively planning for the future rather than reactively entering into development agreements.

The process for Ordinance 25-2 was thorough. It was heard and recommended by the Planning Commission, approved 4-1 by the City Council, and a subsequent referendum failed to gather sufficient signatures to be placed on the ballot (only 11.7% of the necessary signatures were gathered). These steps represent a comprehensive, inclusive, and legally sound decision-making process.

Many residents we've spoken with understand and support the building height adjustments once the context for the decision was explained and the location zoned for this type of building was identified for them.

We recognize that we ultimately share the same goal: striving to shape the city's future for the better. Our involvement with the Planning Commission is firmly rooted in that desire. For this reason, we urge you to consider the extensive work and public input that went into Ordinance 25-2 and leave the zoning as it now stands. This decision was made through established

processes, and we believe it's time to move forward with implementation. To change course now would be a step backward.

Thank you for your service to our city. As discussions move forward, please don't hesitate to contact us or any member of the commission if you'd like to discuss our reasoning or the commission's recommendations further.

Sincerely,

Ryan Cowley - Planning Commission Chair

Jason Felt - Planning Commission Vice-Chair

Brody Bailey - Planning Commissioner

Samantha Bills - Planning Commissioner

Daniel Tanner - Planning Commissioner