

**Chair**  
• Ryan Cowley  
**Vice-Chair**  
• Jason Felt  
**City Planner**  
• Steve Parkinson



**Commission Members**  
• Brody Bailey  
• Samantha Bills  
• Anna Graff  
• Janel Hulbert  
• Braden Reed  
• Daniel Tanner  
• Jeremy Thompson

# PLANNING COMMISSION AGENDA

**October 14, 2025 - 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 9, 2025, regular meeting minutes

## Legislative Items

3. **6:00 p.m. – PUBLIC HEARING** – to consider a Development Agreement with Mainline Co. regarding a project located at 3918 South Midland Dr & 2710 West 4000 South, to increase the building height by 10 feet and eliminate the “Commercial Space” requirement on 4000 South within the Urban Corridor (UC) zone.
4. **6:00 p.m. – PUBLIC HEARING** – to consider a Development Agreement with Stewart Land Co. regarding a project located approximately at 2436 West 4000 South, to increase the building height by 10 feet within the Station North (S-N) zone.

## Administrative Items

5. Consider a request for Site Plan and Architectural approval for Railrunner ph 3 project located at approximately 4437 South Boxcar Way
6. Consider a request for Site Plan and Architectural approval for Agora Heights project located at approximately 1952 West 5450 South
7. Commissioners Minute
8. Staff Update
9. 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.gov](mailto:ced@royutah.gov) 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 8<sup>th</sup> day of November 2024. A copy was also posted on the Roy City Website and [Utah Public Notice Website](#) on the same date.*

Visit the Roy City Web Site @ [www.royutah.gov](http://www.royutah.gov)  
Roy City Planning Commission Agenda Information – (801) 774-1027

Steve Parkinson, City Planner

