

MINUTES OF THE AUGUST 2, 2005, ROY CITY COUNCIL MEETING

1. Approval of Minutes of July 19, 2005
2. Recognition of Debbi Ames for service as Roy City's historian
3. Consideration of a petition from M. J. Land & Livestock and Utah Power & Light to rezone approximately 3.24 acres located at approximately 5500 South 3200 West from RE-20 to R-1-8
 - a. Consideration of Ordinance No. 943 approving a rezone of property located at approximately 5500 South 3200 West, Roy, Utah from an RE -20 designation to an R-1-8 designation
4. Consideration of final development plans for Lot Nos. 13 and 14 of Bingham Industrial Park located at approximately 1930 and 1938 West 3350 South and approval of a Conditional Use Permit for vehicle and equipment rental or sales located at approximately 1930 West 3350 South, Bingham Industrial Park Lot No. 13
5. Consideration of rezoning approximately 9.45 acres in Bingham Industrial Park Phase Nos. 1, 2, and 3 located at approximately 3350 South 1900 West from Light Manufacturing (LM) to Manufacturing (M)
 - a. Consideration of Ordinance No. 944 approving a rezone of property located at approximately 3350 South 1900 West, Roy, Utah from a Light Manufacturing (LM) designation to a Manufacturing (M) designation
6. Consideration of rezoning approximately 0.78 acres located at approximately 3990 South 1900 West from Light Manufacturing (LM) to Community Commercial (CC), to consider rezoning approximately 0.47 acres located at approximately 3971 South 1900 West from Regional Commercial (RC) to Community Commercial (CC), and to consider rezoning approximately 89.01 acres located at approximately 4150 South 1900 West from Light Manufacturing (LM) to Business Park (BP)
 - a. Consideration of Ordinance No. 945 approving a rezone of property located at approximately 3990 South 1900 West from a Light Manufacturing (LM) designation to a Community Commercial (CC) designation
 - b. Consideration of Ordinance No. 946 approving a rezone of property located at approximately 3971 South 1900 West from a Regional Commercial (RC) designation to a Community Commercial (CC) designation
 - c. Consideration of Ordinance No. 947 approving a rezone of property located at approximately 4150 South 1900 West from a Light Manufacturing (LM) designation to a Business Park (BP) designation

7. City Manager's report
8. Mayor and Council reports

Minutes of the Roy City Council Meeting held August 2, 2005, at 6:00 p.m. in the City Council Room of the Roy City Municipal Building.

The meeting was a regularly scheduled meeting 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 were in attendance:

Mayor Roger Burnett
Councilwoman Marge Becraft
Councilman Tommy Smith
Councilman Dave Tafoya
Councilman Dan Tanner

City Manager Chris Davis
City Attorney Andrew Blackburn
Secretary Char Wolverton

Excused: Councilman Larry Peterson

Also present were: Tony Reynolds, Community Development Services Director; Travis Stump; Tyler Jensen; Chad Anderson; Brad Hilton; Debbi Ames; Alan Ames, Nicole Ames

Moment of Silence: Councilman Tafoya

Pledge of Allegiance: Councilman Tafoya

1. APPROVAL OF JULY 19, 2005 MINUTES

Councilwoman Becraft moved to approve the minutes of July 19, 2005 as written. Councilman Tanner seconded the motion. Council members Smith, Tafoya, Becraft, and Tanner voted “aye.” The motion carried.

2. RECOGNITION OF DEBBI AMES FOR SERVICE AS ROY CITY’S HISTORIAN

Mayor Burnett stated that Debbi Ames has worked for the City for many years and has spent a significant amount of time putting together a history of the City and keeping it up to date. Mrs. Ames is unable to continue being the City Historian and Mayor Burnett thanked her for all she has done.

Councilman Tanner moved to approve the recognition of Debbi Ames for service as Roy City’s historian. Councilwoman Becraft seconded the motion. Council members Smith, Tafoya, Becraft, and Tanner voted “aye.” The motion carried.

Mayor Burnett presented Mrs. Ames with a plaque. Mrs Ames introduced her family and stated that she enjoyed being the historian for Roy City.

3. CONSIDERATION OF A PETITION FROM M. J. LAND & LIVESTOCK AND UTAH POWER & LIGHT TO REZONE APPROXIMATELY 3.24 ACRES LOCATED AT APPROXIMATELY 5500 SOUTH 3200 WEST FROM RE-20 TO R-1-8

Tony Reynolds stated that the above mentioned property is located immediately north of the McCall Fields Subdivision at approximately 5500 South 3200 West. M. J. Land & Livestock and Utah Power and Light are proposing a rezone of approximately 3.24 acres from RE-20 to R-1-8 in order to begin the process of developing a subdivision at that location.

Councilman Tanner asked if the property to the north is zoned RE-20. Mr. Reynolds stated that the parcel in question is surrounded by a zone of R-1-8.

3A. CONSIDERATION OF ORDINANCE NO. 943 APPROVING A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 5500 SOUTH 3200 WEST, ROY, UTAH FROM AN RE -20 DESIGNATION TO AN R-1-8 DESIGNATION

Councilman Tafoya moved to approve Ordinance No. 943 approving a rezone of property located at approximately 5500 South 3200 West, Roy, Utah from an RE -20 designation to an R-1-8 designation. Councilman Tanner seconded the motion. A roll call vote was taken. Council members Becraft, Smith, Tafoya, and Tanner voted "aye." The motion carried.

4. CONSIDERATION OF FINAL DEVELOPMENT PLANS FOR LOT NOS. 13 AND 14 OF BINGHAM INDUSTRIAL PARK LOCATED AT APPROXIMATELY 1930 AND 1938 WEST 3350 SOUTH AND APPROVAL OF A CONDITIONAL USE PERMIT FOR VEHICLE AND EQUIPMENT RENTAL OR SALES LOCATED AT APPROXIMATELY 1930 WEST 3350 SOUTH, BINGHAM INDUSTRIAL PARK LOT NO. 13

Tony Reynolds stated that Calvin Kippen is requesting approval of a Final Development Plan for Lot Nos. 13 and 14 of the Bingham Industrial Park. Mr. Kippen is also seeking a Conditional Use Permit for Scotts Machinery to lease building lot No. 13. Mr. Reynolds stated that the building proposed for lot No. 14 is identical to that of lot No. 13; however, there is no tenant for lot No. 14.

Councilman Tanner asked if there would be any signage associated with the business on lot No. 13. Mr. Reynolds said that they would have to comply with the ordinance in that regard.

Councilwoman Becraft moved to approve a Final Development Plan for Lot No. 13 of the Bingham Industrial Park located at approximately 1930 West 3350 South and approval of a Conditional Use Permit for vehicle and equipment rental or sales located at approximately 1930 West 3350 South, Bingham Industrial Park Lot No. 13, based on the

findings of the DRC and Planning Commission and subject to staff and engineering recommendations. Councilman Smith seconded the motion. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

Councilwoman Becraft moved to approve a Final Development Plan for Lot No. 14 of the Bingham Industrial Park located at approximately 1938 West 3350 South based on the findings of the DRC and Planning Commission and subject to staff and engineering recommendations. Councilman Tanner seconded the motion. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

5. CONSIDERATION OF REZONING APPROXIMATELY 9.45 ACRES IN BINGHAM INDUSTRIAL PARK PHASE NOS. 1, 2, AND 3 LOCATED AT APPROXIMATELY 3350 SOUTH 1900 WEST FROM LIGHT MANUFACTURING (LM) TO MANUFACTURING (M)

Tony Reynolds stated that the Planning Commission and staff recommend rezoning approximately 9.45 acres of Bingham Industrial Park Phase Nos. 1, 2, and 3, at approximately 1900 West 3350 South from Light Manufacturing to Manufacturing.

- 5A CONSIDERATION OF ORDINANCE NO. 944 APPROVING A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 3350 SOUTH 1900 WEST, ROY, UTAH FROM AN LM (LIGHT MANUFACTURING) DESIGNATION TO AN M (MANUFACTURING) DESIGNATION

Councilman Tafoya moved to approve Ordinance No. 944 approving a rezone of property located at approximately 3350 South 1900 West, Roy, Utah from a Light Manufacturing (LM) designation to an Manufacturing (M) designation. Councilman Tanner seconded the motion. A roll call vote was taken. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

6. CONSIDERATION OF REZONING APPROXIMATELY 0.78 ACRES LOCATED AT APPROXIMATELY 3990 SOUTH 1900 WEST FROM LIGHT MANUFACTURING (LM) TO COMMUNITY COMMERCIAL (CC), TO CONSIDER REZONING APPROXIMATELY 0.47 ACRES LOCATED AT APPROXIMATELY 3971 SOUTH 1900 WEST FROM REGIONAL COMMERCIAL (RC) TO COMMUNITY COMMERCIAL (CC), AND TO CONSIDER REZONING APPROXIMATELY 89.01 ACRES LOCATED AT APPROXIMATELY 4150 SOUTH 1900 WEST FROM LIGHT MANUFACTURING (LM) TO BUSINESS PARK (BP)

Tony Reynolds stated that the above rezone includes three parcels; Iomega Business Park, 3990 South 1900 West; Ogden Airport, 3971 South 1900 West; and Wasatch Executive Park, 4150 South 1900 West. Roy City is petitioning to rezone approximately .78 acres of the Iomega

Business Park from Light Manufacturing to Community Commercial; .47 acres of the Wasatch Executive Park from Regional Commercial to Community Commercial; and approximately 89.01 acres of the Ogden Airport from Light Manufacturing to Business Park.

Mr. Reynolds recommended approval based on the findings of the staff report and Planning Commission.

Councilman Smith stated that when he attends the Chamber Meetings, the committee often talks about expanding the airport. He expressed concern over the possibility of that spilling over to the neighborhoods and the impact that might have. He also stated that he felt it is important to keep the benefit of the community in mind when rezoning property. Mr. Reynolds stated that he has spoken with Mr. Rich, manager of Ogden Airport, who described some of the plans and hopes for the airport. He stated that those things have been reviewed and considered.

6A. CONSIDERATION OF ORDINANCE NO. 945 APPROVING A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 3990 SOUTH 1900 WEST FROM AN LM (LIGHT MANUFACTURING) DESIGNATION TO A CC (COMMUNITY COMMERCIAL) DESIGNATION

Councilman Tanner moved to approve Ordinance No. 945 approving a rezone of property located at approximately 3990 South 1900 West from an LM (Light Manufacturing) designation to a CC (Community Commercial) designation. Councilwoman Becraft seconded the motion. A roll call vote was taken. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

6B. CONSIDERATION OF ORDINANCE NO. 946 APPROVING A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 3971 SOUTH 1900 WEST FROM AN RC (REGIONAL COMMERCIAL) DESIGNATION TO A CC (COMMUNITY COMMERCIAL) DESIGNATION

Councilman Tafoya moved to approve Ordinance No. 946 approving a rezone of property located at approximately 3971 South 1900 West from an RC (Regional Commercial) designation to a CC (Community Commercial) designation. Councilman Tanner seconded the motion. A roll call vote was taken. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

6C. CONSIDERATION OF ORDINANCE NO. 947 APPROVING A REZONE OF PROPERTY LOCATED AT APPROXIMATELY 4150 SOUTH 1900 WEST FROM AN LM (LIGHT MANUFACTURING) DESIGNATION TO A BP (BUSINESS PARK) DESIGNATION

Councilman Tanner moved to approve Ordinance No. 947 approving a rezone of property located at approximately 4150 South 1900 West from an LM (Light Manufacturing)

designation to a BP (Business Park) designation. Councilwoman Becraft seconded the motion. A roll call vote was taken. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

7. CITY MANAGER’S REPORT

Chris Davis stated that the Airport Road Project will begin August 8th.

Mr. Davis stated that 2275 West will be slurry sealed by the end of the month. Advanced Paving will take care of that project.

Roy Days is in full swing. There are activities throughout the week. The softball game will be held August 3rd at 6:00 p.m.

A work session will be held Tuesday, August 9th at 6:00 at the Recreation Center. The tax notices will go out August 3rd.

Andy Blackburn reported that the bi-annual URMMA inspection took place recently. He stated that he is very pleased with the results of the inspection and no problems were identified.

Mr. Davis stated that the newsletter containing information for re-election of City Council Members will go out the first part of September. All information for the candidates needs to be in by August 19th. Primary elections will be held October 4th.

8. MAYOR AND COUNCIL REPORTS

Mayor Burnett stated that the Roy Days celebration is this week. There are a lot of activities planned including a salmon dinner on Friday, August 5th from 5:00 to 7:30 p.m. The parade will be held Saturday August 6th at 9:30 a.m. and the fireworks will be held Saturday night.

A public hearing regarding the tax increase will be held August 16th.

Larry Horspool is retiring and a luncheon will be held in his honor on Wednesday August 10th at 12:00 p.m.

10. ADJOURN

Councilwoman Becraft moved to adjourn City Council Meeting at 6:43 p.m. Councilman Tanner seconded the motion. Council members Becraft, Smith, Tafoya, and Tanner voted “aye.” The motion carried.

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Roger Phil Burnett
Mayor

Attest:

Char Wolverton
Secretary

dc:aug0205