

MINUTES OF THE MARCH 6, 2007, ROY CITY COUNCIL MEETING

1. Approval of February 20, 2007 minutes
2. Consideration of an amended conditional use permit and site plan for a convenience store located at approximately 3495 West 5600 South
3. Consideration of a revised preliminary plat for the Maverik Subdivision located at approximately 3495 West 5600 South
4. Public comments
5. Amendment to City purchasing policy
6. City Manager's report
7. Mayor and Council Reports
8. Adjourn City Council Meeting and convene a Redevelopment Agency Meeting

Minutes of the Roy City Council Meeting held March 6, 2007, 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 Joe H. Ritchie
Councilwoman Marge Becraft
Councilman Tommy Smith
Councilman Dave Tafoya
Councilman Michael Stokes
Councilman Larry Peterson

City Manager Chris Davis
City Attorney Andrew Blackburn
Secretary Char Wolverton

Also present were: Tony Reynolds, Community Development Services Director; Cathy Spencer, Management Services Director; Bert Visser; Jennifer Johnson; Timothy Heiner; Blake Heiner; Cherie Frame; Mark & Matthew Frame; Don Lilyquist; Dan Paschal

Moment of Silence: Councilman Tafoya

Pledge of Allegiance: Councilman Tafoya and Mark Frame, boy scout

1. APPROVAL OF FEBRUARY 20, 2007 MINUTES

Councilwoman Becraft moved to approve the minutes of February 20, 2007, as corrected. Councilman Peterson seconded the motion. Council members Smith, Tafoya, Becraft, Stokes, and Peterson voted “aye.” The motion carried.

2. CONSIDERATION OF AN AMENDED CONDITIONAL USE PERMIT AND SITE PLAN FOR A CONVENIENCE STORE LOCATED AT APPROXIMATELY 3495 WEST 5600 SOUTH

Councilman Stokes asked to be excused from participating in the next two items due to a potential conflict of interest. He left the room.

Dan Murray, Maverik Country Stores, Inc. is seeking a Conditional Use Amendment and a Preliminary Subdivision Revision of a three lot subdivision on 6.15 acres. The reason for the proposed changes are based on the proponents request to add two gas pump island and extend the overhead canopy on the east side of the existing pumps and canopy. Mayor Ritchie stated that the Planning Commission recommended approval

Councilman Smith moved to approve the amended conditional use permit and site plan for a convenience store located at approximately 3495 West 5600 South. Councilman Peterson

seconded the motion. Council members Smith, Tafoya, Becraft, and Peterson voted “aye.” The motion carried.

3. CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR THE MAVERIK SUBDIVISION LOCATED AT APPROXIMATELY 3495 WEST 5600 SOUTH

Councilman Tafoya moved to approve the revised preliminary plat for the Maverik Subdivision located at approximately 3495 West 5600 South. Councilman Smith seconded the motion. Council members Becraft, Smith, Tafoya, and Peterson voted “aye.” The motion carried.

4. PUBLIC COMMENTS

Bert Visser, 2500 West 4833 South, stated that he came to the meeting to check on the status of 2675 West. He asked if any progress had been made toward the road going through the Williams’ property. He stated that it is his understanding that the parking lot plat for the UTA station is about to be submitted and he was wondering if that included any changes to 2675 West. Chris Davis stated that staff has not spoken with Mr. Williams. Tony Reynolds stated that a preliminary plat and site plan will be presented to the Planning Commission. Mayor Ritchie added that the Planning Commission would hold a public hearing regarding the matter and advised Mr. Visser to attend and express his concern.

Mr. Visser stated that if 2675 West doesn’t go through, a bigger burden will fall on 4400 South and 4800 South.

Councilman Tafoya stated that 4800 South is going to be widened which is currently the priority. He indicated that the issue of 2675 West could be addressed after the 4800 South widening project is completed.

Mr. Visser stated that if it’s going to take that long, he will start a petition since the problem is only going to get worse.

Tony Reynolds stated that representatives from UTA have spoken with Mr. Williams; however, the status of 2675 West won’t be known until the Planning Commission addresses the issue.

Mayor Ritchie thanked Mr. Visser for his perseverance.

Blake Heiner, 3185 West 4725 South, stated that there is double frontage on his lot; hence, a retaining wall and 6’ fence was constructed at the back of his property. He stated that a developer has brought in backfill which reaches almost to the top of the retaining wall. He stated that he didn’t know what the original agreement was but feels like he no longer has the protection of the

wall. Mr. Heiner added that the developer told him that the city engineer required the backfill. Mayor Ritchie stated that he will make staff aware of the problem and will find an answer.

5. AMENDMENT TO CITY PURCHASING POLICY

Andy Blackburn stated that he is asking for approval of Resolution No. 901; amendment to the Roy City Purchasing Policy. Cathy Spencer has been working on the amendments which will bring the policy into compliance with state law.

Councilman Peterson moved to adopt Resolution No. 901, a resolution approving an amended Roy City Purchasing Policy. Councilwoman Becraft seconded the motion. A roll call vote was taken. Council Members Becraft, Smith, Tafoya, Peterson and Stokes voted “aye.” The motion carried. (Copy filed for record)

6. CITY MANAGER’S REPORT

Chris Davis stated that Councilman Smith, in the last City Council Meeting, asked about the progress of the round-about on 4400 South. He contacted Ogden City and it is his understanding that the project is moving ahead. He stated that Troy Wolverton from Wasatch Civil Engineering is working on the round-about; however, his current priority is the 4800 South project; hence, no design for the round-about has been submitted.

7. MAYOR AND COUNCIL REPORTS

Mayor Ritchie reported that he and Chris Davis attended a WACOG meeting on March 5th and the WACOG Committee approved Roy City’s request for \$1 million over a three year period for the construction of the Senior Center/Boys and Girls Club. The Committee is very supportive of the project.

Councilman Smith stated that he will e-mail the chamber update to the Council and staff.

10. ADJOURN

Councilman Tafoya moved to adjourn to a Redevelopment Agency Meeting at 6:17 p.m. Councilman Smith seconded the motion. Council members Becraft, Smith, Tafoya, Peterson and Stokes voted “aye.” The motion carried.

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Joe H. Ritchie
Mayor

Attest:

Char Wolverton
Secretary

dc:mar0607

MINUTES OF THE MARCH 6, 2007 REDEVELOPMENT AGENCY MEETING

1. Approval of Minutes of June 6, 2006
2. Motion for a closed meeting for a strategy session to discuss the sale of real property
3. Closed Meeting for a strategy session to discuss the sale of real property

Minutes of the Redevelopment Agency Meeting held March 6, 2007, in the City Council Room of the Roy City Municipal Building.

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The following were in attendance:

Chairman Joe H. Ritchie
Board Member Marge Becraft
Board Member Tommy Smith
Board Member Dave Tafoya
Board Member Larry Peterson
Board Member Michael Stokes

Executive Director Tony Reynolds
City Attorney Andy Blackburn
City Manager Chris Davis
Secretary Char Wolverton

1. APPROVAL OF MINUTES OF JUNE 6, 2006

Board Member Smith moved to approve the minutes of June 6, 2006, as written. Board Member Becraft seconded the motion. Board Members Becraft, Peterson, Smith, Tafoya, and Stokes voted “aye.” The motion carried.

2. MOTION FOR A CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS THE SALE OF REAL PROPERTY

Board Member Peterson made a motion to hold a closed meeting for a strategy session to discuss the sale of real property. Board Member Stokes seconded the motion. A roll call vote was taken. Board Members Becraft, Smith, Tafoya, Stokes, and Peterson voted “aye.” The motion carried.

3. CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS THE SALE OF REAL PROPERTY

Joe H. Ritchie
Chairman

Attest:

Char Wolverton
Secretary

dc:mar0607