

MINUTES OF THE AUGUST 3, 2010, ROY CITY COUNCIL MEETING

1. Approval of July 20, 2010, minutes
2. Recognition of July 2010 Employee of the Month
3. Ratification of Mayor's appointment to the Planning Commission
4. Public comments
5. Consideration of a request to amend the recorded subdivision plat for the Midland Square Commercial Subdivision on property located at approximately 40000 South Midland Drive
6. Consideration of a request for a conditional use allowing development of an automotive parts store (O'Reilly's Auto Parts) on property located at approximately 4020 South Midland Drive
7. Consideration of a request for a conditional use allowing development of a facility for minor vehicle repair (Jiffy Lube) on property located at approximately 4080 South Midland Drive
8. City Manager's report
9. Mayor and Council reports
10. Adjourn
11. Summary of actions charged

Minutes of the Roy City Council Meeting held August 3, 2010, 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 members were in attendance:

Mayor Joe H. Ritchie	City Manager Chris Davis
Councilman Willard Cragun	City Attorney Andy Blackburn
Councilman Brad Hilton	Secretary Michelle Drago
Councilman Michael Stokes	
Councilman Dave Tafoya	

Excused: Councilman Larry Peterson

Also present were: Ross Oliver, Public Works Director; Kurt Wallace, Street Superintendent; Jared Hall, Planner; Greg Whinham, Police Chief; Brandon Edwards; Kimber Edwards; Dave Collins; Areta Collins; Shelly Moore; Eldon Haacke; Brian Jenkins; Jon Taylor; Bryce Payne; Stockton Myer; and Brayden Doxey.

Moment of Silence: Councilman Hilton

Pledge of Allegiance: Councilman Hilton

1. APPROVAL OF JULY 20, 2010, MINUTES

Councilman Tafoya moved to approve the minutes of July 20, 2010, as written. Councilman Stokes seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

2. RECOGNITION OF JULY 2010 EMPLOYEE OF THE MONTH

Mayor Ritchie stated that Rusty Tubbs and Ross Oliver had nominated Brandon Edwards as the July 2010 Employee of the Month. Brandon Edwards worked in the Building Maintenance Department. He was an exceptional worker with a helpful and supportive attitude. Brandon made any task he was given a priority. He was instrumental in many successful projects within the City. He was and is a true asset in the everyday tasks at the Roy City Hope Community Center. He was also heavily involved with the re-carpeting of the Municipal Building. You could always count on Brandon to give 100% and stay until the job was completed accurately. He was a very hard worker and gladly took on any job, big or small.

Councilman Hilton stated that Brandon Edwards was very honest and full of integrity. He was glad Brandon was a City employee.

Councilman Hilton moved to accept the nomination of Brandon Edwards as the July 2010 Employee of the Month. Councilman Stokes seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

Mayor Ritchie presented Brandon Edwards with a check and recognition plaque.

Mayor Ritchie stated that he appreciated Brandon's positive attitude, great work ethic, and willingness to be anywhere he was needed.

Brandon introduced his wife Kimber and their soon-to-be baby.

3. RATIFICATION OF MAYOR'S APPOINTMENT TO THE PLANNING COMMISSION

Mayor Ritchie stated that Councilman Hilton's election to the City Council had left a vacancy on the Planning Commission. Gennie Kirch had agreed to fill that vacancy with the understanding that she would be appointed to another term when it expired. He asked that the Council appoint Gennie Kirch to a three-year term on the Planning Commission.

Councilman Cragun moved to ratify the Mayor's appointment of Gennie Kirch to the Planning Commission for a three-year term beginning July 1, 2010. Councilman Hilton seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

Jared Hall stated Dave Collin's tenure on the Planning Commission had ended. He had served for a long time in the roles of member, Vice Chairman, and Chairman. The staff wanted to publicly thank Dave for his voice on the Commission. His background as a building inspector had given a unique perspective to the Planning Commission. He presented Dave with a plaque.

Councilman Cragun stated that he had known Dave for over twenty years. He had found Dave's input on the Commission to be well thought out and valid. He appreciated all Dave had done for the City.

Dave Collins introduced his wife Areta. They had lived in Roy for 35 years. He had enjoyed working with everyone. The people that he had worked with made it worthwhile.

Councilman Hilton stated that Dave had a long history with Roy City. His knowledge was very valuable on the Planning Commission.

4. PUBLIC COMMENTS

Shelly Moore, 3197 West 5925 South, stated that when she moved into her home her street (3200 West) was a dead end. Now that it had been extended, there was always water in front of her home.

She ran a business from her home. Three years ago the water was so bad where her customers parked, that the City came in, chipped it out, and hauled it away. Children in her neighborhood had been injured due to the water and neighbors had slipped and fallen. A man on a Harley had taken a spill. The water attracted insects and smelled. It was just barely drying up from the spring.

Mayor Ritchie stated that the City would look into the water problem.

Councilman Tafoya asked what the City had previously done about the problem. Ms. Moore said the standing water was ground water. A few years ago, it froze. The City chipped it out and hauled it away.

5. CONSIDERATION OF A REQUEST TO AMEND THE RECORDED SUBDIVISION PLAT FOR THE MIDLAND SQUARE COMMERCIAL SUBDIVISION ON PROPERTY LOCATED AT APPROXIMATELY 40000 SOUTH MIDLAND DRIVE

Mayor Ritchie stated that the City Council had the information prepared by the staff. He invited Jared Hall to make a few comments.

Jared Hall, Planner, stated that the Midland Square Commercial Subdivision was located on the southeast corner of 4000 South and Midland Drive. He reviewed the lots and their approved uses:

- Lot No. 1 - Jiffy Lube (proposed)
- Lot No. 2 - McDonald's (approved)
- Lot No. 3 - Intermountain Dental (approved)
- Lot No. 4 - O'Reilly Auto Parts (proposed)
- Lot No. 5 - Maverik (built)
- Lot No. 6 - Roy Family Dental (built)
- Lot No. 7 - Future development
- Lot No. 8 - Future development

Two conditional uses were currently under consideration - O'Reilly Auto Parts on Lot No. 4 and Jiffy Lube on Lot No. 1. Approval of the conditional use for Lot No. 4 was tied to a proposal to amend the Midland Square Commercial Subdivision. Lot No. 4 contained more acreage than O'Reilly Auto Parts needed. The developer proposed to split Lot No. 4 to create a new lot known as Lot No. 9. A lot line adjustment had been made with Lot No. 3 to make Lot No. 9 a little larger. Jiffy Lube was requesting approval for a conditional use on Lot No. 1, which was located at the south end of the development. Their site plan included a second retail building. It would not be constructed at this time. All of the on-site improvements would be installed. The building envelope would remain clear. None of the lots had access directly onto Midland Drive.

Councilman Cragun asked where the access road was located. Jared Hall said the access road was located immediately north of the Jiffy Lube site. It ran through the development and out onto 4000 between Maverik and Roy Family Dental.

Jared Hall stated that the improvements for the subdivision had been phased. Phase No. 1 was in. Phase No. 2 was being completed.

Councilman Tafoya moved to approve a request to amend the recorded subdivision plat for the Midland Square Commercial Subdivision located at approximately 4000 South Midland Drive based on the staff's findings and the staff's recommendations. Councilman Hilton seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

6. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING DEVELOPMENT OF AN AUTOMOTIVE PARTS STORE (O'REILLY'S AUTO PARTS) ON PROPERTY LOCATED AT APPROXIMATELY 4020 SOUTH MIDLAND DRIVE

Councilman Stokes moved to approve a request for a conditional use allowing development of an automotive parts store (O'Reily Auto Parts) subject to the recommended conditions and the findings of fact. Councilman Hilton seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

7. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING DEVELOPMENT OF A FACILITY FOR MINOR VEHICLE REPAIR (JIFFY LUBE) ON PROPERTY LOCATED AT APPROXIMATELY 4080 SOUTH MIDLAND DRIVE

Councilman Tafoya moved to approve a request for a conditional use allowing development of a facility for minor vehicle (Jiffy Lube) based on the staff's findings and recommended conditions. Councilman Cragun seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

8. CITY MANAGER'S REPORT

Mayor Ritchie recognized the Boy Scouts in the audience. Stockton Mayer and Brayden Doxey said they were from Troop 194, and they were working on their Citizenship in the Community badges. Bryce Payne from Troop 370 was working on his Communications Merit Badge.

Chris Davis updated the City Council on Roy Days. They were to meet in the Elks' parking lot at 8:30 a.m. on Saturday morning to check in for the parade. He asked that the Council support the softball game on Wednesday at 6:00 p.m. The Council did have an obligation to help judge the car show on Super Saturday before 2:00 p.m.

Councilman Tafoya urged the Council members to get out and enjoy Roy Days.

9. MAYOR AND COUNCIL REPORTS

Mayor Ritchie stated that he had received a compliment from Ben Wuthrich, who was working on the Rails to Trails project. Ben felt the Roy City staff was the best he had ever worked with.

Councilman Tafoya stated that the North Davis Sewer District would hold a public hearing on Thursday, August 5th, at 6:00 p.m. to consider raising the certified tax rate. The increase for an average home with a value of \$147,000 would be \$5 per year; the increase for a business parcel with the same value of \$9.11.

10. ADJOURN

Councilman Cragun moved to adjourn at 6:31 p.m.

11. SUMMARY OF ACTIONS CHARGED

1. Staff to check into standing water problem in front at 3197 West 5925 South.

Joe H. Ritchie
Mayor

Attest:

Michelle Drago
Secretary

dc:caug310