

MINUTES OF THE OCTOBER 2, 2012, ROY CITY COUNCIL MEETING

1. Approval of September 18, 2012, minutes
2. Consideration of a request for conditional use approval for a new emergency care facility on property located at approximately 3451 West 5600 South
3. Public comments
4. Consideration of request for preliminary subdivision approval on property located at approximately 3775 South 2700 West
5. Discussion of Good Landlord Program
- 6 City Manager's report
- 7 Mayor and Council report
8. Adjourn

Minutes of the Roy City Council Meeting held October 2, 2012, 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 John Cordova	City Attorney Andy Blackburn
Councilman Willard Cragun	Secretary Michelle Drago
Councilman Brad Hilton	
Councilman Michael Stokes	

Excused: Councilman Dave Tafoya

Also present were: Jared Hall, Planner; Tammy Nelson; Sherry May, Code Enforcement; Rachel Trotter; Adam Bowers; Elizabeth Brown; Sabrina Hurst; Vanessa Young; Forrest Young; Amber Anderson; Sarah Shane; Pam Shane; Justin Searle; Taylor Magana; Jennifer Baldwin; Janette Reed; Bryce Reed; Melissa Naylor; Nancy Thao; Alexis Gonsalves; Chase Richter; Jaden Jacobson; Clinton Porter; Gabby Pacheco; Hector Hurtado; and Gaby Lopez.

Moment of Silence: Councilman Cordova

Pledge of Allegiance: Councilman Cordova

Mayor Ritchie welcomed students from Roy High School.

1. APPROVAL OF SEPTEMBER 18, 2012, MINUTES

Councilman Cragun moved to approve the minutes of September 18, 2012, as written. Councilman Hilton seconded the motion. Council members Cordova, Cragun, Hilton, and Stokes voted “aye.” The motion carried.

2. CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL FOR A NEW EMERGENCY CARE FACILITY ON PROPERTY LOCATED AT APPROXIMATELY 3451 WEST 5600 SOUTH

Councilman Hilton recused himself from discussing this item and left the room because he was employed by Davis Hospital, the applicant

Jared Hall stated that Davis Hospital had requested approval of a conditional use and site plan for an emergency care facility, which was a standalone emergency room. It would be an extension of the Davis Hospital. The facility would be located immediately east of the Maverik Convenience Store on the corner of 3500 West 5600 and north of the Pony Acres Subdivision. It would be a 15,000 square foot single story facility. The land was currently vacant and zoned Community Commercial. For some time the General Plan had designated this area for commercial use. The site plan showed two entrances to the property. One entrance would be shared with Maverik on 5600 South. The entrance on 3500 West was a long private access road which would be used by emergency vehicles to access the ambulance entrance on the south side of the building. A detention area would be located south of the building and would help buffer the Pony Acres Subdivision. The main entrance was located on the north side of the building. Mr. Hall said the staff felt this use would be a good addition to the community. The Planning Commission recommended that the conditional use and site plan be approved subject to:

1. The satisfaction of the questions and comments of the City Engineer's review, and subject to review of any further corrections and revisions or other materials as might be required by the City Engineer; and
2. To all items of the staff report, and to further review and approval by the members of the Development Review Committee as might be deemed necessary prior to review on an agenda of the City Council.

The staff was still working to obtain a copy of the facility's policy for lights and sirens as requested by the Planning Commission.

Mayor Ritchie stated that the Planning Commission held the public hearing for this item and received public input. The site plan had been reviewed by the appropriate City departments. He asked if the property east of the facility would be developed by Iasis. Mr. Hall said it might. Iasis owned the property. They could develop it or sell it. Iasis would be required to remove the existing house and foundation. Mayor Ritchie felt this use would be good for Roy City and would help clean up a blighted area.

Councilman Cordova felt this was an excellent use to have on this side of the valley. It could save a lot of lives. He asked if there were any public comments.

Jared Hall said there were some at the public hearing. Most people just wanted to know what was happening. There weren't any heavy concerns. There was a comment about lights and sirens.

Councilman Stokes stated that it was challenging for people who lived in this area and areas to the west to get across the valley to an emergency room. This facility was needed.

Councilman Cragun stated that this was the last large undeveloped plot of commercial land left in the City. He was concerned that the proposed use would not help improve the City's sales tax base. It would generate property taxes, but that was a fixed income. He realized the property owners were free to sell the property to whomever they chose. The proposed use complied with the City's ordinances. There wasn't much this body could do. He had been hoping that something would be developed on this property that would generate future sales taxes to help Roy City.

Mayor Ritchie said there would also be personal property taxes from all of the equipment. This was not a doctor's office, nor was it a hospital. It was a new emergency care facility. A trauma, emergency care facility was needed on the western side of the valley. He realized that this facility would generate more in property taxes than it would in sales taxes. However, the City was in the business of providing for the needs of its citizens as well.

Councilman Cordova agreed that it would have been nice if Home Depot would have built on this land. Times changed for that company, and they pulled out. No one else had stepped in to develop the land until now. It was a large chunk of land. It was a great location for this type of facility. He felt this was a good alternative for the land.

Jared Hall stated that one of the best things a city like Roy could do for economic development was community development. It was good that Roy had been selected for a facility like this. It was a positive negotiating tool for economic development.

Councilman Cordova moved to approve a conditional use and site plan for a free standing emergency facility located at 3451 West 5600 South based on the findings of the staff and subject to the conditions recommended by the staff and Planning Commission. Councilman Stokes seconded the motion. Council members Cordova, Cragun, and Stokes voted "aye." The motion carried.

Councilman Hilton rejoined the Council.

3. PUBLIC COMMENTS

There were none.

4. CONSIDERATION OF REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL ON PROPERTY LOCATED AT APPROXIMATELY 3775 SOUTH 2700 WEST

Jared Hall stated that Randy Brown was requesting preliminary approval of an amendment to the Midland Square Subdivision. Last year he received approval of a conditional use and site plan for the Brown Apartments, a nine unit complex located at 3775 South 2700 West. The site consisted of three separate parcels. He was required to combine them. His initial plan was to do a lot combination, which wasn't possible due to easements and a land purchase. It was necessary for him to vacate the three lots and record a new lot in their place.

Councilman Cordova asked if the existing easements would be vacated. Mr. Hall said they would, except for a power line easement which had been adjusted slightly. New easements would be recorded with the amended plat. Councilman Cordova asked if the easement vacation conflicted with existing utilities. Mr. Hall said they would not.

Councilman Hilton moved to grant preliminary approval of the Midland Square Amended Subdivision based on the findings and recommendations of the staff and Planning Commission. Councilman Stokes seconded the motion. Council members Cordova, Cragun, Hilton, and Stokes voted "aye." The motion carried.

5. DISCUSSION OF GOOD LANDLORD PROGRAM

Chris Davis stated that the City had launched the Good Landlord Program. So far it had been well received. The first landlord training had been held by the Utah Apartment Association. It went extremely well. Owners of four or more units were used to licensing. The new program was requiring owners of single-family rentals and duplexes to be licensed for the first time. All owners of rental units had been billed for 2012. People who hadn't been required to license before were concerned that they were paying for a full year now and would have to do so again in January. The staff was recommending a 50% credit.

Councilman Cragun stated that he had been contacted by people who were concerned about paying for a full year's licensing fee and then having to do so again in three months. Some were asking if they had to pay for a license if they were renting to family members.

Mr. Davis said this was a new program. Roy City tried to learn from other communities. It had taken the best parts of their programs and tried to incorporate them into Roy's ordinance. He felt the City was on the right track. Consideration of a resolution clarifying the licensing fees for 2012 and 2013, the difference between a good landlord and a bad one, and some minor clean up items would be placed on the next Council agenda. He felt there needed to be more incentive for people to take the class. The initial class was four hours in length. A property owner had to take a two-hour refresher course every two years. The staff was still reviewing the military aspect.

Mayor Ritchie stated that the program provided landlords who were willing to attend some assistance with screening potential tenants and evictions. The City could help landlords get quality tenants.

Councilman Cragun felt this was a good program. It had been implemented in several cities. Property owners needed to understand that the program was beneficial to them as well as the community. It was very expensive to evict tenants. Under the Landlord Program, property owners would have legal help with evictions.

Councilman Cordova asked about fees. Chris Davis the base license fee was \$145. The disproportionate serve fee was \$33 per unit. If a landlord participated in the program, the base fee was reduced to \$72.50, and the disproportionate service fee was reduced to \$8.50 per unit.

6 CITY MANAGER'S REPORT

Chris Davis stated that the first transport from the Heritage Park Care Center went extremely well. The City would be transporting three times a week - Monday, Wednesday, and Friday. The administrative staff at Heritage Park was trying to do part of the transports. The transports could bring significant income to the City. The City was hoping it would be helping with the transports from the new Iasis Emergency Center as well. If it was able to help with transports the City would have an additional revenue stream. The City planned to talk with the CEO of Iasis to find out what they anticipated.

Chris Davis stated that a town meeting had been scheduled for 6:00 to 8:00 p.m. on October 24th at Roy Junior High School. He asked what the Council wanted to place on the agenda. Councilman Hilton wanted to talk about economic development. He asked that the staff also provide an update on infrastructure improvements. Mr. Davis suggested an update on North Park Elementary. Councilman Cragun suggested that sidewalk between the church and the school be discussed, as well as the parking problem.

Chris Davis stated that the Boys & Girls Club annual Scarecrow Extravaganza would be held on Tuesday, October 16th. He planned to RSVP for the entire Council unless he was told otherwise. The Council would slip in a little late as there would be a Council meeting on that night. Councilman Cordova asked to be excused from that meeting.

7 MAYOR AND COUNCIL REPORT

Councilman Cragun stated that the Roy Association of Senior Adults wanted to thank the Council and the City for the meal which was recently served. They really enjoyed it. Weber County had found funding to once again provide a meal on Fridays. RASA would be holding a

craft fair on October 20th from 10:00 a.m. to 2:00 p.m. They hoped the community would support them.

8. ADJOURN

Councilman Cragun moved to adjourn at 6:40 p.m.

Attest:

Joe H. Ritchie
Mayor

Amy Mortenson
Recorder

dc:coct212