



**ROY CITY**

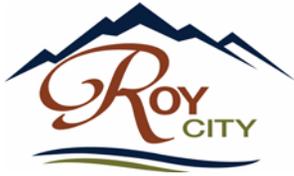
**Special Roy City Council Meeting Minutes**

**July 26, 2016 – 6:00p.m.**

Multi-Purpose Room Downstairs

5051 South 1900 West

1. Consideration of Resolution No. 16-31 Announcing Roy City's Intent to Annex Unincorporated Islands and Peninsulas
2. Discussion of an Interlocal Agreement with Sunset City Regarding Sewer Services
3. Consideration of Resolution No. 16-30 Approving an Interlocal Agreement between Roy City and Sunset City for the Provision of Management and Collection Procedures for Sewer Services
4. Discussion of Property Located at Approximately 4500 South 1900 West
5. Adjourn



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**Special Roy City Council Meeting Minutes**  
**July 26, 2016 – 6:00p.m.**  
Multi-Purpose Room Downstairs  
5051 South 1900 West

Minutes of the Special Roy City Council Meeting held July 26, 2016, at 6:00 p.m. in the Multi-Purpose Room of the Roy City Municipal Building.

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 Willard Cragun  
Councilmember Marge Becraft  
Councilmember Bob Dandoy  
Councilman Brad Hilton  
Councilmember Dave Tafoya

City Manager Andy Blackburn  
City Recorder Amy Mortenson

Excused: Councilmember Yeoman

Also present were: Public Works Director, Ross Oliver; Management Services Director, Cathy Spencer

### 1. CONSIDERATION OF RESOLUTION NO. 16-31 ANNOUNCING ROY CITY'S INTENT TO ANNEX UNINCORPORATED ISLANDS AND PENINSULAS

City Manager Blackburn stated this was also a house keeping item. This is Resolution is exactly the same as the previous Resolution that was passed two weeks ago. The Standard Examiner did not put the entire notice in the paper. Because of this we need to approve the Resolution Again.

**Councilmember Tafoya moved to approve Resolution No. 16-31 Announcing Roy City's Intent to Annex Unincorporated Islands and Peninsulas and setting a public hearing date for September 6, 2016. Councilmember Hilton seconded the motion. A roll call vote was taken. All Councilmembers voted "aye." The motion carried.**

### 2. DISCUSSION OF AN INTERLOCAL AGREEMENT WITH SUNSET CITY REGARDING SEWER SERVICES

City Manager Blackburn said some questions were brought to the Council in a previous City Council meeting. It was indicated that the Council needed more time to decide where they



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wanted to go with this. The developer was also in the audience tonight and could answer any question.

Councilmember Tafoya said there is paper work that the city allowed this to move forward to a certain extent. Councilmember Tafoya stated he is fine with being neighborly. He felt that the Interlocal was well written and is ok with this moving forward with the original duplex plus the additional 60 units.

Councilmember Hilton also stated he is ok with this moving forward and being neighborly. He felt Trent did a great job with the contract and is ready to move forward.

Councilmember Becraft stated she is ok with it as long as it is no more than 60 units plus the 16 that are already there, for a total of 76 units.

Councilmember Dandoy agreed with the 76 units. Councilmember Dandoy asked if the original 16 units were paying the resident rate. It was indicated that they were. He asked that the additional 60 units be charged at the nonresident rate. Management Services Director, Cathy Spencer indicated that they would be contacting Mr. Holbrook to discuss the initial 16 units paying the nonresident rate. Councilmember Tafoya said he would like them all to pay the nonresident rate.

### 3. CONSIDERATION OF RESOLUTION NO. 16-30 APPROVING AN INTERLOCAL AGREEMENT BETWEEN ROY CITY AND SUNSET CITY FOR THE PROVISION OF MANAGEMENT AND COLLECTION PROCEDURES FOR SEWER SERVICES

**Councilmember Tafoya moved to approve Resolution No. 16-30 approving an Interlocal Agreement between Roy City and Sunset City for the Provision of Management and Collection Procedures for Sewer Services to include the second draft with the maximum total of 76 connections and all connections will pay the nonresidential fee. Councilmember Becraft seconded the motion. A roll call vote was taken. All Councilmembers voted “aye.” The motion carried.**

### 4. DISCUSSION OF PROPERTY LOCATED AT APPROXIMATELY 4500 SOUTH 1900 WEST

City Manager Blackburn stated the Council had tabled the item for further discussion so it is back before the Council.

Councilmember Tafoya stated it comes down to does the Council want to change the back part from R-1-8 to multi-family.

Councilmember Becraft said she feels the back part can't be developed into anything. Councilmember Tafoya said the only possibility would be to put R-1-8 back in against the R-1-8 homes now and have a frontage row.



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Mayor Cragun stated the developer is intending on building Town Homes on the property.

Mr. Brown stated in order to make the project work they need all the land. South and west of Farmington Station the Sales are booming and they can't build fast enough. The townhomes are going for \$180,000 to \$420,000. \$280,000 to \$360,000 is the norm for a sale. All of the townhomes in the Farmington are sold and were sold immediately.

Councilmember Hilton stated there is no doubt townhomes sell. He asked Mr. Brown if this was a make or break deal if the back piece wasn't zoned the same. Mr. Brown stated the developer needs all the land zoned the same to make the project work and felt any developer would feel the same.

Councilmember Dandoy said there is a common ground in-between high density apartments and single family homes with townhomes. To make it effective they need the final piece to make it work.

Councilmember Tafoya stated the City Council knows how he feels about high density and wanted to explain why. He said it's no secret that Roy City is one of the most densely populated cities and allowing high density housing only puts more traffic on our already overloaded streets. The more people you add into the city the worse the traffic gets. Councilmember Tafoya also stated the high density developments cost the city more. He also feels high density housing is astatically pleasing. Green space is a good thing and we don't have to fill every vacant piece of land. Councilmember Tafoya feels that throwing more people into a great city has never made sense to him.

## 5. ADJOURN

**Councilmember Tafoya moved to adjourn at 6:41 p.m. Councilmember Hilton seconded the motion. All Council members voted "aye".**

Attest:

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Willard Cragun  
Mayor

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Amy Mortenson  
Recorder