

MINUTES OF THE MAY 20, 2014, ROY CITY COUNCIL MEETING

1. Approval of the May 6, 2014, minutes
2. Consideration of a request for a conditional use allowing an electronic message center sign on property located at approximately 5985 South 3500 West
3. Consideration of a request for a conditional use allowing a freeway oriented on-premise sign on property located at approximately 5680 South 1900 West
4. Discussion regarding Resolution No. 1048 concerning the acquisition of portions of Roy City property by the Utah Department of Transportation in connection with the expansion of State Road 108 # 1
5. Discussion regarding Resolution No. 1049 concerning the acquisition of portions of Roy City property by the Utah Department of Transportation in connection with the expansion of State Road 108 # 2
6. Public hearing to consider Ordinance No. 1066 vacating 0.081 acres of land dedicated for the widening of Midland Drive to the Utah Department of Transportation
7. Motion to rescind Roy City Council's February 4, 2014, denial of request to amend the zoning designation of property located at approximately 4600 South 3500 West from Community Commercial to R-3
8. City Manager's report
9. Public comments
10. Mayor and Council reports
11. Adjourn

Minutes of the Roy City Council Meeting held May 20, 2014, 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 Willard Cragun
Councilwoman Marge Becraft
Councilman John Cordova
Councilman Brad Hilton
Councilman Dave Tafoya
Councilwoman Karlene Yeoman

City Manager Chris Davis
City Attorney Andy Blackburn
Secretary Michelle Drago

Also present were: Ross Oliver, Public Works Director; Cathy Spencer, Management Services Director; Travis Flint, Parks & Recreation Director; Mike Elliott, Police Chief; Jason Poulsen, Fire Chief; Jared Hall, Planner; Brian Fowers; Rachel Trotter; Gary Empey; Dee Gledhill; Merrilyn Gledhill; Doug Nanm; Greg Fitzgerald; Brandon Edwards; and Boy Scout Troop 475.

Moment of Silence: Councilman Hilton

Pledge of Allegiance: Councilman Hilton

1. APPROVAL OF THE MAY 6, 2014, MINUTES

Councilwoman Tafoya moved to approve the minutes of May 6, 2014, as written. Councilman Becraft seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.

2. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING AN ELECTRONIC MESSAGE CENTER SIGN ON PROPERTY LOCATED AT APPROXIMATELY 5985 SOUTH 3500 WEST

Jared Hall, Planner, stated that the City had received a request for approval of an electronic message center sign in the Rock Run development located on the northwest corner of 6000 South 3500 West. A conditional use was required for an EMC in a Community Commercial Zone. The sign would be located on the north side of the entrance on 3500 West. The new sign would replace an existing sign. The EMC would be part of the new sign. The staff and Planning Commission had reviewed the request and found that it met the requirements of a conditional use and the standards for an EMC sign. The Planning Commission recommended that the conditional use be approved subject to the operational standards for EMC signs and the other conditions recommended by the staff. Several EMC signs in the Community Commercial Zone had

been approved since regulations were adopted. As the City had not received any complaints about those signs, he felt the standards and regulations were working.

Councilman Hilton moved to approve a conditional use allowing an electronic message center sign on property located at approximately 5985 South 3500 West based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission, including compliance with operational standards for an EMC sign. Councilman Cordova seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

3. CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE ALLOWING A FREEWAY ORIENTED ON-PREMISE SIGN ON PROPERTY LOCATED AT APPROXIMATELY 5680 SOUTH 1900 WEST

Jared Hall stated that the City had received a request for a freeway oriented on-premise sign. This was the first request for such a sign since regulations were put in place several years ago. Freeway oriented signs were only allowed on properties adjacent to the freeway and required a conditional use permit. The regulations allowed a sign 50 feet in height versus the 30 feet maximum allowed in other areas. The cabinet size itself could not be larger. The requested freeway oriented sign met the regulations in the Sign Ordinance. The applicant was one of five tenants in the Fire Star Plaza located at 5680 South 1900 West. The staff found that the request met the requirements of a conditional use and complied with the regulations for a freeway oriented sign. The Planning Commission recommended that the Council approve the requested conditional use subject to the conditions recommended by the staff and that the applicant receive approval from other members of the condominium association. The applicant had received the necessary approval from the condominium association.

Councilman Tafoya asked who would be responsible to remove the sign if the business closed. Mr. Hall said the City had regulations which would require removal of the cabinet, but not the pole. The sign could be used by a new tenant, which added value to the space in question.

Councilman Cordova moved to approve a conditional use allowing a freeway oriented on-premise sign on property located at approximately 5680 South 1900 West based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission. Councilwoman Yeoman seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

4. DISCUSSION REGARDING RESOLUTION NO. 1048 CONCERNING THE ACQUISITION OF PORTIONS OF ROY CITY PROPERTY BY THE UTAH DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE EXPANSION OF STATE ROAD 108 # 1

Jared Hall stated that Items 4, 5, and 6 were all related to UDOT's expansion of State Route 108, which was known as Midland Drive. UDOT was proposing to purchase small portions of two detention basins the City owned along Midland Drive. Resolution No. 1048 concerned the detention basin located at 3910 South Midland Drive. The City Engineer had determined that the detention basin would still function. Language had been added to the purchase agreement requiring UDOT to make the detention basin operational and to restore fences and landscaping. Resolution No. 1049 concerned the purchase of a small part of the detention basin located at 4370 South Midland Drive. Approval of both resolutions by the Council would allow UDOT to purchase both parcels along with temporary and perpetual easements.

Councilman Tafoya moved to approve Resolution No. 1048 accepting the proposed acquisition of a 3,161 square foot portion of real property located at approximately 3910 South Midland Drive by the Utah Department of Transportation in connection with the expansion of State Road 108. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Cordova, Becraft, Yeoman, Tafoya, and Hilton voted "aye." The motion carried. (Copy filed for record).

5. DISCUSSION REGARDING RESOLUTION NO. 1049 CONCERNING THE ACQUISITION OF PORTIONS OF ROY CITY PROPERTY BY THE UTAH DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE EXPANSION OF STATE ROAD 108 # 2

Councilman Hilton moved to approve Resolution No. 1049 accepting the proposed acquisition of a 3,340 square foot portion of real property located at approximately 4370 South Midland Drive by the Utah Department of Transportation in connection with the expansion of State Road 108. Council Cordova seconded the motion. Council members Hilton, Tafoya, Cordova, Becraft, and Yeoman voted "aye." The motion carried. (Copy filed for record).

6. PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1066 VACATING 0.081 ACRES OF LAND DEDICATED FOR THE WIDENING OF MIDLAND DRIVE TO THE UTAH DEPARTMENT OF TRANSPORTATION

Councilman Tafoya moved to open the public hearing at 6:12 p.m. Councilwoman Yeoman seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Jared Hall stated that when the Midland Square Subdivision located at 3800 South Midland Drive was recorded in the 1980's, 3, 548 square feet of property was dedicated

to Roy City for widening of Midland Drive. Ordinance No. 1066 would vacate the property in question so that it could be quit claimed to UDOT.

Mayor Cragun opened the floor for public comments. There were none.

Councilwoman Becraft moved to close the public hearing at 6:14 p.m. Councilwoman Yeoman seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Councilman Tafoya moved to approve Ordinance No. 1066 vacating approximately 3,548 square feet adjacent to State Road 108 at approximately 3800 South Midland Drive. Councilwoman Yeoman seconded the motion. A roll call vote was taken: Councilwoman Yeoman, Cordova, Becraft, Hilton, and Tafoya voted "aye." The motion carried. (Copy filed for record).

7. MOTION TO RESCIND ROY CITY COUNCIL'S FEBRUARY 4, 2014, DENIAL OF REQUEST TO AMEND THE ZONING DESIGNATION OF PROPERTY LOCATED AT APPROXIMATELY 4600 SOUTH 3500 WEST FROM COMMUNITY COMMERCIAL TO R-3

Mayor Cragun stated that he had been asked to table this item.

Councilman Cordova moved to table a motion to rescind Roy City Council's February 4, 2014, denial of request to amend the zoning designation of property located at approximately 4600 South 3500 West from Community Commercial to R-3. Councilman Hilton seconded the motion. Councilmembers Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

8. CITY MANAGER'S REPORT

Chris Davis stated that most of the Council members were able to attend the ground breaking ceremony for the new library on Friday, May 16th. The Weber County Commission approved the contract with R & O Construction. The City still needed to close on the property so construction of the library could begin.

Chris Davis stated that he had scheduled a town meeting at the old North Park Elementary School for Tuesday, June 10th. The meeting would be held in the cafeteria. All of the Council members, except Councilman Hilton, said they would be able to attend. Mr. Davis said that later in the month, the cafeteria would be filled with building fixtures that would be sold.

Chris Davis stated that the annual motorcycle ride from Hill AFB would be held on Thursday, June 12th.

Chris Davis stated that Relay for Life would be held on June 20th at Municipal Elementary School. Travis Flint, Parks and Recreation Director, said events would begin at 7:00 p.m. and conclude at 7:00 a.m.

Councilman Tafoya asked when the outdoor pool would open. Travis Flint said it would open at 11:00 a.m. on Saturday and remain open until Labor Day.

9. PUBLIC COMMENTS

Brian Fowers, 2040 West 4350 South, stated that North Park Elementary would be selling the bricks from the old school for \$5 each. The school was taking pre-orders. Mayor Cragun asked that the information be added to the City's website. Mr. Fowers said the money would be used to purchase a new marquis at the new school.

10. MAYOR AND COUNCIL REPORTS

Mayor Cragun welcomed Boy Scout Troop 475, which was from the area behind Kent's.

Mayor Cragun thanked the Council members for filling in for him while he was away.

11. ADJOURN

Councilman Tafoya moved to adjourn at 6:24 p.m. Councilwoman Yeoman seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Attest:

Willard Cragun
Mayor

Amy Mortenson
Recorder