

MINUTES OF THE OCTOBER 16, 2012, ROY CITY COUNCIL MEETING

1. Approval of October 2, 2012 City Council minutes
2. Consideration of an Interlocal Agreement for Fire Department Management Services - Roy City Contract No. 2012-5
3. Public comments
4. Consideration of Resolution No. 1010 adopting a new base license fee for participants in the Good Landlord Incentive Program and providing a credit to the base license fee and Disproportionate Service Impact Fee for owners of single family and duplex rental units for 2012
5. Consideration of Ordinance No. 1048 amending Title 3 Chapter 8 providing that the training for the Good Landlord Incentive Program be completed every two years
6. Consideration of a request for preliminary subdivision approval for a lot split on property located at approximately 5050 South 3500 West (continued from September 18, 2012, meeting)
7. City Manager's report
8. Mayor and Council report
9. Adjourn

Minutes of the Roy City Council Meeting held October 16, 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
Councilman Willard Cragun
Councilman Brad Hilton
Councilman Michael Stokes
Councilman Dave Tafoya

City Manager Chris Davis
City Attorney Andy Blackburn
Secretary Michelle Drago

Excused: Councilman John Cordova

Also present were: Jared Hall, Planner; Rachel Trotter; Phil Jorgensen; Bryce Reed; Julia Michaela Fairchild; Kayla Moss; Courtney Tillotson; Kaylee Gallegos; Ryan Criddle; Charly Stark; Yesenia Johnson; Rachel Alvord; Kelson Peert; Denise Peavler; Danyail D. Wirth; Alandra Calvillo; Yesica Torees; Larry Atkinson; Tony R. Allman; Shay Wilson; Carson Robert; Cy Bambrough; Emily King; and Robert Hargis.

Moment of Silence: Councilman Cragun

Pledge of Allegiance: Councilman Cragun

Mayor Ritchie welcomed students from Roy and Fremont High Schools.

1. APPROVAL OF OCTOBER 2, 2012, MINUTES

Councilman Hilton moved to approve the minutes of October 2, 2012, as written. Councilman Cragun seconded the motion. Council members Cragun, Hilton, and Tafoya voted “aye.” The motion carried.

2. CONSIDERATION OF AN INTERLOCAL AGREEMENT FOR FIRE DEPARTMENT MANAGEMENT SERVICES - ROY CITY CONTRACT NO. 2012-5

This item was tabled.

3. PUBLIC COMMENTS

There were none.

Councilman Stokes arrived at 6:05 p.m.

4. CONSIDERATION OF RESOLUTION NO. 1010 ADOPTING A NEW BASE LICENSE FEE FOR PARTICIPANTS IN THE GOOD LANDLORD INCENTIVE PROGRAM AND PROVIDING A CREDIT TO THE BASE LICENSE FEE AND DISPROPORTIONATE SERVICE IMPACT FEE FOR OWNERS OF SINGLE FAMILY AND DUPLEX RENTAL UNITS FOR 2012

Chris Davis stated that the Good Landlord Incentive Program was discussed at the last Council meeting. Resolution No. 1010 and Ordinance No. 1048 were prepared based on the Council's consensus. Resolution No. 1010 reduced the base license fee in hopes that it would encourage property owners to participate in the Good Landlord Program. It also gave a 50% credit on the license fee for single family dwellings and duplexes for 2012.

Councilman Tafoya asked if the license has to be paid by December 31st. Chris Davis said the license should have been paid in June or July. The license renewals for 2013 would be mailed in late November or early December.

Councilman Hilton asked if the 2012 fee would be added to the 2013 license for those who had not paid. Mr. Davis said it would. There would also be late fees.

Mayor Ritchie hoped that the reduced base license fee would generate additional interest in the program. Resolution No. 1010 also cleared up confusion about owners renting to family members.

Councilman Tafoya moved to approve Resolution No. 1010 adopting a new base license fee for participants in the Good Landlord Incentive Program and providing a credit for owners of single family and duplex rental units for 2012. Councilman Hilton seconded the motion. A roll call vote was taken. Council members Tafoya, Stokes, Cragun, and Hilton voted "aye." The motion carried. (Copy filed for record).

5. CONSIDERATION OF ORDINANCE NO. 1048 AMENDING TITLE 3 CHAPTER 8 PROVIDING THAT THE TRAINING FOR THE GOOD LANDLORD INCENTIVE PROGRAM BE COMPLETED EVERY TWO YEARS

Chris Davis stated that Ordinance No. 1048 changed the training requirement for the Good Landlord Program from annually to biannually. The biannual requirement was consistent with other jurisdictions, with the Home Owners' Association, and the Utah Apartment Association.

Councilman Hilton moved to approve Ordinance No. 1048 amending Title 3, Chapter 8 providing that training for the Good Landlord Incentive Program be completed every two years. Councilman Cragun seconded the motion. A roll call vote was taken: Council members Cragun, Stokes, Tafoya, and Hilton voted "aye." The motion carried. (Copy filed for record).

6 CONSIDERATION OF A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR A LOT SPLIT ON PROPERTY LOCATED AT APPROXIMATELY 5050 SOUTH 3500 WEST (CONTINUED FROM SEPTEMBER 18, 2012, MEETING)

Jared Hall stated that this item was tabled on September 18th in order to allow for a legal review, which had been completed. The staff felt the proposed lot split complied with the shared driveway standard in the Zoning Ordinance. The lot configuration had been corrected and an easement was ready to be recorded with the subdivision. The Fire Department had conducted a more thorough review of the lot split. They recommended that a fire hydrant be installed on the east side of the 3500 West right-of-way. The staff and Planning Commission recommended that the Council grant preliminary approval.

Mayor Ritchie asked who would pay for the hydrant. Mr. Hall said it would be the responsibility of the applicant.

Councilman Hilton asked if the utilities would be difficult to install. Jared Hall said there had been a challenge getting sewer laterals for adjacent homes. The applicant would be responsible for the installation of the utilities and to make sure the fire hydrant had adequate fire flow. If it didn't, she would be required to install additional lines.

Councilman Cragun asked if a fire apparatus could access the driveway. Mr. Hall said the shared driveway standards required the installation of a 20-foot paved driveway. The Fire Department had reaffirmed that the proposed configuration of the driveway would provide adequate access as long as it was 20 feet wide.

Councilman Tafoya moved to grant preliminary approval of a lot split on property located at 5050 South 3500 West (Ward Estates Phase 3 Lot 26 Amended) based on the staff's findings and subject to the recommendations of the staff and Planning Commission, including the installation of a fire hydrant on the east side of the 3500 West right-of-way. Councilman Cragun seconded the motion. Council members Cragun, Hilton, Stokes, and Tafoya voted "aye." The motion carried.

7. CITY MANGER'S REPORT

Chris Davis reminded the City Council about the town meeting on Wednesday, October 24th, at 6:00 p.m. at Roy Junior High School.

Chris Davis stated that it would be necessary to hold a special City Council meeting on Wednesday, November 7th, as November 6th was Election Night. Councilman Stokes said he would be unable to attend.

8 MAYOR AND COUNCIL REPORT

Councilman Tafoya reported that the North Davis Sewer District had sold \$25 million in bonds at 2.5% for new buildings. Construction would begin in the spring.

9. ADJOURN

Councilman Stokes moved to adjourn at 6:18 p.m.

Attest:

Joe H. Ritchie
Mayor

Amy Mortenson
Recorder

dc:coct1612