MINUTES OF THE SEPTEMBER 20, 2016, ROY CITY COUNCIL MEETING

1. Approval of September 6, 2016, City Council and Work Session minutes

2. Swearing in of new Roy City Police Sergeant

3. Presentation by Utah Local Governments Trust

4. Presentation by Kirk Smith regarding Just Serve

5. Consideration of Mayoral Proclamation establishing the day of September 26, 2016, as National Family Dinner Night

6. Consideration of Resolution No. 16-12 announcing Roy City's intent to annex unincorporated peninsulas and islands

7. Public comments

8. Continuation of consideration of Resolution No. 16-12 announcing Roy City's intent to annex unincorporated peninsulas and islands

9. Consideration of 16-43 approving an Interlocal Agreement with Utah State Second District Juvenile Court for Graffiti Removal Services

10. Public hearing to consider a request to amend the General Plan (Future Land Use Map) for some of the property from Commercial to Medium Density Single-Family Residential and the Zoning Map from RE-20 to CC and R-1-8 for property located at approximately 5455 South 4300 West

11. Consideration of Ordinance No. 16-14 establishing a Future Land Use Designation of Medium Density, Single-Family Residential on a portion of properties located at approximately 5455 South 4300 West

12. Consideration of Ordinance No. 16-15 establishing a zoning designation of CC and R-1-8 on properties located at approximately 5455 South 4300 West

13. Public hearing to consider a request to amend the Zoning Ordinance to allow domestic livestock and fowl within the R-1-7, R-1-8, and R-1-10 Single-Family Residential Zones that are along the Utah Power and Light Corridor (approximately 3250 West)

14. Consideration of Ordinance No. 16-13 amending Title 10 of the Roy City Municipal Code by establishing changes regarding domestic livestock and fowl along the utility corridor

15. Consideration of a request for preliminary approval of the Royal Subdivision, a two (2) lot residential subdivision located at 2235 West 4800 South

16. Consideration of a request for approval of a conditional use for a car wash located at 4148 South Midland Drive (The Wash Factory)

17. City Manager's report

18. Mayor and Council reports

19. Adjourn

Minutes of the Roy City Council Meeting held September 6, 2016, 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 Bob Dandoy
Councilman Brad Hilton
Councilman Dave Tafoya
Councilwoman Karlene Yeoman

City Manager Jay Baughman
City Attorney Andy Blackburn
Secretary Michelle Drago

Also present were: Travis Flint, Parks and Recreation Director; Carl Merino, Police Chief; Amy Mortenson, City Recorder; Trent Nelson, Assistant City Attorney; Ross Oliver, Public Works Director; Jason Poulsen, Fire Chief; Cathy Spencer, Management Services Director; Steve Parkinson, Planner; Aaron Perry, Deputy Police Chief; Mandi Wharton; Kirk Smith; Annalisa Smith; Larry Bouwhuis; Matthew Gwynn; Shelly Gwynn; Jadyn Gwynn; Ashlynn Gwynn; Alexis Gwynn; Ryan Hatch; Darren Palmer; Bert Visser; Shauna Thomas; David Klingemberg; Cathy Lykins; Cathy Bute; Carson Layman; Nick Trapier; Tim Roberts; Kathy Gunwald; Bill Gunwald; Brandon Rheas; Dempsey Dean; Ed Weakland; Eagen Brisco; Virginia Brisco; Dan Thomas; Joey Christiansen; Dennis Richardson; Ernest Jacklin; Carolyn Jacklin; Todd Potter; Emily Barrett; Ronald B. King; Sandra Christensen; Tiffany Christensen; Courtney Whitaker; Katie Whitaker; Linda Whitaker; Glenn Olson; Dan Wright; Julie Wright; Terry Patterson; Vickie Patterson; Eddie Crowley; Clark Roberts; Reid Wiberg; Seth Stone; Jerry Stone; Roger Bovee; Connie Bovee; Kelly Ove; LaMar Holt; Jody Kadel; Suzy Stephens; Jayne Moser; Guadalupe Corneio; Carolyn Gremillion; Carol Weber; Skie Weber; Martha Puckett; Jacob Briggs; John Grove; Dennis Williams; Rod McFarland; Todd Grandstaff; and Lisa Jackson.

Moment of Silence: Councilwoman Becraft

Pledge of Allegiance: Councilwoman Becraft

1. APPROVAL OF SEPTEMBER 6, 2016, CITY COUNCIL AND WORK SESSION MINUTES

Councilman Dandoy moved to approve the September 6, 2016, City Council and Work Session minutes as written. Councilwoman Becraft seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

2. SWEARING IN OF NEW ROY CITY POLICE SERGEANT

Police Chief Carl Merino stated that the Police Department went through an extensive testing process in the past two weeks to select a new Police Sergeant. The test contained five parts, including written and practical sections on policies, tactical, and management. The applicants also made a presentation and were interviewed. The panel consisted of captains and leaders from other police departments and a member of an international firm. The panel found six eligible candidates, which they narrowed down to Matthew Gwynn. Matthew was already a member of the Roy Police Department. Chief Merino said had known Matt for 20 years. He was pleased to present Matt to the City Council.

Amy Mortenson, City Recorder, swore in Matthew Gwynn as a Roy City Police Sergeant. Shelly Gwynn pinned on Matthew's new badge.

Councilman Tafoya stated that he had known Sergeant Gwynn since he started at Roy City. He was an example of everything that was good and great about Roy City. He congratulated Sergeant Gwynn.

Sergeant Gwynn introduced his wife Shelley and their children Jadyn, Ashlynn, and Alexis.

3. PRESENTATION BY UTAH LOCAL GOVERNMENTS TRUST

Ryan Hatch and Darren Palmer made a brief presentation to the City Council about the Utah Local Governments Trust. ULGT was formed in 1974. It was one of three municipal insurance pools in the state. They specialized in liability and worker's compensation and had over 500 hundred members partnered with them. They provided insurance for 200 of the 250 cities and towns in Utah. One of the reasons they had so many cities and towns was because of their low expense ratio, which was 35% less than other carriers in the nation. Their low expense ratio translated into broader coverage and lower rates. They asked for the Council's consensus for them to submit a formal quote.

Councilman Tafoya stated that the City's current policy did not expire for another year, but they could submit a quote.

Mayor Cragun asked them to submit their information to the City Manager. The staff would then make a recommendation to the City Council.

4. PRESENTATION BY KIRK SMITH REGARDING JUST SERVE

Kirk and Annalisa Smith introduced themselves as coordinators for JustServe, a new program being sponsored by The Church of Jesus Christ of Latter-day Saints.

JustServe was a free community resource. The JustServe.org website could be used by any religious faith, nonprofit, community, or government organization to post service opportunities. People in the community could use JustServe.org to work with community partners to identify needs and responds to those needs in the spirit of charitable service. For a person who wanted to volunteer, JustServe.org reduced the time needed to find meaningful service opportunities and allowed more time to give service. It allowed people to get involved in the community and select service opportunities that were a perfect fit for themselves, families, and organizations. Mr. Smith emphasized that this was not a proselyting tool. Anyone 13 years or older could serve. The City could use JustServe to gather large groups to meet some of the City's needs. He felt it would bring community residents together from all walks of life. It would bring the community together.

Councilman Hilton asked if a link could be placed on the City's website. Mr. Smith said it absolutely could.

Councilwoman Yeoman asked if a person could specify where they wanted to serve. Mr. Smith said a person could set service parameters. She asked if the City could list projects on JustServe. Mr. Smith said it could.

5. CONSIDERATION OF MAYORAL PROCLAMATION ESTABLISHING THE DAY OF SEPTEMBER 26, 2016, AS NATIONAL FAMILY DINNER NIGHT

Councilman Tafoya read the Mayoral Proclamation declaring September 26, 2016, as National Family Dinner Night.

Mayor Cragun stated that this initiative was being promoted by the schools from the Roy Cone Project and Weber County Mental Health. Families were invited to have dinner with their families on September 26th.

Councilman Hilton stated that all citizens were invited to participate in the National Family Dinner Night at George Wahlen North Park on September 26th at 6:00 p.m. The first 300 citizens would receive a free dinner.

Councilman Hilton moved to approve the Mayoral Proclamation declaring September 26, 2016, as National Family Dinner Night. Councilman Dandoy seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried. (Copy filed for record).

6. CONSIDERATION OF RESOLUTION NO. 16-12 ANNOUNCING ROY CITY'S INTENT TO ANNEX UNINCORPORATED PENINSULAS AND ISLANDS

Jay Baughman explained that Resolution No. 16-12 simply announced the City's intent to annex unincorporated islands and to set a date for a public hearing. This was the first

of many steps in the annexation process. There were pockets of unincorporated properties located throughout the City. The City would like to annex those areas in order to provide an equitable distribution of community resources. The City had been receiving letters and emails from residents of the unincorporated areas regarding the annexation. The staff would take time to read them and provide feedback. The City wanted to provide the unincorporated residents with ample information to understand the impact the annexation would have on their neighborhoods.

Mayor Cragun stated that the annexation process actually started 30 years ago. The City and Weber County entered into an interlocal agreement in which the City agreed to provide police and fire services for the unincorporated areas in Roy. The agreement placed a burden on Roy City citizens to make sure the Police and Fire Departments were manned adequately. Roy City recently increased its taxes to do just that. Weber County was also considering a tax increase to fund police and fire services. He invited residents from the unincorporated areas to speak with the City staff about any concerns they might have.

Councilwoman Yeoman asked how information would be distributed to unincorporated residents. Mr. Baughman stated that the residents would be informed about the public hearing. A town hall meeting would be held to discuss their concerns. It was important to discuss the annexation with the unincorporated residents because letters were being circulated about the annexation. Unfortunately, those letters contained some misinformation. With proper information, he felt most anxiety could be alleviated.

Councilman Tafoya apologized for the notification mix up. The newspaper misprinted the notification so the Council decided to start the process over. He wanted to dispel the myth regarding a $2,000 connection fee.

Andy Blackburn stated that residents of the unincorporated areas would not be required to pay a $2,000 connection fee. They would still have Hooper Water. Their sewer would remain the same. Roy City would maintain their streets and provide storm water management. Police and fire services would increase. Many were concerned about zoning. If a resident of the unincorporated area had a legal use in Weber County, the use would be grandfathered into Roy. The use could legally be continued.

In response to a question from the audience, Mr. Blackburn clarified that the use remained with the property regardless of ownership. If a use was discontinued for more than a year, it would lose its non-conformance status.

Councilman Hilton stated that Council members had received emails regarding the annexation, which they were trying to answer.

Councilman Dandoy asked how soon the annexation would be official if the Council approved it. Mr. Blackburn said the annexation would be official as soon as the Council

approved an ordinance. However, the ordinance could include an implementation date. The City could not annex any of the islands if there was a protest from 50% of the owners and 50% of the property value.

Councilman Dandoy stated that if the City approved the annexation, it would assume responsibility for the applicable infrastructure. He asked if the Public Works Department had looked at the County streets to determine if there were any road and street issues. The staff needed to determine what the City was buying. Who provided the waste removal services? Mr. Blackburn said some areas were picked up by Waste Management; some areas were serviced by other providers; and some areas did not have waste removal services.

Councilman Dandoy asked how a business owner would be treated if he operated a business from his home. Weber County's regulations might be different than Roy's. Mr. Blackburn said any legal use in Weber County would be legal in Roy City.

Councilman Dandoy was concerned about whether administrative services were ready for an additional 400 homes. Were Police and Fire ready? Was there any infrastructure the County had started that would have to be finished? If the City was not ready, he felt the implementation date should be delayed. It was important that the City did not fumble the ball.

A gentleman from the audience asked what had happened to the democratic process. Shouldn't the unincorporated residents decide whether they wanted to be in Roy City?

Councilman Dandoy stated that the majority of people in each island would determine whether or not the annexation occurred.

Mayor Cragun stated that Roy City had tried to annex the unincorporated islands 30 years. The State annexation law was changed, and the City had not made another attempt until now. The City just wanted to square up its boundaries in order to provide better services.

7. PUBLIC COMMENTS

Councilman Tafoya moved to move Public Comments up on the agenda. Councilwoman Yeoman seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Councilman Tafoya cautioned the unincorporated residents. By law, the City had to allow public comments during an annexation hearing. Those comments would take place after the official notification process. If comments regarding the annexation were made tonight, they would have to be made again during the public hearing.

Mayor Cragun opened the floor for public comments.

Shauna Thomas, 5321 South 3100 West, felt the City owed the unincorporated residents the courtesy of a written notification so they didn't have to check the City's website every day. She felt the timing of Roy City's tax increase was very suspicious. The taxes were increased so County residents would not have an opportunity to protest them. She did not feel Roy City was being upfront with the unincorporated residents.

Mayor Cragun stated that the City held a public hearing to consider a tax increase to address City needs. Weber County was considering a similar tax increase for law enforcement because incorporated municipalities would no longer subsidize police and fire services for unincorporated areas. Weber County would have to provide those services and needed funds to do so.

Shauna Thomas stated that unincorporated residents did not get an opportunity to speak against the tax increase that would affect them if they were incorporated.

Councilman Hilton stated that the City did not blatantly increase taxes and then decide to incorporate the islands. The annexation process was started over a year ago.

Councilman Dandoy stated that the City was taking the first step in the annexation process. The City would notify the residents about the hearing through the mail.

Clark Roberts, 3581 West 5350 South, stated that the law said the only notification the City was required to give was in the local newspaper. He did not feel that was adequate. Not everyone took the paper. He asked that the City find a way to notify the unincorporated residents about the hearing. He felt letters sent to homes would be good. Andy Blackburn, City Attorney, stated that the public hearing regarding the annexation would be held on November 1st. Notification of the hearing would be published in the newspaper and posted on the City's website. Mayor Cragun stated that the staff had met with any unincorporated residents that visited the City offices. Staff was available to meet with anyone who wanted to come in. Mr. Clark said the staff did not have all of the answers. The residents just wanted to be notified so they could make an informed decision.

Councilwoman Yeoman felt the unincorporated residents should be notified. They needed a detailed description about the issues. She asked if those issues would be addressed in the town hall meeting. Jay Baughman stated that the staff was reviewing the letters the City had received and making a list of the reoccurring issues. The staff would present answers to those questions at the meeting. Information could be posted on the City's website and Facebook; it could be sent in letters; and printed on door hangers. Many were concerned the City would try to sneak the annexation by. The City would not do that. The City would do more than was required to communicate with the unincorporated residents.

Dennis Williams felt there were issues that would create liability for the City. He owned property south of Kwik City Muffler. The City said it would put in a road and then backed out. Then it refused to issue him a business license. He ended up giving his business away because he could not get a business license.

Glenn Olson, 3519 West 5175 South, stated that he lived in Roy City 20 years ago and was in business for himself. The City informed him that his business van was not welcome. He moved. Roy City forced him out in order for him to support his family. Weber County had not messed with him. His family loved where they were at. They did not want to move. If his property was annexed, he would move. He did not trust the City Council.

Rod McFarland, 4061 West 5500 South, said he was hearing a lot of 'we'll figure it out.' He felt the annexation should be tabled until the City figured it out and provided the unincorporated residents with answers. He felt that would help regain the trust of unincorporated residents. The Council could not make an honest vote until the residents received honest answers.

Ed Weakland, 2449 West 4000 South, quoted the State Code which said a City had to have an annexation plan. Mr. Blackburn said the City had had an annexation plan in place since 2002. It was public record and could be reviewed at the City offices. Mr. Weakland did not feel the City was following the plan. He quoted statements made by Council members regarding zoning of unincorporated areas. Was annexing and rezoning areas the City's answer? Mr. Blackburn explained that any use that was legal in Weber County would have a legal, non-conforming use in Roy City. Mr. Weakland frankly did not trust the City Council.

Bert Visser, 4833 South 2500 West, asked why the City Council was trying to annex people who did not want to come into the City. There were County areas the City could not serve. There wasn't any advantage to bring those areas into the City. The unincorporated islands were not doing anything to the City. The City had an interlocal agreement to provide police and fire services. Most of the unincorporated residents wanted to be left alone. The City should only annex those that wanted to be annexed. He felt it would be easier if the Council told people the truth.

Lisa Jackson, 3635 West 5400 South, was worried about a Roy City visioning meeting planned for October 12th. If the City could send letters to residents regarding the annexation, it should send letters about the visioning meeting. She did not feel the visioning meeting should take place without sufficient notice. The meeting was being sponsored by ICLEI, a group from Europe who wanted sustainable communities. They wanted to take over the City.

Todd Potter, 5863 South 2950 West, stated that he owned Kwik City Muffler. The City could not offer him anything. He tried to come into the City in the 1980's; the City would

not help him. He had to pay for Hooper Water and fire hydrants. Now the City wanted him to annex. He did not feel that was right. The City would not help him. Why should he annex?

8. CONTINUATION OF CONDISERATION OF RESOLUTION NO. 16-12 ANNOUNCING ROY CITY'S INTENT TO ANNEX UNINCORPORATED PENINSULAS AND ISLANDS

Mayor Cragun stated that unincorporated residents would be notified about the public hearing.

Andy Blackburn asked that Resolution No. 16-12 include the hearing date of November 1, 2016.

Councilwoman Yeoman asked if the town hall meeting would be held on November 1st, or if the town hall meeting would be held prior to that night. Andy Blackburn said the staff had not set any dates for town hall meetings. Councilman Tafoya said the staff held town hall meetings when directed by the Council to do so.

Councilman Dandoy suggested delaying the public hearing to allow time for a town hall meeting.

Councilman Tafoya suggested holding a town hall meeting after the October 18th Council meeting. Mayor Cragun felt the meeting should be held at Freedom Elementary or Rocky Mountain Junior High.

Councilwoman Yeoman wanted to make sure the staff would be ready to answer questions regarding services and zoning.

Councilman Tafoya recommended that the November 1st public hearing be held in the Little Theater at Roy High School.

Councilman Hilton suggested that the City put up bright public notices in places they could be seen by drivers.

Councilman Dandoy moved to approve Resolution No. 16-12 announcing Roy City's intent to annex unincorporated peninsulas and islands and to set a public hearing for November 1, 2016, at 6:00 p.m. Councilman Tafoya seconded the motion. A roll call vote was taken: Council members Becraft, Yeoman, Dandoy, Hilton, and Tafoya voted "aye." The motion carried. (Copy filed for record).

9. CONSIDERATION OF 16-43 APPROVING AN INTERLOCAL AGREEMENT WITH UTAH STATE SECOND DISTRICT JUVENILE COURT FOR GRAFFITI REMOVAL SERVICES

Travis Flint, Parks and Recreation Director, asked that the contract with the Second District Juvenile Court for graffiti removal services be renewed. The Juvenile Court removed graffiti from areas in Roy that were *tagged*, such as businesses, homes, and the Trail. They always obtained waivers from the property owners. The Juvenile Court charged $40 for the first hour and $20 for every additional hour with a yearly maximum of $1,000. The City had not exceeded the maximum for several years. The Juvenile Court was very prompt. They had four days to respond, but usually responded in two.

Councilman Tafoya felt this was a great relationship.

Councilman Tafoya moved to approve Resolution No. 16-43 approving an interlocal agreement with Utah State Second District Juvenile Court for graffiti removal services. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Hilton, Yeoman, Dandoy, Tafoya, and Becraft voted "aye." The motion carried. (Copy filed for record).

10. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE GENERAL PLAN (FUTURE LAND USE MAP) FOR SOME OF THE PROPERTY FROM COMMERCIAL TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL AND THE ZONING MAP FROM RE-20 TO CC AND R-1-8 FOR PROPERTY LOCATED AT APPROXIMATELY 5455 SOUTH 4300 WEST

Councilman Hilton moved to open the public hearing at 7:33 p.m. Councilman Dandoy seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Steve Parkinson, Planner, stated that the City had received a request to amend the General Plan's Future Land Use Map and the City's Zoning Map. The property under consideration was located on the northwest corner of 5455 South 4300 West. The applicant was requesting that the future land designation for a portion of the property be changed from Commercial to Medium Density, Single-Family Residential; and that the zoning be changed from RE-20 to Community Commercial and R-1-8. The Planning Commission held a public hearing and voted 6 to 1 to recommend that the future land use designation and zoning be changed. There were very little public comments. A neighbor was concerned about access onto 5500 South. The applicant said all access for the subdivision would be from 4300 West. The staff and Planning Commission recommended approval of both requests.

Councilman Dandoy asked if the property to the north would remain RE-20. Mr. Parkinson said it would. The applicant tried to purchase the property to the north, but the owner was not ready to sell.

Councilman Dandoy asked about the slough. Steve Parkinson said the applicant had yet to determine how to lay out the residential area. He would have to take the slough into consideration when he did. The applicant wanted to do the commercial area first. There were many ways to enhance the slough to make it an amenity to the subdivision.

Councilman Tafoya was fine with the request.

Steve Parkinson stated that the requested R-1-8 Zone was compatible with the lot sizes in Hooper and the R-1-7 Zone to the east in Roy City.

Mayor Cragun opened the floor for public comments.

Kelly Ove, 4265 South 5250 South, stated that there was more and more traffic at 5500 South 4300 West. Would it be possible to have a light or a roundabout at this intersection? Councilman Tafoya said 5500 South was a State road. The City could ask UDOT to look into the possibility of a light or a roundabout.

Councilwoman Becraft moved to close the public hearing at 7:40 p.m. Councilwoman Yeoman seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

11. CONSIDERATION OF ORDINANCE NO. 16-14 ESTABLISHING A FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY, SINGLE-FAMILY RESIDENTIAL ON A PORTION OF PROPERTIES LOCATED AT APPROXIMATELY 5455 SOUTH 4300 WEST

Councilman Hilton moved to approve Ordinance No. 16-14 establishing a future land use designation of Medium Density, Single-Family Residential on a portion of properties located at approximately 5455 South 4300 West. Councilman Tafoya seconded the motion. A roll call vote was taken: Council members Dandoy, Becraft, Tafoya, Hilton, and Yeoman voted "aye." The motion carried. (Copy filed for record).

12. CONSIDERATION OF ORDINANCE NO. 16-15 ESTABLISHING A ZONING DESIGNATION OF CC AND R-1-8 ON PROPERTIES LOCATED AT APPROXIMATELY 5455 SOUTH 4300 WEST

Councilman Tafoya moved to approve Ordinance No. 16-15 establishing a zoning designation of Community Commercial and R-1-8 on properties located at approximately 5455 South 4300 West. Councilman Hilton seconded the motion. A

roll call vote was taken: Council members Tafoya, Hilton, Yeoman, Becraft, and Dandoy voted "aye." The motion carried. (Copy filed for record).

13. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND THE ZONING ORDINANCE TO ALLOW DOMESTIC LIVESTOCK AND FOWL WITHIN THE R-1-7, R-1-8, AND R-1-10 SINGLE-FAMILY RESIDENTIAL ZONES THAT ARE ALONG THE UTAH POWER AND LIGHT CORRIDOR (APPROXIMATELY 3250 WEST)

Councilman Tafoya moved to open the public hearing at 7:42 p.m. Councilman Hilton seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

Steve Parkinson stated that the Utah Power & Light utility corridor extended north and south the entire length of the community. The corridor was mostly vacant. Properties in the corridor were owned by Utah Power & Light, private owners, and the Jordan Valley Water Conservancy District. An applicant was asking that property owners adjacent to the corridor be able to utilize it for domestic livestock. The Planning Commission considered the request in a work session. They learned that prior to 2005 the Zoning Ordinance contained a caveat which allowed domestic livestock in single-family residential zones as a conditional use when certain geographical circumstances existed and when an applicant owned or leased at least 20,000 square feet. The use was subject to the regulations in the RE-20 Zone. The applicant was proposing that the Zoning Ordinance be amended to allow domestic livestock in zones along the power corridor (R-1-7, R-1-8, and R-1-10 Zones) as a conditional use. The Table of Uses in Chapter 17 of the Zoning Ordinance would be amended to read:

> Table 17-1, Table of Uses):
>
> For the third and sixth uses of Table 17-1, <u>Barn, Corral, Stable, Coop, Pen or Animal Run</u> and <u>Domestic Livestock and Fowl</u>, include an asterisk (*) next to the "X" currently identifying these uses and Prohibited in each of the zones R-1-7, R-1-8, and R-1-10. The asterisk would lead to the end paragraph for these uses, where the following statement would be found:
>
> **Conditional use in parcels located within the Utah Power & Light Corridor and which otherwise meet the minimum requirements above. A copy of any lease agreement, if applicable, shall be provided with the application for conditional use.*

Mr. Parkinson said the Planning Commission held a public hearing and recommended that the Council approve the text amendment to the Zoning Ordinance. The staff also recommended approval of the text amendment.

Councilwoman Becraft asked if the property to be used would be leased or owned. Mr. Parkinson said it could be either. An applicant had to control at least 20,000 square feet through ownership or lease.

Councilman Hilton asked if the livestock area had to be directly behind the applicant's property, or could it extend laterally. Mr. Parkinson said it could be both. Councilman Hilton was concerned that property which extended laterally could infringe on someone else. Mr. Parkinson said that was why the use was conditional. An applicant would have to submit a plan for consideration.

Councilwoman Yeoman asked if the lease agreement would require approval from neighbors. Mr. Parkinson said it would not. The Planning Commission could consider modifications and conditions at a public hearing. The Planning Commission had discussed making this a permitted use, but he did not feel that would be appropriate.

Councilman Hilton felt the applicant did a good job of researching the issue and presenting a plan to the City.

Councilman Dandoy felt the City could see more of this issue if the island annexation took place. Any applicant would have to understand that the water district could choose to put in their water line regardless of whether the corridor was fenced in. The proposed text amendment would make the corridor look better, and it dealt with livestock numbers.

Councilman Tafoya stated that he lived in a single-family zone. He did not want to live next to horses and cows. This text amendment would force livestock into his neighborhood. The amendment would appease only one person.

Mayor Cragun opened the floor for public comments.

Susan Boyce, 5125 South, stated that she lived in the unincorporated area. She agreed that what one person wanted could be annoying to others.

Councilwoman Becraft moved to close the public hearing at 7:53 p.m. Councilman Dandoy seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

14. CONSIDERATION OF ORDINANCE NO. 16-13 AMENDING TITLE 10 OF THE ROY CITY MUNICIPAL CODE BY ESTABLISHING CHANGES REGARDING DOMESTIC LIVESTOCK AND FOWL ALONG THE UTILITY CORRIDOR

Councilman Hilton asked if the text amendment specified that the use was only allowed along the power corridor. Mr. Parkinson said it did.

Councilman Dandoy moved to approve Ordinance No. 16-13 amending Title 10 of the Roy City Municipal Code by establishing changes regarding domestic livestock and fowl along the utility corridor. Councilwoman Yeoman seconded the motion. A roll call vote was taken: Council members Yeoman, Becraft, Dandoy,

and Hilton voted "aye." Councilman Tafoya voted "nay." The motion carried. (Copy filed for record).

15. CONSIDERATION OF A REQUEST FOR PRELIMINARY APPROVAL OF THE ROYAL SUBDIVISION, A TWO (2) LOT RESIDENTIAL SUBDIVISION LOCATED AT 2235 WEST 4800 SOUTH

Steve Parkinson stated that the City had received a request for preliminary approval of the Royal Subdivision. The subdivision contained two lots and was located directly south of Roy High School at 2235 West 4800 South. The lot was zoned R-1-8. There was an existing home on the property with additional land the owners wanted to subdivide. Both lots would be 9,800 square feet in size and met all lot width and setback requirements. The Planning Commission and the staff recommended that the Council grant preliminary approval.

Councilman Tafoya moved to grant preliminary approval of the Royal Subdivision located at 2235 West 4800 South based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission. Councilman Hilton seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

16. CONSIDERATION OF A REQUEST FOR APPROVAL OF A CONDITIONAL USE FOR A CAR WASH LOCATED AT 4148 SOUTH MIDLAND DRIVE (THE WASH FACTORY)

Steve Parkinson stated that the City had received a request for approval of a conditional use for a car wash and detailing business to be located at 4148 South Midland Drive. The site was located in unincorporated Weber County in one of the islands in the annexation proposal. The site was immediately south of Jiffy Lube and McDonald's. It consisted of two parcels. Part of the site would be left for future development. The Planning Commission had approved the site plan and architectural details. The staff and Planning Commission recommended approval of the conditional use subject to approval of the annexation and appropriate zoning.

Councilwoman Yeoman moved to approve a conditional use for a carwash located at 4148 South Midland Drive based on the staff's findings and subject to the conditions recommended by the staff and Planning Commission, including approval of the annexation and appropriate zoning. Councilwoman Becraft seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye." The motion carried.

17. CITY MANAGER'S REPORT

Jay Baughman, City Manager, reported that:

- He was continuing to meet with staff and Council members to familiarize himself with Roy City.

18. MAYOR AND COUNCIL REPORTS

Mayor Cragun stated that he had attended the Utah League of Cities and Towns where he received good information. He also attended the last Planning Commission meeting. The highlight of his week was attending Roy High School's homecoming football game.

Councilman Dandoy asked for an update about the Chicken and Rabbit Ordinance passed a few months ago. How many permits had been issued? How many complaints had the City received as a result of the ordinance? The answers would help the Council determine if the ordinance was effective.

Councilman Dandoy asked about the Farmer's Market. Several people were unable to find the market last Saturday. Travis Flint said the farmers' group the City partnered with had a lack of produce vendors due to other markets in the area. They were concerned about the weather and lack of vendors for the coming weekend. Unfortunately, this weekend was supposed to be in conjunction with the Arts Council.

Councilwoman Becraft stated that the Arts Council would make a decision about whether to proceed with the craft fair when they knew about the status of the Farmer's Market. They were planning other venues, such as a fair in conjunction with the Christmas Lighting Ceremony. Councilwoman Yeoman asked that the Council be informed about the status of the Farmer's Market and craft show.

Councilman Dandoy stated that he attended the Utah Transportation Committee Meeting where he pushed the widening of 5600 South. It was still scheduled for some time between 2025 and 2032. The City could not wait that long. He felt the City would have to keep pushing at the Wasatch Front Regional Council. He did learn that UDOT was widening 3500 West north from Davis County. It would probably be 2018 before the project reached Weber County. UDOT was studying the I-15 5600 South exit. They planned to put express lanes on I-15 north to Marriott-Slaterville. UDOT was purchasing big parcels of land in Davis County for the West Davis Corridor, but they did not have an effective plan for Weber County. Weber County was not a player right now.

Councilman Tafoya stated that Mike Puzey the Athletic Director at Roy High School thanked the City Council for feeding the football team. Councilman Tafoya thanked Ross Oliver, Travis Flint, and their staff for assisting with the dinner.

Councilman Tafoya stated that North Davis Sewer had been in Roy for the past two weeks lining sewer lines. The City was using them to do some of the City's sewer lines.

Councilwoman Becraft stated that she would not be able to attend the next meeting.

Councilman Hilton reported that he and Councilman Dandoy planned to attend the Weber County Chamber of Commerce meeting. They were hoping to move some economic development forward.

19. ADJOURN

Councilwoman Becraft moved to adjourn at 8:10 p.m. Councilwoman Yeoman seconded the motion. Council members Becraft, Dandoy, Hilton, Tafoya, and Yeoman voted "aye".

_____
Willard Cragun
Mayor

Attest:

_____
Amy Mortenson
Recorder