

MINUTES OF THE SEPTEMBER 2, 2014, ROY CITY COUNCIL MEETING

1. Approval of the August 19, 2014, minutes
2. Consideration of Ordinance No. 1069 amending the Future Land Use Map from Light Manufacturing to Very High Density, Multi-Family Residential on property located at approximately 2350 West 4000 South
3. Consideration of Ordinance No. 1059 amending the Zoning Map from LM (Light Manufacturing) to R-3 (High Density Residential) on property located at approximately 2750 West 4800 South
4. Discussion regarding paramedic leave for required educational schooling
5. City Manager's report
6. Public comments
7. Mayor and Council reports
8. Adjourn
9. Motion to hold a closed meeting to discuss the character, professional competence, or physical or mental health of individuals
10. Closed meeting
11. Adjourn closed meeting

Minutes of the Roy City Council Meeting held September 2, 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

Acting City Manager Andy Blackburn
Secretary Michelle Drago

Also present were: Steve Parkinson, Planning and Zoning Administrator; Jason Poulsen, Fire Chief; Scott Berry; Daryn Murphy; Miranda Montag; Colby Bell; Jessica Carpenter; Gary Empey Joslin South; Lesa South; Jake Hone; Colby Bond; Arel Hurtado; Annelise Jacobson; Maddy Murphy; Levi Barton; Makade Spendlove; Chantel Johnson; Damian Trujillo; Brenner Kunz; Robert Hunes; Alex Rodriguez; Steven Sommer; K.C. Adams; and Jessica Gilbert.

Moment of Silence: Councilman Hilton

Pledge of Allegiance: Councilman Hilton

Mayor Cragun welcomed students from Roy High School.

1. APPROVAL OF THE AUGUST 19, 2014, MINUTES

Councilman Tafoya moved to approve the minutes of August 19, 2014, as written. Councilwoman Becraft seconded the motion. Council members Becraft, Cordova, Hilton, Tafoya, and Yeoman voted “aye.” The motion carried.

2. CONSIDERATION OF ORDINANCE NO. 1069 AMENDING THE FUTURE LAND USE MAP FROM LIGHT MANUFACTURING TO VERY HIGH DENSITY, MULTI-FAMILY RESIDENTIAL ON PROPERTY LOCATED AT APPROXIMATELY 2350 WEST 4000 SOUTH

Steve Parkinson stated that the City had received a request to amend the Future Land Use Map by changing 2.6 acres located at approximately 2350 West 4000 South from a Light Manufacturing use to a Very High Density, Multi-Family Residential use. A developer was proposing to build rental units for the elderly (those 55 and above). The units would consist of one and two-bedroom units. More than half of the parking would be located underground in the basement of the building. The site would also contain an outdoor garden area.

Mr. Parkinson stated that the proposed housing development correlated with Goal 1, Policy D of the General Plan, which encouraged a diverse range of housing for citizens. It also correlated with Goal 3, Policy G of the General Plan by providing housing for low to moderate incomes. The Planning Commission reviewed the requested amendment, and in a 5 to 1 vote, recommended that the Council approve the requested amendment.

Councilwoman Becraft asked if access to the proposed development would affect the ability of homeowners to the east to access the back of their properties. Steve Parkinson stated that the developer was proposing to use the existing UTA right-of-way to access the proposed development. The developer didn't feel they would receive approval to access the site from 4000 South. The homeowners to the east would not be affected. The developer actually planned to improve the existing right-of-way.

Councilman Tafoya asked what had happened to the fence company that was proposing to build on the site. Mr. Parkinson stated that the existing property owners had filed the applicant requesting that the land use be changed from manufacturing to residential. He felt a residential use was a better use for this property than manufacturing. He preferred to have vehicles entering and existing 4000 South rather than large trucks.

Councilman Tafoya asked if the City Engineer had looked at the access issue. Mr. Parkinson said he had not. A site plan not been submitted for review. When a site plan was submitted, it would be reviewed by the City Engineer, the Fire Department, and others.

Councilman Tafoya said a statement was made at the Planning Commission meeting regarding inability to gain access onto 4000 South. Mr. Parkinson said the proposed developer didn't feel they would receive approval to access 4000 South and decided to pursue use of the right-of-way.

There was further discussion about the access to the site and use of the right-of-way.

Mr. Parkinson stated that the right-of-way was not part of the parcel under question. It was on its own property. The east property line of the parcel in questions followed the right-of-way.

Councilwoman Becraft asked how traffic on 4000 South would be impacted. Mr. Parkinson said any development would increase traffic on 4000 South no matter where it was located. The development being proposed by West Haven further to the west would increase traffic on 4000. UDOT was proposing to widen 4000 South at Midland Drive for a short distance.

Councilman Hilton asked if the proposed building would be two stories. Mr. Parkinson said it would have two stories with a basement. The building would contain an elevator to allow easy access to the basement and upper levels.

Councilman Tafoya asked how far up 4000 South the median from the railroad track extended. Steve Parkinson said it extended about half way up the property in question. The median might make it difficult to make a left hand turn.

Councilman Cordova moved to approve Ordinance No. 1069 amending the Future Land Use Map by changing the 2.6 acres located at approximately 2350 West 4000 South from a Light Manufacturing/Warehouse use to a Very High Density, Multi-Family Residential use. Councilman Hilton seconded the motion. A roll call vote was taken: Council members Becraft, Hilton, and Cordova voted "aye." Council members Tafoya and Yeoman voted "nay." The motion carried. (Copy filed for record).

3. CONSIDERATION OF ORDINANCE NO. 1059 AMENDING THE ZONING MAP FROM LM (LIGHT MANUFACTURING) TO R-3 (HIGH DENSITY RESIDENTIAL) ON PROPERTY AT APPROXIMATELY 2750 WEST 4800 SOUTH

Steve Parkinson stated consideration of Ordinance No. 1059 was tabled at the last meeting. The Council approved amending the Future Land Use Map but did not want to approve the rezone until it had received further information from a developer. Mr. Parkinson stated that an applicant had submitted a conceptual plan for a single-family residential development. The applicant was requesting approval of the R-3 Zone, but was only proposing about 70 single-family lots.

Jake Hone stated that he was representing Alpine Homes. He submitted proposed home plans and elevations to the Council. They planned to purchase and build on the finished lots. The homes they were proposing would be in the \$230,000 to \$270,000 range.

Councilman Tafoya asked if the applicant was aware of the access restrictions for this property and the required participation in the construction of the round-about at 2900 West 4800 South.

Colby Bond, Syracuse, was aware of the access restrictions. He hoped they would receive some concession in the participation cost of the round-about as the density they were proposing was much lesser than originally considered.

Councilman Cordova stated that the cost to build the round-about had not changed.

Colby Bond stated that they were proposing to complete the development in three phases. The average lot size would be about 7,500 square feet. The lots would range from 6,000 to 10,000 square feet.

Steve Parkinson stated that the R-3 Zone allowed for 6,000 square foot single-family lots. The conceptual plan showed an average lot size of 7,500 square feet.

Councilman Cordova asked if the final subdivision design would be changed drastically from the conceptual plan. Mr. Bond said it would not. During preliminary approval they wanted to discuss the required setbacks.

Councilman Cordova asked if Mr. Bond was aware the overhead power lines that ran east and west through the property and the required restrictions. Mr. Bond said he was.

Councilman Hilton asked if the development would include access to the trail.

Councilman Tafoya asked if the Council would see the development again if the rezone was approved. Mr. Parkinson said the next step was submission of a preliminary subdivision plan. It would be considered by the staff and Planning Commission and forwarded to the City Council.

Councilman Tafoya asked where Alpine Homes was currently building. Mr. Hone said they were building in Salt Lake and Utah Counties in Bluffdale, Midvale, Vineyard, and Eagle Mountain. They built 65 to 85 homes a year. Their last development in Davis County was a 35-lot subdivision in West Layton. It was built out in 2011.

Colby Bond stated that he had partnered with Nilson Homes and Symphony Homes on subdivisions in Syracuse.

Councilman Hilton moved to approve Ordinance No. 1059 amending the Zoning Map by changing the zone of property located at approximately 2750 West 4800 South from Light Manufacturing to R-3 (High Density Residential). Councilwoman Yeoman seconded the motion. A roll call vote was taken: Council members Cordova, Becraft, Tafoya, Yeoman, and Hilton voted “aye.” The motion carried. (Copy filed for record).

4. DISCUSSION REGARDING PARAMEDIC LEAVE FOR REQUIRED EDUCATIONAL SCHOOLING

Jason Poulsen, Fire Chief, stated that discussions regarding administrative leave initially started due to firefighters attending paramedic school. He hoped the policy would be extended City-wide and not just target one department. The policy should apply to any employee who wanted to receive education that would improve their position.

Chief Poulsen explained what had been happening historically in the Fire Department. There were 28 fulltime firefighters in the Roy Fire Department; twelve were paramedics. All twelve had received administrative leave in order to go to paramedic school; some received more than others. Things had changed as the City grew. Fifteen years ago, firefighters were on complete leave for nine months. They went to school, were paid to do it, and the City paid the tuition. There wasn't a fire department in Utah that provided that level of participation any longer. The practice then changed to firefighters receiving leave for class time only and tuition reimbursement. The City did away with tuition reimbursement in 2009 and 2010, and that benefit still had not been reinstated. The

cost for paramedic school was about \$8,000. The firefighters in Roy were willing to pay the tuition themselves, they were just asking for a few days of administrative leave. Chief Poulsen said that wasn't fair to employees in other department. He felt there needed to be a policy that was fair and equitable for all employees.

Chief Poulsen explained that paramedic school was held on Tuesday, Wednesday, and Thursday from 9:00 a.m. to 5:00 p.m. It was divided into three sections – classroom, ride, and clinical. Each section was twelve weeks long. Firefighters could pick and choose what days to do rides and clinicals. They could not do that during the classroom portion. Firefighters were on 24 hours shifts from 8:00 a.m. to 8:00 a.m. every other day for a week, and then they were off for a week. For example, during the month of September a firefighter would need five days of administrative leave to attend paramed school, or maybe a total of 20 days per year.

Chief Poulsen stated that by providing administrative leave the City received certified paramedics without having to pay the tuition. More paramedics meant more grant money from the State. Roy City and Ogden City provided paramedic service for the entire County. As part of its commitment to Weber County, Roy City had to provide nine paramedics. Roy City received paramedic funding from Weber County, which meant better trucks and better equipment. More paramedics meant less overtime. Chief Poulsen said Roy's rescue trucks were the busiest in the county.

Councilman Cordova asked what Ogden City did. Chief Poulsen said Ogden City paid the \$8,000 tuition, a stipend for food, and provided administrative leave. Layton City paid for paramedic school and provided leave. Roy City had been providing administrative leave for a long time. Shifts were covered by part time firefighters.

Councilwoman Yeoman asked if Roy firefighters understood that they had to pay the tuition. Chief Poulsen said they did. He wanted to have a black and white policy that spelled out who was responsible for the tuition and how much administrative leave would be provided. Both Ogden and Layton required firefighters to sign a contract agreeing to remain with the department for two years after finishing paramedic school. He suggested that the City could require paramedics to remain with the City on a pro-rated basis if the City provided administrative leave,

Andy Blackburn, Acting City Manager, stated that all the firefighters in Roy City were asking was paid administrative leave on the days paramedic school coincided with their work schedule.

Councilman Hilton asked how many firefighters were interested in attending paramedic school. Chief Poulsen said the City only sent one firefighter a year. Councilman Hilton asked if the City could cover shifts if two firefighters were sent. Chief Poulsen said there had only been two times the City had sent two firefighters in one year. In that case, the City only sponsored one firefighter. The other had to use his own leave. He only wanted to send one firefighter per year. The cost to the City was about \$1,500 per year, which was already in the budget.

Councilman Cordova asked if any other City departments had training during work hours. Mr. Blackburn didn't feel other departments would have the same issues, because employees could attend school online or after hours. Paramedic school was only offered on weekdays from 9:00 a.m. to 5:00 p.m. from August through May. He felt a policy could differentiate the Fire Department from others. He wanted to receive input from the Council before preparing a written policy.

Chief Poulsen stated that there were a lot of prerequisites before one could get into paramedic school. The best paramedic student was one who had been on an ambulance for four to five years. They understood anatomy and physiology better. He felt it was dangerous to hire a paramedic from the street because you didn't know anything about him.

Councilman Tafoya felt the City benefited from having trained paramedics.

Andy Blackburn suggested a City-wide policy that administrative leave be provided when an employee could not work their schedule around the schooling.

Councilwoman Yeoman asked about a contract. Chief Poulsen said the City currently didn't have one, but one could be created. The policy could require a written contract if a firefighter wanted to attend paramedic school.

Mayor Cragun stated that police departments sent police officers to various schools to receive specialized training. He felt a City-wide policy regarding specialized training that would benefit the City would be appropriate.

Andy Blackburn felt the financial impact should be considered. Chief Poulsen suggested that department heads discuss in a department head meeting.

Chief Poulsen stated that paramedic school started at the end of August. The classroom portion was held in September and October.

Councilman Cordova said the City was only impacted about 20 days per year. Chief Poulsen felt the long term benefit outweighed the cost of 20 days per year.

Andy Blackburn stated that he would prepare a contract and a policy allowing the use of administrative leave when an employee could not work schooling around his/her hours.

5. CITY MANAGER'S REPORTS

Andy Blackburn said he would be attending a meeting regarding annexation of the unincorporated islands in Roy.

Mr. Blackburn said the meeting with Randy Sant regarding the CVS property was canceled. It had been rescheduled for next week. He felt the Council had a great solution to the problem. He would report back after the meeting.

Mr. Blackburn reviewed calendar items with the Council:

The annual community wide youth service project would be held on September 6th from 8:00 to 11:00 a.m.

September 17th the Council would be serving dinner to the football team. The Council needed to meet at 5:00 p.m. and begin cooking by 5:30.

September 24th at 11:00 a.m. the Council would be serving lunch to the seniors at the Hope Center.

The Fire Department's annual fire prevention open house would be held on October 8th from 6:00 to 8:00 p.m. at Station 31.

Jason Poulsen, Fire Chief, stated that Mayor Cragun mentioned that the City could collect \$500 from insurance companies for major incidents. He contacted the major insurance companies who indicated they did carry hazard insurance and would pay out \$500 at no cost to the homeowner. Whenever the City responded to a large incident or haz mat, it would bill the insurance company. It would not be part of the homeowner's responsibility. He wasn't sure how much revenue that would bring in.

Chief Poulsen stated that he would be attending a meeting at the Weber County Sheriff's office on September 24th at 12:00 p.m. regarding the mitigation plan for Weber County. He invited any interested Council members to attend. Attendance was required in order to receive funding from FEMA.

Councilman Cordova asked if the City had received training from FEMA. Councilman Hilton said the training never took place. Chief Poulsen said the City could apply for a FEMA grant to receive training for hazardous mitigation. FEMA would come and do a large scale event in the City. Then City representatives went back to FEMA to participate in a week-long class. Chief Poulsen said he would forward the details to the Council.

6. PUBLIC COMMENTS

There were none.

7. MAYOR AND COUNCIL REPORTS

Mayor Cragun expressed his appreciation to all of the Council members for their efforts as liaisons to the different departments in the City.

Councilwoman Becraft reported that 3,320 elementary students from all of the elementary schools in Roy visited the Aquatic Center between August 25th and 30th. Everyone was very gracious.

8. ADJOURN

Councilman Hilton moved to adjourn at 7:00 p.m.

9. MOTION TO HOLD A CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF INDIVIDUALS

At 7:00 p.m., Councilman Cordova moved to hold a closed meeting to discuss the character, professional competence, or physical or mental health of individuals. Councilwoman Yeoman seconded the motion. A roll call vote was taken: Council members Hilton, Becraft, Tafoya, Cordova, and Yeoman voted “aye.” The motion carried.

10. CLOSED MEETING

A closed meeting was held in the Administration Conference Room from 7:11 to 8:02 p.m. Those in attendance were: Mayor Willard Cragun, Councilwoman Marge Becraft, Councilman John Cordova, Councilman Brad Hilton, Councilman Dave Tafoya, Councilwoman Karlene Yeoman, and Acting City Manager Andy Blackburn.

Mr. Blackburn was in attendance at the beginning of the meeting. He went over what the Council needed to do. Then he was excused.

11. ADJOURN CLOSED MEETING

Councilman Tafoya moved to adjourn at 8:02 p.m.

Attest:

Willard Cragun
Mayor

Amy Mortenson
Recorder