

MINUTES OF THE OCTOBER 6, 2009, ROY CITY COUNCIL MEETING

1. Approval of September 1, 2009, minutes
2. Consideration of Resolution No. 960 honoring Roy High School Band
3. Presentation by Roy Historical Museum
4. Consideration of Interlocal Agreement for Animal Control Building construction
5. Award of contract for Municipal Building parking lot project
6. Public comments
7.
 - a. Consideration of a request to amend the Future Land Use Map for property located at approximately 4479 South and 4489 South 3100 West from a designation of medium density residential to a designation of low density residential
 - b. Consideration of a request to change the zoning of property located at approximately 4479 South and 4489 South 3100 West from R-1-8 to RE-20
8. Consideration of Ordinance No. 1021 amending the Roy City Subdivision and Zoning Ordinances regarding standards for multi-family residential developments in the R-3 and R-4 zoning districts
9. City Manager's report
10. Mayor and Council reports
11. Adjourn
12. Summary of actions charged

Minutes of the Roy City Council Meeting held October 6, 2009, 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	City Manager Chris Davis
Councilwoman Marge Becraft	City Attorney Andy Blackburn
Councilman Willard Cragun	Secretary Michelle Drago
Councilman Larry Peterson	
Councilman Michael Stokes	

Excused: Councilman Dave Tafoya

Also present were: Tony Reynolds, Community and Economic Development Director; Jared Hall, Planner; Mark Miller, Wasatch Civil Engineering/City Engineer; Lynn Smith; Dick Dickinson; Rachel Trotter; Wil Clegg; Steven Sanchez; David Kay; Julie Kay; Andrew Snodgrass; Gennie Kirch; Roy North Park Young Women; Dale Pfitzer; Joe Windsor; Jean George; Todd Perkins; Chris Sackett; Spencer Lumas; Tyler Lumas; and Austin Bairn.

Moment of Silence: Councilman Peterson

Pledge of Allegiance: Councilman Peterson

1. APPROVAL OF SEPTEMBER 1, 2009, MINUTES

Councilman Cragun moved to approve the minutes of September 1, 2009, as written. Councilwoman Becraft seconded the motion. Council members Becraft, Cragun, and Peterson voted "aye." The motion carried.

2. CONSIDERATION OF RESOLUTION NO. 960 HONORING ROY HIGH SCHOOL BAND

Councilman Stokes arrived at 6:02 p.m.

Mayor Ritchie stated that the Roy High School Band were great ambassadors for Roy City and Roy High School. He read Resolution No. 960 honoring the band.

Councilman Peterson moved to approve Resolution No. 960 honoring the Roy High School Band. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Peterson, Cragun, Becraft and Stokes voted "aye." The motion carried. (Copy filed for record).

Chris Davis stated that a formalized resolution plaque would be presented to Roy High School as soon as the Mayor signed the resolution.

Joe Windsor, band director, thanked the City Council for allowing the band to represent Roy City and Roy High School. He appreciated the efforts of the City and the parents.

Joe Pfitzer, Roy High School Principal, stated that it was an honor for the band to be recognized. The band was based on great kids with great parents. A great education began at home. He was the luckiest man in the world to be associated with Roy High School and its students.

Mayor Ritchie stated that the City appreciated its relationship with the high school and other schools in Roy.

3. PRESENTATION BY ROY HISTORICAL MUSEUM

Jean George, 5791 South 3600 West, stated that she was representing the Roy Historical Museum. She had been associated with the museum for ten years. At the present time, the museum was facing financial problems. Their annual expenses for office supplies and utilities were approximately \$6,500. The revenue from membership dues was dwindling. They were robbing Peter to pay Paul. People thought Roy City took care of them. A lot of historical museums received funds from their municipalities. The Roy Historical Museum did not.

Ms. George said the Roy Historical Museum Board of Directors proposed that a box be added to the water bills allowing citizens to make donations to the museum. The museum was non-profit. Any donated funds would be tax deductible. The museum was open to visitors. It sponsored an annual art contest, the Roy Town Reunion, an essay contest in the schools; an annual Dutch oven dinner (a fundraiser); and a Christmas luncheon where food was collected for the food bank. The museum had received grants from RAMP which were used to restore the fire engine. She would hate to see the museum close. It was one of the finest museums in the area. She beseeched the Council to consider their proposal and take pride in the museum.

Mayor Ritchie stated that Roy City did participate in a few of the museum's activities, such as the art show and picnic, in a small way. He felt the museum's proposal was attractive because they had not asked the City for funds. They had presented the problem and a solution. He didn't feel it would be a problem to include a donation box on the utility bill. It involved the community and was tax deductible.

Todd Perkins, North Ogden, stated that he had been involved with the museum for 15 years. A lot of people who had donated funds to the museum in the past had passed away. The younger generation did not want to volunteer. It was difficult to keep the museum open as much as it was. This proposal might keep the museum open a few more years.

Councilman Stokes felt it would be a shame to close the museum and felt their request should be accommodated.

Councilman Peterson moved to direct the staff to determine how to place a donation box on the utility bills. Councilman Stokes seconded the motion. Council members Becraft, Cragun, Peterson, and Stokes voted "aye." The motion carried.

4. CONSIDERATION OF INTERLOCAL AGREEMENT FOR ANIMAL CONTROL BUILDING CONSTRUCTION

Chris Davis stated that an amendment had been proposed to the interlocal agreement for the Animal Control Building construction which the Council approved a few months ago. The amendment clarified Roy City's opportunity to opt in or out when the bids came back. The Council would have 10 days to make a decision. The City's options were to move ahead with the joint project or build its own facilities. It didn't make economic sense for Roy City to build its own facilities and hire additional staff. Ogden City and the Weber County Commission had approved the amendment. When the amendment was approved, the architect would finish the work and get the project out to bid.

Councilman Peterson asked how the City was going to fund its portion of the architect's fee. Chris Davis said that if the City chose to participate, the fee would be rolled into the bond and included in the bonding process. User fees would pay for the bond. Councilman Peterson asked if the Weber County Commission would issue the bond. Mr. Davis said it would. The County Commission was exploring the option of a service district.

Councilman Stokes moved to approve Resolution No. 961 amending the Interlocal Agreement for construction of the Animal Control Building and to authorize the Mayor's signature. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Cragun, Stokes, Becraft, and Peterson voted "aye." The motion carried. (Copy filed for record).

5. AWARD OF CONTRACT FOR MUNICIPAL BUILDING PARKING LOT PROJECT

Mark Miller stated that bids for the Municipal Building Parking Lot Project were opened on September 25th. Four bids were received. The engineer's estimate was \$222,000. The low bid was received from Craythorne, Inc. for \$214,530.80. The project would consist of reconstructing the parking lot. The entrance would be moved across from 5075 South. The amount of parking would be increased. This project had been postponed so that it would not interfere with the Hope Community Center. Staker Parsons would pave the parking lot. Craythorne would do the underground work. The staff recommended that the Council award the contract for the Municipal Building Parking Lot Project to Craythorne, Inc. in the amount for \$214,530.80 and authorize the Mayor to sign the contract agreement and Notice of Award.

Mayor Ritchie felt this project would greatly enhance access to the Hope Community Center.

Councilwoman Becraft asked when the project would be done. Mark Miller said the project would be completed within 30 days before it became too cold to pave.

Councilman Cragun asked if the project would close the north end of 1950 West. Mark Miller said it would. The landscaping would be constructed to provide access for emergency vehicles.

Councilman Stokes asked if the project would be designed to let people know that 1950 West was no longer a through street. Mark Miller said there would be striping and chevrons. Councilman Stokes suggested signage as well.

Councilwoman Becraft moved to award the contract for the Municipal Parking Lot Project to Craythorne, Inc. for \$214,530.80, to authorize the Mayor to sign the contract agreement and Notice of Award, and to include the Council's recommendations regarding 1950 West. Councilman Cragun seconded the motion. A roll call vote was taken: Council members Becraft, Stokes, Peterson, and Cragun voted "aye." The motion carried.

6. PUBLIC COMMENTS

There were none.

7. A. CONSIDERATION OF ORDINANCE NO. 1022 AMENDING THE FUTURE LAND USE MAP TO ESTABLISH A LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL ON PROPERTIES LOCATED AT APPROXIMATELY 4479 SOUTH 3100 WEST AND 4489 SOUTH 3100 WEST
- B. CONSIDERATION OF ORDINANCE NO. 1023 ESTABLISHING A ZONING DESIGNATION OF RE-20 ON PROPERTIES LOCATED AT APPROXIMATELY 4479 SOUTH 3100 WEST AND 4489 SOUTH 3100 WEST

Councilman Cragun recused himself from the discussion and voting due to a conflict of interest.

Tony Reynolds stated that the Sackett's had asked to have property they owned at 4489 South 3100 West rezoned from R-1-8 to RE-20. The Planning Commission recommended that the property be rezoned subject to the Sander property at 4479 South 3100 West being included in the rezone, that each property owner complete a lot combination so that each property met the minimum size requirement of the RE-20 Zone, and subject to the Future Land Use Map being amended to reflect the proper density designation.

Mr. Reynolds stated that the Sackett's wanted to build an 1800 square foot accessory building. In R-1-6 through R-1-15 Zones, accessory buildings could not exceed 1250 square feet in size. In an RE-20 Zone an accessory building was limited to 25% of the backyard space. The Sander property was currently being used for agricultural purposes. Both properties consisted of more than one parcel. If those parcels were combined, each property exceeded the minimum 20,000 square foot requirement.

Mr. Reynolds stated that zoning was connected to the Future Land Use Map. Before the rezone could be considered, the Future Land Use Map had to be amended to change the designation of these two properties from medium density residential to low density residential. The Planning Commission and the Development Review Committee had reviewed the request and recommended approval.

Councilman Peterson moved to approve Ordinance No. 1022 amending the Roy City Future Land Use Map to establish a land use designation of low density residential on properties located at approximately 4479 South 3100 West and 4489 South 3100 West. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Stokes, Becraft, and Peterson voted "aye." Councilman Cragun abstained. The motion carried. (Copy filed for record).

Councilman Peterson moved to approve Ordinance No. 1023 establishing a zoning designation of RE-20 on properties located at approximately 4479 South 3100 West and 4489 South 3100 West. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council

members Becraft, Stokes, and Peterson voted "aye." Councilman Cragun abstained. The motion carried. (Copy filed for record).

8. CONSIDERATION OF ORDINANCE NO. 1021 AMENDING THE ROY CITY SUBDIVISION AND ZONING ORDINANCES REGARDING STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS IN THE R-3 AND R-4 ZONING DISTRICTS

Tony Reynolds stated that this matter was set in motion six months ago on April 7, 2009, when the City Council adopted a TZRO (temporary zoning restriction) on multi-family developments. The State statute limited a TZRO to six months in length. The TZRO on multi-family developments would expire on October 7, 2009. The TZRO placed a moratorium on multi-family developments in the R-3 and R-4 Zones. Multi-family was anything with three or more units. If the Council took no action on Ordinance No. 1021, the TZRO would end, and a developer could file for approval of a multi-family development without having to comply with the new standards proposed by the staff and Planning Commission.

Mr. Reynolds stated that the staff was proposing to add a new section to Chapter 11 - Supplementary Regulations - of Roy City Code Title 10 - Zoning Ordinance. He thanked Jared Hall and the Planning Commission for the time they had spent writing and reviewing the standards. The Planning Commission had held hearings on August 25, September 8, and September 25 to review the multi-family standards. The multi-family standards would be in addition to the existing requirements. The standards consisted of nine sections covering site requirements, unit requirements, height, access and circulation, parking, coverage, a density bonus, open space, and architectural considerations. Mr. Reynolds stated that the Zoning Ordinance already contained a base density requirement. The new standards allowed for a density bonus if a developer met the requirements. The architectural considerations addressed housing types, roofline variations, structural variations, entries, color and materials, and architectural details. They were similar to the architectural considerations and requirements for commercial development contained in Chapters 14 and 15.

Councilman Peterson felt this recommendation from the Planning Commission ratified the Council's decision to give the Planning Commission authority to make decisions. This was an example of the good work done by the Planning Commission.

Councilman Stokes moved to approve Ordinance No. 1021 amending Chapter 11 of the Roy City Zoning Ordinance, providing supplementary development standards for multiple family housing, and terminating Ordinance No. 1010 which established temporary zoning regulations regarding multiple family housing in the R-3 and R-4 Zones. Councilwoman Becraft seconded the motion. A roll call vote was taken: Council members Cragun, Becraft, Stokes, and Peterson voted "aye." The motion carried. (Copy filed for record).

9. CITY MANAGER'S REPORT

Mayor Ritchie invited members of the group DeMolay to introduce themselves. Spencer Lumas, Austin Bairn, and Tyler Lumas stated that DeMolay was an organization for youth ages 12 to 21 that taught life skills, public speaking, and leadership skills. They were attending the Council meeting to see what it was all about.

Chris Davis stated that there would be a fire open house on Wednesday, October 7th, from 6:30 to 8:30 p.m. at the main fire station. The Council members were welcome to attend.

Chris Davis reminded the Council about the dinner for the Roy High School football team on Thursday, October 8th, at Roy West Park.

Chris Davis stated that the Hope Community Center was moving forward. The staff anticipated holding the lighting ceremony in the building on the Monday before Thanksgiving. The Council members could walk through the building if they wished.

10. MAYOR AND COUNCIL REPORTS

Mayor Ritchie stated that the City had been able to secure a federal emergency grant in the amount of \$134,000. The City had to develop a plan to be submitted to the government agency in control. The City was hoping the funds would be distributed by the first of the year.

Councilwoman Becraft stated that she had been invited to attend a conference in Provo on October 13th and 14th about communities supplementing the drug and abuse program taught in the schools. Was that something the Council was interested in supporting? Mayor Ritchie didn't feel the Council could make a decision without information from the meeting.

Councilwoman Becraft presented a slide show of the youth service project held on September 12th. Councilman Cragun stated that he had been meeting with the principal of Lakeview Elementary and Officer Prescott from the DARE program. They were concerned about children who walked to school by themselves. If they were taken in the morning, it would be hours before anyone realized they were gone, and police officers would be hours behind in beginning an investigation. They would like to recruit seniors to meet children at designated spots and walk them to school. This would encourage safety and end tardiness. They would like the support of the City to place McGruff decals in designated homes. A presentation would be made to the City Council. Mayor Ritchie asked if this would conflict with the safe walking routes already in place. Councilman Cragun didn't feel it would.

11. ADJOURN

Councilman Cragun moved to adjourn at 6:57 p.m.

12. SUMMARY OF ACTIONS CHARGED

1. Staff to determine how to place a donation box for the Roy Historical Museum on the utility bills.

Joe H. Ritchie
Mayor

Attest:

Michelle Drago
Secretary

dc:coct609