



ROY CITY COUNCIL MEETING AGENDA (ELECTRONIC)

OCTOBER 20, 2020 – 5:30 P.M.

No physical meeting location will be available. This meeting will be streamed live on the Roy City YouTube channel. <https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>

A. Welcome & Roll Call

B. Moment of Silence

C. Pledge of Allegiance

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately)

1. Approval of the April 21, 2020 Roy City Council Work Session Minutes, the August 18, 2020 Roy City Council Meeting Minutes and the September 15, 2020 Roy City Council Meeting Minutes

E. Action Items

1. Consideration of Resolution 20-34 approving an Interlocal Agreement between Roy City, Weber Fire District and Riverdale City for EMS First responder services
2. Consider Ord No 20-12; amending Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

F. Presentation

- a. Chapter 13 Mixed- Use Downtown Business District Presentation
 - i. *Mayors Comments*

G. Public Comments *If you would like to make a comment during this portion of our meeting on ANY topic you will need to email admin@royutah.org to request access to the ZOOM chat. Otherwise please join us by watching the live streaming at <https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>*

This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.

H. Discussion

- a. Waste Voucher
- b. Roy City Sign
- c. YCC Donation
- d. Crossing Guards- 4800 W 3500 S

I. City Manager & Council Report

J. Adjournment



In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

Public meetings will be held electronically in accordance with Utah Code Section 52-4-210 et seq., Open and Public Meetings Act. Pursuant to a written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to the infectious and potentially dangerous nature of COVID -19 virus appropriate physical distancing in City Council Chambers is not achievable at this time accordingly, the meeting will be held electronically with no anchor location.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 16th of October, 2020. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 16th of October, 2020.

Morgan Langholf
City Recorder

Visit the Roy City Web Site @ www.royutah.org
Roy City Council Agenda Information – (801) 774-1020



1
2
3 **ROY CITY COUNCIL WORK SESSION**
4 **APRIL 21, 2020 – 5:30 P.M.**
5 **ZOOM MEETING WITH LIVE STREAMING ON YOUTUBE**

6 **A. Welcome & Roll Call**
7

8 Mayor Dandoy called the work session to order and noted those who were present, including Councilmembers
9 Burrell, Jackson, Paul, and Wilson. Councilmember Saxton recused himself from the meeting.
10

11 **B. Discussion Items**
12

13 **1. PRESENTATION – Councilmember Diane Wilson**
14

15 Councilmember Wilson presented research she conducted on form-based codes from various perspectives. The
16 question she used to approach her research was whether or not the form-based code was modifiable or if a different
17 approach would be necessary. She presented a list of entities with whom she spoke and/or collected written feedback
18 throughout this process.
19

20 Councilmember Wilson stated that she was surprised by the number of business owners who were unaware of form-
21 based codes. She noted there were 185 businesses in the district, and they were the most important entities being
22 impacted by this type of code. Of those businesses, 143 did not have notices.
23

24 Councilmember Wilson noted that many property owners did receive a notice; however, in speaking with some of
25 them, concerns were expressed with regard to the impacts of form-based codes. She presented the letter that was sent
26 to property owners noticing the Planning Commission’s discussion on form-based codes, and reviewed the verbiage
27 contained therein. She explained that based on how the letter was written, the notice could have been interpreted
28 differently than what was intended. Councilmember Wilson then provided an overview of the feedback she received
29 as she spoke to business and property owners with regards to the transparency of the City and approachability with
30 staff and elected officials.
31

32 An important distinction, Councilmember Wilson pointed out, was that mixed-use was not the same thing as a form-
33 based code. A comment from leaders in other cities was that while form-based code was helpful in increasing housing
34 density in their areas, they were concerned that it did not protect commercial very well. She noted that Clearfield
35 City developed a hybrid code that included three tiers: commercial, mixed-used, residential. Several other cities noted
36 that form-based code increased administrative work and developer time. Leaders in other cities recommended not
37 rushing into creating a form-based code due to unforeseen issues that came up in other areas. Councilmember Wilson
38 then reviewed the conversations she had with various staff and elected officials in surrounding cities regarding form-
39 based codes.
40

41 Mayor Dandoy asked Councilmember Wilson what her conclusion was on this matter. Councilmember Wilson stated
42 that the City needed more time before deciding on form-based codes. She suggested they consider something on a
43 project-by-project basis, and that they solicit more public input on the matter. Councilmember Wilson said she
44 believed there should be a code that was available for developers to apply for should they seek a zoning change that
45 was good for the market in a particular area.
46

47 There was further Council and staff discussion regarding the City’s processes for changing ordinances that allowed
48 for certain rezones to take place, as well as what form-based codes could and could not be. The group also discussed
49 steps for moving forward in Roy City with regard to implementing codes that were most beneficial to its growth.
50



1 **C. Adjournment**

2
3 **Councilmember Burrell motioned to adjourn the meeting at 9:20 PM. Councilmember Jackson seconded the**
4 **motion. All Councilmembers voted “Aye.” The motion carried.**

5
6
7
8
9 _____
10 Robert Dandoy, Mayor

11 Attest:

12
13 _____
14 Morgan Langhof, City Recorder



ROY CITY
Roy City Council Meeting Minutes
August 18, 2020 – 5:30 p.m.
Roy City Council
Electronic Zoom Meeting

Minutes of the Roy City Council Meeting held electronically via Zoom and YouTube on August 18, 2020 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy
Councilmember Burrell
Councilmember Paul
Councilmember Saxton
Councilmember Wilson
Councilmember Jackson

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Fire Chief, Craig Golden; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; Morgan Langholf

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton, Jackson and Wilson were present.

B. Moment of Silence

Councilmember Jackson invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Council Member Jackson lead the audience in reciting the Pledge of Allegiance.

Mayor Dandoy read a statement regarding the determination that conducting a meeting in the Roy City Council Chambers presented a substantial risk to the health and safety of those who would be present at the City Council Chambers. The meeting would be held electronically.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- 1. Approval of the June 16, July 7, and July 21, 2020 Roy City Council Meeting Minutes**
- 2. Sale of Surplus 2020 Ford F150 VIN#1FTEW1E47LKD1222, 2018 Chevrolet Silverado 1500 VIN#3GCUKSECOJG111638**

Councilmember Wilson made mention that she had submitted a few changes to the June 16 and July 7, 2020 meeting minutes. Mayor Dandoy also requested a change which was noted by staff.

Councilmember Jackson motioned to approve the Consent Items with the requested changes to the minutes. Councilmember Wilson seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Action Items

1. PUBLIC HEARING- Consideration of Resolution 20-30 approving adjustments to the FY 2021 Budget

Management Services Director Camille Cook presented this proposed Resolution and noted that detailed information about the adjustments were provided in the Council packet. The proposed resolution would increase the previously funded Fiscal Year 2021 Budget by \$1,049,125 to account for various expenditure and revenue increases. The adjustments would increase the General Fund by \$359,094, with \$78,000 of that coming from the sale of two city vehicles approved for surplus. The rest would come from the reserve fund. She reported that mold remediation costs thus far had been approximately \$20,000, and staff was continuing to monitor the situation to ensure that all mold was removed, and the building was safe for employees. The budget opening would also include a carry-forward of about \$256,000 from the Fiscal Year 2020 Budget, since only one of the five police vehicles had been delivered so far. Also included in the budget adjustment was the inclusion of \$47,000 for Public Works and \$36,000 for Parks and Recreation to replace vehicles that were approved for surplus. Regarding the Capital Projects Fund, staff was proposing to carry forward the remaining budget from Fiscal Year 2020 for Parks and Recreation Projects that were not completed within that budget year. Staff was proposing the use of the Fire Equipment Reserve to purchase new turnout gear, since the warrantee on the current gear had expired. The budget opening would include 43 sets of turnout gear and 86 turnout duffle bags. In the Risk Management Fund, staff proposed to use retaining earnings in the amount of \$11,800 to cover the disposal of 400 lbs. of aqueous, film-forming foam. The shelf life of this foam was 15 years, and all of the foam in the City's possession had expired. The final budget adjustment would increase the fund balance reserves in the Park Development Fund. This was similar to the adjustments for capital projects. Staff recommended approval of the resolution.

Councilmember Paul motioned to go into a Public Hearing. Councilmember Burrell seconded the motion. All councilmembers voted "aye". The motion carried.

Kevin Homer, a resident, felt that it was appropriate to approve the changes to the budget, as presented. However, he was concerned about the lack of funding for utility infrastructure such as storm water, solid waste, water, and roads. He encouraged the City to look at the infrastructure and allocating funds to update these systems before something major happens.

Councilmember Burrell motioned to close the Public Hearing. Councilmember Jackson seconded the motion. All councilmembers voted "aye". The motion carried.

Director Cook addressed Mr. Homer's comments by stating that staff recognized that there were infrastructure needs. Their plan was to work on proposals to increase utility rates, and those proposals would be brought back to the City Council at the end of the year.

Councilmember Paul motioned to approve Resolution No. 20-30 to amend the FY 2021 Budget. Councilmember Burrell seconded the motion. A roll call vote was taken. All Councilmembers voted "aye". The motion carried.

F. Public Comments

Mayor Dandoy opened floor for public comments. No requests were submitted for public comments. Mayor Dandoy closed the floor for public comments.

G. Presentations

1. YCC- Margaret Rose

Margaret Rose gave a short presentation regarding the YCC Family Crisis Center located in Ogden. The Center was celebrating their 75th anniversary; however, all of their celebratory events and fund raisers were cancelled or altered due to COVID-19. Those at the Center were dedicated to saving and changing lives, and their services were primarily formed around supporting and alleviating domestic violence, sexual assault, and homelessness. She invited the Council to visit their website at yccogden.org for more information about their programs. Over the past few years, the Center has entered into agreements with cities in the larger Weber County area, who provide some financial support to the YCC. Most of the services provide by the YCC were too costly for cities to provide them. Ms. Rose presented statistics regarding domestic violence throughout the State of Utah. She noted that protective orders could be done virtually now. Although they had seen an increase in domestic violence, the shelter had seen a decrease in numbers at the shelter and onsite counselling. There had been no positive cases of COVID-19 at the Center.

Councilmember Burrell asked if they collected demographic data from those they service, specifically what city they came from. Ms. Rose said that they do collect that data, but they don't like to share that information with cities. She assured the Council that they responded regularly to residents of Roy. Councilmember Burrell thought that sharing demographic data with cities would help advocate for more funding.

Regarding funding, Ms. Rose said that about 63% of their budget comes from Federal and State Funding, and about 30% was completely dependent on charitable giving.

Mayor Dandoy said that Roy City had donated to the YCC in the past. He requested that they discuss granting funds to the organization at the next meeting.

H. Reports

1. City Manager Report

Manager Andrews reported on the following:

- Road construction projects, including paving, chip seal, and slurry seal.
- A Shred Event held at the Roy Hillside Senior Center on August 21st between 9:00 am and 11:00 am.
- The first Recreation Football game on Saturday at Roy High School.
- Reinstating utility shut offs.
- Ribbon Cutting at Roy Junior High on August 24th at 10:00 am.

2. Mayor and Council Report

Councilmember Wilson provided a report from the Beautification Commission, including the mission to install signs welcoming people to Roy City, and a sign at Memorial Park.

Councilmember Saxton thanked the Council for approving the banners on City light poles. He shared some information regarding potential businesses coming into Roy City, and shared a report from the Mosquito Abatement Board for Weber County.

Councilmember Paul asked if the City had ever been approached by UTOPIA about joining their program. Manager Andrews said that Roy City was contacted and was one of the first cities to express interest in joining. However, a previous Council voted against joining. Mayor Dandoy believed that the dynamics of

UTOPIA had changed since it was last discussed. He suggested reaching out to UTOPIA and inviting them to get a presentation.

I. Discussion

1. SWOT Analysis

Randy Sant explained that the purpose of this discussion was to start the process of developing an Economic Development Strategic Plan. The purpose of the plan would be to assist the Administration and Council as to where they should focus economic development energy. The plan should also help the City and development partners work together toward the same goals. The plan will encompass all of Roy City and address anywhere with the potential to increase the wealth of the City. This would be a living document, to be reviewed each year by the City Council. They would accept public input through committees, public meetings, and surveys.

Mr. Sant asked the Council to think of the strengths of Roy City. He had asked the Business Advisory Board to consider the same, and he had those responses to share with the Council. The Business Advisory Board identified some of Roy City's strengths, including community pride, a good working relationship between staff and the City Council, a desire to improve the City, easy access from major highways, affordable housing stock, and good public safety. The Councilmembers added that Roy City had well-run departments, a good proximity to Hill Airforce Base, the strengths of Parks and Recreation, people staying in Roy City long-term, and demographic diversity.

Mr. Sant then asked the Council to think of the weaknesses Roy City. The Business Advisory Board shared a few of the issues they witnessed, including traffic congestion, resistance to change from some in the community, commercial blight, the community is old and dated, and a lack of vision. The Councilmembers expressed some of their concerns, including the lack of sit-down restaurants, east-west access through Roy City, and aging infrastructure.

Mayor Dandoy suggested that they formalize a complaint/feedback policy for residents and developers.

Mr. Sant said that he would compile this information into an email and send it to the Council Members. During their next discussion, they would talk about the opportunities in and threats to Roy City.

J. Adjournment

Councilmember Burrell motioned to Adjourn the City Council meeting at 5:52 p.m. Councilmember Paul seconded the motion. All Councilmembers voted "aye". The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:



ROY CITY
Roy City Council Meeting Minutes
September 15, 2020 – 5:30 p.m.
Roy City Council
Electronic Zoom Meeting

Minutes of the Roy City Council Meeting held electronically via Zoom and YouTube on September 15, 2020 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy
Councilmember Paul
Councilmember Saxton
Councilmember Wilson
Councilmember Jackson

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver, Morgan Langholf, Brandon Edwards, Steve Parkinson, Scott Wynn

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton, Wilson were present. He excused Councilmember Jackson.

B. Moment of Silence

Councilmember Wilson invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Wilson lead the audience in reciting the Pledge of Allegiance.

Mayor Dandoy read the Mayor's Determination to Hold Electronic Meetings.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- 1. Approval of the June 29, 2020 Roy City Council**
- 2. Consider a request for preliminary subdivision approval of Frandsen Farms Subdivision, located at approximately 4514 S 3100 W**
- 3. Consider a request for preliminary subdivision approval of Aspenwood Estates Subdivision, located at approximately 4712 S 4300 W**

Councilmember Paul motioned to approve the Consent Items, with changes to minutes as noted. Councilmember Wilson seconded the motion. All Councilmembers voted "aye". The motion carried.

E. Action Items

1. Consideration of Resolution 20-31 approving adjustments to the FY 2021 Budget

Management Services Director, Camille Cook, presented the proposed resolution to the Council for their consideration. The resolution would amend the Fiscal Year 20-21 Budget based on the information the Council received in their Council packet. The amendments would increase the previously approved budget by \$1,213,848, with most of that coming from the CARES Act funding and the capital projects fund. CARES Act funds could only be used for expenditures that are incurred during the public health emergency related to COVID-19. She listed the projects that would be funded with the CARES Act money in Administration, the Police Department, Fire Department, Public Works, and Parks and Recreation. Staff was also proposing the use of \$60,000 from the Capital Projects Fund Balance Reserve to remodel the restrooms in the Police Department.

Councilmember Paul motioned to open a Public Hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye”. The motion carried.

No comments were made.

Councilmember Wilson motioned to close the Public Hearing. Councilmember Paul seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Councilmember Paul expressed appreciation for the work that was done on the CARES Act.

Councilmember Wilson asked about the timeframe for the proposed improvements and purchases. Ms. Cook said that staff could start moving forward with purchasing some of the items tomorrow, if the Council approved the resolution. Some of the larger purchases may take more time, but staff had asked the department heads to move as quickly as possible. The City needed to make an effort at spending and reporting on that spending quickly in order to be eligible for funding in Phase 3. All of the CARES Act funding needed to be spent by November 30th.

Mayor Dandoy asked which pool would be receiving the pool filtration system, and Ms. Cook said that it would be the complex pool. Mayor Dandoy then asked about the proposed enhancements to the City Council Chambers. Ms. Cook said that this would be for audio and visual equipment upgrades so make digital meetings more functional.

Mayor Dandoy asked if any leftover money could be sent back to the County to help in their efforts to support non-profit organizations, and Ms. Cook said that was possible. If the City wanted to provide support for non-profit organizations within Roy City, they could provide materials but not money. The grant money could not be sub-granted.

Councilmember Wilson motioned to approve Resolution 20-31 approving adjustments to the FY 2021 Budget. Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

2. Consideration of Resolution 20-32 Amending the Roy City Personnel Policy and Procedures Manual

Management Services Director, Camille Cook presented the proposed resolution for the Council to consider. In June, the Council approved a proposal to remove the pre-employment drug screen process for non-public safety and non-CDL employees, and instead to drug testing based on reasonable suspicion. Based on that amendment in June, a few other references in the Code needed to be changed to be consistent. Those amendments were in Section 1101: Hiring Practices, Section 1202: Leave, and Section 1507: Drug-Free Workplace. The Change to Section 1202 would allow employees to take a sick day for mental health

reasons.

Councilmember Wilson asked how the City would ensure that employees weren't taking advantage of sick leave. Ms. Cook explained that under the current ordinance, an employee must have a doctor's note if they take more than three consecutive sick days. Staff felt that this would also apply for sick leave for mental health reasons.

Councilmember Paul thanked staff for addressing the needs of the City while still looking out for the employees.

Councilmember Paul motioned to approve Resolution 20-32 approving amendments to the Roy City Personnel Policy and Procedures manual. Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted "Aye". The motion carried.

Mayor Dandoy noted that the two other Resolutions on the agenda would be tabled.

Councilmember Paul motioned to table Resolution 20-33 & 20-34. Councilmember Wilson seconded the motion. All members voted "aye". The motion carried.

F. Public Comments

Mayor Dandoy opened floor for public comments.

Mandie Warton presented the Council with an invitation to the Community that Cares Family Dinner event on September 28, 2020. Ms. Warton worked with the Roy City Police Department as the Program Coordinator and Office Manager, and she was a volunteer on the Roy Community that Cares Coalition. With her was Janae Terry, the Community that Cares Coordinator. Ms. Warton presented facts and statistics regarding family meals. For the event, Subway would be providing 600 meals, which would be handed out by the Police and Fire Departments. She extended the offer to the Council Members to assist in the event.

Mayor Dandoy closed the floor for public comments.

G. Presentations

1. Randy Sant- Economic Update

Randy Sant reported on how the Committee was doing with the Downtown District code. They had reviewed all of the comments provided by Council and were working them into the draft. Steve Parkinson was currently going through the proposal to ensure that all of the Council's concerns were addressed. The Committee would have one more meeting, and then the final draft would be sent to the Council for review on the first meeting in October.

Mr. Sant said that the Committee was eager to get the economic development survey out to the public as soon as possible. If the Council had any specific questions that they wanted included on the survey, he asked the Council to send those to him by the end of the week. He hoped to get the survey results back to the Council at the same time as the open houses for the Downtown District code.

H. Reports

1. City Manager Report

Matt Andrews, City Manager, reported on the following:

- The process that the County goes through for the CARES Act grant and upcoming audits.
- The City helping to finance the Community that Cares Family Dinner event, and the dinner supporting Roy High Athletics.
- There would be a potential Halloween activity on October 26th, pending approval from the Health Department.
- A report from the Beautification Commission.
- The installation of five sewage dump stations by the Public Works Administration Building.
- The City's response to the recent windstorm.

2. Mayor and Council Report

Councilmember Wilson asked about having a school choir for the tree lighting ceremony. She wasn't sure if any of the elementary schools had a school choir this year. Mr. Andrews said that staff had discussed doing a prerecording or broadcast of the event. Councilmember Wilson said that she would contact the schools in search of a choir.

Councilmember Saxton reported that he had taken a tour of the new Intermountain Healthcare Roy Clinic and commented on what a great community partner they were. He also received a letter from a group of parents that live on 4300 West and about 5750 South. The letter expressed their concerns about the speed on that roadway, and they asked if it were possible to get a speed monitor sign installed to slow down traffic.

Mr. Andrews said that the Police Department was having some testing done on that road to gather data on the actual speed of traffic. Mayor Dandoy commented that the speed on that road may well warrant some traffic calming measures, including a speed monitor sign. Police Chief Carl Marino said that whenever police officers monitor that road, they don't have speeders, no matter how well the vehicles are hidden. The new device they would be installing didn't look like anything conspicuous, so they would be able to get a sense of the true speeds on that road.

I. Adjournment

Councilmember Jackson motioned to Adjourn the City Council meeting at 6:45 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted "aye". The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:

RESOLUTION 20-34

A RESOLUTION OF THE ROY CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT BETWEEN ROY CITY CORPORATION, WEBER FIRE DISTRICT AND RIVERDALE CITY CORPORATION FOR EMS FIRST RESPONDER SERVICES

WHEREAS, Utah Code Ann. §11-13-101 et. Seq., permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, such agreement is in furtherance of the purposes of Section 11-7-1, Utah Code Annotated, 1953, as amended; and

WHEREAS, Roy City recognizes the importance and need for joint cooperation with local entities to provide and receive services from neighboring communities which is a necessary and needed service to the City and surrounding communities; and

WHEREAS, Roy City wishes to, and recognizes the importance of, participating in any efforts designed to jointly help each other; and

WHEREAS, this agreement does not create an interlocal entity; and

WHEREAS, the Roy City Council has fully reviewed the Interlocal Agreement between Weber Fire District, Riverdale City and Roy City and agrees to all the terms and conditions contained therein; and

NOW THEREFORE, the Roy City Council hereby approves the attached Interlocal Agreement attached hereto and incorporated by this reference as written and authorizes the Mayor of Roy City to execute this Agreement on behalf of the City.

Passed this ____ day of _____, 2020.

Robert Dandoy
Mayor

Attest:

City Recorder

Voting:

Councilmember Jan Burrell _____
Councilmember Ann Jackson _____
Councilmember Bryon Saxton _____
Councilmember Joe Paul _____
Councilmember Diane Wilson _____

INTERLOCAL EMS FIRST RESPONDER AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2020 (“effective date”), pursuant to the provisions of the Interlocal Cooperation Act, by and between **WEBER FIRE DISTRICT**, a political subdivision of the State of Utah, **ROY CITY CORPORATION**, a municipal corporation of the State of Utah, and **RIVERDALE CITY CORPORATION**, a municipal corporation of the State of Utah,

WITNESSETH

WHEREAS, the parties are desirous to enter an agreement to provide mutually agreed to EMS First-Responder services to each other’s jurisdictions; and

WHEREAS, such agreement is in furtherance of the purposes of Section 11-7-1, Utah Code Annotated, 1953, as amended; and

WHEREAS, the parties desire to cooperate with and assist the other for EMS First-Responder services to ensure a rapid response to such an incident; and

WHEREAS, the parties agree to provide such services as herein described; and

WHEREAS, this Agreement is intended to “enhance” but not replace the existing “Mutual Aid Agreements.”

NOW, THEREFORE, it is hereby agreed:

1. The areas to be served by this Agreement shall include pre-determined jurisdictional areas of Roy City, Riverdale City, and the cities of Hooper and West Haven, both within the jurisdictional boundaries of the Weber Fire District, and some unincorporated Weber County areas where Roy Fire or Riverdale fire can provide an agreed rapid EMS Response.
2. Each party agrees to respond to the other parties’ jurisdiction on an as needed and pre-determined basis to provide a closer response should the jurisdictional agency be unavailable to respond to a given medical incident within its jurisdiction.
3. Each party agrees to respond within each other’s jurisdiction with equipment and manpower based upon need as determined by the nature of the incident.
4. Each party agrees to respond in an apparatus licensed with the State of Utah as a Quick Response Vehicle (QRV), or other apparatus appropriately licensed and equipped to provide First Responder Medical by the State of Utah (that is an Ambulance or Rescue).
5. Response under this Agreement shall be made only when the absence of fire personnel and/or equipment will not jeopardize the fire protection of the governmental entity furnishing assistance to another jurisdiction.
6. Each party agrees to develop a pre-determined response to facilitate this agreement and ensure that the Weber Area Dispatch Center 911 center computer aided dispatch system is updated to reflect these pre-determined responses.

7. The dispatcher shall be requested to specify the location and directions, when necessary, to which the fire department equipment and personnel are to be dispatched; however, the amount and type of equipment and number of personnel to be furnished shall be finally determined by the responding organization.

8. Each party waives all claims against the other party for compensation for any loss, damage, personal injury or death occurring as a consequence of a performance of this agreement.

9. All the privileges and immunities from liability which surround the activities of the fire service while in the performance of its functions within its own territorial limits shall apply to the activities of either party while providing EMS First Responder Services outside their respective territorial limits under this agreement.

10. The effect of the death or injury of any employee who is killed or injured outside territorial limits of their own jurisdiction while functioning pursuant to this agreement shall be the same as if he or she were killed or injured while functioning within their own territorial limits; and such death or injury shall be considered to be in the line of duty.

11. There is no separate legal entity created by this agreement to carry out its provisions; and to the extent that this agreement requires administration other than as is set forth herein, it shall be administered by the governing parties acting as a Joint Board. There shall be no real or personal property acquired jointly by the parties as a result of this agreement. No additional liability is intended to be created to or for the parties to this agreement.

12. No party to this Agreement shall be reimbursed by any other party to this Agreement for any direct expenses or direct losses incurred as a result of providing fire department services within another party's jurisdiction under the terms of this Agreement, except as otherwise provided and funded through cost recovery ordinances, or funding made available to the requesting Fire Department through state or federal resources. However, a party to this Agreement, at its option, may file a claim with the United States for the amount of its direct expenses and direct losses, incurred by fire department services rendered as a result of fighting a fire or fires on property of the United States, under authority of 15 USC 2210.

13. This Agreement shall not relieve any party to this Agreement of any obligation or responsibility imposed upon a party to this Agreement by law, except that the performance of a responding party may be offered in satisfaction of any such obligation or responsibility of the requesting party to the extent of actual and timely performance thereof by the responding party.

14. This agreement shall be reviewed annually, but will have no fixed date of expiration; however, shall continue for not more than ten (10) years from the date of the execution hereof and the date of execution hereof and the date of effect of this agreement shall be the date upon which this agreement is executed by the last party hereto; however, each party reserves the right to cancel this agreement without cause prior to the expiration date by giving thirty (30) days' notice of such cancellation in writing to the other party.

15. This Agreement, as a condition precedent to its entry into effect, shall (1) be submitted to the authorized attorney of each governmental entity for approval as to form in accordance with Utah Code Annotated Section 11-13-202.5(3), (2) be approved by the parties in accordance with Utah Code

Annotated Section 11-13-202(2), and (3) be filed with the keeper of records of each party in accordance with Utah Code Annotated Section 11-13-209.

16. The individuals signing this Agreement on behalf of each of the parties confirm that they are the duly authorized representatives of the parties and are lawfully enabled to sign this Agreement on behalf of the parties.

17. Each party to this Agreement shall determine whether a resolution is required for this type of Agreement and shall act in accordance therewith. If execution of this Agreement is determined to be an executive function by a party in accordance with the provisions of the Interlocal Cooperation Act as set forth in Title 11, Chapter 13, Utah Code, the adoption of a resolution of approval is not required.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement.

ROY CITY,
A Municipal Corporation

Mayor

Dated this ___ day of _____, 2020

ATTEST:

City Recorder

APPROVED AS TO FORM:

Attorney for Roy City

RIVERDALE CITY,
A Municipal Corporation

Mayor

Dated this ___ day of _____, 2020

ATTEST:

City Recorder

APPROVED AS TO FORM:

Attorney for Roy City

WEBER FIRE DISTRICT,
A Municipal Corporation

ATTEST:

District Clerk

APPROVED AS TO FORM:

Attorney for District

Board Chair

Dated this ____ day of _____, 2020



SYNOPSIS

Application Information

Applicant: Roy City
Request: Consider Ord No 20-12; amending Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

Staff

Report By: Steve Parkinson
Staff Recommendation: Approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10 – Zoning Regulations
Chapter 19 – Off-Street Parking and Loading
Section 2 – General Provisions;
8) Access to parking space;
a) Residential Property
ii) No drive approach shall be located closer than four and one-half (4½) feet to a side lot line of a lot as it projected to the back of the curb and gutter or roadway.

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on October 13, 2020, the hearing was opened – the Public made the following comments:

- No Public comment were made

With no public comments the public hearing was closed.

With no additional questions or discussion, the Planning Commission voted 6-0; to forward to the City Council a recommendation to approve amending Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

ANALYSIS

Background:

A few months ago Mayor Dandoy brought up this section of the code that he felt has had some issues over the past several years since its passing. His concerns were that there were numerous drive approaches closer than 4’6” to the property line. He and the members of the Council discussed this issue during a recent Council meeting and came to the conclusion that this section of the code needs to be addressed and have asked the Planning Commission to take a look at this section of the code and recommend any changes to it if needed.

The Commission has met twice, August 25th & September 22nd both were work-sessions. During these meetings the Commission reviewed Ordinances from several surrounding City’s (Exhibit A) as well as a “Pros & Cons” list provided by Public Works and the City Engineer (Exhibit B).

FINDINGS

1. The proposed amendments are consistent with the General Plan.
2. Is consistent with previous discussions with the Planning Commission.



ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends approval of Option 1B of the proposed amendments to the Roy City Municipal Code; Title 10 Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

EXHIBITS

- A. Surrounding City’s Ordinances
- B. Pros & Cons lists
- C. Ord No. 20-12

EXHIBIT “A” – SURROUNDING CITY ORDINANCES

City Ordinances

Roy

10-19-2 General Provisions:

- 8) Access to parking space (driveways and access lanes); access to all parking spaces shall be as follows:
 - a) Residential Property, including four (4) units or less attached units, shall provide access to approved off-street parking spaces and private garages used in conjunction with those uses as follows:
 - ii) No drive approach shall be located closer than four and one-half (4½) feet to a side lot line of a lot as it is projected to the back of the curb and gutter or roadway. In the case of a cul-de-sac exceptions may be made by the Zoning Administrator.

Centerville

12.52.100 Parking Lot Design and Construction

- (f) Curb Cuts and Driveways. Curb cuts and driveways allowing access to a public street shall conform to adopted City Standards and Specifications. (Standards indicate - Three (3) feet from water meter; with nothing regarding property line)

Clinton

28-4-15 Access to Residential Property Including Four or Less Dwellings. Access to parking spaces and private garages used in conjunction with dwellings shall be limited as follows:

- (2) Proximity to Property Line: No driveway approach shall be located closer than four and one half (4 ½) feet to a side lot line of a lot as it is projected to the back of the curb and gutter. This measurement is to be taken to the beginning of the flare or radius on the curb.

Farmington

11-32-060: Access to Off Street Parking and Loading Spaces:

B. Driveway Spacing:

- I. Individual driveways or circular driveways on residential lots shall be spaced not less than forty feet (40') apart on the same lot and shall be not less than six feet (6') from side property lines unless otherwise approved by the zoning administrator.

Layton

19.12.160 Access To Residential Property Including Four (4) Or Less Dwellings

2. No driveway approach shall be located closer than four and one-half feet (4½') to a side lot line of a lot as it is projected to the back of the curb and gutter. This measurement is to be taken to the beginning of the flare or radius on the curb.

Ogden

City has no requirements on single-family

15-12-11: Vehicular Access Location and Size:

B. Number of Accessways:

4. Driveways for all uses except single-family homes shall not be closer than eight feet (8') to an adjacent interior property line

Clearfield, Kaysville, North Ogden Riverdale, Sandy, South Ogden, Weber County & West Haven
Have no requirements

EXHIBIT “B” – PROS & CONS LISTS

Public Works

Pros:

1. If we allow the homeowner to cut the curb to the property line, it will remove the need for homeowners to place 2 x 4's, plates, etc. in the gutter to allow them access to their driveway. When these items are in place, it restricts the flow of the water in the gutters, causing dams that collect water. These puddles attract mosquitos and bees, and in large storms can cause flooding.
2. When there are 2x4's, plates, etc. in the gutter, it can cause problems with both the street sweeper and the plows. The sweeper is blocked from sweeping the gutters, it can cause a lot of damage to the broom if the wrong item is picked up. The plows are unable to see these items when there is snow. A snow plow has the capability of sending a 2 x 4 ten feet and at a fast speed. This could kill someone if they are hit. In addition to this, plow blades are extremely expensive. These items can cause damage to the blade costing the city hundreds of dollars for replacement.
3. When homeowners drive over the curb with heavy trucks or trailers, they can be broken. If they are allowed to widen the approach to the property line, it will allow them access to their driveways, without driving over the curb.
4. In the efforts of beautification, a larger approach will keep park strips from becoming mud holes. This in turn will help communities looking good.

Cons:

1. The only con falls on the homeowner, with a wider approach, they will get more snow pushed into their driveway.

Engineering

We understand that Roy City is considering modifying or eliminating the drive approach setbacks from property lines. Currently, Roy City code (10-19-2) requires that the drive approach curb cut begin no closer than 4.5 feet from the property line. As requested, we are providing a summary of the pro's and con's for this change.

Pro's

1. It accommodates the wider driveways that homeowners are generally requesting and constructing.
2. It reduces that landscape strip that is difficult to irrigate without overspray. We anticipate that most homeowners will extend the concrete in the park strip all the way to the property line.

Con's

1. If neighboring driveways are both located adjacent to the property line, then parked vehicles in the adjoining driveway could reduce the driver's line of sight when backing out. Adjacent parked vehicles could make it more difficult to see pedestrians or cross traffic while backing out of the driveway. The larger gap created by the setback increases the angle of view and can make it easier to see pedestrians and cross-traffic when backing. This problem can already exist on driveways where vehicles are parked side-by-side.
2. Fire hydrants and secondary meter boxes are generally located at property lines. Eliminating the setback at for driveways will decrease the available space for these utilities.
3. Eliminating the setback will reduce the available snow storage at the driveway approach.

It should be noted that the setback related to the sight triangle at intersections (Roy City Zoning Code 10- 10-35) will apply to drive approaches at intersections. If the setback to property lines is eliminated, we recommend clarifying the code to make sure that driveways on corner lots do not impact the site triangle at intersecting streets.

ORDINANCE No. 20-12

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CH 19 – OFF-STREET PARKING AND LOADING, AMENDING 10-19-2 8) A) ii) – ACCESS TO PARKING – RESIDENTIAL PROPERTY – DRIVE APPROACH “CURB CUT” LOCATION TO SIDE PROPERTY LINE.

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within commercial and manufacturing areas which is important to the City; and

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended an amendment to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, Be it hereby ordained by the City Council of Roy City, Utah, that Title 10 – Zoning Regulations; CH 19 – Off-Street Parking and Loading, Amending 10-19-2 8) a) ii) – Access to Parking – Residential Property – Drive Approach “Curb Cut” location to side property line.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

10-19-2 9) b)

- ii) ~~No d~~ Drive approaches ~~shall be located closer than four and one-half (4½) feet~~ **may go up** to a side lot line as **if the property line is extended** ~~it is projected~~ to the back of the curb and gutter or roadway, **except if there are utility boxes located in the area, if so then approval from the utility companies is needed to be any closer than two (2) feet from the utility boxes.** In the case of a cul-de-sac exceptions may be made by the Zoning Administrator.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilmember Burrell	_____	Councilmember Jackson	_____
Councilmember Paul	_____	Councilmember Saxton	_____
Councilmember Wilson	_____		

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this _____ day of _____, 2020.

Robert Dandoy; Mayor

Attested and Recorded:

Morgan Langholf; City Recorder

**Point Paper On
Roy City Ordinance Title 10 Chapter 19 Off-Street Parking and Loading
Updated 7/8/2020**

ISSUE:

Roy City staff, while requiring residents to follow specific driveway approach ordinance standards, inadvertently violate the same ordinance when making road improvements on 4975 South between 1900 West and 2000 West (see attachments 4 and 5).

BACKGROUND:

- Roy City ordinance 10-19 Off-Street Parking and Load states in 10-19-2 (8) (a) (ii) that: “No drive approach shall be located closer than four and one-half (4½) feet to a side lot line of a lot as it is projected to the back of the curb and gutter or roadway”. (See attachment 2). This addition was approved by the City Council on 7 March 2017. There was no reference to this requirement prior to the 7 March 2017 change (See attachment 1).
- A preliminary assessment through the city found a significant number of drive approaches that were cut at the property line in violation of this ordinance. Samples of those are found in the attachments 3, 4 and 5.
- Attachments 4 and 5 show pictures of violations, but in this case, Roy City personnel or a hired contractor were responsible for those approaches. These drive approaches were done within the last 2 years.
- Many of the older homes in the City that have a drive approach on the property line, had them done before this ordinance was approved (Ord. No. 17-1,3-7-2017).

DISCUSSION:

- There is no question that there are numerous residential drive approaches within 4 ½ feet of the property line. They exist throughout the City.
- It would be difficult for the City’s Code Enforcement Officer to issue citations to residents for violation of this ordinance, particularly those residents living on 4975 South, while at the same time knowing Roy City employees, performing their duties and responsibilities, inadvertently violated the same ordinance. It would be difficult to argue that the City staff or applicable contractor is exempt from compliance.
- Another problem is determining the date a property owner may have had the drive approach installed. Every time the staff finds a violation, staff must research to determine when the approach was accomplished. If the drive approach were established prior to the approval of this current ordinance in March 2017, they could be legal but non-conforming. Which allows them to keep the drive approach as is.
- The other issue facing City officials is if residents decided to replace the legal non-compliant drive approach, are they authorized to replace it under the old legal non-conforming requirements or does it need to be installed under the current ordinance. The current ordinance would require the resident to establish a new curb 4 ½ feet from the property line.
- The requirement for residents to acquire a no-fee permit to cut a curb is not impacted by this review process and is still expected.
- A request by a resident to cut a curb during this review process must follow the current ordinance as written. This means the curb must be located 4 ½ feet from the property line.
- Public Works indicated they prefer allowing residents to cut the curb at the property line rather than the property owner continually placing wood / brick blocks in the gutter to drive over. The block creates problems with water flow when left in place.
- When you assess this situation from all angles, there could be a good argument on why it is necessary to have an ordinance that requires the drive approach to be at least 4 ½ feet from the property line since there are so many violations from the current ordinance. This specific portion of Ordinance 10-19-2, if removed, does not impact one way or another the purpose of this ordinance as stated in 10-19-1.

DIRECTION:

- The City Council directed, in the Council meeting on 7/7/2020, that:
 - City Staff leadership place on an upcoming Planning Commission agenda a requirement to review Roy City Ordinance 10-19-2 (8) (a) (ii) and determine if it is still valuable and applicable as written. Once the Commission completes their assessment, send their recommendation to the Council for final approval.

- If the Council determine that the current ordinance will stay as written, the Council will direct the City Manager to fix, at city expense, all the drive approaches that the city established in violation of current ordinance, specifically those along 4975 South.
- Roy City will place a hold on any residential corrective actions currently in process and place a hold on performing any future compliance inspections associated with 10-19-2(8)(a)(ii) until after the Council decides on the Commission's recommendations.

ATTACHMENTS:

- 1- *Roy City Ordinance 1901 – Off-Street Parking and Loading (Prior to 7 March 2017)*
- 2- *Current Roy City Ordinance 10-19 Off-Street Parking and Loading*
- 3- *Pictures of Cut Curbs on the Property Line – Different Locations in the City*
- 4- *Pictures of Cut Curbs done by City Staff on the Property Line - 4975 S. Between 1900 W. and 2000 W.*
- 5- *Pictures of Cut Curbs done by City Staff on the Property Line – 4975 S. Between 1900 W. and 2000 W.*

(Robert Dandoy, Mayor Ry City, 7/8/2020)

ATTACHMENT 1

OFF-STREET PARKING AND LOADING (Ordinance Prior to 7 March 2017)

Section 1901—Purpose:

The purpose of off-street parking requirements is to promote traffic/pedestrian safety and efficiency and to minimize hard surfaced areas to reduce storm water run-off and visual impacts while providing adequate parking sufficient to support the associated use or activity.

Section 1902—General Provisions:

- 1) Off-street parking spaces shall be provided, meeting the requirements of this Chapter, for all new buildings constructed, all additions or enlargements to an existing building, the establishment of any new use, or the expansion of any existing use.
- 2) If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off street parking spaces and areas must comply with the requirements of this Chapter, as applicable.
- 3) Required off street parking spaces and areas shall not be used for the repair of motor vehicles, or the display or sale of goods and services, unless authorized by a temporary use permit approval, as provided herein.
- 4) No off street parking area shall be used for the overnight occupancy of any vehicle including motor homes, campers, or trailers.
- 5) Oil separators and other pollution control devices may be required as part of Site Plan approval, as recommended by the City Engineer, and approved by the Commission or Council as part of Site Plan approval.
- 6) No sidewalk, trail, or required landscape area shall be used for the off-street parking of any vehicle(s), or as a loading area.
- 7) Off street parking is prohibited in all fire lanes or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the City Engineer.

Section 1903—Access Requirements:

- 1) All ingress and egress locations from an adjacent road or street to any off street parking areas, including curb cuts, drive approaches, or other accesses, shall be approved by the City, County, or the Utah Department of Transportation, as applicable.
- 2) For all lots proposed for commercial, industrial, multiple-family, or use, other than single-family dwellings, the location and dimension of all driveways shall be as approved by the Commission or Council with Site Plan Application approval.

Section 1904—Combination of Uses:

Where there is a combination of uses on the same lot, the total number of off street parking spaces provided shall be the sum of the off street parking requirements for each individual use. The total number of spaces required may be reduced if the Commission or Council, as part of Site Plan approval, approves a parking study, conducted by a professional traffic engineer, demonstrating that a reduction in the amount of required off street parking spaces is appropriate, with shared parking possible by the nature of the uses proposed.

Section 1905—Required Adjoining Lot Connections:

Interconnections between adjoining parking lots, located on adjoining lots, shall be required by the Commission or Council, as part of Site Plan approval, as may be necessary and appropriate to promote efficiency, convenience and safety of vehicle movements. Permanent cross-access and maintenance agreements, as may be required by the Council, shall be provided, prior to Site Plan approval.

Section 1906—Location of Required Off-Street Parking:

All required off street parking spaces shall be located on the same lot as the building or use it serves, except required off street parking spaces may be allowed on a separate lot that is within five hundred (500) feet of the building or use it serves, provided the two (2) lots are not separated by any major street and a non-revocable written parking agreement is in place prior to Site Plan approval.

Section 1907—Maintenance of Parking Spaces and Areas:

Every parcel of land used as a public or private off street parking area shall be constructed and maintained in compliance with the following requirements:

- 1) Surfacing. All off street parking areas shall be surfaced with a surface adequate in relation to location and use. Parking areas serving a high volume of traffic shall be concrete or asphalt. Storm water drainage system shall be provided for all off street parking areas, as required by the City Engineer. If storm water is to be carried to adjacent streets, adequate detention shall be required to meet City requirements, and it shall be piped under all sidewalks.
- 2) Screening. The sides and rear of any off street parking area that adjoins a residential zone shall be screened by a masonry wall or solid visual barrier fence not less than four (4) feet, or more than eight (8) feet in height, as required for Site Plan Application approval.
- 3) Landscaping. All off street parking areas shall be landscaped and permanently and maintained as required by Chapter 18.
- 4) The construction and dimension of all off street parking and loading areas shall meet the requirements for off street parking and loading spaces, as adopted by the City, or recommended by the City Engineer. The minimum dimension of all off-street parking spaces, other than parallel parking spaces, shall consist of rectangular areas not less than nine (9) feet wide by twenty (20) feet long. Parallel parking spaces shall consist of a rectangle not less than nine (9) feet wide by twenty-five (25) feet long.
- 5) Traffic control signs and/or striping shall be provided, as adopted by the City, or recommended by the City Engineer, as necessary to minimize vehicular and pedestrian conflicts.
- 6) All off street parking and loading areas shall be maintained as required by the off street parking area standards of the City.

Section 1908—Required Off-Street Parking:

The number of off street parking spaces provided shall comply with Table 19-1, Table of Off-Street Parking Requirements.

Use	Minimum Off-Street Parking Requirements
Dwelling, Single-Family Dwelling, Two-Family	2 spaces, side by side. Parking spaces shall not be within the required front or side setback.
Dwelling, Multiple-Family	2 spaces per unit, one (1) space of which shall be covered. Plus .5 for each unit for guest parking. Parking spaces shall not be located within the required front or side setback.
Automotive Self-Service Station	One (1) parking space for each three hundred (300) square feet of gross floor area
Bank, Credit Union or other Financial Institution	One (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Car Wash	One-half (0.5) spaces plus two (2) stacking spaces per each wash bay/facility, excluding any spaces located in the wash bay/wash facility
Church	As approved with Site Plan approval, dependent on the type and nature of the church facility
Commercial Recreation (Outdoor) Commercial Recreation (Indoor)	One (1) parking space for each three (3) persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Zoning Administrator
Contractor's Office	One (1) space for four hundred (400) square feet of gross floor area

Convenience Store	1 space for each three hundred fifty (350) square feet of gross floor area plus two (2) spaces per each gasoline pump provided. Drive through/drive up facilities must meet the requirements of this Section.
Day Care Center/Assisted Care Center	One (1) parking space for each staff member plus one (1) space for each eight (8) attendees/patients
Educational Facility	As approved with Site Plan approval, dependent on the type and nature of the educational facility
Emergency Care Facility Medical and Dental Clinic	One (1) space for each two hundred (200) square feet of gross floor area
Golf Course	Four (4) spaces per green
Hospital	One (1) parking space for each patient bed
Hotel/Motel	One (1) space for each sleeping unit plus one (1) space for each employee on the regular shift
Manufacturing, Major and Minor	One (1) space for each person employed during regular working hours, plus one (1) space for each company owned vehicle
Mortuary, Funeral Home	One (1) parking space for each four (4) fixed seats in the assembly area, plus one (1) per each commercial funeral vehicle
Nursing Home, Convalescent Care Center	One (1) parking space for each two (2) patient beds
Personal Services	One (1) space for each person employed during regular working hours plus one (1) space for each four hundred (400) square feet of gross floor area. Drive through/drive up facilities must meet the requirements of this Section
Professional Offices	One (1) space for each four hundred (400) square feet of gross floor area, Offices and clinics for physicians, dentists, or similar health care professionals are required to meet the off street parking requirements for Medical and Dental Clinics
Public Uses and Utilities	As approved by the City Council with Site Plan approval, dependent on the type and nature of the facility
Reception Hall, Reception Center	One (1) parking space for each four (4) fixed seats in the assembly area, or one (1) space for each two hundred (200) square feet of gross floor area, whichever is less
Residential Facility for Elderly Persons	Two (2) spaces plus one (1) for each 2 employees during regular hours
Residential Facility for Persons with a Disability - Residential Facility for Persons with a Disability - (Substance Abuse Facility located within 500 feet of a School)	One (1) for each four (4) residents plus one (1) each two (2) employees during regular hours
Restaurant	1 space for each four (4) seats or one (1) space for each one hundred (100) square feet of gross floor area, whichever is less. Drive through/drive up facilities must meet the requirements of this Section.
Retail Sales and Services, Regional and Community	One (1) space for each three hundred (300) square feet of gross floor area
Temporary Use	As approved by the Zoning Administrator with Site Plan approval, dependent on the type and nature of the facility
Warehousing, Major and Minor	One (1) space for each one thousand (1000) square feet of gross warehousing floor area

Section 1909—Drive Through/Drive Up Facility:

If a drive through or drive up facility is provided with any use listed in Table 19-1, one (1) space located at the facility plus a minimum of sixty (60) feet of stacking area to accommodate the stacking of three (3) vehicles in the drive through/drive up lane is required.

Section 1910—Number of Required Off-Street Parking Spaces:

The number of required off street parking spaces shall be provided as required by Table 19-1, complying with the following:

- 1) Fractional Amount. In calculating the total number of required off street parking spaces, fractional amounts shall be rounded to the nearest whole number (xx shall be rounded to the next highest number).
- 2) Unspecified Uses. The Zoning Administrator, based on the requirements for similar uses, shall determine the off street parking requirements for any use not specifically listed.

Section 1911—Disabled Persons Parking:

Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act. Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with Disabilities Act, and located as close as practical to an accessible entrance to the building. The sign must be placed so that a vehicle parked in that space does not obscure it. The striping specifications for accessible parking spaces shall comply with the Americans with Disabilities Act.

Section 1912—Reduction of Off-Street Parking Requirements:

Requests to reduce off street parking requirement(s) or reduce parking space size may be granted by the Commission or Council, with Site Plan Application approval, if the applicant shows:

- 1) A unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated, or
- 2) A reduced number of off street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

Section 1913—Off-Street Loading Requirements:

Every building or use receiving or distributing materials or merchandise by truck, shall provide and maintain on the same lot as the building or use adequate off-street loading space(s) meeting the minimum requirements of this Section. No loading space(s) shall be considered as meeting any requirements for off street parking.

Total Gross Floor Area of Building	Number of Loading Spaces Required
Less than 30,000 square feet	1
30,000 to 80,000 square feet	2

Section 1914—Location of Loading Spaces:

No required off street loading spaces shall be permitted in any front yard or in any street side yard. All loading spaces shall be screened from view from any road or street. Off-street loading spaces are encouraged to be located in rear yard areas, and encouraged to be partially or entirely enclosed within a building. The location of all loading areas shall not interfere with parking lot circulation patterns.

Section 1915—Size of Loading Spaces:

All required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty (50) feet, and a minimum height of fourteen (14) feet.

ATTACHMENT 2
(Current After 7 March 2017)

10-19 OFF-STREET PARKING AND LOADING

10-19-1 PURPOSE

The purpose of off-street parking requirements is to promote traffic/pedestrian safety and efficiency and to minimize hard surfaced areas to reduce storm water run-off and visual impacts while providing adequate parking sufficient to support the associated use or activity.

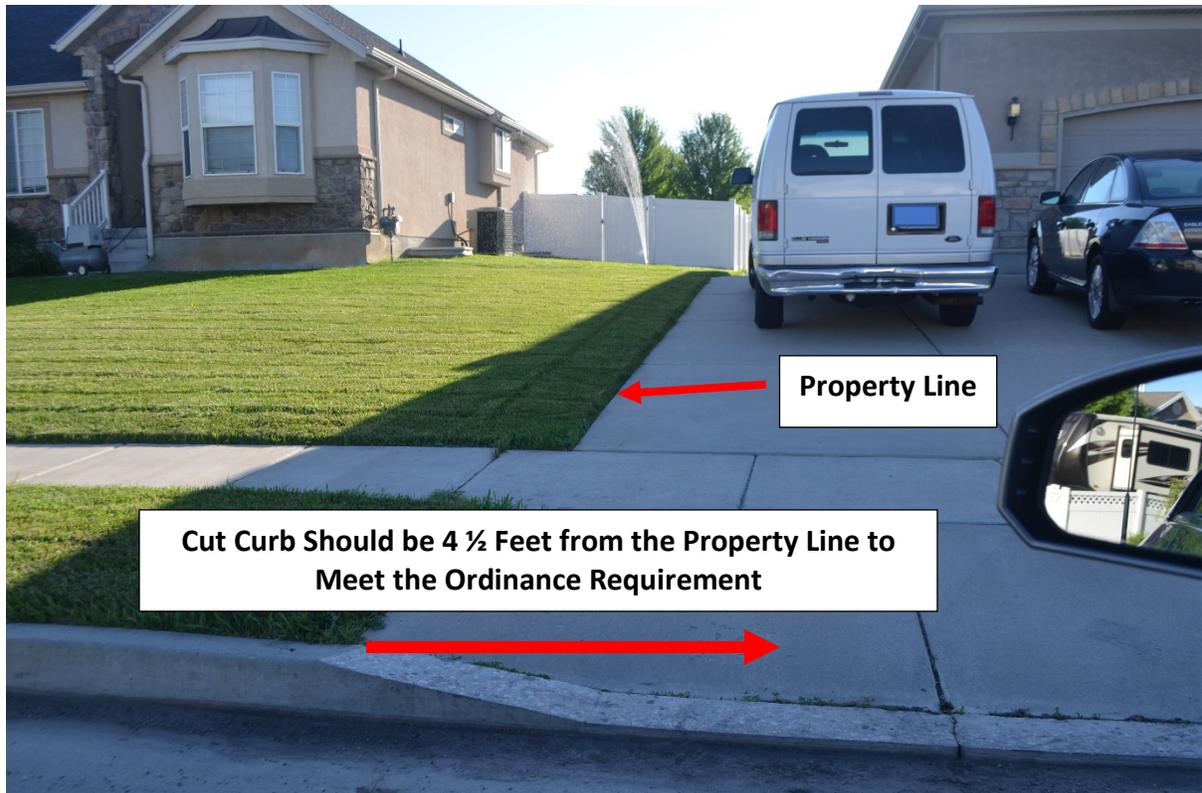
10-19-2 GENERAL PROVISIONS

- 1) Off-street parking spaces shall be provided, meeting the requirements of this Chapter, for all new buildings constructed, all additions or enlargements to an existing building, the establishment of any new use, or the expansion of any existing use.
- 2) If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off street parking spaces and areas must comply with the requirements of this Chapter, as applicable.
- 3) Required off street parking spaces and areas shall not be used for the repair of motor vehicles, or the display or sale of goods and services, unless authorized by a temporary use permit approval, as provided herein.
- 4) No off-street parking area shall be used for the overnight occupancy of any vehicle including motor homes, campers, or trailers.
- 5) Oil separators and other pollution control devices may be required as part of Site Plan approval, as recommended by the City Engineer, and approved by the Commission as part of Site Plan approval.
- 6) No sidewalk, trail, or required landscape area shall be used for the off-street parking of any vehicle(s), or as a loading area.
- 7) Off street parking is prohibited in all fire lanes or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the City Engineer.
- 8) Access to parking space (driveways and access lanes); access to all parking spaces shall be as follows:
 - a) Residential Property, including four (4) units or less attached units, shall provide access to approved off-street parking spaces and private garages used in conjunction with those uses as follows:
 - i) Driveways and drive approaches shall not be located within the clear view area (sight triangle).
 - ii) **No drive approach shall be located closer than four and one-half (4½) feet to a side lot line of a lot as it is projected to the back of the curb and gutter or roadway.** In the case of a cul-de-sac exceptions may be made by the Zoning Administrator.
 - iii) A driveway on private property may be constructed up to the side or rear property line so long as the driveway does not interfere with the surface drainage of the lot or adjacent lots where drainage easements are provided. If no drainage easements exist, the drainage from the driveway must be kept within the property.
 - iv) Properties with less than one hundred (100) feet of frontage shall be limited to one (1) driveway approach per frontage. One additional drive approach may be added for each additional fifty (50) feet.
(1) Exceptions may be approved by the Zoning Administrator where property fronts (5600 South, 1900 West, 3500 West or Midland Drive) for a circular driveway.
 - v) The minimum width of a drive approach is twelve (12) feet and the maximum is thirty (30) percent of the frontage width of the property.

10-19-3 ACCESS REQUIREMENTS

1. All ingress and egress locations from an adjacent road or street to any off street parking areas, including curb cuts, drive approaches, or other accesses, shall be approved by the City, County, or the Utah Department of Transportation, as applicable.
2. For all lots proposed for commercial, industrial, multiple-family, or use, other than single family dwellings, the location and dimension of all driveways shall be as approved by the Commission with Site Plan Application approval.

ATTACHMENT 3



ATTACHMENT 4

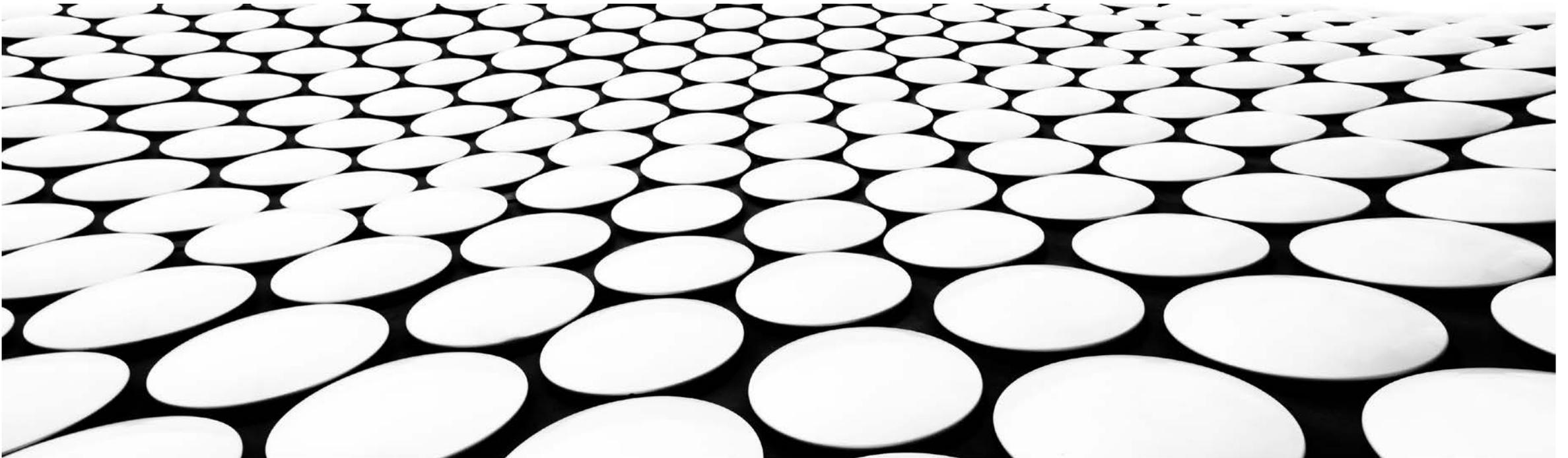


ATTACHMENT 5

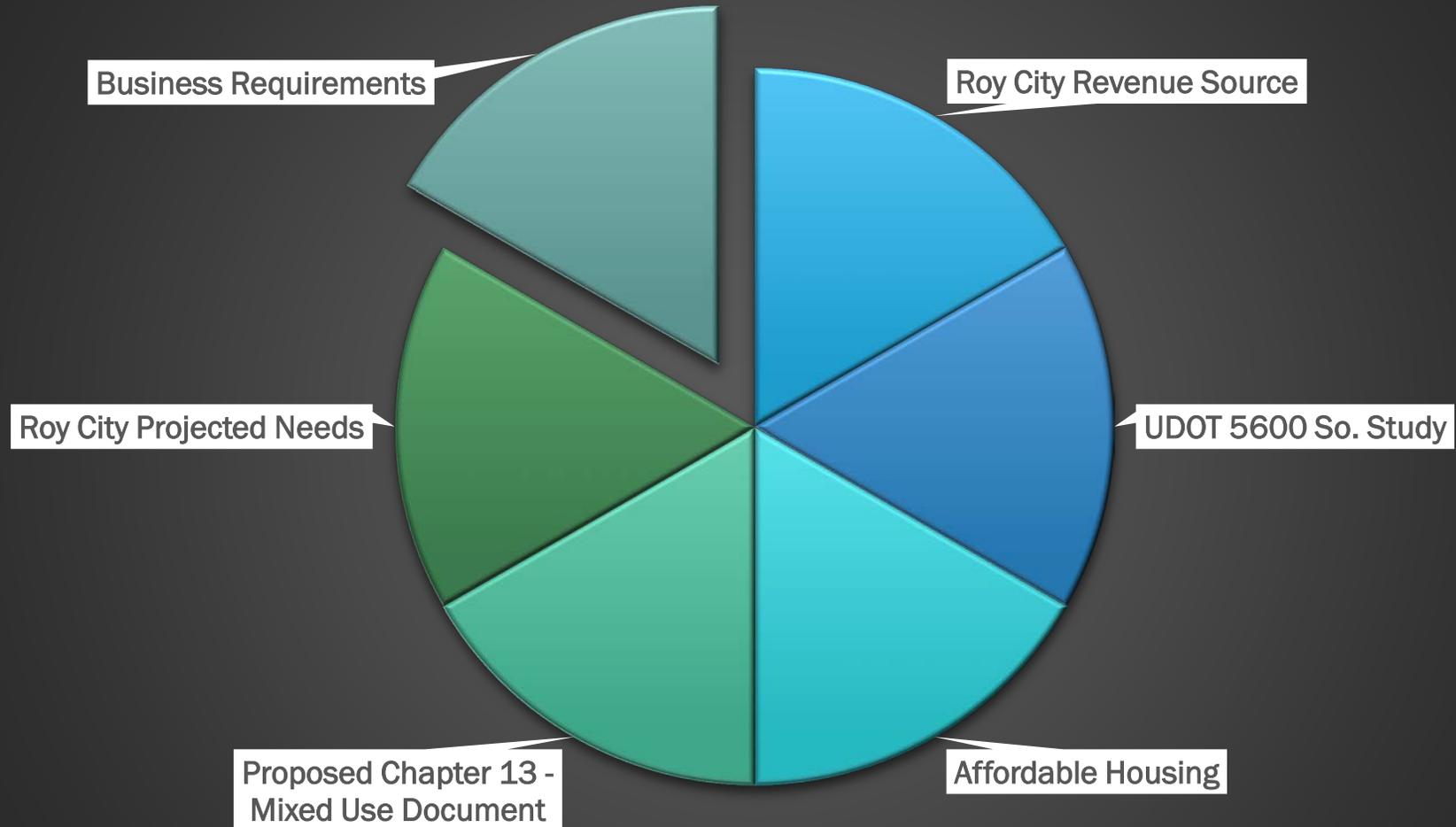


ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES

OCT 2020



ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



BUSINESS REQUIREMENTS

A key question in determining economic development within a city, is better understanding “What Businesses Look For in a City”. There appears to be 11 components that are important.

- 1- Location
- 2- Taxes and Tax Incentives
- 3- Affordable Housing (Employees)
- 4- Commercial Property, Accessibility, Foot Traffic and Parking
- 5- Regulation (Ordinances) and Licensing
- 6- Demographics, and Skilled Labor
- 7- Quality of Life, i.e., Crimes Rates, Recreation
- 8- Transportation Connections, Infrastructure and Public Services
- 9- Utilities and other Costs
- 10- Elected and Appoint Visionary Leaders
- 11- Local Businesses, and Traffic Count

RETAIL **ROY FREESTANDING RESTAURANT**
5698 SOUTH 1900 WEST, ROY, UTAH



NEARBY TENANTS

- Gold Cycle
- Walgreens
- Taco Bell
- Wendy's
- Papa Murphy's
- Ocean Mart
- T-Mobile

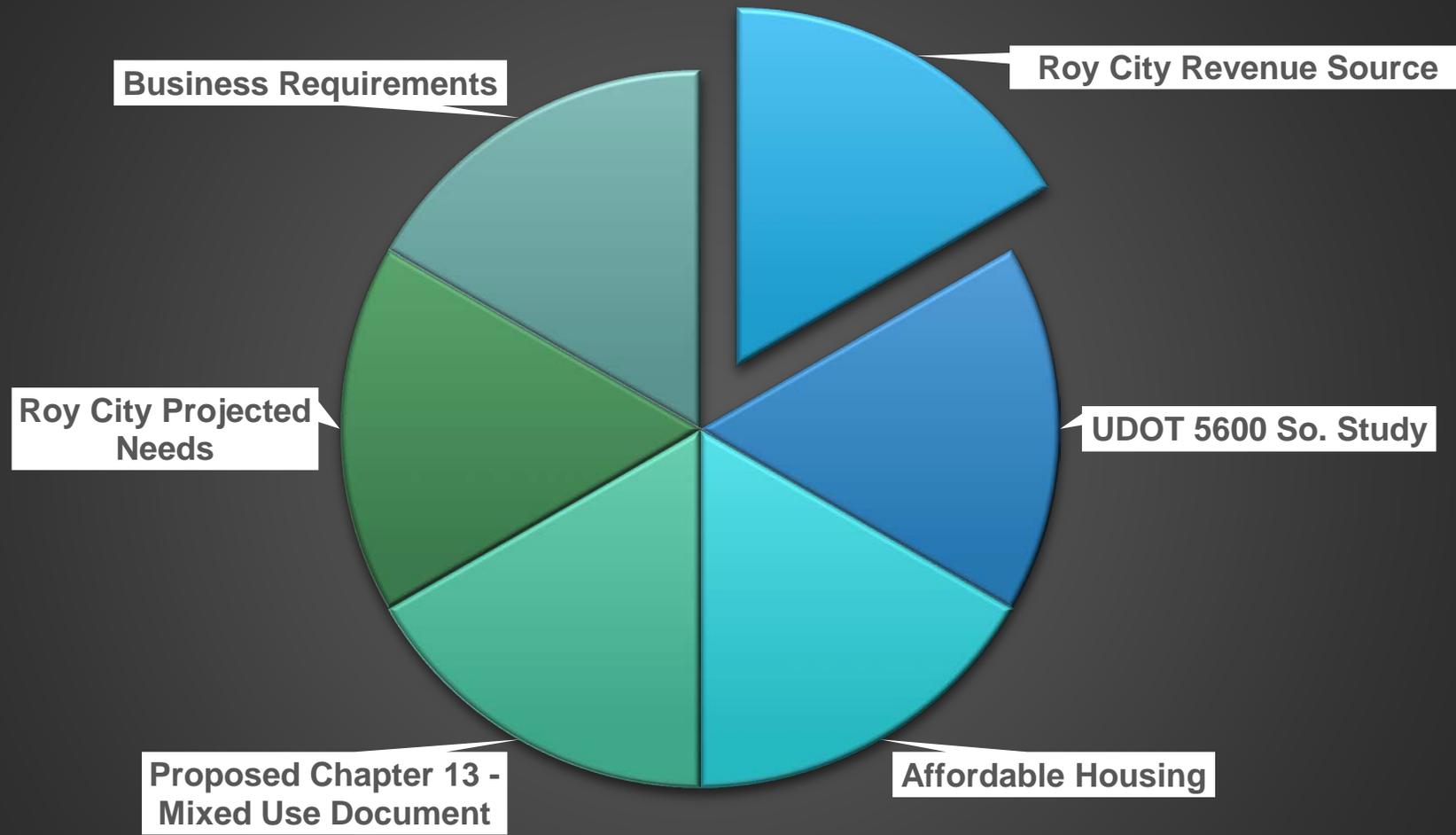
PROPERTY FEATURES

- FOR SALE
- 2,000 SF
- \$300,000
- Restaurant Space
- Hood Installed
- Freestanding
- 23,000 AADT - 1900 West

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,305	82,863	168,800
Households	3,410	27,466	55,738
Income	\$56,570	\$63,044	\$63,833

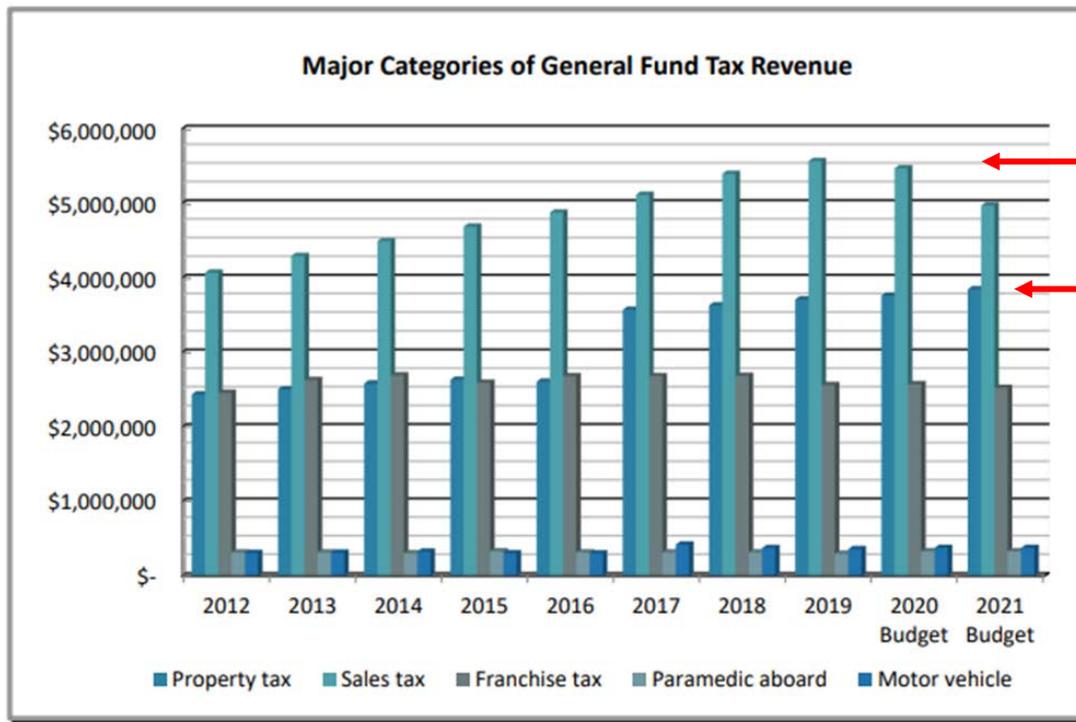
ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



TAXES

Most of the Roy City’s revenue comes from taxes. The City receives tax revenue from property tax, sales tax, franchise tax and fees on utilities, paramedic service and motor vehicle.

- Tax revenue accounts for around 71% of the monies used to operate the General Fund.
- The property tax system is setup such that Roy City will receive the same amount of taxes it did in the prior year, if no tax increase is proposed. The actual tax rate will go down each year because new homes / businesses are added, and total property values increase.



Source: Roy City 2020/2021 Approved Budget

2020-2021 Budget Document	2018/19 Actual	2019/20 Budget	2020/21 Requested Budget
Property Tax	\$3,663,632	\$4,034,533	\$3,805,379
Sales Tax	\$5,569,396	\$5,472,921	\$4,972,921
Franchise Tax	\$2,566,480	\$2,578,700	\$2,528,700
Total from Taxes	\$12,515,104	\$12,847,154	\$12,068,000
Grand Total	\$19,009,570	\$19,518,471	\$17,807,711

Sales Taxes

Property Taxes
Note: In 2016 the City Council Approved a 37% Tax Increase which caused the bump between 2016 to 2017.



AFCU Office, Roy Office Building (16.4 Acres)
 2020 Taxable Value - \$20,921,995
 Total County Property Tax - \$261,066
 Roy City Property Tax - \$42,461



Harmon's – Roy City (6.45 Acres)
 2020 Taxable Value - \$4,869,117
 Total County Property Tax - \$59,515
 Roy City Property Tax - \$9,537

TAXES – PROPERTY TAX

Roy City’s Certified Tax Rate (Property Tax Rate) is moving in the right direction. However, Roy City Property Tax Rate is higher than any City in Davis County and most of the cities in Weber County, with the exception of Ogden, South Ogden, Washington Terrace.

Certified Tax Rate (Property Tax Rate) by City

	Davis County						Weber County			
	Bountiful	Clinton	Clearfield	Farmington	Kaysville	Layton	Ogden	Riverdale	Roy	South Ogden
2016	.000890	.002082	.001800	.002132	.001717	.001805	.003103	.001144	.002828	.002570
2017	.000832	.001925	.001745	.001942	.001589	.001635	.003103	.001078	.002650	.002900
2018	.000880	.001794	.001607	.001765	.001589	.001521	.003103	.001024	.002358	.002900
2019	.000814	.001660	.001437	.001640	.001589	.001666	.002876	.000972	.002123	.002700
2020	.000789	.001608	.001437	.001491	.001589	.001645	.002651	.000921	.001959	.002700
Direction	↓	↓	→	↓	Managed →	→	↓	↓	↓	Managed →

Source: Utah State Tax Commission

Note: It would appear Kaysville, South Ogden and maybe Clearfield are controlling (Managing) their Certified Tax Rate rather than letting it automatically adjust. This approach can allow a moderate property tax increase by freezing the rate through a “Truth In Taxation” meeting process each year.

TAXES – SALES TAX

Total Taxable Sales by City -

This Chart shows a comparison of Taxable Sales between different cities.

- The data suggests that over this 10-year period, the second half of the decade the Taxable Sales is slowing down in Roy.

City / Population (2020)	Clearfield 31,967	Farmington 24,514	Kaysville 32,095	Layton 67,267	Ogden 87,773	Riverdale 8,426	Roy 39,613	South Ogden 17,199
2009	\$174,905,060	\$107,524,235	\$170,452,214	\$1,069,193,371	\$1,088,493,897	\$611,558,283	\$207,567,892	\$249,347,160
2010	\$198,717,620	\$118,534,250	\$179,426,850	\$1,131,895,968	\$1,219,335,249	\$616,079,898	\$228,048,557	\$240,995,531
2011	\$211,272,871	\$160,063,322	\$181,316,886	\$1,166,882,247	\$1,292,300,711	\$630,887,357	\$234,560,291	\$253,982,537
2012	\$204,136,009	\$196,298,262	\$195,696,885	\$1,233,537,229	\$1,371,148,283	\$674,205,134	\$243,420,874	\$277,286,604
2013	\$206,516,188	\$238,418,623	\$212,371,407	\$1,282,942,430	\$1,429,443,153	\$710,215,898	\$258,828,740	\$305,244,061
2014	\$223,976,505	\$299,275,281	\$221,056,615	\$1,335,994,038	\$1,495,305,081	\$727,004,009	\$269,242,333	\$328,350,502
2015	\$244,855,566	\$350,953,919	\$256,259,149	\$1,416,759,759	\$1,571,405,354	\$768,968,828	\$285,153,570	\$349,701,251
2016	\$245,385,913	\$419,392,009	\$300,815,387	\$1,471,997,203	\$1,570,168,784	\$792,691,046	\$295,576,105	\$367,431,324
2017	\$266,774,979	\$476,334,261	\$339,009,406	\$1,554,892,935	\$1,767,442,445	\$809,372,626	\$307,952,569	\$386,763,845
2018	\$273,362,743	\$508,172,311	\$337,954,435	\$1,610,148,135	\$1,927,965,683	\$851,578,437	\$318,880,941	\$402,819,153
2019	\$301,995,920	\$553,027,348	\$368,112,173	\$1,656,701,924	\$1,994,165,686	\$887,083,452	\$333,128,089	\$439,915,779
Difference Between 2009 and 2014 / % Change	\$49,071,445 28%	\$191,751,046 178%	\$50,604,401 30%	\$266,800,667 25%	\$406,811,184 37%	\$115,445,726 19%	\$61,674,441 30%	\$79,003,342 32%
Difference Between 2015 and 2019 / % Change	\$57,140,354 23%	\$202,073,429 58%	\$111,853,024 44%	\$239,942,165 17%	\$423,996,902 27%	\$94,392,406 12%	\$47,974,519 17%	\$90,214,528 26%

Source: Utah State Tax Commission – Taxable Sales Reports / Total Taxable Sales by City 1998 to 2019

Note: Kaysville's increases in Taxable Sales over the last 4 years could be influenced by increase business development on the west side of I-15.

* Point of Interest: In CY 1998 Roy's Total Taxable Sales was \$161,653,206 and South Ogden's was \$129,987,226. Much different today.

TAXES – SALES TAX

ROY CITY RETAIL SALES LEAKAGE -

With exception of Food, Beverage, and Gas our residents are going elsewhere to shop. We are only capturing in the City 45% (Capture Rate) of the possible retail Sales. More than likely our residents are going to Ogden, Riverdale, Clinton and Layton for most of their purchases. It is projected that \$311,045,101 is going outside the City. Main reason, Roy City does not have the stores / businesses to provide products.

Retail	Roy Direct Taxable Sales	Per Capita Spending	Utah Income Adjusted Per Capita Spending	Per Capita	Total	Capture Rate
Building Material & Garden Equipment	\$1,551,327	\$40	\$1,075	(\$1,035)	(\$40,122,029)	4%
Clothing & Accessories	\$3,110,372	\$80	\$543	(\$463)	(\$17,948,594)	15%
Electrical & Appliance	\$2,229,680	\$58	\$318	(\$261)	(\$10,114,161)	18%
Food & Beverage	\$101,647,513	\$2,622	\$1,376	\$1,245	\$48,290,754	191%
Furniture & Home Furnishing	\$4,750,000	\$123	\$315	(\$192)	(\$7,456,944)	39%
Gas Station	\$16,336,485	\$421	\$364	\$57	\$2,206,595	116%
General Merchandise	\$4,307,747	\$111	\$1,972	(\$1,860)	(\$72,133,785)	6%
Health & Personal	\$2,302,283	\$59	\$152	(\$93)	(\$3,597,092)	39%
Miscellaneous Retail Trade	\$5,717,630	\$147	\$480	(\$333)	(\$12,909,908)	31%
Motor Vehicle	\$37,704,301	\$972	\$2,006	(\$1,033)	(\$40,065,788)	48%
Non-Store Retailers	\$10,067,577	\$260	\$463	(\$203)	(\$7,890,012)	56%
Sporting Goods	\$1,371,950	\$35	\$302	(\$267)	(\$10,351,462)	12%
Wholesale Trade - Durable Goods	\$7,422,065	\$191	\$1,279	(\$1,088)	(\$42,173,784)	15%
Wholesale Trade – Electronics	\$25,000	\$1	\$15	(\$14)	(\$561,043)	4%
Wholesale Trade – Non-Durable Goods	\$1,547,493	\$40	\$226	(\$186)	(\$7,204,557)	18%
Total	\$256,824,791	\$6,624	\$14,646	(\$8,022)	(\$311,045,101)	45%

Source: Table A3-1 Proposed 2020 General Plan Amendment

TAXES - SALES TAX DISTRIBUTION

The Table suggests that:

- Roy City Sales Tax revenue is still increasing but at a slower rate. Over the last 5 years, the rate of growth has slowed by 8%. This is supporting the previous data showing slow down of the Taxable Sales numbers within Roy (chart 11) .
- Local Trans tax to the City is new and has almost doubled in the last 4 years. Clearly the data indicates that the Local Transportation Infrastructure Tax has made a difference in helping bridge the gaps with Tax revenue reductions in other areas. However, this additional revenue is restricted on how it can be spent by the City.
- Liquor tax revenue has dropped 11% in the last 5 years.
- The Telecom Tax is less than half what it was 10 years ago. Residents are shifting from hardline telephones in homes and moving to cell phones.

Roy City CY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total	2010 to 2014	2015 to 2019
												% Change	% Change
Sales Tax	\$3,706,040	\$3,884,724	\$4,222,767	\$4,394,644	\$4,572,184	\$4,761,063	\$4,931,578	\$5,194,242	\$5,483,243	\$5,638,498	\$46,788,987	23% ↑	15% ↑
Local Trans							\$218,335 NEW	\$377,260	\$397,452	\$435,652	\$1,428,701		99% ↑
Liquor	\$44,028	No Data	\$70,517	\$43,321	\$40,334	\$39,110	\$38,319	\$38,534	\$37,166	\$35,247	\$386,580		11% ↓
Telecom	\$561,900	\$450,040	\$569,514	\$490,412	\$455,807	\$367,487	\$341,716	\$300,790	\$262,803	\$200,865	\$4,001,339	23% ↓	83% ↓
E-911	0	0	\$7	\$197	0	0	0	0	0	0	\$205		
Energy	\$14	\$905	\$4,912	0	\$41	0	0	\$154	\$1,123	\$2,023	\$9,174		

Source: Utah Tax Commission – Sales Tax Distribution

TAXES – SALES TAX REVENUE

Sales Tax is the single biggest revenue source for the City. How much the City gets is determined by public law.

- Utah Code 59-12-205 states:
 - 50% of each dollar collected from the sales and use tax authorized ... shall be distributed to each county, city, and town on the basis of the percentage that the population of the county, city, or town bears to the total population of all counties, cities, and towns in the state;
 - 50% of each dollar collected from the sales and use tax authorized ... shall be distributed to each county, city, and town on the basis of the location of the transaction.

Roy City FY 2020 Sales Tax (Actual) – Source: Utah Tax Commission		
Total Sales Tax Collected in Roy by the State - \$3,501,352.68		
Roy City's Portion of the Sales Tax from the State based on Population - \$4,274,671.32		
50% Provided to Roy Based on Location of Transaction Formula: $\$3,501,352.68 \times .50 =$	50% Provided to Roy Based on City's Population / State's Population	Total Sales Tax Provided to Roy City - (Before Fees) Formula: $\$1,750,676.34 + \$4,274,671.32 =$
\$1,750,676.34	\$4,274,671.32	\$6,025,347.66
NOTE: Although the law states the distribution is 50/50 the actual percentage of Sale Tax the City receives from the State, is: <ul style="list-style-type: none"> 30% (Sales Tax Revenue received based on "Location of Transaction (Point of Sale)") 70% (Sales Tax Revenue received based on "Population"). 		

Total Sales Tax Generated in FY2020

Population	2010	2020	% Increase 2020 - 2030	2030	2040	2050
Utah	2,774,283	3,309,234	18%	3,914,984	4,570,433	5,257,239
Weber County	231,236	258,423	16%	300,477	349,009	398,699
Roy	36,884	39,979	5%	41,890	43,876	44,739
West Haven	10,272	17,683	23%	21,731	32,674	44,760
Hooper	7,218	9,414	49%	13,989	21,640	28,691
Plain City	5,476	7,706	13%	8,727	10,694	13,492
Riverdale	8,426	8,823	6%	9,365	9,694	9,544
Clinton	20,426	23,097	13%	26,008	27,126	29,100
Ogden	82,825	88,061	14%	100,123	102,059	105,457
South Ogden	16,532	17,326	9%	18,885	19,387	19,387

Source: Governor's Office of Economic Development

Clearly the data indicates the City's population (22nd largest city in Utah) is providing the highest amount of Sales Tax received by the State 70%, rather than Sales Tax coming from businesses 30%. However, Roy City's population is slowing compared to neighboring cities.

TAXES – FY 2020 SALES TAX (ACTUAL) REVENUE – BY SOURCES IN ROY CITY

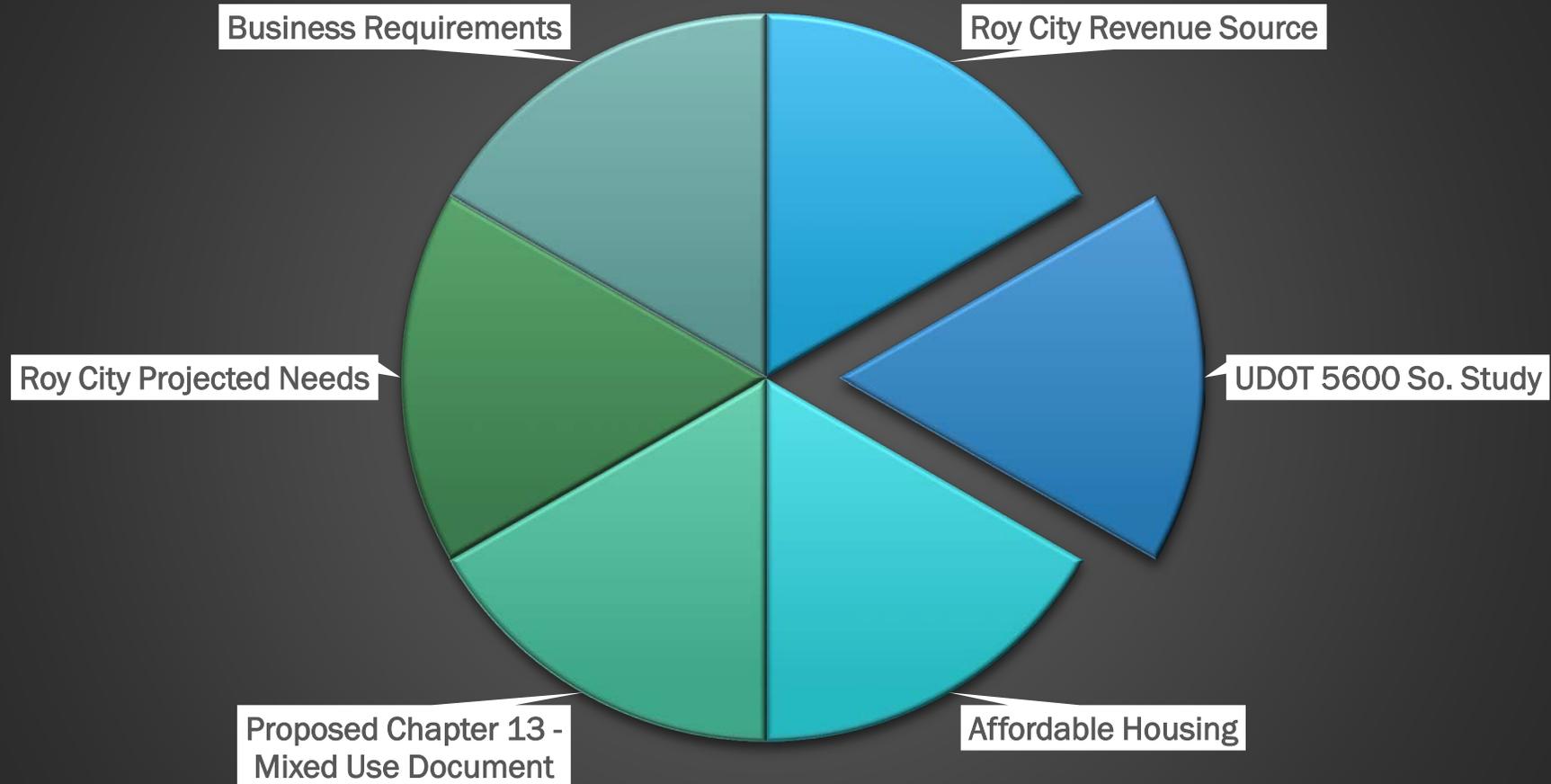
There is a few important pieces of information in this data.

- Column “C” shows a business in Roy that provided the highest Sales Tax Revenue, while column “D” shows a business that provided the lowest. The Average Sale Tax revenue received of all the businesses in that category is found in column “E”.
- Grocery Sales Tax Revenue is the top source for Roy City’s income from the Sale Tax.
- On-Line Sales Tax Revenue is also a strong second. These are Sales, on-line, somewhere in Roy City. The company providing these Sales Tax revenues must have a physical location (building) within the State. On-line Sales where there is no physical business location in the State, may not be paying Sales Tax.
- Column “G” (50% of Average) provides the average annual revenue the City could receive from a business in each category. To make a significant financial impact to the City’s revenue would require a sizable business development equal to or greater than the Grocery Store that is generating \$403,782 (column C) annually in Sales Tax.

		The Business that Pays the Most and Least in Sales Tax. The Average Sales Tax of All Businesses, Per Year			Roy’s Portion, Per Year, Based on Sales Tax “Point of Sale” Law		
A Category	B Number of Businesses	C High	D Low	E Average	F Total Sales Tax	G 50% of Average	H 50% of Total Sales Tax
Auto Repair	34	\$24,104.09	\$14.33	\$4,356.01	\$148,104.19	\$2,178	\$74,052
Auto Sales	12	\$117,758.84	\$665.03	\$31,583.71	\$379,004.54	\$15,791	\$189,502
Beauty	22	\$1,791.96	\$0.65	\$119.96	\$4,399.11	\$59	\$2,199
Construction / Retail	17	\$12,811.24	\$1.69	\$1,311.50	\$22,295.44	\$655	\$11,147
Convenience Store	22	\$38,338.94	\$6.06	\$10,269.84	\$225,936.57	\$5,134	\$112,968
Entertainment / Fitness	13	\$10,282.09	\$5.51	\$1,516.86	\$19,719.23	\$758	\$9,859
Fast Food	30	\$61,170.13	\$2.41	\$9,098.81	\$272,964.25	\$4,549	\$136,482
Grocery	11	\$403,782.18	\$3,975.01	\$101,799.45	\$1,119,793.96	\$50,899	\$559,896
Medical	28	\$3,527.75	\$2.16	\$452.14	\$12,659.84	\$226	\$6,329
Printing	12	\$3,362.84	\$11.72	\$802.64	\$9,631.65	\$401	\$4,815
Restaurant	18	\$17,953.91	\$120.00	\$5,400.06	\$97,201.04	\$2,700	\$48,600
Retail	122	\$34,655.93	(\$9.93)	\$2,023.54	\$246,872.22	\$1,011	\$12,436
Service	34	\$7,142.15	\$1.22	\$536.08	\$18,226.72	\$268	\$9,113
Tech Co.	11	\$2,542.65	\$1.80	\$644.31	\$7,087.39	\$322	\$3,543
On-line Sales	4,740	\$138,537.35	(\$373.42)	\$193.56	\$917,456.53	\$96	\$458,728
Total Sale Tax Revenue	5,126				\$3,501,352.68		\$1,750,676

Source: Utah Tax Commission – Restricted Data

ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



UDOT 5600 So. Study

The Study proposes the removal or partial remove of business structures along 5600 South and 1900 West to make way for the widening of those streets. **15 Business Properties Impacted**

Estimated Annual Revenue Reduction in City Property Tax (2019 Rates)

- **Roy City - \$20,476**
- **Total Weber County - \$123,077**

Well Fargo Bank
City: \$1,857/ County: \$11,122

Wendy's
City: \$2,011/ County: \$12,045

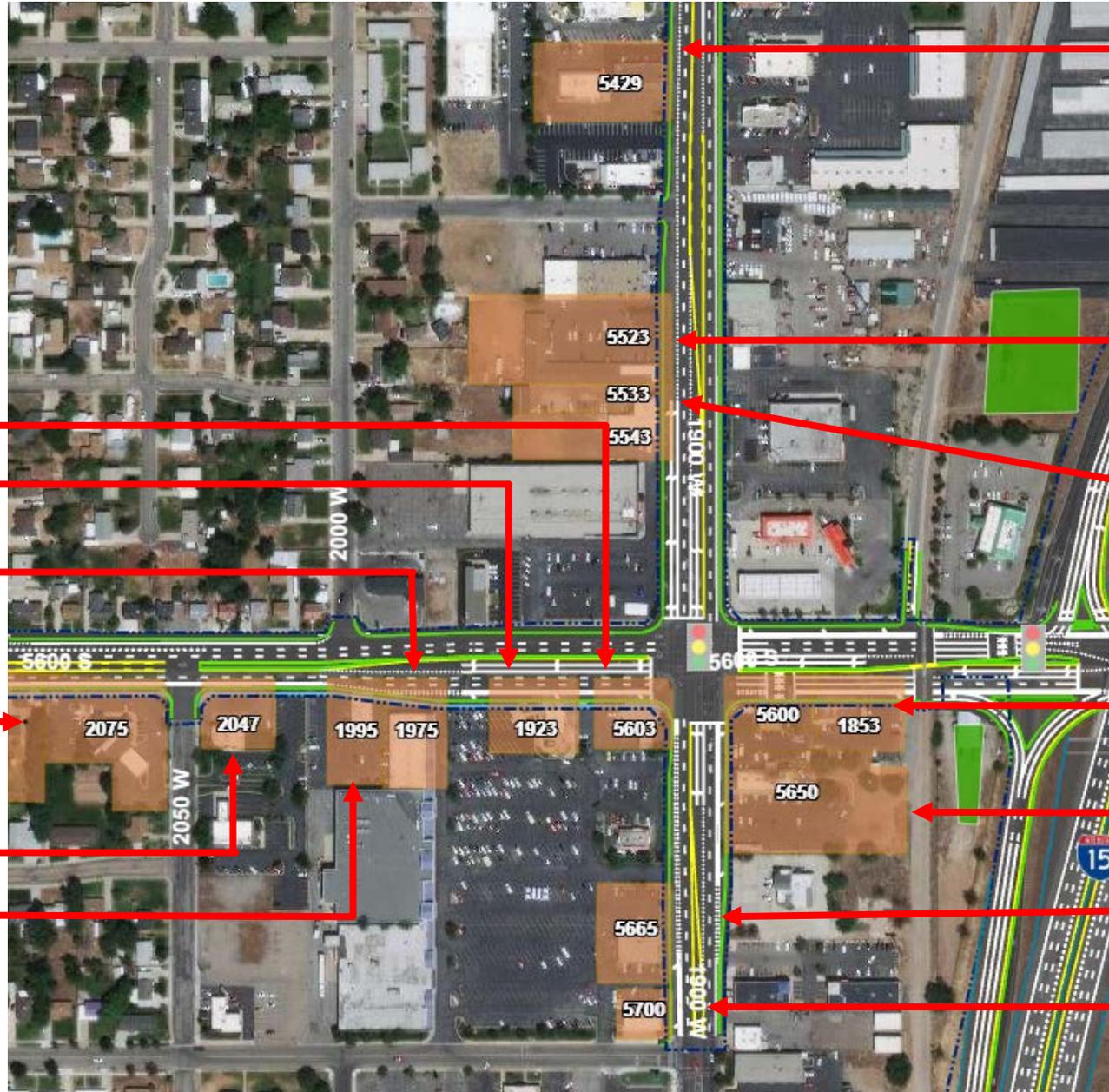
Recruiting Office
Elite Spa Nails Salon
Vintage Grind Coffeehouse
City: \$1,665/ County: \$9,976

Golden West CU
City: \$1,776/ County: \$10,949

7-11 Store
City: \$1,483/ County: \$8,887

Dry Cleaner
City: \$469/ County: \$2,813

Source: Weber County
Parcel Search



Standard Optical and
Lucky China Restaurant
City: \$1,780/ County: \$10,663

Professional Plaza

- Art of War Tattoo
- Boost Mobile
- H&R Block
- Roxy's CBD & Wellness
- Computer Service Ctr
- Antiques
- Pet Grooming
- Skin & Lashes

City: \$2,080/ County: \$12,460

Insurance Office and
Dry Cleaners /
Laundry
City: \$1,287/ County: \$7,795

Japanese Wasabi
Restaurant
and Sinclair Station
City: \$2046/ County: \$12,257

Rancheritos Restaurant
City: \$1,827/ County: \$10,942

T-Mobile
City: \$1,208/ County: \$7,236

Papa Murphy
City: \$987/ County: \$5,912

UDOT 5600 Study

The Study proposes the removal or partial remove of residential structures along 5600 South to make way for the widening of the street. **63 Residential Units Impacted**

Estimated Annual Revenue Reduction to City property tax (2019 Rate)

- Roy City - \$14,018
- Total Weber County - \$89,952



5600 South / South Side

North

Home Address	Roy Tax	Total County Tax	Home Address	Roy Tax	Total County Tax	Home Address	Roy Tax	Total County Tax	Home Address	Roy Tax	Total County Tax
2093	\$224	\$1,551	2257	\$228	\$1,583	2799	\$207	\$1,440	3045	\$209	\$1,476
2115	\$233	\$1,607	2269	\$155	\$1,131	2843	\$252	\$1,700	3061	\$162	\$1,226
2123	\$532	\$3,398	2279	\$248	\$1,489	2865	\$225	\$1,589	3087	\$349	\$2,303
2133	\$228	\$1,619	2289	\$195	\$1,167	2875	\$247	\$1,700	3091	\$203	\$1,412
2145	\$204	\$1,432	2316 / 2320 / 2324 / 2328	\$296	\$1,788	2889	\$333	\$2,224	5611	\$434	\$2,797
2155	\$147	\$1,090	2334 / 2338 / 2342 / 2346	\$515	\$3,097	2899	\$165	\$1,183	3156	\$400	\$2,607
2167	\$219	\$1,314	2352 / 2356 / 2360 / 2364	\$558	\$3,349	2931	\$242	\$1,644	3166	\$339	\$2,230
2175	\$196	\$1,365	2370 / 2374 / 2378 / 2382	\$496	\$2,992	2937	\$241	\$1,637	3176	\$307	\$2,035
2183	\$235	\$1,625	5627	\$404	\$2,992	5605	\$219	\$1,505	3186	\$414	\$2,691
2191	\$192	\$1,362	2748	\$296	\$2,115	5606	\$282	\$1,692	3196	\$400	\$2,398
2197	\$197	\$1,390	2775	\$347	\$2,308	5616	\$241	\$1,637			
2199	\$245	\$1,319	2793	\$232	\$1,587	5607	\$268	\$1,798			
2235	\$226	\$1,570	2797	\$244	\$1,657	3013	\$200	\$1,411			
2251	\$196	\$1,370				3029	\$191	\$1,342			

Source: Weber County Parcel Search

Traffic Gap Relief



UDOT 5600 So. Study
The Study proposes the removal or partial remove of business structures along 5600 South and 1900 West to make way for the widening of those streets. Since it is not known at this time when this projected will be funded and started, the legislators authorized UDOT \$10M to \$12M to make minor adjustments to 1900 West to ease current traffic issues.

It is expected that this “Gap Relief” effort could start sometime in 2021. If so, UDOT will need to start acquiring business properties that will impact property and possibly sales tax revenues. Even if the actual construction doesn’t happen soon, once UDOT purchases the property, as a government agency, they don’t pay property tax.



Additional Lane

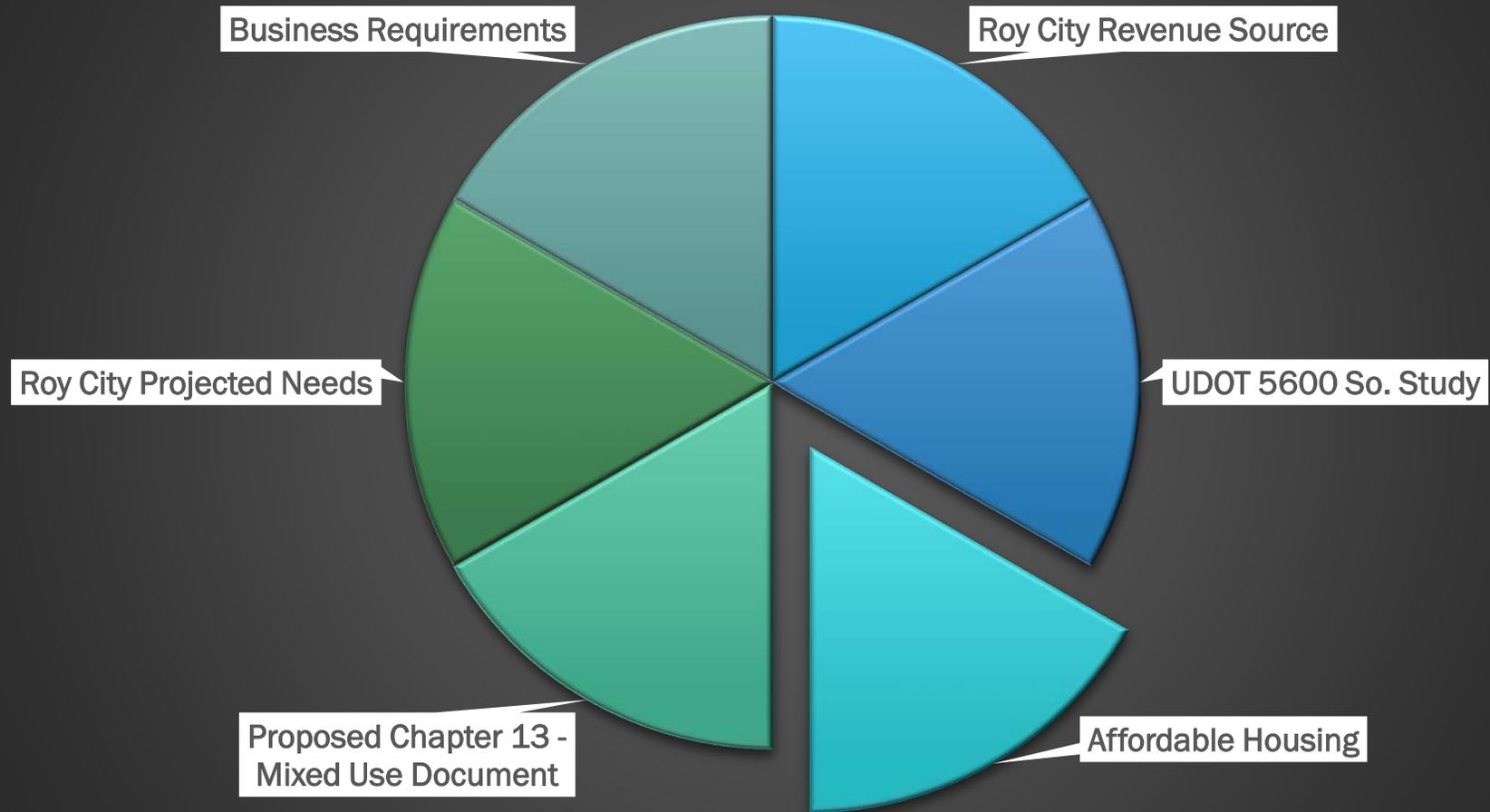
Additional Lane

Additional Lane

Additional Lane



ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



AFFORDABLE HOUSING

Affordable housing is a big issue in Utah. Latest report indicates the State is 41,132 homes short of the need. Less available homes / rental units drives higher costs! To rent a 2-bedroom apartment in Utah the family / individual needs a full time \$19.83 per hour income. Utah also has more young adults than the national average. A product of the state's high birth rate.

Out of Reach Document – *National Low-Income Housing Coalition, 2020*

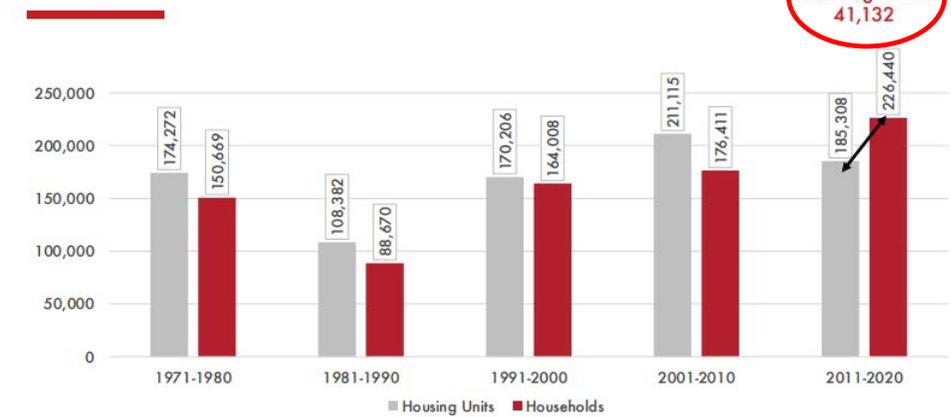
STATES RANKED BY TWO-BEDROOM HOUSING WAGE

States are ranked from most expensive to least expensive.

Rank ¹	State	Housing Wage for Two-Bedroom FMR ²	Rank ¹	State	Housing Wage for Two-Bedroom FMR ²
1	Hawaii	\$38.76	28	North Carolina	\$17.67
2	California	\$36.96	29	Louisiana	\$17.48
3	Massachusetts	\$35.52	30	Michigan	\$17.42
5	New York	\$32.53	31	South Carolina	\$17.30
6	Washington	\$30.46	32	Wisconsin	\$17.27
7	New Jersey	\$29.69	33	Wyoming	\$17.15
8	Maryland	\$28.06	34	Tennessee	\$17.09
9	Colorado	\$26.45	35	Montana	\$16.88
10	Connecticut	\$26.42	36	Idaho	\$16.59
11	Alaska	\$25.07	37	Kansas	\$16.43
12	Florida	\$24.43	38	New Mexico	\$16.37
13	Oregon	\$24.37	39	Indiana	\$16.32
14	Virginia	\$23.64	40	Nebraska	\$16.27
15	New Hampshire	\$23.43	41	North Dakota	\$16.18
16	Vermont	\$23.36	42	Missouri	\$16.07
17	Delaware	\$21.96	43	Ohio	\$15.99
18	Illinois	\$21.30	44	Oklahoma	\$15.93
19	Rhode Island	\$21.16	45	Iowa	\$15.46
20	Arizona	\$21.10	46	Alabama	\$15.44
21	Texas	\$20.90	47	South Dakota	\$15.24
22	Minnesota	\$20.53	48	Kentucky	\$14.99
23	Nevada	\$20.48	49	West Virginia	\$14.97
24	Utah	\$19.83	50	Mississippi	\$14.89
25	Maine	\$19.79	51	Arkansas	\$14.19
26	Pennsylvania	\$19.23	OTHER		
27	Georgia	\$19.11	4	District of Columbia	\$32.83
			52	Puerto Rico	\$9.36

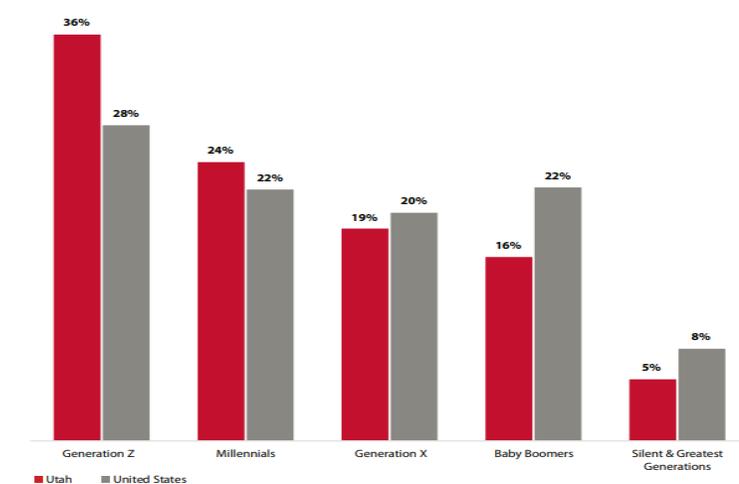
¹ Includes District of Columbia and Puerto Rico.
² FMR = Fair Market Rent.

Ivory Homes Presentation, WACOG Mtg, Aug 2020 UTAH'S HOUSING GAP



Utah Informed, Visual Intellection for 2020

Generations in Utah and the United States
 Share of population from each generation



Note: 2018 data.
 Source: Kem C. Gardner Policy Institute analysis of U.S. Census Bureau and Utah Population Committee data

AFFORDABLE HOUSING - Weber County Level

Based on these numbers in Weber County, the estimated hourly MEAN Renter wage of \$11.65 is not enough to afford a 2-bedroom apartment. The average renter needs at least two incomes to rent / live in Weber County.

What is **Affordable Housing**?

The government says housing is "affordable" if a family spends **no more than 30%** of their income to live there.



Out of Reach Document – National Low-Income Housing Coalition, 2020

County	Hourly Wage Necessary to Afford 2 BR	2 Br	Annual Income needed to Afford 2 BR	Full Time Jobs at Minimum Wage to Afford 2 BR	Annual AMI	Monthly Rent Affordable at AMI	30% of AMI	Monthly Rent Affordable at 30% of AMI	Renter Households (2014 - 2018)	% of Total Households (2014 - 2018)	Estimated Hourly Mean Renter Wage (2020)	Monthly Rent Affordable at Mean Renter Wage	Full Time Jobs at Mean Renter Wage to Afford 2 BR
Weber	\$19.69	\$1,024	\$40,960	2.7	\$86,300	\$2,158	\$25,890	\$647	22,658	27%	\$11.65	\$606	1.7



AFFORDABLE HOUSING – Roy City Level

Roy City 2013 - 2017



Income Level	Renter House Holds	Affordable Housing Vacancies	Affordable Housing Occupancy	Affordable Housing Total	Affordable Housing Surplus / Short
ELI (Less than \$16,864)	405	0	220	-135	-300
VLI (\$16,864 to \$28,108)	315	0	785	500	-45
LI (\$28,108 to \$44,972)	520	0	1080	360	310
ELI + VLI	720	0	1005	365	-345
ELI + VLI + LI	1240	0	2085	725	-35

Source: Weber Prosperity Center of Excellence, Weber County

KEY

- Extremely Low Income (ELI) less than 30% of AMI
- Very Low Income (VLI): 31 – 50% of AMI
- Low Income (LI): 50 – 80% of AMI

Area Median Income (AMI) is the household income for the middle household in a region.

- \$56,216 for Weber County
- \$53,482 for US

The take-away here is, what can the city do to help make affordable housing available. No question the state legislators are pushing cities and counties to do just that.

Roy Utah Affordable Housing Snapshot
Total Affordable Apartment Properties – 2
- Station Square 2350 West 4000 South
- Ladawn 1775 West 4800 South
Total Low-Income Apartments - 89
Total Housing Units with Rental Assistance - 64
Average Renter Household Size – 3.2
Average Household Size – 3.1
Median Rent - \$941 +/- \$103

Source: Affordable Housing On-Line & HUD website



* **Note:** Not all affordable housing is available to income levels that need it, because higher wage earners occupy the housing.

SENATE BILLS – AFFORDABLE HOUSING

State Legislators are continually approving laws to address Affordable Housing, with many directed at cities and counties.

2019 Senate Bill 34

Amend our General Plan to include a Plan for Moderate Income Housing.

- The Plan for Moderate Income Housing will include:
 - **an estimate of the existing supply of moderate-income housing located within the municipality;**
 - **an estimate of the need for moderate income housing in the municipality for the next five years;**
 - a survey of total residential land use;
 - an evaluation of how existing land uses, and zones affect opportunities for moderate income housing; and
 - a description of the municipality's program to encourage an adequate supply of moderate-income housing.
- The municipalities, shall include, a recommendation to implement three or more of the 23 listed strategies, A thru W. (See Chart).
- In addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (2)(b)(iii)(G) or (H).
 - (G) **encourage higher density or moderate-income residential development near major transit investment corridors;**
 - (H) **eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;**

2020 Senate Bill 150

- Requires counties and municipalities to provide certain notifications to a large public transit district related to development that could impact public transit corridors;
- Eliminates the cap on the number of TODs UTA can participate in (was 8). Establishes requirements for UTA board of trustees when approving UTA participation in TODs, in addition to the requirements already in law. New requirements:
 - **The municipality or unincorporated county where the TOD is located must be in compliance with the requirements to develop and report on their moderate-income housing plan in their general plan** (pursuant to SB34 (2019)).
- The municipality where the TOD is located must have developed and adopted a “station area plan” that establishes and preserves a vision for areas within one-half mile of a UTA fixed guideway station, the development of which includes:
 - a) involvement of all relevant stakeholders who have an interest in the station area, including relevant metropolitan planning organizations;
 - b) identification of major infrastructural and policy constraints and a course of action to address those constraints; and
 - c) other criteria as determined by the board of trustees of the relevant public transit district.

ROY CITY RESOLUTION 19-3 HOUSING GAP COALITION

APPROVED JANUARY 15, 2019 CITY COUNCIL MEETING

- Section 1. Pledge of Support
 - Together with other Utah local governments and community stakeholders, we as a city are **committed to ensuring housing affordability is attainable for all Utah residents**, and we recognize our ability to implement various smart growth strategies to promote and maintain housing affordability.
- Section 2. Measures to be taken.
 - The City pledges to adopt and implement measures that are designed to:
 - Minimize barriers, including exercising restraint in impact and permit fee increases, to the provision of all housing and **provides housing opportunity for all incomes and life stages**;
 - Review and reform existing practices, including zoning, impact and other fees, and other **potential impacts that would negatively impact housing affordability**;
 - Plan and allow significant **housing opportunities near employment center, public transportation**, and other amenities;
 - Increasing public and government **awareness and understanding of the housing affordability** needs of our city, region and state;
 - Think and coordinate regionally about local land use decisions;
 - **Align housing, infrastructure, and economic development efforts**; and
 - Promote collaboration with other communities, elected officials, and stake holders on addition solutions.

Mayor
• Robert Dandoy

City Manager
• Jason Poubten



Council Members
• Jan Burrell
• Joe Paul
• Bryon Saxton
• David E. Taloya
• Karlene Yeoman

ROY CITY COUNCIL MEETING AGENDA
JANUARY 15, 2019 – 5:30 P.M.
ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

A. Welcome & Roll Call
B. Moment of Silence
C. Pledge of Allegiance - Troop 465
D. Consent Items
(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately)

1. Approval of the December 18th, 2018 Roy City Council Meeting Minutes and January 8, 2019 Roy City Council Special Meeting Minutes
2. Request for approval of the sale of surplus.

E. Action Items

1. Appointment of City Manager
2. Approval of Mayor Pro-Tem and changes to the liaison assignments
3. Resolution 19-1 A Resolution Amending the Business Advisory Committee
4. Appointment of Business Advisory Committee Members
5. Resolution 19-2 A Resolution establishing the Roy City Adopt-a-trail program
6. Resolution 19-3 A Resolution of the City of Roy, Utah regarding Utah's housing needs

F. Public Comments This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.

G. Discussion

1. Salary Survey

H. City Manager & Council Report

I. Adjournment

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, Councilmember Joe Paul will participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference. The anchor location shall be the Roy City Council Chambers located at 5051 South 1900 West, Roy Utah.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 11th day of January, 2019. A copy was also provided to the Standard Examiner and posted on the Roy City

5051 South 1900 West | Roy, Utah 84067 | Telephone (801) 774-1000 | Fax (801) 774-1030



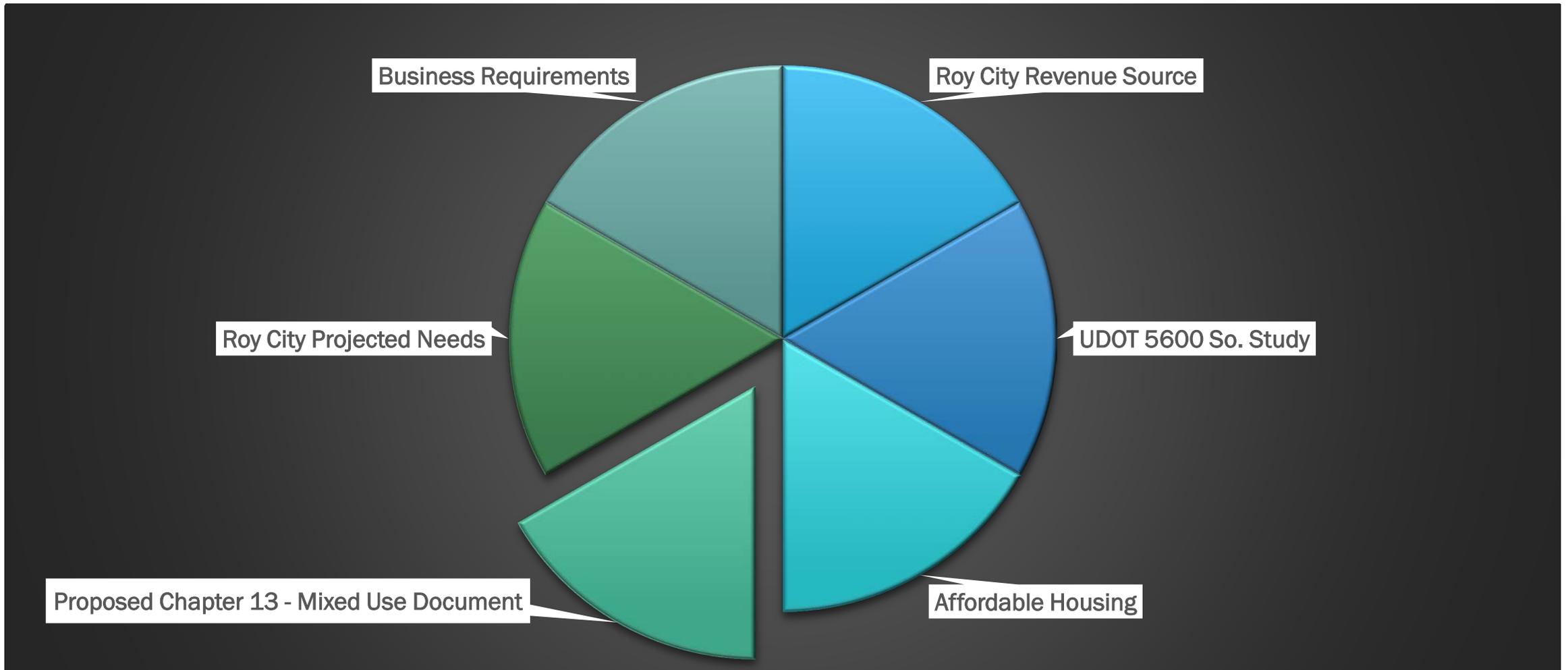
2019 ROY CITY GENERAL PLAN AMENDMENT TO SUPPORT SB 34 REQUIREMENTS –

APPROVED NOVEMBER 19, 2019 ROY CITY COUNCIL

Roy City Ordinance No. 19-16 an Ordinance Establishing Amendments.

- **Chapter 6 Residential Development - Goal 3: To meet existing and future moderate-income (affordable) housing needs of the City.**
 - **Objective 2: Apply for or Partner with an Entity that applies Affordable Housing Programs (M, R, S, T, U).**
 - Policy A: Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - Policy B: Apply for or partner with an entity that applies for programs administered by an association of governments established by an inter-local agreement under Title 11, Chapter 13, Inter-local Cooperation Act;
 - Policy C: Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - Policy D: Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
 - Policy E: Reduce impact fees, as defined in UC 11-36a-102, related to low- and moderate-income housing
 - **Objective 3: Utilize a Moderate-Income Housing set aside from a Community Reinvestment Area (V)**
 - Policy A: Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; the City should find ways in which greater utilization of local, state, and federal funds could be used to promote the development of moderate-income housing.
 - **Objective 4: Allow for Higher Density and Mixed Use (F, G, H, J).**
 - Policy A: Allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
 - Policy B: Encourage higher density or moderate-income residential development near major transit investment corridors;
 - Policy C: Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - Policy D: Implement zoning incentives for low to moderate income units in new developments.

ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



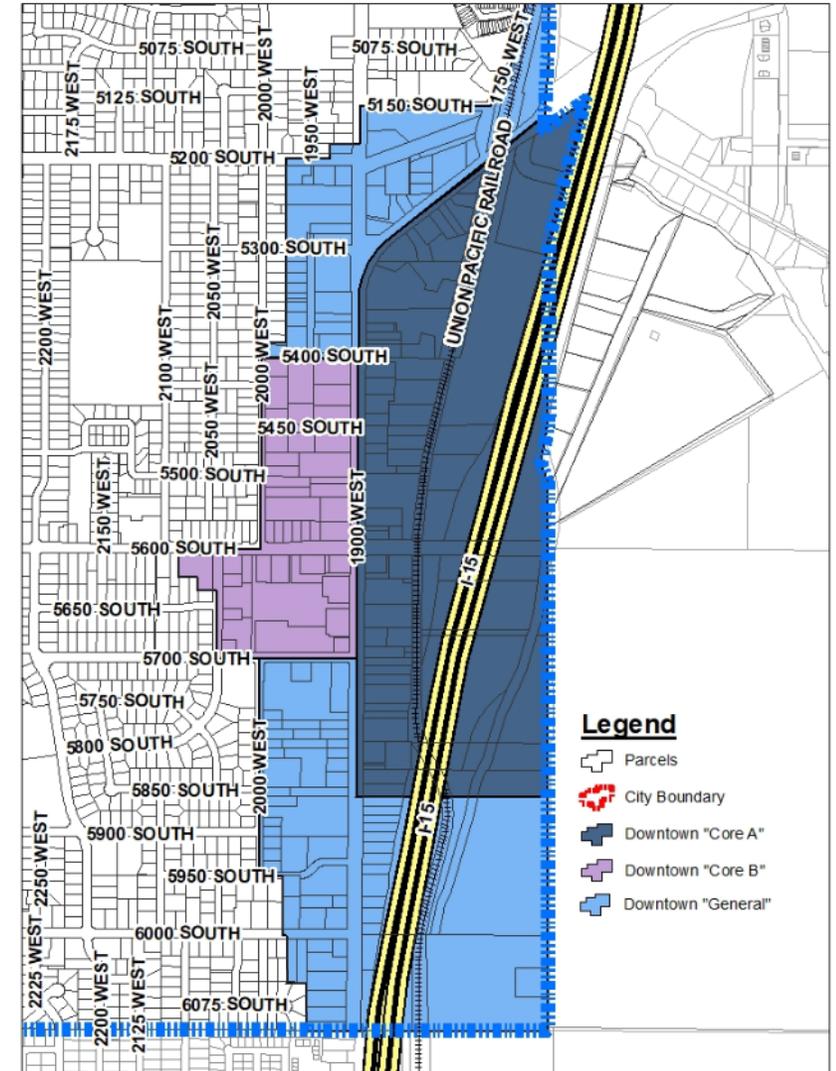
PROPOSED TITLE 10, CHAPTER 13 – MIXED USE

Main Highlights

- District Map (outlines the total area)
 - Breaks down the area into three Districts; Core A, Core B, and General.
- Uses
 - Allows a building lot to contain more than one use; to include residential, commercial, office, service, and parking structures.
- Building Types
 - Defines transition setbacks from single-family homes.
 - Identifies 6 building types. Maximum overall height at 80ft instead of 60ft.
 - Suggests an aerospace building design theme but does not require it.
- Open Space Types
 - Identifies 5 different configurations of recreational green space required for developments over 5 acres.
- Landscaping
 - Provides two site landscaping and screen treatment options.
- Parking
 - Outlines appropriate level of vehicle parking, loading and storage.

Major changes to the proposed City's Title 10, Chapter 13 Zoning Ordinance are:

- The area outlined in the District Map.
- Allowing residential development to combined with commercial – Mixed-Use.
- The height of the buildings.



PROPOSED TITLE 10, CHAPTER 13 – MIXED USE

Things to Consider:

- Allowing residential development to combined with commercial – Mixed Use.
 - Roy City is only one of a few large population cities left in Weber / Davis Counties that doesn't have a Mixed-Use Ordinance (see chart).
- The Height of the buildings.
 - This Chapter 13 document authorizes building heights up to 80 feet. The Downtown “Core A” area is the only place this could happen. The proposal is only authorizing a 20-foot increase in building height. This increase is restricted to a limited area in the Downtown “Core A”, not currently surrounded by residential units.
 - The Downtown “Core B” area is already authorized under current zoning ordinance to have 60 feet buildings. No change!
 - The Downtown “General” is currently authorized 60 feet buildings but under this proposal will be dropped to 40 feet maximum heights. 40 Feet is only 5 feet higher than the current zoning ordinance authorizes for a residential unit.
- The latest Downtown Business District review of this proposed Chapter 13 document by the subcommittee, was able to mitigate most if not all the issues received by residents and business owners.

City	Population 2019	Mixed Use Development Ordinance
Ogden	87,773	YES
Layton	67,267	YES
Bountiful	43,981	YES
Roy	39,613	NO
Kaysville	32,095	NO
Clearfield	31,967	YES
Syracuse	30,400	YES
Farmington	24,514	YES
* Clinton	23,097	YES
North Ogden	20,009	NO
Centerville	17,587	YES
South Ogden	17,199	YES
Riverdale	8,426	YES
Sunset	5,451	YES

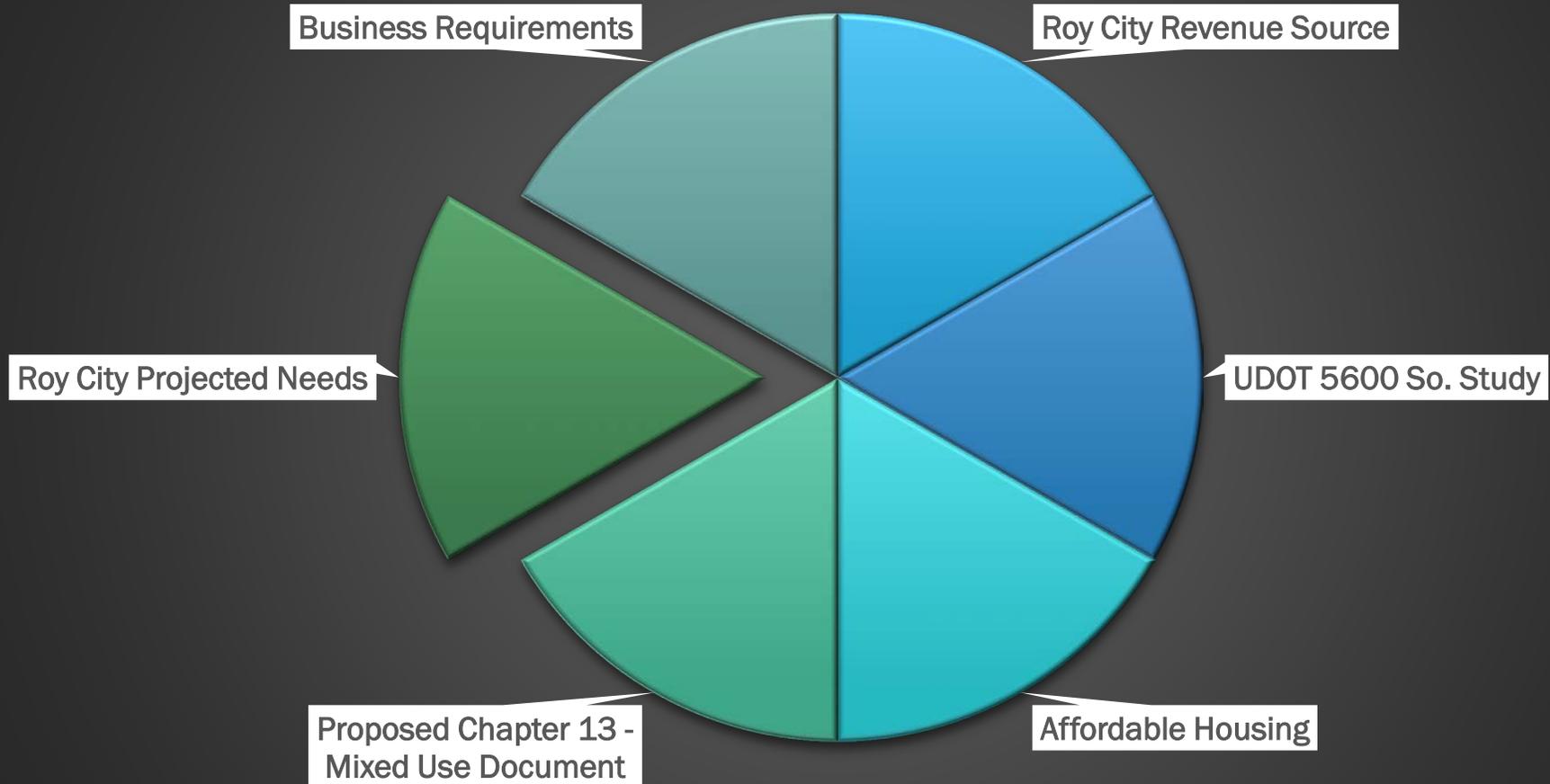
* Performance Standard Zone

Property Owner will have the RIGHT to CHOOSE

- Whether or not to re-develop property.
- The height of the Building.
- Whether Mixed-Use or Not.

This proposal provides options for property owners to consider.

ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES

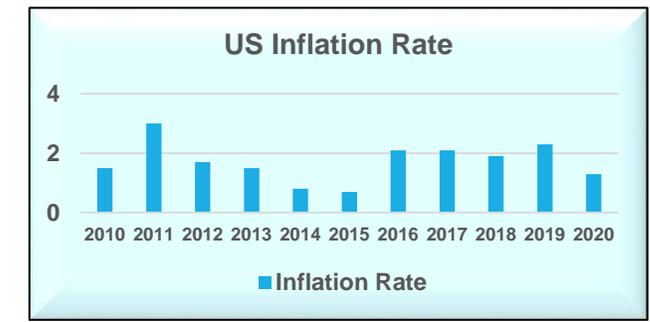
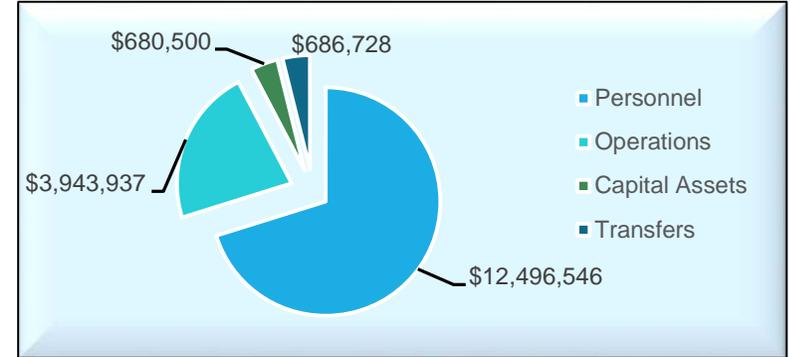


ROY CITY PROJECTED NEEDS

Roy City needs to generate a conservative estimate of \$443,000 additional Revenue each year to meet basic requirements that are impacted by a 2.49% inflation factor.

- Labor Costs Keep Going Up
 - Annual Merit Increases 2.0 to 2.5% Public Employees / 3.75% for Public Safety Employees (FY2021 Budget includes \$178,845 to cover Merit increases this year)
 - Benefit Increases - FY2021 Budget includes 4.5% Increase in health insurance premiums and 2% URS Rate increase to Public Safety Personnel
- Materials / Supplies Costs on the Rise
 - UDOT reported inflation per year in construction costs was between 8 to 10%. Some steel products are up 22% in one year. Lumber prices have soared over 160% since April.
- Vehicle and Equipment Replacement Must Continue with Costs Increasing
 - Normally \$150,000 to \$180,000 for Police Vehicles per year and funds needed to replace old Fire Department vehicles and equipment. Vehicle / equipment costs increase every year.
- Capital Assets Purchases / Projects Slowing Down in the General Fund
 - Capital Asset purchases mostly funded by Class C, Trans Infrastructure, Grants and Enterprise Funds. These funds are restrictive on how they are used.
- Operations Budget Reductions over the Last Few Years in Many Areas except Enterprise Funds.

FY2021 Budget - General Fund Expenditures
Total - \$17,807,711
Personnel Cost is 70% of the Budget



US Inflation Rate / CPI – 1.3
 Utah (Western Region) Inflation Rate / CPI – 2.1
 Source: BLS – August 2020



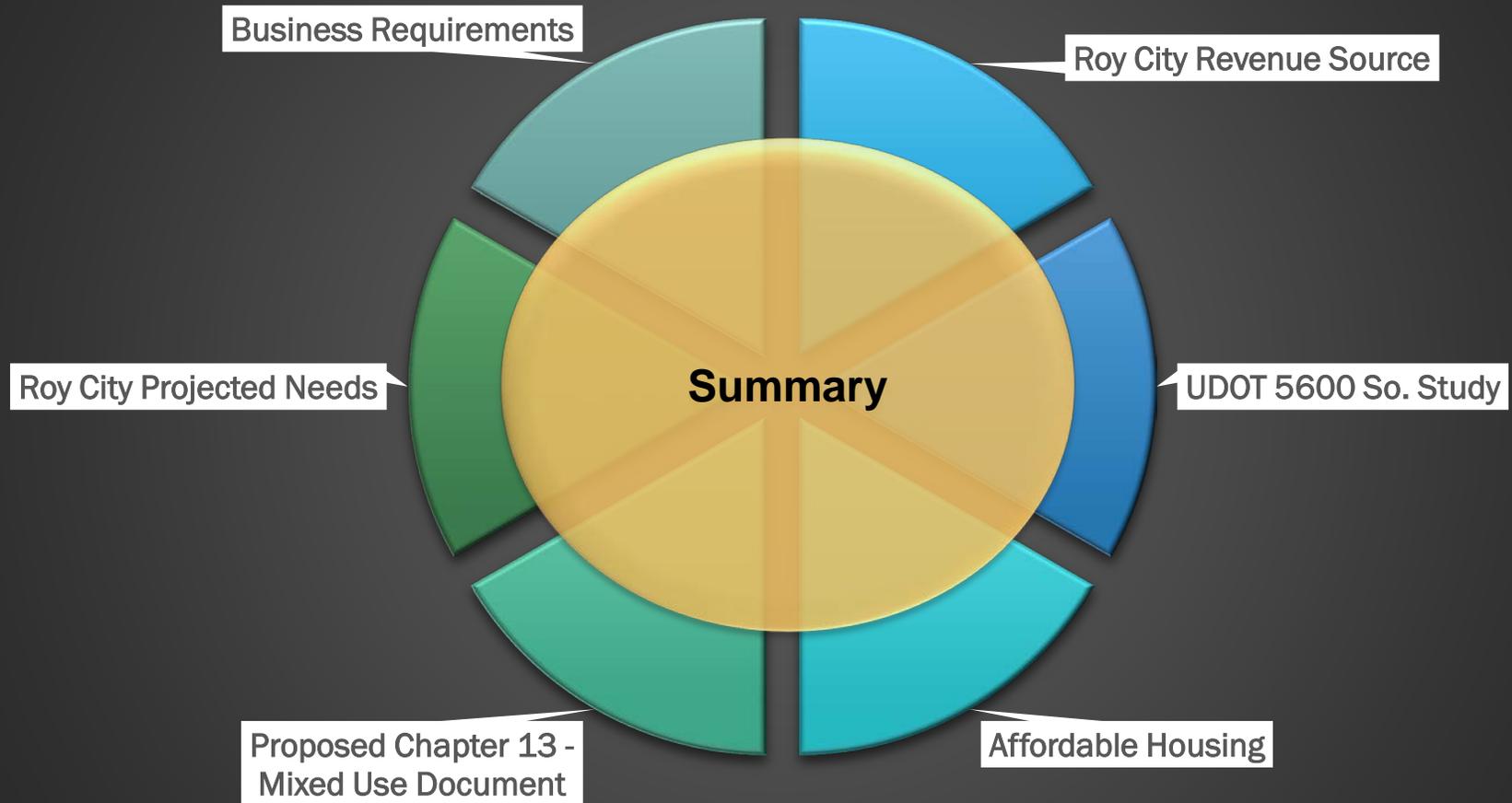
1 each 6 Story Office Building placed on 1900 West, sitting on 2.05 Acres
 2020 Taxable Value - \$22,827,000
 Total County Property Tax - \$338,821



237 Roy City Residential Units
 Sitting on 79 Acres (1/3 acre per house)
 Or
 Sitting on 59 Acres (1/4 acre per house)



ROY CITY DOWNTOWN BUSINESS DISTRICT ZONING ORDINANCE CHANGES



SUMMARY - CHAPTER 13 - MIXED USE (POSSIBLE ECONOMIC DEVELOPMENT TOOL)

Roy is a Great Place to Do Business

- Great Location, Demographics, Traffic Count, Low Property Tax, Tax Incentive Framework In-Place, Great Quality of Life Requirements, Redevelopment Opportunities
- We Need to Updated the Zoning Ordinance

Property Owner will have the RIGHT to CHOOSE

- Whether or not to redevelop property.
- The height of the Building.
- Whether Mixed-Use or Not.

Sale Tax Revenue Stability

- 70% of the Sales Tax revenue generated is based on the City's Population. The City is built-out and population growth is stabilizing.
- Only 30% of the Sales Tax revenue comes from "Point of Sale" at the business location.
- Revenues must keep pace with Inflation.
- Without additional revenue, the City will have to Cut Services and/or raise Property Taxes.

Revenue Needed to Sustain Current and Planned Services / Projects

- Although there has been a few new businesses coming into Roy recently, based on the Sale Tax Revenue by Category (Chart page 14), it would take a significantly large Development to generate the needed \$443,000 per year.
- New / Modern Mixed-Use projects can provide the Commercial space for Businesses Impacted by the UDOT Widening of 5600 South.

Title 10 Chapter 13 Mixed-Use Document

The City has the Right to Choose Who Gets CRA Tax Incentives

UDOT Widening of 5600 South will Impact Businesses and Residents

- Need a Plan to Recover Lost Sales and Property Tax Revenue. Projected Property Tax Reduction to the County alone is \$213,000. Can't assess what the Sales Tax Impact will be.
- Need to provide Commercial Properties to those Businesses Impacted.

Heard the Voices of Business Owners and Residents

- The requested changes have been made. No Longer a FORM BASE CODE Document. Issues with Signage, Streets, 12 Story Buildings gone.
- Only Mixed-Use and Taller Buildings Changes.

Affordable Housing

- Must comply to Senate Bills 34 and 150 Requirements
- Need to update the 18-Year-Old General Plan
- Need to use the CRAs to implement State Law housing requirements

WHAT'S NEXT - STAFF NEED TO KNOW HOW THE COUNCIL WANTS TO PROCEED.

■ **Public Meeting**

- Date / Time to hold an Open House / Special City Council Meeting.
 - 3 Nov 2020 City Council meeting cancelled due to the election. Consider later the week.
- Staff will work getting a location identified and information out to the public on the meeting location / date / time.
- The Council needs to determine how we are going to interact with the Public under the Open Meetings Act
 - Will this be a formal Council meeting, or a gathering to share information!
 - Health Department Covid-19 rules will apply.
- Council members need to decide what they want to get from the meeting, to help in the decision-making process.

■ **Survey**

- The city staff plans to issue a contract to have residents respond to specific questions.
- Should have the survey results back before the Vote is taken.

■ **Vote on 17 Nov 2020**