



ROY CITY
Roy City Council Meeting Minutes
March 2, 2021 – 5:30 p.m.
Roy City Council
Electronic Zoom Meeting

Minutes of the Roy City Council Meeting held electronically via Zoom and YouTube on March 2, 2021 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	City Manager, Matt Andrews
Councilmember Paul	City Attorney, Andy Blackburn
Councilmember Saxton	
Councilmember Wilson	
Councilmember Jackson	
Councilmember Burrell	

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, Randy Sant;

A. Welcome & Roll Call

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

B. Moment of Silence

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

C. Pledge of Allegiance

Mayor Dandoy lead the audience in reciting the Pledge of Allegiance.

Mayor Dandoy noted that Roy City had 98 active cases of COVID-19 and 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 December 1, 2020 and February 2, 2021 Roy City Work Session Minutes, the November 17, 2020, and February 2, 2020 Roy City Council Minutes.**
2. **Sale of Surplus Vehicles**

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

E. Presentations

1. Market Study Options- Benj Becker

Benj Becker from Zions Bank presented about retail studies. The purpose of the study was to determine where the money was coming in from and where there were opportunities to improve. He provided examples from other cities. Retail leakage studies showed where there were opportunities, who the top retailers in a city were, and the disbursement of retailers to understand taxable sales and land-use per acreage. He discussed the 19 different retail categories and how they were broken down further into subcategories. The study could show areas where redevelopment could occur to promote certain types of retail uses. He noted it could show trends over time. Mr. Becker stated that it was important to understand the different property types and land-uses and the returns and impacts they had.

Mr. Becker said that understanding the impact of retail versus other uses and the fiscal impact they had on the city was important because it would help determine which businesses would generate the most sales tax for the City. He discussed current retail trends due to COVID-19 and the shift to online shopping. It was projected that there would be a record number of stores closures this year as well as a record number of openings. However, these would happen on a different scale and scope than the closures. The restaurant model was changing to a pick-up or delivery model and less dining space was required and it was a learning process. This study would help show where growth was occurring and what direction to go in and let retailers know where to develop. Retailers were looking for flexibility in initial designs for mixed-use types, both vertical and horizontal.

Mayor Dandoy commented that Roy City had a leakage study done in 2014 but not to the extent that Mr. Becker had talked about. It might be a good time for a new study to provide a template for the City. Councilmember Burrell asked how they would sort out what was feasible for the City from this study. Mr. Becker replied that they needed to see where they were leaking and determine whether or not it was feasible to try to work on that category. Mayor Dandoy asked how long a study would take. Mr. Becker replied it wasn't an overly complicated process to map where the leakage was and that it would take a month or two. Determining the potentials and the problems from the data was where there would need to be time spent. Councilmember Burrell asked about office space with regard to the shift of working from home because of COVID-19. He replied that he was unsure if it would recover or not.

Councilmember Burrell asked how to analyze future trends. Mr. Becker replied that there was no precedence for what was happening so a lot of suggestions were guess work and constantly changing as information became available. Councilmember Saxton asked about the theater industry. Mr. Becker replied that lumping theater into tourism, hotels, and entertainment, that was the industry with the biggest concern. Police Chief Merino asked if there was any information about crime rates provided by the study. Mr. Becker replied yes, that was something they looked at.

Mayor Dandoy stated that in light of this presentation the City should look into an updated leakage

2. **UTA 5 Year Service Plan- Beth Holbrook**

Beth Holbrook from UTA presented. The service plan was designed for the bus system and one of the key things was the extraordinary growth along the Wasatch front. Air quality and the diminishing of congestion and access to economic growth and activity were the things that were going to be critical moving forward.

Laura Hanson, UTA director of planning, stated that they had just adopted their very first five-year service plan and that this was one step in a larger regional plan. Before implementing anything, they would discuss with local leaders and other entities as they went. They had taken a concerted look at systemwide regional connectivity and proposed an implementation of core routes and would like to expand these as time allowed. There had been shifts in travel patterns due to COVID-19. However, a lot of people still depended on public transit, so they were implementing more all-day options for essential workers. They were exploring new modes of transit and laying the foundation for new capital projects.

Ms. Holbrook stated that they were making bus stop improvements, improving frequency and connectivity, and looking at Frontrunner improvements. She presented a map with the phased projects and their long-range transit plan. She briefly discussed where the funding for the projects would come from.

Councilmember Jackson asked how they were making decisions to put extended money into the infrastructure. Ms. Holbrook replied that as they looked at growth patterns there were several elements of funding that could be connected. Councilmember Jackson asked about their timing and how they decided when to implement the project. Ms. Hanson replied that they looked a variety of factors as they planned out projects like this. Regarding timing, it just kind of happened when everything fell together the way they needed it to.

Councilmember Burrell asked if they had the ability to quantify the percentage of riders that came from high density housing. Ms. Holbrook replied that when they looked at density, they looked at the accessibility portion of it. Ms. Hanson stated that they didn't have that kind of data but the more people surrounding transit, the more likely the need for travel and mobility. In a high density area it was desirable to have accessible mixed-use facilities. Councilmember Burrell asked if UTA would provide transport from a housing development to Hill Air Force Base. Ms. Holbrook replied that they were not allowed access to the air force base and had previously been allowed to drop off at the gate, but they found that was not serving the need very well.

Mayor Dandoy commented that a lot of these changes were awaiting legislative approval. He asked Ms. Holbrook to come back and present again after legislative decisions were made. Ms. Holbrook replied that she would be happy to return to talk in detail about what they could see moving forward.

3. **Fire Department- Craig Golden**

Fire Chief Craig Golden discussed promoting the first Battalion Chief in Roy City, Jake Rasch. They were also able to promote Josh Porter to Captain and he would take over the vehicle and equipment programs. They were also able to promote an engineer, Brady King.

F. Action Items

1. **Ordinance 21-3** to amend Roy City Municipal Code, Title 10- Zoning Regulations; amending Chapter 6 Establishment of Zoning Districts; Amending Chapter 10- General Property Development Standards; adding Chapter 13 Mixed Use; Amending Chapter 17 Table of Uses, Table 17-2 Non-Residential Zoning Districts; amending Chapter 19 Off Street Parking and Loading, Table 19-1 Off Street Parking Requirements; and amending Chapter 31 Definitions.

City Planner Steve Parkinson presented the two main changes that were requested to this item. The setbacks were changed from 10 to 15 and the allowed height of buildings was changed.

Councilmember Paul motioned to approve Ordinance 21-3. Councilmember Jackson seconded the motion. A roll call vote was taken. Councilmember Jackson, Burrell and Paul all voted “aye.” Councilmembers Saxton and Wilson voted “nay.” The motion carried.

2. **Ordinance 21-4** to amend the Zoning Map from R-2 Medium Density Residential, R-3 High Density Residential, R-4 High Density Residential and RC (Regional Commercial) to CC (Community Commercial), DT-E (Downtown East), DT-W (Downtown West) and DT-G (Downtown Gateway) for multiple properties located downtown.

Councilmember Jackson motioned to approve Ordinance 21-4. Councilmember Paul seconded the motion. Councilmembers Paul, Burrell, and Jackson voted “aye.” Councilmembers Wilson and Saxton voted “nay.” The motion carried.

E. Public Comments

No requests were submitted to make public comment.

F. Reports

1. City Manager Report

City Manager Matt Andrews reported that the parks and recreation department had been working on the annual Easter egg hunt and were shooting for April 3 at 10:00 am. Social distancing would be practiced, and masks would be required. He talked about road construction that would be done on the secondary water system near the high school on 4700 S which would be notified to affected residents and the school. The ULCT would be having their annual conference and so they should all plan accordingly.

2. Mayor and Council Report

Councilmember Burrell commented that with CARES Act funding Roy had partnered with Allcap and they were ready to deliver the equipment. The director had requested they come to see their facility and would schedule a time that was convenient for most members of Council. Mayor Dandoy suggested scheduling a time when as many of the Council members could attend.

Councilmember Saxton commented that the 7/11 on Midland was open for business. Additionally, there was an eatery inside of Ocean Mart called Spice Chix that was separate from Ocean Mart that had its grand opening the previous week.

Mayor Dandoy commented that they had had their meeting with all of the mayors and most of the other mayors were going full steam with parades and fireworks for the upcoming year. All indications were that they might be going back to normal summer and fall events. Roy Days seemed to be on and they needed to coordinate with the Health Department. Parks and Rec Director Travis Flint commented that they were definitely moving forward with Roy Days activities. Events would be slightly modified based on COVID protocols and there may be some additions and subtractions based on the Health Department's direction.

Mayor Dandoy commented that other institutions were going back to normal. He wanted to make sure they were cautious but wanted to look into a plan for the reopening of Roy City operations to the public. Councilmember Jackson asked when the Roy City dumps would open.

G. Adjournment

Councilmember Burrell motioned to adjourn the City Council meeting at 7:24 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted "Aye." The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc: