



Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on March 19, 2019 at 5:30 p.m.

Notice of the meeting was provided to the Standard Examiner at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Mayor Robert Dandoy  
Councilmember Paul  
Councilmember Saxton  
Councilmember Tafoya

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Fire Chief, Jeff Comeau; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; City Recorder, Morgan Langholz; Kevin Homer, Glenda Moore, Jane Thurman, Shauna Saxton, Shauntelle Anderson, K. Tayln, Rachelle Hale, Maria Urry, Sarah Young, Tanner Molan, Julee Smith, Deanne Chester, Katelyn W, Kristin Beck, Ashlie Chaston, Joelle Holmerson, DW

**A. Welcome & Roll Call**

Mayor Dandoy welcomed those in attendance and noted Councilmembers Paul, Saxton, Tafoya were present. Councilmembers Burrell and Yeoman were unable to attend and were excused.

**B. Moment of Silence**

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

**C. Pledge of Allegiance**

Councilmember Paul led the audience in reciting the 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 March 5, 2019 City Council Minutes**

**Councilmember Paul motioned to approve the March 5, 2019 City Council Minutes as amended. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

**E. Action Items**

- 1. PUBLIC HEARING – 5:30 p.m.** – to consider comments regarding amendments to Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-

10-29 4).

- a. Consider Ord. No. 19-2; to amend Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-10-29 4).

**Councilmember Tafoya motioned to go into a public hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

Steve Parkinson, City Planner, presented the staff report. He explained that in December, the City annexed in six islands in unincorporated Weber County. At the time, there was discussion about the same rights as what previously existed under Weber County ordinances being grandfathered into the newly created Roy ordinances. Staff thought they included everything when creating the zone, but it wasn't until an applicant recently came forward to construct an accessory building that it was discovered that the proposed change needed to be made.

There were no public comments.

**Councilmember Paul motioned to go out of Public Hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

**Councilmember Paul motioned to approve Ordinance 19-2 amendments to Title 10 Zoning Regulations adding RE-15 to the following sections: CH 6 - Establishment of Zoning Districts, 10-6-1 1) b), 10-6-2 1) and CH 10 - General Property Development Standards, 10-10-29 4). Councilmember Saxton seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

2. **PUBLIC HEARING – 5:30 p.m.** – to consider comments regarding amendments to Title 10 Zoning Regulations CH 10 - General Property Development Standards, 10-10-24 – Table 10-1 the Maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones
  - a. Consider Ord. No. 19-3; to amend Title 10 Zoning Regulations CH 10 - General Property Development Standards, 10-10-24 – Table 10-1 the Maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones

**Councilmember Saxton motioned to go into a public hearing. Councilmember Paul seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

Steve Parkinson presented the staff report, and explained that this item was primarily related to the reconstruction project at Roy Junior High. He explained that school districts were exempt from most building and zoning requirements. However, there were still a few items they needed to get approval on from the City, one of which was setbacks. He looked at other nearby cities' ordinances in creating the proposed amendments, specifically South Ogden and Ogden City. In South Ogden, the R2 zone height limitation was 27 feet whereas their R3 zone had no limitation; the front yard setback was very similar. The side yard setbacks were 20 feet in the R2 zone, and in the R3 zone they were 20 feet plus one foot for every foot over 35 feet. Rear yard setbacks were 30 feet. In Ogden, their R2 zone had a limit on height and the rest did not. Side yard setbacks were 20 feet plus one foot over 35. Prior to the 2005 adoption of Roy City's current ordinance, its requirements were very similar to those of South Ogden and Ogden, with only slight variations.

Mr. Parkinson explained that school districts were starting to construct taller buildings because they did not have a lot of land and needed additional space to accommodate class size needs. The school presently had a 36-foot gap between the property line, the building, and on the side yard setback. On the north they already had 29 feet, so in all aspects the building already fit the ordinance as proposed. Another issue was that the building was 38 feet high, whereas the cap was 35 feet. The Planning Commission recommended approval.

There were no public comments.

**Councilmember Paul motioned to go out of Public Hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.**

Councilmember Tafoya recalled that in the past there was a building proposal closer to the airport and the City had to restrict its height because of FAA flight regulations. He wondered if similar considerations had been made with this proposal. Mr. Parkinson explained that FAA regulations would supersede anything set forth by the City. Currently there were no other issues.

Councilmember Saxton asked about the current height of the Junior High; however, Mr. Parkinson did not know the answer. Mayor Dandoy mentioned there would be a proposal coming forward to Roy City regarding a 200-foot extension on the runway at the Ogden airport.

**Councilmember Tafoya motioned to approve Ordinance 19-3 making amendments to Title 10-Zoning Regulations Ch 10-General Property Development Standards, 10-10-24 Table 10-1 the maximum Building Height as well as Side and Rear Setbacks for non-residential structures within R-2, R-3 & R-4 zones. Councilmember Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye.” The motion carried.**

**F. Presentations**

1. LUVSRV

Maria Urry distributed a handout to members of the Council. She explained that as a group of youth from the Roy Stake for the Church of Jesus Christ of Latter Day Saints, they wanted to make a difference. Ms. Urry, as well as other members of the youth group, presented on the LUVSRV project and various upcoming events. She explained that the intent of these events was to reach the elderly, hungry, homeless and depressed members of the community. There was discussion about the group working with different community partnerships and how funds would be distributed, based on populations benefitted in both Roy and Ogden.

Mayor Dandoy expressed concerns about people crossing a main artery road in an upcoming 5k race. The group discussed alternative routes and it was advised that they meet with the Police Chief to make sure that any route was acceptable.

Travis Flint, Parks and Recreation Director, remarked that this was a wonderful project and he appreciated the youths' desire to do good work in the community. He mentioned that he would like to visit with them after the meeting to discuss other potential projects.

**G. Public Comments**

Mayor Dandoy opened floor for public comments.

Julee Smith, Director of YCC, distributed a paper to each Councilmember with information pertaining to the organization's funding needs. She thanked the Mayor and Councilmembers for their service, and expressed appreciation for the support they've given the YCC. This year the YCC was requesting \$16,000. Ms. Smith said she wanted to make sure cities understood how the donated funds were being used. She presented several statistics related to domestic violence in the area. She concluded by stating that the shelter was currently full and they were putting families up in motels.

Councilmember Saxton asked how much money the City gave the YCC last year, and he was informed that last year's donation was in the amount of \$8,000.

Glenda Moore, 2880 West 3825 South, stated that she had four items she wished to address. 1. She stopped off at the Blessing Box the other day to drop off some items and noticed that someone had put gravel very nicely and neatly underneath it. She said she heard a rumor that the City did this and she wanted to say thank you. 2. Ms. Moore requested that a new camera be added to the Council Chambers for live streaming. The current camera was not of a good quality. 3. Ms. Moore wanted to know the status of the formal naming of "SYDS" park. 4. Ms. Moore would like a write-up in the City's newsletter about the Business Advisory Committee and what they were working on and trying to accomplish.

Kevin Holmer stated that while he appreciated everything that the YCC had to offer, and he believed that individuals should voluntarily donate to help them, he did not think it was appropriate for the City to use its funds to make that kind of donation.

Deanne Chastin, 3751 West 5575 South, stated that on Monday, February 25<sup>th</sup>, 2019, around 5:30 pm, she was stopped as a passenger in a car at a traffic calming circle at 3750 West 5700 South. She said she watched as a Roy City Police Department vehicle drove eastbound on 5700 South, going what she would estimate about 50 miles per hour to pull over another vehicle. The police vehicle's plate started with a 2 and a 1, and ended with the last three digits of 4-5-5; however, she did not get an entire plate number. She stated that the traffic calming circle didn't do much to slow down that police officer that day. Ms. Chastin said she believed that the traffic calming circle, as currently configured, had created more safety concerns for pedestrians. Ms. Chastin explained that the traffic calming circle was a topic of constant conversation during a recent trip she took to Seattle, Washington, with over 100 Roy High School students and their chaperones. While in Seattle, they sought out the help of a local resident to show them their traffic calming circles. She said Seattle's smallest traffic calming circles were not even comparable to the one mentioned in Roy. The City of Seattle found it more effective to have four-way stops in residential areas that were not heavily traveled. Ms. Chastin said she felt as if the Council was not listening to the concerns of the majority of her neighborhood. Her biggest concern was that her neighborhood was not even alerted to the fact that this calming circle was on its way to that intersection. It was not noticed on an agenda that invited public comment before installation. Therefore, the neighborhood was forced to be reactive instead of proactive. She said this did not reflect well on Roy City government or the policies and ordinances currently in place. Ms. Chastin suggested that an electronic sign be installed that not only listed the speed limit, but also detected the speeds of drivers traveling through the area. There was one such sign near Rocky Mountain Junior High and Country View Elementary in West Haven, near 4750 South 4700 West. She asked the Council to study the effectiveness of the traffic calming circle carefully and without bias.

Diane Wilson, 4302 South 2675 West, spoke again about the calming circle and discussed other types of traffic calming devices installed around the City. She echoed Ms. Chastin's suggestion of putting in a 4-way stop sign that tracked speed.

Mayor Dandoy stated that an agenda item in the next meeting would pertain to traffic calming devices specifically associated with the approved transportation plans.

Mayor Dandoy closed the floor for public comments.

**H. Reports and Discussion**

1. Dumpster Program

Mayor Dandoy explained that the Dumpster Program was canceled due to the high liability. They were planning a new policy for dumpsters to be used on Saturdays only, when there was no rain. Matt Andrews concurred with Mayor Dandoy's remarks. He added that funding would be needed for the new program, as it would cost around \$30,000 per year.

2. City Manager Report

Mr. Andrews reported on the following:

- On April 10, there would be a town hall meeting at 5:30 at Municipal Elementary.
- Gold dig was very well attended with over 200 people.
- Larry H. Miller wanted to host a cleanup in Roy City at the fish pond on April 26.
- 5600 South, below 3100, the sidewalk was being raised by tree roots. The City was currently waiting for a permit from UDOT to cut the trees out to fix the sidewalk.
- There would be another meet and greet with the new fire truck on Saturday.
- Thanks to Matt Williams at Roy Jr. High for donating the new scoreboards at two parks, and thanks to the help of Ben Tribe and Brandon Edwards who were able to put them up.

3. Mayor and Council Report

Mayor Dandoy mentioned that Councilmembers Paul and Tafoya, and the City Manager were able to attend the national conference in Washington DC. He invited them to share their experiences.

**I. Adjournment**

**Councilmember Paul Motioned to Adjourn the City Council meeting at 6:39 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted "Aye." The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc:

Minutes of the Roy City RDA Board Meeting held in the City Council Chambers of the Roy City Municipal Building on March 19, 2019, at 5:30 p.m.

Notice of the meeting was provided to the Standard Examiner at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Chairman Robert Dandoy  
Board Member Paul  
Board Member Saxton  
Board Member Tafoya

City Manager, Matt Andrews  
City Attorney, Andy Blackburn

**A. Welcome & Roll Call**

Chairman Dandoy welcomed those in attendance and noted that Board Members Tafoya, Saxton, Paul were present. Board Members Yeoman and Burrell were excused.

**B. Consent Items**

1. Approval of the March 5, 2019 Redevelopment Agency Meeting Minutes

**Board Member Paul motioned to approve the minutes from the March 5, 2019, Roy City RDA Board meeting. Board Member Saxton seconded the motion. All Members voted “Aye.” The motion carried.**

**C. Discussion Items**

1. Potential New Community Reinvestment Project Areas

Randy Sant distributed a handout to the group prior to explaining its contents. He stated that the Economic Development Committee had been approached by a couple of developers. Last Monday, a representative from Woodbury Corporation approached them about handling the leasing. They had a discussion about redeveloping two existing properties. Another individual expressed interest in taking the Planet Fitness building and tearing it down to construct something new.

The handout Mr. Sant distributed to the group outlined the required steps in the code to create a Community Reinvestment Area. The first step was to pass a resolution allowing the creation of an RDA, followed by determining the boundaries of those areas. As a Committee they had discussed five potential areas: (1) the south end, (2) the Planet Fitness property on 5600 South, (3) a property located between Walgreens and Market Center, (4) the UTA property, and (5) the property down on Midland Drive and 4400 South. The advantage of getting these in place was to collect tax increment to incentivize development.

Mayor Dandoy asked how long the entire process would take from start to completion. Mr. Sant said generally this was a four- to eight-month process.

Board Member Tafoya said a project area needed to be a decent size to be worthwhile of creating an RDA. He questioned whether or not the Planet Fitness area was large enough, unless they could bring in other surrounding areas as well. Mr. Sant agreed. He said the area they were looking at would be bigger and would include more blocks because the development being proposed was a bigger project. There was

some discussion about what else could be included in this particular area. Mr. Sant also suggested the idea of creating two project areas: Community Reinvestment Area or an Urban Renewal Area. There were pros and cons of each option; in the case of the URA, eminent domain was also a possibility, and this could create controversy. Mr. Sant said there wasn't any real hurry on any of these, so as a Board they could take the time necessary to study options before making a decision.

2. Extension of existing Project Areas

Mr. Sant stated that the City currently had two RDAs, one of which produced about \$250,000 in tax increment and would sunset in three years. However, a few years ago, they put in the redevelopment statute the ability to extend the project area if the Board felt there was a need. The first step in extending that project area was for the Board to adopt a resolution that authorized the extension. The Board would need to obtain approval from the taxing entities in order for the extension to take place.

One of the advantages of an extension was that it could make seed money available sooner rather than later; this would be particularly beneficial in developing new RDAs. Mr. Sant said he believed they could put a program together that was doable for the taxing districts to participate in. For example, he worked with Bountiful City on one where they had a project area that sunset; they went to the taxing entities and said they would like to continue to collect this increment in the project area for another 15 years. However, there was a tradeoff: they were going to use that for seed money for two new areas they were going to create. When asking entities to participate, they would ask them to do so for a lesser amount in those project areas because of that seed money. The funds would then be repaid as a loan over a period of five years. Mr. Sant said this was a good selling point to extend these project areas. However, if the taxing entities did not agree to an extension, the RDA still had a fund balance with which to operate.

Board Member Tafoya said they would need to present a strong justification to the school district in order to sell their case. Mr. Sant agreed.

Board Member Paul asked if by extension Mr. Sant meant "area" or "timeline." Mr. Sant clarified that this would be an extension of an existing project area from which they were collecting tax increment.

Board Member Saxton expressed support for Mr. Sant's proposal.

**D. Adjournment**

**Board Member Tafoya made a motion to adjourn at 6:58 PM. Board Member Saxton seconded the motion. All Members voted "Aye." The motion carried.**