



ROY CITY
Roy City Council Meeting Agenda
March 6, 2018 – 6:00 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on March 6, 2018 at 6:00 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 Burrell
Councilmember Paul
Councilmember Saxton
Councilmember Tafoya
Councilmember Yeoman

City Manager, Jason Poulsen
City Attorney, Andy Blackburn
City Recorder, Morgan Langholf

Also present were: Deputy Police Chief, Aaron Perry; Police Chief, Carl Merino; City Planner, Steve Parkinson; Chief Administrative Assistant, Mandie Worton.

A. Welcome & Roll Call

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

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Saxton 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 February 6, 2018, City Council Minutes.

Councilmember Yeoman motioned to approve the February 6, 2018, City Council Minutes. Councilmember Paul seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Action Items

1. Appointment and swearing in of new City Recorder.

Jason Poulsen, City Manager, stated that there were 25 applicants for this position and each person was interviewed. Mrs. Langholf stood out from among all of the other candidates based on her previous experience. He explained that in addition to receiving an appointment from the Mayor, Mrs. Langholf must

also be sworn in as the Roy City Recorder.

Councilmember Tafoya moved to appoint Morgan Langholf as the Roy City Recorder. Councilmember Saxton seconded the motion. All Councilmembers voted "aye". The motion carried.

Mandie Worton administered the oath of office and Morgan Langholf was sworn in as City Recorder. Mrs. Langholf briefly introduced the members of her family who were present in the audience.

2. Swearing in of new Police Officer.

Carl Merino, Police Chief, said the Roy Police Department was in the unique position to where they were able to pick and choose officers, as opposed to scrambling to find them. He said this was in part to the Council's actions regarding employee pay within the last few years. Chief Merino reviewed Bryan Freeman's work history which included six years with Clinton City, private sector work and a period of time working for the Weber County Sheriff's office.

City Recorder, Morgan Langholf administered the oath of office and Bryan Freeman was sworn in as Roy City Police Officer. Mr. Freeman briefly introduced the members of his family who were present in the audience.

3. Consideration of Resolution No. 18-6 Approving an Agreement for Law Enforcement Narcotic and Gang Strike Force.

Carl Merino, Police Chief, said staff had been working on this resolution with the Law Enforcement Narcotic and Gang Strike Force for about three years. It had since been completed and signed by most participating cities. The resolution would not change anything that the department had been doing up to this point; Roy had always benefitted from the efforts of the task force.

Councilmember Tafoya motioned to approve Resolution No. 18-6, an Agreement for Law Enforcement Narcotic and Gang Strike Force. Councilmember Yeoman seconded the motion. All Councilmembers voted "aye". The motion carried.

4. Consideration of Ordinance No. 18-6 Granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power.

City Attorney, Andy Blackburn, said the proposed ordinance granted a utility franchise and a utility easement to Rocky Mountain Power. The City has had agreements with Rocky Mountain Power in the past, and this would be a ten year agreement allowing them to construct their facilities in City streets. The agreement was non-exclusive; there were other entities that were part of the City's easements in order to provide utility services to residents. Staff made sure the City was not responsible for any damages or injuries that could be caused by Rocky Mountain Power's actions. He explained that there were certain times when costs could be recovered through a private developer. Staff was requesting approval of the proposed ordinance, conditioned upon a satisfactory negotiation of Section 10 within the agreement.

Councilmember Yeoman asked if the City has always had an agreement with Rocky Mountain Power with regards to easements. Mr. Blackburn answered affirmatively; the proposed ordinance was simply updating the agreement currently in place. He added that a similar agreement with Dominion Energy (formerly Questar) would be presented at some point, too.

Councilmember Paul motioned to approve Ordinance No. 18-6, an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power, conditioned upon a satisfactory negotiation of

Section 10 within the agreement. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.

5. **6:00 P.M. PUBLIC HEARING** to Consider a Request to Amend the General Plan (Future Land Use Map) from Commercial to Very High Density, Multi-Family Residential, for property located at approximately 4060 and 4088 South Midland Drive.

- a. Consideration of Ordinance No. 18-4 – Amendments to the General Plan (Future Land Use Map) from Commercial to Very High Density, Multi-Family Residential, for property located at approximately 4060 and 4088 South Midland Drive.

Note: Items 5 and 6 both pertained to the same property.

Councilmember Tafoya motioned to enter the public hearing. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Steve Parkinson, City Planner, noted that due to technical difficulties, his presentation could not be displayed on the screen for the audience's reference. However, the presentation was included in the staff report.

Mr. Parkinson explained that the area in question was located on the southeast corner of 4000 South and Midland Drive, behind the existing buildings. The applicant was proposing to change the designation of the Future Land Use and Zoning Maps for the purpose of constructing an assisted living facility or townhomes. The subject property was 6.737 acres (293,463.72 square feet). The property owner had been trying to develop the area for the past ten years; however, the issue they were running into was that the property was too small for big box stores, and too big for small box stores. Additionally, medium box stores did not want to be that far away from the street. The Planning Commission held a public hearing, and Mr. Parkinson noted that the citizens' comments were included in the staff report. The Planning Commission recommended approval for both the General Plan amendment and rezone request, with the condition that the subject property could only be developed as townhomes and not apartments.

Julie Little, 2966 West 4275 South, expressed concerns with the density of the project. She said she felt better about townhomes over apartments. Ms. Little was also concerned with the amount of traffic that the development would generate.

Councilmember Yeoman motioned to go out of the public hearing. Councilmember Paul seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Councilmember Tafoya stated that this was not a good proposal for Roy City. He explained that anytime commercial space is removed from a footprint of a city, a part of the tax base is removed. He said Roy City was built out, and the neighborhood in question was not fit for high density housing. For these reasons, he did not support the project.

Councilmembers Paul and Yeoman concurred. Councilmember Yeoman felt that the area should remain commercial, and Councilmember Paul suggested mixed-use as an alternative to the applicant's proposal. However, if the area were to be mixed-use, Councilmember Paul said it should primarily be commercial. Councilmember Burrell agreed with their remarks.

The property owner requested an opportunity to address the Council.

Councilmember Paul motioned to enter again into a public hearing. Councilmember Saxton

seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Reed Swenson, Alpine Utah, said they have had potential buyers express interest in developing a care center, which was still an approved use through the commercial zone. Mr. Swenson said the subject property was boxed into a corner. He explained that housetops drive commercial, and he personally would prefer townhomes in this area over a commercial development. Mr. Swenson explained that arguments could be made regarding the amount of traffic generated from commercial versus residential development. He said the proposal for residential development was closer to a medium density rather than a high density.

In response to a question from Councilmember Burrell, Mr. Swenson explained that the potential buyers were Roy residents and had worked with the City in the past. He noted that they had experience in developing care centers.

Councilmember Saxton questioned the number of units per acre being proposed. Mr. Swenson said it would be 12 units per acre for two-story townhomes, which was medium density and not high density. If the zoning was unchanged, a care center would remain a permitted use. There was further discussion regarding traffic generation for both types of development.

Councilmember Paul motioned to go out of the public hearing. Councilmember Burrell seconded the motion. All Councilmembers voted “Aye”. The motion carried.

Councilmember Tafoya motioned to deny Ordinance No. 18-4 to amend the General Plan (Future Land Use Map) from Commercial to Very High Density Multi-Family Residential for property located at approximately 4060 and 4088 South Midland Drive. Councilmember Burrell seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

6. **6:00 P.M. PUBLIC HEARING** to Consider a Request to Amend the Zoning Map from CC (Community Commercial) to R-4 (Multi-Family Residential), for property located at approximately 4060 and 4088 South Midland Drive.

a. Consideration of Ordinance No. 18-5 – Amendments to the Zoning Map from CC (Community Commercial) to R-4 (Multi-Family Residential), for property located at approximately 4060 and 4088 South Midland Drive.

Consideration of Ordinance No. 18-5 died due to lack of approval of Ordinance No. 18-4.

F. Public Comments

Mayor Dandoy opened floor for public comments.

David Faskey, 5121 South 2175 West, wished to address parking at the Roy City Recreation Center. He stated that Roy High School took on 300 new students this past year, and the school was selling parking passes to everyone who attended school there. Mr. Faskey was concerned by this because as a member at the recreation center, he was unable to find parking anytime he went to use the facility. He said he understood there were plans to fix this problem, but he wanted to state his concerns for the public record. Mr. Faskey noted that he had a copy of his taxes to show how much he was paying to the City in order to have access to its recreation services.

Mr. Poulsen concurred with Mr. Faskey's concerns regarding parking at the recreation center. He said he would meet with the principal to address double- and triple-parking currently taking place. He said the school's participation in addressing the problem would help significantly. There was further deliberation

on the matter.

Trish Heglund, 4271 South 2975 West, expressed concerns with the safety of the roundabout on 4800 South. She said part of the issue was that drivers did not slow down to 15 miles per hour when taking the roundabout. She inquired as to why there could not be a right-turn lane only, instead of a double lane.

Councilmember Yeoman concurred with Ms. Heglund's remarks, and said most roundabouts in Roy City did not have double lanes. Councilmember Tafoya discussed how the double lane affected traffic flow onto 4800 South and 3100 West. He said ultimately this came down to citizens learning how to maneuver the roundabout. Councilmember Yeoman recalled that at one point the Council discussed the idea of including a "roundabouts etiquette/guide" in the City's newsletter. She asked if this was ever done, and Mr. Poulsen said he was not sure. Chief Merino confirmed that a guide was printed and said that it could be printed again.

Councilmember Paul suggested that a solar-powered speed sign be installed at the roundabout as well.

Mayor Dandoy asked Chief Merino if they were noticing more accidents at this particular roundabout than at other roundabouts in the City. Chief Merino said no, and noted that roundabouts were popular because they were safe. He stated that road fatalities were reduced by 85% at roundabouts; they were used around the world, and it was a matter of drivers acclimating to them.

Mayor Dandoy requested that the guide previously mentioned be published in the City newsletter again. He also stated that Councilmember Paul's suggestion of installing a speed sign should be taken into consideration.

Mayor Dandoy closed the floor for public comments.

G. Reports and Discussion

1. City Manager Report

Mr. Poulsen explained that in January, the Utah Risk Management Mutual Association (URMMA) presented an overview of the services they offered their partnering municipalities. URMMA provided the City's liability insurance only. Yesterday, staff heard a presentation from the Utah Local Government Trust (ULGT)—the City's worker's compensation provider—and noted several unique differences between this entity and URMMA. First, Mr. Poulsen noted that the City paid URMMA an annual fee. In the event of a claim for which the City was found to be liable, the City paid URMMA back instead of them taking on the liability. He said if the City pays an insurance group a fee, then they should handle claims; he did not like URMMA's model of the City having to pay them back for liability claims. There were 215 cities that belonged to ULGT, and 16 belonged to URMMA. Mr. Poulsen stated that it would be cheaper for the City to switch to ULGT for both liability and property insurance coverage, and this was the action he recommended to the Mayor and Council. Furthermore, by having both services covered by the same entity, the processes of handling claims would be simplified. He said the City's contract with URMMA required a year's notice; however, the change could be made by staff and would not require a motion from the Council.

The consensus of the Council was that staff's recommendation was logical and would be in the best interest of the City.

Mr. Poulsen subsequently reported on the following:

- The budget process was in full swing. In one week, he will be meeting with department heads in a

two-day retreat to collectively and transparently determine budget needs. The following step will entail a presentation to the Council for their recommendation and approval. Mayor Dandoy noted that there will be more than one opportunity to discuss the budget prior to final approval in June.

- The City was awarded a R.A.M.P. grant in the amount of \$85,000 for a parking lot and facility at the 6000 South trailhead. Mr. Poulsen commended Travis Flint (Parks and Recreation Director) and staff for submitting the grant application and securing these funds for the City.
- The basement had been sheet rocked and was ready for mud and tape; overall, the project was running smoothly.
- The bathroom project should be complete within the next seven to 10 days. So far the plumbing, tiling and painting were complete.
- The Public Works Department reached out to a group of special needs children who would like to do some fishing at Roy's fish pond in April. Public Works staff will stock the pond and assist the children in the activity. Mr. Poulsen thanked Ross Oliver (Public Works Director) for organizing the event.
- As part of a grant, Rocky Mountain Power recently changed several of the City's street lights to LED. One example was the municipal building; had the City paid for the project upfront it would have cost \$5,800. However, through this grant Roy City only paid \$1,100. In total, there were nine or ten high traffic locations where these replacements took place. The LED lights will save the City \$3,000 per month on energy costs.
- UDOT was trying to purchase a small easement at the intersection of 4800 South 1900 West to provide better wheelchair access in the area.

2. Mayor and Council Reports

Councilmember Yeoman reported that Roy Days planning had started. While they hadn't nailed down a theme yet, they were considering military appreciation. Roy Days would be taking place in conjunction with the new North Park. Councilmember Tafoya asked if there was a possibility for a flyover by Hill Air Force Base personnel; Councilmember Yeoman answered in the affirmative and noted she and Mayor Dandoy were working on the matter.

Mayor Dandoy said the residents had raised concerns with the stop sign on 4000 South. He noted that Chief Merino reported 73 accidents at the location in question. Mr. Poulsen said the sign had been changed from a yield to a stop sign; drivers may not have noticed the change, which may be causing so many rear-end collisions.

Mayor Dandoy also inquired on the sidewalk at 5725 South, located on the south side of Roy Elementary School. Mr. Poulsen said he discussed the matter with Mr. Oliver; funding was available to fix the sidewalk in question.

With regards to the flyover at Roy Days, Mayor Dandoy noted that the City received FAA approval. The next step was to submit a form to the Air Force, and Councilmember Yeoman would have that completed within the week.

Mayor Dandoy said he and administrative staff were able to meet with the President of Woodbury Homes to determine a way forward with their properties located in Roy. He said these conversations were ongoing and he would keep the Council updated. Lastly, Mayor Dandoy said staff and elected officials were committed to putting a movie theater in Roy. Currently, there were two theater companies considering the opportunity.

H. Items for Follow Up and Review

1. Roy/Hooper Boundary Adjustment

Mayor Dandoy said the Council will be expected to make a decision on the boundary adjustment at the March 20th meeting. He asked staff to provide any last minute updates on the item.

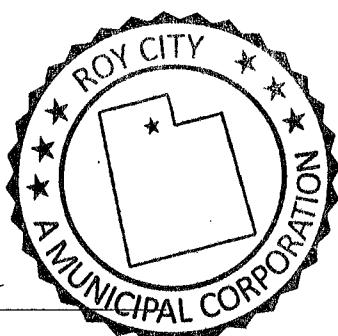
Mr. Poulsen explained that administrative staff had met regarding this issue, and he turned some time over to Steve Parkinson, City Planner. Mr. Parkinson said the main concern pertaining to the adjustment was zoning and property rights. There were seven parcels that would be affected by the adjustment, and under Hooper's zoning four of those parcels were currently non-conforming. However, if the parcels were rezoned to RE-20, only one of those parcels would be truly non-conforming by 1.05 feet for lot width, and this particular issue would be an easy fix. Mr. Parkinson explained that he was not sure how to approach animal rights until he knew how many animals were currently on these seven parcels. He reviewed the allowances provided by Hooper City and Weber County ordinances, and stated that staff would treat all of the parcels fairly.

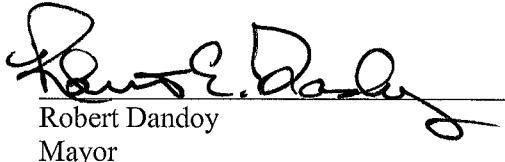
2. Service Line Warranty (NLC)

Mr. Poulsen stated that the NLC presentation was given a couple of weeks ago. He and Mr. Blackburn were both concerned with using Roy City to advertise support for the matter. He said he spoke with Orem's City Manager, Jamie Davidson, and Mr. Davidson stated that Orem citizens had similar concerns. Mr. Poulsen also had concerns with the fact that there were only two other cities in the State of Utah who participated with the NLC (Orem and Clearfield). There was subsequent deliberation on whether or not there was proven success of the program in cities currently participating in Utah, as well as in cities around the nation. The Council also discussed the risk to the City of endorsing such a program. Staff was advised to gather additional information on this item.

I. Adjournment

Councilmember Yeoman motioned to adjourn the City Council meeting at 7:08 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted "aye". The motion carried.




Robert Dandoy
Mayor

Attest:


Morgan Langhoff
City Recorder

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