

ROY CITY COUNCIL MEETING AGENDA

APRIL 3, 2018 - 6:00 P.M.

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

A. Welcome & Roll Call

B. Moment of Silence - Councilmember Tafoya

C. Pledge of Allegiance - Councilmember Tafoya

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 6, 2018 City Council Minutes
2. Approval of the March 20, 2018 City Council Minutes
3. Request for Preliminary Subdivision Approval of Crestwood Subdivision located at approximately 4200 West 6000 South

E. Presentation

1. Boys & Girls Club
2. Weber State University Student Interns
3. Roy City Fire Department Public Education Team

F. Action Items

1. Consideration of Res. No. 18-7 to approve a Seasonal job description for Parks Department.
2. **6:00 P.M. PUBLIC HEARING** to consider a request to amend the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Very High Density Multi-Family Residential for property located at approximately 5154 So. 2700 We.
 - a. Consideration of Ordinance No. 18-8 – Amend the General Plan (Future Land Use Map) from Medium Density Single-Family Residential to Very High Density Multi-Family Residential
3. **6:00 P.M. PUBLIC HEARING** to consider a request to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-3 (Multi-Family Residential) for property located at approximately 5154 So. 2700 We.
 - a. Consideration of Ordinance No. 18-9 – Amend the Zoning Map from R-1-8 (Single-Family Residential) to R-3 (Multi-Family Residential)
4. **6:00 P.M. PUBLIC HEARING** to consider a request to amend the Zoning Map from RE-20 (Residential Estates) to R-1-8 (Single-Family Residential) for property located at approximately 4450 So. 3100 We.
 - a. Consideration of Ordinance No. 18-10 – Amend the Zoning Map from RE-20 (Residential Estates) to R-1-8 (Single-Family Residential)

G. Public Comments

H. Discussion

1. Reed Swenson
2. Code Enforcement
3. Establishing a Business Advisory Board

I. Reports and Discussion

1. City Managers Report



2. Mayor & Council Reports

J. Adjournment

ROY CITY REDEVELOPMENT AGENCY MEETING AGENDA

APRIL 3, 2018 – FOLLOWING THE CITY COUNCIL MEETING

ROY CITY COUNCIL CHAMBERS – 505 I SOUTH I 900 WEST

A. Presentation & Discussion

1. Randy Sant

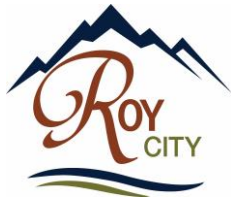
In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

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 30th day of March, 2018. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 30th day of March, 2018.

Morgan Langholf
City Recorder

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



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 advertize 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 Langholf
City Recorder

dc: 03-06-18



SYNOPSIS

Application Information

Applicant: Derek; Woodside Homes
Request: Request for Preliminary Subdivision approval of Crestwood Estates Subdivision.
Address: Approximately 4200 West 6000 South

Land Use Information

Current Zoning: R-1-8 (Single-Family Residential)

Adjacent Zoning: North: R-1-10 (Single-Family Residential)
South: A-E (Agricultural Estates) [Clinton]
East: R-1-8 (Single-Family Residential);
West: R3 (High Density Residential) [Hooper]

Staff

Report By: Steve Parkinson
Recommendation: Recommends approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 10 (General Property Development Standards)
- Roy City Subdivision Ordinance Title 11, Chapter 3 (Preliminary Subdivision Application)
- Roy City Subdivision Ordinance Title 11, Chapter 9 (Subdivision Development Standards)

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on February 13, 2018, the hearing was opened – the Public made the following comments:

- Travis Price stated his address as 4071 West 6000 South.

Chair Brand stated for the record that he and Mr. Price had a business relationship; Mr. Price provided landscape and snow removal services for the HOA to which Chair Brand belonged. In addition, Mr. Price contracted with Mrs. Brand for landscape services at their private residence.

Mr. Price said he would like the subject property to be zoned for larger lots. Larger lots kept traffic down and helped maintain higher property values for the area as a whole. He said if the proposal moved forward, before any land was developed and a road was put in adjacent to his property, he wanted to make sure that either his existing fence stayed or was immediately replaced.

- Natalie Betten stated her address as 3903 West 6000 South. She questioned the statement that was made about Hooper not being able to provide services to the subject property. She explained that the North Davis Sewer Line ran down the middle of 6000 South past 4300 West. Hooper water already serviced three homes on the north side of the Yeoman property. She said Mr. Price's property already had City water with a line beginning at 4300 West and had to come up 6000 South. She posed the question that since both lines were going past this property why couldn't the developer build in Hooper.

Mr. Parkinson said according to Hooper Water they did not have adequate lines in this area; however, Roy City did have lines in this road. He said North Davis Sewer was able to provide services to the



developer's project, which is why they initially tried developing in Hooper. However, Hooper Water had informed the developer that they could not provide culinary water to the project.

Ms. Betten continued by reading a statement from Utah State Law Title 10, Municipal Code Chapter 2, Section 4.1.9 and reiterated her previous question. She said at the Hooper City Council Meeting on December 7, 2017, the Halls Crossing Subdivision at 6000 South and 4300 West for 52 lots was on the agenda for approval of a preliminary subdivision. She noted that the Halls Crossing proposal was approved and they were able to obtain services from Hooper Water. She asked if the proposal had more to do with an annexation into Roy City because the City's R-1-8 zoning was a higher density than what would be allowed in Hooper. She opined that it was time for all parties to begin attending meetings and agreeing to speak under oath when discussing projects. She inquired as to which zone the developer requested when they proposed to annex into Roy City came forward.

Ms. Betten stated the map on the public notice letter for this meeting (February 13, 2018) showed six properties across 6000 South to the north from 4250 and 4047 West. She said the map was incorrect because there was a road on 6000 South between the front of all six of the properties listed in the notice, as well as the two properties that would be annexed into Roy. She stated that since these properties were bisected by a road, they were considered separate neighborhoods and therefore did not adjoin with one another.

Ms. Betten noted that she had lived on her property since 1962, at which time it was a dirt trail from 3500 West to the three houses to the west, one of which was her house. She stated that the road in question did not connect to 4300 West because the area was a swamp. When the subject road was paved, the work was completed by UDOT; the paving started at the bottom of 6000 South where it adjoined with 4300 West, and moved east on 6000 South to the irrigation canal. Ms. Betten stated that she went to the Weber County Assessor's Office on February 5, 2018, to obtain documentation of the road. She said she was informed by Recorder Jeremy Matthews that the road in question was neither a Weber County road nor a Roy City road; rather, it was owned by UDOT. She stated that when Mayor Dandoy sought to confirm with UDOT that they owned this road, they also could not confirm ownership. Ms. Betten said her neighbor, Mr. Illum, who had lived in his home since 1992, indicated to her at one point that he had a relative who worked for UDOT. Mr. Illum's relative had informed him that the section of the road from 4300 West to the Canal was owned by UDOT. Ms. Betten said at this point UDOT still was the owner; however, Roy City claimed they have been maintaining it for the last few years.

Ms. Betten said based on State Law, if an annexation created an island then the property owners within that island would also be pulled into the same City as part of the annexation. She said that with the road between the two sets of properties, the six properties on the north side of 6000 South did not create an island; rather, they were considered a peninsula. She said there were also three more properties on the north side of 6000 South which adjoined her neighborhood's six properties. She explained that these three properties were already in Roy City because they did not annex into Hooper several years ago when the six properties in her neighborhood annexed into Hooper.

Ms. Betten was concerned that if her property, along with her five neighbors' properties, were pulled into Roy City then they would lose the grandfather rule to keep equestrian rights when their properties were sold or passed onto family after death. She said this would drop their property values because they would no longer be able to keep large animals. Ms. Betten also had concerns regarding the financial ramifications of annexing into Roy City, including increased utility rates and higher property taxes. She said these higher financial costs were difficult for her and other citizens who lived on fixed incomes. She stated that she did not want to go back to work just so she could continue to live in her own home. Ms. Betten explained that the government had been taking land away from property owners since the 1800s and were continuing to do so; she stated that to date, there still were not any laws protecting individual landowners. She discussed other experiences she has had over the years in dealing with government politics.

Ms. Betten stated that she filed a petition with (former) City Recorder, Amy Mortenson, on January 18, 2018, stating that as a property owner she was unequivocally opposed to being annexed into Roy City for any reason, at any time. She questioned if elected/appointed officials looked at properties on agendas to see how they would be impacted by certain proposals. She stated that it was important to make sure existing infrastructure and schools could handle the growth.

- Chair Brand stated that the Planning Commission noted Ms. Betten's objections to all aspects of the applicant's proposal. Ms. Betten closed her remarks by reiterating that she did not want to be annexed into Roy City.
- Bruce Illum stated his address as 3904 West 6000 South. He explained that when he purchased his home 25 years ago, at the time his brother worked for UDOT as a snowplow driver and mechanic. He recalled that his brother would plow the road in front of his home while on duty with UDOT. Using the aid of an aerial map, Mr. Illum pointed out what sections of the road had been maintained by UDOT versus Roy City based on various annexations that had taken place. He continued that with regards to water, one of the six property owners in his and Ms. Betten's neighborhood was serviced by Hooper City. Mr. Illum said when his family moved to their property, they had a connection for Hooper City Water on the corner of their lot. He stated that a trunk line was built within last 10 to 15 years, and the line ran immediately to the east of his property.
- Mr. Illum said his biggest concern was the lot sizes; smaller lots often resulted in transiency which made it difficult to create a stable community. Mr. Illum stated that he never received written notice that his property was designated to be included with an annexation. He said the agenda for tonight's meeting stated that a copy was posted within Roy City limits; however, this was untrue. He said the notice was posted on the south side of the road which was within Hooper City boundaries. Mr. Illum discussed animal rights and said his neighborhood had animal rights based on A-I zoning. The residents had been told that if they came into Roy they would be able to maintain those property rights; however, there were some differences in what Hooper, Roy and Weber County allowed in terms of animal rights. He then further described the nature of surrounding areas.
- Justin Shinsel stated his address as 3901 West 6000 South. He said as a Public Works Inspector for North Ogden he understood municipal code. He said he didn't understand how the proposed subdivision could occur based on the current code because there were not two points of ingress and egress off of different roads; they both went on to 6000 south. There needed to be a point of ingress and egress on 4300 West as well. He pointed out that if this were happen, ingress and egress would go into another county, in which case he sought clarification on which jurisdiction would respond to emergency calls into the development.
- Mr. Shinsel also expressed concerns with the area being swampland and questioned the viability of development on the property. He stated that they were "putting the cart before horse" given that everything hindered on de-annexation out of Hooper. He recalled that in previous Hooper City Council meetings there had been discussion about changing the boundary lines on 4300 West, but he had not heard similar conversations happening on Roy's side. He said it seemed like there was a conflict of interest between the two cities that needed to be resolved.
- Tami Yeoman stated her address as 4047 West 6000 South. She explained that they built the home in which the Prices reside, which was located on the south side of 6000 South. When the home was built in 2005, Hooper City communicated that they would not provide culinary water; therefore, they came to Roy City because they were willing to provide water. She said the end of the trunk line of the Hooper Water District was located at 4071 West. In the meetings she attended regarding the property that would be annexed, it was her understanding that even though the trunk line ran all the way up, Hooper City Water was still unable to provide water before 4300 West. It was also her understanding that North Davis Sewer would not enter into an agreement with Hooper to provide sewer services, and Hooper was not willing to run their sewer trunk line beyond 4300 West. Based on this information, she understood why the applicant was requesting a rezone. Ms. Yeoman said she believed Woodside Homes was within their rights to request the annexation and rezone.

With no further comments the public hearing was closed.

After a small discussion amongst the Commissioners, the Commission voted 6-1; to forward to the City Council a recommendation of approval for the Preliminary Subdivision for Crestwood Estates Subdivision, located at approximately 4200 West 600 South with the findings and conditions as outlined in this report.

ANALYSIS

Background:

This parcel is on the SE corner of 4300 West and 6000 South, this parcel consists of 17.19 acres (748,796.4 sq.-ft.) The property owner has been trying to develop the ground into single-family homes but Hooper is unable to provide or they aren't able to get all of the utility services. Thus the property owner is hoping to be annex into Roy City, and Roy City can provide this parcel with all of the required utilities.

Subdivision: The proposed subdivision is to subdivide the 17.19 acres (748,796.4 sq.-ft.) into 65 individual parcels

Zoning: Currently the property is within Hooper City and not within Roy City boundaries, and since it isn't within Roy City all recommending approvals must be conditioned on it being annexed into the City as well as it being given a designation of R-1-8. All staffs reviews have been based on the Zoning is R-1-8.

Access: As required by ordinance each parcel will have access to a public street.

Improvements / Utilities: All utilities will be accessible.

Summary: This 65 lot residential subdivision can meet all aspects of the Zoning Code and

Subdivision Code.

CONDITIONS OF APPROVAL

1. Boundary Adjustment is Approved and Ratified by the Roy City Council & Hooper City Council
2. The annexation is approved by the State of Utah
3. Compliance to any conditions within this report or stated by the Planning Commission.
4. Compliance to the requirements and recommendations as outline in the DRC memo dated 3 July 2017.

FINDINGS

1. The proposed subdivision can meet all of the requirements of the Zoning Ordinance.
2. The proposed subdivision can meet all of the requirements of the Subdivision Ordinance

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends approval of the Preliminary Subdivision of Crestwood Estates Subdivision located at approximately 4200 West 6000 South

EXHIBITS

- A. Aerial Map
- B. Preliminary Subdivision Plat

EXHIBIT "A" – AERIAL MAP



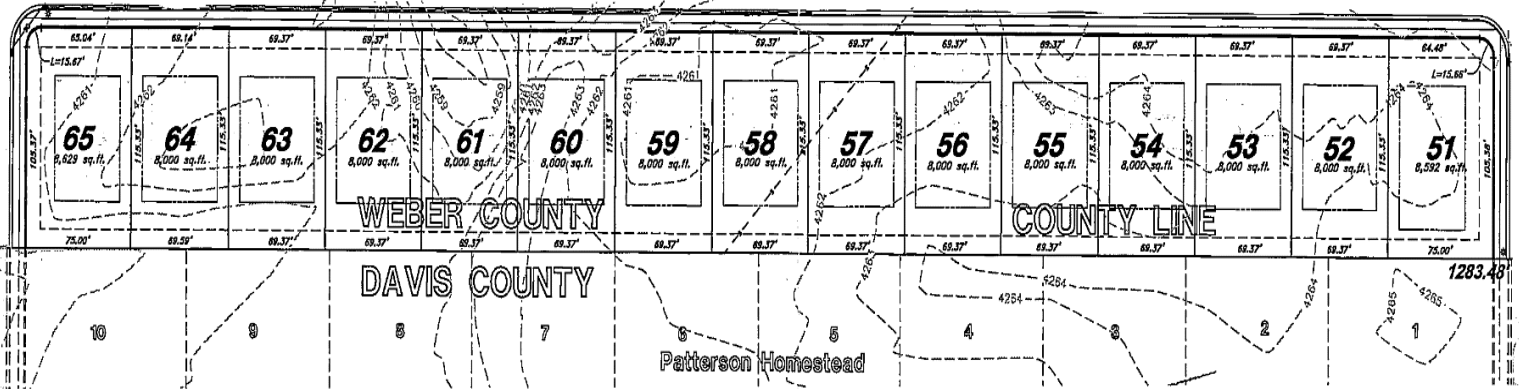
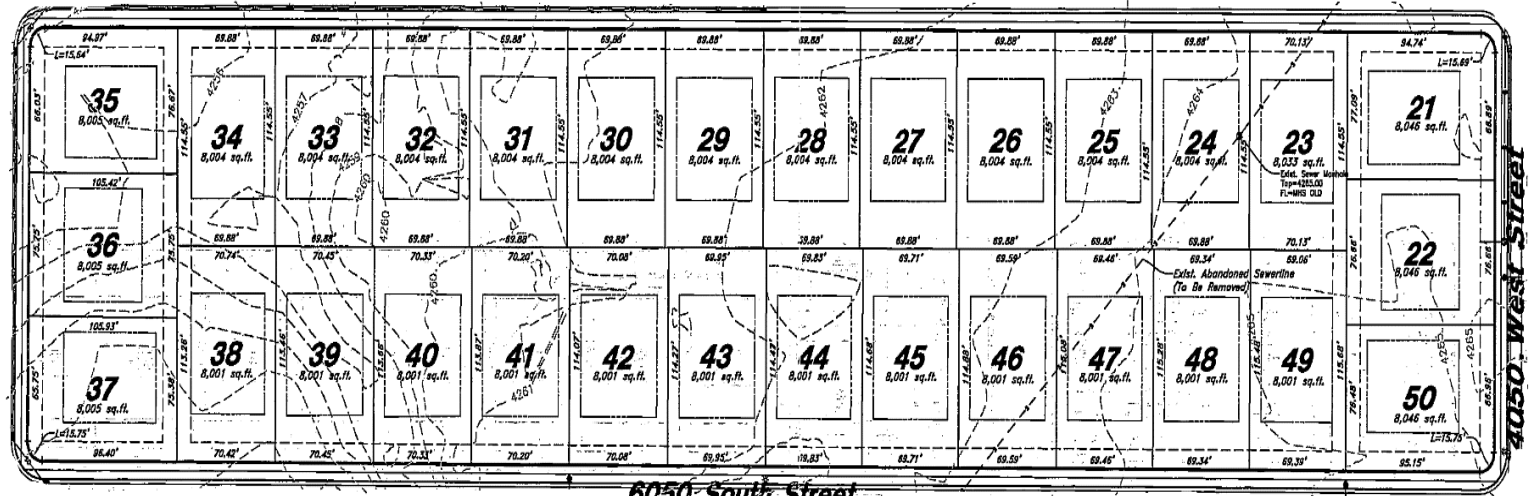
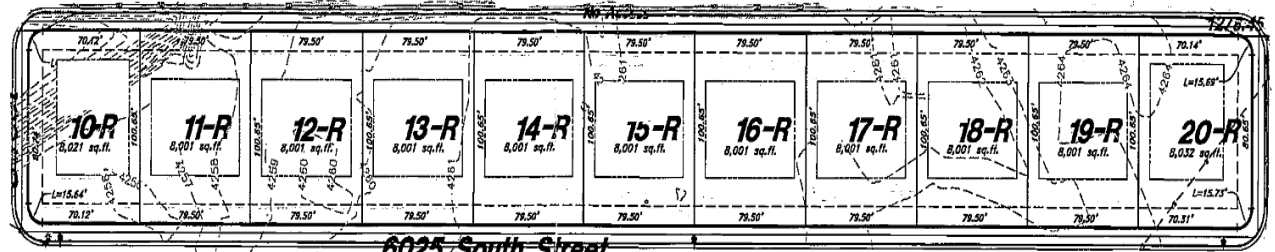
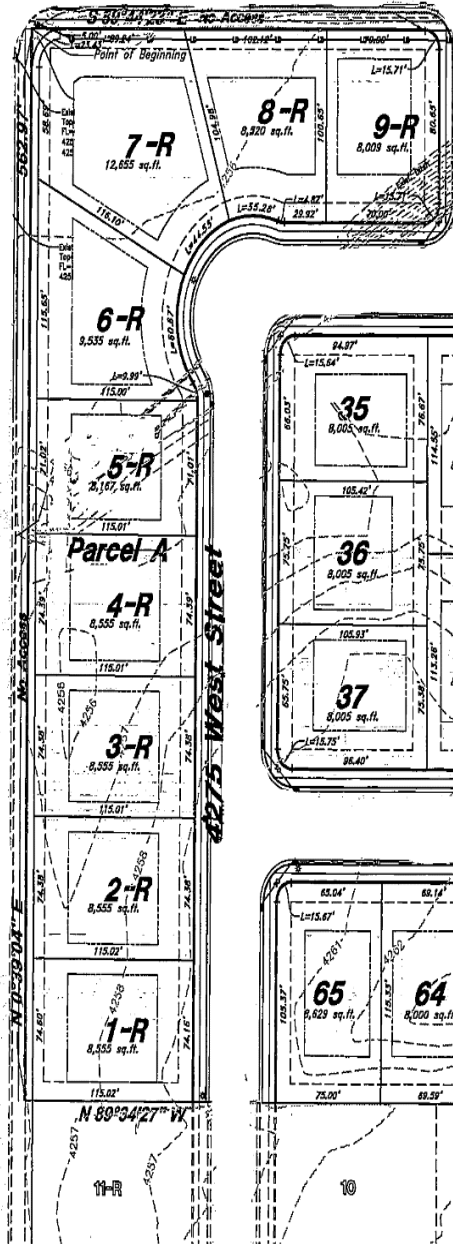
EXHIBIT "B" - PRELIMINARY SUBDIVISION PLAT

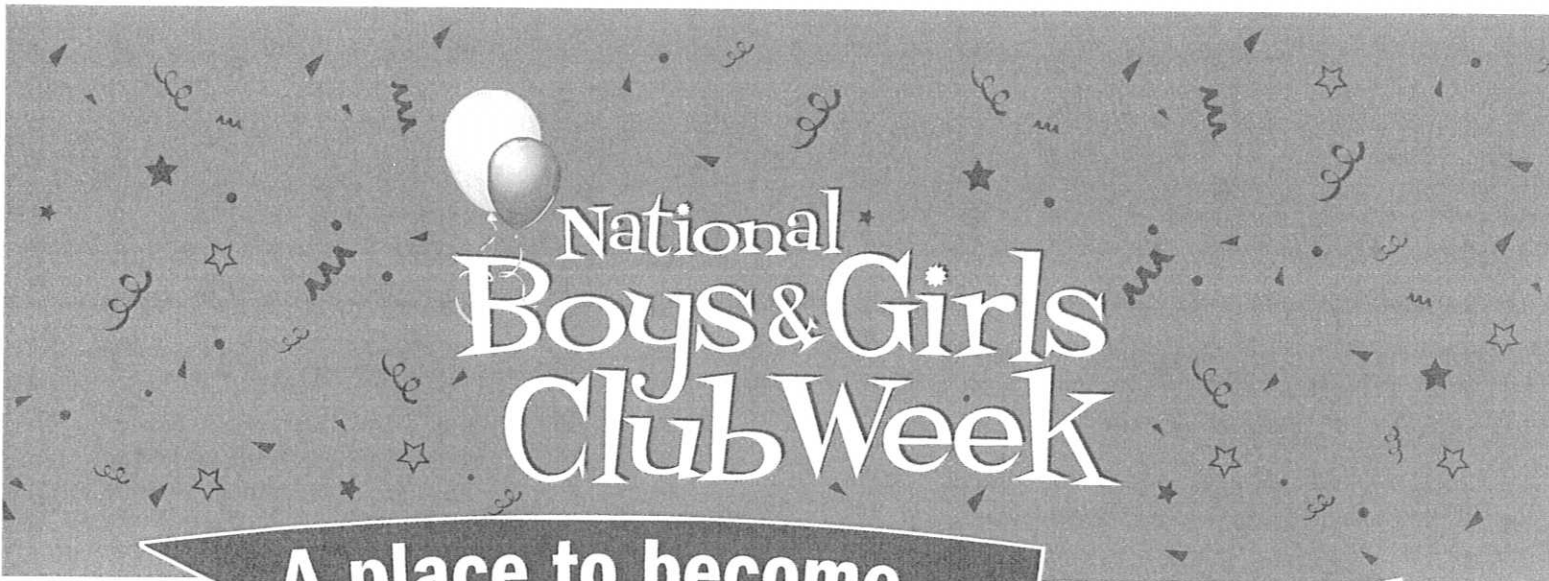
6000 South Street

6025 South Street

6050 South Street

4300 West Street





National Boys & Girls Club Week

A place to become...

April 9-13



Come celebrate with us!

Event: Open the Door & Take the Tour

Description: Open the door to homework help, art, leadership, fitness, & more when you join me to learn why I support our local Clubs.

Date: Any afternoon April 9-13, 2018

Time: 3:30 p.m. - 5:30 p.m.

Location: Roy Hope Center
5051 S. 2000 West
Roy, UT 84067



BOYS & GIRLS CLUBS

Visit www.bgcweberdavis.org to learn more.

Public Education Performances 2018

April/May 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 A	2 B	3 B	4 C	5 C	6 A	7 A
8 B	9 B 0900- Lakeview (Hope Center) 1400- Roy	10 C	11 C 0900- Midland	12 A	13 A	14 B
15 B	16 C 0900-Municipal 1400-Country View	17 C	18 A	19 A	20 B	21 B
22 C	23 C	24 A	25 A	26 B	27 B	28 C
29 C	30 A 0900-North Park 1400-Valley View	May 1 A	2 B 0900- Freedom	3 B	4 C 0900-West Haven	5 C

Roy City Council Meeting - Ogden's YCC Family Crisis, Domestic Violence/Rape Crisis Shelter and Homelessness

YCC Family Crisis Center respectfully requests that Roy City contribute \$16,000 yearly to support the services that keep the residents of Roy City and Weber County Safe in regards to domestic violence and sexual assault.

Domestic Violence was once again the biggest contributor to homicides in Utah in 2017 as reported by the Deseret News Jan. 2, 2018. In 2017, 44% of all homicides were due to Domestic Violence. The Domestic Violence lethality assessment (adopted in 2014) has impacted and has helped law enforcement and YCC save lives. **Roy Law Enforcement is an active partner in the domestic violence lethality assessment program. This early intervention program has definitely saved lives while increasing the request for services by 30%.**

YCC Family Crisis Center provides PUBLIC SAFETY to individuals and families who have been victims of domestic violence and/or sexual assault and homelessness. Every City in Weber Co. has referred clients to our shelter for services within the past 6 months. **Roy had 50 residents receive services in the past 6 months.**

What would your City do if your police officers responded to a domestic violence call and the victims are in a life threatening situation, the victim(s) have nowhere else to go and YCC did not exist to provide services? Is your city/county funded to spend **at least** \$65 a night for shelter, \$25 a day for food, clothes, case management, transportation, classes and advocacy in securing resources for each victim? This would be a **minimum** of \$150 a day X the average stay of 45 days = \$6,750 to move to **self-sufficiency**.

All other shelters in State but Richfield, get funding from cities and counties. SL County gives \$140,044 per year to their 181 bed shelter (YWCA SLC Shelter) and \$62,000 to a 53 bed shelter in West Jordan (South Valley Sanctuary). The surrounding cities and municipalities give another \$336,147 to the YWCA and another \$38,300 to the South Valley Sanctuary.

This is \$1,892.00 per bed in the West Jordan shelter and \$2,630 per bed for the YWCA SLC.

FYI, we also receive less funding from the State of Utah than some smaller and more rural shelters because there are rules for how they spread out the amount that is allotted.

We are humbly asking you to help us with your donations totaling \$2,459.00 per bed for 2018, based on all of the services we perform constantly and consistently for your most vulnerable citizens.

\$150,000 request per year

We first asked in December of 2016. We attended City Council meetings in all cities.

We are extremely grateful that the Weber County Commission generously gave us support as well as the following cities:

Ogden, Roy, North Ogden, West Haven, Pleasant View, Hooper, Farr West, and Plain City

We really cannot thank you enough!

We would like to invite all WACOG Members to a catered luncheon and quick tour of our facility at YCC at 2261 Adams Ave. on March 29th at noon.

YCC's partnership request for 2018:

Weber County Commission's yearly commitment \$50,000

Each city would commit the other \$100,000 among them, an amount based on their respective percent of county population

Weber County Population 2016	247,560	Percent of county	Requests for services
Latest Census		Rounded Up	
Ogden	86,701	35%=\$35,000	
Roy	38,201	16%=\$16,000	50
North Ogden	18,791	8%=\$8,000	
South Ogden	17,094	7%=\$7,000	
West Haven	12,329	5%=\$5,000	
Pleasant View	9,716	4%=\$4,000	
Washington Terrace	9,198	4%=\$4,000	
Riverdale	8,710	4%=\$4,000	
Hooper	8,466	3%=\$3,000	
Farr West	6,755	3%=\$3,000	
Plain City	6,493	3%=\$3,000	
Harrisville	6,376	3%=\$3,000	
Marriot-Slaterville (2000 census)	1,740	1%=\$1,000	
Uintah (2000 census)	1,333	1%=\$1,000	
Huntsville (from website)	647	0%	
Rest of County Unincorporated	15,008	16%	

Note: Per the Weber County Attorney for 2017, they had 83 cases of child sex assault and 125 cases of adult sex assault/rape. These were the reported cases.

To: Jason Poulsen – City Manager
From: Travis Flint - Parks and Recreation Director
Date: March 30, 2018
Subject: Res. No. 18-7 – Seasonal Recreation Position

The Recreation Department would like to create a seasonal Recreation Laborer position. This position Works under the general supervision of the Recreation Supervisor and Program Coordinator. The individuals will performs a variety of **entry level semi-skilled duties** related to the construction, installation, maintenance, upkeep and repair of parks and playing surfaces throughout the city.

The position mirrors that of the Parks Part-time laborer as well as the Public Works Part-time laborer. It is important that the Recreation add a similar position. We will ask these individuals to operate heavy equipment, drive city vehicles and maintain valuable green space.

We can fund the position within our current budget, we will not need to ask for any additional funding and it will make our department significantly stronger.

ROY CITY CORPORATION
Job Description

Title:	Laborer	Code:	
Division:	Recreation	Effective Date:	03/2018
Department:	Parks & Rec Department	Last Revised:	03/2018

GENERAL PURPOSE

Performs a variety of **entry level semi-skilled duties** related to the construction, installation, maintenance, upkeep and repair of city buildings, cemetery, recreation facilities, parks, grounds and general environs.

SUPERVISION RECEIVED

Works under the general supervision of the Recreation Supervisor and Program Coordinator.

SUPERVISION EXERCISED

None

ESSENTIAL FUNCTIONS

Performs routine building maintenance; assists to construct and maintain bowery's, small buildings and storage facilities; assures proper operation of lighting fixtures, doors, windows and plumbing; performs concrete and masonry work; assures proper installation and maintenance of playground equipment.

Assists in the installation of sprinkler systems; selects line sizes, sprinkler spacing, type and control equipment; install, test, and maintain systems utilizing low voltage, hydraulic, or other operating features.

Operates lawn mowing equipment; mows and trims grass, bushes and shrubs; assists in pruning activities on trees, shrubs and plants; removes dead, diseased, or injured trees; stimulates health plant growth through custom pruning and cutting.

Performs general landscape, gardening and grounds maintenance duties; plants and transplants trees, shrubs, bushes, grass, flowers etc. as directed to develop attractive parks and grounds; performs various fertilization techniques using dry and liquid chemicals.

Operates a variety of types of small and light equipment such as mowers, sod cutters, chain saws, pruning equipment, backhoe, loaders, trenchers, aeration tractor, and various hand tools. Prepares playing fields and surfaces. Operates field painter.

Performs seasonal duties such as snow removal, winterizing sprinkler systems to avoid freezing, flushes watering systems in spring, and repairs other equipment and facilities.

Performs general cleanup, maintenance, and repair of rest rooms, pavilions, playgrounds, picnic tables, benches, bleachers, ball fields and other facilities.

Assists in the preparation of grave sites; participates in the opening and closing of graves; performs the upkeep and beautification of city cemetery.

Performs related duties as required.

MINIMUM QUALIFICATIONS

1. Education and Experience:

- A. Prior experience in the maintenance, upkeep, and beautification of turf, parks, facilities and related environs.

Knowledge, Skills, and Abilities:

Some knowledge of maintenance equipment such as backhoe, loader, mowers, tractor, power over seeders, aerators, thatchers, trimmers, four-wheeler/kubota etc.; landscape and sprinkler system installation; of hazards and related safety precautions associated with equipment operations; interpersonal communication skills.

Semi-Skilled in the operation of various types of light equipment. Ability to effectively apply chemicals for the abatement and eradication of noxious weeds and insects; effectively, perform various semi-skilled and skilled functions related to building maintenance; ability to prepare sporting fields and playing surfaces; ability to communicate verbally and in writing; ability to develop effective working relationships with supervisor, subordinates, and the public.

Special Qualifications:

Must possess a valid Utah Driver License.

Must be able to lift 75-100 pounds frequently.

May be required to pass a strength endurance test.

Work Environment:

Tasks require variety of physical activities, generally involving muscular strain, such as walking, standing, stooping, sitting, reaching, lifting, etc. Talking, hearing and seeing essential to the performance of the job. Daily exposure to weather extremes and seasonal conditions. Common eye, hand, finger dexterity exist. Mental application utilizes memory for details, verbal instructions, discriminating thinking. Frequent local travel required in normal course of job performance.

RESOLUTION NO. 18-7

A Resolution of the Roy City Council Approving a Job Description for a Seasonal Recreation Laborer in the Parks and Recreation Department.

WHEREAS, Roy City maintains job descriptions on all employee positions; and

WHEREAS, each job description identifies the supervision received, supervision exercised, essential functions and minimum qualifications for the position; and

WHEREAS, the City uses job descriptions to determine the appropriate pay ranges for position; and

WHEREAS, the City uses job description to advertise for and hire qualified individuals to fill open positions; and

WHEREAS, the Roy City Parks and Recreation Department desires to establish a Seasonal Recreation Laborer position to enhance operations of the Roy City Parks and Recreation Department.

NOW THEREFORE, be it resolved by the Roy City Council that the Seasonal Recreation Laborer job description be created and that the position be approved.

Approved and adopted this 3rd day of April, 2018.

Robert Dandoy, Mayor

Morgan Langholf, Recorder

Councilman Burrell _____

Councilman Paul _____

Councilman Saxton _____

Councilman Tafoya _____

Councilman Yeoman _____



SYNOPSIS

Application Information

Applicant: Doug Terry

Request: **6:00 p.m. – PUBLIC HEARING** – Consider a request to approve

- Ord. No. 18-8; to amend the General Plan (Future Land Use Map) from Medium Density, Single-Family Residential to Very High Density, Multi-Family Residential.
- Ord. No. 18-9; to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-3 (Multi-Family Residential)

Approximate Address: 5154 South 2700 West

Land Use Information

Current Zoning: R-1-8

Adjacent Zoning: North: R-1-8; Single-Family Residential
South: R-1-8; Single-Family Residential
East: R-1-8; Single-Family Residential
West: M; Manufacturing & R-3; Multi-Family Residential

Current General Plan: Medium Density; Single-Family Residential

Staff

Report By: Steve Parkinson

Staff Recommendation: Approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Ordinance

CONFORMANCE TO THE GENERAL PLAN

- **Economic Development Goal 1;** *To promote and make possible the realization of a high quality of life for the city's residents through the pursuit and implementation of good economic development practices*
- **Economic Development Goal 1; Objective 1;** *To promote and encourage commercial, industrial and other economic endeavors to strength and improve the city's tax base and quality of life.*
- **Residential Development Goal 1; Policy D:** *The City's policies should encourage the development of a diverse range of housing types, styles and price levels in all areas of the City.*
- **Residential Development Goal 3; Policy G:** *The housing needs for low and moderate income families and senior citizens in Roy City shall be determined by the City on a regular basis, or as the need arises.*
- **Urban Growth Goal 1; Objective 5;** *To allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.*
- **FOCUS ROY Zoning & Development Recommendation 1.3;** *Explore the application of mixed-use zoning in other commercial areas and along major corridors and transit routes in Roy. This will maximize the potential of existing transit, and further encourage transit and pedestrian enhancements throughout the city.*

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on February 13, 2018, the hearing was opened – the Public made the following comments:

- Tracie Jackson, Received a “photocopy” of the letter that the City sent out that highlighted the Very High Density. He didn't like the fact that someone did that, but with that said he is against Apartments.



- Eduardo Robles, He is against Very High Density, but in favor of Single-Family
- Melanie Swartz, stated that Mr. Terry has good intentions, but would not like high density housing. It will affect the traffic, it's not consistent with the "Future Land Use Map", Keep it single-family.
- Kevin Mays, stated that they were here two years ago, and back then they didn't have an idea of what Mr. Terry's intentions were. This time Mr. Terry has gone out of his way to help educate the neighbors, he and his wife are in support of "Townhomes".
- David Tracy, had a question of the # of units this would allow.
- Brenda Nelson, talked about 2018 HB 259 – Affordable Housing, and the requirements each City has to provide "Affordable Housing".
- Lori Johns, stated that trying to find housing in Roy that is affordable is difficult.
- Wendy Packer, stated that they have horses, they have a hard time backing their horse trailer onto their property. Asked the "Price or Cost" of the townhomes.
- Tim Higgs, mentioned that the history of this request has some merit as well. Back in June 2016 it was approved by the Planning Commission, but then denied by the City Council 4-1. This project would compound the traffic. 30-50 years ago he rode his bike down this street and he might have seen a car every 5 minutes. He is against more traffic. Spoke about the intersection of 4800 South & 2700 West as one of the most dangerous intersections in Utah, and closing that down will force more onto 2700 West to an already over crowded 5600 South.
- Janae Terry, Doug's roots run deep with this property, we live just North of it. There will be an HOA to ensure that the property is well maintained.
- Lyle Biddle, his mom lives across the street from this property, Multi-family development has a ton of concrete where will all of that storm water going to go – right into her property.
- Gary Davis, lives south of Mr. Terry's property, has concerns of the unknown of the costs, privacy, traffic.
- Marcus Toscanos, doesn't believe that "Senior Citizens" would live there, will believe it when it happens. Had concerns about traffic.

Mr. Parkinson read in the following comments:

- Mary Anderton stated address as 5136 South 2975 West. She is against the "Very High Density" on 2700 West. There is enough traffic already in her neighborhood. Called left message on March 13 at 12:06 P.M.
- Cord Doman stated address as 2699 West 5350 South. Against apartment complexes, they bring in the "wrong" kind of people, lower income people, which bring crime. Devalues the area. He recommends No. Called and left message on March 13 at 2:14 P.M.
- Robin Izatt stated address as 2693 West 5350 South. I'm writing this to let you know as my opinion on this, is we don't need the heavy traffic on 2700 W. There's already HEAVY traffic on this right now, that the people who live on that road (2700 W), that they have trouble trying to get out of their own driveways. To me I'm thinking that you think that you need all that tax money for what ever, but you need to think about the people have lived here for years too. You need to take a look at really needs to be done than giving out BUILDING permits all over the place. So unless you have figure out another way these people are going drive besides 2700 W, NO we don't need NO more apartments, town houses either. But it wouldn't be so bad if you let patio homes be built there than the other. So that's my opinion and my idea for building for the empty field. Sent via Email addressed to Steve Parkinson on March 13 at 12:53 P.M.

- My husband, Garry White and I would like to make it known that we do not support the New zoning for 5154 S 2700 W into a multi-family residential. Please keep it a single residency. Sent via Email addressed to Steve Parkinson on March 13 at 3:25 P.M.

With no further comments from the public the public hearing was closed.

After a small discussion, the Commission recommended to the City Council the following:

- Approval of the request to amend the General Plan from Medium Density Single-Family Residential to Very High Density Multi-Family Residential, voting 6-1 and
- Approval of the request to amend the Zoning Map from R-1-8 to R-3, voting 6-1.

ANALYSIS

Background:

These parcels are on the east side of 2700 West, is due east of the Roy City outdoor swimming pool and the Golf Course. The Union Pacific Railroad tracks are East of the property. In fact the railroad tracks about the eastern property line.

The applicant is the land owner and currently lives in a single-family dwelling just to the north of this property.

Amend Future Land Use Map:

Current Designation: The subject property currently has a land use designation as Medium Density; Single-Family Residential (see exhibit "B").

Requested Land Use Designation: The applicant would like to change the Future Land Use Map from the current Medium Density; Single-Family Residential designation to a Very High Density, Multi-family designation

Considerations: When considering a proposed amendment to the general plan the Commission and Council shall consider the following factors, as outlined in 10-5-5 "Criteria for approval of General Plan Amendments" of the Zoning Ordinance:

- 1) The effect of the proposed amendment on the character of the surrounding area.
- 2) The effect of the proposed amendment on the public health, welfare, and safety of City residents.
- 3) The effect of the proposed amendment on the interests of the City and its residents.
- 4) The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
- 5) Compatibility of the proposed uses with nearby and adjoining properties.
- 6) The suitability of the properties for the uses requested.
- 7) The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
- 8) The community benefit of the proposed amendment.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed land use designation and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

The character of the surrounding areas (see Exhibit "A") –

- To the West, there are Storage units, there are also some two (2) single-family dwellings and then a Manufacturing Business. All are zoned LM (Light Manufacturing)
- To the North, South and East there are Single-family residential units, however the Union Pacific Railroad is in between this property and the residential units to the East.
- Kiddy-corner to the SW there are three (3) four-plexes.

Interests of the City & Residents –

- Having a variety of housing types helps the citizens of every City stay within the community they have lived in.
- Not everyone wants, or can have a detached home with yard to maintain.
- Some want to downsize not just in home size.

General Plan Goals, Objectives and Policies –

- Within the “Conformance to the General Plan” section of this report it lists five (5) goals and policies that this type of development would satisfy.

Amend Zoning Map:

Current Zoning: Currently the property is zoned R-I-8, the properties to the west are all different. There is LM (Light Manufacturing) R-3 (Multi-Family Residential) and RE-20 (Residential Estates)

Requested Zone Change: The applicant would like to have the property changed to either R-3 zoning to allow multi-family residential. However the R-4 zone does allow for a mix-use type development of allowing office space, which may not be appropriate in this area.

Considerations: When considering a Zoning District Map Amendment, the Commission and the Council shall consider the following factors, as outlined in section 10-5-9 “Criteria for Approval of a ... Zoning Map” of the Zoning Ordinance:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed zone and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

General Plan Goals, Objectives and Policies –

- Within the “Conformance to the General Plan” section of this report it lists five (5) goals and policies that this type of development would satisfy.

The character of the surrounding areas (see Exhibit “A”) –

- To the West, there are Storage units, there are also some two (2) single-family dwellings and then a Manufacturing Business. All are zoned LM (Light Manufacturing)
- To the North, South and East there are Single-family residential units, however the Union Pacific Railroad is in between this property and the residential units to the East.
- Kiddy-corner to the SW there are three (3) four-plexes.

Compatibility with surrounding area –

- If you look at the current zoning map and look 500 feet in each direction from this property, there are three (3) different residential zones (R-I-8 & RE-20) and a Manufacturing zone. Rezoning this property to R-3 and the uses allowed within that zone are more compatible with the R-I or RE zones than the Light Manufacturing and the allowable uses which again exists in the neighborhood.

Some additional questions that the Commission and Council needs to reflect upon are:

- Does changing are not changing the zoning provide the best options for development of this property or area?
- How can this property best be developed? As single-family dwellings? As multi-family residential? OR as Manufacturing? All three (3) types of uses exist in the area.

FINDINGS

1. It's the best and highest use of the land.
2. Provides and supports Roy City Economic Development.

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval of the request to amend with the conditions as outlined in the staff report and discussed:

- General Plan (Future Land Use Map) from Medium Density, Single-Family Residential to Very High Density, Multi-Family Residential.
- Zoning Map from R-1-8 (Single-Family Residential) to R-3 (Multi-Family Residential)

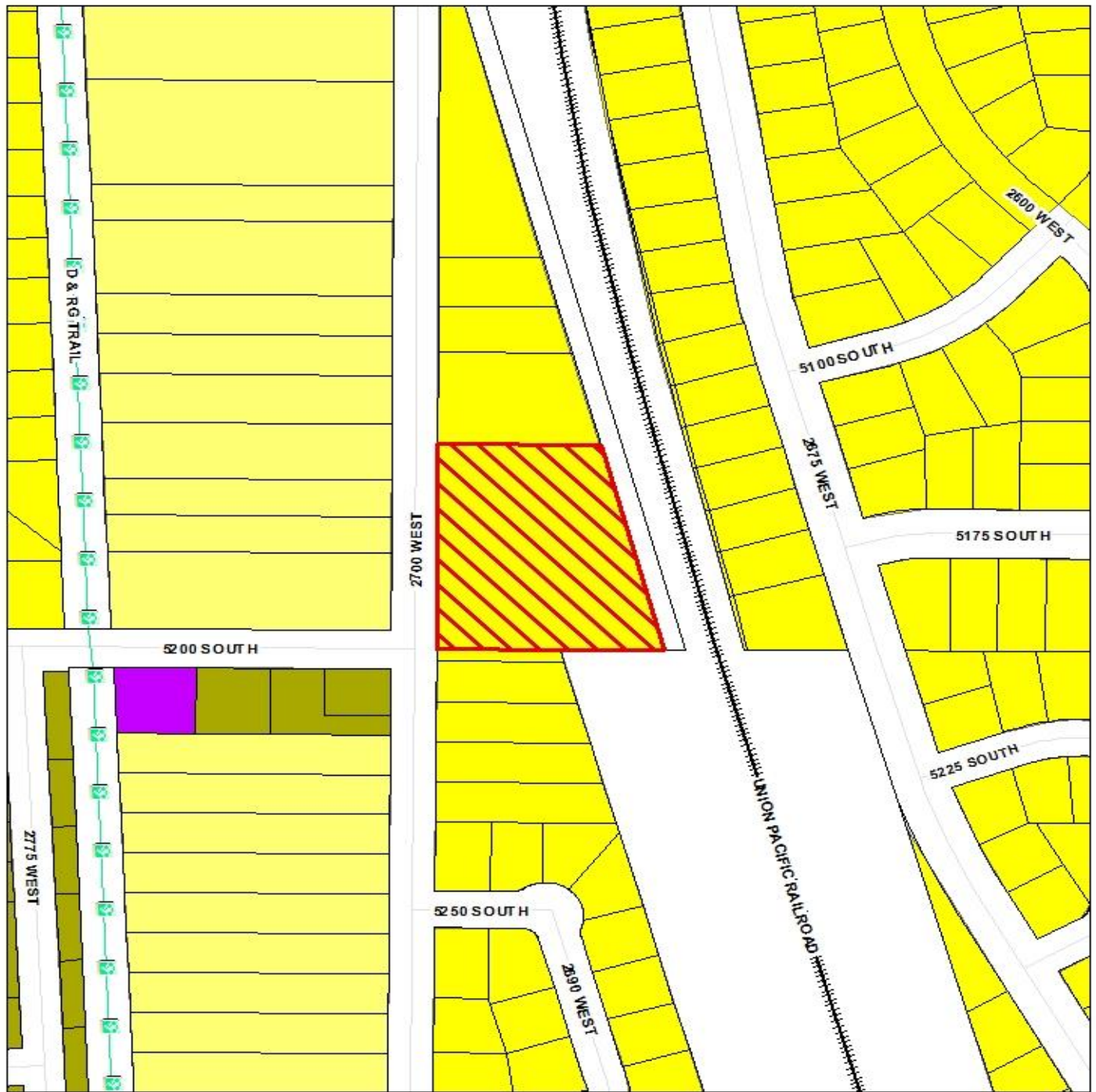
EXHIBITS

- A. Aerial Map
- B. Future Land Use Map
- C. Zoning Map
- D. Applicant's Information
- E. Ord. No. 18-8
- F. Ord. No. 18-9









EXHIBIT "A" – AERIAL MAP



EXHIBIT "B" – FUTURE LAND USE MAP



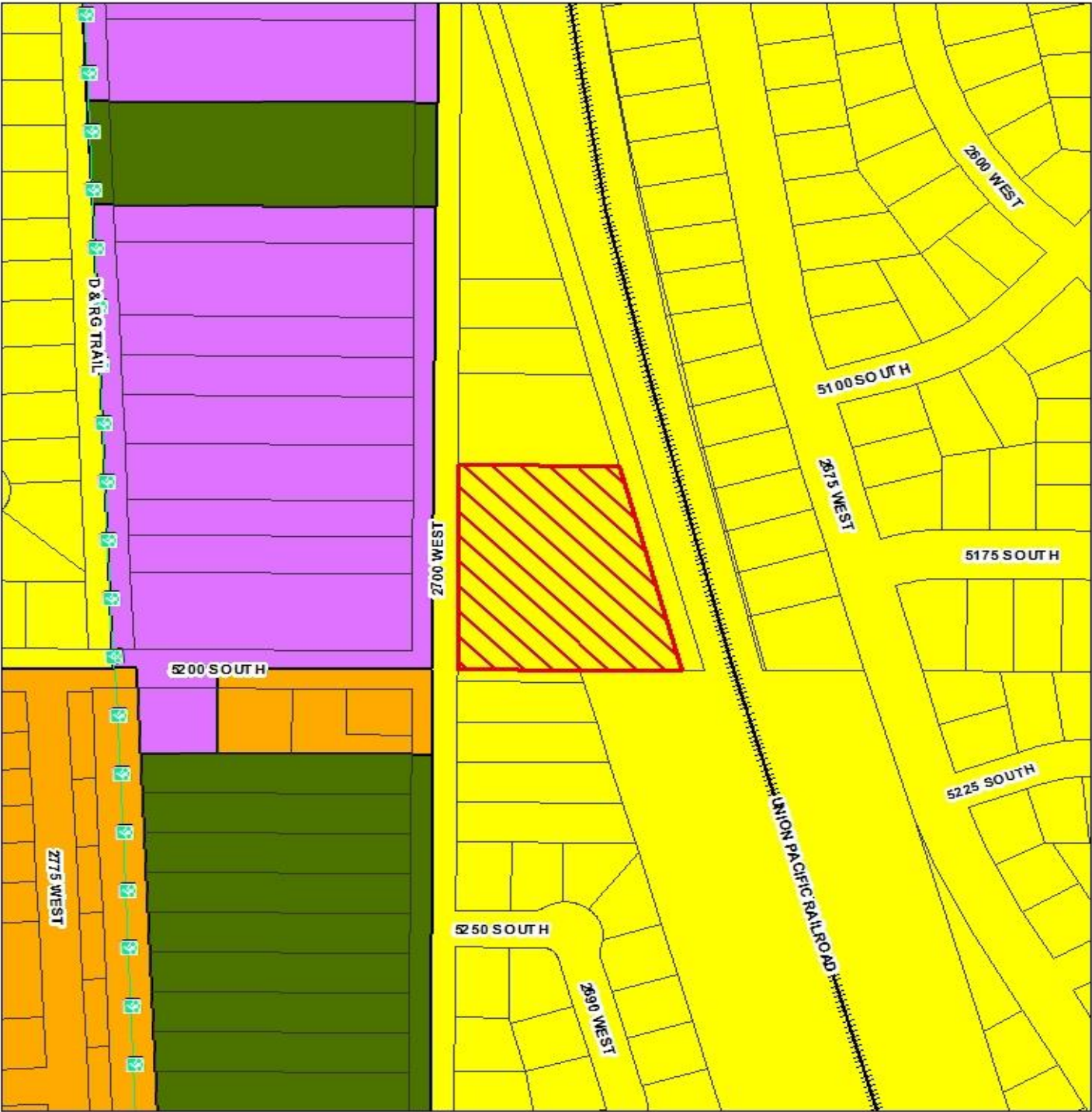
Legend

- | | |
|--|--|
|  Parcels |  Light Industrial/Warehouse |
|  Selected Parcels |  Railroad |
|  Very High Density Multi-Family Residential |  D&RG Trail |
|  Medium Density Single Family Residential | |
|  Low Density Single-Family Residential | |

Future Land
Use Map



EXHIBIT "C" – ZONING MAP



Legend

- | | |
|-----------------|------------|
| Parcels | R-3 |
| Selected Parcel | LM |
| R-1-8 | Railroad |
| RE-20 | D&RG Trail |

Zoning
Map



Coming Soon!

Stunning Roy Townhomes

Roy, UT 84067

BUILT 2018
2000 SQFT.
3 BEDROOMS
2.5 BATHS

**Better
Homes**
and Gardens
REAL ESTATE

FRANKLIN
GROUP

BRENDA NELSON
Managing Broker/Realtor
2018 Northern Wasatch Assoc. of
Realtors President
801-791-5985
Brenda.BetterHomes@gmail.com
www.BrendaSellsUtah.com



Amazing Townhome! Spacious 3 Bedroom townhome with amazing mountain views. Open kitchen with granite countertops. Master suite with master bath and walk in closet. Large 2 car garage with shelves for storage. Close to Hill Air Force Base, I-15, and several outdoor activities.

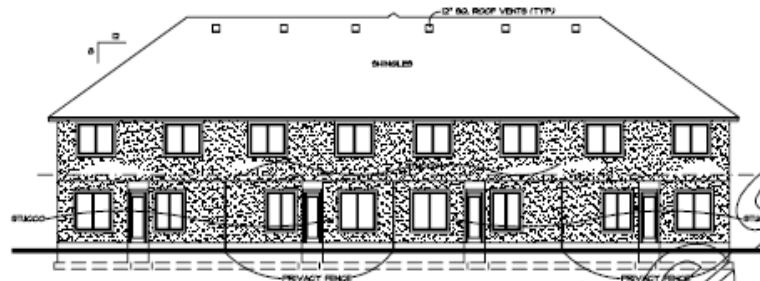


GENERAL NOTES

Bedroom windows to have a finished sill height max. of 44" from floor.
 Bedroom windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.7 sq. ft.
 Windows to be rated at 20CM for the max. for glass size and U20CM of the sq. ft. for ventilation requirements.
 Windows within 48" of the floor to be of tempered glass.



LEFT ELEVATION
SCALE 1/4"



REAR ELEVATION
SCALE 1/4"



RIGHT ELEVATION
SCALE 1/4"



FRONT ELEVATION
SCALE 1/4"

GENERAL NOTES

Windows with units and caseworks providing the work shall be made and submitted by the general contractor. General contractor shall verify all window casework and casework prior to installation.
 Note that all window casework into premises over finished floor shall be installed prior to installation of exterior finish.
 Windows shall be of the best quality of the material and the general contractor shall be responsible for the quality of the window casework to ensure the job is in accordance with the window schedule.

Copyright 2006 Creative West Inc.
 The plan is the property of Creative West Inc. and shall not be duplicated in any form or used in any way for any other plan.
 The General Contractor or Builder is to ensure full responsibility to verify the conditions, dimensions and structural details of the building.

PLANNED FOR:
 VCS INC.
 2008 S. 10TH N. WEST VALLEY, UTAH

1664 N. 1000 W.
 Layton, Utah 84040
 phone@creationswest.com

CREATIONS WEST
 AFFLUENT ARCHITECTURE
 WWW.CREATIONSWEST.COM

DATE: JAN 15, 06

SHEET: 1

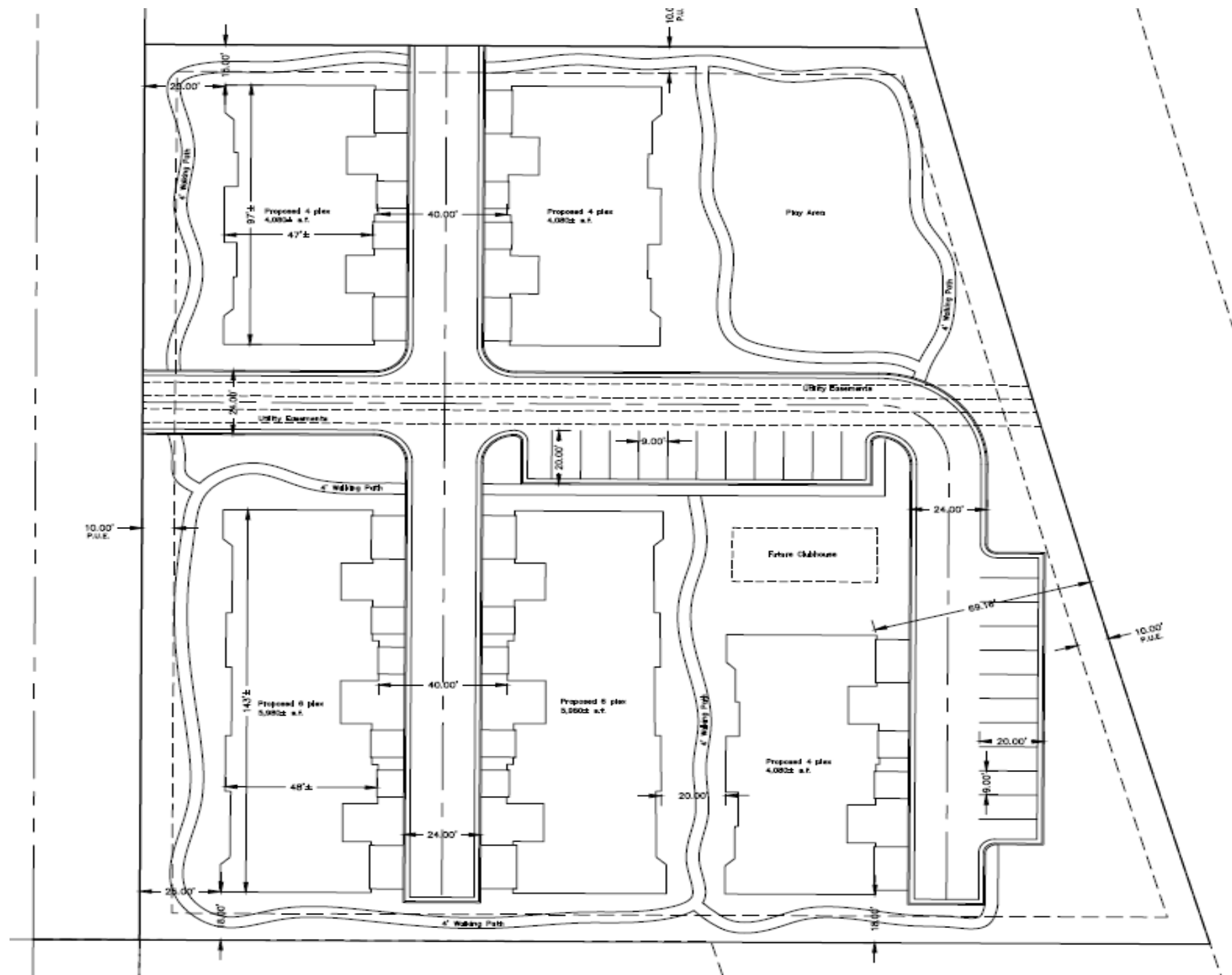
PLAN NUMBER: 4 PLEX-1642-06CE

EXCAVATION NOTES

All footings shall have no rebar underneath and footings shall be encased in a minimum depth of 12" to provide frost protection. (20" min.)
 Frost protection shall be done so as to provide positive drainage away from all building foundations. A drain pipe or 2" shall be installed for first 24" with a slope thereafter to approved drainage area.

ATTIC VENTILATION NOTES

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the attic to be ventilated, the other to be provided by vented soffits again.



ORDINANCE NO. 18-8

**AN ORDINANCE ESTABLISHING A FUTURE LAND USE DESIGNATION OF
VERY HIGH DENSITY, MULTI-FAMILY ON A PROPERTY LOCATED AT
APPROXIMATELY 5154 SOUTH 2700 WEST.**

WHEREAS, Roy City has received a petition to amend the Future Land Use Map by changing the designation on properties comprising approximately 2.16 acres (94,089.6 sq.-ft) of land located at approximately 5154 So. 2700 We. from a designation of Medium Density Single-Family Residential to a designation of Very High Density Multi-Family Residential; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the change will not be detrimental to the appropriate residential use of the property; and

WHEREAS, the City Council 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 the Future Land Use Designation of a portion of the properties at 5154 So. 2700 We. be established as a Very High Density Multi-Family Residential; and that the Roy City Future Land Use Map be amended to depict the same.

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

Councilman Burrell _____

Councilman Paul _____

Councilman Saxton _____

Councilman Tafoya _____

Councilman Yeoman _____

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 _____, 2018.

Robert Dandoy
Mayor

Attested and Recorded:

Morgan Langholf
City Recorder

ORDINANCE No. 18-9

**AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF R-3 ON PROPERTY
LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST.**

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 2.16 acres (94,089.6 sq.-ft) land located at approximately 5154 So. 2700 We. from a designation of R-1-8 to a designation of R-3 ; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the continued residential use of the properties will be conducted appropriately; and

WHEREAS, the City Council 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 the zoning designation of the properties at 5154 So. 2700 We be established as an R-3 designation and that the *Roy City Zoning Map* be amended to depict the same.

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

Councilman Burrell	_____
Councilman Paul	_____
Councilman Saxton	_____
Councilman Tafoya	_____
Councilman Yeoman	_____

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 _____, 2018.

Robert Dandoy
Mayor

Attested and Recorded:

Morgan Langholf
City Recorder



SYNOPSIS

Application Information

Applicant: Richard Frandsen
Tanner Scadden

Request: **6:00 p.m. – PUBLIC HEARING** – Consider a request to approve Ord. No 18-10; to amend the Zoning Map from RE-20 (Residential Estates) to R-1-8 (Single-Family Residential)

Approximate Address: 4550 South 3100 West

Land Use Information

Current Zoning: RE-20; Residential Estates

Adjacent Zoning: North: R-1-8; Single-Family Residential
East: R-1-8; Single-Family Residential

South: R-1-8; Single-Family Residential
West: RE-20; Residential Estates

Current General Plan: Commercial

Staff

Report By: Steve Parkinson

Staff Recommendation: Approval with conditions

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Ordinance

CONFORMANCE TO THE GENERAL PLAN

- Economic Development Goal 1;** *To promote and make possible the realization of a high quality of life for the city's residents through the pursuit and implementation of good economic development practices*
- Economic Development Goal 1; Objective 1;** *To promote and encourage commercial, industrial and other economic endeavors to strength and improve the city's tax base and quality of life.*
- Residential Development Goal 1; Policy D:** *The City's policies should encourage the development of a diverse range of housing types, styles and price levels in all areas of the City.*
- Residential Development Goal 3; Policy G:** *The housing needs for low and moderate income families and senior citizens in Roy City shall be determined by the City on a regular basis, or as the need arises.*
- Urban Growth Goal 1; Objective 5;** *To allow development to occur on parcels of land most suitable for and capable of supporting the kind of development being proposed.*
- FOCUS ROY Zoning & Development Recommendation 1.3;** *Explore the application of mixed-use zoning in other commercial areas and along major corridors and transit routes in Roy. This will maximize the potential of existing transit, and further encourage transit and pedestrian enhancements throughout the city.*

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on March 13, 2018, the hearing was opened – the Public made the following comments:

- Doug Terry, has known Mr. Frandsen for several years and feels that this would be great change.
- Brandy Erickson, has lived in the area for 18 years. She had concerns about traffic, she has never seen it as bad as it is today. Older homes aren't being sold. She asked the Commission to "Tell her why she should stay in Roy"? Blaming the Commission of wanting to build everything everywhere, so "why not build on every spec of dirt".



- Tracie Jackson, has no problem changing it to R-I-8, did have questions of # of lots, if flag lots were being proposed.

With no further comments from the public the public hearing was closed.

After a small discussion, the Commission recommended to the City Council Approving of the request to amend the Zoning Map from RE-20 to R-I-8; voting 7-0.

ANALYSIS

Background:

This area is located on the East side of 3100 West, north of the power lines that cross Roy heading in a E/W direction. They are wanting to change the zoning designation of the Zoning Map. The parcel is approximately 2 acres (87,120 sq.-ft).

They are wanting to subdivide the land and build homes on those parcels. They are wanting to keep the existing home.

The property to the south has also submitted plans to subdivide their property.

Amend Zoning Map:

Current Zoning: Currently the property is zoned RE-20 (Residential Estates) the surrounding properties are zoned as follows: North, South and East it's R-I-8; Single-Family Residential, and to the West it's RE-20; Residential Estates.

Requested Zone Change: The applicant would like to have the property changed from RE-20 to R-I-8.

Considerations: When considering a Zoning District Map Amendment, the Commission and the Council shall consider the following factors, as outlined in section 10-5-9 "Criteria for Approval of a ... Zoning Map" of the Zoning Ordinance:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed zone and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

General Plan Goals, Objectives and Policies –

- Within the "Conformance to the General Plan" section of this report it lists five (5) goals and policies that this type of development would satisfy.

The character of the surrounding areas (see Exhibit "A") –

- North, East & South is R-I-8; Single-Family Residential
- West is RE-20; Residential Estates

Some additional questions that the Commission and Council needs to reflect upon are:

- Does changing are not changing the zoning provide the best options for development of this property or area?
- How can this property best be developed? As Commercial or as Multi-Family dwellings?

FINDINGS

1. It's the best and highest use of the land.
2. Provides and supports Roy City Economic Development.

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends that the Planning Commission recommends approval of the request to amend the:
Zoning Map from RE-20 (Residential Estates) to R-1-8 (Single-Family Residential)

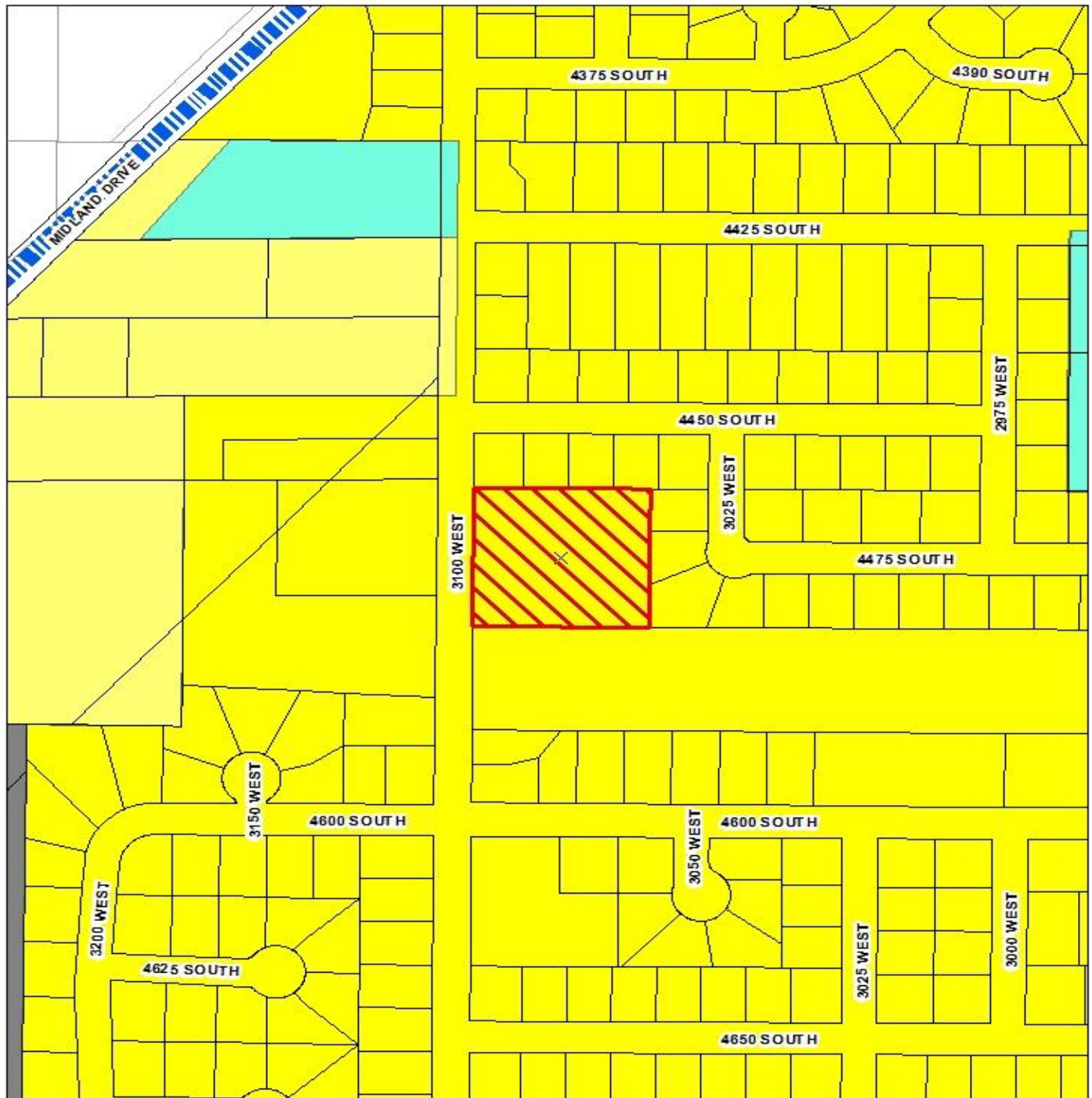
EXHIBITS

- A. Aerial Map
- B. Future Land Use Map
- C. Zoning Map
- D. Ord. No 18-10

EXHIBIT “A” – AERIAL MAP



EXHIBIT "B" – FUTURE LAND USE MAP



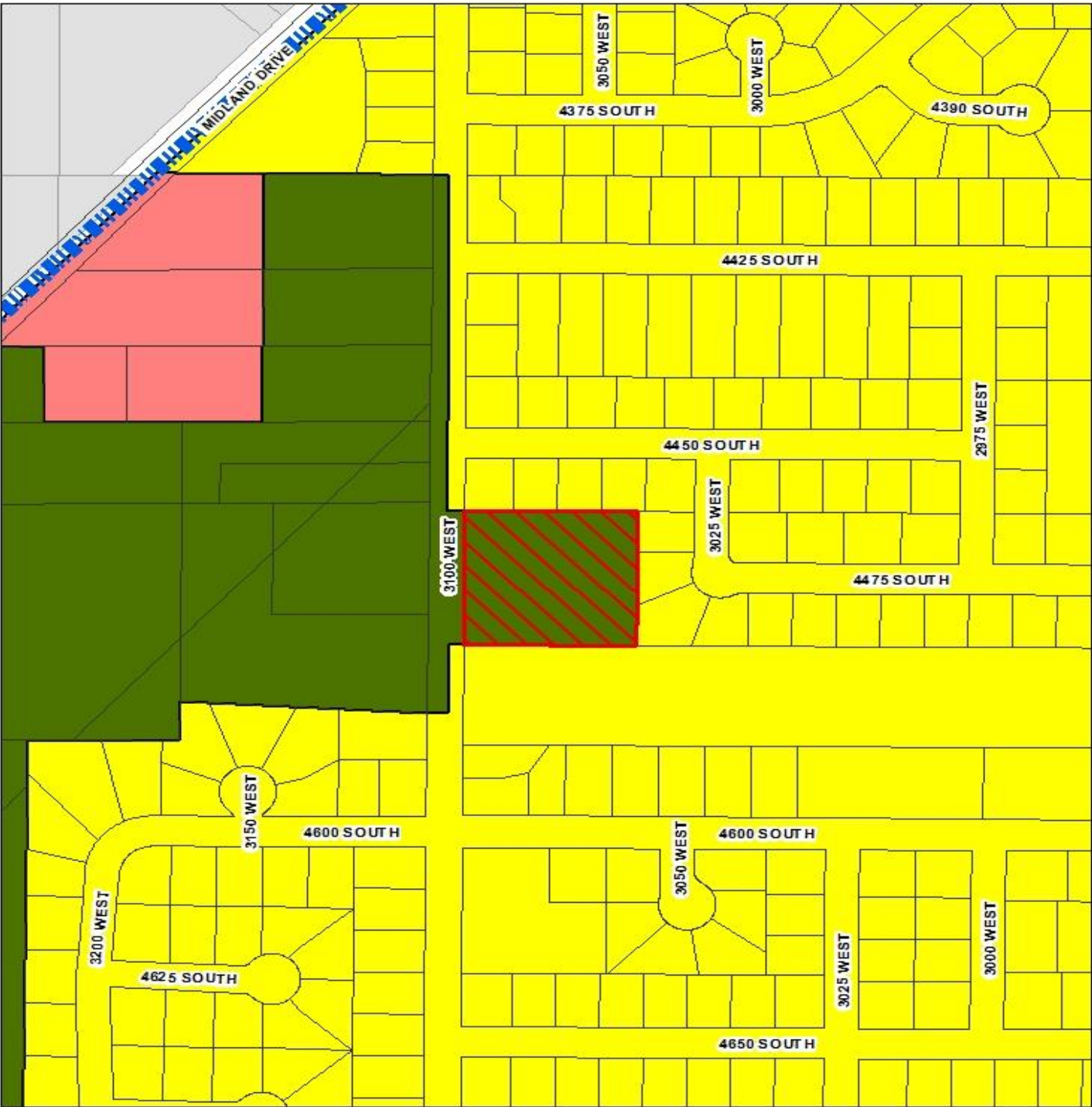
Legend

-  Parcels
-  City Boundary
-  Selected Parcels
-  Very High Density Multi-Family Residential
-  Medium Density Single Family Residential
-  Low Density Single-Family Residential

Future Land Use Map



EXHIBIT "C" – ZONING MAP



Legend

- City Boundary
- Selected Parcel
- R-1-8
- Community Commercial
- RE-20
- West haven

Zoning
Map



ORDINANCE NO. 18-10

**AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF R-1-8 ON PROPERTY
LOCATED AT APPROXIMATELY 5154 SOUTH 2700 WEST.**

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 2 acres (87,120 sq.-ft) land located at approximately 4550 So. 3100 We. from a designation of RE-20 to a designation of R-1-8 ; and

WHEREAS, the Planning Commission held a public hearing to review the petition and favorably recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the continued residential use of the properties will be conducted appropriately; and

WHEREAS, the City Council 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 the zoning designation of the properties at 4550 So. 3100 We. be established as an R-1-8 designation and that the *Roy City Zoning Map* be amended to depict the same.

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

Councilman Burrell _____

Councilman Paul _____

Councilman Saxton _____

Councilman Tafoya _____

Councilman Yeoman _____

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 _____, 2018.

Robert Dandoy
Mayor

Attested and Recorded:

Morgan Langholf
City Recorder

<p style="text-align: center;">Roy City Council Supplemental Information City Council Meeting 4/3/2018</p>

Council, during the March 6, 2018 City Council meeting it came apparent that some important information was not made available to the Council members, in a timely manner, prior to the scheduled meeting. The packet containing appropriate information normally sent out on the Friday prior, was not forwarded to the members until 1:37 pm on March 6th. The delay in getting and having ample time to review the packet information, created an embarrassing situation for some council members.

During the City Council meeting the agenda called for the Council to consider an Amendment to both the General Plan and the Zoning Map on property located approximately 4060 & 4088 South Midland Drive. Without adequate time to review the packet and technical difficulty in providing visual displays of important information during the meeting, the Council used what limited information it had to make a decision not to approve either of the proposed amendments. After the meeting some of the council members were approached by the proponent of the change, only to realize that they didn't have enough information when making the decision. Council members approach the Mayor to express their concerns.

With the decision by the Council not to approve Ordinance No. 18-4 – Amendments to the General Plan and Ordinance No. 18-5 – Amendments to the Zoning Map, the decision has been made. As chairman of the City Council, it is not my position to try to over-turn the Council's decision. However, it is clear that important information was not available or presented to Council members that should have been. The proponents of the recommended changes did everything they were required to do, but for a number of reasons, the City was unable to get all the information to the Council for consideration.

In fairness to the process and the interests of all parties involved, I found it necessary to add a discussion item to this agenda so that all applicable information is provided and appropriate questions can be asked. This is only a discussion item. No formal decision can be made to change the General Plan and/or the Zoning Map during this discussion. It will however, allow the City and proponents to present the complete picture and allow questions.

If after the Council meeting a City Council member(s) would like to rescind the vote taken on March 6, the Mayor can place that action on the next City Council meeting agenda. A motion to rescind can be made by any Council member regardless of how they voted in prior meetings. In this specific case, I do not feel it is appropriate for the Mayor or City Manager to make that recommendation.

INTRODUCTION

AA Development Inc., purchased the property located at 4000 South and Midland Drive in 2009. The entire parcel is currently zoned "community commercial." The site has been developed with commercial "out pads" (those building sites with street frontage on either Midland Drive or 4000 South), as well as 2nd tier commercial opportunities located 300 to 500 feet behind businesses with street frontage.

Commercial "out pads" have been sold to the following customers: Jiffy-lube, McDonalds, Midland Dental, O'Reilys, Maverik, and Roy Family Dental. The Car Wash Factory is the latest addition to our project, located on Midland drive at the south end of the project. In spite of our best efforts, we have been unable to market the larger remaining parcel. Over the past ten years we have contacted every potential "big box" user without success. Smith's was seriously considering this site, but in the end decided the site was not large enough to accommodate their needs.

We have learned two things over the past ten years as we have tried to market this site:

- 1) The site is too small for a "big box" user.
- 2) The site is too large for a strip center only.

Therefore, our proposal is twofold:

- 1) We propose a strip center be located just behind businesses with street frontage. We recognize that this proposal will leave residual acreage of 6.73 acres located behind and to the east of the strip center.
- 2) We propose townhomes be located on this residual parcel, thus providing a buffer between proposed commercial buildings and single family homes currently located to the east and adjacent to our project. This proposal is consistent with recommendations in the Focus Roy Area Plan that you have adopted as a part of your Roy City General Plan.

SLIDE #1

Currently, Midland Square Commercial is approximately 1000 ft. deep from both Midland Drive and 4000 South. Most commercial projects in your community are approximately 300 to 600 feet deep. Property extending beyond 300 to 600 feet has little or no commercial value, regardless of zoning.

4000 SOUTH STREET (SR-37)

ROY FAMILY DENTAL

MAVERIK

O'Reilly

LOT 9

IDA



CARWASH

MIDLAND DRIVE (SR-108)

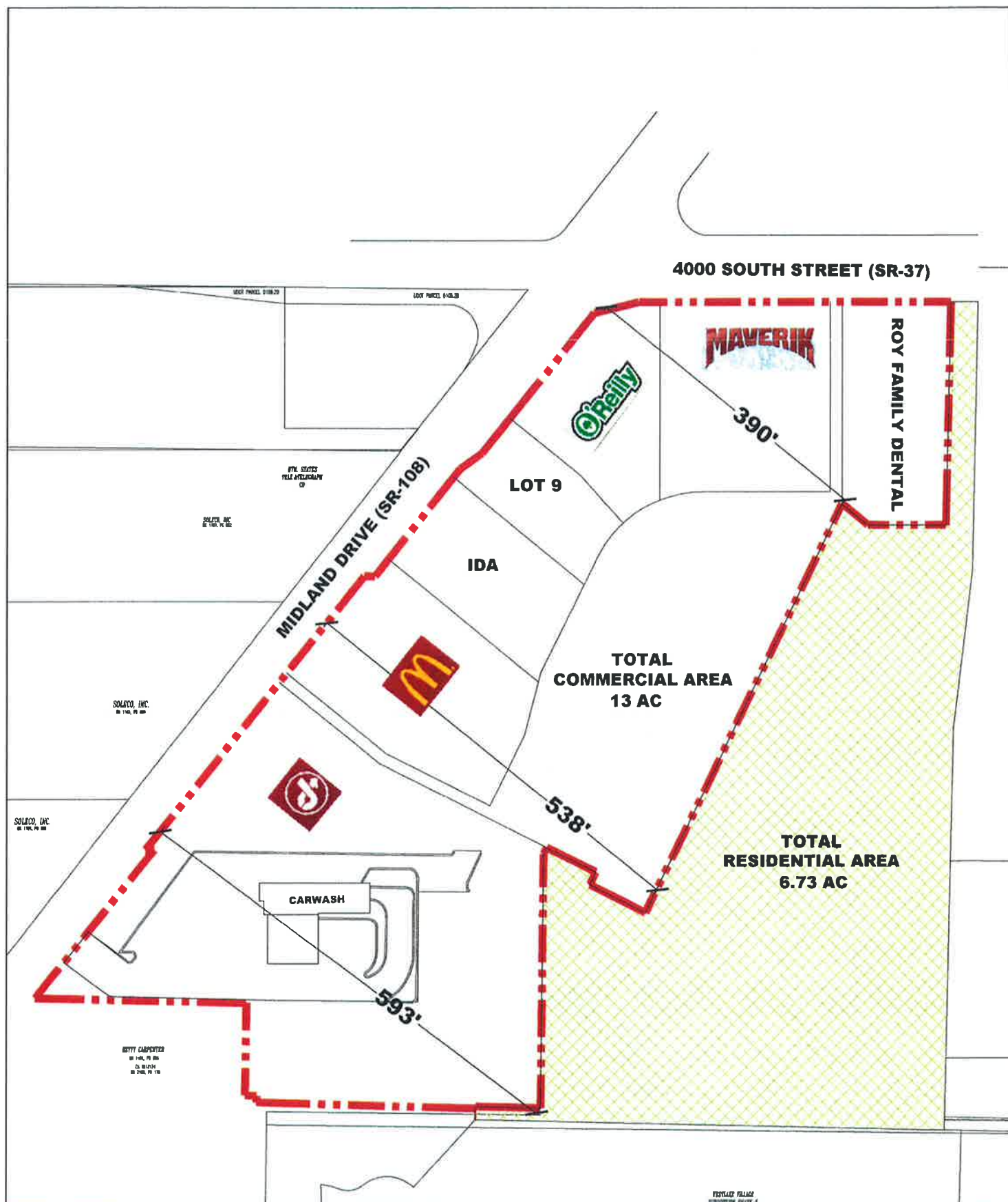
1035'

1013'

MIDLAND SQUARE COMMERCIAL

SLIDE #2

Slide #2 shows the overall proposed acreage for commercial purposes to be approximately 13 acres including 2nd tier commercial properties located approximately 400 to 600 feet from Midland Drive and 4000 South. We propose a multi-family buffer zone be located on the remaining 6.73 acres.



MIDLAND SQUARE COMMERCIAL

SLIDE #3

This slide shows all three phases of development.

1) Commercial “out-pads” (pads with street frontage located along Midland Drive and/or 4000 South). All of these pads are sold and occupied except for one.

2) We propose approximately 50,000 square feet of commercial buildings be constructed in the second tier commercial area.

3) Finally, we propose approximately 81 townhome units be located on the 6.73 acre buffer zone area. The proposed density for this acreage is 12 units per acre, using your existing zone designation of either R-3 or R-4. This proposal is much lower density than is recommended by the Focus Roy Area Plan. This area plan recommends 25 units per acre as a minimum threshold for residential building.



POSTALZ PLANNING
BIRMINGHAM, AL 35202

AL 35202

MIDLAND SQUARE COMMERCIAL



SUMMARY

This following justification is provided for the proposed zone change of the 6.73 buffer area:

- 1) The total remaining acreage is too small for a "big box" user, and too large for a strip center only.
- 2) Changing the zone of the 6.73 acres from commercial to either R-3 or R-4 provides a buffer between the proposed commercial development and the single family homes located to the east and adjacent to our project.
- 3) This proposal retains 2/3 of the total acreage in the Community Commercial zone.
- 3) This proposal has been recommended by Roy City Staff.
- 4) The Planning Commission has voted in favor of this proposal.
- 5) Our proposal is consistent with the Focus Roy Area Plan you have adopted as a part of your General Plan.
- 6) This proposal will generate approximately \$263,000 in property tax revenue to Roy City over the next five years. Even the best conceived commercial scenario will generate less than half of the property tax revenue generated by townhomes.

We believe our proposal to be the highest and best use of this site. We request your consideration in placing this proposal on the next Roy City Council agenda.



To provide a safe community through innovation, respect and teamwork where people want to live, work and play.

POINT PAPER

Establishing a BUSINESS ADVISORY BOARD

ISSUE:

Roy City has a need to attract businesses within community. One effective way is to follow the standards outlined in the “Utah Governor’s Business Friendly Community” model which includes bring local business owners into the process. Establishing a Business Advisory Board will help achieve a critical component of our review process.

BACKGROUND:

Sales tax revenues are an important element in Roy City’s ability to fund short and long term government operations. Enhancing economic development in our business community can go a long way to ensuring we can maintain the quality of life standards that residents expect from City government. With a booming economic occurring in Utah, one would expect that Roy City would be witnessing increase new development and increase interest in vacant business properties. The fact is, we are not. There are numerous store fronts that sit empty. Government leaders are doing what we can to promote business opportunities and capacities associated with available land and vacant buildings. Unlike neighboring cities who seem to be able to attract new businesses, Roy City finds itself working harder to accomplish the same objective.

In order for the City to effectively enhance business opportunities, it must assess a series of internal and external processes to ensure it is competitive in the business market. We must be flexible to adapt our processes and seek out to implement the best practices. One key way to do this is to streamline and modernize business regulations in order to determine which ones should be kept, modified, or eliminated. Utilizing a Business Advisory Board, is an excellent way to conduct a review of the City’s policies and procedures.

Volunteer citizen advisory boards are an integral part of local government. Their primary purpose is to provide judicious advice from a citizen’s perspective. Having an advisory board to discuss, analyze, formulate, and forward well-developed, thoughtful recommendations to the City Council, would be a great addition and would provide the assistance needed when formulating public policy.

Current statutes authorize the Mayor to establish advisory boards, but only at the review and consent of the City Council. Whether or not this proposed Business Advisory Board will be a permanent fixture within the City, will be determine by the Council. As of right now, the Board will only be needed until all essential basic issues have been covered.

DISCUSSION:

To achieve the status of a “Business Friendly Community”, the City needs to solicit business leaders to identify business regulations and processes that can be improved. Efforts should include inviting the Ogden-Weber Chamber of Commerce into the process. Working with City employees, the Board will review all regulations to understand why the regulations exist and determine if they unduly impact businesses. Based on the review process, the Board will collaborate with the City Council to revise or repeal any unnecessary ordinances, regulations, and procedures.



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The Advisory Board would be expected to assess of the following areas, to name a few:

- Access to City Information:
 - Sufficient business information available on the website to include obtaining a licenses.
 - Accessibility and searchable ordinances.
 - Businesses obtain necessary information easily and quickly.
- Areas to Consider:
 - Update code and ordinances to reflect recent legislation.
 - Review business development fees and impact fees.
 - Streamline business application process.
 - Review zoning and code amendment process.
 - Review the development review and building permit approval processes.
 - Review and streamline building and wastewater inspection processes.
 - Recommend methods to enhance and promote business activity.
- Communication:
 - Create a process to improve communication between city, business leaders, and the general public. This could include having the Board be a conduit of information to the greater business community.
 - Create a process to implement suggestions from business leaders and residents.

A clear and concise document of the Board duties and responsibilities will be provided, including exit criteria. The City Council and Board members will know what is expected and when the review process is completed. The Board members will work with City employees who will provide needed resources and information. Like other citizen advisory committees within the City, a City Council member will be assigned to assist the Board.

CONCLUSION:

Efforts in Roy City have already taken place and currently underway to enhance and improve our competitive edge to attract new businesses and keep the ones we have.

- In 2014 Roy City completed a Retail Leakage Study and Analysis Report that provided a way ahead for commercial development.
- In our draft Strategic Plan, we stated that economic development was one of 5 most important components over the next five years.
- The City and the Wasatch Front Regional Council recently completed a Focus Roy City study that now can help outline future development in our Business District and our new Frontrunner Station.
- The Beautification Committee has invested significant amounts of money on street lighting, waterfalls, and banners.
- The City is forging ahead to update the General Plan, with the recent announcement of a \$65,000 grant to help pay for it.
- We directed Wasatch Civil to update our Transportation Plan, coupled with action already underway with UDOT to get 5600 south widened to accommodate the growth projections and minimize traffic congestion.
- The City Manager with members of the City DRC has started assessing ways to streamline the development review process.



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Each of these activities are important elements but the City must also assess our internal processes and policies to complete the economic development review.

There are a number of Cities within Utah that have successfully completed an internal assessment and achieved the Governor's "Business Friendly Community" standard. They include neighboring cities of Riverdale and Ogden. If Roy City hopes to be competitive in the business market, we must assess, develop, and plan our future. Establishing a Business Advisory Board will help complete our efforts to be a Business Friendly Community.

RECOMMENDATION:

Recommend that the City Council authorize the Mayor to establish a Business Advisory Board, made up of local business leaders, who report directly to the City Council.

(Robert Dandoy, Mayor Roy City, 29 March 2018)