



ROY CITY
Roy City Council Meeting Agenda
May 15, 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 May 15, 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 Yeoman

City Manager, Jason Poulsen
City Attorney, Andy Blackburn

Also present were: Management Services Director, Matt Andrews; Police Chief, Carl Merino; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver; City Planner, Steve Parkinson; Morgan Langholf, Kathie Darby, Brad Larsen, Glenda Moore, Julie Little, Janel Hulbert, Inger Boothe, Amy Christensen, Judy Cottam, Weslee Farris

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton 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 May 1, 2018, City Council Minutes

Councilmember Yeoman motioned to approve the May 1, 2018, City Council Minutes. Councilmember Burrell seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Swearing in of New Police Officer, Zachary Jones

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

Councilmember Yeoman remarked that Roy City was now able to attract officers from other cities due to its reputation and competitive salaries.

F. Presentation Regarding the Proposed Development by All American Companies Located at 4000 South and Midland Drive.

Mayor Dandoy stated that the property located at 4000 South and Midland Drive was currently zoned as Community/Commercial, which restricted parking lot height to 20 feet, and habitations to 40 feet. This zoning created a concentration of a certain types of businesses while other desirable businesses were unable to move into the area because of spatial restrictions.

The project would be completed in three phases: Phase 1: small businesses; Phase 2: commercial building; Phase 3: mixed-use development. The project would provide 100,000 square feet of commercial space and 78 townhomes. Approximately two-thirds of the project would be commercial, while the remaining one-third would be residential. Taking into consideration the initial feedback from Councilmembers, All American Companies made the following adjustments:

- The size of side-yards was increased.
- Adjacent single-family homes' exposure to backyards was reduced wherever possible.
- Building heights was reduced from three to two stories.
- The total number of units was reduced.

John Heiner addressed the issue of circulation: mixed-use promotes walking traffic as opposed to car traffic. Mr. Heiner showed images of prior All American Companies developments to argue that rental properties and townhomes beautified the City. Presenting some financial figures, John Heiner predicted property taxes revenue of \$260,000 over five years and stated a strictly commercial development would yield less than half that amount.

The space All American Companies allocated for residential development would not have been conducive to the success of businesses based on off-the-street location. John Heiner finally argued local citizens approved of the moderate, mixed-use approach. This approach, Mr. Heiner explained, tended to attract younger segments of the population. Mr. Heiner then opened the floor to questions.

Councilmember Yeoman said Roy City needed to grow its commercial taxes but that locations to build commercial spaces were limited. Using the property located at 4000 South and Midland Drive to build residential dwellings would thwart the City's efforts to grow its commercial taxes. Councilmember Yeoman explained she would vote against the project.

While John Heiner had argued the back portion of the property would not be conducive to the success of businesses, Councilmember Yeoman pointed out there were businesses on the outer side of this zone. More businesses could be added with shared parking in the middle of the property. Mr. Heiner responded that putting residential dwellings against commercial spaces was not advisable. However, it was pointed out that there were such developments in Roy City, and that they had been successful.

John Heiner explained that 51% of all purchases are made online (Forbes). He used the example of Trolley Square, Salt Lake City, to explain that the retail developer was currently working on bringing high-density housing as a mean to help salvage the project. Mr. Heiner further provided several other examples of commercial developers who opted to include residential structures to offset their commercial development's lack of success.

Councilmember Paul voiced his concern that the development would begin with residential, and the

commercial portion would continually be postponed to a later date, thus never being built out. John Heiner answered that All American Companies was as eager to develop commercial space on this property.

Councilmember Saxton asked whether the townhomes and the commercial properties would be marketed concurrently. John Heiner answered that they would.

Councilmember Burrell raised the question of marketing commercial spaces without finished residential spaces. Councilmember Yeoman and John Heiner both added that all the inhabitants of this area of Roy City would have close access to the Front Runner.

Councilmember Saxton inquired about the price range of the townhomes. John Heiner explained the 78 properties would range from high \$200,000 to high \$300,000 and include one to three bedrooms. All American Companies planned to welcome a mix of individuals: singles, young couples, and young families. Mr. Heiner explained All American Companies anticipated most of its customers to be millennials.

Mayor Dandoy saw a similar development in Holladay. Holladay, much like Roy City, was built out. Mayor Dandoy stated that the development created a friendly, enjoyable space. His main concern was that All American Companies developed commercial alongside residential property

Mayor Dandoy stated that he, along with Councilmember Saxton and Mr. Poulsen, attended a meeting in Salt Lake City today wherein a developer stated that the demand for flexible space was quite high. He said developer was struggling to keep up with it.

G. Action Items

1. Motion to rescind the Roy City Councils March 6, 2018, Denial of Ordinance 18-4; 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 & 4088 South Midland Drive.

Councilmember Saxton motioned to rescind Roy City Councils March 6, 2018, Denial of Ordinance 18-4; 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 & 4088 South Midland Drive. Councilmember Paul seconded the motion. A roll call vote was taken. Councilmembers Saxton and Paul voted “aye”. Councilmembers Yeoman and Burrell voted “nay”. To break the tie, Mayor Dandoy voted “aye.” The motion carried.

2. Re-Consideration of Ordinance 18-4 Amending the general plan (Future Land Use Map) from Commercial to Very High Density, Multi-Family Residential, for property located at approximately 4060 & 4088 South Midland Drive.

Councilmember Paul motioned to approve Ordinance 18-4 Amending the general plan (Future Land Use Map) from Commercial to Very High Density, Multi-Family Residential, for property located at approximately 4060 & 4088 South Midland Drive. Councilmember Saxton seconded the motion. A roll call vote was taken. Councilmembers Saxton and Paul voted “aye”. Councilmembers Yeoman and Burrell voted “nay”. To break the tie, Mayor Dandoy voted “aye.” The motion carried.

3. Re-Consideration of Ordinance 18-5 Amending the Zoning Map from CC (Community Commercial) to R-4 (Multi-Family Residential), for property located at approximately 4060 & 4088 South Midland Drive

Councilmember Saxton motioned to approve Ordinance 18-5 Amending the Zoning Map from CC (Community Commercial) to R-4 (Multi-Family Residential), for property located at approximately 4060 & 4088 South Midland Drive. Councilmember Paul seconded the motion. A roll call vote was taken. Councilmembers Paul and Saxton voted “aye”. Councilmember Yeoman and Burrell voted “nay”. To break the tie, Mayor Dandoy voted “aye.” The motion carried.

H. Public Comments

Mayor Dandoy opened floor for public comments.

Inger Boothe, 4191 Lily Drive, has been a resident since 1996. She argued that Weber County needed to attract high-tech businesses and a younger segment of the population. Mrs. Boothe pointed out that the median income for the county is \$60,000. The current price of housing required two incomes. She argued the housing must be affordable and that Weber County needed to compete with developments such as Daybreak in the south end of the valley.

Janel Holbert, 4178 Westlake Drive, stated that she identified as an older millennial. She has been a resident of Roy City for eight years. She stated that her neighborhood was inhabited mostly by millennials with young families who use the Front Runner. While understanding the concerns raised by Councilmember Yeoman, Mrs. Holbert said the current iteration of this development could attract individuals who will move in and stay in Roy. Mrs. Holbert stated that the community would prefer to see more sizeable businesses move into the development. Mayor Dandoy pointed out that refusing All American Companies' development project would send the wrong message to other development companies wishing to move in to Roy City. Councilmember Saxton pointed out that tax revenue needed to increase and that residential dwellings would provide an increase in said revenue. This project would allow Roy to compete with other cities.

Judy Cottam, 2715 West 4800 South, stated she was 70 years old and had lived most of her life in Roy. She voiced concerns that the young families who would move in to townhomes and apartments would move out of Roy once they could afford single-family homes. She feared single-family homes were becoming less common in Roy. She was also concerned about traffic congestion and apartment complex deterioration inviting low income individuals. As a result, Mrs. Cottam was opposed to the development. However, she stated that she would very much like a steakhouse in Roy City. In the past, Mrs. Cottam worked with the Roy Council helping with landscaping. She stated she was lucky to have seen Roy be given the Best Mortuary Award.

Julie Little, 2966 West 4275 South, stated she had lived in Roy City for 31 years. She was concerned about the property value possibly decreasing because of the new development, which, she believed, is still high-density. She would have preferred to see mostly commercial development.

Mayor Dandoy closed the floor for public comments.

I. Discussion- Fees Regarding the City Recreation Facilities

Mayor Dandoy and staff had discussed fees for the Aquatic Center and the Recreation Complex. 90,000 to 95,000 individuals used the Complex, but it was scheduled to lose \$600,000 during the upcoming budget year and had lost the same amount the previous year. Some basic fees had been calculated and needed to be approved by the Council. Because residents from cities such as Riverdale can access Roy's facilities for prices lesser than Roy City's residents (their city paid the difference), Mayor Dandoy requested the fees for non-residents be increased.

Parks and Recreation Director, Travis Flint, listed events taking place throughout the year that did not bring as much revenue as they could. He then provided some financial figures:

- The Complex had 17,000 paid admissions and 29,728 pass holders.
- 846 passes were sold each (Month Pass, Six-month Pass, and Year Pass).
- 300 of these passes were sold to non-residents.
- Non-resident rate was charged for monthly passes.
- Day Admission Pass are the same price for residents and non-residents.
- Children/Senior Citizens pay \$3. Other individuals pay \$4 at the Recreation Complex, and \$5.50 at the Aquatic Center.
- Aquatic Center 10 Punch Pass: residents pay \$35, non-residents pay \$45.
- The Recreation Department does not charge non-resident fees.
- Football has a fee because the Recreation Department is part of the WFFL.
- All entities using the field (Softball teams, Lacrosse teams etc.) are charged for their use.
- The AYSO, with its 1,000 children, generated \$1 per child, thus providing \$1,000
- Soccer generated about \$7,000 of revenue.

Staff was looking into whether Roy was competitive when it comes to the AYSO. Regarding field rentals for other sports, the City was competitive when compared to other cities. While positive, this extensive use created turf compaction and had posed issues with teams leaving trash on the field.

Mayor Dandoy stated that all employees of Roy City and their immediate family members had free access to all recreational facilities. This was an attempt to institutionalize healthiness within the workforce. This initiative, which delivered great value to Roy City employees and their family, needed to be balanced against the fees charged to non-residents. As revenue had flat lined, informed and potentially hard decisions needed to be made.

Councilmember Yeoman asked how non-resident status was determined. Mr. Flint explained that it was done with an ID, collecting the applicants' address, and their emergency contact information. The day rate was the same for residents and non-residents.

Councilmember Paul asked if the day rate for non-residents should be raised. Mr. Flint answered this might be an option, along with several other options that could be explored. Too large an increase could deter non-residents and turn them to other nearby facilities. Given the current data available, Mr. Flint was not comfortable giving a recommendation.

Councilmember Burrell inquired about the number of individuals buying passes. Mr. Flint stated that in Fiscal Year 2017, 17,317 individuals were considered "walk-ins". Councilmember Burrell stated that if half of these individuals were non-residents (8,000 to 9,000) and the non-residents were asked to pay an additional \$2 to the current fee, the City could raise an extra \$18,000. Even such a significant increase would not have generated much revenue in the face of \$600,000 yearly loss.

Mayor Dandoy stated data needed to be closely surveyed to find the best solutions. Charging Roy City employees might be one solution needing to be explored. Mr. Flint explained that out of all Roy City the employees, 229 of them had card and/or membership cards.

Mayor Dandoy requested that Mr. Flint and his staff run reports in order to provide recommendations. The Council would then be able to make informed decisions to sustain the services provided to the community. Individuals who pay for the facilities might not be afforded the same benefits as employees and their

families, or even Riverdale residents. Councilmember Burrell pointed out that Riverdale residents have their city pay for the service. Mr. Poulsen pointed out that nearby cities used Roy's facilities as it was cheaper to direct their residents to these facilities than build their own.

Councilmember Paul suggested approaching these cities and turning existing facilities into shared ones, where all the cities contributed to the ongoing cost. Mr. Flint pointed out that the facilities positively impacted the community, from seniors staying active to youths staying out of trouble. Mayor Dandoy explained that the community was very attached to the facilities.

Councilmember Yeoman added that revenue needed to be improved, but that she greatly valued the facilities. While the City had to subsidize a portion of the cost of the facilities, that subsidy needed to be reduced. Mr. Flint explained that all aspects of the facilities' running needed to be examined.

Councilmember Saxton clarified that a portion of the \$600,000 loss created by the facilities was due to infrastructure maintenance and upgrades. Mayor Dandoy explained that as the facilities age, the cost of maintenance would continue to increase. He also pointed out that the City might, in the future, choose to rebuild or relocate these facilities, as to prevent the aging out of the current structures.

Judy Cottam, 2715 West 4800 South, stated the citizens of Roy City should not have to pay more than non-residents to use the facility. Roy citizens were financing the facility through their taxes and should not lose their facilities. The Council ought to find ways to offset the cost, and all options should be explored. Mayor Dandoy concurred.

J. Reports

1. City Manager Report

Mr. Poulsen explained that the construction of the parking lot between the Junior High School and George Wahlen North Park would begin on May 19, 2018. He reviewed the projects that would take place and explained that construction would move quickly. Councilmember Yeoman inquired about the date of a grand opening event, and she was informed that the date was currently being determined. Mr. Flint discussed the importance of having the Wahlen family involved.

Mr. Poulsen explained that the Park Superintendent, along with staff, had presented an idea for adding more burial plots at the cemetery. He said that by eliminating the north to south driveway, 80 new plots could be added.

Councilmember Burrell inquired about the space available for cars during burial services. Consensus was that the remaining paths were enough to accommodate all burial traffic. It was pointed out that Roy Cemetery had no double plots or double lawn crypts. Doubling plots could increase the capacity of the cemetery. Mayor Dandoy suggested that the option of removing the north to south path be explored.

Councilmember Yeoman asked if the cemetery could allow mausoleums to accommodate individuals choosing cremation. While running a cemetery, Mr. Flint found that mausoleums were quite popular because of lesser cost. Mayor Dandoy recommended all options be explored as the cemetery was currently built out.

Mr. Poulsen stated that he and Councilmember Paul were going to the ICSC Business Conference in Las Vegas, on Sunday May 19, 2018. They were hoping to attract Home Depot to move in to Roy City.

2. Mayor & Council Reports

Councilmember Paul mentioned that at the last meeting he had discussed wanting to remove car washes from the City's ordinances. He asked for a status update on the matter, and discussed how Roy not only had enough car washes, but continued to receive business proposals for them. Mr. Poulsen reported that this item would be discussed at the next Planning Commission meeting.

K. Adjournment

Councilmember Paul Motioned to Adjourn the City Council meeting at approximately 7:50 p.m. Councilmember Burrell seconded the motion. All Councilmembers voted "aye". The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc: