



ROY CITY
Roy City Council Meeting Minutes
June 5th, 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 June 5th, 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

Also present were: Management Services Director, Matt Andrews; Police Chief, Carl Merino; City Planner, Steve Parkinson; Morgan Langholf, Glenda Moore, Judy West, Marie Murphy, Nathan Hale, Brenda Nelson, Doug Terry, Wendy Packer, Gaye Hurst, Blaine W, Tom Spencer, Kay Buch, Eduardo Robles, Lois Biddle, Lyle Biddle, Chris Lewis, Nicole Heaton, Hailey Burns, Randy Scadden.

A. Welcome & RollCall

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

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Paul led the audience in reciting the Pledge of Allegiance.

D. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- 1. Approval of the May 15, 2018, City Council Minutes, The May 8, 2018, Joint City Council & Planning Commission Meeting Minutes, and the April 10, 2018, City Council Work Session.**
- 2. Councilmember Yeoman motioned to approve the May 15, 2018, City Council Minutes, The May 8, 2018, Joint City Council & Planning Commission Meeting Minutes, and the April 10, 2018, City Council Work Session. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye”. The motion carried.**

E. Action Items

1. Consideration of Resolution 18-12 Approving a News Publication Agreement with Connection Publishing, LLC.

City Manager, Jason Poulsen explained that the City wished to publish a monthly newsletter. After meeting with a publisher based in North Ogden, the legal questions have been settled. The publication will begin early Fall 2018. Mr. Poulsen stated that he hoped residents would enjoy the publication, that businesses would advertise, and that schools would have a space to talk about their events. This newsletter would replace the traditional newsletter that had been included with the residents' water bill every other month. Mr. Poulsen stated the updated newsletter was a significant improvement over the current one.

Councilmember Paul made a motion to Approve Resolution 18-12 a News Publication Agreement with Connection Publishing, LLC. Councilmember Burrell seconded the motion. A roll call vote was taken. All Councilmembers voted "Aye". The motion carried.

2. **6:00 P.M. PUBLIC HEARING** to Consider a Request to Amend the Zoning Map from R-1-8 (Single Family Residential) to R-1-6 (Single Family Residential) for property located at approximately 5154 South 2700 West

**Councilmember Paul recused himself from this portion of the meeting due to a conflict of interest.*

Councilmember Yeoman motioned to enter the public hearing. Councilmember Burrell seconded the motion. All Councilmembers voted "Aye". The motion carried.

The applicant, Doug Terri, 2509 West 5975 South Roy City, used a flyer to explain that after unsuccessfully attempting to rezone his property to allow townhomes, he now was trying to rezone to build single-level patio homes. The property would target older adults. Mr. Terri stated this development would be a good fit for the neighborhood. The area to the west of Mr. Terri's property was currently made up of storage units. To the South of his property, there was a four-plex, while the north of his property was home to multiple businesses. Mr. Terri explained that his sister owned the property north of his own, and that she favored this new development. His niece and nephew, who owned property to the north of Mr. Terri's sister, were also in favor of the development. Mr. Terri stated he hoped to make his development attractive to older individuals: the houses would offer close to 1,800 square feet, have no stairs, and offer a roomy garage. Councilmember Yeoman explained that she lived next to such a development. She explained the housing was attractive to younger married couples as well as older adults. She asked for more clarity about the ways in which Mr. Terri planned to market his development. Mr. Terri explained he hoped to keep the homes within an affordable range to attract younger and older individuals.

City Planner, Steve Parkinson, explained that the lot was currently vacant and surrounded by large trees. The homes on the property would be patio homes without any stairs. The property was 2.16 acres. The R-1-8 (Single Family Residential) would allow 11 homes while the R-1-6 (Single Family Residential) would allow 15. Since the plans had not been drawn as of the meeting, Mr. Parkinson stated there was a chance that the number of homes would change. The traffic generated would not be significantly increased by an extra four homes. The homes would have a maximum of three bedrooms; therefore, one could expect there would not be a significant increase in traffic. The neighborhood did not offer a lot of single-family residential homes. Mr. Parkinson stated the staff recommended an approval.

Blaine Williams, 5044 South 2325 West Roy City, stated he had been looking for townhome housing in the area the applicant was hoping to develop. He was interested by the fact that the house would not have

any stairs, which, he argued, was a desirable component for someone his age. He explained he was looking for a two-bedroom home for about \$380,000. Because of this, Mr. Williams stated he was in favor of the development.

Nathan Hale, 5088 South 2325 West, inquired as to why Mr. Terri's development had been denied. Mayor Dandoy explained that the concerns raised by citizens and Councilmembers alike regarding traffic were responsible for the Council's denial of the rezoning request. The feedback from citizens attending the Council at the time was that the development did not fit with the rest of the neighborhood. The Council's reasoning at the time was that it would be beneficial to keep this part of the City as a location for single-family homes. He said the Council must take into consideration the voice of all residents. Mayor Dandoy explained that 5600 South was a congested road: the Council must prevent compounding the number of individuals in that general area. If the applicant kept his development to single-family patio homes, the development would align with the desires of existing area residents. Mr. Hale expressed that he would like to see more modern single-family homes in the area. He felt many older people in the area would welcome the possibility of purchasing a living space more suited to their needs. According to Mr. Hale, the affordability of such dwellings would be a positive addition to the area.

Brenda Nelson stated she was a broker with Better Homes and Gardens in Farr West, Utah. Ms. Nelson explained she had been helping Mr. Terri develop this project for several years. The focus on the patio homes would allow the creation of affordable housing (\$250,000 to \$300,000). The front of the houses would be brick, creating a beautiful look. Ms. Nelson stated she had clients looking for patio homes who were unable to find them: such houses tend to receive many buying offers. Amongst her clients, Ms. Nelson stated she had an elderly woman who needed a single-level home due to physical limitations and who would be interested in purchasing one of the homes the applicant wished to develop.

Wendy Packer, 5149 South 2700 West, stated she lived near the proposed development. She explained that while she was agreeable to patio homes, she wished the number of homes to be kept low as to avoid worsening the already significant traffic congestion. She stated that she would prefer the zoning remain as R-1-8.

Randy Scadden, 4433 South 1800 West, stated that the Roy City real estate market showed signs of attrition. Mr. Scadden explained that the City had the second highest number of homes sold in the County, behind Farr West. Patio homes would, according to Mr. Scadden, be a great fit for older individuals, such as his own parents. Many individuals in his and Councilmember Burrell's neighborhood were aging and needing to change their living accommodations. Such individuals could benefit from these types of homes. This would allow individuals who had lived in the community to be able to remain in Roy City in their older years. Mr. Scadden stated patio homes did meet current market needs. In his opinion, the Council should approve the rezoning to allow the proposed development to proceed.

A member of the audience, whose name was not stated for the record, stated that patio homes were a good idea. The speaker explained that their mother was in a wheelchair, and, as a result, the speaker could see the benefit of having such housing available. The speaker stated they were unsure how the R-1-6 zoning was problematic for the applicant. They also inquired about the details of parking as well as traffic to enter and exit the proposed development. The speaker stated that while they were satisfied with the applicant's willingness to work with the neighborhood, they wished to know more about the issue of traffic before they could agree with the R-1-8 rezoning. Mayor Dandoy explained that in the event of an approval from the Council, the project would then go to the Planning Commission. The Planning Commission would then work out details such as the ones the speaker was inquiring about and do so with public input and comments.

Mr. Terri, the applicant, explained that developing the area as an R-1-6 would allow for smaller yards to be created. Bigger yards, as required by the R-1-8 zoning, would not be attractive to an older population. Mr. Terri stated that he planned to have the development be served by an HOA which would take care of all yards. Mr. Terri also would make sure to keep a lot of trees around the property to beautify the space. Councilmember Yeoman asked whether there would be a cul-de-sac and a turn-around lane in the development. According to Councilmember Yeoman, this would help with traffic and on-street parking. Mr. Terri stated, however, that he had not designed the development's details, as he wished to refrain from investing more before knowing that the rezoning would be approved.

Eduardo Robles, 2697 West 5350 South, stated he had lived at the aforementioned address for 12 years. He explained he initially opposed the proposed development plan as he, and the surrounding residents, had a "if something works, leave it as is" attitude. Mr. Robles explained that the project had been before the City Council a total of three times. Mr. Robles had noticed inconsistencies in the applicant's pricing and planning: one could buy a full-size, single-family home further down the block for \$275,000. Mr. Robles argued the price suggested by Mr. Terri was too high. Mr. Robles explained that since the applicant could begin construction with the current zoning, the rezoning was unnecessary.

Councilmember Burrell motioned to go out of the public hearing. Councilmember Yeoman seconded the motion. All Councilmembers voted "Aye". The motion carried.

Councilmember Tafoya explained that once the area was rezoned, the consequences could be further reaching than initially intended. Future property owners would be affected all the way down the street. He explained the City needed certain zones to control the aesthetics of specific areas. Once the footprint was changed, the area might be irremediably densified and compacted. Councilmember Tafoya stated that while the applicant did compromise and might believe his proposed development was good for the area, the Council had to look beyond one development alone at the far-reaching consequences of a rezoning.

Councilmember Saxton asked what the cost of a home would be if the home were built in compliance with R-1-8 requirements. Councilmember Yeoman answered that the price would be in great part dictated by the amenities and the size of the home.

Councilmember Burrell stated that she found the potential homebuyers to be an appealing part of the proposed development. She also added that she did not believe the homes built in R-1-6 or an R-1-8 zone would be significantly different. Mr. Parkinson added that the homes built off 4800 South were on 6,000 square foot lots. Such a lot size allowed for a larger house to be built. These houses were, however, built on several levels. Councilmember Yeoman explained that the patio homes in her area had attracted newly married couples, which were also a good demographic. She stated she liked the option of homes built on one level.

Councilmember Saxton motioned to Approve Ordinance No. 18-12 to amend the Zoning Map from R-1-8 (Single Family Residential) to R-1-6 (Single Family Residential) for property located at approximately 51540 South 2700 West. Councilmember Yeoman seconded the motion. A roll call vote was taken. Councilmembers Yeoman, Burrell, and Saxton voted "Aye" and Councilmember Tafoya voted "Nay". The motion carried.

F. Public Comment

Glenda Moore, 2088 West 3825 South, presented her concerns about the proposed ice skating rink. She posted a message in two Facebook groups to let other residents know she was speaking to the Council today. She received comments from 60 individuals, which she believed to be an indication that City

residents had things to say about the ice rink. Ms. Moore stated that while she found the idea of an ice rink romantic, she did not believe it would be beneficial to the area. She explained the location was not propitious. Ms. Moore stated that during the holiday season, locals liked to drive around the area to look at the lights. She feared both the foot and car traffic generated by an ice rink would prevent this local tradition. Ms. Moore's sister, who owned property adjacent to the proposed ice rink, was concerned cars would park in front of her house. Ms. Moore mentioned patrons' cars could be parked in the nearby school and church parking lots, but she wished to express the concerns of surrounding property owners regarding the potential parking issues.

Judy West, 5299 South 2150 West, wished to voice a complaint about the state of the nearby Junior High school's alleyway. The space was currently unkempt and cluttered. It also was a favorite hiding spot for children choosing not to attend their classes. Mr. Poulsen explained that the school might be responsible for the alleyway. He stated he would contact Ms. West with the name and contact information of the person in charge of this space.

Nathan Hale, 5088 South 2325 West, explained he had been researching the taxes being paid by the residents of the City and County. He explained that 44% of the \$1,650 (about \$640) he paid in property taxes was allocated to the school district. He stated that 19% (about \$277) were allocated to Roy City. Finally, he stated that another 16% (about \$235) were allocated to Weber County. Mr. Hale moved to Roy City at the end of 2016. As a result, his taxes were paid upfront when he bought his home, and he did not realize the cost of his taxes until 2017, when he received his full tax bill. Mr. Hale asked if it was necessary to have a Mayor and a City Council because they exacted more taxes from the City residents. Mr. Hale stated that he would like to see the budget better managed. He explained that while he approved of items such as police officers getting raises, he did not approve of expenses such as the Recreation Center, which he found to be rundown.

Mayor Dandoy explained that the school district owned the ground of the Recreation Center, while the City owned the building itself. The school district paid the Recreation Center to allow their swim team the use of the facility. Mayor Dandoy stated the amount paid to be about \$3200/year. Mr. Hale stated that other recreation centers offered memberships as low as \$10/month. He argued they also provided better facilities. As a result, Mr. Hales felt that it was unfair to ask residents to pay so much of their taxes towards a set of facilities they did not use. Mayor Dandoy explained that the Council was currently in the process of working on its yearly budget.

Councilmember Paul explained the reason taxes paid to the City were higher than to the County was that residents supported services (Fire Department, Police Department, road maintenance etc.) that were provided by the City.

Mr. Poulsen added that the increase in property taxes was caused by a lack of increase over several prior years. Many cities currently engaged in a truth and taxation every single year, outlining all services and their costs. This allowed residents to understand how their tax dollars were spent. Mr. Poulsen explained that part of the increase was due to the increase in employee salaries: low salaries had caused a continual loss of valuable employees. To retain its experienced employees, the City had to be more competitive with its wages. An employee program was put in place to keep capable employees. Mr. Poulsen explained that if taxes had been raised each year, the change might not have appeared so drastic. Mr. Poulsen added the Mayor and Council were all fiscally responsible.

Marie Murphy, 5067 South 2325 West, explained that while the Council stated they maintained roads, her experience was that roads were left in disrepair. Mr. Poulsen explained that every year, the Council received a percentage of the gas tax for road maintenance. The totality of this amount was spent on road repairs. Ms. Murphy, however, argued that while some roads were repaired, 5200 South was in dire need

of repairs.

Mayor Dandoy explained that the significant growth Weber County was experiencing was causing wear and tear on the infrastructure. State roads, such as 5600 South, were maintained by UDOT. As these roads become increasingly congested, cars used smaller roads, which were more likely to belong to the City. The City had approached UDOT to explain that the traffic increase, in part due to train lines, had forced individuals going through the City as well as residents to use alternate routes. Mayor Dandoy explained that UDOT was doing a traffic study in the area. The study would last three years and cost taxpayers three million dollars. While Roy City was built out, surrounding cities might not be. As Roy was a pass-through city, traffic issues might continue to be exacerbated. Mayor Dandoy thanked Ms. Murphy for bringing this issue to the Council's attention as information about the roads' conditions was relevant and necessary for the Council.

Councilmember Yeoman explained that every year, road repair projects were chosen; therefore, she concurred that the feedback provided by Ms. Murphy was valuable. Mr. Poulsen stated that paving roads was not the only issue: water lines, storm drains, and sewers also needed repairs. Repaving a road before the completion of repairs on underlying structures would be counterproductive. This could sometimes delay road repairs. Councilmember Tafoya explained that the City did do a significant number of repairs, but that as the budget was limited, not all roads could be repaired.

Haylee Burnes, 2996 West 4375 South, explained there had been an increase in mosquito population in her area over the past couple of years. As Ms. Burnes passed flyers to the Councilmembers, Mayor Dandoy mentioned that Councilmember Yeoman was a member of the Mosquito Abatement Team. Councilmember Yeoman explained she had been on the board of said team for several years now. The team met once a month and was made up of a representative of every city in Weber County. Councilmember Yeoman explained she attended a conference on how to best control mosquito populations and would happily share information with Ms. Burnes. She further explained that citizens should reduce any water they had on their property to help decrease mosquitoes' breeding ground. Ms. Burnes also mentioned that many of her neighbors noticed bats in their attics. Such animals helped control the mosquito population. If residents continued to force the bats out of their attics, they might be missing out on a potential ally against mosquitoes. Ms. Burnes mentioned the existence of structures called bat houses which allowed bats to safely dwell outside residents' homes. Ms. Burnes explained that the bat houses could be built as part of Eagle Scouts projects, thereby reducing the cost to the City. General maintenance would be needed to ensure no animals such as wasps or other predators took up residence. This solution, Ms. Burnes argued, would also help maintain the bat population, which was currently being harmed by certain bat diseases. The bat houses would help curb the mosquito population in an environmentally-friendly way. The bees would also benefit from a decrease in the amount of pesticides used to combat mosquitoes. Councilmember Yeoman stated she would give the information presented by Ms. Burnes to the Mosquito Abatement team.

Randy Scadden, 4433 South 1800 West, stated he listened to the budget meeting in its entirety. Mr. Scadden explained he was concerned about the losses the Complex caused the City. During the meeting, the Council had decided to turn the Complex's three janitors into a shared resource for the City. This, Mr. Scadden argued, would conceal about \$100,000/year from the Complex's payroll. Mr. Scadden pointed out that while the cost would no longer be part of the Complex's expenses, it still was an existing expense for the City. Mr. Scadden stated that the Complex lost about \$500,000/year the past few years. He was concerned moving employees out of the Complex's umbrella of expenses made the Complex look more financially viable than it was.

Councilmember Tafoya argued that the Council was not attempting to conceal any expenses from its constituents. However, Mr. Scadden pointed out that when looking at the list of expenses on

transparency.utah.gov, the costs were broken by organizations. Mr. Scadden argued that this breakdown took into account employee payroll cost. Moving the cost of specific employees to other areas of the budget might conceal the total cost of the Complex. The new budget, Mr. Scadden argued, would appear to show a more cost-efficient Complex.

Mr. Poulsen stated that the intent never was to deceive the public, but that moving employees made sense financially. It was clarified that the Complex's budget would look more efficient, while not possibly not being so. Mr. Scadden stated that, as Mr. Hale pointed out, taxes were high, but residents did not use the Complex while still being taxed for it. He explained that it was only in a governmental institution that a business could continue existing while losing significant amounts of funds. While the Complex offered value to some members of the community, the significant cost must be taken into consideration. Regarding the ice rink, Mr. Scadden stated there was a \$358,000 budget item set aside in 2018 and that the chiller for the ice rink would have a dual purpose. The plan was to use the chiller for both the ice rink and another facility. Mr. Scadden asked whether the expenditure of repairing the current chiller, which was about to stop functioning, had been taken into consideration. Mr. Poulsen explained that he did not know if funds had been put aside for the repair. He stated he would discuss with the maintenance director and inform Mr. Scadden of the answer. Mr. Scadden inquired as to who applied for the ice rink ramp. He explained that Utah was a free market society, where the market dictated what can be done. He asked if any type of market research had been conducted to ascertain whether the citizens would welcome and use an ice rink. Mr. Scadden explained that the \$358,000 earmarked for the ice rink could be used for road repairs.

Councilmember Saxton explained that the Council was working on a plan, and he hoped that the plan would be ready by June 19, 2018. Councilmember Saxton explained that the Council was responding to citizens' requests. He stated he had met with the City Manager as well as the Recreation Director to discuss the ice rink. Councilmember Saxton explained that he had a plan for the ice rink that was likely to work well. Councilmember Saxton argued that while he had only been part of the Council for five months, he was getting things accomplished while listening to the constituents' remarks.

G. Reports and Discussion

1. City Manager Report

Mr. Poulsen reported on the following:

- Meeting on Thursday regarding Weber Valley Youth Detention Facility—Mr. Poulsen explained that a meeting had been scheduled with the State and a Senator. The plan is to acquire the building and use the land. The meeting has been scheduled for Thursday June 7, 2018, 4 PM.
- Softball Tournament at George Wahlen Park coming up 40+ teams—The Tournament will take place at Wahlen Park. Roy City is one of only four cities hosting this type of tournament.
- The July 3, 2018, City Council Meeting is canceled for Independence Day—The Council meeting prior to July 4, 2018, has been canceled to facilitate Independence Day plans.
- The next City Council meeting on June 19, 2018 will begin at 5:30 PM and will be conducted electronically. The meeting will be a teleconference with two participants.
- Waste Management will be increasing the cost of the recycling bins—Waste Management has let the Council know that the recycling fee was increasing significantly. A meeting has been scheduled with this department Thursday June 7, 2018, at 2:00 p.m. to find solutions. Recycling has become an issue statewide. Mayor Dandoy explained that because of the Chinese market, the recycling program across the country is tanking. The purity requirement of no more than 20% contamination is a high mark to reach. This would mean milk jugs being thoroughly rinsed and pizza boxes wiped down. Mr. Poulsen explained that individuals are unlikely to go to such lengths with their recycling. The contract with Waster Management will end in two years. Staff

was in the process of seeking a new recycling partner. Mayor Dandoy explained that the topic of recycling is likely to surface during the June 19, 2018 meeting.

- Partnership with Weber School District regarding the New Roy Jr. High and a possible community center unlikely to take place—Mr. Poulsen explained this partnership would put Roy City in a similar situation as it is with the Complex and the local high school. The project would not offer a lot of ground or parking to be utilized. School officials also are not sure the community center project will go forth, as the space available is limited. Councilmember Yeoman explained that since the project would be next to a junior high school, there would not be as much competition for parking. A question was raised as to whether it would make more sense to partner with the cities surrounding Roy City. Inhabitants already use Roy City's Complex, and a recreation district could be created. Roy City could acquire part of the land now constituting the golf course and create a larger recreation district.

2. Mayor and Council Report

Councilmember Paul inquired about whether the car washes had been eliminated from City ordinances. Mr. Parkinson explained that there needed to be a public hearing on the topic. Such a hearing required a 10-day notice to the public. As the next meeting was a work session, it could not be a public hearing. As a result, Mr. Parkinson explained the issue should be discussed on Tuesday, June 12, 2018. The ordinance currently allowed for 18 car washes and the City had 12. Councilmember Paul explained that he was looking into whether the car washes ordinance should be eliminated for the entirety of the City or merely eliminated for the commercial district while moving car washes to the manufacturing district. The comment was made that from a legal standpoint, it was more logical to eliminate car washes for the entirety of the City. However, after discussing this further with an attorney, new issues arose which would warrant a selective elimination. These changes would not happen in time to prevent the new car wash recently announced.

H. Items for Follow Up and Review

1. George Wahlen Park

Construction on the Splash pad and the turf will begin June 11, 2018. Mr. Poulsen explained that the construction should be finished by Roy Days.

2. Transportation Plan Update

Mr. Poulsen explained that the transportation plan was late but developing nicely.

3. UDOT completion of the Traffic Light on 4300 West and 5500 South Update

UDOT had received all the necessary help from the City and had put the light's poles up.

4. Status of Weber County Island Annexation Process

The property portion of the project had been completed. The process had now moved to business licensing. The townhall meeting on the topic should be scheduled in the next couple of weeks, hopefully in August 2018. Mayor Dandoy explained that the sooner a public meeting was scheduled, the more receptive constituents there would be. Councilmember Yeoman explained that one of the positive aspects that the City had not benefited from the last time the Weber County Island Annexation project was attempted was the input and involvement of residents affected by the project.

5. Status of Weber County EZ Grant for Cover on Hope Center

Mr. Poulsen and Flint were beginning to work on this project; however, nothing had been approved yet. The platform had been built to allow easy access to wheelchairs. Individuals in wheelchairs would now be able to fish from the ramp.

6. Update on Moving from the Judicial to Administrative Fix-it Tickets

Code enforcement had sent fees and fines through this system. If individuals did not respond, they would need to go through the judicial system.

I. Adjournment

Councilmember Paul motioned to adjourn the City Council meeting at 7:35 p.m. Councilmember Tafoya seconded the motion. All Councilmembers voted "Aye". The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc: