

Mayor
• Robert Dandoy

City Manager
• Matt Andrews



Council Members
• Jan Burrell
• Joe Paul
• Bryon Saxton
• Ann Jackson
• Diane Wilson

ROY CITY COUNCIL MEETING AGENDA

JANUARY 21, 2020 – 5:00 P.M.

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

A. Welcome & Roll Call

B. Moment of Silence

C. Pledge of Allegiance

D. Motion to go into Closed Meeting to Discuss the Character, Professional Competence, or Physical or Mental Health of Individual(s)

A Closed Meeting is to be held in the Administration Conference room

E. 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 December 3, 2019 Roy City Council Meeting Minutes

F. Action Items

1. **PUBLIC HEARING-** Roy City Water Conservation Plan Update
 - a. Resolution 20-5 Adopting a Water Conservation Plan Update for Roy City

G. Public Comments *This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the amount of time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires a lot of time to explain, then feel free to email your thoughts to admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.*

H. City Manager & Council Report

I. Adjournment

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.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) "Electronic Meetings" of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference. The anchor location shall be the Roy City Council Chambers located at 5051 South 1900 West, Roy Utah.

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 17th day of January, 2020. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 17th day of January, 2020.

Morgan Langholf
City Recorder

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



ROY CITY RDA BOARD MEETING AGENDA

JANUARY 21, 2020- 5:30 PM

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

A. Welcome & Roll Call

B. Consent Items

1. Approval of the December 3, 2019 Redevelopment Agency Meeting Minutes

C. Discussion Item

1. Review and Discussion on the Hotel Feasibility Study by HVS consulting

D. Adjournment

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.

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Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on December 3, 2019 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website 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

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were: Police Chief, Carl Merino; City Recorder, Morgan Langholf, Jordan Schmidt, Glenda Moore, Ed Weakland, Robert Percival, AJ Estes, Chris Porm, Elizabeth Matel, Aluana Beltran, Jesse Zamora, Danielle Iverson, Morgan Scott, Krishna DeShazo-Pezola, Miles Gage, Marcie & Ryan Estes, Jed Porter, Hayes Carlston, Dallin Watkins, Aaron Brenchley, CarrieAnne Stanger, James Thor, Krystal Ricks, Paul Sorensen

A. Welcome & Roll Call

Mayor Dandoy welcomed everyone to the meeting and noted that all Councilmembers were present.

B. Moment of Silence

Those in attendance observed a moment of silence.

C. Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance.

D. Consent Items

No consent items were presented.

E. Action Items

1. Employees of the month.

Police Chief Merino asked for the employees to come forth and be recognized. Kyle Curtis, Preston Johnson, Cash Ricks, Zach Jones, and Ryan Estes came forth. Police Chief Merino explained the circumstances that had prompted this recognition. The officers, he explained had been called to a fire. They had been able to rescue occupants, in part by breaking a window. Three individuals were rescued as a result. Mayor Dandoy pointed to the heroism and incredible training the officers had received. He stated

that the victims of the fire must be very thankful for these officers.

2. Resolution 19-35 Renewing a Contract with Waste Management

City Manager Andrews recommended the item be tabled as the City was still negotiating minor details of the contract. Councilmember Paul asked whether other waste management providers had been researched. City Manager Andrews explained the current contract was expiring on June 30, 2020. As a result, he continued, Staff had sought out other bids and many branches of City administration had been involved. One issue was that the provider owned the cans, and the contract was overall beneficial.

Councilmember Burrell made a motion to table Resolution 19-35 renewing a contract with Waste Management. Councilmember Yeoman seconded the motion. All Councilmembers voted “Aye.” The motion carried.

3. Ordinance 19-19 adopting an official plan for the D&RG Community Reinvestment Area, as approved by the Redevelopment Agency of Roy City.

F. Presentation

1. My Impact Program

Mandie Worton explained that the Chief had asked to have a non-profit organization for the department to be a part of. The program, she continued, had been established on July 9, 2019. The focus, she continued, was to help officers with PTSD to allow them to get back to the community and their work. She added that the program was meant to foster a stronger bond between Police Department employees and citizens by encouraging employee participation, community outreach programs, and sponsored community events. The program aimed at creating a better community to live, work, and play in. Mandie Worton described the different sources of funding for the program: beard growing for payroll deduction; personal non-profit donations from employees and community members; and fundraiser. Since July 2019, numerous community members had been helped by the organization. The program had collected \$300 in donations for a family who had recently lost a husband and father to suicide due to PTSD. Blankets had been donated to the family members who had been left behind. The program had put together a gift basket which had made a difference. The program, she continued, wished to create a breast cancer awareness police badge for October: this would allow Officers to show their support with the fund raised being donated. As a result, she explained, \$1038.82 were raised and donated. The funds donated had helped three women in October and eight families in November. Fifteen families had also been helped by the program when they were struggling to provide Thanksgiving for their loved ones. The program, she explained had helped foster stronger relationships.

Councilmember Yeoman explained that this was a great effort. She added that the program was helping all of the officers. She asked whether the program could be expanded.

Police Chief mentioned that he had been surprised to see the speed at which the program had been created. He explained that all the money went to the community. He thanked the individuals who participated in the creation and funding of the program.

Councilmember Yeoman pointed that the program should be listed on the newsletter.

Mayor Dandoy stated that Police service was broader than responding to 911 calls. He continued that the program was quite revolutionary. He explained that the program put the human back in focus, as opposed to the uniform.

Councilmember Burrell explained that this program helped lessen the fear factor people might have against police officers. She added that this created a different and ongoing relationship with the community.

G. Public Comments:

There were no public comments.

H. City Manager & Council Report

City Manager Andrews explained that the past week had been incredibly busy for the Public Works Department. He explained that there had been 14 main water breaks. He further added that Mandie Worton would do a presentation on drug addiction recovery.

City Manager reminded the Council that at 1:30 p.m. on December 11, 2019, there would be a service activity for seniors at the retirement home.

The Annual Christmas Decoration Lights Contest had been announced on Facebook, Mr. Andrews pointed. He continued that nominations had to be entered by December 13, 2019. From there, three people would be picked as winners.

Mayor Dandoy reminded those in attendance that 2020 would bring a census. He continued that government employees would therefore be canvassing the City, County, State, and country. He explained that this was very important to Roy City and any city as federal funds were tied to census results. He explained that the City would put some efforts to bring awareness to residents of the census taking place. The census, he continued, would start in April, and information was to be provided in the City magazine.

Councilmember Paul motioned to recess the City Council meeting to go into a Roy City Work session and to stay in the City Council Chambers at 5:55 PM. Councilmember Burrell seconded the motion. All members voted “Aye.” The motion carried.

I. Adjournment

The regular City Council meeting was adjourned.

Minutes of the Roy City Council Work Session Meeting held in the City Council Chambers of the Roy City Municipal Building on December 3, 2019. Notice of the meeting was provided to the Utah Public Notice Website 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 Yeoman
Councilmember Saxton
Councilmember Paul

City Manager, Matt Andrews
City Attorney, Andy Blackburn

A. Welcome & Roll Call

Mayor Dandoy called the meeting to order and noted all Councilmembers were present.

B. Discussion Items

1. Noise Ordinance

Mayor Dandoy explained that under Title 4, noise generating units had a limit on how much noise they could create within the City at certain times of the day. He mentioned there would need to be 50 feet buffer zones between noise generating units and property lines. The buffer, he explained, would help dissipate the noise. Title 10 discussed noise impact, but, Mayor Dandoy explained, there were no specific numbers, unlike what was found in Title 4. He pointed that the site plan for the assisted living facility had an auxiliary power generator nine feet from the property line. As a result, Mayor Dandoy explained that this would need to be relocated.

Councilmember Burrell asked if the noise generated was higher than the 50 decibel allowed. Mayor Dandoy explained the unit would reach about 66 decibels. Boardmember Paul asked about a soundproofing screen being built around the unit. Mayor Dandoy explained that the assisted living facility had placed a soundproofing screen the unit, which had brought the noise level down. The issue remained, however, that the buffer zone was not sufficient. City Attorney Blackburn explained that Title 4 only dealt with noise, not zoning. As a result, he explained, Title 4 did not address building requirements. Using a diagram he handed to the Council, Mr. Blackburn explained the intricacies of decibel levels and buffer zones. The higher level, he continued, could be within the 50 feet buffer zone. Councilmember Paul clarified the noise level and buffer. Mr. Blackburn explained he wanted the Council to see how the ordinances worked. Mayor Dandoy stated that he wanted to know if Title 10, which dealt with land use issues, had some reference to the noise ordinance in Title 4. Mr. Blackburn stated he did not believe this was necessary. Mayor Dandoy mentioned that the resident living next to the assisted living facility had filed a complaint regarding the noise. City Manager Andrews stated that, in this case, the noise level should be checked at the borderline of the property. If there were issues with the noise level being too high, there would have to be adjustments. Mayor Dandoy stated that based on the complaint, Staff could take a measurement.

2. Outside storage of recreational vehicles

Mayor Dandoy explained that the City Planning Commission proposed to the Council some recommended changes. He explained that with the recommendation, the Council could decide to make changes or keep things as they were. Councilmember Paul read a letter from a constituent. The letter discussed sidewalk issues. Councilmember Paul explained that the constituent believed that the way vehicles were currently parked did not cause an issue as long as they were off the sidewalk. Councilmember Burrell explained that

she was more concerned about children not being seen because of a vehicle parked close to the sidewalk. Councilmember Paul pointed that there was no difference in visibility between a recreational vehicle and a large truck. He added that someone should be able to park an RV in front of a garage if they so wished, and that vehicles should be parked in whichever order the homeowner wished. He continued that people should be able to have other people's vehicles parked on their property as long as it was not a commercial endeavor. City Manager Andrews pointed to the section that stipulated that the property had to be the owner's for this kind of parking to take place.

Councilmember Burrell asked how the City would be able to regulate whether a parking situation was for-profit. City Manager Andrews explained that the City would have to prove that something was indeed a business. Councilmember Yeoman asked how a situation where someone has a family member have their vehicle on their land could be differentiated from a business situation. City Manager Andrews explained that some language could be removed from the ordinance to allow more freedom in parking RVs. Councilmember Burrell added this would allow businesses to operate without a business license.

Mr. Blackburn asked whether the ordinance would be changed to allow all legally parked vehicles regarding of who they belonged to. Mayor Dandoy explained that the Planning Commission had recommended and read the entirety of the document. Councilmember Burrell explained that the clause about businesses should be kept. It was noted that if everyone agreed with Councilmember Paul, all the new specifications could be removed, keeping only the one about appropriate surfaces. Mayor Dandoy explained that the document could not be approved during the present meeting, but changes could be recommended. Councilmember Paul explained that if someone suspected an individual was running a business, a city employee could be sent to investigate. Councilmember Yeoman explained which ordinances should be kept and which should be eliminated. Mayor Dandoy recommended striking items two, three, and four. He continued that item two could be framed as a safety issue. Mr. Blackburn discussed the intricacies of fencing and visibility. He added that unless the Council took the language beyond trailer and talked about all vehicles, there would not be a way to address visibility issues beyond that caused by RVs.

After some discussion, the Council decided to strike items two, three, and four, and have the Staff look for a different way to deal with public safety in the document.

3. Fencing and setback ordinance changes

Mayor Dandoy explained that the Planning Commission had provided recommendations to the Council about how to structure fencing options. He explained there was a copy of the recommendations in the Council's packet. City Manager Andres there was a large spectrum of fencing and details to ordinances. Councilmember Paul explained that there was a difference between zone and use. He asked for specifications and mentioned the assisted living center. The area, he mentioned, was zoned community/commercial. He explained that an assisted living center fell under residential use. As a result, he added that clarifications were needed. City Manager Andrews explained that the new document was an attempt to resolve these issues. He pointed to items in the document discussing specific situations.

4. Proposed changes to the Roy City code on solicitation

Mayor Dandoy explained that a lot residents did not have solicitation signs in their yard, but that the ordinance did not have issues with such signs. He added that some language should be used to address unwanted solicitation in neighborhood. Councilmember Paul asked whether a No Solicitation sign would mean solicitors could not enter the property. Mr. Blackburn explained that such signs were usually placed at the door, at which point solicitors were not supposed to knock. Councilmember Paul asked for clarifications regarding flyers. Mr. Blackburn explained that different groups were treated differently. He explained that religious groups and nonprofit organizations would be looked at differently. He mentioned

that there were different texts at play dictating these rules. Mr. Blackburn explained that individuals should always answer their door as to not give people masquerading a reason to break into their house. Councilmember Paul asked whether it was beneficial to post no trespassing or no-solicitation signs. Mayor Dandoy explained that constituents simply did not want to have people try to sell them things at their door. The sign, he explained, would prevent people selling anything from knocking on the door. If someone was not selling anything, he continued, they could still be asked to leave by the property owner. City Manager Andrews explained that the no-solicitation sign was a good way to let people know to stay away. Councilmember Yeoman asked whether solicitors, upon getting their license, knew to stay away from houses labeled with no-solicitation. City Manager Andrews explained that the ordinance needed to be updated. Councilmember Burrell stated that the sign should mean that any solicitations was forbidden, not solely those interested in selling. Mayor Dandoy stated that in Syracuse, people ignoring the no-solicitation sign would have to pay a penalty. He asked that the Staff update the language of the ordinance and bring the text back to the Council for approval. He mentioned that the Planning Commission had looked at how to fix the issue at hand.

Mayor Dandoy discussed setbacks, their depth, and the different trees used to separate adjacent properties. He mentioned that the change had made it so people had to follow what their zone dictated, not their use. Mayor Dandoy explained that another such facility was being considered in another location and would be placed against community/commercial zone. As a result, the issue had to be fixed. City Manager explained the strip required for a residential zone. The zoning would also dictate the number of trees and their spacing. Different setbacks, he continued, called for different types of material used for fencing. He added that the Staff had looked at ordinances from nearby cities. Councilmember Paul asked about Bountiful and whether Staff had researched their ordinances. City Manager Andrews explained that Bountiful was a hilly city and that instead, Staff had looked at Clinton as they had a flat landscape. Councilmember Yeoman explained that she believed the ordinance dictated all the details from the type of setback chosen to fencing material. City Manager Andrews explained the different types of fencing views available, be they partial or solid. He added that fencing built higher than 6ft required a building permit, which greatly escalated the cost. He continued that the document was attempting to resolve some of the ambiguities and put the requirements in a clean table format.

Mayor Dandoy asked whether the Board wished to take the recommendations as they were, or whether adjustments were needed. Councilmembers agreed that the ordinance worked as it had been presented by Staff. Mayor Dandoy explained that the assisted living facility had gone through some changes. He added there had been issues with screening AC units, movement of garbage containers, etc. He added that everything that the facility had been asked to do had been done. He pointed that some residents wished to have the fencing replaced by a masonry wall but explained that the cost would be between \$200,000 to \$400,000 for engineered masonry fence.

Councilmember Yeoman explained that she had walked the property and felt that the current six-foot fence was sufficient. Mayor Dandoy explained that the only outstanding issue with the assisted living facility was the noise issue, which, he added, would soon be measured and resolved.

C. Adjournment

Councilmember Paul motioned to adjourn the work session. Councilmember Saxton seconded the motion. All members voted “Aye.” The motion carried.

Minutes of the Roy City Redevelopment Agency Meeting held in the City Council Chambers of the Roy City Municipal Building on December 3, 2019 at 6:56 p.m. Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Chair Robert Dandoy
Boardmember Burrell
Boardmember Yeoman
Boardmember Saxton
Board member Paul

City Manager, Matt Andrews
City Attorney, Andy Blackburn

A. Welcome & Roll Call

Chair Dandoy called the meeting to order and noted that Boardmembers Burrell, Paul, Yeoman, and Saxton were present.

B. Action Items

Randy Sant explained that the public hearing was meant to consider whether a community reinvestment project should be adopted in an area that was highlighted in maps provided to the Council. The area, he explained, was the UTA front runner station. He added that UTA was the major property owner. Other properties had also been highlighted, he continued and there might be opportunities to the West across from the tracks. He continued by stating that the creation of community reinvestment areas (CRA) was governed by the State statute. As a result, there were specific things that the City was required to do. He mentioned that the property owners on record had been sent a notice. Notice of the meeting had also been published 14 days in advance on the City's website as well as the Utah public website. The City Recorder stated she had not received any return letters sent to property owners. Randy Sant added having met with a couple of property owners Leon and Diane Wilson as well as Terry and Joanne Anderson.

Mr. Sant further explained that when creating a particular area under the redevelopment law, the property taxes were frozen for the purpose of distribution. Any entity (like the school district) bound to receive tax funds would, but if development occurred, the increase in property tax would flow to the RDA which could use it to develop the area: improvements in infrastructure, property, demolition, etc. The taxing entities such as the school district would need to approve these uses. He added that the area was part of the Focus Roy Plan and had potential for additional economic development of the City. This, he added, could bring additional revenue to the City. He explained that while no development was being proposed at the moment, UTA had limitations and could only accept 8 TODs, which the City had already received. Councilmember Burrell asked how long the CRA would last and was told that it was a 20-year project area. The redevelopment allowed for 75% of the property tax for a 20-year period of time to be used for redevelopment.

Mr. Sant explained that the Redevelopment agency did not have the power to condemn property. He clarified that the City had no power of eminent domain and added that the RDA could not propose anything that would not then need to go through the City's development process. He further added that the City would determine standards, not the RDA.

Chair Dandoy asked whether a piece of property that had been initially excluded could then find its way back into the re-development. City Manager Andrews answered that it could but only if the RDA wished

to amend the project to allow the property back in. Chair Dandoy asked about the property owner's role in the process. City Manager Andrews explained that the process was property owner driven as the RDA was creating an incentive but could not force property owners. The RDA could help with building permits, engineering, additional infrastructure, etc. Property owners had to agree to participate, develop, and/or sell. Under the state law, he continued, the City had to create a project area to benefit from the incentive. Councilmember Burrell asked whether the RDA plan was typical. She was told that it was

Boardmember Yeoman motioned to go into a public hearing regarding the D&RG. Boardmember Burrell made a motion to adjourn the RDA Board meeting at 8:39 pm. Boardmember Paul seconded the motion. All Boardmembers voted "Aye." The motion carried.

A resident, no name give, stated his address as 2449 West 4000 South. He whether there would be a tax increase to fund the project. He also stated that he did wish to be part of the project.

Chair Dandoy clarified that no business could take over a property where they owner was not interested in participating. Boardmember Paul clarified that such a homeowner would not get any tax benefit as they had opted out. Boardmember Yeoman stated that homeowners had to agree to participate. City Manager Andrews specified that the City would not levy a tax, but instead would use existing tax revenue. Boardmember Yeoman repeated the process and pointed that the City would have incentive money to help redevelopment. She explained that the project would have an extra incentive to redevelop the area. City Manager Andrews explained the different ways in which the area could be redeveloped. He added that the taxing entities had to agree to the tax use. Boardmembers restated the process. Chair Dandoy pointed out that his home value went up \$100,000 which had caused a marked increase in his property tax. City Manager Andrews explained that homes were regularly reassessed, and as the value of homes went up, therefore so did property tax. City Manager Andrews described the process from a home owner and development company's point of view, emphasizing that this was a property owner driven process. City Manager Andrews explained that with the re-development, he had seen examples in the past of homeowners refusing to be part of the process. The question was asked if would be possible to see what the purpose for the re-development was.

Chair Dandoy stated that there was a general plan amendment which was in the process of being worked through. He added that homeowners would have a voice in the process and be a partner. He reiterated that there was no imminent domain, which gave the property owners all the power. The resident explained that his area had been recently added to the County and was now seeing a lot of changes. He wanted to know what developments were to take place. Chair Dandoy added that he could not know what the future would be but explained that all plans would be made public and left to the public to decide. He added that the question was whether the homeowner felt comfortable enough with the government to let the government be a partner in the process. He explained that the City had to be moved forward by building an infrastructure of sales tax because otherwise, the City would not be able to continue offering services without raising property taxes. He further explained that the development, with the Trax coming to the area, would be an opportunity for development.

The resident explained that he had been promised hydrants, which were not placed. He further added that no fence had been put along the walking path as he had been promised. He concluded that he did not fully trust the City. Chair Dandoy added that the resident was in the County and that Roy City had no jurisdiction on the area. He explained that he had been in his role for four years and that any area that was merely attached to the County had not received the infrastructure promised. Once the area was annexed, he continued, the County was no longer responsible: Roy City was. He continued that the property tax rates dropped, but that the County assessor increased the value of the property, therefore increasing the tax amount. He added that tax rates had actually dropped and that the City could not do anything for the area while it was part of the County. The resident explained that his taxes had gone up by \$2000 over two years.

Chair Dandoy explained that if citizens approved the tax increase, they then had to honor it. He continued that the RDA would move Roy City forward and make it a better City as the City was doing everything it could to improve. The Mayor stated that he was not asking to be trusted, but rather to have citizens engage in the process.

Zeb Wickland, 2449 West 4000, stated that he had received a package in the mail about the plan and that while he had been invited to ask questions, he felt he did not have enough information to know what to ask. He added feeling some anxiety about the project as he had had developers come to propose purchase of his property. He spoke of having heard Councilmembers state that development companies could get the properties they wanted. He added that trust took time and that he had only experienced doom and destruction from the City. He explained that he had also heard horror stories. Chair Dandoy stated that if UDOT decided to place a road in the area, they could. He added that the plan was a community reinvestment area, not a redevelopment one. The CRA had no right to invoke eminent domain. Mr. Wickland explained he was afraid of high-density housing being placed in the area.

City Manager Andrews explained that under the RDA, there were two types of project areas: one was called Urban renewal, which was the one Ogden had used, and the other was a community reinvestment area. The former would allow for eminent domain, but the latter would not: the RDA had a state law that did not allow eminent domain by rebuilding agencies.

It was noted that a developer had told residents the City would take their property. Mayor Godfrey had changed the eminent domain law in 2015. City Manager Andrews stated that for the City to take a property, it had to have a public purpose, such as a road. He continued that if the resident had no desire to sell their property, they did not have to. Concerns about the road were raised. Chair Dandoy explained that there were no road requirements at the moment. Chair Dandoy explained that Roy City did not get any taxes from Charter Schools. He added Roy owned a big piece of the airport and that Ogden did not pay Roy for this portion of the airport. The point, he explained, was also that Roy had a lot of large parks, and that this cost money to the City. He added that there was no value for Roy in buying the residents' property: taking the property would not give Roy any money. Rather, it was better to make the property a better product. The goal, he continued, was to partner with property owners. He added that the point was to make property more valuable, as this brought more funds to the City. City Manager Andrews explained that by being included in the CRA, the owners were not losing any of their rights. However, he added, there was an added value for somebody wishing to buy the property. A developer might want to buy the property, he continued, because they would then get money from the City to develop the land.

Mr. Jordan Sway - UTA

Mr. Sway commended the Boardmembers for their efforts. He explained that UTA had no immediate aim to do any joint development of properties in the area. These types of projects, he continued, demonstrated to the legislature that communities do value transit development. He explained that UTA was in full support of the RDA.

Diane Wilson, 442 South 2675 West, asked whether there was a conflict of interest with the RDA board being the same group as the City Council, as the Council wished to increase its tax base. She asked whether this might motivate the Council to consider eminent domain. She further asked whether the RDA was giving an incentive to the Council to change property zoning against property owners' desires. Chair Dandoy explained that City Councils and RDA boards were often the same group of people but that they were separate entities that functioned separately. He pointed that having the same people involved presented issues of conflict. However, he continued, the City had to move forward, not merely with an RDA board, but also with the help of the City Council, who could change the laws and move the City forward by promoting sales tax. He continued by stating that the operation of the RDA and that of the City

Council were separated by statute. He explained that land use issues were covered by Title 17 and Title 10. He explained that as a result, both entities thought of things differently.

Randy Sant stated that the RDA board was a separate entity. He continued that some cities had done this process differently, but eventually reverted to having the same people on the two entities. The process, he continued, was that when a developer wished to work with a property, they were told to go over to the City side to have the project approved. Once the City approvals were obtained, the developer went back to the RDA to see how they could benefit from tax increments. A developer might come to the RDA first to have an analysis done and help create the application. He continued that this was a good process to keep things separate. He added that if the Council liked a project, there was the possibility that as an RDA board, they would approve it.

On the topic of changing zoning, he added, that this was a possibility. He continued that this could happen whether an area was in a CRA or not. Chair Dandoy explained that the City had been trying to protect commercial zones by ensuring that residential zones did not become commercials. He mentioned that the City Council had denied a residential building in a zone that was primarily commercial. He added that assisted living facility might go in that space.

Paul Sorensen, 4176 South 2400 West, explained that the property was located on the ridge with UTA right below. He explained that many entities seemed to want that property. He explained that when he had bought the property, 15 years prior when there were only 30 homeowners with prized lots as they had great views. He had been promised at the time that there would be no two-story buildings that would block the views. UTA, he added, had gone to the property below Mr. Sorensen and had made many promises about increasing property value. He continued that there were supposed to be wildflowers and beautiful plants but that the plants had all died and that the goal post kept changing. He understood the need for a sales tax mecca, but added that if a high-density unit was built, it would ruin the view for the homeowners.

Chair Dandoy explained that the station was a transit oriented one. Unless the legislature changed the law, UTA could not add a transit as it had maxed out at eight and could not build a ninth one. He continued that the City had to define what the area would look like, that building height would be negotiable, and that he wanted residents to have a voice in the process. Public hearings would be important, he added, to understand what would be best. UTA's expectations also had to be managed, he continued.

Chair Dandoy stated he had reached out Senator Buxton who was expected to be part of the conversation. The CRA merely stated that if some agreement could be reached about what the area should look like, tax incentive funding could make this happen. Mr. Sorensen stated that the City was running out of space between the Lake and Mountain. He added that he had heard arguments about taking buildings vertical. He explained that with his location, he had nothing to gain and everything to lose. Chair Dandoy explained that he would like to see residents working with the City. He explained that new developments would increase tax income. City Manager Andrews explained that the Planning Commission would notify residents at some point of the plan they had created. Chair Dandoy reiterated that he hoped the public would be involved.

Leon Wilson, 4300 South 2675 West, stated that he could see a lot of property owners were very skeptical. He explained that seeing what was being presented, he could see no downside in being included. He stated wanting to be included in the RCA. Randy Sant explained that after having looked at the tax rolls, the City had thought that the area would not be part of the development. He noted, however, that the law allowed a small change, thus including Mr. Wilson's property.

Randy Sant explained that he had had the other property owner go on the record stating they wished to be excluded from the project. Outside of this one resident, all owners wished to be included.

Boardmember Yeoman made a motion to go out of public Hearing. Boardmember Saxton seconded the motion. All Boardmembers voted “Aye.” The motion carried.

Boardmember Burrell stated that since she served on the board of a taxing entity, she would abstain from any voting.

Boardmember Saxton asked whether the Board should approve with a travel meeting as there were 12 only property owners, but more would be included in the CRA zone. He asked to be able to hold a meeting for all the property owners who would be impacted. Randy Sant stated that they might be impacted by the development, but not necessarily the CRA: the discussion would need to be started during the development process. He added that the project area was an incentive tool and that 10 property owners had been notified. Chair Dandoy added that there was a possibility of workshops, town hall meetings and such to get the message out.

Boardmember Yeoman explained that there was an East and West side since the track was dividing the area. She explained having been part of the Planning Committee when UTA had made its proposal. She added that UTA had promised what the prior resident had described. She explained that this made her not quite trusting yet. She added that things should now just be adjusted for the East side. She explained that some developers had expressed interest but only once the rail station was underway.

Randy Sant explained that the CRA could amend the boundaries when they wished. Boardmember Paul pointed out that if the boundaries were changed at the moment, some property owners would assume they were part of the redevelopment areas when they were not. Randy Sant explained that there could be a 30-day protest period: homeowners could be sent letters explaining the process to be excluded from the zone. He continued a notice could be put in the magazine. Chair Dandoy explained that if the vote was to allow the CRA, it might give homeowners more opportunity to sell at a higher value.

Randy Sant explained that once UTA moved forward with the station, redevelopers would come talk to nearby properties and the RCA helped this opportunity. He added that the RCA had to honor people who did not want to be part of the RCA area. He recommended keeping the area as it was, with the exception of the homeowner who had asked not to be involved. He explained that the resolution should be approved with Section 2 giving the legal description and the removal of the one property that the homeowner had requested.

Boardmember Burrell asked whether once approved, the area would then be in the 30-day waiting period for property owners to ask to be removed. Randy Sant explained that the point was in part to see what type of budget would be needed and approved. He continued that it would be difficult to ask for more funds later and continued that nothing would be permanent until the taxing entities agreed to participate. He continued that an accurate budget was also necessary and that an entity also had to come in and propose a development project. He explained that he felt confident about the current budget as it had been created by looking at the different needs of the area. In this case, he added, the budget could be taken to the tax entities for approval and amended if changes were necessary.

Chair Dandoy stated that solidifying the information might have to do with any changes the City Council might approve. Randy Sant stated that the City was ready to have the budget approved by the taxing entities. Chair Dandoy continued that within two to three months, a budget approval would be sought. Boardmember Saxton stated that the Board knew that the property owners had been approached by developers. He continued that the project would move quickly. Boardmember Yeoman stated not being sure whether these encounters with developers had happened recently. Randy Sant stated that a development was being planned on the South end but could not take place until a road were built. Property

owners had been told that this process would allow the City to condemn some properties, which was inaccurate. He clarified that no tax increment had been promised in this situation and that the focus for this project was the UTA parcel. Boardmember Saxton stated that the Roy project could not look like the Layton and Clearfield project. Boardmember Paul stated that this could be voted against when it was presented to the Council.

Randy Sant stated that that City Council would have a great opportunity to allow in the area what they thought was best for the City. He continued that this could be done without the CRA but that the two processes had to be separated: one belonged to the City, the other to the RDA. The two-step process, he explained, would allow the Council to decide on things like density, types of materials, landscaping etc. If a developer came and presented a project, it would have to follow the rules set.

Chair Dandoy explained that a CRA approval process would take months. He continued that the decision on code would become law the moment the RCA was approved. He mentioned that this was an effort to get ahead of this process and get all the tools in place so the opportunity would be there once the Council decided what they wished the properties to look like. Randy Sant stated that no development proposal would be entertained until the process was in place. Chair Dandoy stated that a given 10-acre parcel part way down a trail was owned by an Arizona company. Two developers had suggested townhouses for the location. In both cases, to make the project successful, the developers needed to find a solution for the road. The first developer had a solution, but the Council, at the time, had not felt the solution was in the best interest of the City. The City Council, he continued, was in charge of deciding what they wished the area to look like.

Councilmember Paul motioned to approve resolution 19-9 approving the DRG community reinvestment project with amendment to eliminate aforementioned properties. In the absence of a second, the motion died.

Randy Sant explained that without a project area created, when the RDA was ready for a conversation on this particular area, it would let the Staff know. Unless the boundaries were changed, he continued, there would not need to be another public hearing. He stated needing to check with the attorney on how long the statute of limitation was to bring back the project. He pointed that tabling would not add any time for the Board. Chair Dandoy noted that he wanted to make sure that failure to get the motion seconded meant that the motion was dead. He asked what the process would be to restart the project. Randy Sant asked the Board why they did not wish to adopt the resolution. Boardmember Yeoman stated she wished to first look at issues on the East Side. She added that she was not sure that it was in the City's best interest to work on the RCA at the moment, but rather that the City should deal with the UTA property. Boardmember Saxton explained that he did not wish to see housing unit complex in this area. Creating the project area, he continued, and, based on his experience, he felt this would create this issue. Boardmember Paul stated that in this case, Boardmember Saxton could vote against the zoning when it came up to the Council, but that he should not vote against the CRA. By not taking action, Randy Sant stated, the plan had not been adopted and was back to the beginning to the process. He mentioned he would have to check with counsel. He noted that another public hearing might be needed.

Councilmember Yeoman Motioned to Adjourn the City Council meeting at 8:39 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted "Aye." The motion carried.

Resolution 20-5

A RESOLUTION ADOPTING A WATER CONSERVATION PLAN UPDATE FOR ROY CITY

WHEREAS, Roy City has adopted and maintains a Water Conservation Plan; and

WHEREAS, The State of Utah requires Roy City to review and update its Water Conservation Plan at last every five years; and

WHEREAS, Roy City staff has prepared and updated the Water Conservation Plan which is attached hereto as Exhibit “A”; and

WHEREAS, a public hearing was held as required by law; and

WHEREAS, the Roy City Council has determined that adopting the attached updated Water Conservation Plan is in the best interest of the City of Roy

NOW THEREFORE, be it resolved by the Roy City Council that the updated Roy City Water Conservation Plan attached hereto and incorporated herein by reference, is hereby adopted and becomes effective immediately upon passage this ____ day of January, 2020.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

Councilmember Wilson _____
Councilmember Paul _____
Councilmember Burrell _____
Councilmember Jackson _____
Councilmember Saxton _____

ROY CITY

WATER CONSERVATION PLAN 2019

Draft - November 2019

Roy City Corporation
5051 South 1900 West
Roy, Utah 84067
(801) 774-1000

Prepared by



Wasatch Civil Consulting Engineering
5434 South Freeway Park Drive
Riverdale, Utah 84405
(801) 775-9191

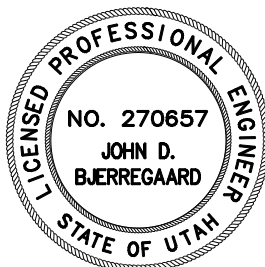


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SECTION 1

INTRODUCTION

BACKGROUND

Roy City originally submitted to the Division of Water Resources a water conservation plan in 1999. This document, the *Roy City Water Conservation Plan 2019, November 2019*, is a water conservation plan update as required by the current Water Conservation Act, and is intended to fulfill the requirements for long-term and emergency water conservation plans.

Some of the information for the *Roy City Water Conservation Plan 2019*, was obtained from the *Roy City General Plan (Roy City, 2002)*. In order to make the current water conservation plan complete, applicable information from this source is repeated in this document.

SYSTEM CONTACT INFORMATION

System:	Roy Municipal Water System System ID#: 29016
Address:	Roy City Public Works Department 5460 South 2700 West Roy City, Utah 84067
Contacts:	Ross Oliver, Public Works Director - 801-774-1090 Edward Sorensen, Water System Superintendent - 801-774-1090

SECTION 2

WATER SYSTEM PROFILE

HISTORY AND DEMOGRAPHICS

Roy City is located in southwest Weber County, and the City covers an area of about seven square miles. The area, which was first settled in 1873, was initially considered undesirable for settlement because of dry, sandy soils and the lack of a natural water supply. Hand dug wells were often unsuccessful due to the loose caving soils and brackish shallow groundwater. Residents were forced to haul water from nearby Muskrat Springs in nearby Hooper to provide water for themselves and their animals. The water supply for the area was improved in 1882 with the construction of a hand dug canal that conveyed water from the Weber River to the Roy City area. This canal likely served both irrigation and culinary water needs until deeper wells were constructed with drilling rigs in the early 1900's.

The need for a more reliable culinary water supply continued to be a significant factor in the development of Roy City. In 1937 a meeting was called for the purpose of discussing the possibilities of obtaining a culinary water system. The desire for a water system led to incorporation of Roy City on March 23, 1937. Construction of the community-wide culinary water system soon followed.

Roy City's close location to Hill Air Force Base and the Ogden Arsenal led to a housing boom in the 1940s and 1950s, and the community began a rapid change from agricultural to residential land use. Throughout the past forty years, residential growth has continued, and businesses, schools, churches, fire and police departments, sewer and water systems continued to grow or to be expanded to serve the growing population. Roy City now includes a comfortable mix of mostly residential, commercial, and institutional land use.

POPULATION

The rate of development and growth in Roy City has slowed in recent years as the City approaches buildout. The City is now approximately 90 percent fully developed with remaining undeveloped properties are scattered in small parcels throughout the City. The majority of the property in Roy City is occupied by existing residential and commercial development, or is permanently preserved as parks and open space.

Population estimates for the past 15 years and projected population at buildout are given in Table 2-1. The population estimates indicate a slow to moderate growth over the past 15 years, with an average annual growth rate of less than 1 percent per year. The buildout population was projected based upon an examination of aerial photographs that demonstrates approximately 90% of the property in Roy City with residential development potential is currently developed. Additional growth through re-development is expected.

TABLE 2-1. POPULATION ESTIMATES

Year	Population¹
2004	35,200
2005	35,200
2006	34,900
2007	35,300
2008	35,500
2009	36,200
2010	36,900
2011	37,300
2012	37,500
2013	37,600
2014	37,800
2015	38,000
2016	38,100
2017	38,600
2018	38,700
Projected Buildout (2050)	46,000

1. Population estimates were obtained from the United States census archives. The buildout population projection is based upon remaining property available for residential development, and it corresponds approximately to a growth rate of 0.5% over the next 30 years.

SERVICE AREA

Water system facilities and city boundaries are shown on the attached maps in Appendix A. The service area for the Roy City Water System generally corresponds to the city boundaries, although there are a few small areas within the City boundaries that are currently served by Hooper Special Service District. Hooper Special Service District came to serve these small areas within Roy City when these areas with existing homes and existing water service were annexed into the City. Roy City is also served by a secondary water system that is owned and operated by the Roy Water Conservancy District.

Roy City has no current plans to expand their service area beyond their planning boundary. In fact, significant expansion of the service area beyond the planning area boundary is unlikely because Roy City is now bounded by Hooper City on the west, West Haven City on the North, by Ogden City and Riverdale City on the east, and by Sunset City and Clinton City on the south. It is unlikely that the future boundaries of the water system service area will change significantly in the future. It is assumed all additional future water demand will be the result of growth within the current Roy City planning area boundaries.

Culinary Water Connections

The Roy City culinary water system currently provides drinking water to approximately 39,000 people residing in a service area that is defined by the city boundaries. Existing service connections include: 10,600 residential connections; 260 commercial connections; and 70 institutional connections.

Wholesale Water Connections

Roy City delivers water on a wholesale basis to West Haven Special Service District (WHSSD). The current contract provides WHSSD with a maximum of 500 ac-ft per year. Currently, water sales to WHSSD are approximately 150 acre-feet per year. Water delivered to WHSSD is included in source demand projections and supply requirements, but is not included in the per capita water use reported in this document.

Secondary Water Systems

Roy City is supplied by a secondary water system that is owned and operated by Roy Water Conservancy District (RWCD). RWCD currently provides water for outside irrigation to nearly all of the residential, commercial, and institutional connections in the City. RWCD is physically and operationally independent of the Roy City water system.

WATER SYSTEM DESCRIPTION

Most of the water distribution system service connections are fed from 6-inch and 8-inch diameter water lines. Larger diameter water mains from 10-inch diameter to 18-inch diameter connect water sources to reservoirs and provide the major distribution grid. Most of the water system is ductile iron pipe and PVC pipe. Recently installed pipe has been mostly PVC pipe due to concerns about corrosive soils causing deterioration of ductile iron pipe.

The Roy City Water Department reports that the water distribution system is in generally fair condition with occasional, but manageable, leaks that are repaired as detected. The water distribution system is currently divided into three major pressure zones. Pressure is maintained from connections to Weber Basin Water Conservancy District, booster pumps pumping from storage reservoirs, and pressure reducing valves that separate the pressure zones. Delivery pressures at water services are generally between 50 psi and 90 psi. The water system includes four reservoirs with a combined total capacity of 7 MG. Based upon State Standards, the existing reservoirs are currently exceeding minimum storage volume requirements. The City is planning an additional reservoir to provide for future storage needs.

SUPPLY INVENTORY

Roy City's water sources include four wells owned by the City and wholesale water purchases from Weber Basin Water Conservancy District (WBWCD). The City's wells are designated as the 4000 South Well, 4800 South Well, 5175 South Well, and HAFB Well. Roy City has a long term contract for the purchase of 3,468 acre-feet of culinary water per year from WBWCD. Actual metered amounts obtained from WBWCD has varied in the past ten years from 2,006 to 3,230 acre-feet per year. Source capacities by water right and contract are summarized in Table 2-1, and physical source capacities are summarized in Table 2-2. The physical source capacities for the wells are considered the safe yield and the reliable supply. While there has been a regional, long-term trend toward lower ground water levels, overall declines have been marginal and the production capacities of the wells has not been impacted. In recent years, the water levels appear to have stabilized. Groundwater studies for the region indicate no significant long-term concerns about the viability, recharge, and capacity of the aquifer.

TABLE 2-2. SUMMARY OF WATER RIGHTS AND WBWCD CONTRACTS

Source	Annual Supply (ac-ft/yr)	Peak Day Supply (gpm)	Peak Day Supply (MGD)
Roy City Water Rights	9,730	6,030	8.7
WBWCD Contract	3,470	5,380 ¹	7.7
Total	13,200	11,410	16.4

1. Assumes an allowable peaking factor of 2.5 from the WBWCD system.

TABLE 2-3. SUMMARY OF PHYSICAL SOURCE CAPACITIES

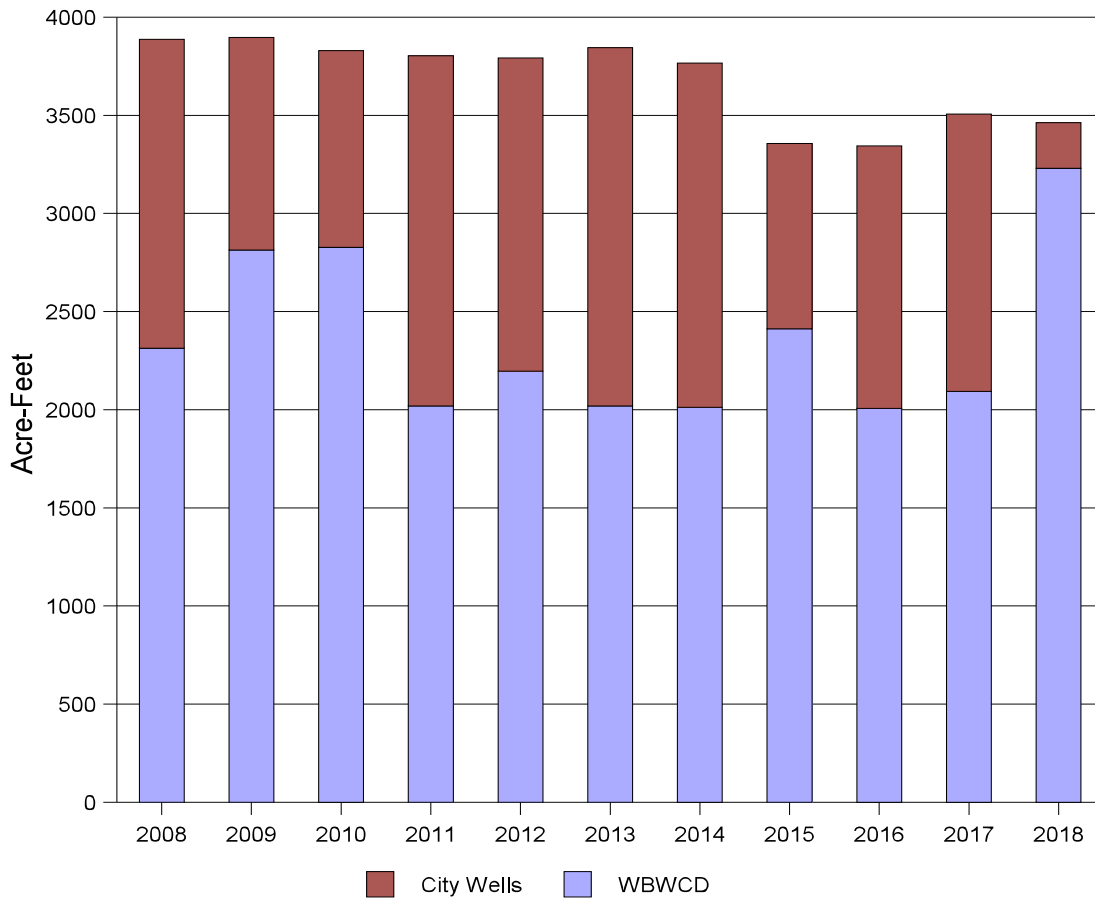
Condition/Source	Annual Supply (ac-ft/yr)	Peak Day Supply (gpm)	Peak Day Supply (MGD)
4000 South Well	2,050 ¹	1,900	2.74
4800 South Well	1,300 ¹	1,200	1.73
5175 South Well	1,080 ¹	1,000	1.44
HAFB Well	1,940 ¹	1,800	2.59
WBWCD Purchases	3,470	5,400	7.78
Totals²	9,840	11,300	16.28

1. Assumed annual supply capacity is 67% of the peak day physical capacity.
2. The reported totals overstate the physical capacity of the system because the WBWCD connections are closely linked to supply pipelines from the City's storage reservoirs. Therefore, pumping from storage reservoirs decreases the potential flow from WBWCD connections.

COMPARISON OF SUPPLY AND USE

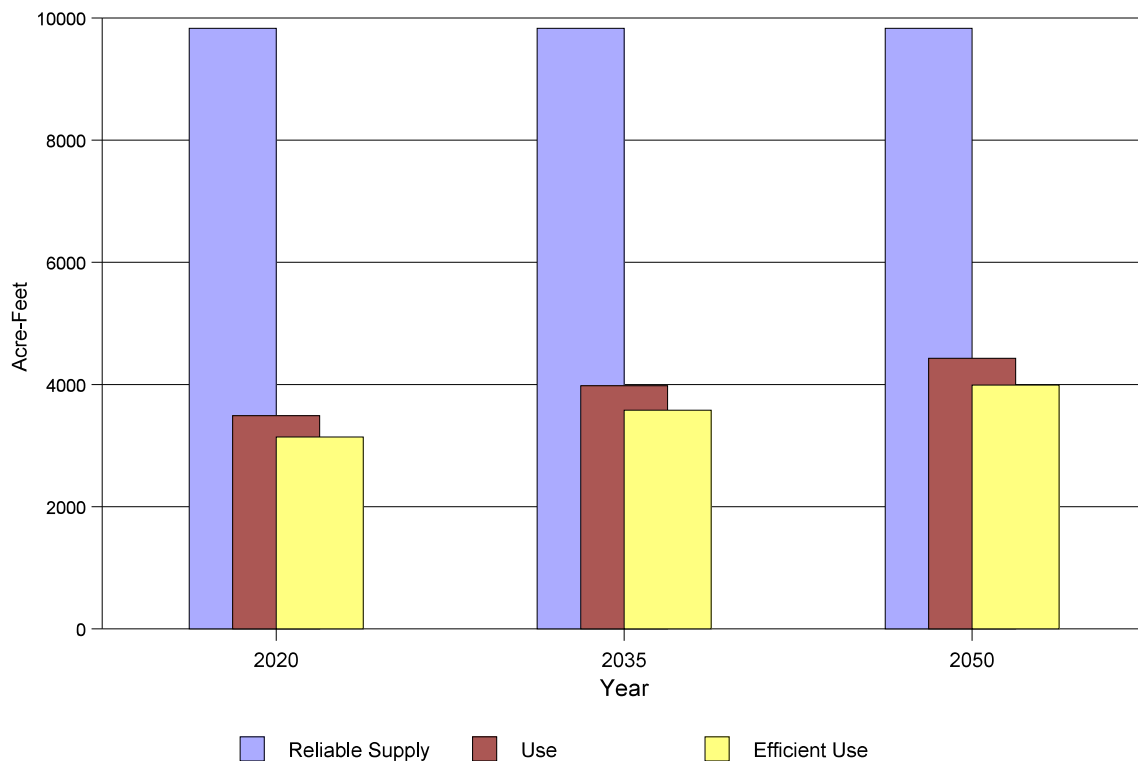
Yearly volumes of water from the wells and WBWCD connections for the past 10 years are presented on Figure 2-1. These amounts include water delivered to West Haven Special Service District to fulfill their wholesale water contract.

FIGURE 2-1. YEARLY SUPPLY BY SOURCE



Water supply and demand was projected for through year 2050 based upon current water demand and efficient use. Efficient use was estimated using a 15% water use reduction (per person) by 2050. Water demand projections are based upon a year 2050 buildout population of 46,000. The projections include the full amount of the wholesale supply contract with WHSSD delivered by year 20250. Supply projections are based upon maintaining existing source capacity. Projections are presented in Figure 2-2.

FIGURE 2-2. PROJECTED WATER DEMAND AND SUPPLY



The projections shown in Figure 2-2 demonstrate that the reliable supply will be adequate for the foreseeable future. Replacement wells may be needed to maintain the reliable supply, but new sources are not anticipated.

WATER MEASUREMENT AND BILLING

Roy City currently meters water through master meters at all sources and through individual meters at services. All customer services are metered. However, some of the water service connections to City-owned facilities are not currently metered. The number of un-metered connections is less than one tenth of one percent of the total connections.

Master Meters at Sources

City-owned wells are equipped with master meters that are connected to a SCADA system. The SCADA system allows nearly continuous monitoring of the pumped flows from the wells and results can be recorded at set intervals. Records of monthly production have historically been maintained. Recently, the City has begun collecting daily metered volumes. Water system personnel frequently compare meter readings to pump capacity to evaluate meter accuracy.

Water meters at the WBWCD connections are owned and maintained by WBWCD. The District provides Roy City with monthly readings. The City has recently begun recording daily readings during peak demand months. The City is currently working with WBWCD to develop a system that will provide the City with daily meter readings. WBWCD is responsible for evaluating meter accuracy.

Meters at Water Service Connections

Roy City meters water at customer connections for billing. Meters are read and customers are billed bi-monthly. The City has an on-going program of replacing old and worn water meters. Beginning in 2015, the City beginning installing radio read meters which will make more frequent reading of the meters feasible. The City requires installation of radio read meters in all new developments and has budgeted approximately \$200,000 per year for replacing existing meters.

Radio read meters also have the capability for recording readings for very short intervals making it possible to flag suspected leaks and provide better water use information to customers. Currently, nearly all of the existing meters are all in good condition. If a resident or a member of the water system staff suspects a meter is inaccurate, the meter is removed and tested by the City.

SYSTEM WATER LOSS CONTROL

Roy City measures water use at sources and at nearly all individual connections. The totals measured at the source meters and at the service connections can be compared to provide an indication of system losses. Comparison of the metered volumes for 2018 indicated that the un-metered water losses totaled 275 acre-feet or approximately 8.5% of the total from the system sources. Most of this un-metered water is being used at City facilities. Other significant discharges of un-metered water may include water discharged from hydrants for City construction projects, fire hydrant testing and system leaks. Soils in Roy City are relatively impermeable so significant system leaks tend to show up quickly on the ground surface. City personnel are trained to identify leaks and complete repairs as soon as possible.

WATER RATES

Roy City has established water rates that generate sufficient income to fund the operation, maintenance, and capital improvement costs of the water system. Water rates are the same for all customer classes. Monthly charges for each service connection consist of a base rate which is set by the meter size and a four tiered water volume charge based upon actual water use as determined

from meter readings. Water meters are read bi-monthly except for occasional winter months when access to the meters is difficult due to the snow cover. The rate structure is given below:

- 1) Base Rate = \$8.39 per month
- 2) Volume Charge = \$0.84 per 1000 gallons (first 9,000 gallons)
Volume Charge = \$1.50 per 1000 gallons (next 6,000 gallons)
Volume Charge = \$1.69 per 1000 gallons (next 5,000 gallons)
Volume Charge = \$1.92 per 1000 gallons (over 20,000 gallons)

There is also a sewer usage fee related to water use. The sewer usage fee is \$2.35 per 1,000 gallons.

SECTION 3

WATER USE

CURRENT WATER USE BY CONNECTION TYPE

Water use data were obtained from the records available from the Utah Division of Water Rights database. The Roy City water system supplies only potable water. Secondary water from Roy Water Conservancy District is available to approximately 90% of the existing service area. Roy City requires all new developments to connect to secondary water for irrigation. Metered water use records available in electronic files for individual connection types were insufficient to determine outdoor use by connection type. An overall estimate of outdoor potable use was made based upon monthly master meter records at water sources. Water use by connection type for 2018 is presented in Table 3-1.

TABLE 3-1. WATER USE BY CONNECTION TYPE

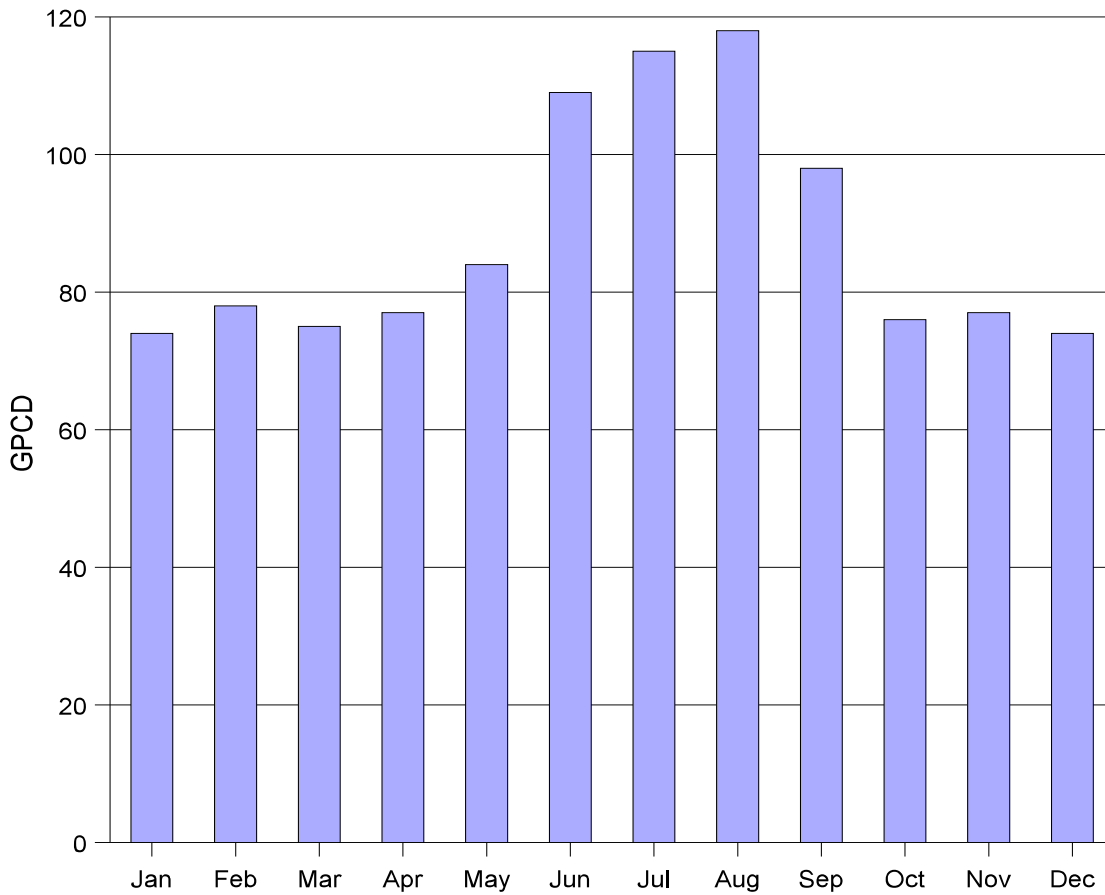
Connection Type	Number of Connections	Annual Water Use (ac-ft)	Average Water Use (gpcd)
Residential	10,538	2,495.4	57.6
Commercial	255	409.1	9.4
Industrial	0	0	0
Institutional	68	50.4	1.2
Totals	10,861	2,954.9	68.2

1. Roy City population in 2018 was approximately 38,700.
2. Water use does not include Roy City water use at un-metered connections or other system losses.

SEASONAL WATER USE

Monthly records show an expected seasonal water use pattern consistent with most of the outside irrigation being supplied by a secondary water system. The maximum seasonal demands still occur in summer months, but the peak summer water usage is much lower than it would be without a secondary water system. The average seasonal pattern was used to eliminate the irrigation variations caused by weather. The average seasonal use pattern for the past ten years is illustrated on Figure 3-1.

FIGURE 3-1. SEASONAL WATER USE PATTERN



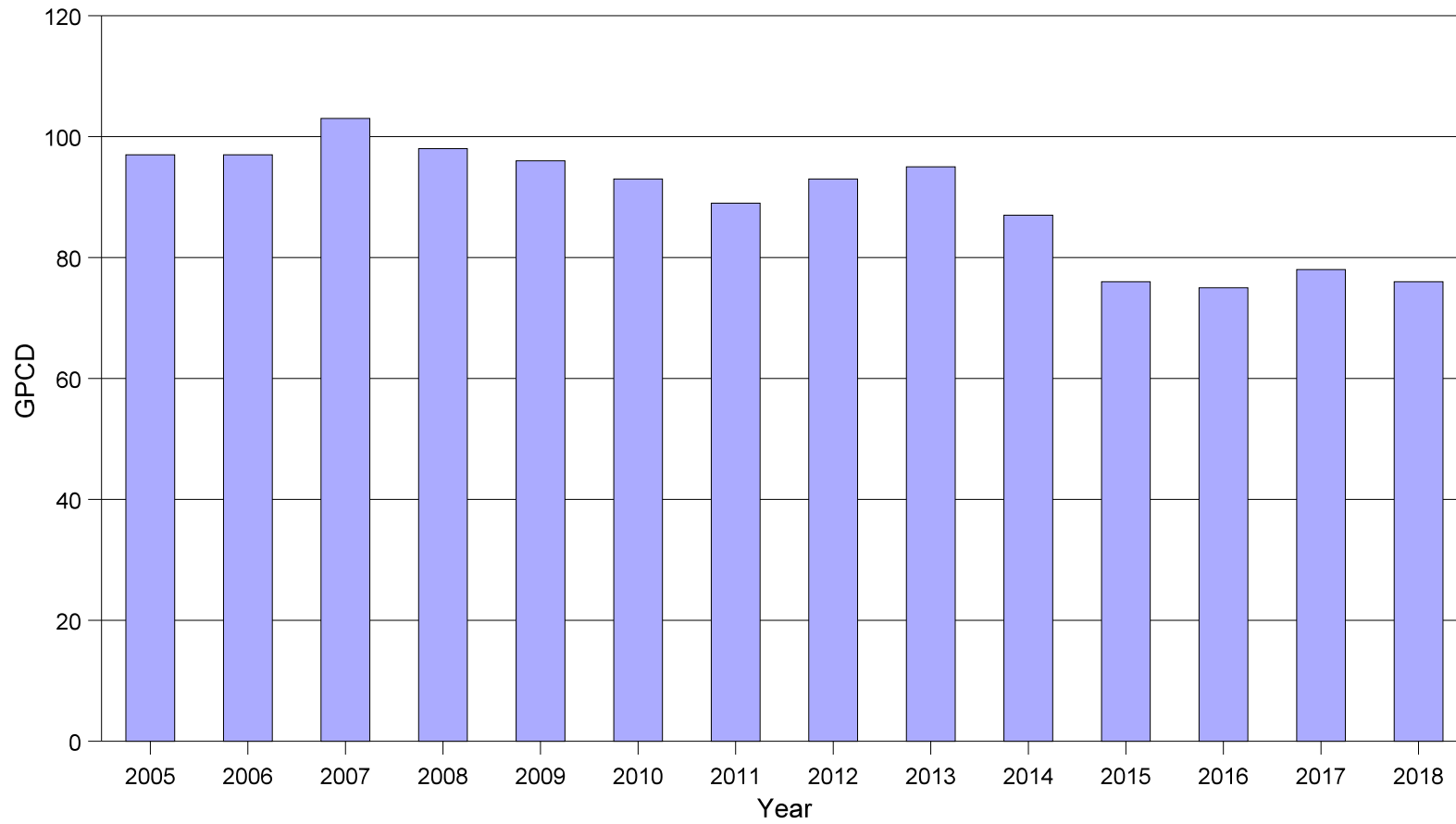
ESTIMATED USE OF OUTDOOR POTABLE WATER

Average water use for the non-irrigation season is 75.7 gpcd. Average water use for irrigation season is 100.2 gpcd. The difference is 24.5 gpcd. With a 2018 population of 38,700 and a 180 day irrigation season, the estimated outdoor potable water use is approximately 520 acre-feet. This corresponds to irrigation of 175 acres which appears reasonable.

WATER USE TRENDS

Water use records from master meters were evaluated and analyzed for conservation trends. For a few months during the period of record, the existing water use values that were unreasonable. The unreasonable values were replaced with appropriate averages. The long term water use trend shows decreasing per capita water use. It should be noted that the per capita water use includes residential water use, commercial water use, institutional water use, and other water system losses. The trend in water use since 2005 is illustrated in Figure 3-2.

FIGURE 3-2. WATER USE TRENDS



SECTION 4

CONSERVATION PRACTICES

CONSERVATION PLAN RESPONSIBILITIES

Persons responsible for implementing conservation practices and meeting efficiency goals are listed below:

Conservation Coordinator - Edward Sorensen, 801-774-1090

- Program implementation
- Public education
- Efficiency goals

Public Works Director - Ross Oliver, 801-774-1090

- Staffing/Personnel
- Budgets

City Manager - Matt Andrews, 801-774-1000

- Administration

CURRENT WATER CONSERVATION MEASURES

Current water conservation measures include: 1) Public education; 2) Development ordinances requiring secondary water services; 2) Water rates based upon metered water use at service connections; 3) A water meter replacement program; 4) Leak detection and repair for pipelines and service connections; and 5) Pipeline replacements.

Public Education

Roy City provides a water conservation booth at their annual Roy Days celebration. The booth includes explanations of water conservation benefits and water saving measures. Pamphlets

describe various water conservation practices that residents can use to reduce their water use are provided. Costs of distributing water conservation information is estimated at less than \$500.

Roy City provides a monthly newsletter. Several times a year, water conservation articles are included in the newsletter. Roy City will include information about rebates offered by Weber Basin Water Conservancy District for water saving products.

Development Ordinances

Roy City Municipal Code (Section 8-2A-15) requires new development to be served by secondary water systems. Ordinances also allow the use of drought tolerant plants and landscaping with minimal irrigation requirements.

Water Rates

Roy City's water rates are structured to generate sufficient income and to discourage water waste by charging for the amount of water used. The effectiveness of Roy City's rate structure as water conservation measures is unknown. Available literature indicates that water rates similar to Roy City's are somewhat effective in reducing peak period demand associated with outside watering, but have limited impact on indoor water use.

Water Meter Replacement

Roy City has an on-going program of replacing old and worn water meters. In 2015, the City beginning installing radio read meters which will make more frequent reading of the meters feasible. The radio read meters also have the capability for recording readings for very short intervals making it possible to flag suspected leaks and provide better water use information to customers. Additional water use information ture informatCurrently, nearly all of the existing meters are all in good condition. If a resident or a member of the water system staff suspects a meter is inaccurate, the meter is removed and tested by the City. Roy City currently budgets approximately \$200,000 per year for meter replacement. Once the conversion to radio read meters is complete, the meter replacement costs will decrease significantly.

Leak Detection and Repair

City maintenance personnel monitor waterline locations for signs of leaks, and promptly repair any detected leaks. In addition, water reservoirs are inspected periodically for leaks and other

problems. Leaks in pipelines and at services are usually detect at the ground surface. Roy City currently budgets approximately \$60,000 per year for leak detection and repair.

Pipeline Replacement

Aging waterlines with repeated leaks are identified and scheduled for replacement. Replacement is scheduled based upon the capital facilities plan, availability of funds, and opportunities for coordination with roadway maintenance. Roy City has an on-gong program of replacing aged and corroded waterlines. The City has recently bonded for these expenses. Expenditures are expected to approximately \$400,000 to \$600,000 per year. More than half of this amount has been designated for replacement of existing ductile iron waterlines that have deteriorated due to age or corrosive soils. The beginning of the pipeline replacement over a decade ago corresponds to a significant reduction in per capita water use.

ADDITIONAL WATER CONSERVATION MEASURES

Additional water conservation measures that are planed for implementation by Roy City within the next 5 years are presented below.

1. **Implement a landscaping efficiency public education program that encourages efficient watering of lawns and gardens, landscaping with drought resistant plants, and other water saving practices.** If residents can be encouraged thorough public education to adopt water saving practices, the water savings can be significant. Research by the Utah Division of Water Resources indicates that a typical household in the Salt Lake City area can reduce outdoor water use by approximately 25,000 gallons per year by efficient watering of lawns and gardens (Utah Division of Water Resources, 2002). Roy City is served by an independent secondary water system, the potential reduction in outdoor water use for the city's culinary water system is much less 25,000 gallons per year. However, the potential reduction in water use is still significant.

Cost of the public education program will be minimal if the current City newsletter and web site are used to provide information. Resources for a public education program are available on-line from the Utah Division of Water Resources at <http://www.conservewater.utah.gov>. This web site includes numerous water saving tips, guidelines for outside watering, and provides links to other water conservation web sites. Water saving tips from the Division of Water Resources web site are provided in Appendix B.

Implementation Schedule - By July 2021

2. **Form a Water Conservation Committee.** A water conservation committee consisting of community leaders, city staff, and residents could assist with the public education program, identify water use concerns, and recommend water conservation measures.

Implementation Schedule - By June 2020

3. **Maintain electronic records of metered water use at individual connections.** When sufficient data is available, water use metered at service connections can be analyzed and compared to water use metered at the water sources. Results of this comparison can may help determine the water system losses significant volumes through non-metered connections, faulty meters, or un-detected leaks.

Implementation Schedule - By Jan. 2013

4. **Review potential new ordinances** for the following: 1) Water waste prohibition; and 2) Model landscape ordinance.

Implementation Schedule - By July 2022

BASIS FOR SELECTION OF WATER CONSERVATION MEASURES

Roy City is approaching development build-out. Water conservation measures were selected with the understanding that targeting existing residents will be more effective than modifications to development related standards. Water conservation efforts and funding are targeted on public education, better water metering, and replacing aging (and potentially leaky) waterlines.

WATER CONSERVATION GOALS

The goal of Roy City water conservation plan is to reduce future water use (per capita) while maintaining a financially viable water delivery system. A water conservation goal amount for the next 5 years was established based upon reduction of water use per capita by 5%. The long-term goal is to reduce per capita water use 15% by 2015. It is anticipated that this goal can be achieved by continuing existing water conservation measures and additional measures as described above.

Progress toward these goals will be evaluated by metering water use and tracking water use per capita. Results will be made available in subsequent water conservation plan updates.

COST ANALYSIS

Successful water conservation measures, with the exception of eliminating leaks and spills, will decrease the water sales revenue received by the water system department. Most of the costs associated with the Roy City water system are fixed, meaning that most costs are incurred regardless of increases or decreases in water demand. Examples of these fixed costs include: bond payments, labor costs; sampling and testing costs; billing and report costs; and wholesale water purchases from WBWCD. Wholesale water purchased from WBWCD represents the City's largest water source and the contract with WBWCD requires payment for a fixed volume of water even when demand is less than that amount. The only significant cost that varies with the amount of water produced is the pumping costs from City's wells and reservoirs, and this is only a small fraction of the total system operating costs.

Although water conservation will decrease water sales revenue, the City should consider the potential long-term benefits conservation. The benefits of conservation include reduction in future capital costs for new facilities and preservation of water resources. Conservation and increased reliance on the City's wells could also lead to future opportunities to reduce the contract volume amount with WBWCD. This option has been explored, but WBWCD is opposed to changes in the contract quantity and payment structure at this time. This could change in the future as water resources become more scarce and more valuable.

Water conservation will benefit residents of Roy City through lower water utility bills. Reducing water use by an average of 5 gpcd will reduce the annual water bill for a typical residential connection by approximately \$6 per year. With approximately 11,000 residential connections, this equates to a total savings of approximately \$66,000 per year.

WATER CONSERVATION PLAN UPDATE

The water conservation plan should be reviewed and updated periodically. It is recommended that the plan be reviewed by the Public Works Director and the Water System Manager on an annual basis to determine if an update is necessary. Factors that should be considered in the annual review include development trends, progress toward conservation goals, water use trends, and the financial stability of the water utility. The Water Conservation Plan should be updated if significant changes to these factors are noted. An overall update of the water conservation plan is required at no less than every 5 years.

SECTION 5

EMERGENCY WATER CONSERVATION PLAN

OVERVIEW

This emergency water conservation is brief summary of recommended steps that may be taken in response to a the loss of a water source or a key facility. The City has developed a more a more detailed and comprehensive emergency response plan as required by the federal regulations (Public Health Security and Bioterrorism Preparedness and Response Act of 2002). Roy City Municipal Code, section 8-2A-4, allows the mayor to limit water use in the event of water scarcity.

CLASSIFICATION OF EMERGENCY

The level of emergency will be classified according to the impact of the event upon the City's water sources and the remaining source capacity available to meet system demands. Average and peak demands as defined in Section 2 of this document can be used as guidelines for classifying the emergency. It will be the responsibility of the Roy City public works director to determine the classification of the emergency and the level or response required. Given below are suggested emergency classification descriptions and the recommended responses.

Level 1 - Normal (Routine)

Description: Water sources are meeting peak day demands, and the combination of water sources and storage reservoirs are meeting peak hour demands.

Response: No response beyond normal operation procedures is required.

Level 2 - Alert (Minor Emergency)

Description: Water sources are unable to meet the peak day demand.

Response is as follows:

- Monitor the situation on a 24-hour basis
- Notify personnel as needed
- Notify Mayor and City Council

- Review applicable plans and standard operating procedures
- Review status of equipment and supplies
- Eliminate irrigation of city property
- Notify the public and request voluntary conservation

Level 3 - Major Emergency

Description: Water sources are unable to meet the average day demand.

Response is as follows:

- Accelerate repairs or procurement of needed equipment
- Place personnel on standby status
- Contact outside resources for additional assistance or emergency connections to neighboring communities
- Prohibit all outside water use and strictly enforce conservation policies
- Notify the public and request voluntary conservation

Level 3 - Disaster

Description: Water sources capacity is less than 75% of the average day demand.

Response is as follows:

- Request outside assistance as necessary
- Bring equipment and supplies to full operation status
- Notify public and explain the urgency of voluntary conservation
- Physically restrict water supplies to (in order of importance) non-essential city facilities, commercial businesses, residential areas, any other “non-life support” areas while insuring supplies to hospitals, nursing homes, and other health care facilities.
- If unable to maintain service to all areas, establish drinking water distribution points, ration remaining water, and arrange for trucks, trailers, and water tanks for water distribution.

REFERENCES

Roy City, August 2002. *Roy City General Plan*.

State of Utah, Division of Drinking Water, 2019. *Utah Public Drinking Water Standards*, R309, Facility Design and Operation. Utah Drinking Water Board and the Utah Division of Drinking Water.

State of Utah, Division of Water Resources, July 2002. *Identifying Residential Water Use. Survey Results and Analysis of Residential Water Use for Thirteen Communities in Utah*.

State of Utah, Division of Water Resources, 2019. Web Site - <http://www.conservewater.utah.gov>.

State of Utah, Water Conservation Act, Revised 2004 (Utah State Legislature House Bill 71).

APPENDIX A

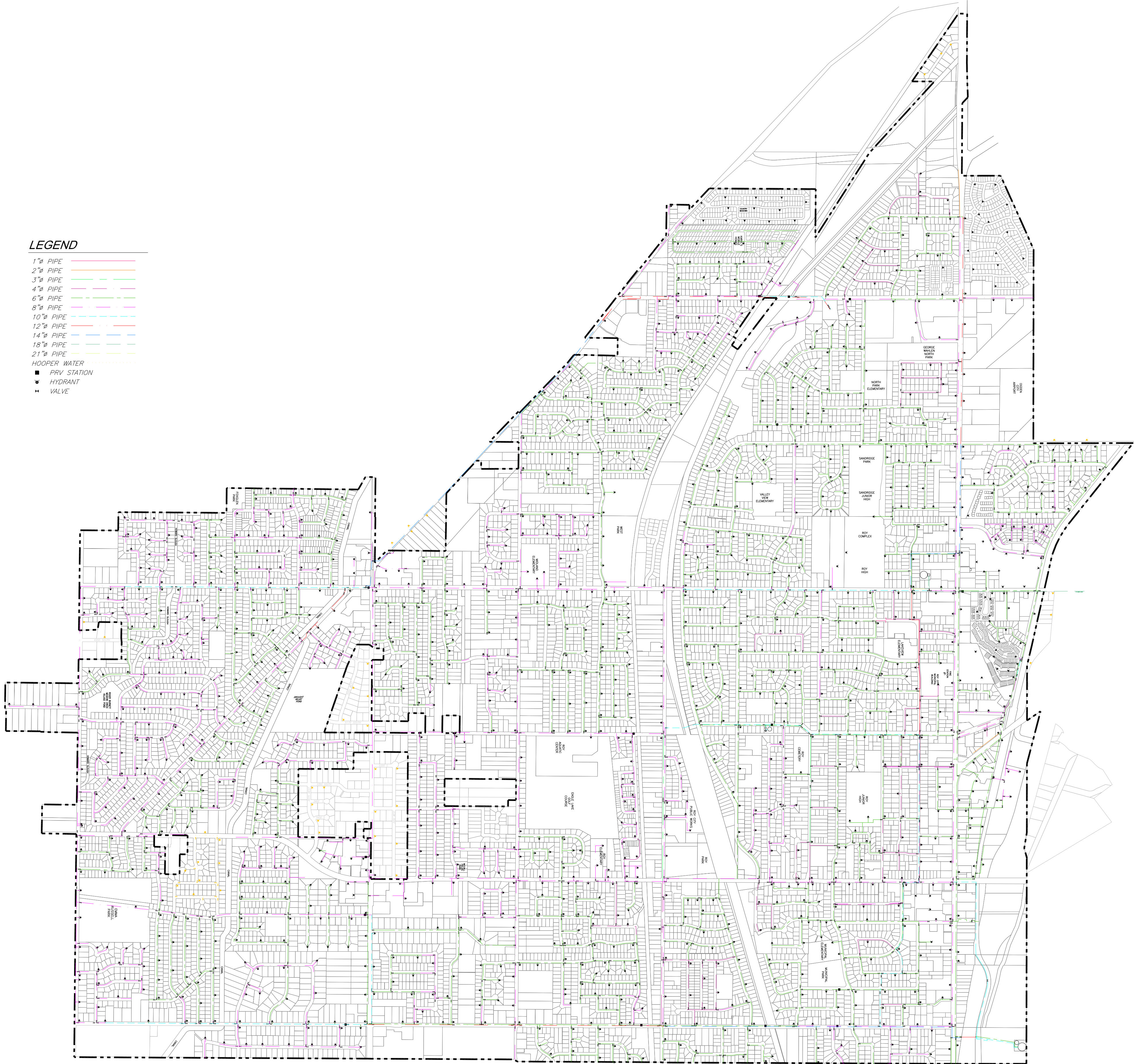
WATER SYSTEM MAPS



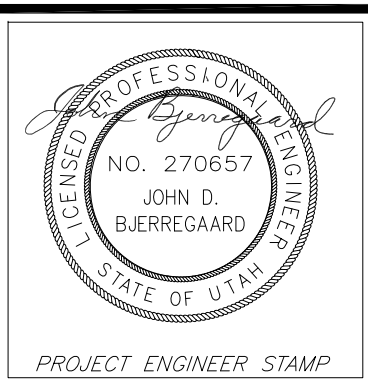
SCALE: 1" = 1000'

LEGEND

- 1" PIPE
- 2" PIPE
- 3" PIPE
- 4" PIPE
- 6" PIPE
- 8" PIPE
- 10" PIPE
- 12" PIPE
- 14" PIPE
- 18" PIPE
- 21" PIPE
- HOOPER WATER
- PRV STATION
- HYDRANT
- VALVE



W:\01-RC\100-WATER WATER CONSERVATION PLAN 2019.DWG



WASATCH CIVIL
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OGDEN, UTAH 84404 (801) 775-9191

REV.	DATE	APPR.

DESIGNED	J.D.B.	DATE	AUG. 25, 2019
DRAWN	C.C.S.	SCALE:	1" = 1000'
CHECKED	J.D.B.		

ROY CITY CORPORATION

WATER CONSERVATION PLAN

SHEET:
1
OF 1 SHEETS

APPENDIX B

WATER CONSERVATION TIPS



Conservation Best Management Practices (BMP's)

Number	Practice
Water Conservation Coordinator, Committee or Team	
1a	Hire or designate a Water Conservation Coordinator (WCC).
1b	Create a committee/team/board with a chair that includes a combination of the following participants; WCC, Public Works Director, City Council Member, and/or applicable local advocacy group member to help research, coordinate, create and implement public information campaign(s), water conservation programs and incentives.
Water Conservation Plan (WCP)	
2a	Develop a WCP. More information at www.conservewater.utah.gov/wcp.html .
2b	Provide contact information, system profile, water use history and detail specific ongoing and new conservation programs.
Public Awareness/PR	
3a	Develop or utilize existing messaging from Slow The Flow, DWRe's Conserve Utah, CWEL and/or WaterSense.
3b	Display educational materials & resources on agency website, social media & bills.
3c	Offer agency materials and resources to community partners for distribution.
3d	Hold or collaborate events, programs and/or presentations.
Education/Training	
3e	Provide adult efficient water use education and training.
3f	Provide or support youth education programs for elementary school students.
3g	Provide or recommend a water-wise demonstration garden.
3h	Educate customers about new water saving technology. Example: weather based smart timers.
3i	Provide new homeowner landscape information.
3j	Participate and promote large efficient landscape training and programs: https://www.qwelutah.com/training/
3k	Create and/or distribute "how to video's". Example: switching to drip.
Outreach Services	
4a	Offer or collaborate on residential water audit programs.
4b	Offer or collaborate on landscape consultation programs.
4c	Offer residential water budgeting program.
4d	Offer indoor and outdoor retrofit kits.
4e	Perform outdoor high water use inquiries and resolution techniques.
4f	Perform and address water waste investigations.
4g	Identify structures built before 1992 and organize low efficiency fixture replacements.
Rebates/Incentives/Rewards	
5a	Offer or collaborate on rebates for high efficiency appliances, fixtures, irrigation smart timers, drip irrigation, nozzles, shut off hose valves, and landscape conversions.
5b	Promote rebates offered in your service area.
Ordinances & Standards	
6a	Adopt a time-of-day watering ordinance. Example: no watering between 10-6pm.
6b	Adopt an ordinance requiring a water-efficient landscaping option in all new residential development.
6c	Review existing plumbing codes and revise them as necessary to ensure water-conserving measures in all new construction.
6d	Adopt an ordinance requiring water-efficient landscaping in all new commercial development.
6e	Change business license requirements to require water reuse and recycling in new facilities.
6f	Mandate retrofit upon resale.
Water Pricing	
7a	Utah S.B.28 requires water rates rise for higher tiers of consumption.
7b	Charge for secondary water based on individual use.
7c	High water use notification.
Physical System	
7a	Install & maintain efficient irrigation, utilize water-wise landscaping & smart controller technology at agency facilities.
7b	Perform agency water system audit.
7c	Implement leak detection program.
7d	Meter all connections (UT SCR 1), repair and replacement program, read meters on a regular basis.
7e	Consider water re-use.

Note: The following water saving tips were obtained from the Utah State Division of Water Resources web site at <http://conserverwater.utah.gov>.

Tips for Saving Water Indoors

- Perform an annual maintenance check on your evaporative (swamp) cooler. Check for and fix any leaks you find.
- Wash only full loads in your washing machine, or adjust the water level to reflect the size of the load.
- Pay attention to your water bill and become familiar with your water meter. Use them to track your water use and detect leaks.
- Purchase appliances that offer water and energy-efficient cycle options.
- Fix leaky plumbing fixtures, faucets and appliances in the house.
- Show children how to turn off the faucets completely after each use.
- Locate your master water shut-off valve so that water can be saved if a pipe bursts.
- Install aerators on every faucet. This could save you as much as 1 gallon every minute you use them.
- Be aware! Listen for drips and leaks around the house.

Tips for Saving Water in the Bathroom

- Switch to an ultra low-flow showerhead. This could save you as much as 2.5 gallons every minute you shower.
- Take shorter showers, try to keep it under 5 minutes.
- Install ultra-low-flush toilets or place a plastic bottle filled with water or sand in your toilet tank to reduce the amount of water used in each flush.
- Put dye tablets or food coloring in your toilet tank and wait to see if the color appears in the bowl (without flushing). If it does, you have a leak!
- Check to assure that your toilet's flapper valve doesn't stay open after flushing.
- When taking a bath, start filling the tub with the drain already plugged instead of waiting first for the water to get warm. Adjust the temperature as the tubs begins to fill.
- Turn the faucet off while you shave, brush your teeth and lather up your hands.
- Don't use the toilet as a garbage can. Place a trash can next to the toilet and use it instead.
- Buy an electric razor or fill the sink with a little water to rinse your razor, instead of rinsing in running water.
- Take a short shower instead of a bath. While a five minute shower uses a 12 to 25 gallons, a full tub requires about 70 gallons.

Tips for Saving Water in the Kitchen

- If you wash dishes by hand, fill one half of the sink with soapy water and the other with clean water instead of letting the water run.
- Place a pitcher of water in the refrigerator instead of letting the tap run to get a cool drink.
- Water your houseplants with water saved from washing your fruits and vegetables, waiting for the water to warm up, or even when you clean your fish tank!
- Select one glass to use for drinking each day. If you do this, your dishwasher will take longer to fill up and it will not need to be run as frequently.
- Thaw foods in the refrigerator or in a bowl of hot water instead of using running water.
- Let your pots and pans soak instead of letting the water run while you clean them.
- Purchase an instant water heater for your kitchen sink so you don't waste water while it heats up.
- Scrape the food on your dishes into the garbage instead of using water to rinse it down the disposal.

Tips for Saving Water Outdoors

- Try planting drought-tolerant and regionally adapted plants in areas that are hard to water or that receive little use. This may include narrow strips near sidewalks or driveways and steep hills.
- Cover pools and spas to avoid evaporation.
- Sweep your driveways and sidewalks with a broom instead of spraying them off with a hose.
- Check outdoor faucets, pipes, hoses and pools for leaks.
- Change your lawn mower to a 3-inch clipping height and try not to cut off more than one-third of the grass height when you mow.
- Consider replacing infrequently used lawn areas with low-water use plants or ground covers.
- Apply as little fertilizer to your lawn as possible. Applying fertilizer increases water consumption and actually creates more mowing for you! Use iron-based fertilizers to simply "green-up" your lawn instead.
- Recycle and reuse the water in fountains and other ornamental water fixtures.
- Check the level in your pool using a grease pencil. Your pool shouldn't lose more than ¼-inch each day. If it is losing more than this, check elsewhere for leaks.
- Avoid bursting or freezing pipes by winterizing your outdoor spigots.

- Use a bucket of soapy water to wash your car, or simply place a shut-off nozzle on the end of your hose.

Tips for Saving Water in your Landscape

- Visually inspect your sprinkler system once a month during daylight hours. Check and fix any tilted, clogged or broken heads. Although watering at night is recommended, you won't notice problems with your system unless you see it in operation.
- Avoid watering your landscape during the hottest hours of the day (10 am until 6 pm) to minimize evaporation.
- Water your landscape in cycles by reducing the number of minutes on your timer and using multiple start times spaced one hour apart. This allows the water to soak into the soil and avoids runoff.
- Water your lawn only when it needs it. If you leave footprints on the grass, it is usually time to water.
- Turn your sprinkler system off during or after a rainstorm and leave it off until the plants need to be watered again.
- Consider installing an automatic rain shutoff device on your sprinkler system.
- Install drip irrigation systems for trees, shrubs and flowers.
- Check your sprinkler valves for leaks when checking all your heads.
- Avoid watering your lawn on windy days.
- Try to add more days between watering. Allowing your lawn to dry out between watering creates deeper roots and allows you to water deeper and less often.
- Place a rain gauge in your backyard to monitor rainfall and irrigation.
- Set the kitchen timer when you water by hose.
- Test soil moisture with a soil probe or screwdriver before you water. If the soil is moist, don't water!
- Watch out for broken sprinklers, open hydrants, broken pipes and any other significant water losses in your community. Be sure to notify the property owner or the water district of the problem.
- Make sure the water coming out of your sprinklers is not misting and drifting away in the wind. This is usually caused by too high of pressure. If necessary, install a pressure reducer on your sprinkler line.
- Turn back your automatic timers in the spring and fall. Water only once or twice a week during the spring and fall.

Tips for Saving Water when Planting

- Plant your garden when temperatures are cooler and plants require less water. This is also less stressful for the plants.
- Use a thick layer of mulch around landscape plants and on bare soil surfaces. This reduces evaporation, promotes plant growth and reduces weeds.
- Collect the runoff from your roof in a barrel and use it on your plants and garden.
- Arrange plants in your garden according to watering need. This is called “Hydrozoning”.
- Remove weeds from the garden. This helps cut down on excess water consumption due to plant competition.
- Don’t overreact and try to drown the brown spots in your lawn. Simply moisten the area up a bit and the grass will green up in a few days.
- Create a compost pile and use it in your yard to add needed nutrients and organic matter to the soil.
- Don’t over-water your plants. Learn how much water they need and how best to apply just the right amount

APPENDIX C

CITY COUNCIL RESOLUTION

APPENDIX D

PUBLIC NOTIFICATION AND MEETING MINUTES