

Minutes of the Roy City Council Work Session held via ZOOM on November 5, 2020 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:

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| Mayor Robert Dandoy | City Manager, Matt Andrews |
| Councilmember Jan Burrell | City Attorney, Andy Blackburn |
| Councilmember Joe Paul | City Planner, Steve Parkinson |
| Councilmember Byron Saxton | |
| Councilmember Diane Wilson | |
| Councilmember Ann Jackson | |

Also present were: City Recorder, Morgan Langholf; Fire Chief, Craig Golden; Randy Sant,

A. Welcome & Roll Call

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

Read the comment about lack of anchor location.

B. Discussion

1. Interlocal Agreements

Fire Chief Craig Golden stated that the purpose of his presentation was to help the Council understand what the Interlocal Agreements were about, how they were beneficial to the City, and what impact they have on the community. There were two different types of interlocal agreements: mutual aid and automatic. Chief Golden said that they prefer automatic agreements, because the calls come from dispatch to participants according to the terms of the agreement. The intent of the agreement was to provide assistance to other cities when they need it. This included staff, time, and equipment. Chief Golden provided statistics regarding response times, calls that can be reimbursed, EMS calls, and fire calls. He opined that interlocal agreements were important to the community.

Mayor Dandoy asked for clarification on the calls that were reimbursable, and Chief Golden said that EMS calls could be reimbursed. That was about 50% of the calls they respond to. Fire responses were not eligible for reimbursement unless it was for wildfires, but Roy doesn't have the equipment for such a call.

Mayor Dandoy addressed the Council, stating that the question they have to consider was whether the services Roy was providing to other agencies was being reimbursed or given back in kind. The information provided by Chief Golden suggested that Roy provided a lot more than they received back from other agencies. There was a cost to providing those services, although minimal, but he was concerned that the residents of Roy were paying that cost. The Council wouldn't be approving an interlocal agreement today, but they now had more information on which to base their decision. If they felt that the cost was too high, he suggested negotiating with the other agencies for more appropriate reimbursement. The interlocal agreement would come before the City Council for consideration on

November 17th.

2. Proposed Mixed Use in Downtown District

Mayor Dandoy introduced the item and stated that the Council would not be taking action on the proposed ordinance tonight. He asked for an summarization of the feedback received from the citizens thus far. City Recorder Morgan Langholf explained that staff posted on the City website as well as several social media platforms. The Roy City Corporations page made three different posts regarding tonight's meeting and guiding people to the proposed document. They received no comments on those posts. The posts on Facebook received a better response, with over 70 people engaging in conversation. There were many comments regarding 5600 West, but that was a different issue than the proposed form-based code. Staff also received 12 emails from Roy citizens. In general, people stated that they were in favor of mixed-use in the Downtown District. Common concerns included property taxes, property rights, businesses not utilizing mixed-use, too many apartments in Roy, and affordability. There were several comments about the need to revitalize the Downtown District, bringing more businesses into Roy, and creating higher sales tax revenue.

Councilmember Burrell suggested that they look at the document one section at a time to avoid being overwhelmed by the entire code at once. The Council could take public comment for each section as well. Mayor Dandoy said that the form-based code could be broken up into five parts, but he was concerned that this would extend their process too far. The advisory committee and the Planning Commission had been working on the form-based code for two years. Councilmember Burrell thought it would be easier to understand the code if they discussed each section. Until now, their discussions had been too broad to digest the whole document. Councilmember Wilson added that the City Council had only discussed this proposal in one other work session. Councilmember Paul argued that the Council Members had access to this document for months, and they've had plenty of time to review it. He felt that a prolonged discussion was "beating a dead horse". Councilmember Wilson agreed that the Council had time to review the document, but they hadn't had time to discuss it together. There was an argument about the survey that was put to residents by Councilmember Wilson earlier this year.

Mayor Dandoy asked if the Council wanted to address each topic of the document and make sure the Council agreed on each item. Councilmember Burrell answered affirmatively, expressing that it would be easier to digest in small pieces.

Councilmember Wilson was confident that the Council, with input from the residents, could make a code that was beneficial to residents, property owners, and business owners. Mayor Dandoy said that staff had taken all of the feedback from the residents and revised the document. The committee had listened to the needs of the City and the residents and worked hard to make the document reflect those needs. He questioned whether the Council trusted the work that had already been done. In his opinion, it sounded like the Council wanted to start over.

Councilmember Burrell asked if the questions on the survey could be categorized for the ease of the residents. Mayor Dandoy said that the deadline for survey questions had passed. The Council Members were able to submit and review the questions they wanted on the survey. City Manager Matt Andrews said that the RFP had been put out, but it was open ended. The purpose of the RFP was to get cost estimates from consulting companies. Once a company was engaged, they would finalize the survey questions.

Councilmember Saxton commented that they probably wouldn't have survey responses to review until January. Under normal circumstances, the City would hold a large open meeting to get this information to the public, but they can't do that now. He suggested that make sure to reach as many people as possible.

Mayor Dandoy reviewed the process the committee and staff went through to get to this point. Staff had done exactly what the Council asked them to do in gathering public input and revising the document. The upcoming survey would be the next step in gaining a better understanding of the public's opinion, and this would be the third round of public input.

Randy Sant said that he received 22 questions for the survey, and those questions were not specific to different sections of the document. The questions were mostly about economic development, such as "would you support a mixed-use development within the downtown community". If the Council wanted more specific questions, they would need to provide those to staff so that they could discuss those questions with the consultant. He was sure that the survey would not have all 22 questions on it, so he encouraged the Council to prioritize their top ten questions.

Councilmember Jackson asked if they could define "mixed-use" on the survey, because some residents don't understand what that is. Randy Sant said that was a possibility.

Mayor Dandoy was seriously concerned that the Council wanted to start the process over again. He asked what the Council needed, beyond the survey, that would help them move toward a decision about the form-based code.

The Council asked if the survey would contain questions about demographics, and staff said that it probably would. They would know more after speaking with the professional company.

Councilmember Saxton said that he had some questions about what was actually discussed during the committee meetings, and City Planner Steve Parkinson said that he was always available to meeting with the City Council Members and explain the document or the process to them.

Mayor Dandoy clarified that the form-based code would allow for mixed-use, but it did not require it. He felt the revised document before them was much better than what the City has in place today.

Councilmember Burrell wanted to hear what the other Council Members thought about the different sections of the document, and that had to be done in a public meeting because they had no other forum to do that in. Mayor Dandoy said that's what this meeting was supposed to be. He expected them to address specific items in the document, but instead they were discussing the survey questions again. The Council agreed that they needed another work session to discuss the results of the survey.

Mayor Dandoy invited public comment.

Sean Henderson, Chairman of the Roy Business Advisory Board, expressed a few concerns that they had about the document. Generally, the Board was excited about the changes, and felt it was a positive step forward. There was a question about the different height limitations between areas. Having an equal height restriction might be helpful in bringing in more developers. The Board also had concerns about developers just putting in apartments, and he asked if some clarifying language could be added to the document to require some commercial component.

Mr. Parkinson showed a map identifying different areas in the Downtown District. To address concerns about height, Mr. Parkinson explained that this item was thoroughly discussed by the committee. In Core A, they felt that height could be taller because it's on the east side of 1900 West and there were no residences in the area. Core B and General areas abut residences, so they felt that a lower height was appropriate. Core B height restrictions are the same height restrictions that currently exist in the Regional Commercial Zone. Regarding apartments, Mr. Parkinson explained that the only proposed building type

that allows for residential units on the main floor was “row homes”, and those were only allowed in the General district. All other building types require commercial office or a service on the main floor at least.

Mr. Henderson said that much of Core B was not near residential. He suggested that they look at only lowering the height restriction where the property abuts residential.

Joe Fowler stated that his family owned the Burger Bar property. Their concern was how this new code would impact their property if they should decide to make improvements. It would be financially impossible to bring the site up to this code. He asked if there could be an exemption for existing properties. He also asked if a study had been done to show that this type of code actually does increase business. If a study had been done, he would like to see it. Mr. Parkinson invited Mr. Fowler to meet with him to discuss the impacts the code would have on existing businesses.

Dennis Brown, a resident, reviewed the document and considered what kind of businesses would come into Roy City with the new construction at Hill Airforce Base. He felt that Core A would be better suited for hotels or restaurants than mixed-use developments. He felt that the Core B proposal was fine. He was concerned about the requirement for aerospace themed designs.

Councilmember Wilson read two comments that she had received from residents. The first was from Jim Sachs, who expressed concerns about the code addressing design over function. The second was from Cory Watson, the owner of the McDonalds, who felt that the proposed code would be detrimental to existing business owners.

Mayor Dandoy restated that the Council would consider the interlocal agreement for fire protection on November 17th. Regarding the zoning ordinance, Randy Sant would be sending the proposed questions to the Council for further review. He encouraged them to add any questions they felt were necessary and to prioritize the top ten most important questions. Mr. Andrew would keep the Council updated on the RFP process. Another work session would be scheduled to discuss the results of the survey.

C. Adjournment

Councilmember Paul Motioned to Adjourn the City Council Work Session meeting at 8:02 p.m. Councilmember Saxton seconded the motion. All Councilmembers voted “aye”. The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

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