



ROY CITY
Roy City Council Meeting Minutes
November 17, 2020 – 5:30 p.m.
Roy City Council
Electronic Zoom Meeting

Minutes of the Roy City Council Meeting held electronically via Zoom and YouTube on November 17, 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:

Mayor Robert Dandoy
Councilmember Paul
Councilmember Saxton
Councilmember Wilson
Councilmember Jackson

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; Police Chief, Carl Merino; Parks and Recreation Director, Travis Flint; Public Works Director, Ross Oliver, Morgan Langholf, Brandon Edwards, Steve Parkinson, Randy Sant; Terry Anderson, Ed Weakland, Lacey, Mike Buckley, Mark Peterson, Josh Peterson, Altina Stott, Scott Wadman

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Paul, Saxton, and Wilson were present.

Mayor Dandoy noted that as of that date, Roy had 1,357 confirmed active cases of COVID-19. This was 116 cases up from within the past five days. He then read the Mayor's Determination to Hold Electronic Meetings as follows:

I, Mayor Robert Dandoy, in accordance with Utah Code Section 52-3-207-4, have determined that in conducting a meeting in the Roy City Council Chambers presents a substantial risk to the health and safety of those who would be present at the City Council Chambers. The basis of this determination is that due to the infectious nature and potentially dangerous health effects of contracting the COVID-19 virus, there is not sufficient space in the Council Chambers to provide appropriate safe physical distancing for the safety of the individuals who attend. Accordingly, on this date, November 17, 2020, the meeting will be held electronically without an anchor location.

B. Discussion Items

1. Proposed Mixed Use for the downtown district

Mayor Dandoy explained that Councilmembers had been asked to submit comments in advance for today's workshop. He stated that he would ask each Councilmember to briefly share their thoughts regarding the proposed mixed use for the downtown district.

Councilmember Wilson requested that an applicability clause be added to the agreement. She wanted to ensure that current businesses felt included and supported. By adding this additional clause, it allowed for the uses and structure to be continued and did not inhibit any future growth.

City Attorney, Andy Blackburn, indicated he had read the drafted language of the Councilmember Wilson's

proposed clause. He stated that he had not seen a similar statement that led into other codes before, so he would need to follow up with her on the matter. Everyone would then need to agree upon the additional language.

City Planner, Steve Parkinson, stated that City's land use ordinance already included language pertaining to non-conforming uses and structures. He did not feel additional language was needed. There was further discussion on the matter.

Councilmember Wilson stated that she would like to change the wording from "shall" to "should" in easing the restrictions on drive-thrus. She explained that this language was more inclusive and therefore encouraged more business. There was subsequent discussion regarding placement of drive-thrus, and generally agreed upon that they were better suited on the side with parking in the back. Some exceptions to this were noted, such as medical centers and senior centers. It was also noted that Warren's and Habit Burger had drive-thrus that was in the back of its building. Some businesses would be limited on placement of a drive-thru, which was why they felt the need to offer flexible options.

Councilmember Wilson indicated that she would like to add a commercial zone 300 feet on both sides of 1900 West from Riverdale Road. She said she had spoken with other elected officials from surrounding areas on the matter. Per those conversations, other cities had allowed mixed use in their commercial districts. This had caused some areas to be overrun with high density, even with commercial ground floors. This took away the option for destination commercial businesses.

Mr. Parkinson said he had spoken with Greg Montgomery, Ogden City's Planning Manager, and he sent over their city's ordinance addressing this issue. Mr. Parkinson explained Ogden's ordinance as a reference. There was subsequent discussion regarding how Roy City's downtown area compared to downtowns in surrounding cities.

Councilmember Saxton stated that in regard to building height, the City needed to eliminate a floor level. Councilmember Wilson added that the property and business owners who lived in Roy were requesting shorter buildings. She then pointed to the Focus Roy document to elaborate on this request made by Roy's citizens.

Mayor Dandoy stated that the buildings in the area in question were authorized to be built up to 60 feet; he questioned how many stories this amounted to. Mr. Parkinson said this depended upon the construction and whether the building was built out of wood or metal. It also depended upon the height of each floor. Councilmember Paul said he had not spoken with any residents yet who were opposed to 80-foot buildings. When noted the current ordinance had been in place since 2005, Mayor Dandoy asked how many requests the City had received within that time from developers wanting to raise buildings up to five stories. Mr. Parkinson said that there had been none from current developers. Mr. Parkinson concluded that historically allowable building height was determined by the fire code.

Mayor Dandoy noted that an additional work session on this topic would be held during the next Council Meeting.

C. Adjournment

Councilmember Wilson motioned to adjourn the City Council meeting at 6:30 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted "Aye." The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc: