



Minutes of the Roy City Council Work Session held via ZOOM on December 15, 2020 at 4:30 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	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, Jackson, and Wilson were present.

**B. Discussion**

1. Proposed Mixed Use in Downtown District

Councilmember Saxton reported that he had been told that there were 1,000 planned residential units with 200 units per acre to be built along the 1900 West Corridor, and he thought that was too much residential space and that some of the area should be held for commercial use. City Planner Steve Parkinson clarified that just 250 units would be installed in phase one, and that the 1,000 units would be built across the entire downtown area, not on just the stretch near 1900 West and Riverdale Road. City Planner Steve Parkinson also stated that since it would be a mixed-use zone, the first floor of the buildings would have to be commercial, which would reduce the density of the residential units. Councilmember Saxton and City Planner Steve Parkinson discussed the layout of the buildings further, and Councilmember Saxton expressed concerns with the number of residential units. Mayor Dandoy noted that the document stated that they could not have residential without commercial spaces, and that Councilmember Saxton could dictate what specific sections of the City should be purely commercial with no residential spaces.

Randy Sant explained the many different iterations of how office, commercial, and residential spaces could be utilized and located in mixed use developments and discussed some of the reasoning behind where they had chosen to put certain businesses in the downtown area. He confirmed that the residential units would not be built at the expense of the commercial areas. He showed a working concept of the downtown area and reported that they anticipated they could include up 30,000 square feet of office space and 125,000 square feet of commercial downtown, as well as the 1,000 units. The only stipulation would be that the first floor of the buildings was commercial. He also discussed the importance that they discern how much sales and property tax would be brought in by all the businesses and units so that they could get an accurate sense of what the revenue from each building would be.

Councilmember Saxton reiterated his opinion that they reduce the number of residential units along the

1900 West Corridor. Mayor Dandoy explained that the question they needed to decide on was if they wanted to make it the prerogative of the individual property owner to allow mixed-use development or not. He stated that there was nothing in their current document that prohibited a business from doing single-story construction in Roy City, and that there were actually very few mixed-use zones in the City.

Mayor Dandoy pointed out that going forward, they would have to widen the road at 1900 West in 2021, which would result in the loss of businesses. He said that they needed to find options for those businesses for when the time came. Councilmember Wilson asked Randy Sant how they measured the impact of the elimination of certain businesses to residents, and Randy Sant explained they did an economic development analysis, which was a holistic view of the various costs and other impacts of the addition or elimination of a business service. He explained if the development were found to have a higher cost of services than what the incentive would be, they would adjust the price with the developer. He also stated that they could control how much retail space they wanted to have in the developer's agreement.

Councilmember Wilson also asked how they could ensure a location for destination retail spaces when other types of property, such as high-end residential buildings would be more profitable. Randy Sant explained that if they wanted to set aside land for a specific use then the City would need to purchase that land and specify to any developers what the land could be used for.

Councilmember Saxton asked what the Council could do to reassure long-time business that they would not be impacted. City Planner Steve Parkinson said that the property owners would be the ones who might chose to not renew the leases for some of those businesses, and it was not the prerogative of the Council or City to keep the business where it was if the property owner wished to do something else with their land. He explained that the City's role was simply to create a code that gave the property owners the option to change the uses for their land or not, and therefore they could not guarantee that some businesses would not be impacted. Mayor Dandoy added that the only way to ensure that nothing happened was if they elected not to adopt the code and keep things the same as they currently were. City Planner Steve Parkinson elaborated further and cited several cases in which business decisions had been made independently of the Council in order to illustrate the separation between what things private property owners had control over, and what things were under the Council's jurisdiction. Councilmember Saxton reiterated his opinion that there was something that the Council should do in order to assure people that their voices and opinions were being heard, and the Council discussed several options of how best to do this.

Councilmember Paul commented that mixed-use development was good for businesses, since the placement of residential units within walking distance to retail and dining establishments would bring in more foot traffic for them. City Planner Steve Parkinson said that he had spoken with several local business owners who were in favor of the proposed ordinance. Councilmember Wilson also suggested that given the current state of the economy, she did not anticipate any major retail box stores would move in. She imagined the stores that would come in would likely also benefit the nearby residents, such as a coffee shop or small boutique. Mayor Dandoy summarized for Councilmember Saxton that if businesses had concerns about the proposed ordinance that they should speak with City Planner Steve Parkinson personally.

Mayor Dandoy requested that the staff consider that they remove the word "residential" on the first floor and replace it with "retail" on page 13, section 7 of the working draft of the ordinance which discussed row homes. He explained his reasoning behind this request, and City Planner Steve Parkinson replied that row homes usually did not have very much commercial but agreed to consider the request. Mayor Dandoy reiterated that he only wanted this to impact the ground floor of the units, and City Planner Steve Parkinson pointed out that the area of 1900 West, where the row homes were located was already about 90% residential.

Mayor Dandoy also requested that they include a mission statement to the beginning of the document. He wanted readers to understand why the Council wanted to make the zoning change. Councilmember Wilson agreed, and added that she had in fact written a statement and sent it to City staff.

Mayor Dandoy read aloud the Mayor's Determination to Hold Electronic Meetings, which stated that there was not enough space in the City Council chamber to ensure the safety of those in attendance in light of the Covid-19 virus, so the work session meeting was held via a Zoom conference.

**C. Adjournment**

**Councilmember Burrell Motioned to Adjourn the City Council Work Session meeting at 5:30 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted "aye". The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc: