



Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on March 1, 2022, 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 to the City website www.royutah.org

The following members were in attendance:

Mayor Dandoy	City Manager, Matt Andrews
Councilmember Sophie Paul	City Attorney, Andy Blackburn
Councilmember Wilson	City Recorder, Brittany Fowers
Councilmember Scadden	Youth Councilmember Nevaeh Parker
Councilmember Joe Paul	

Excused: Councilmember Jackson

Also present were: Captain Hammon and Captain Smith, Roy City PD; Steve Parkinson, City Planner; Mike Brodsky, Kevin Homer, Glenda Moore, Byra Barrett, Jolene Zito

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Sophie Paul, Wilson, Scadden, and Joe Paul were present.

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Joe Paul lead the audience in reciting the Pledge of Allegiance.

D. Consent Items

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

1. Approval of the January 4, 2022, Roy City Council Meeting Minutes.

Councilmember Wilson motioned to approve the Consent Items. Councilmember Scadden seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Public Comments

Mayor Dandoy opened floor for public comments.

Kevin Homer, 5398 S 4000 W Roy, said that his expectations were that all of the elected staff would act in an open and honest manner. He read from the public hearings act. He referenced the motions made during a previous meeting regarding ordinances 22-1, 22-2, and 22-3, and said he didn't feel like there was open and honest conversation in the Council during this motion. His expectation was open and honest discussion

and he asked Council to do better. City Attorney Andy Blackburn commented that just because there was not a second to the motion did not mean that the other 4 members of Council got together and illegally had a discussion on what to do before and that was a big assumption. Councilmember Joe Paul said that if people wanted conversation it needed to be brought up and because there was no second, there was no discussion and the developer left and if they voted against it, the developer wouldn't be there this evening. If they had voted against it the developer would have had to go through the whole process again, so there was better justice.

Councilmember Sophie Paul said that the examiner had reached out to Councilmembers but had drafted the article before any of the members had an opportunity to comment.

Mayor Dandoy closed the floor for public comments.

F. Action Items

1. Swearing in newly promoted Police Sergeant Erick Gonnuscio.

Captain Hammon highlighted the career of Sgt. Gonnuscio and introduced him to be sworn in. Sgt. Gonnuscio selected his girlfriend Brittany to pin him as Sergeant.

Brittany Fowers delivered the Oath of Office for Sgt. Gonnuscio.

2. **Consideration of Ordinance 22-1** – Amend General Plan (Future Land Use Map) from Medium Density Single Family and Commercial to Very High-Density Multi-Family Residential at approximately 4863 South 3500 West.

City Planner Steve Parkinson presented the ordinance. He presented 22-1, 22-2, and 22-3 at the same time because they all pertained to the same property. This property was just south of Bridge Academy and was approximately 4.7 acres of land. He showed the future land use map and the zoning map. The housing types had changed a little bit, there were no longer multi-family townhomes, there were only single-family homes with two car garages. He showed the concept site plan which showed an easement for an existing sewer line. Within the development plan there were 34 homes, and the developer was aware that UDOT still had to assess the access points and that they may lose a unit or two but there would be no more than 34. Planning commission had recommended the change to the general plan. Staff recommended approval of all three ordinances.

Mayor Dandoy said that Roy currently had 3 R-3 zones and that they seemed to be suited for the people that were living there. The developer and builder were present for questions.

Councilmember Joe Paul said that he was not opposed to the concept but was concerned about the verbiage. He said that they were changing the zone to an R-3 but 90% of this development didn't meet the requirements for the R-3 zone. In the future, if they were going to allow for rezoning, he thought they should make it was it was and not just put a development agreement in with it.

Councilmember Scadden asked to see the map of the development. The concern of a lot of the citizens was the traffic coming from Bridge Academy and Councilmember Scadden asked the developer if they would consider putting in a catwalk to come into the property for ease of pickup for parents of students across the open space. The response was that they wouldn't have parents go onto other people's property to pick up their kids. The width of the road wouldn't allow for parking by the fire departments standards.

Councilmember Joe Paul asked if the developer would redistribute the space over all of the units if UDOT

came in and eliminated units. Michael Brosky, 84 W 4800 S, developer, said that they had had some discussions with UDOT already and they had the idea that what they had designed provided a right of way for UDOT. If that right of way wasn't significant, they could easily add some additional width to it by taking some width out of the lots all the way down the street. He was hoping that they wouldn't have to do that, but they could if they needed to. He addressed his perceived lack of follow up from the previous meeting and said that he was stunned, but more importantly, the decorum of a Council meeting didn't give the developer the opportunity to comment in the middle of a motion. Councilmember Joe Paul said he respected that because with the lack of a motion there was no opportunity for discussion. Mr. Brosky said that the plan had been converted to all single-family homes and that when he had first met with Mr. Parkinson, they could do this as a PUD and when he realized there was no PUD available in Roy, the next direction they went was that they could do a development agreement. Mr. Brosky had a signed development agreement and pending approval he wanted to meet with Mr. Blackburn immediately following the meeting. Mr. Blackburn stated that the way that it worked in the state was that they couldn't zone by contract. The code states that it needs to go through the planning commission and then come back to Council, and he believed that the way that they were doing it met Utah code.

Mr. Brosky stated that they had made some minor tweaks to the plan that they had seen, and what they were proposing provided the builder more flexibility which provided the builder flexibility to put a wider variety of houses in and allowed for a more attractive streetscape. Councilmember Joe Paul appreciated this because it didn't look like a fixed development.

Councilmember Wilson asked to be shown where this change was.

Councilmember Joe Paul asked what the buffer against other residences were there. Mr. Brosky replied that they would typically put a fence up around the entire perimeter on their property line and it would be a 6-foot vinyl fence.

Mayor Dandoy stated that this was an interesting piece of property. He said that the school was somewhat unexpected, but it was a great addition to the City. The property had been zoned commercial and they were expecting a big box company but none of the developers they had brought in wanted it. Putting the school in left the remaining property in an interesting perspective, and now a residential option seemed more realistic. In the citizens opinion, single-family dwellings were ideal. Mayor Dandoy was excited with this option because some Roy residents were going to be displaced because of the widening of 5600.

Councilmember Wilson motioned to approve Ordinance 22-1 – Amend General Plan (Future Land Use Map) from Medium Density Single Family and Commercial to Very High-Density Multi-Family Residential at approximately 4863 South 3500 West. Councilmember Scadden seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

3. **Consideration of Ordinance 22-2 – Amend Zoning Map from CC (Community Commercial) to R-3 (Multi-Family Residential) at approximately 4863 South 3500 West.**

Councilmember Joe Paul asked if the development agreement went with the property so if they decided to sell, someone couldn't come in and build townhomes. This was correct. Mr. Brosky stated that the development agreement very specifically referred to that configuration. If someone came in behind him, they would be severely restricted and would have to build that configuration of lots.

Councilmember Scadden motioned to approve Ordinance 22-2 – Amend Zoning Map from CC (Community Commercial) to R-3 (Multi-Family Residential) at approximately 4863 South 3500 West. Councilmember Sophie Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

4. **Consideration of Ordinance 22-3** – Development Agreement between Roy City and Hamlet Development Corporation.

Councilmember Wilson motioned to approve Ordinance 22-3 – Development Agreement between Roy City and Hamlet Development Corporation. Councilmember Scadden seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

Councilmember Joe Paul asked about a timeframe. Mr. Brosky replied that their next step was to submit for a preliminary subdivision approval from staff. They had already ordered a survey and a Geotech report which was a big part of what they needed to do to get the preliminary done. Realistically he thought they were 90-120 days away from a final subdivision approval and to start working. He thought that in the current environment they ought to be able to build this out in 18 months. Councilmember Joe Paul asked if they were going to go after secondary water for in there. Mr. Brosky replied that he didn't have the answer to that yet. Councilmember Wilson thanked Mr. Brosky for taking the time to rework this and bring it back to Council.

G. City Manager & Council Report

Mr. Andrews said that they had a couple member of the parks and rec crew who had gone out and gotten certified to do safety inspections on the playgrounds and so they were doing a self-audit. He didn't have the results from these audits but wanted to bring it to Councils attention in case they got feedback. He mentioned that in the last City Council meeting Youth Councilmember Parker had brought up feeding the sports teams and ironically enough he had received an email to feed the lacrosse team the day before this meeting. The Roy High School had three separate seasons, winter, spring, and fall, so they identified how many students that had in each of these seasons which was about 250 and in order to do that, they got permission for it and it would cost about \$2,000. Mr. Andrews wanted to discuss feeding all of the spring teams on one night. Councilmember Wilson clarified that the spring sports would be an addition. Mr. Andrews replied that typically it had only been for the football tea, but they would adjust that to allow for all the fall sports to participate as well as an event for winter and spring sports. Councilmember Wilson asked if it would only be for sports teams or if it would include academic teams. Mr. Andrews replied that it would be at the Council's discretion.

Councilmember Wilson said that she thought since they were a one high school town that they were representing the town and they deserved to be recognized.

Youth Councilmember Parker said that it would be awesome and encouraging for all the teams to be recognized and that she could help with a head count. Councilmember Wilson clarified that this would be a continuing event. Mr. Andrews replied that yes, they could start putting it in the budget.

Mr. Andrews said that in the previous meeting they had spoken about them monthly breakdown of utilities and he had determined costs. The big thing would be the data center with credit card fees and a majority of people used that service. The cost was about \$75000 for the extra six months which was around \$12,500/month but they also used to hire people to walk around and read the meters which was why they were doing it bi-monthly. The electronic reading would save around \$38K. They would also be able to read the winter which could save citizens money if they had a running toilet.

Councilmember Wilson asked if they would be able to make up the cost for the meters or if that would be a fixed cost that would be realized with a benefit. Mr. Andrews replied that it would take a long time to realize that cost.

Youth Councilmember Parker asked about a youth Instagram page for summer events and updates that were relevant to high school students. There was general consensus that this was a good idea. Mr. Blackburn stated that there was an approval process that needed to be gone through since it was directly affiliated with the City, but it was an easy process. Councilmember Wilson asked youth Councilmember Parker what her general interest in the page would be. Youth Councilmember Parker replied that it would be good to have a space for people to go to if they had any questions or comments about different things because they would feel more comfortable leaving comments than sending emails.

Mayor Dandoy stated that they were building the future for the young people of Roy City and whatever they could do now to contribute to that was in the hands of the youth.

Mayor Dandoy commented that we need to get some weather. We are in a serious drought. Restrictions will be implemented, and we will need to work through it.

Mayor Dandoy expressed his concern for the blueberry patch in front of Harmon's and in 2019 the RDA had decided to have that facility removed with the anticipation that it would be brought with some sort of new development. They had reached the terms of the agreement which basically stated that if they didn't have a development in motion by the first of 2022 then the expectation would be that Woodbury would pay back to the RDA board the money that was spent, and that money was due on January 1st, 2023. He had sent a notice to Woodbury that they would need to be complying of that and they had agreed more or less to do that.

Councilmember Joe Paul asked if the agreement expired in 2022 and if they had a year to come into compliance and what would happen if they came into compliance with the terms before the expiration date. Mayor Dandoy replied that the owners would have to approach the RDA board and get approval.

H. Adjournment

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: