



ROY CITY
Roy City Council Special Work Session Meeting Minutes
April 5, 2022– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Council Meeting held in the downstairs large conference room and streamed on YouTube on April 5, 2022, at 4:03 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 also posted on city website.

The following members were in attendance:

Mayor Dandoy	City Manager, Matt Andrews
Councilmember Jackson	City Attorney, Andy Blackburn
Councilmember Sophie Paul	City Recorder, Brittany Fowers
Councilmember Wilson	
Councilmember Joe Paul	

Excused: Councilmember Scadden

Also present were: Police Chief, Matthew Gwynn; Fire Chief, Craig Golden; Parks and Recreation Director, Travis Flint; Public Works Deputy Director, Brandon Edwards; City Planner Steve Parkinson; Kevin Homer and Glenda Moore.

A. Welcome & Roll Call

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

Mayor Dandoy read from the state of Utah code regarding the General Plan requirements and commented on the affordable housing and water usage requirements. He said that the population requirements should come from the most recent census from the U.S. census and that they needed to consider the figures from the U.S. census when they considered these issues. He read from the legislation. He read that after the legislative body, which is the City Council, has adopted a general plan, the law says no street, no park, no other public way, ground or place or space, no publicly owned building or structure, no public utilities, whether public or privately owned, may be constructed, or authorized until and unless it conforms to the current general plan.

E. Discussion Items

1. Proposed Roy City General Plan

City Planner Steve Parkinson said that this was an advisory document that could be amended at any point in time. He pointed out the different concerns of all of the councilmembers and how they were color coded in the presentation. There were also staff comments that had been added. He didn't include the pages that with which there were no concerns. All typos and grammar had been corrected and maps had been revised.

Mayor Dandoy acknowledged the Roy City Economic Development and Strategic Plan. Mr. Parkinson said that the general plan was a general overview, but the strategic documents were more to the point. Mayor Dandoy said that the concern with the General Plan was that no one reads it because it is so antiquated. Mayor Dandoy wanted to add verbiage that the actionable components would take place in the supporting documents. This verbiage would be for future councilmembers and mayors so they would know where to find this information down the road.

In the Utah code, the general plan is an advisory document for land use decisions and that the municipality may determine the comprehensiveness of the general plan. Mayor Dandoy said that the law allowed for council to include what they wanted in the general plan and that by putting in a reference, it would become a tool to utilize the effectiveness of the plan. The final draft wasn't due until 2025 but the new law required a water usage plan and there was no implementation at the time that drove the requirements. Mayor Dandoy thought that whatever came out of this document needed to work and have a connection and at the time there was no connection. He wanted accountability for the actions listed in the general plan.

Councilmember Joe Paul thought that in the strategic planning during the budget meeting they should reference the general plan to make decisions going forward. There was a clarification about Mayor Dandoy's suggestion. Mayor Dandoy suggested that they hold off on this discussion because they had more important things to discuss. Mr. Parkinson said that he had worked on five other general plans, and this would be the first one that had the phrase "actionable items" in it. Mayor Dandoy replied that he had pulled three general plans that included the phrase. His concern was that if the phrase wasn't included, the plan would sit for 15 years, and nothing would come out of it.

Mr. Parkinson continued with the discussion of the general plan. Mayor Dandoy had made a comment about the eight principles and said that if they wanted to make any changes to other parts of the document, then the principles might need to be modified.

Councilmember Wilson said her concern was who would be financially responsible and assumed that the City would be responsible for it. She thought they had their hands tied pretty tight with what the City had going on now, and that the trails might have to wait for a few years until the situation changed. Mayor Dandoy said he was just wondering if they wanted to start contacting utility companies to see if their desired locations had feasibility. There was discussion about the illustration in the packet. Councilmember Jackson asked if Mayor Dandoy wanted to change the language. He replied no, he was just looking for clarification in the illustration. Mr. Parkinson replied that this was a 30,000 foot look at the City and they were just looking at it conceptually. Councilmember Wilson agreed with the mayor and said that there were a lot of things in the document that no one really knew what they meant. Councilmember Joe Paul said that they would need to clarify as they went and as they decided to act upon things. He thought it needed to be reviewed alongside their strategic planning. Mr. Parkinson replied that that was his job and that this was something he did constantly and when he got hired the general plan was 15 years old already and he saw no point in keeping that as it was. Councilmember Joe Paul said they should consider it a living document.

Mr. Parkinson continued with the presentation and addressed Councilmember Wilson's comments about nodes and gateways into the City. She thought it was misleading and that the last part of the sentence should be omitted. Mr. Parkinson replied that it had been separated ordinance-wise, but planning-wise they had looked at it as one whole. Councilmember Wilson suggested changing it to "as development occurred." Councilmember Joe Paul agreed.

Mr. Parkinson continued to address comments from the mayor and Councilmember Wilson on page 16 about screening the power station with something besides a chain link fence. There was discussion about options. Mr. Parkinson reminded the group that this was a suggestive document and that they didn't need to specify anything. It was decided to leave this item in the document but to remove public art because it was limiting, and it was decided to replace it with "better screened."

Mr. Parkinson continued to page 18. Mayor Dandoy said that there was a provision in the document that required the City to produce 54 acres of more park space. The document also mentioned 30+ acres, but if the City wanted to acquire land for parks it was not something that they could wait ten years to do because the property will be lost. He showed some properties currently available and suggested that they move on these properties before they were rezoned. Mr. Parkinson said they needed to look for opportunities to have

parks and that they shouldn't get caught up on these vacant spaces. There was discussion about the frontrunner station and Mr. Parkinson said that it should stay in the document because that's how it was written in 2002. Mayor Dandoy replied that the law said the general plan should be for current and future plans. There was subsequent deliberation on the matter, as well as a discussion about acquiring property for parks in the future. Councilmember Joe Paul thought they should focus on updating and maintaining the parks that they had. It was agreed to leave this in the general plan.

Mr. Parkinson continued to page 21. He had fixed the grammar and typos but not the changes of phrase. Councilmember Wilson thought that the word 'mature' should be removed. It was agreed to change it to "mature qualities." It was also decided to remove the phrasing with "verdant" to green space. There was discussion about the statement that all of the parks needed to be connected by a fully connected trail system. It was decided to take out the word "trail." A comment was made about how many public comments had been received about various items, and Mr. Parkinson requested that councilmembers send inquiries to the Planning Commission.

Mr. Parkinson continued to page 24. Councilmember Jackson commented that there were some general terms like "better," "more integrated," and "simple" and asked who defined these terms. Mr. Parkinson replied that this was a general plan and so it was going to get general comments and general words. Mayor Dandoy said that he found the implement strategies for parks, recreation, and trails in a different section way in the back and was curious as to why it was so far back. Mr. Parkinson replied that when this was designed, they had done it completely different than they had before so that the front section was just generalized, and the figures were in the appendix. Mayor Dandoy pointed out that the implementation process for this document was in appendix 1. Councilmember Sophie Paul asked if they should add a reference to that in this section. Councilmember Jackson said she thought it would be a good idea because she felt things were very mixed up and there was no central location that was referenced. Mayor Dandoy agreed. Mr. Parkinson stated that he would need another employee in order to make all of these things happen. The Council agreed to add a comment referencing the appendix.

Mr. Parkinson went on to page 25 and referenced the mayor's comment about annexing someone into the City along the west side of 43 and said that they needed to specify the zoning. The Councilmembers concurred.

Mr. Parkinson continued to page 28 where putting a bridge over the tracks by the train station was addressed. Mayor Dandoy acknowledged that it would have to be funded a grant or some other source because the city could not afford that. He said that they were scheduled for 2040 and that the other one was scheduled for 2050 but that the bottom line was that they were planned.

Councilmember Jackson thought that page 29 was a little bit contradictory and that it didn't seem very consistent. Mr. Parkinson replied that when they had done the survey that that was kind of how it laid out. Councilmember Joe Paul thought that one of the weaknesses was that it was dispersed developable land.

Mr. Parkinson continued to page 30 and Mayor Dandoy had concerns with already having a medical institution there and thought they could reconsider for a hotel or movie theater. It was agreed to replace institution with hotel.

Mayor Dandoy expressed his feelings about senate bill 234. It said two things about the train station. It said that the train station was required to look at a higher density, or there could be adjustments to the parking stations. He said that they had already changed the density requirements but that the current general plan talked about putting restrictions on parking. Mr. Parkinson replied that it was all already done, and that the mixed-use requirement lowered the parking requirement per bedroom. He continued that removing this wouldn't remove the zoning requirement. Mayor Dandoy clarified that the ordinance that was approved

was viable. Mr. Parkinson replied that they had met all of the requirements.

Mayor Dandoy said that if Council was okay with the way that the ordinance was as it was then he would withdraw his comment. The Council agreed.

Councilmember Joe Paul commented that if they wanted to have more green space and parks than they could, but this was not a binding document it was a guiding document.

Mayor Dandoy asked if the City would like to consider partnerships with recreation companies. Councilmember Wilson asked about existing trails and if it was located at 123.

F. Adjournment

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: