



ROY CITY
Roy City Town Hall Meeting Minutes
February 1, 2022– 5:30 p.m.
Roy City Town Hall Meeting
4824 Midland Dr Roy, UT 84067

Minutes of the Roy City Town Hall Meeting held in person in the gymnasium at Bridge Elementary and streamed on YouTube on February 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 also posted on the Roy 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 Scadden	
Councilmember Wilson	

Excused: Councilmember Joe Paul

Also present were City Planner, Steve Parkinson; Detective Truscott; Officer Stanger; Emily Conatser, Kevin Homer, Jon & Cheryl Grove, Jeremy & Michelle Meadors, Robert Clark, Austin Richards, Mary Hirsbrunner, Willard Cragun, Jolene Zito, Glenn Olsen, Yvonne Poulsen, Darla Fink, David Gremillion, Dan Dabney, Pat & Jim Panagoplos, Chris Lewis, Tysen Maughan, Trisha Clark, Kendra Palmer, and Loni Rounds.

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Sophie Paul, Wilson, and Scadden were present and that Councilmember Joe Paul was listening in via Zoom.

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Sophie Paul led the audience in reciting the Pledge of Allegiance.

D. Discussion Items

1. Proposed Development – 4836 S 3500 W; Developer Mike Brodsky, builder present from Alpine Homes.

Mike Brodsky stated his address, and gave a brief overview of the planned development. He indicated on the map the location and the layout of the development, and noted that there would be both single family homes, townhouses, and multi-family units within the development. He explained that a traffic study had been completed to survey the impact on the traffic that would be created by the development, and the study had found that the increase in traffic caused by the development would be manageable in the area, and would not cause excessive traffic around a nearby assisted living center. He shared an architectural rendering of what the townhomes would look like, and highlighted some of the key features of the homes. He also shared renderings of the single family homes, and noted that those would be built by Alpine Homes. He showed a photograph of another development which had been built several years ago, and

explained that his proposed development would look very similar. He then introduced Austin Richards, a representative for Alpine Homes.

Austin Richards introduced himself, and said that his company was based in Draper, Utah. He spoke about the history of Alpine Homes, and mentioned some of the buildings in Utah Valley that they had constructed. He said that they focused on housing within Utah Valley, and noted that the area was experiencing a lot of growth and had a lot of potential.

Mayor Robert Dandoy asked Mike Brodsky what the height of the buildings would be in the development, and Mike Brodsky replied that the buildings could be 35 feet, as long as the residential rezone request went through. He elaborated that if it remained in the commercial zone, the buildings could be 40 feet high.

Council Member Diane Wilson asked if the buildings would be owner occupied townhomes, and Mike Brodsky replied that they were not rental properties, and were for sale. Austin Richards added that the price of a single family home was around \$500,000, and the townhomes would be slightly less than that. He noted that both the townhomes and single family homes would have three or four bedrooms. He said that these prices were competitive, and slightly less than other townhomes and single family homes were in the surrounding area. Council Member Diane Wilson lastly inquired if there would be green space within the development, and Mike Brodsky indicated on the map where the green space would be located in the development.

Mike Brodsky added that there would be an HOA, and they would hire a professional management company, who would be responsible for the maintenance of the open space and landscaping within the development. He noted that they did not sell their homes to be rentals, but they were not opposed to allowing some of the homes to be rental units, although they would not sell to companies that wanted to buy multiple homes with the intent to make them rentals. Council Member Diane Wilson asked what the HOA fees would be, and Mike Brodsky estimated that the fees would be around \$200 a month, and he listed that it would cover water, fiber optics, trash pickup, sewer, and the administrative fees of the management company. Council Member Diane Wilson clarified that fiber optic would not be optional since it was included in the HOA fee.

E. Public Comments

Mayor Robert Dandoy opened the floor for public comments. He clarified that no decision would be made that evening.

John Grove gave his address as 5011 South 3550 West, and said that he had spoken with many people who had attended the Planning Commission meeting in regard to this development. He reported that those people had had concerns about the development that they did not feel had been sufficiently discussed in the meeting, and expressed frustration that he and other residents did not feel that the City and the developers paid attention to their concerns and comments. He did not feel that the City needed a multi-family unit development in that area, due to the small street. He complained that he could almost never turn left onto that street, and anticipated that the traffic would get even worse if the development went ahead. He further did not feel that multi-family units addressed the housing needs of the City. He spoke further about the terrible traffic, and asked the Council to bear that in mind. He stated that the traffic reduced his quality of life.

David Gremillion stated his address was 3515 West 5000 South, and commented that he lived right by the school, and that every school day he had problems turning into his home from the street. He voiced frustration that traffic would increase in the area, since it was already a huge problem. He worried that the impact of the development would increase traffic, and decrease the value of his home, and asked the Council

to keep in mind the detrimental impact of the traffic to those who already lived in the area.

Jim Panagoplos said his address was 5370 Midland Drive, and pointed out that the planned development would increase the property taxes in the surrounding neighborhoods. He did not think the impacts of the new development would be good stewardship to the already existing homes in the area. He also spoke about water development, and suggested that the development might ruin the aesthetic of the surrounding neighborhoods. He did not think the development was the right step for Roy City at the present time.

Dan Dabney gave his address as 4027 West 5075 South, and spoke about the water that would be needed to sustain a new development. He discussed the need to conserve irrigation water, and asked if anything had changed with the watershed in the last several months. Mayor Robert Dandoy commented that he was not the right person to ask about water conservation, but agreed that it was very important that they conserve water. He noted that Roy City had four deep wells, and they actually sold water to nearby cities. He further discussed that Roy City was able to have so many car washes since currently, their water was cheap and readily accessible. He acknowledged that they still had a responsibility to be good stewards of water, just like other cities in Utah.

Mayor Robert Dandoy also spoke about the traffic, and said that most of their traffic congestion came from people driving from other cities, rather than Roy residents. Dan Dabney reiterated that his biggest concern was water conservation, as well as what the traffic impacts would be if the development moved forward. Mayor Robert Dandoy replied that several years ago, a traffic study had been done on 3500, and the traffic committee had proposed that it be widened to five lanes. He said that the plan to widen and expand 3500 was slated to take place in 2028.

Tysen Maughan stated his address was 4843 South 3600 West. [Due to technical difficulties, these comments were inaudible on the recording.]

Glen Olsen stated that his address was 3519 West 5175 South, and stated that he had lived in Roy City for 24 years. He commented that in that time, a lot had changed in the City, and in his opinion, they had lost a lot of the peace and quiet that Roy City had once had. He complained about the traffic in the area, and felt it was difficult to get around town now. He voiced concern for children playing in the street, and said that safety should be paramount to the City in terms of importance. He felt that Roy City already had all the density that they could handle, and he felt certain that someone would get hurt if 3500 was widened and the traffic increased in the area.

Jolene Zito gave her address as 5047 South 3550 West, and commented that Mike Brodsky's presentation had been great. Still, she voiced the same concerns as the other comments about the traffic in the area, and specifically asked how the traffic coming to and from the school would be addressed. She requested that the Council take that traffic into consideration when they made their decision. Mayor Robert Dandoy replied to her comments, and said that the City was in the process of fixing part of road 4800, and that they would get the funding next year to have sidewalks installed on the side of the road, which would alleviate the concern about school children having to walk in the street. Jolene Zito did not feel that this would adequately solve the issue, and spoke further about the nearby intersection, which she felt was dangerous for pedestrians.

Chris Lewis said that her address was 5126 South 3550 West, and said that she agreed with the previous commenters. She did not feel that new apartment buildings would be appropriate in the area. She did not understand why sidewalks had not been installed 20 years ago, when the roads had originally been constructed. She also did not feel that the proposed solution of a roundabout would solve the traffic problems, and she spoke about the need to find funding to fix the problems with the roads and the traffic. She voiced concern for the children that had to walk close to the road, and was fearful that someone would

get hurt. She suggested that they build just a few affordable, single family homes instead of townhomes, and thought that would be more beneficial to the City. She also commented that she thought the proposed pricing for the townhomes was unreasonable. She urged the Council to think about what was most important, the safety of their children.

Jeremy Meadors listed his address as 4980 South 3500 West, and commented that the heavy traffic in the area near his house made his morning commute very difficult, and he was often unable to make a left turn, which forced him to take an extra-long route to work. He worried that the development would increase the traffic to an unmanageable point, and asked the Council to reconsider allowing the development to go through.

Loni Rounds stated that he had recently returned to the area after living in California, and said that he was the Bridge Elementary Principal, in the Uinta school district. He echoed the comments about traffic in the area, and said that when he had originally purchased his home, the street by it had been very quiet, but now, it was consistently very busy, to the point that he and his wife were unable to back their vehicles into their house or make a left turn out of their driveway. He also did not feel that the planned development fit in with the aesthetic of the surrounding neighborhood, and pointed out that the area mainly consisted of single family homes, rather than apartments. He also asked what the average square footage would be, and it was replied that the average home would be about 4500 square feet. Loni Rounds also stated his concerns with water rationing, and felt that a new development would put too much pressure on the City's water, particularly since the plans included green space. He closed his comments by thanking the Council for the chance to voice his concerns, and expressed his love of Roy City.

Kendra Palmer stated that her address was 4844 S Midland Drive, and also voiced her concern about the pressure on the water shares if the new development moved forward. She also recalled that at the last Council meeting she had attended, they had discussed water policies for the City, and asked if the Council had moved forward on that. Mayor Robert Dandoy replied to her comments, noting that they were waiting for certain bills currently on the floor of the State legislature to move forward before they solidified their own policies. He discussed that there was a debate if individual homeowners should be compensated for xeriscaping, or using water wise plants in their landscaping, but nothing was set in stone yet. He noted that it would be a significant advantage for the City if they could put forward policies aimed at water conservation.

Mx. Clark [name inaudible on recording] gave their address as 4839 South 3600 West, and said that based on the plans they had been shown, they did not think that the development fit in with the surrounding homes. They spoke about the disparity in the size of the homes already in the neighborhood with the size of the planned units, and thought that few people would be able to afford the prices for the townhomes. They thought the prices were unreasonable for the size of the townhomes, and felt that a different kind of development would make a lot more sense.

Mike Brodsky said that the State legislature had ruled that cities could not regulate the aesthetic of single family or multi-family homes. Mayor Robert Dandoy confirmed that was correct, and said that he and the Council did not have control over the developer's choice in architecture, color, or other elements of design for the homes.

Jim Panagoplos discussed his confusion over the legislature's ruling. He said that he had received a citation several summers ago for his lawn, and had been told that he needed to make changes with his landscaping in order to be following the City's Code, so he thought that the City did have some control over homes. City Planner Steve Parkinson clarified that the law referred only to the actual buildings, not the land surrounding it, and said that cities did have the power to issue citations over landscaping issues.

Mx. Palmer [name inaudible on the recording] stated their address and said they were a schoolteacher, and thus had to make their work commute every day during the start and end of the school day. They discussed the traffic, and mentioned that they had even had people park in her driveway before. They further agreed with the other comments that they would prefer to see single family homes in the area, rather than townhomes. They said that something would need to happen with the traffic before the City moved ahead with the development.

Mayor Robert Dandoy closed the floor for public comments. He invited Mike Brodsky to address the questions and comments that had been raised by the public.

Mike Brodsky said that he did not want to minimize anyone's concerns, but addressed what he felt were false narratives being perpetuated. He discussed that the townhomes were reasonably priced and not more expensive than similar sized homes in the surrounding cities. He said that their proposed costs reflected issues with the supply chain and issues with staffing, and contended that his prices were actually below market value. He also strongly voiced his opinion that there was not a substantial safety risk posed by the increase in the traffic, and cited the traffic study which had been conducted. He also noted that this was a commercial zone, and if it was developed as such, the traffic in the area would then be significantly higher than if he built a residential development. He said that his development agreement would actually create less traffic in the area than if a commercial development went in instead. He then spoke to the concerns about water, and discussed that the development would use only water wise plants, and strategically water the plants, in order to conserve the water as best they could. Mike Brodsky also discussed the lot sizes of the homes, and said that they were of an appropriate size for a townhome. He explained that the HOA would be the body that made decisions about the appearance of the homes, and ensured that the homeowners adhered to the design standards. He closed his comments by reiterating that the current permitted use of the property, commercial, would generate far more traffic than the plan he had proposed.

Council Member Scadden felt that Mike Brodsky's comments were misleading, and asked for clarity about how the HOA would make decisions. Mike Brodsky elaborated that any major change or decision from the HOA would require a vote in favor of more than 75% of the residents. Council Member Scadden thanked him for his time that evening, and said that he and the other residents would have to live next to the development, so they wanted to make sure that the development would be best for them. He pointed out that Mike Brodsky did not live in Roy City, and would not have to deal with any of the negative consequences that might come from the development.

Council Member Jackson asked about the history of the development, and asked for clarity about the lot sizes of the different types of homes. He touched on the difference between a high density and low density area. Mike Brodsky briefly explained the history of how the development had evolved into its current state, and noted that it was a very lengthy process to have a development approved in Roy City specifically.

Mayor Robert Dandoy commented that he and the Council would look at both sides of the issue, and thanked those in attendance for coming that evening. He said that there would be one more Council meeting in regard to this issue, and the final decision about the development would be made at that time. He recognized the work that the developer and the City staff had done to prepare for that meeting, and felt that they had addressed the questions that had been brought up. He said that Roy City residents had a responsibility to pick developments that would be the best for the City, and they needed to think of the City as a whole, not just their own homes. He noted that it was important to entice development into their City, and thanked all the residents once again.

F. Adjournment

Councilmember Scadden motioned to adjourn. Councilmember Wilson seconded the motion. All

Councilmembers voted “Aye”, motion carried, meeting adjourned at 7:21 pm.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: