



ROY CITY COUNCIL MEETING AGENDA

FEBRUARY 7, 2023 – 5:30 P.M.

ROY CITY COUNCIL CHAMBERS 5051 S 1900 W ROY, UTAH 84067

This meeting will be streamed live on the Roy City YouTube channel.

A. Welcome & Roll Call

B. Moment of Silence

C. 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 consent item, that item may be removed from the consent agenda and considered separately.

1. January 3, 2023, and January 17, 2023, Roy City Council Meeting Minutes.
2. December 2022 Financial Statements.
3. Surplus Vehicles – See attachment for vehicle details.

E. Public Comments

If you are unable to attend in person and would like to make a comment during this portion of our meeting on ANY topic you will need to email admin@royutah.org ahead of time for your comments to be shared.

This is an opportunity to address the Council regarding concerns or ideas on any topic. To help allow everyone attending this meeting to voice their concerns or ideas, please consider limiting the time you take. We welcome all input and recognize some topics make take a little more time than others. If you feel your message is complicated and requires more time to explain, then please email admin@royutah.org. Your information will be forwarded to all council members and a response will be provided.

F. Presentations

1. Verizon Tower at Roy Aquatic Center – Troy Benson
2. Open and Public Meetings Act Training – Andy Blackburn

G. Action Items

1. Consideration of Resolution 23-5 Amending the Roy City Personnel Policy and Procedures Manual
2. Consideration of Resolution 23-6 Approving an agreement between Roy City and Combustion and Control Service, LLC for the replacement of the boiler system at the Roy City Recreation Complex.
3. Consideration of Ordinance No. 23-1 Adopting the General Plan

H. Discussion Items

I. City Manager & Council Report

J. Adjournment

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

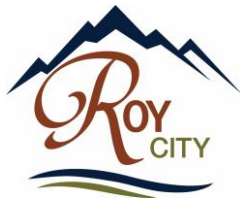
Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 3rd day of February 2023. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 3rd day of February 2023.

Visit the Roy City Web Site @ www.royutah.org
Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers
City Recorder



Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on January 3, 2023 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 Joe Paul	City Recorder, Brittany Fowers
Councilmember Scadden	
Councilmember Wilson	
Councilmember Sophie Paul	

Excused:

Also present were: Police Chief, Matthew Gwynn; Fire Chief, Craig Golden; Kevin Homer, Glenda Moore, Micheal Ghan, Natalie Pierce, Marge Becraft, Benjamin Beckhem, Leon Wilson, Jake Rast, Iris Berrett, and Ashlyn Scadden.

A. Welcome & Roll Call

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

B. Moment of Silence

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

C. Pledge of Allegiance

Councilmember Sophie 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 December 6, 2022, Roy City Council Meeting Minutes**
- 2. Request for approval of an alcoholic beverage license – Exxon, 4395 S 1900 W**

Councilmember Joe Paul clarified the request for the alcoholic beverage license was part of a new owner's application, and commented he did not foresee any issues with their application. He added they had not had any issues with that gas station since it had come under new ownership. Mayor Dandoy confirmed this was the case.

Councilmember Diane Wilson noted there were a few minor changes which needed to be made for the December sixth minutes and asked for the changes to be reflected when approved. City Recorder Brittany Fowers acknowledged she had received the submitted changes.

Councilmember Wilson motioned to approve the Consent Items with changes to minutes. Councilmember Sophie Paul seconded the motion. All Councilmembers voted “Aye”. The motion carried.

E. Public Comments

Mayor Dandoy opened the floor for public comments.

Kevin Homer came forward first and gave his address as 5398 S 4000 W Roy. Mr. Homer said he liked the idea of forming a subcommittee to address parking issues. Mr. Homer suggested including Roy City residents in the committee. Mr. Homer urged the Council to hear out citizens on public access issues. Mr. Homer also said they should rework the City definition of “vehicle” to account for special accommodations for loading vehicles.

Mayor Dandoy closed the floor for public comments.

F. Presentation

1. Proposed 3 Gate Trail – Wasatch Front Regional Council/Mayor Dandoy

Mayor Dandoy walked the Council through this presentation and indicated he would answer all the questions he could. Mayor Dandoy explained the proposed new trail would run along a rail line, and they did not yet know what the name of this trail would be as it was early in the planning process. Mayor Dandoy then walked through the principal players on the project and showed the Council an overhead visual for the trail. Mayor Dandoy indicated the trail would be six and a half miles long, and expressed he felt it had a lot of potential.

Mayor Dandoy noted this trail was previously used for transporting ballistic missiles for the US Air Force. He also noted the trail had several stops for storage and locomotive repair. Mayor Dandoy said these projects stopped and the state pulled up all the tracks leaving an unused area which could be repurposed as a trail.

Mayor Dandoy said these changes were being driven by the need to modernize Utah’s interchanges. Mayor Dandoy added there were major developments happening at the 5600 and I-15 in tandem with this trail project, and those developments would require new interchanges.

Councilmember Joe Paul interjected and asked if the plan was still to move the freeway to the East. Mayor Dandoy said it was, and segued into a visual aid which reflected this plan. Mayor Dandoy said UDOT had to subsequently contact Union Pacific. Mayor Dandoy reported that Union Pacific had said UDOT had to buy the whole six-and-a-half-mile former rail line versus the small patch of land initially needed for a small interchange. Mayor Dandoy said this was both a lose-lose situation but was also an opportunity for new developments.

Mayor Dandoy presented another overhead map of ways to connect this new trail with existing trails. Mayor Dandoy gestured to a few existing trails and showed how they plan to connect the trails. Mayor Dandoy said they would like to connect the trail to Clearfield and Layton which could help individuals in those areas to travel to Roy City for employment.

Mayor Dandoy asked the Council to consider linking the trail head on the north side by Ogden, though he noted this could bring challenges relating to ownership. Mayor Dandoy pointed out this trail would have

four bridges going over it, and the Council should consider this when making decisions. Mayor Dandoy then showed the area where Ogden, Riverdale, and Roy City would converge on this trail and the ensuing development being proposed in that area. He added the trail could also lie adjacent to the Ogden airport.

Mayor Dandoy said they would need to consider the intersection between this trail and 5600. Councilmember Joe Paul commented they were planning a bridge by 5600 and the Denver Rio Grande trail.

Mayor Dandoy said they were looking into adding more bridges and renovations to help navigate the new trail. Mayor Dandoy felt this could offer a lot of opportunity to those neighboring Roy City.

Mayor Dandoy then went through the south end of the trail, which he explained could run off 1800 and have an interchange in the sunset area. Mayor Dandoy said the trail would end around this area as well. He then opened the floor for questions.

Councilmember Ann Jackson asked how long the project would take to which Mayor Dandoy said it would take about two years. Councilmember Jackson asked if they would have to put any money towards this. Mayor Dandoy said this conversation started to unfold as UDOT reconciled with having to buy the whole plot of land. Mayor Dandoy said Roy City, as well as the other neighboring towns like Ogden, owned a big peripheral area of the trail, though this may become UDOT's responsibility. Mayor Dandoy said if UDOT does not take responsibility for this, the County would have to take responsibility and Roy City would take on a stewardship position and be responsible for cursory maintenance. Mayor Dandoy said there are currently more questions than answers.

Councilmember Jackson asked how they would manage gate traffic. Mayor Dandoy replied the gates connected to the MAMS facilities, which held bunkers and explosives and relied on the Roy City gate for security purposes. Mayor Dandoy noted there was currently too much backup traffic, so they would need to address that at a later date.

G. Action Items

1. Approval of Councilmember Committee and Liaison Assignments

Mayor Dandoy asked the Council if they had any questions about these committee assignments. There were no questions.

Councilmember Joe Paul motioned to approve Councilmember Committee and Liaison Assignments. Councilmember Scadden seconded the motion. All Councilmembers voted "Aye", the motion carried.

Mayor Dandoy directly indicated the responsibility of the Council to select the next Mayor Pro-tem. Mayor Dandoy said he would call the Council for a vote on the new Mayor Pro-tem and highlighted the main responsibilities of the new Mayor Pro-tem. Mayor Dandoy added the Mayor had the ability to override the decision of the Mayor Pro-tem by law. Mayor Dandoy then introduced the two Mayor Pro-tem candidates and noted these individuals could vote for themselves.

Mayor Dandoy asked for a show of hand vote for Mayor Pro-tem as both Councilmember Wilson and Councilmember Joe Paul both showed interest. A show of hands was first taken for Councilmember Wilson with the votes in favor being from Councilmember Wilson and Scadden. A show of hands was then taken for Councilmember Joe Paul, with the votes in favor being from Joe Paul, Jackson, and Sophie Paul. Mayor Dandoy asked City Recorder Brittany Fowers to tally and

document the votes and announce who Mayor Pro-tem would be. City Recorder announced with a three to two vote, Councilmember Joe Paul would be Mayor Pro-tem for 2023.

2. Oath of Office – Roy City Fire Department, Deputy Chief Mike King

Fire Chief Craig Golden introduced Deputy Chief Mike King. Chief Golden noted Deputy Chief King was coming to the police department with years of experience.

City Recorder Brittany Fowers swore in Deputy Chief Mike King and delivered the Oath of Office.

Mayor Dandoy asked if the position required any review. Chief Golden said it did not.

3. Consideration of Resolution 23-1, a resolution approving an Interlocal Agreement for Board & Seal-Hazmat Services

Police Chief Gwynn led this portion of the meeting. Police Chief Gwynn said they previously only had one provider, though they are expanding to multiple providers. Police Chief Gwynn said companies would share cost analysis with the City and the Police Department specifically.

Councilmember Joe Paul motioned to approve Resolution 23-1, a resolution approving an Interlocal Agreement for Board & Seal-Hazmat Services. Councilmember Jackson seconded the motion. A roll call vote was taken, all members voted “Aye” and the motion carried.

4. Consideration of Resolution 23-2, a resolution approving an agreement between Roy City Corporation and Leon Poulsen Construction for the 2023 Waterline Replacement Project.

City Manager Matt Andrews led this portion of the meeting. City Manager Andrews noted these projects were all approved for the 2023 budget, which meant the money has already been allocated. City Manager Andrews said they had allocated \$1.9 Million dollars for the Waterline Replacement Project, and they were roughly \$200,000 dollars under budget.

Councilmember Jackson asked what they would do after the project was approved, and City Manager Andrews said they would replace new water lines.

Councilmember Sophie Paul motioned to approve Resolution 23-2, a resolution approving an Interlocal Agreement for Board & Seal-Hazmat Services. Councilmember Jackson seconded the motion. A roll call vote was taken, all members voted “Aye” and the motion carried.

H. Discussion Items

1. Proposed change to Roy City Ord. Title 6-Motor Vehicle and Traffic

Mayor Dandoy reminded the Council that workshops were public. Councilmember Sophie Paul asked if this meant they could bring in citizens who the Councilmembers felt should be part of these committees.

City Attorney Blackburn noted the current language in the ordinance was ambiguous, and they should include trailers in the ordinance description.

Councilmember Joe Paul stated they should modernize the Code. Mayor Dandoy said the Council needed to ask itself if they were trying to limit the ordinance further, or simply clarify the ordinance with its current parameters. Councilmember Joe Paul suggested shifting this issue to the economic development

community. Councilmember Wilson suggested adding five residents to the committee for community input and development. Mayor Dandoy agreed, although he cautioned they would also need more Councilmembers to help create a more concrete plan. City Attorney Blackburn thought this style of workshop could be a good thing.

Councilmember Jackson asked if they could do the committee meeting and then do a public workshop afterwards, so the Council could properly go through the information before seeking community input. Councilmember Wilson agreed with this approach. Councilmember Sophie Paul said they should consider they may need to make accommodations for the community and stressed the importance of getting their input. City Attorney Blackburn said their current regulations stated certain vehicles could be towed after 24 hours, and he warned that allowing people to park their vehicles on land could get complicated in conjunction with land use regulations.

Mayor Dandoy got the meeting back on track and suggested moving forward with creating a committee then having a workshop afterwards. Mayor Dandoy also asked the Council to consider how some changes may be dated.

2. RAMP Grant Application – Concert in the Park

Mayor Dandoy introduced Marge Becraft and said she could answer any questions about the RAMP Grant Application process. Mayor Dandoy noted they currently had six candidates for the grant and said the grant amount was \$2,800 dollars for the sound, equipment, and advertising. Mayor Dandoy said Ms. Becraft's team was willing to donate 47 hours of volunteer time to help make these things happen. Mayor Dandoy noted the grant submission deadline was January 13th and Roy City would have to pay for 50% of the cost. Mayor Dandoy emphasized City Staff did not want to send out a RAMP grant application without the Council's support.

Councilmember Jackson said she did not think the expulsion of the Arts Council was helpful to the City. Mayor Dandoy agreed a lot of talent came out of that committee, and asked if anyone had any questions.

Councilmember Jackson asked if Ms. Becraft knew who was coming to the event. Ms. Becraft said there would be two groups in each month and they would start in June. Ms. Becraft said the first group was comprised of middle school students and teachers, the second group was a group called Stampede, the next group was a string orchestra, the next group was an intergenerational group, the next group was a brand new group with no information, and the last group was Robin Arnold. Ms. Becraft said they were open to other groups and any group can reach out to them.

3. Status of the Updated General Plan and Moderate-Income Housing Report

Mayor Dandoy introduced Assistant City Manager Brody Flint to lead the next discussion point [01:09:15]. He began by noting they had discussed this with the Council before and recapped the need for a moderate-income housing plan with the General Plan. He said this plan would be approved through the State. He noted any changes to the moderate-income housing plan will be presented with the General Plan to the Planning Commission. He said they would need preapproval from DWS, though they had three weeks and could still make changes. He added none of their goals have changed, though they have modified some language and criteria. He said they would need any changes to be submitted to the state by February 16.

Councilmember Wilson asked if they were looking for a vote today. Assistant City Manager Brody Flint said they did not need to vote that day as they were still working on the formatting for the report.

Mayor Dandoy said the law was clear on City requirements for moderate-income housing. Mayor Dandoy emphasized that they could not spend any transport funding on this plan. Councilmember Joe Paul added that ship has sailed.

Mayor Dandoy stressed that the City Council reported to the Department of Workforce Services to ensure moderate-income housing regulations were being met. Councilmember Sophie Paul asked if they were confident in the City regulations and wording on the issue, to which Assistant City Manager Flint discussed they were going through the language for the pre-approval process and welcomed any suggestions from the Councilmembers.

4. Status of the 16 homes in Riverdale currently receiving Roy Culinary Water

City Manager Andrews gave some context, and explained this agreement between Roy City and West Haven had been adopted back in 2006 to manage excess water. City Manager Andrews said he was working with engineers to get updated numbers on prices. He elaborated that initially, it was \$150 dollars per acre per foot, and it had since increased to \$350 per acre per foot. City Manager Andrews said they would have a hard time providing some services for residents near Ogden given price and timing. City Manager Andrews added they are looking at the flow in the waterline and noted past prices were dictated by Union Pacific.

Councilmember Joe Paul asked how much the residents in Riverdale were using. Mayor Dandoy said there were sixteen properties on the Riverdale side currently being serviced. Mayor Dandoy added that these individuals did not pay property taxes through Roy City, but they were still expected to take on costs as they used Roy City services. Mayor Dandoy said this was intended to bring in revenue, but it had become a Public Works issue. Mayor Dandoy said per their current agreement, Roy City has the right to cut any water off to Riverdale, but he personally felt this was wrong, and he opined the agreement with West Haven could not compensate.

Councilmember Sophie Paul asked if they could annex West Haven to Roy City. Mayor Dandoy said the bottom line was that their property taxes went to Roy City. Mayor Dandoy added there is a sewer component that goes with this conversation. City Attorney Blackburn said the issue was using annexation as leverage for services, and said they need to consider tying these services into other projects.

Councilmember Wilson suggested starting the conversation to see where it goes. City Manager Andrews said they needed to make a lot of capital improvements if they annexed these areas. City Attorney Blackburn added they were getting services at different rates than Roy City residents.

Councilmember Jackson commented that she knew residents over in Riverdale, and said those residents should have a timeline for annexation. City Manager Andrews discussed they would be putting up \$2 Million dollars for the 16 developments they had, and he felt this was a fair price. City Manager Andrews added that they were providing these services to be a good neighbor, and he agreed with Councilmember Jackson that they needed to provide a timeline if they were to stop providing these services.

Councilmember Jackson said she would not know why these residents would want to become part of Roy City. Mayor Dandoy said that was part of the larger conversation, and Riverdale would have to approve any annexation. City Manager Andrews said they should understand both sides of the issue, especially given the sewer issues.

Mayor Dandoy pointed out Roy City had the capacity to provide water which was valuable. City Manager Andrews said these issues often come up because of logistics and not water supply. Mayor Dandoy reminded the Council of their right to shut the water off, though stressed this would likely be a permanent

decision and Roy City should step up. Mayor Dandoy urged the Council to make an informed decision on the issue.

5. Cell Phone use during open public meetings

Mayor Dandoy noted there had been a worksheet passed around earlier which explained the nuances of the new cell phone plan. Mayor Dandoy asked the Council if they had any questions about the worksheet or the new cell phone plan.

City Attorney Blackburn proposed a ban on cell phones in certain types of meetings, although he acknowledged there could be some exceptions. City Attorney Blackburn said he tried to keep his cellphone away during meetings, and asked if the Councilmembers wanted to prohibit visible cell phones during meetings. Councilmember Joe Paul pointed out some of them used iPads to look at meeting notes. Mayor Dandoy said this should be considered more of a warning that Councilmembers were being watched. City Manager Andrews said they should not be having separate phone conversations during meetings, as this was not fair to Councilmembers present. City Manager Andrews added that any conversations had during meetings could become public record. City Manager Andrews said he understood the need to have a cell phone on your person in case of family emergency, but asked Councilmembers to be respectful. Mayor Dandoy reminded the Council there was an element of trust in permitting visible cell phones and noted other Cities were actually putting screens in front of Councilmembers for all presentations. Councilmember Joe Paul clarified that this screen would basically be a TV monitor and Councilmembers could not scroll on it. Councilmember Diane Wilson clarified that they could use their iPads for presentation. City Manager Andrews said yes, this was still permitted.

I. City Manager & Council Report

City Manager Andrews said they postponed the Council dinner to January 11th and asked everyone to RSVP. City Manager Andrews noted the audit committee was about to begin reviewing RFPs.

Councilmember Jackson suggested they give people more money for the holiday decorating prizes. She discussed the contestants had put in so many hours and thus deserved more money. Mayor Dandoy asked if this should be retroactive, or if they should begin giving a bigger cash prize next year. Councilmember Jackson thought this should start moving forward. Councilmember Joe Paul asked if they should allow one household to receive two prizes and how they should tally votes for people's choice. Mayor Dandoy thought they should spread the wealth.

Mayor Dandoy apologized for missing the last meeting and noted dead trees were being taken down in Roy City parks. Mayor Dandoy then noted that the next Saturday had a City event for "indoor air sampling," and said so far there were ten people from Public Works who had signed up. Mayor Dandoy said they would be checking if any vapor was coming up from the ground including TCP, which was a known carcinogen.

Mayor Dandoy reminded everyone that RAMP Grant applications are due on January 13th. Mayor Dandoy added that there was a kick off meeting on January 4th at 3:30 PM for the stationary plan for the train station. Mayor Dandoy stressed the need for community involvement along with the Council's obligation to work on this plan.

Mayor Dandoy then reminded the Council of the importance of security and discretion and shared a story of his early days in City government. Mayor Dandoy also spoke to the Council about China's importance in the global economy and how City issues were interconnected to larger global issues. Mayor Dandoy discussed there was federal legislation in the works which would ban TikToks on planes in some areas.

Councilmember Joe Paul asked if this meant they were banning electronics. Mayor Dandoy said they will have a right to choose when it comes to electronics, but they should be mindful of classified information on their devices.

J. Adjournment

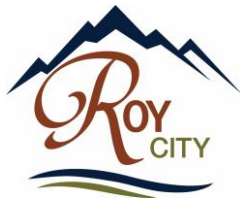
Councilmember Joe Paul motioned to adjourn the meeting. No one opposed. Meeting was adjourned.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc:



Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on January 17, 2023, 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 Joe Paul	City Recorder, Brittany Fowers
Councilmember Scadden	
Councilmember Wilson	
Councilmember Sophie Paul	

Excused:

Also present were: Management Services Director, Amber Kelley; Public Works Deputy Director, Brandon Edwards; Community Economic Development Director, Brody Flint; City Planner, Steve Parkinson; Fire Department Deputy Chief Mike King; Kevin Homer, Iris Berrett, Melany Zisumbo, Glenda Moore, Elizabeth Brown, and Leon Wilson.

A. Welcome & Roll Call

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

B. Moment of Silence

Mayor Dandoy invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Mayor Dandoy 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 Financial Statements for October and November 2022.

Mayor Dandoy went through the consent item packet and noted he had a few questions. Mayor Dandoy noted the item only showed 5.7% of actual revenue from property taxes and asked Management Services Director Amber Kelley to elaborate on this. Management Services Director Kelley replied all taxes were due by the end of November, and December was for parsing through these payments. Management Services Director Kelley elaborated all money was funneled into the government in January and noted this could explain the discrepancies. Mayor Dandoy then pointed out the odd discrepancy between spending and the budget and stated they were over the budget per the current numbers available. Mayor Dandoy asked Management Services Director Kelley to explain this difference between year to date and

actual spending.

Management Services Director Kelley said they had not budgeted the ARCA funds they were waiting for and these funds are currently transferring accounts as they decide what to do with this money. Mayor Dandoy then asked about the “miscellaneous” expenditures. Management Services Director Kelley said these expenditures are meant to account for spending which is more unknown. Mayor Dandoy then noted about the surplus revenue they have for the recreational complex and noted they are spending \$36,000 dollars a month to keep the complex open. Mayor Dandoy said he estimates they will spend \$440,000 after twelve months, though the budget was \$1.2 Million. Management Services Director Kelley pointed out this budget included money set aside for boiler repairs amounting to \$500,000 dollars. Management Services Director Kelley said she would need to look at other aspects of the budget regarding wages and chemical upkeep for the pool on any other spending needed for the complex.

Councilmember Joe Paul asked about where the donations are being accounted for. Management Services Director Kelley said these were being accounted for under miscellaneous or liability accounts and were not factored into the larger complex budget. Management Services Director Kelley said they are waiting to spend this money as they learn more.

Mayor Dandoy then asked about Roy Days budgeting and noted they went over budget. Mayor Dandoy asked why they went over. Management Services Director Kelley said they received more revenue than they expected and have yet to factor that in, though said Jodi could elaborate on this further.

Mayor Dandoy opened the floor for comments from the Council. There were no comments.

Councilmember Joe Paul motioned to approve the Consent Items. Councilmember Jackson seconded the motion. All Councilmembers voted “aye”. The motion carried.

E. Public Comments

Mayor Dandoy opened floor for public comments.

Melanie Zisumbo came forward and gave her address as 5756 S 2000 W, Roy. Ms. Zisumbo noted she was a manager of a commercial daycare, though this commercial designation has made repairs on their property more difficult. Ms. Zisumbo asked for an exception to be made so they can repair their driveway and keep their commercial designation. Mayor Dandoy said the City Council does not approve this and said there are channels in which to apply for exceptions. Mayor Dandoy indicated a hearing officer would take her information and then schedule a hearing appointment to assess the issue, and the hearing officer would ultimately be the one who would make the decision. Mayor Dandoy said the primary difference was asking for an exception or a variance change and going through the City Manager. Mayor Dandoy recommended she apply for a variance which would strictly apply to her business without any additional impact.

Iris Barrett came forward and gave her address as 5756 S 2000 W, Roy. Ms. Barrett said she had been working at a daycare and had worked towards getting the correct information so she can up her numbers to sixteen children. Ms. Barrett said she had gotten information on state guidelines, but was still fuzzy on local guidelines. Ms. Barrett noted other neighboring cities all have different numbers while the State cap was at sixteen. Ms. Barrett acknowledged the “employee situation” was a problem and knew there were differences in State and local guidelines in this area. Ms. Barrett asked if she was clear. Councilmember Joe Paul said they needed to have the proper designation, which in this case was commercial, and meet spatial guidelines to have sixteen children. Councilmember Joe Paul said without a commercial designation, she would only be able to have eight. Ms. Barrett said she currently has a residential

designation and expressed she was working on making the adult to child ratio up to Code, which was why she needed to up her numbers. Mayor Dandoy reiterated his recommendation for her to apply for a variance, though suggested she consider changing the zone as well. Mayor Dandoy said she would have to go through the Planning Commission if she were to try to change the zoning. Ms. Barrett said this sounded like the more difficult option. Councilmember Ann Jackson asked how the State kept track of her numbers. Ms. Barrett replied she had routine State check-ins.

City Manager Matt Andrews noted Ms. Barrett had been grandfathered into a residential use classification. Ms. Barrett said she knew of someone who had an exception made for them, though noted they still received the same state check-ins.

Kevin Homer came forward and gave his address as 5398 S 4000 W, Roy. Mr. Homer said he drove by the Ridge Elementary housing project and said it looks like they are ready to move forward on an assisted living facility. Mr. Homer suggested spending money on chrome books versus more expensive computers.

Mayor Dandoy closed the floor for public comments.

F. Action Items

PUBLIC HEARING – Consider approving adjustments to the Fiscal Year 2023 Budget

- a. Consideration of Resolution No. 23-3 Amending Roy City FY 23 Budget.

Management Services Director Kelley walked the Council through this action item. Management Services Director Kelley noted the changes would increase the General Fund budget by \$552,200, the Capital Fund budget by \$330,000, and the Information Technology Fund budget by \$16,000. Management Services Director Kelley indicated there was an itemized list of all the changes in the Council's packets. Management Services Director Kelley said they are increasing the General Fund balance by \$270,200 for complex repairs. Management Services Director Kelley added that the Utah public radio system was changing, and Roy City had received a grant of \$354,500 to make those changes. Management Services Director Kelley said the Capital Funds project would have an increase for vehicle maintenance from last year, Parks and Recreation access gates, Parks and Rec HVAC units, City Council office furniture and bathroom repairs, and possibly Roy Days costs. Management Services Director Kelley added the IT fund was increasing for Microsoft cloud software which is mandated by the State.

Councilmember Scadden motioned to open the floor for public hearing. Councilmember Wilson seconded the motion. All Councilmembers voted "Aye". The motion carried and entered public hearing.

Kevin Homer came forward again and gave his address as 5398 S 4000 W, Roy. Mr. Homer asked if the Council had the ability to line item approve certain aspects of the budget. Councilmember Joe Paul said they work to approve it as a whole through line-item discussion. Mr. Homer said he felt these were good changes.

City Manager Andrews noted he forgot to include an action item to discuss changes to fire station equipment. Mayor Dandoy said this plan only addresses expenditures and revenues, so they can discuss this later.

Councilmember Jackson asked about the money allotted for Parks power and water maintenance projects and what they would do with any money not used. Councilmember Joe Paul suggested using that money for power and water for other events. City Manager Andrews said they needed to make these adjustments before making any other changes.

Councilmember Diane Wilson asked to review the potential savings. City Attorney Andrew Blackburn noted they had discussed not adding a few fences and stages which could save money. Councilmember Wilson clarified that these changes saved \$15,000. Councilmember Sophie Paul asked about the prospect of using certain parks for more power and water heavy events versus others. City Attorney Blackburn said they had assessed this option for Movie in the Park and firework events, though he personally liked the idea of Roy Days being spread throughout the community. Councilmember Scadden agreed with this.

Mayor Dandoy agreed with the idea of spreading out Roy Days to help ease parking issues and give more access to the community. Mayor Dandoy said he still had concerns about the timing. Mayor Dandoy also expressed concerns over their over investment in certain areas over others with Parks and Recreation and complex costs. Mayor Dandoy asked the Council to assess its priorities.

Councilmember Wilson felt they needed to have a long-term approach.

Councilmember Wilson motioned to close the floor for public hearing. Councilmember Joe Paul seconded the motion. All Councilmembers voted “Aye”. The motion carried and the public hearing was closed.

Councilmember Joe Paul motioned to approve Resolution No. 23-3 Amending Roy City FY 23 Budget. Councilmember Scadden seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

1. Resolution No. 23-4 – a Resolution approving an Interlocal Cooperation Agreement with Weber County for Paramedic Services.

Fire Department Deputy Chief Mike King led this portion of the meeting. Fire Department Deputy Chief King noted this item would offset costs associated with paramedic services. Fire Department Deputy Chief King said they had proposed budget changes which would allow for more expenses to help offset past costs. Fire Department Deputy Chief King said these costs are county wide and will carry through January 2025, and he recommended approval.

Councilmember Wilson asked why they would want to adopt this. Fire Department Deputy Chief King said there was no cost increase to Roy City. Councilmember Wilson asked if they would have to add staff, and he replied they would not.

Councilmember Wilson motioned to approve Resolution No. 23-4 approving an Interlocal Cooperation Agreement with Weber County for Paramedic Services. Councilmember Jackson seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye”. The motion carried.

2. Ordinance No. 23-1 – an Ordinance to adopt the 2023 General Plan

City Planner Steve Parkinson went through a packet distributed to all Councilmembers. City Planner Parkinson noted this ordinance had been derailed by Covid-19, and indicated the Planning Commission had already met to discuss these changes. City Planner Parkinson said they had previously approved seven different strategies largely revolving around applying for funds before the project was fleshed out. City Planner Parkinson said he felt applying for projects before a plan did not make sense and gestured to older projects in the packet. City Planner Parkinson said they still needed to complete a few projects, though the dates can be changed. City Planner Parkinson said the goal was to complete these projects by December 2023, though acknowledged this may be too soon. City Planner Parkinson said regardless of the projects

being completed, DWS wants to know about projects being completed in the future.

Councilmember Wilson interrupted and asked if they would be putting themselves in a bind. City Planner Parkinson said he was referring to project implementation measures and ways to get money for future projects. City Planner Parkinson stressed how these measures were all up to change. Mayor Dandoy said they needed to work on clarifying the document language for those who do not work in the government.

City Manager Andrews said most of the feedback received from DWS on this ordinance were about more accessible language. City Manager Andrews said they were fine with the actual policy, and they have been drafting new language.

Mayor Dandoy said it explicitly says in the code that they need to offer flexibility. Mayor Dandoy said this term with “long term” or “ongoing” requirement felt strange and they needed to take a more flexibility oriented approach. Mayor Dandoy suggested tweaking the ordinance without removing the foundational components suggested by DWS. Mayor Dandoy said they needed to focus on clarity.

City Planner Steve Parkinson expressed he was more than happy to work on a draft to solve these issues.

Mayor Dandoy shared some things in the DWS letter that caught his eye. Mayor Dandoy quoted the letter saying Utah Code 408 dictates they follow the implementation strategy as defined over nine months. Mayor Dandoy said the letter specifically said they need to answer the deeper questions about progress demonstrations. Mayor Dandoy said they need to moderate how well they implement their plan which presents challenges when the policy says they have two or three years to work. Mayor Dandoy reminded the Council they have spent over \$100,000 dollars of tax payer money on this document and stressed the need to do this right. Mayor Dandoy suggested tabling this and having a work session to discuss it further.

Councilmember Joe Paul motioned to table Ordinance No. 23-1 – adopting the 2023 General Plan. Councilmember Wilson seconded the motion to table Ordinance No. 23-1 – adopting the 2023 General Plan. All Councilmembers voted “Aye”. The motion carried.

City Manager Andrews said they had a very strict deadline of February 15th and asked to schedule a work session before February 7th. Councilmember Joe Paul asked to schedule it for next Tuesday. City Planner Parkinson said he wanted to have this discussion in depth now. City Manager Andrews said he could handle having this conversation next week.

Mayor Dandoy said 70 to 80% of all DWS submissions fail, and said he read through several of these submissions and they all missed the mark. Councilmember Joe Paul said they likely missed the mark because the submission rules were not clear.

G. Discussion Items

1. Fire Engine Procurement

Fire Department Deputy Chief King said they have an engine in need of replacement which would cost \$1 Million dollars and will be all put in place in a few months. Fire Department Deputy Chief King said they could save roughly \$300,000 dollars. He added there were other station repairs needed that had a time crunch.

Councilmember Wilson asked if they had enough in the budget for all of these changes. Fire Department Deputy Chief King replied the replacement plan has funds set aside, but \$185,000 of the amount went into their Capital each year, which he noted made things more difficult.

City Manager Andrews said they need more revenue to help this. Mayor Dandoy clarified that there was enough money to pay for this with the discount, though they need to generate funds either way. Councilmember Joe Paul suggested pulling from future budgets. Mayor Dandoy asked what the timeline would be. Fire Department Deputy Chief King estimated about six months total.

Councilmember Diane Wilson noted they would be saving \$50,000 dollars a month in repair costs by getting on this project sooner than later. Mayor Dandoy said he struggled with the idea of both asking Roy City donors for more money and approving \$600,000 dollars worth of repairs.

2. Proposed changes to the Personnel Policy associated with the Social Media Platform Tiktok

Mayor Dandoy said they should apply some restrictions to government equipment and social media. Mayor Dandoy asked the Council if they are okay to make changes to personal policy. Councilmember Scadden said they should take a broader approach to this issue. Mayor Dandoy said they are going into this with the understanding that these apps are infringing on personal rights and they need to reflect that in the language. Councilmember Scadden said he works for one of the top tech companies and they were not making him take TikTok off of his phone.

3. Draft Roy City 5-year Plan

Mayor Dandoy referred to the plan in the Council's packets, and expressed this discussion would put into perspective what they can pursue. Mayor Dandoy brought up a past conversation from his day's on the Council about putting in a skating rink. He said they had used grants for this project, but the Council did not go forward with the plan. Mayor Dandoy felt this was an embarrassing point and they need to be very purposeful about use of grant funds. He asked if they could schedule a work session and move forward with this plan.

H. City Manager & Council Report

City Manager Andrews said he scheduled the Boys and Girls Club annual dinner for Saturday March 25th at 7 PM. City Manager Andrews indicated the Councilmembers needed to touch base with him and Councilmember Scadden if they would like to attend.

City Manager Andrews gave thanks to the police department and their work on attaining a grant for mental health services for police officers. City Manager Andrews asked the Council to save the date for the ULCT mid year conference from April 19 through the 21st. City Manager Andrews reminded the Council about challenge coins. City Manager Andrews reminded the Council about bidding rules for the complex boiler and noted 17 different organizations came to the last bidding meeting. City Manager Andrews said they are looking for over \$850,000 in total.

Councilmember Jackson said she got ahold of the President of Geneva Rock and they would contribute \$10,000 dollars worth of cement for the pickle ball courts. Councilmember Jackson said she will know more by Tuesday.

Councilmember Jackson asked about the budget for the beautification committee. City Manager Andrews said he would have to check and get back to her. Mayor Dandoy said they have previously used City Management funds for that. Councilmember Joe Paul suggested using RDA money for that.

Councilmember Joe Paul reported on his stewardship from the board of the Sewer committee.

Councilmember Joe Paul said they are working on a potential at-large seat for neighboring areas who go through Roy City for sewer needs, but added this should not affect them. Councilmember Joe Paul explained they are looking at doing a mile of trenching on the north side of the Causeway. Councilmember Joe Paul said the water levels were increasing and they were hoping the water will self-trench.

The student representative asked if they had a date for the Spring sports dinner. Councilmember Sophie Paul said they are looking for dates with the least amount of conflicts.

Mayor Dandoy said UDOT via the Rightaway acquisition now owned 22 properties. Mayor Dandoy said they have yet to see the final plan so this number could increase. Mayor Dandoy said he and City Manager Matt Andrews had a meeting with Riverdale officials coming up in which they should get more information.

I. Adjournment

Councilmember Joe Paul motioned to adjourn. Councilmember Jackson seconded. The meeting was adjourned.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc:

ROY CITY CORPORATION
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
PROPERTY TAX	3,878,383.62	4,124,650.90	4,330,100.00	205,449.10	95.3
SALES AND USE TAX	649,817.43	2,750,967.34	7,650,000.00	4,899,032.66	36.0
FRANCHISE TAX	249,390.91	1,427,367.03	3,204,675.00	1,777,307.97	44.5
LICENSES AND PERMITS	99,828.32	340,076.03	396,100.00	56,023.97	85.9
INTERGOVERNMENTAL	39,908.79	2,413,389.22	383,125.00	(2,030,264.22)	629.9
CHARGES FOR SERVICES	296,571.15	1,647,999.82	3,414,500.00	1,766,500.18	48.3
FINES AND FORFEITURES	45,310.67	349,576.82	563,000.00	213,423.18	62.1
MISCELLANEOUS REVENUE	36,255.91	341,057.18	103,500.00	(237,557.18)	329.5
CONTRIBUTIONS AND TRANSFERS	0.00	24,490.00	1,192,945.00	1,168,455.00	2.1
	<u>5,295,466.80</u>	<u>13,419,574.34</u>	<u>21,237,945.00</u>	<u>7,818,370.66</u>	<u>63.2</u>
<u>EXPENDITURES</u>					
LEGISLATIVE	71,998.31	230,318.18	472,687.00	242,368.82	48.7
LEGAL	36,920.48	160,694.89	430,331.00	269,636.11	37.3
LIABILITY INSURANCE	17,126.75	102,760.50	205,521.00	102,760.50	50.0
JUSTICE COURT	45,771.88	204,295.64	446,093.00	241,797.36	45.8
FINANCE	56,560.14	207,296.19	481,648.00	274,351.81	43.0
TRANSFERS	68,232.00	409,392.00	963,284.00	553,892.00	42.5
BUILDING/GROUND MAINT DIVISIO	83,934.42	329,489.42	696,284.00	366,794.58	47.3
POLICE AND ANIMAL SERVICES	712,402.76	3,183,352.13	6,536,461.00	3,353,108.87	48.7
FIRE & RESCUE	566,529.46	2,583,860.59	5,047,109.00	2,463,248.41	51.2
COMMUNITY DEVELOPMENT	60,065.46	275,514.37	675,346.00	399,831.63	40.8
STREETS DIVISION	89,808.45	366,994.25	696,218.00	329,223.75	52.7
FLEET SERVICES DIVISION	24,703.07	105,714.88	228,208.00	122,493.12	46.3
PUBLIC WORKS ADMINISTRATION	50,471.36	165,789.49	415,707.00	249,917.51	39.9
RECREATION COMPLEX	79,936.03	260,839.61	1,287,192.00	1,026,352.39	20.3
AQUATIC CENTER	22,494.50	343,932.01	719,929.00	375,996.99	47.8
ROY DAYS	0.00	169,213.78	132,389.00	(36,824.78)	127.8
PARKS & RECREATION	120,780.30	746,097.03	1,803,538.00	1,057,440.97	41.4
	<u>2,107,735.37</u>	<u>9,845,554.96</u>	<u>21,237,945.00</u>	<u>11,392,390.04</u>	<u>46.4</u>
	<u>3,187,731.43</u>	<u>3,574,019.38</u>	<u>0.00</u>	<u>(3,574,019.38)</u>	<u>.0</u>

ROY CITY CORPORATION
FUND SUMMARY
FOR THE 6 MONTHS ENDING DECEMBER 31, 2022

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
41 CAPITAL PROJECTS FUND	34,616.46	178,751.04	2,454,000.00	2,275,248.96	7.3
50 UTILITY ENTERPRISE FUND	795,699.34	5,175,811.49	9,780,760.00	4,604,948.51	52.9
51 STORM WATER UTILITY FUND	79,835.40	473,326.79	1,066,967.00	593,640.21	44.4
53 SOLID WASTE UTILITY FUND	246,171.85	1,451,905.78	2,678,278.00	1,226,372.22	54.2
60 INFORMATION TECHNOLOGY	65,967.08	395,802.48	791,605.00	395,802.52	50.0
63 RISK MANAGEMENT FUND	24,466.83	146,800.98	293,602.00	146,801.02	50.0
64 CLASS "C" ROADS	8,712.09	518,879.70	2,472,100.00	1,953,220.30	21.0
65 TRANSPORTATION INFRASTRUCTUR	61,549.80	260,159.06	555,000.00	294,840.94	46.9
67 STORM SEWER DEVELOPMENT	1,192.19	81,175.48	196,000.00	114,824.52	41.4
68 PARK DEVELOPMENT	710.25	103,349.29	186,667.00	83,317.71	55.4
71 REDEVELOPMENT AGENCY	352,441.96	383,260.36	1,609,356.00	1,226,095.64	23.8
75 CEMETERY FUND	0.00	100.00	0.00	(100.00)	.0
	<u>1,671,363.25</u>	<u>9,169,322.45</u>	<u>22,084,335.00</u>	<u>12,915,012.55</u>	<u>41.5</u>
<u>EXPENDITURES</u>					
41 CAPITAL PROJECTS FUND	520.58	475,876.52	2,454,000.00	1,978,123.48	19.4
50 UTILITY ENTERPRISE FUND	304,678.47	3,763,266.94	9,780,760.00	6,017,493.06	38.5
51 STORM WATER UTILITY FUND	61,923.49	381,854.42	1,066,967.00	685,112.58	35.8
53 SOLID WASTE UTILITY FUND	101,062.22	1,016,675.81	2,678,278.00	1,661,602.19	38.0
60 INFORMATION TECHNOLOGY	26,920.49	421,844.86	791,605.00	369,760.14	53.3
63 RISK MANAGEMENT FUND	6,337.50	259,242.69	293,602.00	34,359.31	88.3
64 CLASS "C" ROADS	16,251.59	1,214,472.43	2,472,100.00	1,257,627.57	49.1
65 TRANSPORTATION INFRASTRUCTUR	4,138.25	30,599.78	555,000.00	524,400.22	5.5
67 STORM SEWER DEVELOPMENT	0.00	0.00	196,000.00	196,000.00	.0
68 PARK DEVELOPMENT	5,144.57	5,135.23	186,667.00	181,531.77	2.8
71 REDEVELOPMENT AGENCY	1,000.00	18,153.75	1,609,356.00	1,591,202.25	1.1
75 CEMETERY FUND	0.00	0.00	0.00	0.00	.0
	<u>527,977.16</u>	<u>7,587,122.43</u>	<u>22,084,335.00</u>	<u>14,497,212.57</u>	<u>34.4</u>
	<u>1,143,386.09</u>	<u>1,582,200.02</u>	<u>0.00</u>	<u>(1,582,200.02)</u>	<u>.0</u>

Dept	Car #	Year	Make	Model	Plate Number	VIN
PW Admin	2	2022	Ford	Explorer	G178MH	1FM5K8GCXNGA19762
PW Admin	1	2022	Ford	F150	G929PD	1FTFW1E81NKD26382
Fire Brush Truck	32	2007	Ford	F350 Super Duty	98736EX	1FDWX37P67EA03682
Fire Admin	Chief 31	2012	Dodge	1500 SLT	C10PKT	1C6RD7LT7CS188350
Fire	A34	2015	Ford	F450 Ambulance	200580EX	1C6RD7LT7CS188350
Rec	4	2022	Ford	F150	G440RW	1FTFW1E86NFA73407
Rec	4	2022	Ford	F150	G930PD	1FTFW1E8XNKD26381

Resolution No. 23-5
A RESOLUTION OF THE ROY CITY COUNCIL AMENDING THE ROY CITY
PERSONNEL POLICY AND PROCEDURES MANUAL CONCERNING
DOWNLOADING, ACCESSING OR USING TIKTOK

WHEREAS, the Roy City Council has adopted a Personnel Policies and Procedures Manual that sets forth policies pertaining to personnel conduct, conditions of employment, employee classification, benefits, payroll, discipline, and other related employment matters; and

WHEREAS, the Roy City Administration, from time to time reviews and updates the Personnel Policies and Procedures Manual to ensure compliance with any recent changes in federal and state law or changes in general city policy in order to provide a quality working environment for City employees; and

WHEREAS, Recently, the President of the United States approved a ban on the use of TikTok by federal government employees and Utah Governor Spencer Cox issued an executive order prohibiting the use of Tiktok on all state-owned electronic devices; and

WHEREAS, the Roy City Council has recommended City Administration amend the Roy City Policy and Procedures to include prohibitions on the use of TikTok in line with federal and state policies; and

WHEREAS, the Roy City Council has reviewed the proposed amendments to the Personnel Policy Manual and has determined that the amendments are in the best interest of the employees and citizens of Roy City.

NOW THEREFORE BE IT RESOLVED by the City Council of Roy City, that the Roy City Personnel Policy and Procedures Manual be amended with the following additions:

Amend Section 1504 under the heading Use of Electronic Information and Communications Systems, number 5 to include “l. Download, Use or access Tiktok unless approved by their department head or the City Manager.”

Amend Section 1504 under the heading Internet/Social Media Use, number 4 to include “k. Accesses Tiktok.”

Passed this 7th day of February, 2023.

Robert Dandoy
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

Councilmember Wilson _____
Councilmember Scadden _____
Councilmember Joe Paul _____
Councilmember Jackson _____
Councilmember Sophie Paul _____

RESOLUTION 23-6

A RESOLUTION OF THE ROY CITY COUNCIL APPROVING AN AGREEMENT BETWEEN ROY CITY CORPORATION AND COMBUSTION AND CONTROL SERVICE, LLC FOR THE REPLACEMENT OF THE BOILER SYSTEM AT THE ROY CITY RECREATION COMPLEX.

WHEREAS, the Roy City Council desires to purchase a heating water boiler for the Roy City Recreation Complex; and

WHEREAS, a Request for Proposals for the heating water boiler project was advertised; and

WHEREAS, Combustion and Control Service, LLC was the lowest responsive, responsible bidder; and

WHEREAS, the Roy City Council desires to enter into an Agreement which is attached hereto, with Combustion and Control Service, LLC; and

WHEREAS, the Agreement sets forth the respective rights and responsibilities of the Parties regarding the heating water boiler replacement project.

NOW THEREFORE, BE IT RESOLVED on this ____ day of February, 2023 by the Roy City Council that the contract for the heating water boiler replacement project be approved and awarded to Combustion and Control Service, LLC and that the Mayor is authorized to execute the Agreement.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

Councilmember Wilson _____
Councilmember Scadden _____
Councilmember Sophie Paul _____
Councilmember Jackson _____
Councilmember Joe Paul _____

CONTRACT AGREEMENT

THIS AGREEMENT is by and between ROY CITY CORPORATION (hereinafter called OWNER) and Combustion and Control Service, LLC (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1- WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The work generally consists of improving the HVAC and Domestic water systems for the Roy City Recreation Complex. The existing steam boiler will be replaced with new heating water boilers. New piping, coils, and heat exchangers will also be provided as part of this project. Additionally, a soft water system to serve the building and a new domestic water distribution system will be installed.

ARTICLE 2-THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

ROY CITY RECREATION COMPLEX BOILER AND DOMESTIC WATER REPLACEMENT PROJECT

ARTICLE 3- ENGINEER

3.01 The Project has been designed by Wasatch Civil Consulting Engineering, who is hereinafter called ENGINEER and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4- CONTRACT TIMES

4.01 *Time of the Essence:* All time limits for completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Dates for Completion and Final Payment:* The Work will be substantially completed by July 14, 2023.

4.03 *Liquidated Damages:* CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof,

OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER \$200.00 for each day that expires after the time specified in paragraph 4.02 for Completion until the Work is accepted.

ARTICLE 5- CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract

Documents an amount in current funds equal to the sum of the amounts determined pursuant to the paragraph below:

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item as measured in the field.

UNIT PRICE WORK

Bid Item	Description	Quantity	Units	Unit Price	Amount
1	Payment and Performance Bond	1	L.S.	\$ 11,425.00	\$11,425.00
2	223100 Domestic Water Softeners	1	L.S.	\$9,735.00	\$9,735.00
3	Section 220548 Vibration and Seismic Wet and Dry	1	L.S.	\$8,420.00	\$8,420.00
4	Division 23 Heating and Ventilating	1	L.S.	\$337,284.00	\$337,284.00
5	Section 230593 Testing and Balancing	1	L.S.	\$5,000.00	\$5,000.00
6	Section 230700 HVAC and Plumbing Insulation	1	L.S.	\$25,000.00	\$25,000.00
7	Section 230900 HVAC Control Stand Alone	1	L.S.	\$5,500.00	\$5,500.00
8	232500 Water Treatment	1	L.S.	\$7,945.00	\$7,945.00
9	Division 26 Electrical	1	L.S.	\$24,400.00	\$24,400.00
10	Crane and Rigging	1	L.S.	\$2,877.00	\$2,877.00
11	Abatement	1	L.S.	\$30,805.00	\$30,805.00

TOTAL OF ALL UNIT PRICES **Four Hundred Sixty-Eight Thousand Three Hundred Ninety-One Dollars and 00/100 (\$468,391.00).**

As provided in paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03 of the General Conditions.

ARTICLE 6- PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments:* CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 *Progress Payments; Retainage:* OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the 15th day of each month during performance of the Work as provided in paragraphs 6.02.1.A and 6.02.1.B below. All such payments will be measured

by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work, based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

A. 95% of Work completed (with the balance being retained). If the Work has been 50% completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, OWNER, on recommendation of ENGINEER, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no retainage on account of Work subsequently completed, in which case the remaining progress payments prior to Substantial Completion will be in an amount equal to 100% of the Work completed less the aggregate of payments previously made; and

B. 25% of cost of materials and equipment not incorporated in the Work (with the balance being retained).

2. Upon Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100% of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions.

6.03 *Final Payment:* Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7- INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of 1% per annum.

ARTICLE 8- CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which has been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

E. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost,

progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto

F. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

H. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9- CONTRACT DOCUMENTS

9.01 Contents:

- A. The Contract Documents consist of the following:
1. This Agreement;
 2. Workers Compensation insurance;
 3. Automobile and Liability insurance;
 4. Additionally insured, Roy City Corporation, elected officials, appointed officials, agents, volunteers, and employees;
 5. Performance Bond;
 6. Payment Bond;
 7. General Conditions;
 8. Supplementary Conditions;
 9. Exhibits this Agreements;
 1. Notice to Proceed;
 2. CONTRACTOR's Bid;
 3. Documentation submitted by CONTRACTOR prior to Notice of Award;
 10. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

Written Amendments;

Work Change Directives;
Change Order(s).

- B. The documents listed in paragraph 9.01 A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.05 of the General Conditions.
- E. The sponsor, the State of Utah, the Comptroller of the United States, or any of their duly authorized representatives shall have access to any books, Contract Documents, paper and records of the Contractor which are directly pertinent to the project for the purpose of making audit, examination, exerts and transcriptions.

ARTICLE 10- MISCELLANEOUS

10.01 *Terms*: Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 *Assignment of Contract*: Assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*: OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*: Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

This Agreement will be effective on _____, 2023, (which is the Effective Date of the Agreement).

OWNER:

CONTRACTOR:

ROY CITY CORPORATION

COMBUSTION AND CONTROL SERVICE, LLC

By: _____

By: _____

[CORPORATE SEAL]

[CORPORATE SEAL]

NOTICE OF AWARD

DATED: _____, 2023

TO: Combustion and Control Service, LLC

ADDRESS: P.O. Box 25484, Salt Lake City, Utah 84125

PROJECT: Roy City Recreation Complex Boiler and Domestic Water Replacement Project

You are notified that your Bid dated January 26, 2023, for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a Contract for the Roy City Recreation Complex Boiler and Domestic Water Replacement Project. The total amount of your contract is Four Hundred And Sixty-Eight Thousand Three Hundred and Ninety-One Dollars and 0/100 (\$468,391.00).

One copy of each of the proposed Contract Documents accompanies this Notice of Award.

You must comply with the following conditions precedent within ten days of the date of this Notice of Award:

1. Submit a Signed Contract Agreement.
2. Submit a Payment Bond
3. Submit a Performance Bond
4. Submit Certificates of Insurance as specified in General and Supplementary Conditions

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid in default, and to annul this Notice of Award.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

Roy City Corporation
(OWNER)

(AUTHORIZED SIGNATURE)

(TITLE)



Memorandum

To: Ross Oliver, Public Works Director
Brandon Edwards, Assistant Public Works

From: Jory Wahlen, P.E.
Wasatch Civil Consulting Engineering

Date: February 02, 2023

Subject: Recreation Complex Boiler and Domestic Water Replacement Project

Summary

A request for proposals for the Roy City Recreation Complex Boiler and Domestic Water Replacement Project was advertised in the Ogden Standard Examiner on December 22, 2022, December 29, 2022, and January 5, 2023. In response, six proposals were received by the January 26 deadline.

All of the proposals were evaluated based on the following criteria:

- Past Experience with Similar Project
- Construction Methods
- Construction Schedule
- Price Proposal
- References

A summary of the proposals is shown below:

Contractor	Proposed Fee
Carson Plumbing and Mechanical Inc.	\$ 728,782.00
Combustion and Control Services, LLC	\$ 468,391.00
Commercial Mechanical	\$ 602,033.00
Industrial Piping & Welding	\$ 622,087.64
Ralph Tye & Sons, Inc.	\$ 705,868.00
Utah Engineering	\$ 639,902.00

The proposal from Combustion and Control Service, LLC has been reviewed and found to be complete and consistent with the proposal requirements. Combustion and Control Service, LLC is a competent contractor and appears to be qualified to do the work.

Recommendation

We recommend that the contract for the Roy City Recreation Complex Boiler and Domestic Water Replacement Project be awarded to Combustion and Control Service, LLC for \$468,391.00. If you agree with this recommendation, please have the Mayor sign the attached Notice of Award and Contract Agreement. Once notified, the Contractor will have 14 days to respond with the following:

1. Signed Contract Agreement
2. Acknowledgment of Notice of Award
3. Certificate of Insurance
4. Performance and Payment Bonds

When all the required documents have been submitted, we will schedule a pre-construction meeting for the project, and the Notice to Proceed will be issued to the Contractor at the meeting. Construction can commence thereafter.



SYNOPSIS

Application Information

Applicant: Roy City
Request: Ord. No. 23-1; Adopt the 2023 General Plan.

Staff

Report By: Steve Parkinson
Staff Recommendation: Approval

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to the Zoning Map

CONFORMANCE TO THE GENERAL PLAN

- Focus Roy Recommendation 1.1; *In order to align future planning goals with the community vision of this plan, it is recommended the Roy City General Plan be updated to identify both Downtown Roy and the FrontRunner TOD Area as mixed-use Activity Centers of the city.*

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on December 14, 2021.

Chair Cowley open the floor for comment

Kevin Homer, 5398 South 4000 West, said that the document was well done and that he had been following the initiative from the beginning and had attended all the public meetings. He didn't know what kind of value they would get from rebranding the neighborhoods. He referred to pages 28 and 29 and said that he liked most of what was listed but it would be his preference that they encourage free market solutions as the center of housing and economic development rather than federal government sources. He supported the initiative.

Glenda Moore, 2088 West 3825 South, said that she supported the initiative and had been involved in the whole thing. She was glad that trees were one of the major things.

Janel Hulbert, 4178 Westlake Drive, said she was excited about this and had also been following this and had been to some open houses. She thought this would bring in new business and was interested to see how everything around the Front Runner station was going to develop. She thought that they should move forward with this.

With no additional requests to comment, the Public Hearing was closed

The Commission voted 7-0; to forward to the City Council a recommendation to adopt the proposed General Plan update.

ANALYSIS

Background:

In December 2017 the city adopted what is referred to as the "Focus Roy" plan (which is now a part of the Current General Plan), it's first recommendation 1.1 as stated above in the "Conformance to the General Plan" section of this report made reference to updating the General Plan.

On October 20, 2017 staff sent a "Letter of Intent" to Wasatch Front Regional Council (WFRC) for a potential project to update our General Plan through the Transportation and Land Use Connection (TLC) program. In February of 2018 we submitted a formal application and in April were informed that we were

going to receive a grant. In June we signed a contract with WFRC and by July we sent out an RFQ to receive bids for the project. We received three (3) bids and after reviewing and interviewing each company in October of 2018 we awarded Landmark Design the contract to update the General Plan.

In November 2018, staff meet with the Landmarks Design team (Mark Vlasic & Sam Taylor) to kick off the process and go over the proposed timeline etc.

From the November 2018 meeting the following events/gathering/meetings have taken place:

- January 22, 2019 – joint meeting with City Council and Planning Commission;
- January 23, 2019 – held an Advisory Committee meeting to discuss the vision for the future of Roy City as well as specific land use issues and concerns.
- February 12, 2019 – staff reported on the progress of the plan to the Planning Commission;
- February 20, 2019 – held a living-room discussion with approximately 11 people in attendance providing comments.
- March 6, 2019 – created an online “Visual Preference Survey” for residents to rate.
- March 6, 2019 – conducted the “Visual Preference Survey” with a Roy High School Civics class with approximately 30 students providing input.
- March 6, 2019 – had discussions with 5 local Business Owners.
- March 6, 2019 – held another living-room discussion with approximately 9 people in attendance providing comments;
- March 12, 2019 – staff reported on the progress of the plan to the Planning Commission, the Commission discussed how to get the online survey out to citizens
- March 22, 2019 – conducted the “Visual Preference Survey” with another Roy High School Civics class with approximately 30 students providing input.
- March 29, 2019 – conclusion of the online “Visual Preference Survey” with approximately 285 respondents. Residents’ ratings and comments were aimed at a greener, cleaner more modern version of Roy.
- June 20, 2019 – the public input, scoping and analysis have been completed at this point. Had developed a future land use concept to move forward in developing a draft of the general plan.
- August 1 & 2, 2019 – we had a booth at the Roy Days celebration where people could come and see the progress made and provide feedback, approximately 50 people came during the two (2) day event.
- October 30, 2019 – unofficial draft of plan is finished for staff to review and comment (Public Works, Parks & Rec, Fire, & Police reviewed and provided comments)
- May 26, 2020 – 1st official draft of the Plan is finished
- May 26, 2020 – Planning Commission had a work-session where Mark Vlasic from Landmark Design presented the General Plan.
- June 23, 2020 – Planning Commission discussed holding Public meetings in order to present the proposed draft plan to residences. Concerns of COVID restriction making it difficult for in-person meetings
- August 18, 2020 – the draft copy of the “Plan” was available online for public view, as well as the “Executive Summary Video” – public was urged to provide comments
- September 2020 – in the Roy Connection magazine there was an announcement of the General Plan update, inviting everyone to review and provide comments
- February, 2021 – again in the Roy Connection magazine there was an announcement of the General Plan update, inviting everyone to review and provide comments
- March 2021 – in the Roy Connection magazine, Councilmember Wilson in the “Council’s Corner” encouraging residents to review and provide opinions on the General Plan and gave the link to the document.
- June 22, 2021 – discussed options for Open Houses now that COVID restrictions have loosen and in-person meetings can occur.
- July 27, 2021 – held a Public Open House in the basement of the Municipal building with approximately 11 people in attendance
- August 2021 - in the Roy Connection magazine was an announcement of the upcoming Open House for the General Plan Update.

August 2021 – in the Roy Connection magazine, Councilmember Wilson again in the “Council’s Corner” encouraged residents to bring their neighbors to the Open House on August 24th.

August 24, 2021 – held another Public Open House at the new Bridge Academy. Approximately 60 people attended this open house.

September 28, 2021 – the Planning Commission discussed the “Comments” received thus far from residents. A total of eight (8) comments were received. Six (6) were from the “Online” posting of the “Plan”, one (1) from an email and the last was from a “Facebook” post.

October 9, 2021 – the Online post of the draft General Plan closed, ending a 14 month posting requesting comments.

October 11, 2021 – staff discussed with Sam Taylor of Landmarks Design the comments received from the Planning Commission on September 28th and those received from online/email/Facebook and the changes needing to be completed.

November 9, 2021 – Planning Commission discussed and set a date for the Public Hearing for December 14, 2021.

December 14, 2021 – Planning Commission held a Public Hearing. Voted 7-0; to forward to the City Council a recommendation to adopt the proposed General Plan update.

As shown above there have been numerous times that the Planning Commission has reached out to the citizens of the city to obtain feedback. There have been several opportunities for the public to do so. Even during a worldwide pandemic, the Commission considered and implemented opportunities.

The City Council has held the following Work-Sessions & actions:

February 22, 2022, where Sam Taylor with Landmark Design, who presented an Executive Summary along with answered a few questions.

March 15, 2022 – City Council had a discussion regarding the proposed General Plan.

April 5, 2022 – City Council held another Special Work-Session to discuss the proposed General Plan.

April 27, 2022 – City Council held another Special Work-Session to discuss the proposed General Plan, providing staff with direction of what sections/portions need to be removed &/or updated.

May 2, 2022 – staff informed consultant regarding amendments to the General Plan and to provide cost to do so.

June 14, 2022 – consultant forwarded cost to make the amendments

July 2022 – Council agreed to pay the new costs to make the amendments

July 20, 2022 – contract with consultant signed

September 6, 2022 – Council asked staff to have certain sections be restored back into the General Plan

December 5, 2022 – received updated draft of General Plan with amendments

January 17, 2023 – item tabled in order to hold a work-session to discuss some concerns brought up by the Mayor and Council members

January 24, 2023 – held a work-session, discussed concerns and made decisions to modify General Plan

To finalize the update to the 2023 General Plan, staff want to ensure that the document was as up to date as possible, thus wanting to also include the most recent Moderate-Income Housing Plan to comply with HB462 (2022):

September 20, 2022 – Adopted Ord No 22-13; updating our Moderate Income Housing Plan, including an implementation plan.

November 18, 2022 – Received a letter from Alyssa Gamble with Department of Workforce Services indicating that our Moderate-Income Housing plans implementation portion was “non-Compliant”

November 22, 2022 – Staff had a meeting with Alyssa Gamble and others with DWS to go over our non-compliance letter and how to resolve the concerns.

November 30, 2022 thru January 3, 2023 – emails back & forward between staff & Alyssa with DWS to get to language that included more specific “FUTURE” action items along with timelines on the “Implementation” portions of each strategy, that DWS would agree with.

January 10, 2022 – Planning Commission held a Public Hearing. Voted 7-0; to forward to the City Council a recommendation of approval regarding the seven (7) strategies within the MIH Element.

When considering this update to the General Plan the Planning Commission and the City Council should consider the following:

- 1) The effect of the proposed update on the character of the City.
- 2) The effect of the proposed update on the public health, welfare, and safety of City residents.
- 3) The effect of the proposed update on the interests of the City and its residents.
- 4) The proposed update is determined to be suitable for the uses and activities allowed by the proposed update, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
- 5) The effect of the proposed update on the goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, and any other Ordinances required to implement the amendment.
- 6) The community benefit of the proposed update.

ALTERNATIVE ACTIONS

The City Council can Approval with conditions, Deny or Table.

RECOMMENDATION

Staff recommends that the City Council approves of the proposed 2023 update of the General Plan as written and presented today

EXHIBITS

- A. Changes per January 24, 2023, work-session
- B. Ord No. 23-1
- C. The 2023 General Plan (Not attached to this report, was provided last meeting)

EXHIBIT “A” – CHANGES PER JANUARY 24, 2023, WORK-SESSION

Within the chart below you will see the changes that were discussed during the January 24, 2023 Council Work-Session.

The first column has which page of the January 4, 2023 Draft. The second column consists of how the language reads within the Draft. The third column has what changes were reviewed during the work-session, words that are in **RED and struck through are to be removed** and **those which are BLUE and bold are to be inserted**. The fourth column shows how the language will read after all the changes.

Page	Original Wording	Changes to Wording	New wording
31	<p>Financial Resources for Affordable Housing Development</p> <p>Potential funding sources for housing include revenue from the general fund, CDBG grants and RDA affordable housing pass through. The general fund is essentially drawing upon the existing resources of the community and reallocating some of these resources to promote affordable housing. This could include earmarked sales tax or other revenue to provide development subsidies for deed-restricted affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects. The City’s two existing RDA project areas created prior to 1993 are not required to maintain a separate affordable housing fund. In the event the City creates a new CRA, tax increment would be set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>	<p>Financial Resources for Affordable Housing Development</p> <p>Potential funding sources for housing include revenue from the general fund, CDBG grants and RDA affordable housing pass through. The general fund It is essentially to drawing upon the existing resources of the community and reallocating some of these resources to promote affordable housing. This could include earmarked sales tax or other revenue to provide development subsidies for deed-restricted affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects. The City’s two existing RDA project areas created prior to 1993 are not required to maintain a separate affordable housing fund. In the event the City creates a new CRA, tax increment would be set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>	<p>Financial Resources for Affordable Housing Development</p> <p>Potential funding sources for housing include revenue from, CDBG grants and RDA affordable housing pass through. It is essential to draw upon the existing resources of the community and reallocating some of these resources to promote affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects. The City’s two existing RDA project areas created prior to 1993 are not required to maintain a separate affordable housing fund. In the event the City creates a new CRA, tax increment would be set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>
	<p>Preservation of Housing Stock</p> <p>The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also help keep housing affordable. The City should set a goal to rehabilitate a number of housing units before the year 2025. There are various programs available to the City to assist with home rehabilitation efforts. The HOME consortium and the Home Programs will be important to help people under 80 percent of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.</p>	<p>Preservation of Housing Stock</p> <p>The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also help keep housing affordable. The City should set a goal to rehabilitate a number of housing units before the year 2025. There are various programs available to the City to assist with home rehabilitation efforts. The HOME consortium and the Home Programs will be important to help people under 80 percent of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.</p>	<p>Preservation of Housing Stock</p> <p>The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also help keep housing affordable. There are various programs available to assist with home rehabilitation efforts. The HOME consortium and the Home Programs will be important to help people under 80 percent of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.</p>
	<p>Mixed Use</p> <p>The Roy Zoning Ordinance could be changed to allow for specific types of residential dwellings in commercial zones. The dwelling specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability. Residential zoning should be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning should provide flexibility to developers seeking to meet affordability targets.</p>	<p>Mixed Use</p> <p>The Roy Zoning Ordinance could be has been changed to allow for specific types of residential dwellings in commercial zones and could be expanded to additional areas in the City. The dwelling specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability. Residential zoning should be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning should provide flexibility to developers seeking to meet affordability targets.</p>	<p>Mixed Use</p> <p>The Roy Zoning Ordinance has been changed to allow for specific types of residential dwellings in commercial zones and could be expanded to additional areas in the City. The dwelling specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability. Residential zoning should be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning should provide flexibility to developers seeking to meet affordability targets.</p>
	<p>Increase Densities in Selected Zones</p> <p>Currently, a height restriction of 35 feet exists for multi-family units with an additional height up to 60 feet in the case of a transit-oriented district or a public purpose project. Further, R-3 and R-4 zones are limited to 12 units per acre. Additional affordable housing could be created if the zoning code were changed to allow for increased densities to 18 to 24 units per acre throughout the community.</p>	<p>Increase Densities in Selected Zones</p> <p>Currently, a height restriction of 35 feet exists for multi-family units with an additional height up to 60 feet in the case of a transit-oriented district or a public purpose project. Further, R-3 and R-4 zones are limited to 12 units per acre. Additional affordable housing could be created if the zoning code were changed to allow for increased densities to 18 to 24 units per acre throughout the community. re-evaluated in the future.</p>	<p>Increase Densities in Selected Zones</p> <p>Recently, densities have been markedly increased. Building heights are between 40’ & 80’ for the Station Central, Station North and all Downtown zones with densities increased to 18 – 25 units/acre in the Station Area and unlimited units/acre in the Downtown Area. R-3 & R-4 multifamily zones are 12 units/acre and should be re-evaluated in the future.</p>
91	<p>Pedestrian Network ...</p> <p>Opportunities ...</p> <ul style="list-style-type: none"> 4800 South and 4000 South emerge as big opportunities for walking – 4800 South because of the room available and 4000South because of connection to FrontRunner station. Neither have major traffic issues. Create stub street/dead end street and pathway connections in the Focus Roy 	<p>Pedestrian Network ...</p> <p>Opportunities ...</p> <ul style="list-style-type: none"> 4800 South and 4000 South emerge as big opportunities for walking – 4800 South because of the room available and 4000South because of connection to FrontRunner station. Neither have major traffic issues. Create stub street/dead end street and pathway connections in the Focus Roy 	<p>Pedestrian Network ...</p> <p>Opportunities ...</p> <ul style="list-style-type: none"> 4800 South and 4000 South emerge as big opportunities for walking – 4800 South because of the room available and 4000 South because of connection to FrontRunner station. Create pathway connections into the Roy Station Area.

	Station Area, to/from station, up/down hill, in/out of neighborhoods.	Station Area, to/from station, up/down hill, in/out of neighborhoods.	
97	<p>RESIDENTIAL NEIGHBORHOODS</p> <p>17. Prioritize 4800 South and 4000 South for active transportation and local vehicle travel. There is less traffic pressure on these streets and they provide quality connections to citywide destinations. See Citywide Connector Street Type.</p>	<p>RESIDENTIAL NEIGHBORHOODS</p> <p>17. Prioritize 4800 South and 4000 South for active transportation and local vehicle travel. There is less traffic pressure on these streets and they provide quality connections to citywide destinations. See Citywide Connector Street Type.</p>	<p>RESIDENTIAL NEIGHBORHOODS</p> <p>17. Prioritize 4800 South and 4000 South for active transportation and local vehicle travel. They provide quality connections to citywide destinations. See Citywide Connector Street Type.</p>
104	<p>SUMMARY OF HOUSING DIRECTIONS</p> <p>Utah Code 10-9a-4 requires the City to implement strategies for ensuring moderate income housing options are available throughout the community. The following are selected strategies for fulfilling this requirement based on the recommendations from the housing analysis in Appendix A, with indications of which of the Utah Code options they fulfill (A,B,C,D etc.). Each strategy should be applied during the next five-year period and undergo a thorough assessment on a bi-annual basis to determine relative success and adjustments and changes needed to address changing needs.</p>	<p>SUMMARY OF HOUSING DIRECTIONS</p> <p>Utah Code 10-9a-4 requires the City to implement strategies for ensuring moderate income housing options are available throughout the community. The following are selected strategies for fulfilling this requirement based on the recommendations from the housing analysis in Appendix A, with indications of which of the Utah Code options they fulfill (A,B,C,D etc.). Each strategy should be applied during the next five-year period and undergo a thorough assessment on a bi-annual basis to determine relative success and adjustments and changes needed to address changing needs.</p>	<p>SUMMARY OF HOUSING DIRECTIONS</p> <p>Utah Code 10-9a-4 requires the City to implement strategies for ensuring moderate income housing options are available throughout the community. The following are selected strategies for fulfilling this requirement based on the recommendations from the housing analysis in Appendix A, with indications of which of the Utah Code options they fulfill (A,B,C,D etc.). Each strategy should be applied during the next five-year period and undergo a thorough assessment on an annual basis to determine relative success and adjustments and changes needed to address changing needs.</p>
	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>The City's two existing RDA project areas were created prior to 1993 and thus, not required to maintain a separate affordable housing fund. Under the new requirements of Community Reinvestment Areas (CRAs), the Redevelopment Agency is required to allocate 10 to 20 percent of total tax increment revenues it receives from CRAs to affordable housing. The City has begun the creation of three new CRAs, two in the downtown area and one around the FrontRunner Station. These plans would include a tax increment set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>In 2017 Roy City a developer and property owner established the Station Square Apartments at 2350 West 4000 South which is a 62+ age community. To help establish this Moderate-Income housing development, Roy City rezoned the property from light manufacturing to high density residential. This 25-unit senior living facility was developed under the federal Low-Income Housing Tax Credit (LIHTC) program and the state's Olene Walker Trust Fund Multi-Families program. Its location places it within walking distance of the Roy FrontRunner Station.</p> <p>The City's two existing RDA project areas were created prior to 1993 and thus, not required to maintain a separate affordable housing fund. Under the new requirements of Community Reinvestment Areas (CRAs), the Redevelopment Agency is required to allocate 10 to 20 percent of total tax increment revenues it receives from CRAs to affordable housing. The City has begun the creation of three new CRAs, two in the downtown area and one around the FrontRunner Station. These plans would include a tax increment set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>In 2017 Roy City a developer and property owner established the Station Square Apartments at 2350 West 4000 South which is a 62+ age community. To help establish this Moderate-Income housing development, Roy City rezoned the property from light manufacturing to high density residential. This 25-unit senior living facility was developed under the federal Low-Income Housing Tax Credit (LIHTC) program and the state's Olene Walker Trust Fund Multi-Families program. Its location places it within walking distance of the Roy FrontRunner Station.</p> <p>The City's two existing RDA project areas were created prior to 1993 and thus, not required to maintain a separate affordable housing fund. Under the new requirements of Community Reinvestment Areas (CRAs), the Redevelopment Agency is required to allocate 10 to 20 percent of total tax increment revenues it receives from CRAs to affordable housing. The City has begun the creation of three new CRAs, two in the downtown area and one around the FrontRunner Station. These plans would include a tax increment set aside for affordable housing. This tool is particularly relevant to the City as it promotes both economic development and affordable housing.</p>
	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,E,F,G,H)</p> <p>Roy City has adopted a mixed-use code which will allow for specific types of residential dwellings to be built in commercial zones, as well as increased densities. The mixed-use code will apply to the Downtown Place District and the Station Area District where a FrontRunner Station is located. Mixed-use codes focus on regulating the form and relationship of structures rather than permitted uses. This type of code can effectively preserve and reinforce the City's traditional appearance, and patterns of development, which can help diversify the housing types available within the market while creating additional possibilities for more affordable housing options. Dwelling types' specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability within the City. Residential zoning will be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning will provide flexibility to developers seeking to meet affordability targets. The mixed-use code also provides recommendations for parking requirements which may impact developments in the City's Station Area District.</p>	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,E,F,G,H)</p> <p>Roy City has adopted a mixed-use code which will allow for specific types of residential dwellings to be built in commercial zones, as well as increased densities. The mixed-use code will apply to the Downtown Place District and the Station Area District where a FrontRunner Station is located. Mixed-use codes focus on regulating the form and relationship of structures rather than permitted uses. This type of code can effectively preserve and reinforce the City's traditional appearance, and patterns of development, which can help diversify the housing types available within the market while creating additional possibilities for more affordable housing options. Dwelling types' specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability within the City. Residential zoning will be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning will provide flexibility to developers seeking to meet affordability targets.</p> <p>The mixed-use code also provides recommendations for parking requirements which may impact developments in the City's Station Area District and the Downtown Place District. These new parking requirements</p>	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,E,F,G,H)</p> <p>Roy City has adopted a mixed-use code which will allow for specific types of residential dwellings to be built in commercial zones, as well as increased densities. The mixed-use code will apply to the Downtown Place District and the Station Area District where a FrontRunner Station is located. Mixed-use codes focus on regulating the form and relationship of structures rather than permitted uses. This type of code can effectively preserve and reinforce the City's traditional appearance, and patterns of development, which can help diversify the housing types available within the market while creating additional possibilities for more affordable housing options. Dwelling types' specifications could avoid having a significant impact on the look and feel of the commercial zones while increasing housing options and affordability within the City. Residential zoning will be monitored to ensure that it does not devolve into a regulatory barrier to affordability. The zoning will provide flexibility to developers seeking to meet affordability targets.</p> <p>The mixed-use code also provides recommendations for parking requirements which may impact developments in the City's Station Area District and the Downtown Place District. These new parking requirements ensure</p>

		<p>ensure an appropriate level of vehicle parking to support a variety of land uses and provides specifications for vehicle site access. In addition, provides appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.</p> <p>The current Roy City municipal code authorizes the establishment of Internal Accessory Dwelling units. The IADUs are zoned “permitted use” in all Residential Zoning Districts except Single Family Mobile Homes.</p>	<p>an appropriate level of vehicle parking to support a variety of land uses and provides specifications for vehicle site access. In addition, provides appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.</p> <p>The current Roy City municipal code authorizes the establishment of Internal Accessory Dwelling units. The IADUs are zoned “permitted use” in all Residential Zoning Districts except Single Family Mobile Homes</p>
105	<p>HOUSING COST BURDEN</p> <p>The monthly housing costs for all owner-occupied housing in Roy is \$1,756. Monthly costs for owner-occupied housing units with a mortgage is \$1,366 while those without a mortgage is \$390. The median gross rent in the City is \$1,094. The ratio of the City’s median rent to renter income is 24.2 percent. The ratio of the City’s owner-occupied median income to median mortgage is 21.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.</p>	<p>HOUSING COST BURDEN</p> <p>The monthly housing costs for all owner-occupied housing in Roy is \$1,756. Monthly costs for owner-occupied housing units with a mortgage is \$1,366 while those without a mortgage is \$390. The median gross rent in the City is \$1,094. The ratio of the City’s median rent to renter income is 24.2 percent. The ratio of the City’s owner-occupied median income to median mortgage is 21.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.</p>	<p>HOUSING COST BURDEN</p> <p>The monthly housing costs for all owner-occupied housing in Roy is \$1,756. Monthly costs for owner-occupied housing units with a mortgage is \$1,366 while those without a mortgage is \$390. The median gross rent in the City is \$1,094. The ratio of the City’s median rent to renter income is 24.2 percent. The ratio of the City’s owner-occupied median income to median mortgage is 21.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden.</p>
110	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>(P): Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing.</p> <p>Timeline:</p> <ul style="list-style-type: none"> Adopted Draft plans (17C-5-108) & budgets (17C-5-302) – <ul style="list-style-type: none"> 1900 SW November 2019; 1900 SE November 2019; & D&RG June 2022. Things still to be completed: <ul style="list-style-type: none"> Adopt Official Project Area Plan & Budget (17C-5-109 & 17C-5-110) when a “New Project” is approved for construction or by December 2023, or once triggered by a qualifying project File Project Area Budget (17C-5-305) when a “New Project” is approved for construction or by June 2024, or once triggered by a qualifying project. File Interlocal Agreements (17C-5-206) when a “New Project” is approved for construction or by December 2024, or once triggered by a qualifying project. 	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>(P): Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing.</p> <p>Timeline:</p> <ul style="list-style-type: none"> Adopted the following Community Reinvestment Area (CRA) plans Utah Code Annotated (UCA) 17C-5-108 with budgets UCA 17C-5-302 – <ul style="list-style-type: none"> 1900 Southwest and Southeast Community Reinvestment Projects Areas which includes the downtown in November 2019 D&RG Denver & Rio Grande Community Reinvestment Project Area Plan and budget which includes the Front Runner Station in June 2022. Things still to be completed: <ul style="list-style-type: none"> Adopt Official Project Area Plan & Budget (UCA 17C-5-109 & 17C-5-110) when a “New Project” is approved for construction or by December 2023, or once triggered by a qualifying project. File Project Area Budget (UCA 17C-5-305) when a “New Project” is approved for construction or by June 2024, or once triggered by a qualifying project. File Interlocal Agreements (UCA 17C-5-206) when a “New Project” is approved for construction or by December 2024, or once triggered by a qualifying project. 	<p>STRATEGY ONE: UTILIZE A MODERATE-INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AREA (P)</p> <p>(P): Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate-income housing.</p> <p>Timeline:</p> <ul style="list-style-type: none"> Adopted the following Community Reinvestment Area (CRA) plans Utah Code Annotated (UCA) 17C-5-108 with budgets UCA 17C-5-302 – <ul style="list-style-type: none"> 1900 Southwest and Southeast Community Reinvestment Projects Areas which includes the downtown in November 2019 D&RG Denver & Rio Grande Community Reinvestment Project Area Plan and budget which includes the Front Runner Station in June 2022. Things still to be completed: <ul style="list-style-type: none"> Adopt Official Project Area Plan & Budget (UCA 17C-5-109 & 17C-5-110) when a “New Project” is approved for construction or by December 2023, or once triggered by a qualifying project. File Project Area Budget (UCA 17C-5-305) when a “New Project” is approved for construction or by June 2024, or once triggered by a qualifying project. File Interlocal Agreements (UCA 17C-5-206) when a “New Project” is approved for construction or by December 2024, or once triggered by a qualifying project.
	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,F,G,H,E)</p> <p>(A): Rezone for densities necessary to facilitate the production of moderate-income housing.</p> <p>Timeline:</p> <p>Providing a timeframe on rezoning property is difficult as the City merely processes application and doesn’t have control or influence on when applications are submitted.</p> <ul style="list-style-type: none"> Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to rezone areas identified within the Future Land Use Map for possible multi-family development. City will update the zoning map after every approved rezone request. <p>Implementation Measures:</p> <ul style="list-style-type: none"> Provide appropriate guidance to future applicants on rezone application possibilities for higher density or mixed-use zoning 	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,F,G,H,E)</p> <p>(A): Rezone for densities necessary to facilitate the production of moderate-income housing.</p> <p>Action Taken:</p> <p>Areas already Rezoned:</p> <ul style="list-style-type: none"> From Community Commercial to Multi-Family Residential - Midland Square approximately 2800 West and 4075 South – Townhome project – approved May 2018 From Community Commercial to Multi-Family Residential – Orchards at 19th approximately 4499 South 1900 West – Townhome project – September 2018 From Community Commercial to Multi-Family Residential – Abington Heights approximately 3673 South 1900 West – Townhome project – approved July 2021 <p>Timeline:</p>	<p>STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE (A,F,G,H,E)</p> <p>(A): Rezone for densities necessary to facilitate the production of moderate-income housing.</p> <p>Action Taken:</p> <p>Areas already Rezoned:</p> <ul style="list-style-type: none"> From Community Commercial to Multi-Family Residential - Midland Square approximately 2800 West and 4075 South – Townhome project – approved May 2018 From Community Commercial to Multi-Family Residential – Orchards at 19th approximately 4499 South 1900 West – Townhome project – September 2018 From Community Commercial to Multi-Family Residential – Abington Heights approximately 3673 South 1900 West – Townhome project – approved July 2021 <p>Timeline:</p> <p>Providing a timeframe on rezoning property is difficult as the City for the most part processes</p>

	<p>options which have the best chance of approval.</p> <ul style="list-style-type: none"> • Approve rezone applications which are harmonious with the General Plan and the Future Land Use Map. • Provide strong considerations to rezone applications which are supported by elements of the General Plan but may not align with the future land use map. • Consider rezone applications which may not have support of the General Plan but make sense in locations that won't detract from the character of the neighborhood. 	<p>Providing a timeframe on rezoning property is difficult as the City merely for the most part processes application and doesn't have control or influence on when applications are submitted.</p> <ul style="list-style-type: none"> • Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to rezone areas identified within the Future Land Use Map for possible multi-family development. • City will update the zoning map after every approved rezone request. <p>Implementation Measures:</p> <ul style="list-style-type: none"> • Provide appropriate guidance to future applicants on rezone application possibilities for higher density or mixed-use zoning options which have the best chance of approval. • Approve rezone applications which are harmonious with the General Plan and the Future Land Use Map. • Provide strong considerations to rezone applications which are supported by elements of the General Plan but may not align with the future land use map. • Consider rezone applications which may not have support of the General Plan but make sense in locations that won't detract from the character of the neighborhood. 	<p>application and doesn't have control or influence on when applications are submitted.</p> <ul style="list-style-type: none"> • Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to rezone areas identified within the Future Land Use Map for possible multi-family development. • City will update the zoning map after every approved rezone request. <p>Implementation Measures:</p> <ul style="list-style-type: none"> • Provide appropriate guidance to future applicants on rezone application possibilities for higher density or mixed-use zoning options which have the best chance of approval. • Approve rezone applications which are harmonious with the General Plan and the Future Land Use Map. • Provide strong considerations to rezone applications which are supported by elements of the General Plan but may not align with the future land use map. • Consider rezone applications which may not have support of the General Plan but make sense in locations that won't detract from the character of the neighborhood.
	<p>(F): Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones, near major transit investment corridors, commercial centers, or employment centers.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Rezoned - Downtown – (March 2021 - DT-E, DT-W & DT-G);Front Runner Station (August 2021 – S-C, S-N, S-S) as per SB34(2019) strategies F <p>Providing a timeframe on rezoning property is difficult as the City merely processes application and doesn't have control or influence on when applications are submitted.</p> <ul style="list-style-type: none"> • Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to expand the Downtown, Station Area or Business Park mixed-use zones onto adjoining properties. • City will update the zoning map after every approved rezone request. <p>Implementation Measures:</p> <ul style="list-style-type: none"> • Provide appropriate guidance to future applicants on rezone application possibilities for higher density or mixed-use zoning options which have the best chance of approval. • Approve rezone applications which are harmonious with the General Plan and the Future Land Use Map. • Provide strong considerations to rezone applications which are supported by elements of the General Plan but may not align with the future land use map. • Consider rezone applications which may not have support of the General Plan but make sense in locations that won't detract from the character of the neighborhood. 	<p>(F): Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones, near major transit investment corridors, commercial centers, or employment centers.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Rezoned the Downtown commercial districts by establishing a new Title 10 Chapter 13 Mixed-Use, March 2021 that includes the Downtown East (DT-E) district, the Downtown West (DT-W) district & the Downtown Gateway (DT-G) district; • Rezoned the FrontRunner Station area August 2021, that included the Station Central (S-C), Station North (S-N) and Station South (S-S). as per SB34 (2019) strategy F. <p>Providing a timeframe on rezoning property is difficult as the City merely for the most part processes application and doesn't have control or influence on when applications are submitted.</p> <ul style="list-style-type: none"> • Starting in 2024, annually hold one (1) or two (2) work-sessions with the Planning Commission to discuss, research and identify opportunities to expand the Downtown, Station Area or Business Park mixed-use zones onto adjoining properties. • City will update the zoning map after every approved rezone request. <p>Implementation Measures:</p> <ul style="list-style-type: none"> • Provide appropriate guidance to future applicants on rezone application possibilities for higher density or mixed-use zoning options which have the best chance of approval. • Approve rezone applications which are harmonious with the General Plan and the Future Land Use Map. • Provide strong considerations to rezone applications which are supported by elements of the General Plan but may not align with the future land use map. • Consider rezone applications which may not have support of the General Plan but make sense in locations that won't detract from the character of the neighborhood. 	<p>(F): Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones, near major transit investment corridors, commercial centers, or employment centers.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Rezoned the Downtown commercial districts by establishing a new Title 10 Chapter 13 Mixed-Use, March 2021 that includes the Downtown East (DT-E) district, the Downtown West (DT-W) district & the Downtown Gateway (DT-G) district; 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111	<p>(G): Amend Land Use regulations to allow for higher density or new moderate income residential development in commercial of mixed-use zones near major transit investment corridors.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Adopted - Downtown – (March 2021 - DT-E, DT-W & DT-G);FrontRunner Station (August 2021 – S-C, S-N, S-S) as per SB34(2019) strategies G <p>Implementation Measures:</p> <ul style="list-style-type: none"> • Evaluate the mixed-use or multi-family codes every two or three years and amend/update as needed; based on: 	<p>(G): Amend Land Use regulations to allow for higher density or new moderate income residential development in commercial of mixed-use zones near major transit investment corridors.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Adopted the Title 10 Chapter 13 Mixed-Use ordinance March 2021 that includes the Downtown East (DT-E) district, the Downtown West (DT-W) district & the Downtown Gateway (DT-G) district. • Rezoned the FrontRunner Station area August 2021, that included the Station Central (S-C), Station North (S-N) and Station South (S-S). as per SB34 (2019) 	<p>(G): Amend Land Use regulations to allow for higher density or new moderate income residential development in commercial of mixed-use zones near major transit investment corridors.</p> <p>Timeline:</p> <ul style="list-style-type: none"> • Adopted the Title 10 Chapter 13 Mixed-Use ordinance March 2021 that includes the Downtown East (DT-E) district, the Downtown West (DT-W) district & the Downtown Gateway (DT-G) district. • Rezoned the FrontRunner Station area August 2021, that included the Station Central (S-C), Station North (S-N) and Station South (S-S). as per SB34 (2019)

	<ul style="list-style-type: none"> ○ To provide a greater flexibility or higher densities in relation to moderate income housing. ○ From feedback provided from developers on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p style="text-align: center;"><i>strategy G</i></p> <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the mixed-use or multi-family codes every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ To provide a greater flexibility or higher densities in relation to moderate income housing. ○ From feedback provided from developers on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p style="text-align: center;"><i>strategy G.</i></p> <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the mixed-use or multi-family codes every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ To provide a greater flexibility or higher densities in relation to moderate income housing. ○ From feedback provided from developers on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City.
	<p>(H): Amend Land Use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted August 2021. <i>as per SB34 (2019) strategies H</i> <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the parking standards at least every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ Changes to best practices for parking reductions for City's of similar size as Roy City ○ Changes to transit routes, number of buses per hour, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>(H): Amend Land Use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted Roy City Municipal Code 10-13-6 Parking in August 2021. <i>as per SB34 (2019) strategies H</i> <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the parking standards at least every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ Changes to best practices for parking reductions for City's of similar size as Roy City ○ Changes to transit routes, number of buses per hour, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>(H): Amend Land Use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted Roy City Municipal Code 10-13-6 Parking in August 2021. <i>as per SB34 (2019) strategy H</i> <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the parking standards at least every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ Changes to best practices for parking reductions for City's of similar size as Roy City ○ Changes to transit routes, number of buses per hour, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City.
	<p>(E): Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted July 2021. <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the IADU code every two or three years and amend/update as needed; based on <ul style="list-style-type: none"> ○ To provide a greater flexibility in relation to moderate income housing. ○ From feedback provided from homeowners on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>(E): Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted an Internal Accessory Dwelling Unit (IADU) ordinance and included it in the Roy Municipal Code 10-17-1 Table of Uses in July 2021. <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the ADU/IADU code every two or three years and amend/update as needed; based on <ul style="list-style-type: none"> ○ To provide a greater flexibility in relation to moderate income housing. ○ From feedback provided from homeowners on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>(E): Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted an Accessory Dwelling Unit ordinance and included it in the Roy Municipal Code 10-17-1 Table of Uses in July 2021 <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Evaluate the ADU/IADU code every two or three years and amend/update as needed; based on: <ul style="list-style-type: none"> ○ To provide a greater flexibility in relation to moderate income housing. ○ From feedback provided from homeowners on barriers of code or processes, etc... ● After each evaluation, if there is a need to amend/update the code. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City.
	<p>STRATEGY THREE: DEVELOP AND ADOPT A STATION AREA PLAN (V)</p> <p>(V): Develop and adopt a Station Area Plan in accordance with section 10-9a-403.1.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted 2017, however applied for and received funding from WFRC to update the Plan to comply with HB-462 (2022). <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Up-dated Station Area Plan to be completed by June of 2023. Once adopted, re-evaluate plan every two or three years and amend/update as needed. ● After each evaluation, if there is a need to amend/update the SAP. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>STRATEGY THREE: DEVELOP AND ADOPT A STATION AREA PLAN (V)</p> <p>(V): Develop and adopt a Station Area Plan in accordance with section 10-9a-403.1.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted the Focus Roy Document that includes the term Station Area Plan in 2017, however applied for and received funding from WFRC in December 2022 to update the Plan to comply with HB-462 (2022). <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Up-dated Station Area Plan to be completed by June of 2023. Once adopted, re-evaluate plan every two or three years and amend/update as needed. ● After each evaluation, if there is a need to amend/update the SAP. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City. 	<p>STRATEGY THREE: DEVELOP AND ADOPT A STATION AREA PLAN (V)</p> <p>(V): Develop and adopt a Station Area Plan in accordance with section 10-9a-403.1.</p> <p>Timeline:</p> <ul style="list-style-type: none"> ● Adopted the Focus Roy Document that includes the term Station Area Plan in 2017, however applied for and received funding from WFRC in December 2022 to update the Plan to comply with HB-462 (2022). <p>Implementation Measures:</p> <ul style="list-style-type: none"> ● Up-dated Station Area Plan to be completed by June of 2023. Once adopted, re-evaluate plan every two or three years and amend/update as needed. ● After each evaluation, if there is a need to amend/update the SAP. <ul style="list-style-type: none"> ○ Draft and present an amendment to the Planning Commission and seek approval from the City.
127	TIGER Discretionary Grants	TIGER Discretionary Grants	

	<p>According to the U.S. Department of Transportation, “the Consolidated Appropriations Act, 2016 appropriated \$500 million, available through September 30, 2019, for National Infrastructure Investments otherwise known as TIGER grants. As with previous rounds of TIGER, funds for the FY 2016 TIGER program are to be awarded on a competitive basis for projects that will have a significant impact on the Nation, a metropolitan area or a region.</p> <p>TIGER Discretionary Grants have supported innovative projects, including multi-modal and multi-jurisdictional projects which are difficult to fund through traditional federal programs. Successful TIGER projects leverage resources, encourage partnership, catalyze investment and growth, fill a critical void in the transportation system or provide a substantial benefit to the nation, region or metropolitan area in which the project is located.</p>	<p>According to the U.S. Department of Transportation, “the Consolidated Appropriations Act, 2016 appropriated \$500 million, available through September 30, 2019, for National Infrastructure Investments otherwise known as TIGER grants. As with previous rounds of TIGER, funds for the FY 2016 TIGER program are to be awarded on a competitive basis for projects that will have a significant impact on the Nation, a metropolitan area or a region.</p> <p>TIGER Discretionary Grants have supported innovative projects, including multi-modal and multi-jurisdictional projects which are difficult to fund through traditional federal programs. Successful TIGER projects leverage resources, encourage partnership, catalyze investment and growth, fill a critical void in the transportation system or provide a substantial benefit to the nation, region or metropolitan area in which the project is located.</p>	
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The only other aspect to be included as per the discussion during the work-session is the “Glossary.”, which consists of acronyms of places, things, programs or phrases that aren’t widely known by most people, and their corresponding definitions or descriptions.

Glossary

AAGR: Average Annual Growth Rate.

ACS: American Community Survey. An ongoing survey that provides information on a yearly basis about the nation. This data is used to help determine how over \$675 billion in federal and state funds are distributed each year.

ADU: Accessory Dwelling Unit. Smaller, independent residential dwelling unit located on the same lot as a stand-alone, detached, single-family home. They can be a converted portion of existing homes (internal ADU), additions to a home (attached ADU), or a new stand-alone accessory structure (detached ADU).

AOG: Association of Governments. A voluntary association of local governments formed under the authority of the Utah Interlocal Cooperation Act. Seven associations were formally established. WFRC (Wasatch Front Regional Council) is the AOG that includes Roy City.

BIORETENTION: a technique that uses soil, plants, and microbes to treat stormwater before it is infiltrated or discharged.

CDBG: Community Development Block Grant. A program sponsored by U.S. Department of Housing and Urban Development (HUD). The program provides annual grants on a formula basis to states, cities, and counties to develop urban communities of housing and economic opportunities for low- and moderate-income persons. Refer to description on p. 107.

CHAS: U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy. The CHAS data is comprised of a variety of housing need variables split by HUD-defined income limits of 30, 50 and 80 percent of median income and HUD-specified household types. The data are used to demonstrate the extent of housing problems and housing needs, particularly for low-income households.

CITYWIDE CONNECTOR: Streets that link local traffic to key destinations such as Downtown, transit, schools, parks, etc. allowing all modes of traffic. Refer to description on p. 40.

COMMUNITY GATEWAYS: Entry points near the edges of the city that demarcate points of arrival and departure.

COMMUNITY NODES/GATEWAYS: Intersections near the peripheral edges of the city that both demarcate arrival and departure and highlight the hubs of activity where they are located.

COMMUNITY NODES: Internal intersections that demarcate hubs of activity.

CRA: Community Reinvestment Areas. Areas of land where tax increment monies can be collected by the city from taxing entities and then used as incentives to encourage development and redevelopment of specific designated areas adopted by the RDA (Redevelopment Agency) Board.

CROWN: Credits-to Own. A program created by Utah Housing Corporation (UHC) in 1993 to provide a Rent-to-Own program, utilizing Low Income Housing Credits. It provides people with low-income an opportunity to rent a home for 15 years, and if they successfully reach the end of the compliance period, the home is available for purchase at a discounted price. Refer to description on p. 109.

D & RG RAIL TRAIL: Denver and Rio Grande Rail Trail. Officially known as the D & RGW—Denver and Rio Grande Western Rail Trail. A paved trail on the bed of the former Denver & Rio Grande Western Railroad. It is approximately 23.5 miles and extends from Nye’s corner in northeast Roy to 400 N in West Bountiful where it connects with the Legacy Parkway Trail.

DEC: Decennial Census. This is the Decennial Census of Population and Housing. The DEC Census is conducted in years ending in zero and collects data used to apportion the number of seats each state has in the U.S. House of Representatives.

DEPARTMENT OF WORKFORCE SERVICES: Refer to DWS.

DT-E: Downtown East in Title 10 – Zoning Code of Roy City, Utah.

DT-G: Downtown General in Title 10 – Zoning Code of Roy City, Utah.

DT-W: Downtown West in Title 10 – Zoning Code of Roy City, Utah.

DWS: Department of Workforce Services. Is to strengthen Utah communities by connecting the workforce to new opportunities and providing services to individuals and families in need.

FBC: Form-Based Code. Regulates development by physical “form” and relationship of structures/buildings rather than function/permitted uses.

FHA/VA PROGRAM: UHC (Utah Housing Corporation) mortgage program for modest income families who have previously owned a home or are first-time homebuyers. Minimum 620 credit score. HomeAgain and Score programs were combined to create this program. FHA – Federal Housing Administration. VA – Veterans Affairs. See further description on p. 109.

FIRSTHOME: Utah Housing First Time Buyer Program. Allows up to 6% of first mortgage loan as down payment assistance (DPA), in form of 30 year fixed rate second loan. Refer to description on p. 109.

FOCUS ROY: Study performed in 2017 to give direction to the future of Roy City.

FORM-BASED CODES (FBC): Regulates development by physical “form” and relationship of structures/buildings rather than function/permitted uses. Refer to description on p. 46 & 47.

FUTURE LAND USE MAP: See p. 25, Map 3A. Refers to Map that represents envisioned land uses meant to strike a balance between existing and future uses.

GENERAL PLAN: a document that combines description, goals, objectives, principles, standards, proposals, maps, tables and diagrams that paint a picture for the City’s future development.

HAMFI: HUD (Department of Housing and Urban Development) Area Median Family Income. The median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs.

HB 462: House Bill 462. Moderate Income Housing Bill from the 2022 Utah State Legislative session. Meant to address Utah's housing availability and affordability. It requires each city to report to DWS (Division of Workforce Services) yearly, outlining plans, goals and progress. Because Roy City has a fixed-rail transit station, they have more requirements to meet, five vs. three for non-transit station cities. Look in Utah Code under Section 10-9a-403. The required strategies Roy City is implementing are A, E, F, G, H, P and V. See p. 104 of the General Plan.

- A) rezone for densities necessary to facilitate the production of moderate income housing;
- E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle such as residential development near major transit investment corridors or senior living facilities;
- P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency, or community development and renewal agency to create or subsidize moderate income housing;
- V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

HOME INVESTMENT PARTNERSHIP ACT: Federal block grant that provides formula grants to states and localities to fund a wide range of affordable housing activities focusing on rehabilitation of existing units but also includes building, buying, renting and such. Refer to description on p. 107.

HOME OWNERSHIP ASSISTANCE PROGRAM: Designed to increase home ownership throughout Weber County. Refer to description on p. 107 & 108.

HOME PROGRAM: (see p. 31, 2nd paragraph) Is this the -- HomeChoice program was created for Utah residents (or someone in their family) with disabilities to become homeowners. Program is funded through the Olene Walker Housing Fund. You can get up to \$45,000 towards your down payment or other loan costs at only 1% interest. **OR** is this the HomeAgain program as referenced on p. 109. **OR** the HOME Investment Partnership Acts referenced on p. 107 and defined above?

HUD: Department of Housing and Urban Development. The Federal agency responsible for national policy and programs addressing America's housing needs.

IADU: Internal Accessory Dwelling Unit. See ADU.

LEVEL OF SERVICE (LOS): A qualitative measure used to relate quality of motor vehicle traffic service by analyzing roadways, intersections, traffic flow and assigning quality levels of traffic based on performance measures like vehicle speed, density, congestion, etc.

LID: Low Impact Development. A land planning and design approach which seeks to maintain a site's pre-development function and features. Storm water management is a common reason LID is used.

LIHTC: Low Income Housing Tax Credits. See Low Income Housing Tax Credits below.

LOW INCOME HOUSING TAX CREDITS (LIHTC): A Federal subsidy used to finance construction and rehabilitation of low-income affordable rental housing. Refer to description on pp. 108 & 109.

LOS: Level of Service. A qualitative measure used to relate quality of motor vehicle traffic service by analyzing roadways, intersections, traffic flow and assigning quality levels of traffic based on performance measures like vehicle speed, density, congestion, etc.

MAGI: Median Adjusted Gross Income. Individuals total gross income minus specific tax deductions.

MCKINNEY FUND: Actually the McKinney-Vento Fund. Provides funds for transitional housing administered by HUD. Refer to description on p. 109.

MCKINNEY-VENTO FUND: Provides funds for transitional housing administered by HUD. Refer to description on p. 109.

MEDIAN ADJUSTED GROSS INCOME (MAGI): Individuals total gross income minus specific tax deductions.

MIXED-USE CODES: Allows different uses within the same building or zoning area, such as residential and commercial.

NACTO: National Association of City Transportation Officials. Have developed an "Urban Bikeway Design Guide".

NAICS: North American Industry Classification System. The standard used by Federal statistical agencies in classifying businesses for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

NATIONAL RECREATION AND PARKS ASSOCIATION: The leading non-profit organization dedicated to the advancement of public parks, recreation and conservation.

NEIGHBORHOOD GREENWAY: Low-traffic, low-speed streets giving priority to walking and bicycling. Refer to description on p. 41.

NEIGHBORHOOD CONNECTOR: Low-speed streets for connecting the city for local travelers of all modes. Refer to description on p. 41.

NRPA: National Recreation and Parks Association. The leading non-profit organization dedicated to the advancement of public parks, recreation and conservation.

OFF-STREET TRAIL: Transportation opportunity primarily for walking and bicycling. Refer to description on p. 41.

OLENE WALKER LOAN FUND: Officially known as the Olene Walker Housing Loan Fund. Supports quality affordable housing options by offering financial assistance for very low-income, low-income and moderate-income persons as defined by HUD (Department of Housing and Urban Development). Refer to "Olene Walker Loan Fund" description on p. 109.

PARKS: Refer to pp. 114 & 118 for description of different park types discussed.

PEP: Population Estimates Program. Performed by the Census Bureau and produces estimates of the population for the nation, states, counties, cities, towns, micropolitan and metropolitan areas, including Puerto Rico.

PID: Public Infrastructure District. Allows cities, counties and developmental authorities the ability to finance new infrastructure for public use, such as roads, water, sewer, public transportation, parks, etc.

PUBLIC INFRASTRUCTURE DISTRICT: Allows cities, counties and developmental authorities the ability to finance new infrastructure for public use, such as roads, water, sewer, public transportation, parks, etc.

R-3: Zoning classification in Title 10 – Zoning Code of Roy City, Utah.

R-4: Zoning classification in Title 10 – Zoning Code of Roy City, Utah.

RDA: Redevelopment Agency. A government body that adopts specific areas for urban renewal and collects tax increment monies from taxing entities to provide incentives for development.

REDEVELOPMENT AGENCY: A government body that adopts specific areas for urban renewal and collects tax increment monies from taxing entities to provide incentives for development.

REGIONAL COMPLETE CORRIDOR: multi-modal streets that allow transit, freight transportation, vehicles, bicycles and walking. Refer to description on p. 38.

REGIONAL HIGHWAY: Arterial roads that move large amounts of traffic into and through Roy and apply mainly to roads that enter Roy from adjoining jurisdictions or Interstate 15.

ROGER PHIL BURNETT MEADOW CREEK POND: Often referred to as the Roy Pond. Located at 4200 W. 5075 S., Roy, Utah. It is 4.5 acres, has a playground, walkway and fishing pond. It is the trailhead for the Howard Slough Parkway.

ROY CITY TRANSPORTATION MASTER PLAN (TMP): a study completed in 2018 that establishes the transportation vision and standards for the city.

ROY POND: The Roger Phil Burnett Meadow Creek Pond located at 4200 W. 5075 S., Roy, Utah. It is 4.5 acres, has a playground, walkway and fishing pond. It is the trailhead for the Howard Slough Parkway.

ROY STORM WATER MASTER PLAN

S-C: Station Area Central in Title 10 – Zoning Code of Roy City, Utah.

S-N: Station Area North in Title 10 – Zoning Code of Roy City, Utah.

S-S: Station Area South in Title 10 – Zoning Code of Roy City, Utah.

SAP: Station Area Plan. Required by Utah State Legislature for entities with a transit station. To address affordable housing, transportation, environment, and such.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM: Federal government housing assistance program which provides rental assistance payments to aid very low income, elderly, and disabled persons. Refer to description on p. 107.

STATION AREA PLAN (SAP): Refer to SAP.

SUPPORTIVE HOUSING PROGRAM: Provides long-term leasing or rental housing assistance and supportive services to people experiencing homelessness as well as those with disabilities. Includes the former Shelter Plus Care Program. See p. 108 for further description.

TAZ: Traffic Analysis Zone. The unit of geography most commonly used in conventional transportation planning models. Size can vary,

TMP: Transportation Master Plan. Refer to Roy City Transportation Master Plan.

TOD: Transit-Oriented Development. A development built near and around a station area.

TOWN CENTER BOULEVARD: Center of Roy City activities. Moves large amounts of regional and local traffic. Emphasizes transit opportunities, allows all types of transportation modes. Refer to description on p. 39.

TRANSPORTATION MASTER PLAN (TMP): Refer to Roy City Transportation Master Plan.

UDOT: Utah Department of Transportation. An agency of the Utah State Government charged with maintaining more than 6000 miles of roadway which provide a network of state highways in Utah.

UHC: Utah Housing Corporation. Created by State legislation to provide mortgage money to qualifying first time homebuyers as well as resources to developers building or renovating affordable apartment projects.

UHC SUBORDINATE LOAN: An offer from UHC (Utah Housing Corporation) to help families buy a home when they are without money for down payment and closing costs. See description on p. 109.

UPRR: Union Pacific Railroad

URBAN HEAT ISLAND EFFECT: Urban heat islands occur when natural land cover is replaced with dense concentrations of buildings and surfaces that absorb and retain heat. They are significantly warmer than surrounding rural areas due to human activities. The temperature difference is usually larger at night and more apparent in summer and winter. The effect is expensive (increased costs for air conditioning, increased water usage, etc.), increases air pollution levels, increases heat-related illnesses and mortality, etc.

UTA: Utah Transit Authority. A special service district responsible for providing public transportation throughout the Wasatch Front.

UTAH CODE 10-9a-4: Refers to State requirements for General Plan preparations. Refer to HB 462 explanation in Glossary for specifics of how that code is integrated into Roy City General Plan.

UTAH CODE 17C-5: Refers to State requirements for Community Reinvestment. Refer to CRA

WALKABLE MIXED USE: Streets that emphasize walkability in areas of commercial and residential zoning.

WASATCH CHOICE 2050: Created in partnership with the Wasatch Front Regional Council (WFRC), Utah Department of Transportation (UDOT) and Utah Transit Authority (UTA). Coordinates key transportation, land use, and economic development strategies for the Wasatch Front.

WASATCH FRONT REGIONAL COUNCIL (WFRC): An association of governments (AOG) comprised of elected officials from Box Elder, Davis, Morgan, Salt Lake, Tooele and Weber Counties which discuss and study community challenges of mutual interest and concern.

WAYFINDING: Signage to help find Community locations, i.e. Hospital, City Hall, Parks, Activity Centers, etc..

WFRC: Wasatch Front Regional Council. An association of governments (AOG) comprised of elected officials from Box Elder, Davis, Morgan, Salt Lake, Tooele and Weber Counties which discuss and study community challenges of mutual interest and concern.

WHA: Weber Housing Authority. A public agency that provides subsidized housing to homeless individuals. WHA holds the master lease on housing units.

ZONING CODES: Land use regulations that define what is allowed to be built and where it can be built.

ORDINANCE NO. 23-I

AN ORDINANCE ADOPTING THE GENERAL PLAN

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953 as amended, provides that it shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a General Plan for the physical development of the municipality; and

WHEREAS, as required by Section 10-9a-403, the General Plan, with the accompanying maps, plats, charts, and descriptive and explanatory material, shows the Planning Commission's recommendations for the physical development and includes, among other things, a Land Use element, a Transportation and Traffic Circulation element and Moderate-Income Housing element; and

WHEREAS, on December 14, 2021, the Planning Commission held a Public Hearing, adopted and certified the General Plan to the City Council;

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, as follows:

Section 1 – Repealer. The Roy City General Plan of August 6, 2002, which was previously adopted by the City, is hereby repealed.

Section 2 – Enactment. The document entitled, Roy General Plan 2023, is hereby adopted as the General Plan for Roy City.

Section 3 – Implementation. The City administration is directed and authorized to begin the staff work and procedures necessary to bring the ordinances of the City into compliance with the General Plan.

Section 4 – Conflict. In the event of conflict between an ordinance and the General Plan, the provision of the ordinance will prevail. The adoption of this General Plan shall not be a limitation or restriction upon the discretion or judgement of the City Council, or any member thereof, present or future, in adopting, proposing to adopt, or refusing to adopt an ordinance providing for a text amendment or a map amendment in the Zoning Ordinance.

Section 5 – Amendments. The Planning Commission may, as frequently as needed, or at a minimum every three years, re-evaluate and amend, extend, or add to, the Plan or carry any part of subject matter into greater detail, except that such changes shall not be effective until approved by the City Council.

Section 6 – Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

This Ordinance has been approved by the following vote of the Roy City Council:

Councilman Jackson _____ Councilman J. Paul _____
Councilman S. Paul _____ Councilman Scadden _____
Councilman Wilson _____

This Ordinance shall become effective immediately upon passage, lawful posting, and recording. This Ordinance has been passed by the Roy City Council this _____ day of _____, 2023.

Attested and Recorded:

Joe Paul, Mayor Pro Tem

Brittany Fowers, City Recorder

Steve Parkinson

From: Alyssa Gamble <angamble@utah.gov>
Sent: Thursday, January 26, 2023 8:33 AM
To: Steve Parkinson
Subject: Re: Roy City

Of course.

The timelines and benchmarks all are sufficient. Please let me know if there is anything else I can help you with. Have a great rest of your day.

Sincerely,

ALYSSA GAMBLE, AICP

MODERATE INCOME HOUSING PROGRAM MANAGER

P: 385-249-4808

E: angamble@utah.gov



On Thu, Jan 26, 2023 at 7:43 AM Steve Parkinson <sparkinson@royutah.org> wrote:

Alyssa,

I was wondering if you could re-check each strategy has timelines and implementations that will comply with the review standards.

Again thanks for all of your help with putting this together.

Steve Parkinson | City Planner



Roy City | 5051 South 1900 West, Roy, Utah 84067

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