



Minutes of the Roy City Council Work Session held in person in the Roy City Basement Conference Room and streamed on YouTube on January 24, 2023, at 5:00 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 Joe Paul	City Attorney, Andy Blackburn
Councilmember Scadden	City Recorder, Brittany Fowers
Councilmember Wilson	
Councilmember Sophie Paul	

Excused: Councilmember Jackson

Also present were: City Planner, Steve Parkinson; C.E.D Director, Brody Flint; Kevin Homer

A. Welcome & Roll Call

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

B. Discussion Item

1. 2023 General Plan and MIHP

City Planner Steve Parkinson explained they would go slide by slide and address the comments that had been submitted by the Mayor and Council and announced the different color texts associated with each members comments.

City Planner Parkinson referenced page 30 and Councilmember Wilson's concerns. Councilmember Wilson asked for clarification as to how many new CRAs there were, to which City Planner Parkinson stated there were three new ones. Councilmember Wilson thought the language needed to be adjusted for clarity. Mayor Dandoy clarified they had two RDA projects but they only had three CRA projects and they needed to make a distinction between the two. Councilmember Wilson wondered about the language referring to creating additional projects and if it was conflicting. City Planner Parkinson reiterated what Mayor Dandoy had said that this was separating the old RDAs from the CRAs. Councilmember Wilson asked if this was in reference to future projects and City Planner Parkinson confirmed that to be the case.

City Planner Parkinson referenced page 31 and clarified they would be removing strategy O from the MIHP and discussed where they would get funding from alternative sources to rehabilitate dilapidated houses. Councilmember Wilson asked for a specific example. City Planner Parkinson stated in Ogden there was a Neighborhood Development Division under Community Development whose sole job was to look for homes they could purchase, rehab, and sell, and in some cases they would buy blocks. He explained they would resell the homes that would be mostly low-middle income housing with a deed restriction that would restrict the future selling of the property to someone who met the low-income housing requirements. Councilmember Wilson did not feel that the General Plan should be an option for

that kind of thing, and would prefer this be removed as she did not think they should not be in the business of buying, fixing up, and selling houses. Councilmember Sophie Paul asked if they had done this sort of thing before. City Planner Parkinson replied they had only done it for their own use. Councilmember Joe Paul said if they did this he would vote to have an RDA tied into it. City Manager Andrews stated the larger cities had entire departments dedicated to this sort of thing, and if Roy City did something like this on a much smaller scale, it would have to start within the General Fund. Mayor Dandoy asked if this was something the Council would like to look into pursuing in the future, given how tightly they operated under the General Fund. Councilmember Wilson emphasized she was very concerned when she saw this and did not think it should be suggested under the General Fund. She stated this was a 20-year document and they were setting the priorities, and opined that even having this in there for future Councils was the tip of a big iceberg and it did not need to be in the General Plan. Councilmember Sophie Paul agreed she did not want them in the business of buying and selling houses. Councilmember Joe Paul shared his concern that by even mentioning it, future Councils would take it as an indication that it was planned for down the road. City Planner Parkinson asked for clarification on language and stated he could remove the term General Fund so it would be essential to draw from existing resources.

Mayor Dandoy stated this was an important conversation because this had not been changed in 22 years and according to the law, they could not make any land use changes unless it was in conformance with this policy. He stated if they wanted to remove the General Fund from this statement then they could. It was agreed to remove the General Fund.

Councilmember Wilson asked for clarification on the phrase ‘earmarked sales tax.’ Assistant City Manager Brody Flint stated they would eliminate that sentence as well and read the new phrasing. The Council agreed on the corrections.

Mayor Dandoy moved the conversation to preserving housing stock. Councilmember Wilson asked about the goal of rehabilitating housing units before the year 2025. She asked for clarification on what that meant. City Planner Parkinson said the year could change or they could strike the sentence out entirely but, in his opinion, as a City they should be more progressive to keep their low-income housing stock so it did not get sold to big developers who wanted to put a lot of homes on it. Councilmember Wilson thought they could encourage it in other ways but was not sure that they should be the ones rehabilitating houses and did not think that sentence should be there. Councilmember Wilson further pointed out there were various programs available to help with home rehabilitation, and did not think the City should be the entity who always had to help with rehabilitation projects. City Planner Parkinson thought they could strike the first sentence and take out ‘the City’ in the second sentence and it would still make sense. The Council agreed.

Councilmember Wilson continued on page 31 and commented that the section about mixed-use should be changed from ‘the Roy City ordinance could be changed’ to ‘has been changed.’ City Planner Parkinson read the entire sentence and clarified they currently allowed on top of commercial and this would allow for future opportunities to just have residential within the commercial zone. Mayor Dandoy stated the downtown was not the only commercial zone and so technically they could look at other residential dwelling options within the other commercial zones and include the entire metric. City Planner Parkinson stated this would go with strategy A for the MIHP. Councilmember Wilson asked if they gave themselves enough credit by using the word ‘could.’ City Planner Parkinson stated they could put that in but it would just be giving them a pat on the back and would not apply ten years down the road. Mayor Dandoy stated the way it was worded might lead a reader to think that there was not already a mixed-use ordinance. There was discussion about how to change the language. Councilmember Wilson offered the suggested change of ‘the Roy zoning ordinance has been changed to allow for specific types of dwellings in commercial zones and could be expanded to additional areas in the City’. It was agreed to change the

language.

Councilmember Wilson referenced the next paragraph and noted a typo. City Planner Parkinson discussed they used a program called InDesign which was \$300 a month, and he shared he would probably only use it once as they had to convert it to a word document and some of the words did not convert appropriately, so he urged the Council to point out any other typos they might find.

Councilmember Wilson referred to the bottom paragraph which discussed increased densities in selected zones. She thought it was a fairly derogatory statement towards the City to have it read there was 'currently a height restriction of 35 feet exists for multi-family...' and she thought they should change the language. City Planner Parkinson commented this was specific to zones R3 and R4, not the mixed-use zones. Councilmember Wilson still thought they could say the same thing in a less derogatory way and wanted to work on the wording of this paragraph. City Planner Parkinson stated this was pretty much restating the zoning ordinance. Councilmember Wilson offered her suggestion for a language change. Council did not have a problem with it. Mayor Dandoy enlisted Councilmember Wilson to work with City Planner Parkinson to come up with new language for this paragraph after the meeting.

Councilmember Joe Paul asked if they would be able to see the changes. There was discussion on the best way to update the document and send it back out because of the troubles they had with the conversion.

Mayor Dandoy moved on to page 53. Councilmember Wilson asked about the map. She was under the understanding they were omitting the line on the bottom of the map because they did not want to foster that. City Planner Parkinson stated there were arrows pointing to the pedestrian and he thinks they were just forgotten but that line could be removed.

Councilmember Wilson referred to page 57 and asked if the existing pedestrian alley was still there. City Planner Parkinson said it was; they had not vacated that.

Mayor Dandoy moved on to page 75. Councilmember Wilson commented this was a new table and asked if it could be discussed and how it would be referenced in the document. City Planner Parkinson said this was a projection of what the population would be in 2040 or 2050 when they wanted to redo this document. Councilmember Wilson asked if there was a way to reference the table somewhere. City Planner Parkinson replied he could find the reference.

Councilmember Wilson thought a glossary would be an easy way to acknowledge acronyms. Councilmember Joe Paul agreed. Councilmember Wilson stated she would be happy to help go through and put that together. Councilmember Joe Paul commented that the general person who had not worked in politics would not be familiar with most of these. Councilmember Scadden commented the general person would not typically read it. It was agreed that Councilmember Wilson would assist in putting together a glossary.

City Planner Parkinson referred to page 91 and said he was confused by Councilmember Wilson's comment. Councilmember Wilson stated in previous discussions they had stated they were going to take 4000 South out because 4000 did not have major traffic issues, but she stated it actually did and she did not think it should be removed. City Planner Parkinson asked her to point out specifically where she was referring. Councilmember Wilson indicated the second bullet point at the bottom of page 91 where it read 'opportunities.' Mayor Dandoy asked if there was agreement on removing 4000 South. Councilmember Joe Paul thought they should transfer 4000 South to UDOT. Mayor Dandoy replied one of UDOT's arguments was that they had just given them Hinckley Lane, and he said that Roy City got paid per mile of land they had so if they gave up 4000 South they would be giving up that land. He said if they wanted to

have a serious conversation UDOT they needed to analyze the impact. City Planner Parkinson clarified that this section referred to pedestrians and not cars, and asked if they just wanted to strike the language 'did not have major traffic issues,' to which the Councilmembers agreed. Mayor Dandoy suggested having this discussion about the traffic impact and transferring to UDOT in a regular Council meeting.

Councilmember Wilson referred to the bottom bullet point on page 91. She stated they had talked about not promoting catwalks but this bullet point did that and she suggested changing the language to refer to connectivity more broadly. This was agreed.

Mayor Dandoy went on to page 97. Councilmember Wilson suggested taking out the wording 'less traffic pressure.' City Planner Parkinson clarified her correction, and it was agreed.

Councilmember Wilson asked for an explanation on page 99. City Planner Parkinson stated that you had to refer to pages 96, 97, and 98 for the references and that page 99 just put these references on a map. Councilmember Wilson commented they had mentioned they were going to fix this but she did not think it was any better than it was before. City Planner Parkinson stated all he knew was they were commenting on the other pages and page 99 put them all together. Mayor Dandoy thought Councilmember Wilson's comment was appropriate. Councilmember Wilson said she did not see a 14 or 16 on this map. City Planner Parkinson said he did not know and he could call Sam. Councilmember Wilson stated if they did not know what it was there for they should just take out the map entirely. Councilmember Joe Paul commented he liked the idea of having a map there but if you could not find things on the map it made no sense to have it there. City Planner Parkinson stated he would call Sam and get an explanation.

Councilmember Wilson referred to the bottom left paragraph on page 104 and asked if they had the three new CRAs it referenced and if they were funding them. She wondered who was funding them and if it was feasible to have them funded on a biannual system. City Planner Parkinson stated annually they had to have a report so biannually they could meet with the Mayor at a halfway point to gauge their progress. Councilmember Wilson asked if they were setting themselves up for failure. City Planner Parkinson thought it gave them a guideline but they were not hogtied to it and every September 29 they had to send a report to DWS. Councilmember Wilson thought they should change the language to 'annually' and if they were able to accomplish it biannually then that would be great but she did not want them to set themselves up for failure. It was agreed to strike the word 'biannual.'

Councilmember Wilson went on to the next paragraph on page 104 and wanted to review the new CRAs referenced and asked if they had been created. City Planner Parkinson replied they had to an extent. Mayor Dandoy clarified it would take a project to complete them. City Planner Parkinson stated they had been created but not completed.

Councilmember Wilson requested further discussion on the different strategy letters and why they had been changed. City Planner Parkinson stated the original letters had been from SB34 in 2019 but HB462 had thrown all of that out and so they had re-lettered things for organizational reasons.

Mayor Dandoy suggested adding more language to indicate that Roy had already taken action and started this journey in 2017 under strategy 1. Councilmember Wilson commented the MIHP was important for the General Plan but also for a bigger realm. City Planner Parkinson clarified Mayor Dandoy wanted this in the first paragraph. Mayor Dandoy commented Roy had not been stagnant and they had referenced that earlier in the document and wanted to maintain that momentum. City Planner Parkinson stated he would verify the information provided by Mayor Dandoy and add it to the first paragraph.

Mayor Dandoy commented on strategy 2 and asked to consider adding parking requirements because this

particular strategy talked about the requirements that were found in the A, E, F, J, and H. He wanted to add more into that paragraph about what they had already done in terms of parking and what they had done in terms of auxiliary dwelling units. City Planner Parkinson stated they would be more interested in the following pages that discussed timeline and completion rather than this page. Mayor Dandoy thought this was a nice introduction but wanted a little bit of reference to parking and auxiliary dwelling units. It was agreed to add that language.

Councilmember Wilson referred to the table on page 105 and thought they should omit the comment above the table that stated the ratio was reaching its burden of threshold because it was inaccurate. City Planner Parkinson did not think it hurt to have it there but it was agreed by Council to remove it.

Councilmember Wilson referred to the bottom table on page 107 and stated they had changed the years but not the data and she thought that was an error. City Planner Parkinson stated according to them, the data was exactly the same because it had not been updated since 2017, so they had changed the years to make it current. Councilmember Wilson thought they should make it accurate and change the year to match the data. Mayor Dandoy stated there was another component and the format in terms of what had to be submitted under the report had to be exactly what they wanted. Councilmember Scadden stated the data was accurate as of HUDuser.gov which was where they had to get that data.

City Planner Parkinson moved on to page 110. Councilmember Wilson commented on strategy 2a where it discussed timeline and thought the wording needed to be different. City Planner Parkinson offered the suggestion of changing 'merely' to 'for the most part.' Councilmember Wilson agreed.

Mayor Dandoy commented on page 110 and discussed the DWS requirements for the MIHP. He read from the DWS Director's Letter and discussed some of the components. Mayor Dandoy commented it was hard to gauge how anything that would be done would make a difference and there was nothing that mentioned how to do that except that City Planner Parkinson had included a document where there were differences from what they needed to have compared to where they were. He discussed some of the differences listed in the table related to moderate income housing. Mayor Dandoy talked about responsible parties and said they would need to refer to the responsible party by function and not by name specifically. Councilmember Wilson asked if the responsible party was the one responsible for submitting the report. Mayor Dandoy commented there were so many different tasks required to make the implementation plan work that it would be difficult to say who was responsible. He stated at the end of the day the full report had to be done by the City Planner and the City Planner had to do that with the Planning Commission and the Planning Commission had to do their part to send it to the City Council for approval.

Councilmember Scadden asked where they got the Housing Gap Table from. City Planner Parkinson said they got it from the consultant but it also came from DWS. Mayor Dandoy said if they brought these numbers closer to zero then their plan was doing what it was supposed to do. City Manager Matt Andrews stated they needed something to base the metric off which they measured. Mayor Dandoy commented that Roy City had done everything they needed to do but they had to determine how the market was going to react. City Manager Andrews stated with the current market there was no way to bring those numbers down because developers did not want to do large projects and so that was what they needed to report back.

Mayor Dandoy commented that if it was in conflict with the 30 pages of implementation strategy to what they had been told they wanted, they needed to take the pieces that made sense and add those to what was there. He said that to his understanding, DWS would be willing to accept that that was their response. Parks and Recreation Director Travis Flint said DWS had accepted the version that was currently in the General Plan for the plan and that the statute was really difficult because it referred to the plan that

needed to be done within the General Plan, which was what they were doing, but a lot of the detail went into the report of the plan and it was a very difficult statute to work through. He stated that the statute referred to the legislative body doing the report, but it also stated that DWS chose the form for the report, but the form for it this year was in a way that the legislative body could not submit the report so there was some conflict there that he thought they were still working through. Community And Economic Development Director Flint commented that the plan right now had been pre-approved and a version had been sent to them prior to Council that had the language changes suggested by Councilmember Wilson and the Mayor that they had done earlier in the meeting, which had also been approved. Councilmember Joe Paul commented that if DWS was okay with it then he would go with what was proposed.

Mayor Dandoy stated there were a couple things he was really struggling with. He referred to page 111 and read his concern under strategy G. Mayor Dandoy was concerned that this would not require an annual report for the five years that it lasted for and instead required it be done every two to three years. City Manager Andrews stated DWS had approved it as written for every two to three years but if they did it annually then they would look like the stellar students. City Planner Parkinson stated DWS had approved it as written because they had already done it, but DWS was okay with them modifying the timeline.

Councilmember Joe Paul did not see the merit in updating it annually. Mayor Dandoy stated the law said there needed to be an annual review that showed some level of progress. He wanted to be sure they were not conflicting with the law by saying every two to three years instead of every year. Mayor Dandoy continued and said if there were substantial changes to their housing plans then the General Plan would need to be updated to conform to the MIH report. Community And Economic Development Director Flint commented if they wanted to amend the MIHP then they needed to amend the MIH section of the General Plan, but the report needed to be done every year. He clarified the plan could be reviewed every two to three years per the language but the report had to be done every year no matter what.

Mayor Dandoy commented the question was how they wanted the General Plan to talk about the issue. He stated as a minimum it would be done every year whether or not there was change because they needed to submit the report. He discussed that he struggled with the fact that when somebody at DWS told the City Planner it did not need to go through City Council for approval and sent a document, it would seem that DWS had given someone in their city the wrong information. He imagined this was happening in other cities as well. Mayor Dandoy continued and said he had gone through 30 of these across the State and 70-80% of them were junk and he understood why, because if they were getting misinformation from DWS then they could not do that.

Mayor Dandoy stated he had to take for granted that Staff had told them it was okay and it was up to Council if they wanted to go ahead with the plan as written or if they wanted to dive into the in-depth implementation plan that he had presented to them. City Manager Andrews stated he was not a moderate-income housing expert and had to rely on Staff for this issue. City Manager Andrews believed that Staff had done due diligence on this and DWS had given pre approval so if for some reason there was a problem with it and it came back they could pivot back to, Mayor Dandoy interjected and said too late. He stated if this was disapproved there was no third swing at it, and he pointed out it needed to be in compliance by the 15th of February, which meant the DWS director would send a letter out to UDOT that stated Roy City would no longer be eligible for any transportation investment funds or transit transportation funds for one year. Mayor Dandoy emphasized this was a problem, since it would tell the Governor's office that Roy City was not eligible for any grants to help with development.

Councilmember Joe Paul was concerned the ship had already sailed for them to do a deep dive. He thought they could just tune up the language a little bit, and since they already had a pass from DWS, this was what they needed to go with. Councilmember Wilson asked if the DWS approval had been written

down. City Planner Parkinson stated he had it in an email. Community And Economic Development Director Flint reported the plan had been approved with the proposed changes by Councilmember Wilson and Mayor Dandoy.

Mayor Dandoy stated if they did not get this right, the funding a developer would want to use was out of the game for a year. He wanted them to get this right so they did not lose out on any funding and he believed if they trusted a line in an email that told them it was good to go then that was up to them. City Planner Parkinson stated after they had received the email they had been in contact back and forth to verify that the language was correct. Mayor Dandoy was concerned that the people at DWS did not know what all of the acronyms meant and had approved it anyway.

Councilmember Joe Paul commented that he relied on the experts and if they preapproved the plan then he would go forward and if for some reason it came back, they had the email of approval to fall back on. Community and Economic Development Director Flint said the statute stated that if they sued the State or DWS then they got certain types of relief but they did not get damage relief, which showed what people thought of the statute. Mayor Dandoy did not believe there was anything wrong with the document he had sent and the report they would do every year would be based on this document. Councilmember Joe Paul commented he would rather under promise than not be able to deliver.

City Planner Parkinson stated there would be another bill coming from Senator Fillmore related to this and he would send out that bill when it came out. Councilmember Joe Paul asked if any of the proposed changes from this meeting would affect their approval. City Planner Parkinson said everything they had discussed was okay. It was agreed to move forward with the approved document.

City Planner Parkinson returned to the General Plan and referred to page 111. Councilmember Wilson asked about completion by June of 2023 and asked if it was realistic. City Planner Parkinson replied it had to be. He said the consultant should have a document by the end of March and it would be sent to Council for approval but it needed to be done by June.

City Planner Parkinson referred to page 125 and addressed Councilmember Wilson's comments about pickleball courts.

City Planner Parkinson referred to page 127 about Tiger Grants and stated this page had not been a part of the discussion and he could call UTA, who had received the Tiger Grant, to see if the dates had changed. Councilmember Wilson commented her notes from the previous meeting said they were going to omit this. Councilmember Joe Paul commented if it was outdated and irrelevant then they should just scrap it. City Planner Parkinson stated he did not want to scrap it if it was viable and he would call UTA to determine if it was still viable.

City Planner Parkinson stated he would apply the discussed changes and bring it back to them for approval on the seventh.

C. Adjournment

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: