



ROY CITY
Roy City Council Meeting Minutes
October 1, 2024– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Council Meeting held in person in the Roy City Council Chambers and streamed on YouTube on October 1, 2024, 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
Councilmember Jackson
Councilmember Joe Paul
Councilmember Scadden
Councilmember Saxton
Councilmember Sophie Paul

City Manager, Matt Andrews
City Attorney, Matt Wilson
City Recorder, Brittany Fowers

Excused:

Also present were: Assistant City Manager, Brody Flint; Police Chief, Matthew Gwynn; Police Captain, Armando Perez; Fire Chief, Theron Williams; Public Works Director, Brandon Edwards; Parks and Recreation Director, Michelle Howard; Marge Becraft, Kevin Homer, Glenda Moore, Chris Garner, and Jennie Williams.

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Jackson, Saxton, and Scadden were present.

B. Moment of Silence

Councilmember Jackson invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Councilmember Jackson led the audience in reciting the Pledge of Allegiance.

D. Consent Items

1. August Financial Statements
2. September 3, 2024, Roy City Council Meeting Minutes

Councilmember Jackson motioned to approve the consent items. Councilmember Scadden seconded the motion, all present Councilmembers voted “Aye”, and the motion passed.

E. Public Comments

Mayor Dandoy opened the floor for public comments.

Kevin Homer, 5398 S 4000 W, Roy, recalled that the Council had decided to increase the speeding limit on 4300 West at the September 3rd Council meeting. He reported that he was pleased to see

how quickly the Council and Staff had implemented the change, noting that he had seen new speed limit signs the day after the meeting.

Mayor Dandoy closed the floor for public comment.

F. Presentations

1. Roy City Arts Council

Marge Becraft first introduced Jeanine Williams and Chris Garner. Mrs. Becraft expressed hope that the Council would support and attend the events put on by the Arts Council, and commented they were all volunteers and operated off of donations. She explained she was there that evening to go through the Arts Council budget.

Mrs. Becraft listed the five tentative dates for the Concerts in the Park series, and noted they still needed to coordinate those dates with the Library Board. She said they were within the budget for the sound system, and also expressed appreciation for the Library Board. Mrs. Becraft stated that they had received their highest number of entries ever in Roy Days that year, although there had been concerns about cheating in the competition. She said in response of that incident, they had restructured the way that prizes were awarded.

Mrs. Becraft said the gingerbread contest had also grown from the previous years, so they were creating separate categories for youth, adults, and families. She said they were also considering adding a silent auction for businesses to bid on gingerbread houses, and asked if she could have a list of businesses to send out information. Mrs. Becraft said that the poetry competition had also grown, and said there had been some submissions from high school students for the first time last year. She commented that she really enjoyed that event.

Mrs. Becraft explained that for each of these events, they needed to purchase ribbons and other materials. She expressed they were concerned about advertising, specifically for the Concert in the Park series. She commented there was a group that came each year, but they also wanted to get the word out to more people. She felt there were many people in the City who did not know about their events.

Councilmember Jackson apologized that she had missed so many of the Arts Council events. She asked when Mrs. Becraft visited the high schools for the poetry contest, and Mrs. Becraft said she visited with the teachers in the beginning of the school year so that they could add the poetry contest to their curriculum, if they wanted to. Mrs. Becraft said the contest was held in March every year, so students could work on their poems throughout the school year. Councilmember Jackson asked about the prizes and Mrs. Becraft replied that first place was \$100. Councilmember Jackson and Mrs. Becraft also discussed the gingerbread contest. Councilmember Jackson applauded Mrs. Becraft for her work on the Council.

Mayor Dandoy asked if the figures on the budget spreadsheet were approved or proposed numbers. City Manager Andrews replied the figures on the sheet were budgeted. Mayor Dandoy thanked Mrs. Becraft for her presentation.

G. Action Items

1. Consideration of Ordinance No. 24-11; Ord No. 24-11; To consider amendments to

Title 10 Zoning Regulations, amending CH 6 – Establishment of Zoning Districts; CH 20 – Airport Overlay; CH 31 – Definitions.

Assistant City Manager Flint recalled that the Council had given the Staff comments about this ordinance at their previous Council meeting, which he had since incorporated. He indicated the only changes to the ordinance were the suggestions made by the Council.

Councilmember Sophie Paul thanked Assistant City Manager Flint for creating the map.

Mayor Dandoy said this ordinance appeared to meet all the requirements of HB 206. He discussed that creating this ordinance had been a challenge for Staff since there were no similar ordinances in other cities that they could look to for guidance, and commended Staff for their work. He especially appreciated that the ordinance made several references to the FAA guidelines.

Councilmember Scadden motioned to approve Ord No. 24-11; To consider amendments to Title 10 Zoning Regulations, amending CH 6 – Establishment of Zoning Districts; CH 20 – Airport Overlay; CH 31 – Definitions. Councilmember Joe Paul seconded the motion. A roll call vote was taken. All Councilmembers voted “Aye,” and the motion passed.

2. Consideration of Ordinance No. 24-12; Ord No. 24-12; To consider amendments to Title 10 Zoning Regulations, amending CH 6 – Establishment of Zoning Districts; amending CH 10 – General Development Standards – Table 10-2 – Table of Required Lot and Setback Requirement for Non-Residential Zoning Districts for Primary Buildings; amending CH 13 Mixed Use; amending CH 17 – Table of Uses – Table 17-2: Allowed Uses – Non-Residential Zones.

Assistant City Manager Flint recalled they had spoken about this item at the previous Council meeting as well. He summarized that the proposal was to create an Urban Corridor Zone, and explained the zone was intended to create pockets along the main corridor road that allowed for commercial and mixed-use development. He reported that the Planning Commission had issued a positive recommendation for this and said Staff was in favor of the proposal as well. He thought it would benefit the area and allow more options for the property owners.

Mayor Dandoy said he liked the proposal as well but indicated there were some things he wanted to go over. He highlighted page nine of the Council’s packets and pointed out 10-13-2 under “Definition of Uses.” Assistant City Manager Flint clarified that “UC” represented “Urban Corridor.” Mayor Dandoy pointed out that in some places of the document it seemed to indicate that residential units could be placed on the ground floor, but in other sections it said residential units could only be on the upper floors. Assistant City Manager Flint clarified that residential units could only be placed on the ground floor in buildings that had a setback of at least 125 feet. Assistant City Manager Flint elaborated that the Planning Commission wanted to preserve the commercial use along the main road, but there were some deep lots in the area that could accommodate residential units.

Mayor Dandoy noted there was generally more money to be made by developing townhouses than commercial developments and expressed concern that people might take advantage of the ability to create ground floor residential units. He pointed out that developers could put a parking lot in front of a residential building, which could allow the property to meet the setback requirements. Mayor Dandoy spoke about how properties would be lost when UDOT developed the 3500 corridor in 2027. Mayor Dandoy said the City would want to more commercial in the Urban Corridor since it would generate sales tax revenue for them, although developers made more money from townhouses and townhouses were also

permitted in the zone. He asked if the City wanted to risk losing out on potential commercial space by allowing townhouses in the area, and opined that residential units should not be permitted on the ground floor. Mayor Dandoy also noted that once the Council approved this ordinance, they would likely not see the development applications that came through, so they only had one chance to make sure they were satisfied with the parameters of the ordinance.

Councilmember Joe Paul asked if developers could put a parking lot in front of a townhouse and have that count as the setback, and Assistant City Manager Flint said that was not allowed and clarified that the first 125 feet had to be dedicated to commercial uses. Councilmember Scadden noted there were only about 13 lots on the east side. Councilmember Joe Paul commented there was horizontal and vertical mixed-use development and it seemed to him this forced horizontal mixed-use.

Councilmember Jackson clarified that they did not yet know how many properties UDOT was going to take and Assistant City Manager Flint said that was correct. Assistant City Manager Flint elaborated that the majority of these properties would only be able to have residential units on the upper floors since this rule would only apply to buildings that had a minimum setback of 125 feet.

Mayor Dandoy indicated the map in the packet that showed which of the properties would be in the Urban Corridor zone. He commented that the boundaries of the Community Commercial zone did not match up exactly with the proposed Urban Corridor zone, and specifically highlighted the area by 4425 South and 4450 South. He asked if there was a reason it was not included and Assistant City Manager Flint replied he thought that was in error. Assistant City Manager Flint clarified that there would be no more Community Commercial zones in the City and said the intent of the future land use map was to make everything that touched 3500 part of the Urban Corridor.

Mayor Dandoy noted there was a section of the proposed Urban Corridor zone that was currently being developed as single-family residential homes, which was not included in Chapter 13. Assistant City Manager Flint replied if the properties were already built, they would be considered a conforming use within the zone. Mayor Dandoy pointed out it might make sense to adjust the map to reflect that since they were still creating the zone and he and Assistant City Manager Flint had a short conversation about the merits of doing so. Mayor Dandoy thought that since the map would need to be corrected at some stage, it would make sense to do so now. Assistant City Manager Flint stated since the properties would be grandfathered in to the zone there may not be a reason to change it.

Councilmember Joe Paul expressed he was on the fence either way and noted that the houses along 3500 could also be torn down and redeveloped into something else. Mayor Dandoy summarized that the other Councilmembers did not seem to want to change the zone, so he said he could discuss the matter later. Mayor Dandoy expressed to the Council that once they approved this, it would not come before the Council again so it was important that they were in favor of the ordinance.

Mayor Dandoy then addressed the Heritage Park Assisted Living Center located on 5600 South and asked if that was categorized as a business. He explained he was concerned it would be a one-off like Stevens Cannery. Mayor Dandoy asked if Heritage Park was considered to be commercial property or if it was residential. Assistant City Manager Flint said it was R-1-8 under the current Code. Mayor Dandoy opined that zone did not accurately reflect the purpose of the assisted living center and wondered if that should be added to the Urban Corridor zone.

Councilmember Joe Paul asked if there were any plans for the lots on 2700. Assistant City Manager Flint

discussed the Planning Commission had only considered the zoning change, and said the Council could direct the Staff and Planning Commission to consider all the lots if they wanted to do so. Assistant City Manager Flint he said if the Council could remove parcels but if they wanted to add parcels to the zone, they would have to go through the noticing process again for the owners of the additional parcels.

The Councilmembers all concurred they were okay with the ordinance and did not have any further comments.

Councilmember Scadden motioned to approve Ord No. 24-12 To consider amendments to Title 10 Zoning Regulations, amending CH 6 – Establishment of Zoning Districts; amending CH 10 – General Development Standards – Table 10-2 – Table of Required Lot and Setback Requirement for Non-Residential Zoning Districts for Primary Buildings; amending CH 13 Mixed Use; amending CH 17 – Table of Uses – Table 17-2: Allowed Uses – Non-Residential Zones; Removal of parcel IDs in sequential order. Councilmember Sophie Paul seconded the motion. A roll call vote was taken, all Councilmembers voted “Aye,” and the motion passed.

H. City Manager & Council Report

City Manager Andrews announced that the dump dates would be held by Public Works from October 21st through November 2nd. He invited the Councilmembers to attend the upcoming Fire Prevention Night at the Fire Station at and at CTC dinner at George Wahlen Park.

City Manager Andrews also reported that the train would start honking its horn as it went through Roy. He explained that Roy City was in a quiet zone along the railroad tracks, which meant the train did not honk its horn in each intersection. He reported there were four crossings between Salt Lake and Ogden that were found to be in violation of the quiet zone, so they had been removed and now the train would start honking its horn as it moved through the intersections. He elaborated that none of the crossings were in Roy City. He hoped that the cities involved would fix the crossings quickly so the quiet zone could be implemented again.

City Manager Andrews announced that Staff was planning to cancel the Council meeting on October 15th since many of the Councilmembers would be absent.

Councilmember Jackson thanked Public Works Director Edwards for getting the flashing lights up at the high school so quickly.

Councilmember Jackson then spoke about the new walking trail on 5600 and asked if there would be an overhead crossing at Roy Elementary. City Manager Andrews said there would not a HAWK beacon but not an overhead crossing.

Councilmember Jackson reported there had been a problem with bats getting into residents homes and asked if anyone had heard about this. City Manager Andrews said he had not heard anything about that, but noted that Animal Control did not respond to calls about bats, so it was the homeowner's responsibility to remove them.

I. Motion to enter closed door meeting – strategic discussion on potential sale of real property.

Councilmember Scadden motioned to enter closed door meeting in the council chambers for the strategic discussion on potential sale of real property. Councilmember Saxton seconded the motion, all members voted “Aye” and after a short recess, we entered the closed door meeting.

Councilmember Scadden motioned to exit the closed door meeting and return to the regular council meeting. Councilmember Saxton seconded the motion, all members voted “Aye” and the body returned to the regular council meeting.

J. Adjournment

Councilmember Joe Paul motioned to adjourn the meeting, Councilmember Jackson seconded the motion, all present Councilmembers voted “Aye” and the meeting adjourned at 6:56 p.m.

Robert Dandoy
Mayor

Attest:

Brittany Fowers
City Recorder

dc: