

Minutes of the Roy City Council Work Session held via ZOOM on February 2, 2021 at 4:30 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 posted.

The following members were in attendance:

Mayor Robert Dandoy	City Manager, Matt Andrews
Councilmember Jan Burrell	City Attorney, Andy Blackburn
Councilmember Joe Paul	City Planner, Steve Parkinson
Councilmember Byron Saxton	
Councilmember Diane Wilson	
Councilmember Ann Jackson	

Also present were: City Recorder, Morgan Langholf; Fire Chief, Craig Golden; Randy Sant,

**A. Welcome & Roll Call**

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

Read the electronic meeting statement related to COVID.

**B. Discussion**

1. Proposed Mixed Use in Downtown District

Staff explained that mixed-use development would allow the area to be more flexible. It was suggested using downtown rather than mixed-use because if the ordinance got translated into other mixed-use areas, they would have a larger assignment of names. Mayor Dandoy suggested breaking it down even further from downtown into downtown central, downtown gateway, and downtown general. The most important factor for the designations was to make sure that the community knew where the areas were downtown.

The role of City Council in determining how the code was developed was discussed. Monthly reports to Council from City Planner Steve Parkinson about what was happening with regards to mixed-use was suggested in order to address any issues. The Planning Commission made the land-use decisions and should also be considered. A quarterly work session meeting that included the Planning Commission was proposed to go through it all as a formal process and make modifications to stay aware of what was coming and going. Any project that requested tax incentives was brought to the RDA board. Any business that went into the downtown area would almost certainly ask for some sort of incentive so the board would be aware of projects coming in very early on in the process. They had to keep in mind that applicants had rights at the day of application to adhere to the ordinance as written at the time of application.

The idea of commercial only was discussed. Citizens were requesting destination commercial which were usually not on the ground floor. It might take time to draw in destination commercial, but it would be worth it to let it grow with the catalyst that was coming. Developers wanted to put in higher residential buildings which would enhance the commercial district. The area that would be designated as commercial only was discussed. Commercial according to the ordinance meant that every building

coming into the business district with the exception of civic, had to have commercial on the first floor. There was discussion about the effect on development of the area with the different use designations. The problems other cities in Weber County were facing with ground floor development was discussed. The shift in development direction because of COVID was then discussed. The parking requirements for the different zone designations were talked about and there was a concern about non-resident parking for a commercial service in the mixed-use zone. There had not been a sit-down restaurant built in Utah in the last two years.

**C. Adjournment**

**Councilmember Burrell Motioned to Adjourn the City Council Work Session meeting at 5:30 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted “aye.” The motion carried.**

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Robert Dandoy  
Mayor

Attest:

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Morgan Langholf  
City Recorder

dc: