



ROY CITY
Roy City Council Work Session
April 6, 2021 – 4:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Council Work Session held via ZOOM on April 6, 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 Bryon Saxton	
Councilmember Diane Wilson	
Councilmember Ann Jackson	

Also present were: City Recorder, Morgan Langholf; Randy Sant.

A. Welcome & Roll Call

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

Mayor Dandoy read the electronic meeting statement related to COVID-19.

B. Discussion

1. Proposed Mixed Use for Frontrunner Station and Innovation Center Areas

City Planner Steve Parkinson discussed this ordinance. He showed a table of the various uses and explained the differences of each. There was discussion on whether or not they were ready to proceed with discussions on the designated area of if it should be broken down further. Affordable housing had to be a part of the discussion because of state requirements. Affordable housing and State codes were discussed. The City needed to have a plan for the area within a half mile radius of the train station and follow the guidelines of State Code 34.

The different areas were discussed. Splitting the north part of 4000 West was suggested because of the single-family homes that were there and because the topography was different. Building heights were a concern and it was agreed that heights on the north side could be taller than the south side. There were concerns about the homes to the west of the trail being bombarded with large buildings. Building heights were discussed further and there was agreement about grading for equal rooftops.

It was noted that UTA wanted to get 25 units of residency per acre. The private property could be whatever the owners wanted it to be, but Council could set height restrictions. Senate bill 217 allowed UTA to have up to 50 units per acre and the concern was that they would bring 50 units in. However, the bill gave the City the choice to decide what they wanted it to be.

Setbacks also needed to be considered because of the different setback requirements for public and private roads. It was asked how many stories it would take to get 25 units of residency on the UTA property. The answer was hard to determine because of roads but around three to four stories would probably be enough. Mayor Dandoy stated that mixed-use didn't have to be vertical; it could be horizontal and there could be

commercial, so there were other solutions. There were commercial opportunities within the half mile radius of the train station because of how much residential around there and how many people that would walk to the trains for ridership. This could be a selling point to UTA.

There was discussion about setting commercial requirements; otherwise it would all become residential or if they wanted it all to be residential. Mayor Dandoy said he wanted to have a work session for public input, and he would ask UTA to come in and let them know what they wanted to do with the property.

Councilmember Diane asked how they would get people involved in a public meeting and setting up a task force of citizens. Mayor Dandoy replied that they had a list of people in the area give their email addresses and so those that had given their addresses had received this information. They had to wait and see what COVID requirements would be, but a town hall conversation would be good to have about this for feedback from the residents. Mayor Dandoy suggested emailing the people that had given their email addresses and asking them how they wanted to present their opinions.

C. **Adjournment**

Councilmember Paul Motioned to Adjourn the City Council Work Session meeting at 5:27 p.m. Councilmember Burrell seconded the motion. All Councilmembers voted “aye.” The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc: