

**City Manager**  
Matt Andrews

**Assistant City Manager**  
Brody Flint

**City Recorder**  
Brittany Fowers



**Mayor**  
Robert Dandoy

**Council Members**  
Ann Jackson  
Bryon Saxton  
Diane Wilson  
Randy Scadden  
Sophie Paul

## ROY CITY COUNCIL MEETING AGENDA

AUGUST 5, 2025 – 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**

1. Surplus Vehicles – see attached list

- E. Public Comments – 4 minutes**

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](mailto: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 take a little more time than others. If you feel your message is complicated and requires more time to explain, then please email [council@royutah.gov](mailto:council@royutah.gov)

- F. Action Item**

### PUBLIC HEARING

- a. **Consideration of Resolution 25-23;** Consider amendments to the Roy City Annexation Policy Plan to include an area North of the Railroad Track which are North of Hinckley Drive and East of 1900 West comprising of 25.07 areas (1,092,049.2 sq-ft) at approximately 1811 West 3300 South.

- G. Discussion Items**

1. My Hometown Initiative – Councilmember Wilson
2. Rail Runner Speed Hump(s) – Councilmember Scadden

- H. City Manager & Council Report**

- I. 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.gov](mailto:admin@royutah.gov) 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 31<sup>st</sup> day of July 2025. A copy was also posted on the Roy City Website and Utah Public Notice Website on this 31<sup>st</sup> day of July 2025.

Visit the Roy City Web Site @ [www.royutah.gov](http://www.royutah.gov)  
Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers  
City Recorder



<b>Surplus Vehicles</b>			
Dept	Year	Make	Model
S-1	2020	Ford	F150
M-9	2004	Chevy	Colorado
W-39	2022	Ford	F150
SW-4	2020	Ford	F150

**SYNOPSIS****Application Information**

Applicant:

Roy City

Request:

**PUBLIC HEARING** – Res No 25-23 – Proposed amendments to the Roy City Annexation Policy Plan to include an area north the railroad track which are north of Hinckley Drive and east of 1900 West comprising of 25.07 acres (1,092,049.2 sq-ft).

Approximate Address:

1811 West 3300 South

Parcels:

08-005-0007 &amp; 08-005-0008

**Land Use Information**

Current Zoning: M-1; Manufacturing [Weber County]

Current General Plan: Mixed Use Residential [Weber County]

**Staff**

Report By: Steve Parkinson

Staff Recommendation: Approve

PC Recommendation: Approve

**PLANNING COMMISSION ACTION**

The Commission first heard and discussed this issue during the May 13<sup>th</sup> regular Commission meeting. During this meeting the Commission opened it up for affected entities to speak, the following comment(s) were made:

Barton Brierly, 2549 Washington Blvd, Ogden, said he was the Planning Director for Ogden City. He affirmed that the area was in Ogden City's annexation plan and said that Ogden was willing to entertain an application for annexation. He said the area was in a peninsula that was surrounded by Ogden City and said that Ogden offered sewer and water services to the area. Mr. Brierly shared that Ogden was working on a project that would include the rebuilding of the nearby intersection, which would provide direct access to I-15 from the area. He summarized that Ogden City felt the area was ideal for annexation into their City.

No other entities made comments

According to state statutes, the affected entities had ten (10) days to also provide written comments. Ogden City provided written comments (see Exhibit "B"), no other entity provided any additional comments.

The Commission, during their work session on May 27<sup>th</sup>, reviewed and discussed all of the written comments along with the proposed amendments to the Annexation Policy Declaration and Map and determined that they would move forward with no changes.

The Planning Commission held a Public Hearing on June 10, 2025. The following comment(s) were made:

Barton Brierley, 2549 Washington Blvd, Ogden, identified himself as the Planning Director of Ogden. He acknowledged that both Ogden and Roy City both recognized the value of developing this area, and opined that there were serious flaws in the current proposal that would inhibit the property from being developed. He reported that in 2019, the Buena Vista Water District had realized that they could not service the parcel and had removed it from their service maps. As such, Ogden serviced the area with water. In addition, Mr. Brierley stated that Ogden would provide access to the State highway. He discussed that per State law, Ogden City would need to give consent for Roy City to annex the property, and he said that Ogden did not give consent. Mr. Brierley referenced a letter he had sent to Roy City that detailed the ways in which this proposal was not in accordance with State statute. He said there were economic benefits to



developing this property and said that Roy City could still enjoy those benefits even if the property was not in Roy City.

Chair Cowley asked Mr. Brierley about the State statutes that were cited in the letter he had sent and noted he had been unable to find them. Mr. Brierley also affirmed that he was present that evening on behalf of Ogden City's Planning Department. Mr. Brierley explained that although the property was not a part of Ogden City, there was a State Code that stipulated that a municipality could not annex territory that was located within 5,000 feet of another municipality's airport, unless that municipality issued approval. He noted that the property in question was located within 5,000 feet of the Ogden Hinckley Airport, so annexation by Roy City would require Ogden's approval.

Kent Buttars, 981 W 4125 N, Pleasant View, stated that he owned the adjacent property. Mr. Buttars said that if Roy City passed the annexation policy amendment, he wanted his property to be included. He added that he did not want to be a part of Ogden City.

Kevin Homer, 5398 S. 4000 W, Roy, encouraged Roy City to annex as much land as possible and said that because Roy City was landlocked, it was difficult to expand the city. Mr. Homer acknowledged the comments that Mr. Brierley had made, although he reiterated that he supported the idea of annexing the land into Roy City. He commented that it seemed as though there were many questions that would need to be looked into before the possible annexation could move forward.

Preston Moebius, 1366 S Legend Hills, Clearfield, said he was an employee of DR Horton. He said that DR Horton was under contract with the landowner and reported they had been working on the project for about a year. He acknowledged there were a lot of outstanding questions, though noted they had resolved many questions over the course of the last year, and reminded the Commission that the proposal before them was just to amend the annexation plan, not the annexation of the parcel into Roy City.

The Commission voted 7-0; to forward a positive recommendation to the City Council to approve the proposed amendment to the Roy City Annexation Policy Plan to include an area north of the railroad track which are north of Hinckley Drive and east of 1900 West comprising of 25.07 acres (1,092,049.2 sq-ft) at approximately 1811 West 3300 South

## ANALYSIS

### Background:

The area is on the east side of 1900 West, north of Hinckley and the railroad tracks but south of Midland Drive. The parcels are currently vacant

The proposed area will contain two (2) parcels [08-005-0007 & 08-005-0008] which equals approximately 25.07 acres (1,092,049.2 sq.-ft.) in total. See exhibit "A" for the location.

This is a quasi-legislative/administrative item. This is not a public hearing yet, the Commission is to allow affected entities to make comments during the discussion of this item.

Some questions that the Commission needs to discuss are:

- Does amending the Roy City Annexation Policy Plan to include this area benefit Roy City?

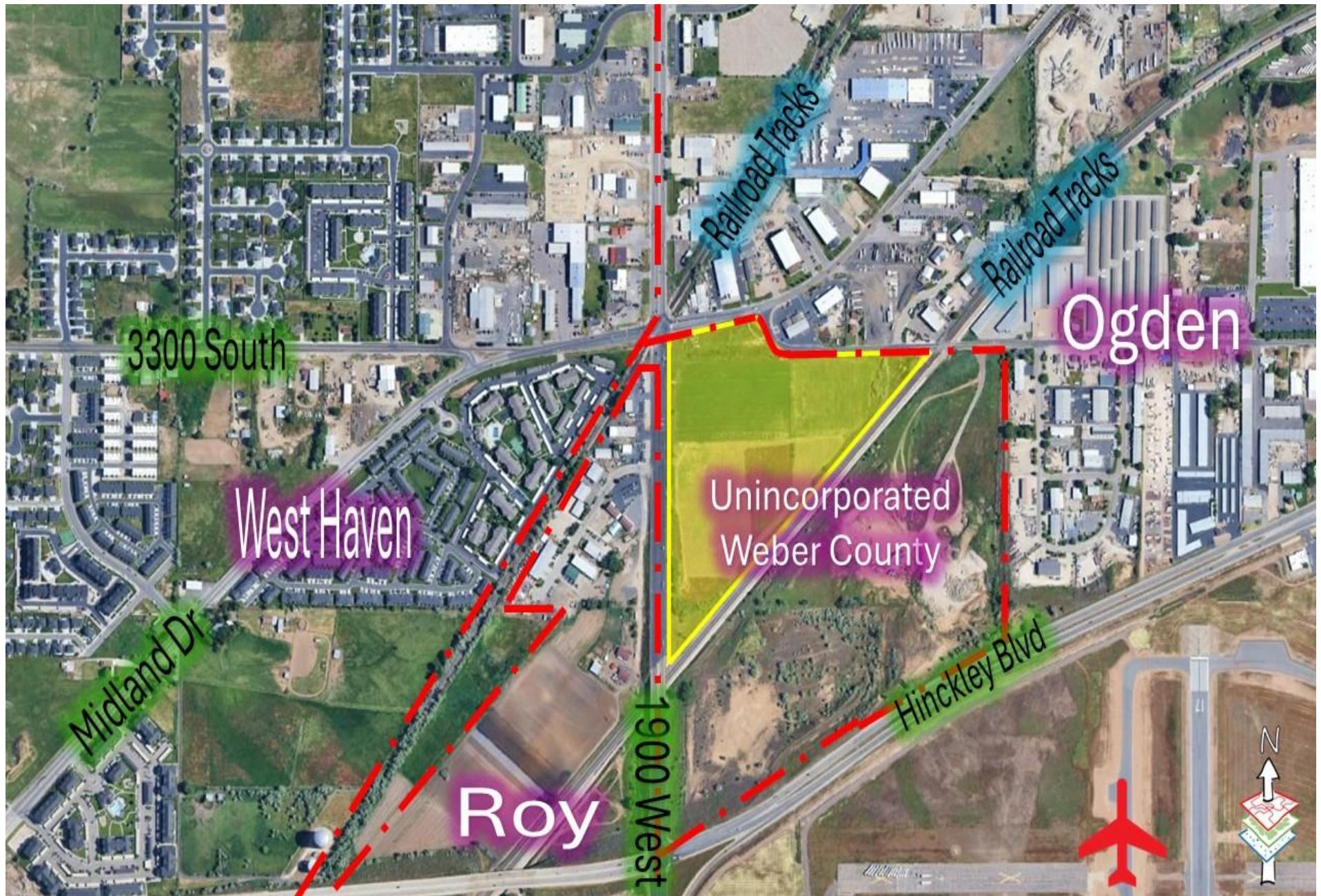
## RECOMMENDATION

Staff recommends that the City Council approve the proposed amendment:

## EXHIBITS

- A. Aerial Map
- B. Ogden City's Written comments
  - May 12, 2025
  - June 6, 2025
  - July 10, 2025
- C. Planning Commission meeting minutes from
  - May 13, 2025, regular meeting,
  - May 27, 2025, work-session,
  - June 10, 2025, regular meeting.
- D. Proposed Resolution No 25-23

EXHIBIT "A" – AERIAL MAP



**EXHIBIT "B" – OGDEN CITY'S WRITTEN COMMENTS OF CONCERN**

May 12, 2025



Planning Division  
2549 Washington Blvd.  
Suite 140  
Ogden, Utah 84401

Steve Parkinson  
Planning and Zoning Administrator  
Roy City  
Via e-mail [sparkinson@royutah.gov](mailto:sparkinson@royutah.gov)

Dear Steve:

RE: Roy City Annexation Policy Plan for 1811 W 3300 S

Thank you for the opportunity to participate in the Roy City Planning Commission's discussion of the property at 1811 W 3300 S.

The properties are in a peninsula of unincorporated property surrounded on three sides by Ogden City limits. The properties are included in Ogden City's annexation plan. See Attachment 1. The properties are within Ogden's water service area. See Attachment 2. Other than state highways, the roads abutting the property are Ogden City streets. Ogden City has extended a 10-inch sewer line along 3300 S to 1900 W to provide sewer service to this area.

Ogden would welcome an application to annex the property. Annexation and development of the property would bring substantial economic benefit not only to Ogden but to all the cities in Weber County, including Roy.

Given the above, the properties should be annexed to Ogden City. Ogden would oppose Roy including the area in its annexation policy plan.

We will have a representative at your May 13, 2025, meeting and would welcome the opportunity to discuss further.

Sincerely,

Barton Brierley, AICP  
Planning Director

### G. Area 7

#### 1. Area considered for Annexation

The area that is being considered in this segment of the Policy Plan is that area lying west of the Ogden City Corporate Limits, south of the Ogden Commercial and Industrial Park, north of Highway U 38 (Hinckley Dr) and east of Highway U 84 (1900 W.), as shown on the map (see Figure 8.26).

#### 2. Character of Area and Adjacent Community

Area #7 contains approximately 335 acres of ground. Development in this area is slated to be of a manufacturing nature comparable to the development within the industrial park to the north. The majority of the properties within this area are being used for agricultural purposes, however, the area is bisected by rail lines leading to the Ogden yards and by rail spurs serving manufacturing users in the incorporated area. The area is currently zoned M-1 in Weber County.

#### 3. Need for Municipal Services in Unincorporated Area

Full development of Area #7 for industrial purposes will require a much higher degree of service as far as police and fire protection are concerned than can be provided by Weber County. Ogden City has extended a 10-inch sewer line along 3300 S. Street to 1900 W. Street to provide sewer service to the area. Annexation will eliminate this peninsula of unincorporated land which is the intent of the State Annexation Legislation.

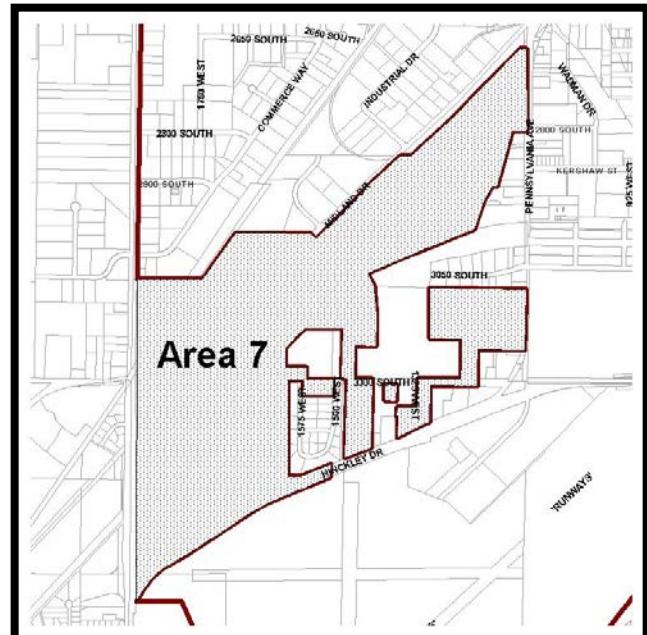


Figure 8.26 – Annexation Area 7

#### 4. Plans and Time Frame for Extension of Municipal Services

Ogden City has extended sewer service into this area. Additional service feeder lines will be extended to intercept the existing trunk line as development occurs. Culinary water lines will be extended by the developer of the property at the time of development. Police and fire protection will be available to the area upon annexation.

#### 5. Financing of Services

Extension of services to provide for accessibility to water and sewer connections will be done at the expense of the developer at the time of project construction. Police, fire and other municipal services will be provided for by payment of property and other taxes.

### 6. Estimate of Tax Consequences

Annexation will increase property taxes due to the addition of Ogden City taxes. Ogden City will negotiate with the Bona Vista Water District, who is providing water to the area, to eliminate double taxation within the Districts' boundaries on those properties that cannot be serviced by the Ogden City water utility.

### 7. Interests of Other Effected Entities

Weber County is the primary affected entity. Weber County General Government will continue to collect property and sales taxes whether the property is in the County or in Ogden City.

Other entities affected by the annexation of this area are:

1. Weber School District
2. Ogden School District
3. Weber Basin Water-Ogden
4. Bona Vista Water Improvement District
5. Weber Fire GO Bond
6. Weber Fire Department

The Weber School District and the Weber Fire Department would lose their taxes from the properties. Ogden School District would gain a tax from the properties. The Weber Fire GO Bond would continue to be paid by the owners of the property. Bona Vista Water would lose their tax and Weber Basin Water-Ogden would gain a tax on properties serviced by Ogden City.



OFFICE OF THE LIEUTENANT GOVERNOR  
CERTIFICATE OF WITHDRAWAL

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH,  
HEREBY CERTIFY THAT there has been filed in my office a notice of withdrawal of  
the BONA VISTA WATER IMPROVEMENT DISTRICT, dated May 1, 2019,  
complying with Section 17B-1-512, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the  
attached is a true and correct copy of the notice of withdrawal, referred to above, on file  
with the Office of the Lieutenant Governor pertaining to BONA VISTA WATER  
IMPROVEMENT DISTRICT located in Weber County, State of Utah.

IN TESTIMONY WHEREOF, I have  
hereunto set my hand, and affixed the Great  
Seal of the State of Utah this 6<sup>th</sup> day of May,  
2019 at Salt Lake City, Utah.

A handwritten signature in black ink, which appears to read "S. J. COX".

SPENCER J. COX  
Lieutenant Governor



Recorder's Office  
2549 Washington Blvd.  
Suite 210  
Ogden, Utah 84401  
[www.ogdencity.com](http://www.ogdencity.com)

May 1, 2019

Utah State Lieutenant Governor's Office  
Utah State Capitol Complex, Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325

RE: Water Service Boundary Adjustment

Honorable Lt. Governor:

This letter constitutes a Notice of Impending Boundary Action indicating that Ogden City Corporation and Bona Vista Water Improvement District have taken all necessary actions to complete a proposed boundary adjustment to their common water service boundaries and respectfully request a Certificate of Withdrawal of the property described in Ogden City Resolution 2019-9 from the boundaries of Bona Vista Water Improvement District.

If you have any questions concerning this request, please contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Hansen".  
Tracy Hansen, MMC/CRA  
City Recorder

**RESOLUTION NO. 2019-9**

**A RESOLUTION OF THE OGDEN CITY COUNCIL APPROVING THE ADJUSTMENT OF THE CURRENT WATER SERVICE BOUNDARIES OF OGDEN CITY AND BONA VISTA WATER IMPROVEMENT DISTRICT BY RELOCATING THEIR MUTUAL SERVICE BOUNDARY.**

**WHEREAS**, Bona Vista Water Improvement District (hereinafter "Bona Vista") is a local district duly organized and existing under the laws of the State of Utah that provides culinary water service to its customers;

**WHEREAS**, Ogden City (hereinafter the "City") is a municipal corporation duly organized and existing under the laws of the State of Utah;

**WHEREAS**, Bona Vista and Ogden City each adopted a resolution of their intent to adjust their current water service boundaries to address certain properties currently within the boundaries of Ogden City or within areas identified in Ogden City's annexation policy plan that are no longer capable of being served by Bona Vista and have been receiving water from Ogden City since about 2010, which properties are described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

**WHEREAS**, Ogden City and Bona Vista provided public notice as required by law and each held a public hearing on the proposed boundary adjustment;

**WHEREAS**, the City and Bona Vista determined, following public hearing and lack of sufficient objections to halt the proposed boundary adjustment, have determined that it is in the best interest of the public to complete the proposed boundary adjustment.

**NOW, THEREFORE**, be it resolved by the City Council of Ogden City, Utah:

**Section 1.** That Ogden City's mutual water service boundary with Bona Vista Water Improvement District is hereby adjusted, in accordance with the provisions of §17B-1-503, Utah Code Annotated, in order to provide for the withdrawal of the Property, described in Exhibit A, from the boundaries of Bona Vista Water Improvement District and the inclusion of the Property in the water service area of Ogden City. Ogden City shall, without interruption, provide the same service to the Property as was previously provided by Bona Vista.

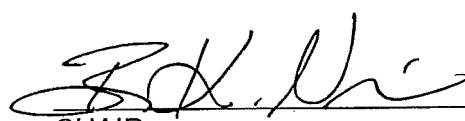
**Section 2.** If any Parcel ID has changed from what is listed in Exhibit A, the most recent Parcel ID for the given geographic boundaries of the parcel or parcels shall be construed to be listed herein. Gaps between the legal descriptions of parcels to be withdrawn from the Bona Vista service area, if any, shall be included in the boundary adjustment.

**Section 3.** This resolution is effective at such time as both Ogden City and Bona Vista Water Improvement District have each adopted a resolution approving the adjustment of their common boundary.

**PASSED AND ADOPTED** by the Council of Ogden City this 23<sup>rd</sup> day of

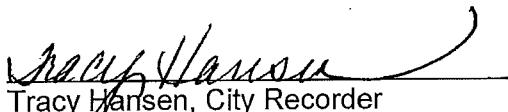
April

2019



Chair

ATTEST:



Tracy Hansen  
City Recorder

APPROVED AS TO FORM:



City Attorney



4/16/19  
Date

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 25<sup>th</sup> DAY OF MARCH, 2019

~~WEBER COUNTY SURVEYOR~~  
WCO 106-1-8(c)(1)H, IO; WCO 45-4-2(c)

### *LESS AND EXCEPT BOUNDARY DESCRIPTION*

A BOUNDARY DESCRIPTION OF AN ANNEXATION AREA, THAT IS MADE UP OF TWO PARCELS, WHICH ARE A PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M, WHICH HAS A BASIS OF BEARING THAT IS BETWEEN THE NORTH  $\frac{1}{4}$  CORNER AND THE NORTHEAST CORNER OF SECTION 36, WHICH IS SOUTH  $89^{\circ}08'16''$  EAST 2645.94 FEET. BEGINNING AT A POINT COMMON TO THE SOUTH LINE OF WILSON LANE AND THE SOUTH LINE OF THE HOOPER CANAL, WHICH IS SOUTH  $01^{\circ}46'10''$  WEST 203.98 FEET AND NORTH  $71^{\circ}07'42''$  WEST 32.06 FEET FROM THE CENTER OF SAID SECTION 30; RUNNING THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID SOUTH LINE OF THE HOOPER CANAL; (1) 154.08 FEET ALONG THE ARC OF A 184.30 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $47^{\circ}52'41''$  (CHORD BEARS SOUTH  $12^{\circ}16'30''$  WEST 149.63 FEET), TO A POINT OF TANGENCY; (2) SOUTH  $11^{\circ}39'50''$  EAST 18.19 FEET TO A POINT OF CURVATURE WITH A 370.00 FOOT RADIUS CURVE TO THE RIGHT; (3) 171.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $26^{\circ}31'20''$  (CHORD BEARS SOUTH  $01^{\circ}35'50''$  WEST 169.75 FEET), TO A POINT OF TANGENCY; (4) SOUTH  $14^{\circ}51'30''$  WEST 82.84 FEET TO A POINT OF CURVATURE WITH A 220.00 FOOT RADIUS CURVE TO THE RIGHT; (5) 196.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $51^{\circ}11'39''$  (CHORD BEAST SOUTH  $40^{\circ}27'20''$  WEST 190.10 FEET), TO A POINT OF COMPOUND CURVATURE WITH A 652.28 FOOT RADIUS CURVE TO THE LEFT; (6) 317.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $27^{\circ}53'51''$  (CHORD BEARS SOUTH  $80^{\circ}00'19''$  WEST 314.47 FEET), TO A POINT OF NON-TANGENCY; SAID POINT IS ON THE SOUTH LINE OF THAT PARCEL 2 AS SHOWN IN RECORD OF SURVEY NO. 5145 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES ALONG SAID PARCEL 2; (1) NORTH  $84^{\circ}20'14''$  WEST 62.30 FEET TO A POINT OF CURVATURE WITH A 279.37 FOOT RADIUS CURVE TO THE RIGHT; (2) 129.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $26^{\circ}36'16''$  (CHORD BEARS NORTH  $71^{\circ}02'08''$  WEST 128.56 FEET), TO A POINT OF COMPOUND CURVATURE WITH A 248.94 FOOT RADIUS CURVE TO THE RIGHT; (3) 94.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $21^{\circ}51'25''$  (CHORD BEARS NORTH  $46^{\circ}48'14''$  WEST 94.39 FEET), TO A POINT OF REVERSE CURVATURE WITH A 733.66 FOOT RADIUS CURVE TO THE LEFT; (4) 153.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}59'52''$  (CHORD BEARS NORTH  $38^{\circ}28'53''$  WEST 153.35 FEET), TO A POINT OF TANGENCY; (5) NORTH  $43^{\circ}46'48''$  WEST 236.85 FEET TO A POINT OF CURVATURE WITH A 124.62 FOOT RADIUS CURVE TO THE LEFT; (6) 120.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $55^{\circ}15'41''$  (CHORD BEARS NORTH  $71^{\circ}24'45''$  WEST 115.59 FEET), TO A POINT OF TANGENCY; (7) SOUTH  $80^{\circ}57'23''$  WEST 88.85 FEET TO A POINT OF CURVATURE WITH A 483.06 FOOT RADIUS CURVE TO THE RIGHT; (8) 97.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}34'54''$  (CHORD BEARS SOUTH  $86^{\circ}44'51''$  WEST 97.48 FEET), TO A POINT OF TANGENCY; (9) NORTH  $87^{\circ}27'44''$  WEST 91.38 FEET TO A POINT OF CURVATURE WITH A 299.18 FOOT RADIUS CURVE TO THE RIGHT; (10) 133.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ}27'25''$  (CHORD BEARS NORTH  $74^{\circ}44'01''$  WEST 132.15 FEET), TO A POINT OF TANGENCY; (11) NORTH  $62^{\circ}00'16''$  WEST 65.73 FEET; (12) NORTH  $03^{\circ}41'38''$  EAST 204.96 FEET TO A POINT OF THE SOUTH LINE OF THE DENVER & RIO GRANDE RAIL ROAD, WHICH IS A POINT OF NON-TANGENCY ON THE ARC OF A 5,696.60 FOOT RADIUS CURVE TO THE RIGHT; (13) 101.08 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF  $01^{\circ}01'00''$  (CHORD BEARS NORTH  $60^{\circ}41'34''$  EAST 101.08 FEET), TO A POINT OF COMPOUND CURVATURE WITH A 8,561.37 FOOT RADIUS CURVE TO THE RIGHT; (14) 805.57 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF  $05^{\circ}23'28''$  (CHORD BEARS NORTH  $63^{\circ}53'47''$  EAST 805.27 FEET), TO A POINT OF NON-TANGENCY; (15) SOUTH  $85^{\circ}22'22''$  EAST 241.82 FEET ALONG SAID PARCEL 2 AND EXTENDED TO THE EAST RIGHT OF WAY LINE OF EXCHANGE ROAD; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCE ALONG SAID EAST RIGHT OF WAY LINE; (1) SOUTH  $36^{\circ}27'52''$  EAST 372.93 FEET; (2) SOUTH  $71^{\circ}07'42''$  EAST 92.61 FEET; THENCE SOUTH  $18^{\circ}52'18''$  WEST 66.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID EXCHANGE ROAD; THENCE SOUTH  $71^{\circ}07'42''$  EAST 229.16 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCELS TO BE DISCONNECTED FROM BONA  
VISTA WATER DISTRICT

I4-013-0001, I4-013-0007, I4-013-0008, I4-013-0009, I4-013-0013, I4-013-0027,  
I4-030-0003, I4-030-0004, I4-030-0005, I4-030-0008, I4-030-0016, I4-030-0018,  
I4-030-0019, I4-030-0021, I4-030-0022, I4-030-0024, I4-032-0001, I5-067-0004,  
I5-067-0018, I5-067-0019, I5-067-0020, I5-067-0023, I5-067-0024, I5-067-0025,  
I5-067-0027, I5-067-0031, I5-067-0033, I5-067-0040, I5-098-0001, I5-098-0002

PARCELS TO REMAIN WITHIN THE BONA VISTA  
WATER DISTRICT

***part of the South half of Section 36, Township 6 North, Range 2 West, also a part of the North Half of Section 1, Township 5 North, Range 2 West, SLB&M;***

~~Resolution~~ Reference No. 08-2018

I, STEVEN ALLEN PORTER, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH  
IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND HOLDING LICENSE NO. 376071, DO HEREBY CERTIFY THAT THIS  
ANNEXATION TO THE CORPORATE BOUNDARIES OF OGDEN CITY HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE  
WITH SECTION 17-23-20 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT  
REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID ANNEXATION BOUNDARY BASED ON DATA  
COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE.

SIGNED THIS 25 DAY OF MARCH, 2019.  


Steven Allen  
STEVEN ALLEN PORTER

*RONA VISTA WATER IMPROVEMENT DISTRICT APPROVAL*

EVER'S NOTES

TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARING AND DISTANCES NOR WERE ANY TIES TO EXISTING RECORD OF S, PLATS, SECTION CORNERS, AND TIE SHEETS CONDUCTED. THIS ANNEXATION PLAT IS TO SERVE AS A BOUNDARY LINE TO ESTABLISH THE OGDEN CITY BOUNDARY. THE AREA LIMITS FOR TAXATION PURPOSES ONLY.

PURPOSE OF THIS DISCONNECT FROM BONA VISTA WATER IMPROVEMENT DISTRICT IS TO UPDATE THE SERVICE AREA AND EXCLUDE THAT AREA THAT HAS RECENTLY BEEN ADDED TO THE CORPORATE LIMITS OF OGDEN CITY FOR WHICH OGDEN CITY WILL SERVE WITHIN ITS CORPORATE BOUNDARY. THE AREA THAT STILL REMAINS WITHIN SWEENEY COUNTY IS ALSO BEING DISCONNECTED BECAUSE THIS AREA DOES NOT HAVE ANY SERVICE NOR DOES BONA VISTA PLAN TO SERVE THIS AREA IN THE FUTURE. THE AREA REMAINING WITHIN THE DISTRICT BOUNDARY IS THE WEBER TRANSFER STATION AND IS CURRENTLY SERVED BY THE DISTRICT.

<b><u>LEGEND</u></b>	
	EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT LIMITS
	NEW BONA VISTA DISTRICT LIMITS
	EXISTING CITY CORPORATE LIMITS
	SECTION LINE
	PREVIOUS ANNEXATION LINE
	PARCEL LINES
	SECTION CORNER



*Disconnect from*  
***ona Vista Water Improvement District***

solution ~~QUESTION~~ No. 08-2018

***part of the South half of Section 36, Township 6 North, Range 2 West, also a part of the North Half of Section 1, Township 5 North, Range 2 West, SLB&M;  
Ogden City, Weber County, Utah***

DISCONNECT DESCRIPTION PARCEL "C"

BOUNDARY DESCRIPTION OF AN AREA TO BE DISCONNECTED FROM THE BONA VISTA WATER IMPROVEMENT  
T BOUNDARY WHICH AREA DESCRIBED IS IN THE SOUTH HALF OF SECTION 36, T6N, R2W AND THE  
HALF OF SECTION 1, T5N, R2W, SLB&M, WHICH THIS BOUNDARY AS DESCRIBED HAS A BASIS OF  
S THAT IS BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 36, WHICH  
H 89°30'39" EAST 2641.78 FEET.

S BOUNDARY WILL INCLUDE SOME AREAS THAT HAVE ALREADY BEEN DISCONNECTED FROM THE  
CT PER PREVIOUS ORDINANCES AND RESOLUTIONS CONTAINED WITHIN THIS BOUNDARY LINE AND IS  
MORE PARTICULARLY DESCRIBED FOLLOWS:

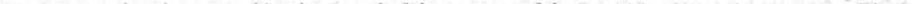
NING AT THE SOUTHEAST CORNER OF SECTION 36, T6N, R2W, SLB&M WHICH IS ALSO A POINT ON EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT LIMITS LINE AS RECORDED IN BOOK 523 AT 231 IN THE WEBER COUNTY RECORDER'S OFFICE; CONTINUING THENCE ALONG SAID DISTRICT LIMITS (WESTERLY 291.9 FEET RECORD) SOUTH 51°18'42" WEST 291.90 FEET TO THE CENTERLINE OF THE HIGHWAY SR-79 HINCKLEY DRIVE; THENCE THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG DISTRICT LIMITS LINE AND THE CENTERLINE OF SAID STATE HIGHWAY; (1) SOUTH 67°35'29" WEST FEET TO A POINT OF CURVATURE WITH A 3,819.72 FOOT RADIUS CURVE TO THE LEFT; (2) 191.11 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'00" (CHORD BEARS SOUTH '29" WEST 191.09 FEET), TO A POINT OF TANGENCY; (3) SOUTH 64°43'29" WEST 409.74 FEET POINT OF CURVATURE WITH A 3,819.72 FOOT RADIUS CURVE TO THE RIGHT; (4) 191.11 FEET ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°52'00" (CHORD BEARS SOUTH 66°09'29" 191.09 FEET), TO A POINT OF TANGENCY; (5) SOUTH 67°35'29" WEST 2,056.26 FEET TO A OF CURVATURE WITH A 1,909.86 FOOT RADIUS CURVE TO THE LEFT; (6) 336.66 FEET ALONG THE F SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'00" (CHORD BEARS SOUTH 62°32'29" WEST 2 FEET), TO A POINT OF TANGENCY; (7) SOUTH 57°29'29" WEST 1,717.36 FEET TO THE ROY CITY ORATE LIMITS LINE, ALSO BEING THE EASTERN LINE OF SECTION 2, T5N, R2W AND IS ALSO ON DISTRICT LIMITS LINE; THENCE (NORTHERLY) ALONG SAID CORPORATE LIMITS LINE, SAID EASTERN ION LINE, AND SAID DISTRICT LIMITS LINE, NORTH 01°18'37" EAST 1,021.67 FEET TO AN ANGLE NT IN THE DISTRICT LIMITS LINE SAID POINT ALSO BEING THE NORTHWEST LINE OF THE OREGON INE RAIL ROAD; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG THE PROPOSED BONA WATER IMPROVEMENT DISTRICT BOUNDARY LINE AND THE NEXT FIVE COURSES ALONG THE ROY CITY RATE LIMITS AS RECORDED IN BOOK 28 AT PAGE 080 IN THE WEBER COUNTY RECORDER'S OFFICE; TH 50°25'06" EAST 145.63 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY SR-126; DORTH 00°18'37" EAST 15.00 FEET ALONG SAID RIGHT OF WAY LINE; (3) NORTH 02°19'43" WEST 0 FEET ALONG SAID RIGHT OF WAY LINE; (4) NORTH 02°19'52" WEST 217.00 FEET ALONG SAID F OF WAY LINE; (5) NORTH 00°18'37" EAST 1,110.40 FEET ALONG SAID RIGHT OF WAY LINE; (6) H 00°07'46" EAST 1,379.88 FEET ALONG SAID RIGHT OF WAY LINE WHICH LINE ALSO EXTENDS THE WEST LINE OF THE EXISTING OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 84 GE 067 AND THE EAST LINE OF THE EXISTING WEST HAVEN CORPORATE LIMITS LINE AS SHOWN IN Y NO. 1146338 IN BOOK 1604 AT PAGE 0136 IN THE WEBER COUNTY RECORDER'S OFFICE TO THE

EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT BOUNDARY LINE SAID POINT IS ALSO THE EAST CORNER OF THE EXISTING OGDEN CITY CORPORATE LIMITS LINE AS RECORDED IN BOOK 18 AT 096 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 00°07'46" EAST 1,293.15 FEET SAID RIGHT OF WAY LINE, SAID DISTRICT BOUNDARY LINE, SAID WEST HAVEN CORPORATE LIMITS AND OGDEN CITY CORPORATE LIMITS LINE TO THE CENTER QUARTER SECTION LINE OF SECTION 36 R2W, SLB&M; CONTINUING THENCE NORTH 00°07'46" EAST 186.26 FEET ALONG SAID LINES TO A WESTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL "B" LEGAL DESCRIPTION AS SHOWN IN OGDEN ORDINANCE NO. 2004-61 WHICH IS RECORDED AS ENTRY NO. 2063436 AND WHERE BY RESOLUTION 6-2005 OF THE BONA VISTA WATER IMPROVEMENT DISTRICT RECORDED AS ENTRY NO. 2125601 REFERENCES SAID ORDINANCE NO. 2004-61 WITHIN EXHIBIT "A" OF SAID RESOLUTION; THENCE SOUTH 40" EAST 5,253.42 FEET ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION AND EXTENDED WESTERLY TO THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 00°22'11" WEST 137.04 FEET TO THE QUATER CORNER OF SAID SECTION 36; THENCE SOUTH 00°22'11" WEST 2641.50 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING

#### EVERYONE'S NOTES

TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARING AND  
ANCES NOR WERE ANY TIES TO EXISTING RECORD OF SURVEYS, PLATS, SECTION CORNERS, AND TIE  
CONDUCTED. THIS ANNEXATION PLAT IS TO SERVE AS A BOUNDARY LINE TO ESTABLISH THE OGDEN

*STA. WATER IMPROVEMENT DISTRICT APPROVAL*

I certificate that this plat and boundary action shown on this plat of the disconnect of these parcels from the Bona Vista Water Improvement District were approved and accepted by the Board of the trustees of the Bona Vista Water Improvement District this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.  
  


and of the trustees of the Bona Vista

Ed Li

Ch. 10. 1.

AREA DESCRIBED	<b>WEBER COUNTY RECORDER</b>	
EXISTING BONA VISTA DISTRICT LIMITS	ENTRY NO.	Fee Paid
NEW BONA VISTA DISTRICT LIMITS	FILED FOR RECORD AND RECORDED	
EXISTING CITY CORPORATE LIMITS	, AT _____ IN	
SECTION LINE	BOOK	OF OFFICIAL RECORDS, PAGE _____
PREVIOUS ANNEXATION LINE	RECORDED FOR _____	
PARCEL LINES	<hr/> WEBER COUNTY RECORDER	
SECTION CORNER	BY: _____	

CELS TO BE DISCONNECT FROM BONA VISTA WATER IMPROVEMENT DISTRICT

2-0003, 08-002-0004, 08-002-0007, 08-002-0008, 08-002-0009, 08-002-0019, 08-002-0037, 08-003-0001,  
3-0002, 08-003-0003, 08-003-0004, 08-003-0005, 08-005-0001, 08-005-0003, 08-005-0004, 08-005-0005,  
5-0007, 08-005-0008, 08-005-0011, 08-005-0015, 08-005-0016, 08-005-0017, 08-005-0021, 08-005-0023,  
5-0024, 08-005-0025, 08-005-0026, 08-005-0028, 15-099-0001, 15-099-0007, 15-099-0008, 15-099-0012,  
9-0013, 15-099-0021, 15-099-0023, 15-099-0025, 15-099-0028, 15-100-0001, 15-100-0003, 15-100-0009, 15-100-0012,  
-0015, 15-101-0005, 15-101-0006, 15-101-0007, 15-101-0009, 15-101-0012, 15-101-0013, 15-101-0015, 15-101-0023,  
-0026, 15-101-0027, 15-101-0028, 15-101-0029, 15-102-0001, 15-102-0002, 15-102-0003, 15-102-0009, 15-102-0011,  
-0013, 15-102-0019, 15-102-0020, 15-102-0024, 15-102-0029, 15-102-0031, 15-102-0032, 15-102-0033, 15-102-0036,  
-0041, 15-102-0042, 15-102-0043, 15-102-0046, 15-102-0049, 15-102-0051, 15-102-0056, 15-102-0063, 15-102-0067,  
-0068, 15-102-0069, 15-301-0001, 15-301-0002, 15-301-0003, 15-301-0004, 15-301-0005, 15-301-0006, 15-301-0007,  
4-0001, 15-354-0002, 15-491-0001, 15-539-0001, 15-569-0001, 15-569-0004, 15-569-0005, 15-592-0001,  
-0001, 15-631-0001

# Ogden

UTAH

Still Untamed™

2549 Washington Blvd, Suite 200  
Phone 801-628-8080

June 6, 2025

Roy City Planning Commission  
c/o Steve Parkinson  
Planning and Zoning Administrator  
Via e-mail [sparkinson@royutah.gov](mailto:sparkinson@royutah.gov)



Planning Division  
2549 Washington Blvd.  
Suite 140  
Ogden, Utah 84401

Dear Planning Commissioners:

**RE: Roy City Annexation Policy Plan Amendment for 1811 W 3300 S**

Thank you for the opportunity to be heard concerning possible changes to Roy's Annexation Policy Plan. We appreciate Roy, and we hope to continue to collaborate on many initiatives in the future for our mutual benefit.

This property is within Ogden's annexation plan. See Attachment 1. The proposed annexation plan amendment would set expectations that cannot be met and would be detrimental to the citizens of Weber County, including those in Roy and Ogden, and the property owner. Please reject this proposal.

**No water service**

If this area were annexed to Roy, it would cut the area off from municipal water services. In 2019, the Bona Vista Water Improvement District petitioned the Utah Lieutenant Governor to take this area out of their water service district because they could not serve the area. The proposed plan statement that "Expansion of . . . [the] water system (Bona Vista) will provide full serviced offered to those in surrounding areas" is demonstrably false. Ogden was compelled to take over servicing the area. See Attachment 2. It is now within Ogden's water service area. Ogden is not expected to serve the property if it were annexed to Roy beyond its current level. This would leave the area without municipal water service and unable to be developed.

**No access or dangerous access**

The site fronts Midland Drive and 3300 South. Both these are Ogden City streets. We expect that Ogden would not allow access to these streets if the property were annexed to Roy.

The site also fronts Utah State Highway SR-126 (1900 West). UDOT has not approved access to this highway and likely may not. Any access would have to be at the base of a grade on a 45-mph highway close to a major intersection, creating a dangerous situation. It would be far safer for the property to annex to Ogden and access Ogden city streets.



Figure 1: Property (on right) is at base of a grade on a state highway

### **State law requires consent to annex from the Ogden City Council**

[Utah Code 10-2-804\(7\)\(b\)](#) states:

*(b) A municipality may not annex an unincorporated area within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality unless the legislative body of the other municipality adopts a resolution consenting to the annexation.*

The property at 1811 W 3300 S is within 5,000 feet of the center line of the runways at the Ogden-Hinckley airport which Ogden City operates. Roy could not annex the property unless the Ogden City Council adopts a resolution consenting to the annexation. Given that Ogden has expressed its opposition to annexation to Roy, such consent should not be expected.

### **Overlap must be avoided**

[Utah Code 10-2-401.5\(4\)\(a\)](#) states:

*In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:*

*(a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;*

The property is an expansion area within Ogden's annexation policy plan. There is no reason why Roy cannot avoid overlapping expansion areas, especially since Roy cannot serve the property with water or access.

### **Plan does not meet requirements of state law**

The proposed annexation policy plan does not meet many other requirements of state law, including

Utah Code 10-2-401.5(3)(b): Inadequate statement of annexation criteria.

Utah Code 10-2-401.5(3)(c): No justification provided

Utah Code 10-2-401.5(3)(d): Ogden's comments not addressed

Utah Code 10-2-401.5(4)(b): No demonstration of consideration of growth projections.

Utah Code 10-2-401.5(4)(c): No demonstration of consideration of costs of infrastructure.

Utah Code 10-2-401.5(4)(d): No consideration of general plan land needs.

### **Annexation to Ogden would benefit all**

Conversely, when this property is annexed to Ogden City, it will be able to be developed in a way that will benefit the property owner and all the citizens of Weber County, including those in Roy and Ogden. Ogden can provide access and utility services to the property. Ogden can support, encourage and even incentivize a use that will contribute to the overall economy of Weber County. The economic benefits don't stop at city limits; the citizens of Roy will enjoy those benefits as well.

### **Conclusion**

In conclusion, the property is not in a position to be annexed to Roy and likely will never be. Adopting the proposed annexation plan amendment sets an expectation that cannot be met. The commission should reject this policy plan amendment that would be detrimental to all residents of Weber County, including those in Roy and Ogden, and the property owner.

Sincerely,

Barton Brierley, AICP  
Ogden Planning Director

Cc: Jared Johnson, Ogden CED Executive Director, Mara Brown, Ogden CAO



CITY COUNCIL

BART E. BLAIR  
ANGELA CHOBERKA  
DAVE GRAF  
RICHARD A. HYER  
SHAUN MYERS  
KENNETH R. RICHEY  
MARCIA L. WHITE

2549 Washington Blvd.  
Suite 320  
Ogden, Utah 84401  
council.ogdencity.com

July 10, 2025

Roy City  
5051 South 1900 West  
Roy, UT 84067  
Via email – [council@royutah.gov](mailto:council@royutah.gov)

RE: Roy City Annexation Policy Plan for 1811 W 3300 S

To the Roy City Council:

The Ogden City Council recently received notice of the public hearing scheduled for July 15, 2025, when the Roy City Council will consider amending the Roy City Annexation Policy Plan to include 25 acres of property in unincorporated Weber County located at 1811 West 3300 South. The Ogden City Council respectfully requests that the Roy City Council decline to amend Roy's Annexation Plan to include the subject property for the following reasons:

1. **The subject property is in Ogden City's annexation plan.** Utah Code 10-2-401.5(4)(a) states the following: "In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall. . . (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities." If Roy includes this in its annexation plan, this will cause an overlap with the expansion area of Ogden City.
2. **A Roy City annexation of the subject property would require consent of the Ogden City Council.** Per Utah Code Ann. § 10-2-402(6)(b) "[a] municipality may not annex an unincorporated area within 5,000 feet of the center line of any runway of an airport operated . . . by another municipality unless the legislative body of the other municipality adopts

a resolution consenting to the annexation." It is highly unlikely that this or a future Council would consent to the annexation.

3. **All services to the area belong to Ogden City.** The property is in a peninsula of unincorporated property surrounded on three sides by Ogden City. The roads abutting the property belong to either Ogden City or the state. The property is located within Ogden's water service area and Ogden recently extended a 10-inch sewer line along 3300 S to 1900 W to provide sewer service to this area. Access to Ogden roads and utilities would require authorization from Ogden City.
4. **The property is unsuitable for residential development.** Prior to seeking the proposed amendment to Roy's annexation plan, the developer requested that Weber County rezone the property from the current M-1 zoning to an R-3. The developer's concept plan shows intent to develop 368 townhomes (14.5 units per acre) on the site. While Ogden acknowledges the need for additional housing units, housing should not come at the cost of good planning practices. Livability, safety and security, and the highest and best use of the property should be in the forefront when determining appropriate areas for residential housing.
  - a. **Livability.** The property is surrounded by manufacturing uses with no immediate access to parks or grocery stores and no pedestrian access to such amenities.
  - b. **Safety and Security.** Access to this property is limited and the proximity to the major intersection will make it difficult to provide safe street access for the property. In addition, Roy residents have frequently expressed concerns over the airport's proximity to their homes.
  - c. **The highest and best use of the subject property is industrial and/or manufacturing.** The property's proximity to the airport makes it a prime area for development that supports northern Utah's growing aerospace industry. Development of the subject property as manufacturing or other industrial uses will bring substantial economic benefit not only to Ogden, but to all the cities in Weber County, including Roy. Ogden is in the best position to facilitate—even incentivize—this type of development.

The Ogden City Council sincerely appreciates the considerable contributions of Roy City toward making Weber County a thriving area of growth and development. When cities work together to achieve the greatest outcomes, the rewards benefit all residents of the area. We believe that Ogden City is in the best position to annex the subject property and that ultimately to do so is in the best interest of Roy City and Weber County.

Warmest Regards--



Marcia White, Chair  
At Large Seat A



Richard Hyer, Vice Chair  
District 2



Bart Blair, Councilmember  
At Large Seat B



Angela Choberka, Councilmember  
District 1



Dave Graf, Councilmember  
District 4



Shaun Myers, Councilmember  
At Large Seat C



Ken Richey, Councilmember  
District 3

CC: Mayor Robert Dandoy, Roy City  
Steve Parkinson, Roy City Planning & Zoning Administrator  
Mayor Benjamin K. Nadolski, Ogden City  
Mara Brown, Ogden City CAO  
Jared Johnson, Executive Director, Ogden City CED  
Barton Brierley, Planning Director, Ogden City CED

## EXHIBIT “C” – PLANNING COMMISSION MEETING MINUTES

### MAY 13, 2025 – REGULAR MEETING

#### 5. DISCUSSION ON POTENTIAL AMENDMENTS TO THE ROY CITY ANNEXATION POLICY PLAN TO INCLUDE AN AREA NORTH OF HINCKLEY DRIVE AND EAST OF 1900 WEST COMPRISING OF 25.07 ACRES (1,092,049.2 SQ-FT) AT APPROXIMATELY 1811 WEST 3300 SOUTH

Mr. Parkinson noted this was a unique item and said he had never done an amendment like this before. He overviewed the potential amendments and indicated the location of the affected properties. He explained that essentially, this amendment would state that Roy City would entertain the idea of annexations in this area, though it did not guarantee anything. Mr. Parkinson expressed that the discussion that evening was open for comments from affected entities, which meant it was a partly administrative and partly legislative item. He went over the process moving forward and noted that any affected parties could also submit comments for the next ten days. He reiterated that the Commission would not make any decisions that evening.

Mr. Parkinson said the area was about 50-60 acres in total, though the proposal was only considering about 25 acres. Chair Cowley stated that the area was currently part of unincorporated Weber County and was zoned as Manufacturing. Chair Cowley noted the area was situated at the convergence of three cities: West Haven, Ogden, and Roy City. Chair Cowley asked why this change was being proposed and Mr. Parkinson replied that it had been requested by the current landowners.

Commissioner Tanner recalled that there had been a previous discussion at the Commission about identifying areas that were good for high-density, affordable housing and said this area would fit that criteria. He noted it was located close to the interstate, which made it an ideal location for that type of housing and expressed surprise that Ogden had not considered the area for high-density low-income housing. Mr. Parkinson confirmed that the area was in Ogden's annexation policy.

Chair Cowley said there were benefits to having the area in a city, whether it was Ogden or Roy City. Chair Cowley noted the benefits of locating the development in Roy City and felt there were a lot of opportunities. He also expressed he was a strong supporter of property rights and said if this was something the landowner wanted to do, they should consider the proposal.

Commissioner Hulbert highlighted that the report stated the water table in the area was very high. Mr. Parkinson replied that was an assumption based on the fact that it was located below the bluff. He elaborated that a geo-tech would need to determine how the buildings could be constructed.

Chair Cowley opened the floor for comments from any affected entities.

Barton Brierly, 2549 Washington Blvd, Ogden, said he was the Planning Director for Ogden City. He affirmed that the area was in Ogden City's annexation plan and said that Ogden was willing to entertain an application for annexation. He said the area was in a peninsula that was surrounded by Ogden City and said that Ogden offered sewer and water services to the area. Mr. Brierly shared that Ogden was working on a project that would include the rebuilding of the nearby intersection, which would provide direct access to I-15 from the area. He summarized that Ogden City felt the area was ideal for annexation into their City.

No additional comments were made.

Chair Cowley brought the item back to the Planning Commission for discussion.

Commissioner Tanner asked if the entire section could be annexed. Mr. Parkinson replied that although it was possible from a planning perspective, it had been recommended to not do so from a political perspective since the other landowners had not been contacted. Commissioner Hulbert asked if the property owners were the entities who decided which city to annex into, and Mr. Parkinson explained the annexation application process and said that the property owners did have a say in the process.

MAY 27, 2025 – WORK-SESSION

1. CONTINUED DISCUSSION ON POTENTIAL AMENDMENTS TO THE ROY CITY ANNEXATION POLICY PLAN TO INCLUDE AN AREA NORTH THE RAILROAD TRACKS WHICH ARE NORTH OF HINCKLEY DRIVE AND EAST OF 1900 WEST COMPRISING OF 25.07 ACRES (1,092,049.2 SQ-FT) AT APPROXIMATELY 1811 WEST 3300 SOUTH

Mr. Parkinson recalled that the Commission had previously discussed this item. He reported that the public comment period for this discussion had now ended, and the Commission had received the feedback from several interested parties. He stated that this amendment would not bring any properties into the City; but create a framework that would allow areas to be annexed in the future. He asked the Commission if they wished to move forward with the amendment.

Commissioner Hulbert clarified that only one property owner had reached out to Roy City, which Mr. Parkinson confirmed.

Chair Cowley noted this amendment would give the property owners more options, which he was in favor of. Mr. Parkinson commented that the property owners would be responsible for figuring out how utility hookups would work.

Commissioner Bills asked if it would be easier for the property owners to connect to one city over another, to which Mr. Parkinson replied he was not certain. There was a short sidebar about where different utility connections were located in the area.

Commissioner Collins asked when this had been added to Ogden's annexation plan, and Mr. Parkinson replied that was back in 2002. Commissioner Collins asked why Ogden had taken so long to consider the area, since they had added it to the plan so long ago, and Mr. Parkinson explained it had to do with when the property owners submitting an application.

Commissioner Hulbert clarified that they did not know how expensive an annexation would be, since the property owners would need to look into utility connections and development. Commissioner Hulbert thought if the property owners wanted to be annexed, the City should at least give them the option to move forward with an annexation.

Commissioner Bills asked if changing the policy affected anything else in the City and Mr. Parkinson confirmed it would not.

Commissioner Hulbert asked about the procedure and Mr. Parkinson outlined the process and stated they would hold a public hearing next.

Chair Cowley said he was in favor of moving forward since adding it to Roy City's annexation plan did not take it away from Ogden's.

Commissioner Hulbert affirmed that it would create more options for the property owners.

Commissioner Tanner agreed with Chair Cowley and commented there was no drawback to adding it.

Commissioner Hulbert asked about the annexation process, which Mr. Parkinson outlined for her and reminded the Commission that they did not need to know how expensive an annexation would be at this stage.

The Commission determined they would move forward with the amendment with no changes. They discussed the timeline for the upcoming public hearing and the rest of the approval process.

JUNE 10, 2025 – REGULAR MEETING

4. PUBLIC HEARING – TO CONSIDER AMENDMENTS TO THE ROY CITY ANNEXATION POLICY PLAN TO INCLUDE AN AREA NORTH THE RAILROAD TRACK WHICH ARE NORTH OF HINCKLEY DRIVE AND EAST OF 1900 WEST COMPRISING OF 25.07 ACRES (1,092,049.2 SQ-FT) AT APPROXIMATELY 1811 WEST 3300 SOUTH

Mr. Parkinson presented the history of this item and explained the purpose of the public hearing that evening was for all residents of Roy City to offer their feedback about the proposal. He explained that this proposal had been instigated by the landowner, not Roy City and said that the parcel was currently a part of unincorporated Weber County. He stated that the City Staff's recommendation was for the Commission to issue a positive recommendation to the City Council, and he noted that the Council would hold a public hearing about this item as well.

Chair Cowley noted that this parcel of land was part of Ogden's annexation plan for several years, though there had been no initiative taken to incorporate the area into Ogden. Chair Cowley also discussed the adjoining parcels to the proposed area for annexation.

Chair Cowley asked for a motion to open the Public Hearing.

**Commissioner Tanner moved to open the public hearing. Commissioner Felt seconded the motion. Commissioners Bailey, Brand, Collins, Cowley, Felt, Tanner and Thompson voted "aye." The motion carried**

Chair Cowley opened the floor for public comments and reminded the public of the rules.

Barton Brierley, 2549 Washington Blvd, Ogden, identified himself as the Planning Director of Ogden. He acknowledged that both Ogden and Roy City both recognized the value of developing this area, and opined that there were serious flaws in the current proposal that would inhibit the property from being developed. He reported that in 2019, the Buena Vista Water District had realized that they could not service the parcel and had removed it from their service maps. As such, Ogden serviced the area with water. In addition, Mr. Brierley stated that Ogden would provide access to the State highway. He discussed that per State law, Ogden City would need to give consent for Roy City to annex the property, and he said that Ogden did not give consent. Mr. Brierley referenced a letter he had sent to Roy City that detailed the ways in which this proposal was not in accordance with State statute. He said there were economic benefits to developing this property and said that Roy City could still enjoy those benefits even if the property was not in Roy City.

Chair Cowley asked Mr. Brierley about the State statutes that were cited in the letter he had sent and noted he had been unable to find them. Mr. Brierley also affirmed that he was present that evening on behalf of Ogden City's Planning Department. Mr. Brierley explained that although the property was not a part of Ogden City, there was a State Code that stipulated that a municipality could not annex territory that was located within 5,000 feet of another municipality's airport, unless that municipality issued approval. He noted that the property in question was located within 5,000 feet of the Ogden Hinckley Airport, so annexation by Roy City would require Ogden's approval.

Kent Buttars, 981 W 4125 N, Pleasant View, stated that he owned the adjacent property. Mr. Buttars said that if Roy City passed the annexation policy amendment, he wanted his property to be included. He added that he did not want to be a part of Ogden City.

Kevin Homer, 5398 S. 4000 W, Roy, encouraged Roy City to annex as much land as possible and said that because Roy City was landlocked, it was difficult to expand the city. Mr. Homer acknowledged the comments that Mr. Brierley had made, although he reiterated that he supported the idea of annexing the land into Roy City. He commented that it seemed as though there were many questions that would need to be looked into before the possible annexation could move forward.

Preston Moebius, 1366 S Legend Hills, Clearfield, said he was an employee of DR Horton. He said that DR Horton was under contract with the landowner and reported they had been working on the project for about a year. He acknowledged there were a lot of outstanding questions, though noted

they had resolved many questions over the course of the last year, and reminded the Council that the proposal before them was just to amend the annexation plan, not annex the parcel into Roy City.

No additional comments were made. Mr. Parkinson emphasized Mr. Moebius's point that this proposal was simply an adjustment to the annexation plan. Commissioner Collins asked about the airport runway restrictions and Mr. Parkinson provided details about what areas were impacted by that requirement, which included 3000 South and a portion of West Haven.

**Commissioner Collins moved to close the public hearing. Commissioner Thompson seconded the motion. Commissioners Bailey, Brand, Collins, Cowley, Felt, Tanner and Thompson voted "aye." The motion carried.**

Chair Cowley stated that the applicant wanted to be a part of Roy City and acknowledged that though there were some issues they would need to work through, he thought it was important that they honor the applicant's wishes. He said even if the applicant opted to annex into Odgen City in the end, they should consider amending the annexation plan so they could look into annexation into Roy City.

Chair Cowley asked for a motion to close the Public Hearing.

**Commissioner Thompson moved to recommend to the City Council that they approve the proposed amendments to the Roy City Annexation Policy Plan to include an area north the railroad track which are north of Hinckley Drive and east of 1900 West comprising of 25.07 acres (1,092,049.2 sq-ft) at approximately 1811 West 3300 South. Commissioner Tanner seconded the motion. Commissioners Bailey, Brand, Collins, Cowley, Felt, Tanner and Thompson voted "aye." The motion carried.**

**EXHIBIT "C" – PROPOSED RESOLUTION NO 25-23**

**RESOLUTION NO. 25-23**

**AN RESOLUTION OF THE ROY CITY COUNCIL ADOPTING AN AMENDED  
ANNEXATION POLICY DECLARATION**

**WHEREAS**, the State of Utah has enacted legislation which requires municipalities to adopt an annexation policy declaration to include any areas of anticipated future expansion; and

**WHEREAS**, Roy City believes that long-term master planning is essential to wise municipal growth and development; and

**WHEREAS**, when urban development occurs it should be within cities, and Roy City desires to encourage urban development within its boundaries rather than allowing urban development on the City's periphery,

**NOW, THEREFORE**, Be it hereby resolved that the City Council of Roy City adopts the attached amended annexation policy declaration.

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

Councilman Jackson \_\_\_\_\_

Councilman Paul \_\_\_\_\_

Councilman Saxton \_\_\_\_\_

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 \_\_\_\_\_, 2025.

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Robert Dandoy  
Mayor

Attested and Recorded:

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Brittany Fowers  
City Recorder

## AREA 6

This area is to the east of the existing incorporated limits of the City. The northern boundary of this area is Midland Drive and 3300 South, the eastern and southern boundaries are the Union Pacific Railroad which runs diagonally at approximately 3300 & 3400 South, the western limit is the centerline of 1900 West. There is development to the North, south and east of this area, but the actual area has no development. It does have the potential for multi-family housing, Commercial and/or a mixed use in the future along 1900 West and possibly Midland Drive. This area consists of approximately 55.07 acres.

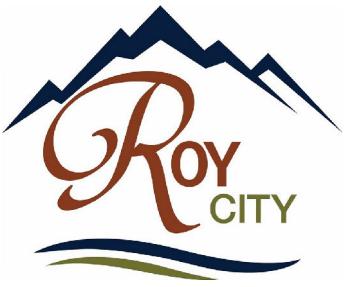
It is an area with potential of a very high-water table but that will be determined at time of development. Expansion of both the sewer (Central Weber District) and water system (Bona Vista) will provide full services offered to those in surrounding areas. A substantial amount of capital will be invested in providing sewer and water to this area. Impact fees will be considered on a area basis. The amount of these impact fees will be determined by the number of new building permits issued in the area, incremental property tax and monthly user fees as a result of new growth. Service lines and laterals will be provided by the developers as growth occurs. The cost to provide services to individual subdivisions will be born by the developers and the City will have the responsibility for maintenance of the improvements. Police, fire, street maintenance and garbage collection are available upon demand and will be provided at the time of annexation.

There are several affected taxing entities within this area. At the time of annexation, any financial impacts to these entities will be determined and negotiated between the developer, the appropriate District, the property owner and Roy City. A majority of the property within this area will be annexed for the benefit of the property owner, in that it will increase property values through providing increased municipal services. It is anticipated the taxing rate will increase due to the cost to provide increased municipal services.

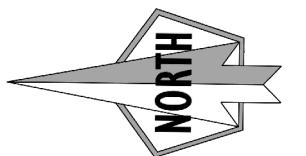
Weber County now has the responsibility of servicing this area. As development takes place, the ability for the County to provide the needed services is not practical. The County understands that as development takes place within this area, the City will encourage annexation. The increased property values resulting from development will generate more revenue for Weber County than is now collected.

Taxing entities within this area are listed below:

- Central Weber Sewer Improvement District
- Weber County School District
- Weber County Fire Protection Area #6
- Bona Vista Water Improvement District
- Weber County



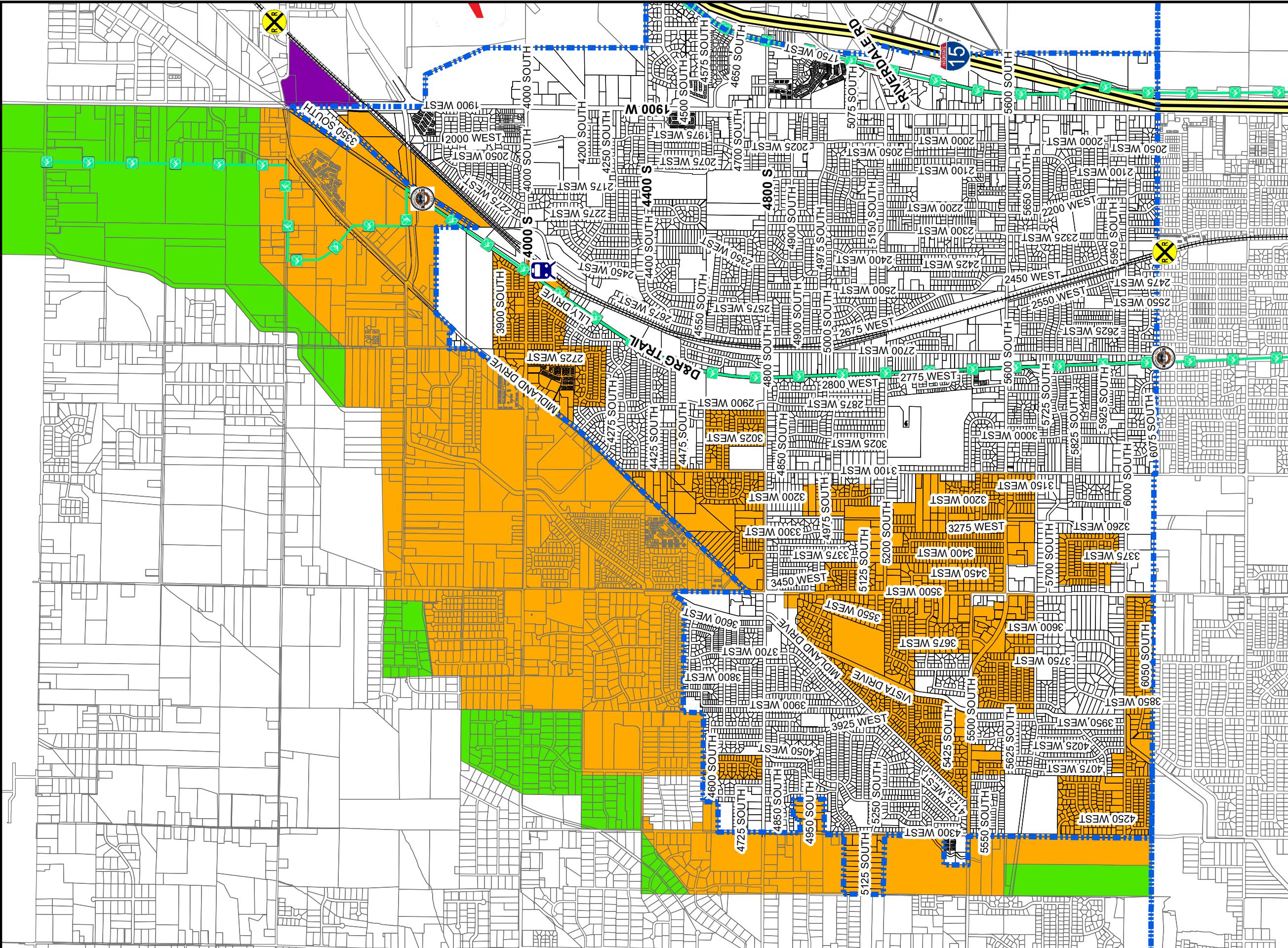
## MASTER ANNEXATION POLICY DECLARATION



**Legend**

- City Boundary
- Parcels
- 1984 Declaration
- 1990 Amended
- 2025 Proposed

**FIGURE 3**



## **Roy City Council Agenda Worksheet**

**Roy City Council Meeting Date:** August 5<sup>th</sup>, 2025

**Agenda Item Number:** Discussion Item #1

**Subject:** My Hometown Initiative

**Prepared by:** Diane Wilson

### **Background:**

My Hometown Initiative is a community-driven program that focuses on revitalizing neighborhoods and strengthening community bonds. This was first started in West Valley—2019, and in Ogden—2022. These initiatives have provided long-term benefits for the communities.

### Core principles:

1. Community collaboration and participation
2. Neighborhood beautification and housing improvement
3. Elevating education and enhancing opportunities
4. Fostering civility, safety, and community well-being.

### Key features:

- 2 – 3 city wide ‘Days of Service’ per year
- Weekly classes of various types. Examples: Spanish, English as second language, Sewing, Ukulele, Pickle Ball, Organ Lessons, Gardening, and more.
- One-time classes such as: Cyber Security, Resume Building, Informational presentations, etc.

### Requirements:

- Need a sponsoring Stake. One that is really committed.
- Need a Community Resource Center. This is usually a church, but can be something different. This is where education opportunities and weekly classes can be held.
- City needs to agree to
  - Cover insurance. Those helping do sign waivers, but need insurance coverage in case of major incident.

- Assist with equipment. This depends on the projects the City chooses to work on. Some of this could be dumpsters. (Could consider diverting some of the funding for current dumpster weeks and put it towards Service Days.)

This is a Hand Up, not a hand out.

Days of Service are for External Home projects only – nothing inside. For those being served, they must contribute something towards the project, even if just a small amount.

Local businesses often donate product or services.

Neighborhoods that are being served have seen decreased crime, decreased homelessness and increased education.

In essence, My Hometown seeks to strengthen communities by empowering residents to work together, improve their surroundings, enhance opportunities, and cultivate a spirit of caring and collaboration, making their hometown a better place to live.

#### **Discussion:**

Steve Petersen (of Petersen Inc.) is one of the founders of the program in Ogden. If Roy is interested, the First Step is to see the program in action. He asks members of City Council/Mayor, Staff and Community Leaders to attend their next 'Day of Service' in Ogden which is August 16<sup>th</sup>, 2025, 8:30 a.m. – 11:30 a.m. Choose 8:30a.m. or 10a.m. and he will take us on a tour to see the program and logistics and then the grand finale where there are around 1500 volunteers who meet at the end for complimentary Street Tacos.

Another program manager, Steve Griffin will give a presentation of the program at one of our council meetings most likely in September. He can answer further questions at this time.

Further discussion needed with program founders to determine if program can be implemented partially.

If Roy is interested, the earliest we could implement said program would be sometime in 2026.

## **Roy City Council Agenda Worksheet**

**Roy City Council Meeting Date: August 5th**

**Agenda Item Number:**

**Subject: Rail Runner Speed Hump(s)**

**Prepared By: Randy R. Scadden**

**Background:** We have had multiple community members raise concerns about the neighborhood to the south of the Rail Runner community and increased traffic.

**Recommendation (Information Only or Decision):** Recommend putting traffic calming speed hump(s) along 2750 W also known as West Park Drive. Having met with multiple neighbors, as well as had the neighbors conduct online survey's, the neighborhood is in overwhelming support of putting in some traffic calming speed humps.

**Contact Person / Phone Number: Randy R. Scadden**

