

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

DECEMBER 16, 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. November 18, 2025, Roy City Council Meeting Minutes

**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**

1. **Oath of Office** – Sergeant Promotion for Officer Bentley
2. **Consideration of Resolution 25-32;** Amending Fees for Roy City Parks and Recreation Department and Adopting the Roy Parks and Recreation Fee Schedule.
3. **Consideration of Resolution 25-33;** Supporting America250 Utah and Recognizing and Approving of the Roy City Utah250 Community Committee.
4. **Consideration of Resolution 25-34;** A Resolution of the Roy City Council Authorizing an Agreement with Comcast of Utah II, Inc. for a Cable Communications Network.
5. **Consideration of Ordinance 25-18;** Consider amendment to the General Plan to include a Water Usage and Conservation Element as per S.B 110.
6. **Consideration of Ordinance 25-19;** Amending Title 10 Zoning Regulation: Chapter 10 – General Property Development Standards, §32 – Parking in Residential Zones; Chapter 19 – Off-street Parking and Loading, §2 – General Provisions, 8) a) iv) 1) a).

**G. City Manager & Council Report**

**H. 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



**City Manager**  
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this 12<sup>th</sup> day of December 2025. A copy was also posted on the Roy City Website and Utah Public Notice Website on this 12<sup>th</sup> day of December 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







**ROY CITY**  
**Roy City Council Meeting Minutes**  
**November 18, 2025– 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 November 18, 2025, 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 Paul  
Councilmember Saxton  
Councilmember Scadden  
Councilmember Wilson

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

Excused: Councilmember Jackson

Also present were: Police Captain, Armando Perez; Fire Chief, Theron Williams; Public Works Director, Brandon Edwards; Parks and Recreation Director, Michelle Howard; Gary Holley, Glenda Moore, Jhan Jensen, Farah Mohammed, Brad Brown, Cammy Whitchurch, Mindi Turpin, Alan Turpin, Dianne Murray, Robert Percival, Kevin Homer, Mike VanAlfen, Rick Scadden, Brenda and Dave Griggs, Nicole Williams, Ali Slagowski, Brianna Kent, Mark Seib, Tracy Hammon Giles, Tim Giles, Eric and Terra Cottle, Cindy Whinham, Leon Wilson, Janel Hulbert, Dennis Brown, Bud Ford, Leisa and Darrin Albright, Lawerna and Richard Jensen, Nancy Inman, Tim Watkins, Tony Kent, Shelley Polston, Alexis Jackson, Ty Chaston, Jason Sphar, and Bob Barnes.

**A. Welcome & Roll Call**

Mayor Dandoy welcomed those in attendance and noted Councilmembers Scadden, Saxton, Paul, and Wilson were present. He recused Councilmember Jackson.

**B. Moment of Silence**

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

**C. Pledge of Allegiance**

Councilmember Paul led the audience to recite the Pledge of Allegiance.

**D. Consent Items**

1. September 16, 2025, Roy City Council Meeting Minutes and October 7, 2025, Roy City Council Meeting Minutes

Councilmember Wilson indicated she had sent edits to the draft minutes to City Recorder Fowers.

2. Surplus Vehicles

Mayor Dandoy asked City Manager Andrews for clarification about the sale of vehicles and City Manager Andrews explained that because the City was able to purchase new vehicles at a discounted rate, they were able to make a profit when they sold them to the public.

3. September 2025 Financial Statement

City Manager Andrews highlighted some key points of the statement.

**Councilmember Scadden motioned to approve the consent items with adjustments to the minutes as provided by Councilmember Wilson. Councilmember Wilson second the motion, all present members voted “Aye” and the motion carried.**

**E. Public Comments – 4 minutes**

Mayor Dandoy opened the floor for public comments.

Dennis Brown, 2119 W 6000 S, Roy, asked about the retention pond on 6000 South. He expressed concern that it would flood if the drainage issue was not resolved. He also discussed the new property tax increase and asked about the process going forward. He thanked Mayor Dandoy for attempting to stop the 28% tax increase. He asked the Council to consider the financial consequences of all the projects they approved throughout the year so that they could avoid another tax increase.

Mindy Turpin, 3908 S 2525 W, Roy, spoke about the proposed access point for the new development north of 4000 South. She felt the addition of that access point would increase traffic and asked if the access point could be located elsewhere.

Tony Kent, 5987 S 2200 W, Roy, asked if a crosswalk could be added at 2200 West 6000 South and discussed how dangerous the intersection was. He acknowledged that flashing lights were expensive but asked if there was another safety feature that could be installed. Mr. Kent also expressed he was in favor of Councilmember Wilson’s proposal about chickens.

Eric Cottle, 6061 S 2225 W, Roy, echoed Mr. Kent’s comments about the intersection at 2200 West 6000 South and called for a crosswalk.

Dave and Brenda Griggs, 2009 W 4350 S, Roy. Mrs. Griggs expressed support for off-street additional parking for Roy residents. She detailed how she and her husband had been asked to move their trailer that was parked in front of their home and said that they, like many Roy residents, had not known that it was a Code violation to park additional vehicles in front of the home. She discussed this issue was not only in Roy, but throughout the County.

Wally Rogers, Roy, 4376 S 2675 W, also discussed the additional parking issue. He said some of his adult children lived with him, and they did not have enough parking space on his driveway for all of the residents in the home. He thanked the Council for looking into options about how to address the need for extra parking.

Cindy Whinham, 4152 Lily Dr, Roy, brought up the construction of new townhomes on the north side of 4000. She spoke about how the new development would greatly increase traffic in the area and noted the only point of egress was located near the railroad crossing. She asked what the Council would do to ensure the road remained safe. Mrs. Whinham suggested that rather than building more townhomes, Roy City should address the affordability issue in the City and create pathways for home ownership. She complained that more townhomes and apartments would change the culture of the City.

Mike VanAlfen, 5353 S 3750 W, Roy, echoed Mrs. Whinham’s comments and asked the Council to talk to constituents to see what kind of developments they wanted to see in Roy City. He said that developers seemed to build whatever they wanted and then left the City.

Terra Cottle, 6061 S 2225 W, Roy, also asked for something to be done about the 2200 West 6000 South intersection and spoke about how dangerous the area was. She also brought up beautification in the downtown area and noted there were many rundown buildings. She thought the City should fix the existing buildings they had rather than build new ones. She said that the property owners downtown should take better care of the lots.

Mayor Dandoy closed the floor for public comment.

Mayor Dandoy said that the crosswalk and the parking situation would be discussed later in the meeting. He acknowledged Mrs. Cottle's comments about beautification downtown and said the best thing they could do was ensure that the landowners downtown were adhering to the Code. He thanked Mr. Brown for bringing the retention pond to their attention and said they had alerted UDOT to the issue.

Mayor Dandoy read a written statement from Planning Commissioner Tanner about the additional parking item. The comment pointed out the safety and access problems posed by allowing parking in the front of properties and called for a combined work session with the Planning Commission and City Council to collaborate and think about a safe solution for this issue.

### **Presentation Items**

#### **1. Water Usage and Preservation Element of the General Plan**

City Planner Parkinson summarized that the City needed to make changes the Water Usage and Preservation Element in their General Code based on requirements in State law and provided a history of what City Staff had done thus far to update the document. He noted the document was not yet completed and said they still needed to make some edits. He then introduced Tim Watkins of Wasatch Front Regional Council.

Mr. Watkins introduced himself as a regional planner providing technical assistance to Roy City for this project. He shared an overview of what Wasatch Front Regional Council had been studying in Roy City and explained the purpose of the Water Usage and Preservation Element. He summarized that some of the main goals the element was to reduce wasteful water usage and water features in the City, effectively manage storm water runoff, focus on drought-tolerant trees and plants.

Mr. Watkins noted the adoption deadline was in December and said that there was funding available from the Commission of Natural Resources. He summarized the adoption process so far and said there would be a public hearing on December 16<sup>th</sup> in which the Council would consider adopting the plan.

Mr. Watkins summarized key features of the proposal. He discussed the projected growth in Roy City in the coming decades and explained they had considered both current and future land uses when they had created the goals of the document. He said that the General Plan called for different housing and development types, and he overviewed the potential developments that could be built in Roy City in the next five, ten, and fifteen years and discussed the amounts of water that would be consumed by those new buildings. He explained how they differentiated between indoor and outdoor water, noting that there were more opportunities for conservation with outdoor water than indoor given that outdoor water was absorbed into the atmosphere. He commented about turf grass and water-wise landscaping options.

Mr. Watkins presented the high, moderate, and low estimates for water use applied to their projected future growth. He said the water-saving possibilities with new landscaping techniques was substantial. Mr. Watkins stated that Roy City had been very prudent in their water-saving efforts thus far.

Mr. Watkins reported on the feedback they had received at a recent Open House where they had presented

the plan to the public. He said the feedback had been helpful and mentioned one person in particular who had asked them about the wisdom of reducing the number of trees in the City. Mr. Watkins said that in discussing that question, they had realized that trees would actually increase shade and decrease the rate of evaporation for low-lying plants, so they were making changes to the plan to increase the number of trees. He added that other people had asked about invasive species and abatement, as well as what the plan for 2030 looked like.

Mr. Watkins next reported on the goals that had been identified by City work sessions in 2024. He read a list of the items and commented on the feasibility of moving forward with the various goals. He summarized that the City Staff had come up with great goals and it was reasonable to move forward with the things that they had outlined. He also spoke about the plan to keep a line of communication open between the City and the public as they worked on this project and he noted this element was important.

Councilmember Wilson suggested that the estimates be put in terms of dollars, not gallons, since that might be more digestible for the public. Mr. Watkins thanked her for the suggestion. Councilmember Paul thanked Mr. Watkins for his work.

Mayor Dandoy laid out the timeline for the adoption of the draft. He asked Mr. Watkins to get the final draft ready for the Council as quickly as possible so they had ample time to review it before the public hearing on December 16th. Councilmember Wilson asked when the draft would be reviewed by the Division of Water Resources Committee and City Planner Parkinson explained the process for review from the State.

### **Action Items**

#### **1. Approval of the 2025 General Election Canvass**

City Recorder Fowers read the names of the candidates for the position of Mayor, the two four-year Councilmember seats, and the two-year Councilmember seat. She listed the total number of ballots mailed out, delivered, and rejected and said the total number of votes cast was 5,868. She read the results as follows: Ann Jackson with 3,008 votes, Mike VanAlfen with 2,730 votes; Janel Hulbert with 3,066; Diane Wilson with 2,539; Jason Spahr with 2,319; Anthony Dick with 2,087; Alexis Jackson with 3,397; and Randy Scadden with 2,034 votes. City Recorder Fowers produced a form for the Councilmembers to sign that would certify the results of the election.

Mayor Dandoy commented about the importance of engagement with public office.

#### **2. Proclamation No. 2025-1 Honoring the Impact of 100 Years of PTA Service by Proclaiming October as PTA Month in the City of Roy.**

Farah Mohammed introduced herself as the PTA president of Roy City and also introduced the women with her that evening: Cammy Whitchurch, Nicole Williams, and Janel Hulbert. Mrs. Mohammed spoke about the history of the PTA in Utah and explained the purpose and impacts of the association.

Councilmember Paul spoke about the importance of the PTA in Roy City and thanked those who were involved with it.

**Councilmember Paul motioned to approve Proclamation No. 2025-1 Honoring the Impact of 100 Years of PTA Service by Proclaiming October as PTA Month in the City of Roy. Councilmember Scadden seconded the motion, all present Councilmembers voted “Aye” and the motion passed.**

#### **3. Consideration of Resolution 25-27; A Resolution of the Roy City Council**

Establishing 2026 City Council Meeting Dates.

City Manager Andrews stated that the schedule was the same as the previous year and there were no conflicts with holidays.

**Councilmember Wilson motioned to approve Resolution 25-27; A Resolution of the Roy City Council Establishing 2026 City Council Meeting Dates. Councilmember Saxton seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.**

4. **Consideration of Ordinance 25-16; An Ordinance of Roy City Council Approving a Development Agreement for a Residential Development within the Station Area Plan Located at Approximately 2400 West 4000 South; and Providing for an Effective Date.**

CED Brody indicated the location of the property and explained the purpose of this ordinance was for a development agreement that allowed the developer to extend the height ranges on the property.

Brad Brown of Stuart Land Company introduced himself and shared some of the other projects his company had developed. Mr. Brown explained that this project included some City land, mainly a retention basin. He said that they planned to build townhomes and apartments, as the City wanted, and explained that with this plan, the City would be relieved of the maintenance of the retention basin. He opined that the project was good for both their company and for the goals of the City. He shared examples of other townhomes and apartments that his company had designed.

Mr. Brown stated they planned to landscape the retention basin so it looked nice as well as offer amenities so that the area functioned as a nice community space. He listed the benefits that the development would bring to the City, and said this property was big enough to cultivate a sense of community without overtaking the existing fabric of the area overall. He acknowledged it would increase the traffic but felt the traffic impact was manageable and said they had spent a lot of time working with the City to ensure the intersection remained safe. He said that Roy was special and expressed excitement to be involved with the City.

Mayor Dandoy recalled that the original height allowance for this zone had been 60 feet, but it had been dropped down to 50 feet and so he noted the request for this project to change the limit back up to 60 feet would bring it to the original height. He then asked for clarification about overall acreage, noting that the Planning Commission had calculated a different acreage than the 29 acres that CED Brody had stated earlier. CED Brody explained that part of one of the parcels was not in Roy City, which did not affect the project but that was where the discrepancy in acreage came from. CED Brody added that the minimum lot size for the City's cemetery was 6.5 acres.

Mayor Dandoy asked if the public had an opportunity to voice their opinion about this topic. CED Brody replied that there would be a public hearing, but noted that all other aspects of their MDA adhered to the Code so the approval of those items was administrative. CED Brody further noted that they were in a very preliminary stage of the design. Mayor Dandoy also asked if the road connecting to the cemetery was public and Mr. Brown confirmed that it was. Mayor Dandoy asked about emergency access as well and CED Brody replied there was an emergency access point on the north end in addition to the two points already recorded in the document. CED Brody stated that the Council was only approving the height change that evening; all other elements of the plan were still subject to review and approval.

Councilmember Wilson clarified that they could discuss other elements of the plan that day, but they were only voting on the height difference that evening. CED Brody replied that was correct. Councilmember Wilson also confirmed that they were only changing the height for this single proposal, not in the entire zone and CED Brody confirmed that as well. Councilmember Scadden asked about other land that the City could use for a cemetery and he and Mayor Dandoy discussed that this was the only parcel that could be turned into a cemetery unless they appropriated a public park to serve that purpose. Mayor Dandoy

commented that many residents of Roy had asked for a cemetery and said this was something they had been working on for years. Councilmember Saxton clarified that of 400 total units, half of them would be owner-occupied townhomes and Mr. Brown replied that was the plan.

Mayor Dandoy asked for a motion.

**Councilmember Scadden motioned to approve Ordinance 25-16; An Ordinance of Roy City Council Approving a Development Agreement for a Residential Development within the Station Area Plan Located at Approximately 2400 West 4000 South; and Providing for an Effective Date. Councilmember Saxton seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.**

4a. Discussion on A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.

CED Brody explained this item and provided some background. He explained the proposal was essentially to a swap the retention pond by 4000 that was owned by Roy City and the parcels that were not owned by the City. He clarified that no money was being exchanged and reported that this was a good deal for Roy City. CED Brody outlined the next steps and said there was currently a notice out for an upcoming public hearing. Mayor Dandoy explained how a public hearing functioned to the audience.

**5. Consideration of Ordinance 25-17; An Ordinance of Roy City Council Approving a Development Agreement for a Mixed-Use Development Located at Approximately 2718 West 4000 South; and Providing for an Effective Date.**

CED Brody explained this item as well. He indicated the location of the site and explained that the development agreement was asking for a height extension in the middle of the project as well as a waiver for the commercial requirement along 4000 South. He said the developer had an agreement with the City and UDOT to cover existing retention basins and turn the area into a commercial space, including a parking garage. CED Brody noted that the retention pond area was better suited for commercial space than the frontage on 4000.

The applicant spoke to this item as well and provided some history. He echoed that the section of 4000 where the commercial space was currently supposed to be built was not ideal and said it was better suited for housing. He spoke about the difficulties of securing housing in Roy City. He shared images of the site and indicated the areas slated for commercial and residential development. He also shared images of the proposed development.

The applicant next explained the retention basin. He said that the basin was intended for stormwater collection and said it was currently only able to accommodate 27,000 cubic feet of stormwater. He explained the redesign to move it underground would increase its capacity. The applicant shared aerial images of the proposed residential space and explained why it was well positioned. He noted that there was great outdoor space there and anticipated the development would be very attractive for high-income residents of Roy City.

Mayor Dandoy asked for clarification about the setback requirements. CED Brody clarified that the setback requirement was changed because the commercial was being moved to the bigger parcels where the retention basins were located. CED Brody elaborated that the setback requirement for commercial developments would apply in the new area, and he noted that nothing was being rezoned.

Councilmember Wilson asked a clarifying question about the height in the center area and asked if the height requirement included design requirements. CED Brody replied that they could limit the depth. The applicant added that their objective was to exceed the setback requirement in the Code.

Councilmember Wilson also asked about the density and acreage, and the applicant replied they had about 1.5 acres of commercial space and 120 units per acre. Councilmember Wilson also asked if the units were for rent or for sale, and the applicant discussed that some of the units could be platted for sale although that was not their intention.

Councilmember Paul asked about the underground parking and the applicant discussed the access points. The applicant said that emergency vehicles would use the main roads in the development.

**Councilmember Scadden motioned to approve Ordinance 25-17; An Ordinance of Roy City Council Approving a Development Agreement for a Mixed-Use Development Located at Approximately 2718 West 4000 South; and Providing for an Effective Date. Councilmember Saxton seconded the motion, a roll call vote was taken, all present Councilmembers voted “Aye” and the motion passed.**

5a. Discussion on A Resolution of the Roy City Council Authorizing Exchange of Certain Real Property as Consistent with State Law and Policy and Authorizing the Execution of a Real Estate Exchange and Purchase Agreement to Exchange Certain Real Property; and Providing an Effective Date.

CED Brody explained that the proposed commercial space on Midland included property owned by the City, UDOT, and a private owner. He outlined that the proposal was to give the City-owned retention basin to the private landowner on the condition that he improve the basin and develop the space. Mayor Dandoy commented that the retention basin was currently not providing any value to the City and cost them to maintain it. CED Brody noted there would be a public hearing for this proposal.

## **F. Discussion Item**

### **1. Single-family residential chicken allowance – Councilmember Wilson**

Councilmember Wilson stated that the City had received an email from a resident that discussed the requirements for chickens in private residences. She said the Council had discussed this and thought it would be appropriate to allow chickens in all residential zones as long as the square footage a minimum of 6,000 square feet. The Council indicated that they wished to send this item to Planning Commission for further consideration.

### **2. Off-street parking – Councilmember Wilson**

Councilmember Wilson said that many residents, including the Griggs, had brought up additional vehicle parking and complained that the ordinance that prohibited street parking was restrictive. She said that both the Planning Commission and other residents had brought up that off-street parking posed safety issues and reduced narrow roads to single-lane roads. She also brought up cultural changes and said that the norm was no longer single-family homes, leading to more cars per household. Councilmember Wilson added as well that some older homes only included one carport, further exacerbating the parking issue.

Councilmember Wilson stated that the Council had discussed three possible options. She reported that they had researched the policies of other cities and found that their requirements largely aligned with other municipalities. She said the first option was to allow a drive from the property line to the side of the home. She said if they allowed this option, people with trucks or trailers would likely not be able to fit their vehicles, although it would accommodate smaller vehicles. She said the second option was to allow at least six feet in front of the home, which would allow for a 14-foot driveway assuming an eight-foot setback. She said the third option would be a hammerhead driveway or a U-drive, which would be good

for people who had trees or landscaping that inhibited their options of what they could do with their space.

Mayor Dandoy outlined the process moving forward. He said that generally, the Planning Commission would issue a recommendation about this item as the land use authority for the City, although in this case the Planning Commission had been working on this item for a year and had not yet issued a recommendation. CED Brody stated that by law, a failure of the Planning Commission to make a timely recommendation could be interpreted as a negative recommendation, and so the City Council was allowed to take over the item now if they chose to.

Councilmember Scadden recalled that the concept of horseshoe driveways had been a topic of discussion when he was first elected to City Council. He said that horseshoe driveways were not allowed in the City because of the width requirements, even though he personally thought they were very tasteful. He also recalled that he and Councilmember Wilson had sat in on a Planning Commission session in which they had tried to work through this problem and had come up with the proposal of hammerhead driveways. Councilmember Scadden said he was in favor of option three since he thought it gave residents the most options and he thought the design was tasteful. He also thought that it made backing out of the driveway safer. He agreed they needed to modernize their approach and find solutions that worked for the current needs of their residents. He said he was libertarian in his approach to private land management and thought that option three was the most fair to property owners in terms of land use.

Councilmember Paul asked for clarification about the width requirements for horseshoe driveways and the Council briefly discussed the requirements. Councilmember Scadden noted that horseshoe driveways were allowed on UDOT roads.

Councilmember Saxton expressed concern about parked cars narrowing the width of the street. He thought bringing cars off the properties and onto the street would be a public nuisance and a threat to public safety. He said he was in favor of option three as well.

Mayor Dandoy said this was a land use discussion and said they needed to have a way for these kinds of issues to come to a vote. Mayor Dandoy said they needed to ensure that the Planning Commission, as the land use authority for the City, made a vote on important issues like this one. He noted this was the second time that the Commission had not come to a conclusion in a timely manner and said that could not continue to happen. He emphasized it was important for the Planning Commission to come to a vote.

#### **G. City Manager & Council Report**

City Manager Andrews reported that MIDA, the Military Installation Development Authority, had a Municipal Services fund that could allocate \$50,000 of their surplus to Roy City. He also updated the Council on upcoming events and encouraged the Councilmembers to attend.

Mayor Dandoy spoke about traffic calming devices and asked the Council to think about a policy for calming devices in the coming year. He also brought up a City-wide survey and noted that Weber State University was willing to help coordinate it. He said if the Council was going to do a survey, they needed to come up with a longer list of productive questions to make the survey worthwhile.

Mayor Dandoy next addressed the need to make modifications to the existing contract with the County's transfer stations. He said City Manager Andrews was looking into other options and said the Council needed to decide if they were willing to make an extension from six months to two years. He said the extension would make it easier for the County to plan things out.



Councilmember Saxton asked if they could put a warning beacon on the intersection at 6000 South 2200 West. He said it would cost about \$8,000 to install the beacon and said he needed the Council's support. He listed other locations that had beacons. Councilmember Wilson asked if traffic studies were done for beacons and City Manager Andrews replied that they had done them in the past and he discussed that residents responded well to beacons. Mayor Dandoy said they wanted to take action before someone got hurt at the crosswalk. Mayor Dandoy added that at certain times of day, a crossing guard was appointed to the crosswalk but there was concern about the safety of the area when the guard was not on-duty. The Council indicated they were in favor of getting the beacons and directed the Staff to continue looking into this possibility.

Councilmember Saxton next proposed that the Council take \$250,000 out of the Reserve Fund and use it to provide the Roy City staff with a COLA increase for the coming year. He said it would amount to a 2.5% increase in the rate if they paid it back, which they were not obligated to do. He acknowledged that the Council did not like to pull money out of the reserve fund, but he thought this would be a nice thing to do for the employees.

Councilmember Wilson thought there could be some other options, and said it was not good practice to use one-time funds for ongoing expenses. She thought they could find a variation to use one-time funds for a single expense. Councilmember Scadden thought they should table this issue until they had a new Council in January. Councilmember Scadden said he respected what Councilmember Saxton wanted to do but said he could not vote in favor of it in good conscience since it would create a problem for future Councilmembers to solve.

Councilmember Paul asked if they could use the \$50,000 that they were getting from MIDA. The other Councilmembers said they could do that, as long as it was a one-time bonus and not a COLA increase.

Councilmember Saxton said he was not in favor of taxes. Councilmember Scadden reiterated the point about not using one-time funds for ongoing costs. Councilmember Paul said she would not vote for this item either, for the same reason as Councilmember Scadden. Councilmember Paul asked if they could use the MIDA funds for personnel and City Manager Andrews said there were no strings attached to the money.

Councilmember Saxton said allocating money from the reserve was a good use of funds and said that they had the funds available. Councilmember Scadden said that reserve funds were for an unforeseen economic calamity or an acute disaster. He said it was not fiscally responsible to use reserve funds for an ongoing personnel expense. Councilmember Scadden urged Councilmember Saxton to bring this issue up with the new Council in January.

Mayor Dandoy acknowledged Councilmember Saxton's point and said that there had been times in the past in which previous Councils had pulled money out of the reserve fund to pay for employee costs, but said this Council was wary of doing so because it did create problems down the line. Mayor Dandoy urged the Council to find a long-term solution to the budget problem, otherwise they were going to continue to lose talented employees in the City. Mayor Dandoy emphasized that they needed to change the system and said they needed to make changes to their STEP program. He summarized that since there was not support from this City Council, he was going to table this issue for now and tasked Councilmember Saxton to continue working on this issue next year.

Councilmember Paul shared an update from the North Davis Sewer. She said they had purchased land from a farmer that they would use to recycle tree biosolids into fertilizer.

**Councilmember Scadden motioned to adjourn the meeting, Councilmember Paul seconded the motion, all present Councilmembers voted "Aye" and the meeting adjourned at 8:53 PM.**

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Robert Dandoy  
Mayor

Attest:

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Brittany Fowers  
City Recorder

dc:

DRAFT

## **Roy City Council Agenda Worksheet**

**Roy City Council Meeting Date:** December 16, 2025

**Agenda Item Number:** Action Item #2

**Subject:** Roy City Parks and Recreation Fee Schedule

**Prepared By:** Michelle Howard

**Background:**

Parks and Recreation Department presenting Resolution 25-32 amending and accepting the Roy City Parks and Recreation Fee Schedule.

Roy City is adjusting its park pavilion non-resident rental fees to ensure compliance with federal requirements tied to past Land and Water Conservation Fund (LWCF) grants. These grants require that public outdoor recreation facilities remain accessible and stipulate that non-resident rental rates cannot be more than double the resident rental fee.

Roy City is updating the Roy Days vendor booth rental categories to better reflect current event needs and improve consistency in booth assignments. Rental fees have been adjusted to align with the existing fee structure while incorporating new category names. Booths will now be listed and reserved based on booth type, including size and power usage, rather than by the type of product sold/offered by the vendor. This update simplifies vendor placement, increases clarity, and supports more efficient event management.

**Recommendation (Information Only or Decision):** Decision

**Contact Person / Phone Number:** Michelle Howard, 801-774-1146

## **RESOLUTION NO. 25-32**

### **AMENDING FEES FOR ROY CITY PARKS AND RECREATION DEPARTMENT AND ADOPTING THE ROY PARKS AND RECREATION FEE SCHEDULE.**

**WHEREAS**, Roy City charges fees associated with recreation programs, classes, rentals, and events of the Roy Parks and Recreation Department; and

**WHEREAS**, Roy City has invested substantial funds to recreation programs, events, and facilities; and

**WHEREAS**, the Parks and Recreation Director has evaluated the current fee structure and determined that it is inefficient and outdated; and

**WHEREAS**, Roy City finds that these amendments are in the best interest of the City and its residents; and

**NOW THEREFORE**, be it resolved that effective December 16, 2025, the fees associated with Roy City Parks and Recreation Department will be as follows:

<b><u>PROGRAMS &amp; ACTIVITIES</u></b>	<b>CURRENT</b>
Baseball/Softball, Youth	
• T-Ball, 4-5yrs old (CoEd).....	\$55.00
• Coach Pitch, Kindergarten (CoEd).....	\$55.00
• Boys Baseball.....	
1 <sup>st</sup> – 2 <sup>nd</sup> Grade (Machine Pitch).....	\$65.00
3 <sup>rd</sup> – 4 <sup>th</sup> Grade.....	\$70.00
5 <sup>th</sup> – 9 <sup>th</sup> Grade.....	\$75.00
• Girls Softball.....	
1 <sup>st</sup> – 2 <sup>nd</sup> Grade (Machine Pitch).....	\$55.00
3 <sup>rd</sup> – 4 <sup>th</sup> Grade.....	\$70.00
5 <sup>th</sup> – 9 <sup>th</sup> Grade.....	\$75.00
Basketball	
• Beginner (Kindergarten CoEd).....	\$60.00
• Boys Jr Jazz	
1 <sup>st</sup> Grade.....	\$60.00
2 <sup>nd</sup> Grade – 4 <sup>th</sup> Grade.....	\$70.00
5 <sup>th</sup> Grade – 9 <sup>th</sup> Grade .....	\$75.00
• Girls Jr Jazz	
1 <sup>st</sup> /2 <sup>nd</sup> Grade.....	\$60.00
3 <sup>rd</sup> Grade – 4 <sup>th</sup> Grade.....	\$70.00
5 <sup>th</sup> Grade – 9 <sup>th</sup> Grade.....	\$75.00
• Boys High School Team League.....	\$600.00/Team
Fishing Club.....	\$40.00
	<b>CURRENT</b>

### Flag Football

• Kindergarten.....	\$60.00
• 1 <sup>st</sup> – 2 <sup>nd</sup> Grade.....	\$60.00
• 3 <sup>rd</sup> – 4 <sup>th</sup> Grade.....	\$70.00
• 5 <sup>th</sup> – 9 <sup>th</sup> Grade.....	\$75.00
Softball, Adult.....	\$450.00/Team
Tackle Football.....	\$185.00
Volleyball, Youth.....	
• 3 <sup>rd</sup> – 4 <sup>th</sup> Grade.....	\$55.00
• 5 <sup>th</sup> – 9 <sup>th</sup> Grade.....	\$65.00
Late Registration.....	\$10.00
Non-Resident.....	\$10.00

### ROY DAYS

	CURRENT
Parade Application.....	\$10.00
Salmon Bake Ticket.....	\$15.00
Vendor Booth	
• <del>Food Vendor.....</del>	<del>\$220.00</del>
• <del>Non-Food Vendor.....</del>	<del>\$120.00</del>
• <del>Non-Profit Vendor.....</del>	<del>\$70.00</del>
• <del>Extra Outlet.....</del>	<del>\$25.00</del>
• Food Truck/Food Trailer.....	\$220.00
• Booth- Power.....	\$170.00
• Booth- No Power.....	\$120.00
• Non-Profit.....	\$70.00

### PARK PAVILION RENTALS

	Resident	Non-Resident	Non-Profit	Water Key Deposit
Emma Russell Park (4-hour Block).....	\$25.00	<del>\$65.00</del> <u>\$50.00</u>	\$25.00	\$50.00
George Wahlen Park (4-hour Block)...	\$25.00	<del>\$65.00</del> <u>\$50.00</u>	\$25.00	\$50.00
Municipal Park (4-hour Block).....	<del>\$20.00</del> <u>\$25.00</u>	\$50.00	<del>\$20.00</del> <u>\$25.00</u>	\$15.00
Roy West Park (4-hour Block).....	<del>\$20.00</del> <u>\$25.00</u>	\$50.00	<del>\$20.00</del> <u>\$25.00</u>	\$15.00

### FIELD RENTALS / EVENT FEES

Playing Field (or equivalent park space).....	\$10.00/Hour
Lighted Playing Field .....	\$15.00/Hour
Softball/Baseball Field Prep (Weekday).....	\$50.00/Each
Softball/Baseball Field Prep (Weekend).....	\$75.00/Each
Tournament/Event Fee.....	\$250.00

### MISCELLANEOUS FEES

Holiday Craft Boutique.....	\$15.00
Adopt-A-Bench.....	\$300.00
Adopt-A-Trail.....	\$25.00
Adopt-A-Tree.....	\$200.00

Passed this 16th day of December, 2025.

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Robert Dandoy  
Mayor

Attested and Recorded:

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Brittany Fowers  
City Recorder

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

Councilmember Jackson	_____
Councilmember Paul	_____
Councilmember Saxton	_____
Councilmember Scadden	_____
Councilmember Wilson	_____

**ROY CITY RESOLUTION 25-33**

***Supporting America250 Utah and  
Recognizing and Approving of the Roy City Utah250 Community Committee***

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah);

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission;

WHEREAS, this partnership will be formed by creating a local committee called the Roy City Utah250 Community Committee.

WHEREAS, the Roy City Utah250 Community Committee will focus on important events, people, and places within Roy City to commemorate and celebrate Roy City's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

NOW, THEREFORE BE IT RESOLVED, that the Roy City Council:

1. Hereby recognizes the Roy City Utah250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Roy City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in Roy City.

Passed and adopted by the City Council at its regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

ROY CITY CORPORATION:

\_\_\_\_\_  
Brittany Fowers, City Recorder

\_\_\_\_\_  
Robert Dandoy, Mayor

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

Councilmember Jackson \_\_\_\_\_

Councilmember Saxton \_\_\_\_\_

Councilmember Wilson \_\_\_\_\_

Councilmember Paul

\_\_\_\_\_

Councilmember Scadden

\_\_\_\_\_



## **Roy City Council Agenda Worksheet**

**Roy City Council Meeting Date:** December 16, 2025

**Agenda Item Number:** Action Item #4

**Subject:** Franchise Agreement with Comcast

**Prepared By:** Matt Wilson

**Background:** Comcast is requesting a Franchise agreement which would allow them to continue/expand their Cable Communications System in Roy.

**Recommendation (Information Only or Decision):** Decision

**Contact Person / Phone Number:** Matt Wilson, 801-774-1022

**RESOLUTION NO. 25-34**

**A RESOLUTION OF THE ROY CITY COUNCIL AUTHORIZING AN AGREEMENT  
WITH COMCAST OF UTAH II, INC. FOR A CABLE COMMUNICATIONS  
NETWORK**

**WHEREAS**, Roy City (“City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, the City finds that in conformance with Utah Code Ann. § 10-3-717, the governing body of the City may exercise all administrative powers by resolution including, but not limited to, regulating the use and operation of municipal property and programs; and

**WHEREAS**, the City finds that in conformance with the Cable Communications Policy Act of 1984, 47 U.S.C. §§ 521 et seq., the governing body of the city may enter into franchise agreements with cable communications providers; and

**WHEREAS**, the City finds that it is necessary to ensure the provision of adequate and effective cable communications services for city residents; and

**WHEREAS**, the City finds that Comcast of Utah II, Inc. has the ability to provide telecommunications network services; and

**WHEREAS**, the City Council finds that adopting and executing the agreement is in the best interest of the citizens of Roy City;

**NOW THEREFORE**, the Roy City Council hereby resolves to adopt the attached Franchise Agreement between Roy City and Comcast of Utah II, Inc. for the installation of a cable communications network. The Mayor of Roy City is authorized and directed to execute the Agreement for and on behalf of Roy City.

Passed this 16h day of December, 2025.

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Robert Dandoy  
Mayor

Attested and Recorded:

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Brittany Fowers  
City Recorder

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

Councilmember Paul \_\_\_\_\_

Councilmember Scadden \_\_\_\_\_

Councilmember Saxton \_\_\_\_\_

Councilmember Wilson \_\_\_\_\_

Councilmember Jackson \_\_\_\_\_

## **FRANCHISE AGREEMENT**

This Franchise Agreement (hereinafter, the “Agreement” or “Franchise Agreement”) is made between Roy City, Utah, a municipal corporation and political subdivision of the State of Utah (hereinafter, the “City”) and Comcast of Utah II, Inc. (hereinafter, “Grantee”).

The City, having determined that the financial, legal, and technical ability of the Grantee is reasonably sufficient to provide the services, facilities, and equipment necessary to meet the future cable-related needs of the community, desires to enter into this Franchise Agreement with the Grantee for the construction, operation and maintenance of a Cable System on the terms and conditions set forth herein.

### **SECTION 1 - Definition of Terms**

For the purpose of this Franchise Agreement, capitalized terms, phrases, words, and abbreviations shall have the meanings ascribed to them in the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. §§ 521 et seq. (the “Cable Act”).

1.1. “Effective Date” means the date on which all persons necessary to sign this Agreement in order for it to be binding on both parties have executed this Agreement as indicated on the signature page(s), unless a specific date is otherwise provided in the “Term” section herein.

1.2. “Franchise Area” means the present legal boundaries of the City as of the Effective Date, and shall also include any additions thereto, by annexation or other legal means.

1.3. “Gross Revenue” means the Cable Service revenue derived by the Grantee from the operation of the Cable System in the Franchise Area to provide Cable Services, calculated in accordance with generally accepted accounting principles (“GAAP”). Cable Service revenue includes monthly basic, premium and pay-per-view video fees, advertising and home shopping revenue, installation fees and equipment rental fees. Gross Revenue shall not include refundable deposits, bad debt, late fees, investment income, programming launch support payments, advertising sales commissions, nor any taxes, fees or assessments imposed or assessed by any governmental authority.

### **SECTION 2 - Grant of Authority**

2.1. The Franchising Authority hereby grants to the Grantee a nonexclusive Franchise authorizing the Grantee to construct and operate a Cable System in the Public Ways within the Franchise Area, and for that purpose to erect, install, construct, repair,

replace, reconstruct, maintain, or retain in any Public Way such poles, wires, cables, conductors, ducts, conduits, vaults, manholes, pedestals, amplifiers, appliances, attachments, and other related property or equipment as may be necessary or appurtenant to the Cable System, and to provide such services over the Cable System as may be lawfully allowed.

2.2. Term of Franchise. The term of the Franchise granted hereunder shall be ten (10) years, commencing upon the Effective Date of the Franchise, unless the Franchise is renewed or is lawfully terminated in accordance with the terms of this Franchise Agreement and the Cable Act.

2.2.1. Rights of Grantee Upon Expiration or Revocation. For so long as Grantee's Cable Systems remain in the Rights-of-Way, unless abandonment in place has occurred, or does any work in connection with its Cable Systems in the Rights-of-Way, including after the expiration or termination of the franchise granted herein, Grantee shall remain subject to the duties and obligations of Sections regarding Franchise Fee, Public Use Rights, Police Powers, Construction and Maintenance of the Cable System, Insurance and Indemnification, and Security for Performance of this Agreement, and any other duties and obligations set forth under the Telecommunications Rights-of-Way Ordinance, as amended.

2.3. Renewal. Any renewal of this Franchise shall be governed by and comply with the provisions of Section 626 of the Cable Act, as amended, and must be agreed to in writing and signed by both parties.

2.4. Reservation of Authority. Nothing in this Franchise Agreement shall (A) abrogate the right of the Franchising Authority to perform any public works or public improvements of any description, (B) be construed as a waiver of any codes or ordinances of general applicability promulgated by the Franchising Authority, or (C) be construed as a waiver or release of the rights of the Franchising Authority in and to the Public Ways.

2.5. Licenses. The Grantee acknowledges that it has obtained the necessary approvals, licenses, or permits required by federal and state law to provide cable communications services consistent with such applicable federal and state laws and the provisions of this Agreement.

2.6. Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties, and neither Party is authorized to, nor shall either Party act toward third persons or the public in a manner that would indicate any such relationship with each other.

### **SECTION 3 – Installation, Construction and Maintenance of the Cable System**

3.1. New Grades or Lines. If the grades or lines of any Public Way within the Franchise Area are lawfully changed at any time during the term of this Franchise

Agreement, then the Grantee shall, upon reasonable advance written notice from the Franchising Authority (which shall not be less than ten (10) business days) and at its own cost and expense, protect or promptly alter or relocate the Cable System, or any part thereof, so as to conform with any such new grades or lines. If public funds are available to any other user of the Public Way for the purpose of defraying the cost of any of the foregoing, the Franchising Authority shall notify Grantee of such funding and make available such funds to the Grantee.

3.2. Relocation at request of Third Party. The Grantee shall, upon reasonable prior written request of any Person holding a permit issued by the Franchising Authority to move any structure, temporarily move its wires to permit the moving of such structure; provided (i) the Grantee may impose a reasonable charge on any Person for the movement of its wires, and such charge may be required to be paid in advance of the movement of its wires; and (ii) the Grantee is given not less than ten (10) business days advance written notice to arrange for such temporary relocation.

3.3. Undergrounding and Beautification Projects. In the event all users of the Public Way relocate aerial facilities underground as part of an undergrounding or neighborhood beautification project, Grantee shall participate in the planning for relocation of its aerial facilities contemporaneously with other utilities. Grantee's relocation costs shall be included in any computation of necessary project funding by the municipality or private parties. Grantee shall be entitled to reimbursement of its relocation costs from public or private funds raised for the project and made available to other users of the Public Way.

3.4. Intentionally Omitted.

3.5. Excavation Permit Required. Grantee shall comply with the City's permitting process and any other applicable City Ordinances, as may be amended from time to time, for all work performed within the Rights-of-Way.

3.6. Applicable Laws. Grantee shall obtain all required permits or approvals for construction, maintenance, and operations, and shall at all times be subject to and comply with all applicable laws, statutes, codes, rules, regulations, standards, and procedures regarding the construction, operation, and maintenance of the Grantee's Cable Systems in the Rights-of-Ways, now in force or which, hereafter, may be promulgated (including but not limited to applicable zoning, land use, historic preservation ordinances, safety standards, and other applicable requirements) and good industry practices. The City may inspect the manner of such work and require remedies as may be necessary to assure compliance. In the event the Grantee should fail to comply with the terms of any lawful and applicable City ordinance, regulation, or requirement, the City shall give the Grantee written notice of such noncompliance and the time for correction provided by ordinance or as provided herein.

3.7. Standards and Specifications. All work in the Rights-of-Way shall be done in a safe manner and shall follow the City Ordinances and City Standards and

Specifications ("Standards and Specifications") and the Manual of Uniform Traffic Control Devices (MUTCD). Upon the City's reasonable request, the Grantee will provide the City with a status report of such measures.

3.8. Workmanlike Manner. The installation, maintenance, renovation, and replacement of Grantee's Cable Systems in the Rights-of-Way shall be performed in a good and workmanlike manner.

3.9. Non-Interference. All Cable Systems constructed by the Grantee shall be located so as not to cause injury to: (i) public use of the Rights-of-Way; (ii) City's water mains, storm water infrastructure, streetlights, or any other municipal use or improvement in the Rights-of-Way; and (iii) trees and other natural features.

3.10. Underground Installation. Unless otherwise provided herein, all of Grantee's newly constructed facilities within the City shall be constructed underground; provided, however, Grantee shall only be required to place newly constructed facilities underground to the extent that underground placement is also required of all other newly constructed lines of other Cable companies at that location. Nothing herein shall require the Grantee to convert existing aboveground facilities to underground facilities until and unless all other providers in the same location are required to do so under the same non-discriminatory terms and conditions. Aboveground includes the installation of any box or other equipment that is attached to the ground and rises more than 2" (two inches) above the existing grade prior to installation or any excavation work.

3.11. Coordinated Installation. To prevent and/or minimize the number of cuts to and excavations within the Rights-of-Way, Grantee shall coordinate with the City and other utilities or users of the Rights-of-Way, when such cuts and excavations will be made. To the extent the same does not materially increase Grantee's costs or otherwise materially impact Grantee's operations, and subject to applicable law, Grantee's installation, repairs, or maintenance of lines and facilities within the Rights-of-Way shall be made in the same trench and at the time other installations, repairs, or maintenance of facilities are conducted within the Rights-of-Way. The City will give the Grantee a schedule of street repairs in advance of City work which schedules may be subject to change based upon funding. In addition, the City will hold regular meetings with the Grantee to provide updates on road projects and opportunities to share costs on burying lines.

3.12. Damage to Public Property. If, during the course of installation, removal, inspection, or work on its Cable Systems, the Provider, its officers, agents, contractors, or employees causes damage to or impermissibly alters any Rights-of-Way or City property other than damage from ordinary wear and tear and other damages not caused by Grantee, the Grantee shall (at its own cost and expense, and in accordance with the City Standard and Specifications) replace and restore it to as good a condition as existed immediately before the work commenced within such reasonable time as the City shall require, and shall be liable to the City for any actual, reasonable, and documented costs and expenses incurred by the City as a result of such damage or alteration. Grantee shall, prior to commencing work in the Rights-of-Way or other City public places, obtain a permit to

perform such work from the City. The Grantee will abide by all lawful applicable ordinances, rules, regulations, including the City Standard and Specifications for such work. The Grantee shall give the City the telephone number of the Grantee's representative for contact in an emergency. This section shall survive termination or expiration of this Agreement.

3.13. Removal and Protection of City Property. No City property shall be removed from the Rights-of-Way, including signage on utility poles, without prior permission from an authorized representative of the City.

3.14. Safety. Grantee shall at all times operate, repair, and maintain its Cable Systems in a safe and careful manner.

3.15. Excavations. Grantee shall comply with all City laws and regulations for excavation and construction, and shall be responsible for obtaining all applicable permits before beginning work in the Rights-of-Way. The City shall have the right to inspect all construction or excavation. All construction, excavation, maintenance, and repair work done by the Grantee shall be performed in a timely and reasonably expeditious way in conformity with the applicable laws and ordinances, including the City Standard and Specifications, and in a manner that minimizes the inconvenience to the public or individuals to an extent reasonably feasible. All public and private property in or adjacent to Rights-of-Way or other property disturbed by Grantee's construction or excavation activities shall be restored as soon as reasonably possible by the Grantee, at its expense, to substantially its former condition, subject to inspection by the City and compliance by the Grantee with remedial action reasonably required by the City Engineer or his or her representative pursuant to said inspection. Grantee shall comply with the City's requests for prompt action to remedy all damage caused by Grantee, its officers, employees, agents, and contractors to public property adjacent to Rights-of-Way or other property where the Grantee is performing excavation or construction work.

3.16. Relocation. Whenever the City shall, in the interest of the public health, safety, and general welfare require the relocation or reinstallation of any Cable Systems within a Right-of-Way, Grantee shall, upon not less than one hundred twenty (120) days' prior written notice, thereafter, promptly commence and diligently complete such work to remove and relocate or reinstall such Cable Systems as may be necessary to meet the requirements of the City. Notwithstanding the foregoing requirement, the Grantee shall use commercially reasonable efforts to relocate its Facilities upon sixty (60) days' prior written notice from the City, when requested by the City due to an Emergency, or as the Parties may otherwise agree in writing. Such relocation, removal or reinstallation by the Grantee shall be at no cost to the City (for clarity, except to the extent the same is requested for beautification purposes). The Grantee may ask for a meeting with the City to discuss the relocation and alignment for the relocated Cable Systems. Provider will not be required to relocate the same facility at its own expense more than once every ten (10) years, barring an emergency. If a City project is funded by federal or State monies that specifically includes an amount allocated to defray the expenses of relocation of Cable Systems, the City shall reimburse the Grantee up to the extent of such specified and demonstrated



amount for any actual relocation costs mandated by the project to the extent that the City actually receives such federal or State funds expressly earmarked for that purpose. The requirements of this Section shall not be construed to be in derogation of any right or cause of action for reimbursement the Grantee may have against a developer or other private interest which causes the need to move its lines or Cable Systems; under such circumstances, the City will require as a permit condition that the developer or other private interest pay for Grantee's reasonable relocation costs.

3.17. Prohibitions. Except as otherwise provided herein, Cable Systems maintained or installed by Grantee within the City shall be so located and constructed as not to interfere with or damage any City improvements or do any of the following acts:

- (a) Interfere with access to or use of any water or fire hydrant; obscure the view of or interfere with the installation of any traffic-control device or traffic or information sign or signal;
- (b) Interfere with sight distance established by any ordinance or law;
- (c) Obscure the light from any streetlight;
- (d) Cross any water or sewer line except at a 90-degree angle, except in accordance with a specific permit for such crossing issued by the City or in the instance that Grantee's Cable Systems were installed before such water or sewer line was installed;
- (e) Damage irrigation, landscaping, or trees owned or maintained by the City;
- (f) Damage any communications lines owned or maintained by the City;
- (g) Install Cable Systems in the paved sidewalk area unless authorized in advance by the City; the foregoing does not limit Grantee's right to maintain existing, City-approved Cable Systems; and

3.18. Removal and Relocation. The City shall have authority to require Grantee to remove or relocate any Cable Systems located in violation of this Section or Agreement at Grantee's sole expense. Such relocation or removal shall be completed within sixty (60) days (or other period of time as the Parties may mutually agree to be acceptable for the required work) of written notice from the City. The notice shall prescribe the area where the facility is located and any other special conditions reasonably deemed necessary by the City.

3.19. Maps. Upon request, Grantee shall within a reasonable time, but no more than ninety (90) days, develop and deliver to the City maps of its Cable Systems in pdf format; provided that Grantee may exclude details Grantee considers to be proprietary, trade secrets, or the disclosure of which would cause system security concerns.

3.20. Damage to Others' Facilities. During construction or maintenance, if Grantee, its contractors, subcontractors, employees, agents, or assigns causes damage to or a break in any lines, cables, ducts, conduit, or other facilities located in or out of the Rights-of-Way, the Grantee shall immediately notify the affected Party and the City by the fastest practical means.

3.21. City's Right to Perform. If Grantee, its successors or assigns fails to perform any obligation under this Section or Agreement after being given advance notice of and opportunity to cure the same in the amount of time specified in the applicable section of this Agreement, and in any event no less than a reasonable amount of time, then the City shall have the right, but not the obligation, by its own employees or by a contractor, to perform the obligation upon fifteen (15) days prior written notice to the Grantee. The City shall in that event be reimbursed its reasonable, direct, out-of-pocket costs by the Grantee within thirty (30) days after receipt of a detailed invoice for the work so performed. This Subsection shall survive the termination or expiration of this Agreement.

#### **SECTION 4 - Customer Service Standards; Customer Bills; and Privacy Protection**

4.1. Customer Service Standards. The Franchising Authority hereby adopts the customer service standards set forth in Part 76, §76.309 of the FCC's rules and regulations, as amended.

4.2. Privacy Protection. The Grantee shall comply with all applicable federal and state privacy laws, including Section 631 of the Cable Act and regulations adopted pursuant thereto.

#### **SECTION 5 - Oversight and Regulation by Franchising Authority**

5.1. Franchise Fees. The Grantee shall pay to the Franchising Authority a franchise fee in an amount equal to five percent (5%) of annual Gross Revenues received from the operation of the Cable System to provide Cable Service in the Franchise Area; provided, however, that Grantee shall not be compelled to pay any higher percentage of franchise fees than any other video service provider providing service in the Franchise Area. The payment of franchise fees shall be made on a quarterly basis and shall be due forty-five (45) days after the close of each calendar quarter. Each franchise fee payment shall be accompanied by a report prepared by a representative of the Grantee showing the basis for the computation of the Franchise Fees paid during that period.

5.2. Police Powers. The City expressly reserves, and the Grantee expressly recognizes, the City's right to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the lawful exercise of its police power for the protection of the City's property, the Rights-of-Way, and the health, safety, and welfare of its citizens and their properties. Grantee agrees to comply with all such applicable ordinances, rules, and regulations presently in effect, and with all such lawful, nondiscriminatory, competitively neutral ordinances, rules, and regulations the City may subsequently enact.

## **SECTION 6 – Transfer of Cable System or Franchise or Control of Grantee**

6.1. Neither the Grantee nor any other Person may transfer the Cable System or the Franchise without the prior written consent of the Franchising Authority, which consent shall not be unreasonably withheld or delayed. No transfer of control of the Grantee, defined as an acquisition of 51% or greater ownership interest in Grantee, shall take place without the prior written consent of the Franchising Authority, which consent shall not be unreasonably withheld or delayed. No consent shall be required, however, for (i) a transfer in trust, by mortgage, hypothecation, or by assignment of any rights, title, or interest of the Grantee in the Franchise or in the Cable System in order to secure indebtedness, or (ii) a transfer to an entity directly or indirectly owned or controlled by Comcast Corporation.

## **SECTION 7 - Enforcement and Termination of Franchise**

7.1. Notice of Violation or Default. In the event the Franchising Authority believes that the Grantee has not complied with the material terms of the Franchise, it shall notify the Grantee in writing with specific details regarding the exact nature of the alleged noncompliance or default.

7.2. Grounds for Termination. Subject to applicable State and Federal law, the City may terminate or revoke this Agreement and all rights and privileges provided herein upon ninety (90) days prior written notice for any of the following reasons:

- (a) The Grantee fails to make timely payments of the Franchise Fee and does not correct such failure within thirty (30) calendar days after receipt of written notice by the City of such failure; provided, however, that any payment made pursuant to such request shall not be deemed to constitute a waiver of the City's right to challenge the calculation of the franchise fee;
- (b) The Grantee, by act or omission, violates a material duty under this Agreement that is within the Grantee's control and for which specific redress is not expressly provided elsewhere in this Agreement and the Grantee fails to remedy the violation in conformance with the procedures set forth in Section 7.2; or
- (c) The Grantee becomes insolvent, unable, or unwilling to pay its debts when due; is adjudged bankrupt; or all or part of its Facilities should be sold under an instrument to secure a debt and is not redeemed by the Grantee within sixty (60) days.

7.3. Procedure for Termination. The City shall hold a hearing to determine if Grantee has violated a material duty of this Agreement; provided that Grantee is allowed to attend said hearing and given an opportunity to respond. In the event the City reasonably determines that Grantee has violated a material duty under this Agreement, the City shall provide written notice of such determination to the Grantee. Grantee shall commence and diligently pursue efforts to remedy the conditions identified in the notice ("Conditions").

Grantee shall have forty five (45) calendar days from the date it receives notice, or such other time as may be mutually agreed upon by the Parties, to remedy the Conditions, or, if the violation is of such nature or due to flood, earthquake, or other act of God, riot, civil unrest, war, or other event beyond the control of Grantee and a longer time is necessary to remedy the Conditions, then the time needed to remedy the Conditions ("Correction Time") shall be extended for such time as is actually necessary to remedy the Conditions; provided, however, that the reason for the failure to remedy the Conditions within the Correction Time must not be the intentional or negligent act or omission of the Grantee in remedying the Conditions. After the expiration of the Correction Time, if the Grantee has failed to remedy the Conditions, the City may declare the Franchise forfeited and this Agreement terminated, and thereupon, the Grantee shall have no further rights or authority hereunder.

7.4. Reserved Rights. Nothing contained herein shall be deemed to preclude the Grantee from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.5. Remedies at Law. In the event the Grantee or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Grantee, whichever the case may be, may pursue such remedies provided herein or available at law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement. Remedies for contractual breach by the City shall be limited to specific performance. Except for a party's indemnification obligations, in no event shall either party be liable to the other party for any indirect, incidental, special, punitive, or consequential damages arising out of, or in connection with, this Agreement, including, but not limited to, lost profits, lost revenue, loss of goodwill, loss of anticipated savings, loss of data, incurred or suffered by either part.

7.6. Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Grantee. This Agreement shall not be deemed to create any right in any person who is not a Party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third Party (other than the permitted successors and assigns of a Party hereto).

## **SECTION 8 – Competitive Equity**

### **8.1. New Video Service Provider.**

8.1.1. Notwithstanding any other provision of this Agreement or any other provision of law, if any Video Service Provider ("VSP") (i) enters into any agreement with the Franchising Authority to provide video services to subscribers in the City, or (ii) otherwise begins to provide video services to subscribers in the City (with or without entering into an agreement with the Franchising Authority), the Franchising Authority, upon written request of the Grantee, shall permit the Grantee to construct and operate its Cable System and to provide video services to subscribers in the City under the same

agreement and/or under the same terms and conditions as apply to the new VSP. The Grantee and the Franchising Authority shall enter into an agreement or other appropriate authorization (if necessary) containing the same terms and conditions as are applicable to the VSP within sixty (60) days after the Grantee submits a written request to the Franchising Authority.

8.1.2. If there is no written agreement or other authorization between the new VSP and the Franchising Authority, the Grantee and the Franchising Authority shall use the sixty (60) day period to develop and enter into an agreement or other appropriate authorization (if necessary) that to the maximum extent possible contains provisions that will ensure competitive equity between the Grantee and other VSPs, taking into account the terms and conditions under which other VSPs are allowed to provide video services to subscribers in the City.

8.2 The term “Video Service Provider” or “VSP” shall mean any entity using the public rights-of-way to provide multiple video programming services to subscribers, for purchase or at no cost, regardless of the transmission method, facilities, or technology used. A VSP shall include but is not limited to any entity that provides cable services, multichannel multipoint distribution services, broadcast satellite services, satellite-delivered services, wireless services, and Internet-Protocol based services.

## **SECTION 9 - Miscellaneous Provisions**

9.1. Force Majeure. The Grantee shall not be held in default under, or in noncompliance with, the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default (including termination, cancellation or revocation of the Franchise), where such noncompliance or alleged defaults occurred or were caused by strike, riot, war, earthquake, flood, tidal wave, unusually severe rain or snow storm, hurricane, tornado or other catastrophic act of nature, labor disputes, failure of utility service necessary to operate the Cable System, governmental, administrative or judicial order or regulation or other event that is reasonably beyond the Grantee’s ability to anticipate or control. This provision also covers work delays caused by waiting for utility providers to service or monitor their own utility poles on which the Grantee’s cable or equipment is attached, as well as unavailability of materials or qualified labor to perform the work necessary.

9.2. Notice. All notices shall be in writing and shall be sufficiently given and served upon the other party by hand delivery, first class mail, registered or certified, return receipt requested, postage prepaid, or by reputable overnight courier service and addressed as follows:

To the Franchising Authority:

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To the Grantee:

Comcast  
Attn: Government Affairs  
9602 S 300 W  
Sandy, UT 84070

with a copy to:

Comcast Cable  
Attn.: Government Affairs Department  
1701 JFK Blvd, 49<sup>th</sup> Floor  
Philadelphia, PA 19103

9.3. Entire Agreement. This Franchise Agreement, including all Exhibits, embodies the entire understanding and agreement of the Franchising Authority and the Grantee with respect to the subject matter hereof and supersedes all prior understandings, agreements and communications, whether written or oral. All ordinances or parts of ordinances that are in conflict with or otherwise impose obligations different from the provisions of this Franchise Agreement are superseded by this Franchise Agreement.

9.4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Franchise Agreement is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

9.5. Modification. No provision of this Franchise Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by the Franchising Authority and the Grantee, which amendment shall be authorized on behalf of the Franchising Authority through the adoption of an appropriate resolution or order by the Franchising Authority, as required by applicable law.

9.6. No Third-Party Beneficiaries. Nothing in this Franchise Agreement is intended to confer third-party beneficiary status on any member of the public to enforce the terms of this Franchise Agreement.

9.7. No Waiver of Rights. Nothing in this Franchise Agreement shall be construed as a waiver of any rights, substantive or procedural, Grantee may have under federal or state law unless such waiver is expressly stated herein.

9.8. Insurance. Prior to commencing operations in the City pursuant to this Agreement, the Provider shall furnish to the City evidence that it has adequate general liability and property damage insurance. The evidence may consist of a statement that the Provider is effectively self-insured if the Provider has substantial financial resources, as evidenced by its current certified financial statements and established credit rating, or substantial assets located in the State of Utah. Any and all insurance, whether purchased by the Provider from a commercial carrier, whether provided through a self-insured program, or whether provided in some other form or other program, shall be in a form, in an amount and of a scope of coverage acceptable to the City.

9.9 Indemnification. The Provider agrees to indemnify, and hold harmless the City from and against all losses, claims, suits, judgments, demands, expenses, subrogation, liens, reasonable attorney's fees, and costs or actions of any kind and nature ("Claims and Demands") resulting from personal or bodily injury to any person, including employees of Provider or any contractor or subcontractor engaged or employed by Provider, including bodily injury or death, or damages to any real or personal property, to the extent arising or resulting from any negligent acts or omissions of Provider, its contractors, subcontractors, officers, employees, and agents while exercising any of the rights or privileges granted by this Agreement, and to pay any and all costs, including reasonable attorney fees, incurred by the City in defense of such Claims and Demands. The City shall give written notice to the Provider of any Claims and Demands with respect to which the City seeks indemnification and, unless in the City's judgment, a conflict of interest may exist between the Parties with respect to the Claims and Demands, the City shall permit the Provider to assume the defense of such with counsel of the Provider's choosing, unless the City reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, the Provider shall not be obligated to indemnify or defend the City for any Claims and Demands caused by the negligence or willful misconduct of the City, its officers, agents, and employees, or a third party who is not Provider's employee, agent, or contractor. This Subsection shall survive the termination or expiration of this Agreement.

9.9.1. City Participation in Litigation. The Grantee shall timely notify the City of any litigation which would negatively affect the City's material rights under this Agreement. Notwithstanding Subsection 9.9, the City shall have the right, at its sole cost and expense, to take part in any such suit, action, or proceeding instituted by or against Grantee. Grantee shall not object to the City's exercise of such right. In the event that Grantee refuses the tender of defense in any suit or any claim, as required by this Section, and that refusal is subsequently determined by a court having appropriate jurisdiction (or such other tribunal that the Parties agree to decide the matter), to have been a wrongful refusal on the part of Grantee, Grantee shall pay all of City's reasonable costs for defense of the action, including all reasonable expert witness fees, costs, and attorneys' fees, and including costs and fees incurred in recovering under this Section 9.

9.10. Binding Agreement. The Parties represent that: (a) when executed by their respective representatives, this Agreement shall constitute legal and binding obligations of the Parties; (b) each Party has complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation in entering into this Agreement.

9.11. Discussion and Mediation. Notwithstanding any other provision contained herein, before the City or the Provider brings an action or claim before any court or regulatory body arising out of a duty or right arising under this Agreement, the Provider and the City shall first make a good-faith effort to resolve their dispute by discussion and then, if that fails, by nonbinding mediation by a mediator acceptable to both Parties, the cost of which shall be borne equally by the Parties. Notwithstanding the foregoing, any obligation or requirement to engage in mediation under this section shall in no event prevent a Party from initiating litigation in order to avoid the lapse of a statute of limitations or to obtain an equitable remedy.

9.12. Time of the Essence. Time shall be of the essence of this Agreement.

9.13. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior negotiations, agreements, or understandings between the Parties related to the subject matter hereof.

9.14. No Waiver. No failure by any Party to insist on the strict performance of any covenant, duty, or condition of this Agreement or to exercise any right or remedy consequent on a breach of this Agreement shall constitute a waiver of any such breach or of such or any other covenant, duty, or condition.

9.15. Interpretation. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. Each of the foregoing genders and plurals is understood to refer to a corporation, partnership, or other legal entity when the context so requires.

9.16. Headings. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

9.17. No Presumption. Both Parties have participated in preparing this Agreement. Therefore, the Parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting Party.

9.18. Jurisdiction and Venue. This Agreement shall be interpreted pursuant to Utah law. Any claim or lawsuit arising out of this Agreement shall be brought in the Second District Court, Weber County, Utah, or in the U.S. District Court for the State of Utah located in Salt Lake City, Utah.



9.19. Binding Agreement. This Agreement shall be binding upon the lawful successors, administrators, and assigns of each of the Parties.

9.20. Warranty of Authorization. The person signing for and on behalf of Provider warrants and represents that he or she is duly authorized and empowered to enter into this Agreement for and on behalf of Provider, and that Provider is duly organized and validly existing under the laws of the State of Utah, and that by his or her signature, he or she does bind Provider to the terms of this Agreement. The person signing below for Provider warrants to the City that all necessary company approvals, authorizations, and consents have been obtained, and all company procedures required to be taken have been followed to enable Provider to enter into this Agreement and to perform its duties hereunder.

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the date set forth below:

**For Franchising Authority:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**For Comcast:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



December 16, 2025

## SYNOPSIS

### Application Information

Applicant: Roy City  
Request: Ord. No. 25-18 – Consider amendment to the General Plan to include a Water Usage and Conservation element as per SB 110 (2022)

### Staff

Report By: Steve Parkinson  
Staff Recommendation: Approval

## PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on December 9, 2025.

Public Hearing was opened for public comments:

Kevin Homer, 5398 S. 4000 W., Roy, is in support of this proposal. Had a few comments. 1) Table 1-1 population projections, There are several data sources that state different numbers, that have been used in different documents. Is there a way to get this information from one single Authoritative source? 2) Table 2-5 does it consider what West Haven uses? 3) currently the city wells have diesel fuel generators, is there a way of having back-up for our back-up.

Shelly Polston, 3667 W. 4550 S., Roy, understands that we need to be good stewards and not make a mess of things. But do we really have a water shortage in the City or State?

No additional comments were made, and the Public Hearing was closed.

The Commission voted 7-0; to forward to the City Council a recommendation to approve and adopt Ord. No 25-18, to amend the General Plan to include A Water Usage and Conservation element as per SB 110 (2022) with the changes proposed by the Division of Water Resources and those made tonight.

## ANALYSIS

### **Background:**

As per SB 110 (2022) requires that City of a certain size adopt a Water Usage and Conservation element within the General Plan.

Early in 2024 staff applied for a grant with Wasatch Front Regional Council (WFRC) to hire a consultant to write this General Plan element. In April 2024 we received notice that we did not receive the grant, however WFRC, said that they felt it was important enough that they granted us technical assistance by the service of some of their Community Planners.

We also applied with the Division of Water Resources to attend an all-expense paid three-day conference on “Growing Water Smart” held up at the USU campus. We were accepted and ten (10) of us from departments that deal in Land Use and/or Water went to the conference. This conference helped us understand the States’ requirements, what the Division of Water Resources will be looking for. To set goal on water conservation but it really helped spring us in the right direction to complete this requirement.

Since the conference we have had many conversations with Weber Basin Water Conservancy District, Roy Water Conservancy District and others to understand water demand in the region along with what they have in place and are required to do on this same Senate Bill.



October 28<sup>th</sup> here at the Municipal Building we held a Public Open house where several individuals came and asked many questions and provided many comments.

During the November 18, 2025, City Council meeting we introduced this to them to inform them of what has been going on along with some of our findings.

During the November 25, 2025, the Planning Commission work-session, the PC was introduced to this topic. This is a continuation of that discussion.

Since those meetings with the Council and Commission staff has been updating the element to include their comments and concerns.

Staff also sent the proposed draft to the Division of Water Resources (DWR) for their review. The DWR has reviewed the proposed element and sent their comments and concerns, which have been incorporated into the Final Draft. DWR has informed staff that the proposed Water Use and Conservation element does meet the code requirements.

As mentioned earlier, the Planning Commission held a public hearing on the 9<sup>th</sup> of December of this year. There were a couple of comments made from both the public and commissioners. These comments have been incorporated into the Final Draft.

As an FYI, staff has highlighted any changes that have occurred since the first draft dated 5<sup>th</sup> of December 2025. Those changes include comments that were received from the Division of Water Resources, the Planning Commission and public comment made during the Public Hearing that was conducted on the 9<sup>th</sup> of December

The proposed Water Usage and Conservation element can be found within Exhibit “B”.

## **FINDINGS**

1. The proposed amendments are consistent with the General Plan.
2. Is consistent with previous discussions with the Planning Commission.

## **ALTERNATIVE ACTIONS**

The Planning Commission can recommend Approval, Approval with conditions, Deny or Table.

## **RECOMMENDATION**

Staff recommends that the City Council approves the proposed amendment to the General Plan to include a Water Usage and Conservation element, as written.

## **EXHIBITS**

- A. Ord. No 25-18
- B. Proposed Water Usage and Conservation element of the General Plan.

**ORDINANCE No. 25-18**

**AN ORDINANCE ESTABLISHING AMENDMENTS TO THE GENERAL PLAN TO INCLUDE THE WATER USAGE AND CONSERVATION ELEMENT**

WHEREAS, Section 10-20-404(2)(d) of the Utah Code requires each City to adopt shall adopt a Water Usage and Conservation Element within the General Plan as per SB 110 (2022), and

WHEREAS, the Roy City Planning Commission, after holding a public hearing as required by law, recommended that the Roy City Council adopt the amendment to the General Plan by including the Water Usage and Conservation element; and

WHEREAS, the Roy City Council has been reviewing the amendments at this time desires to adopt the Water Usage and Conservation Element as portion of Appendix of the General Plan; and

WHEREAS, the Roy City Council has determined that it is in the best interest of Roy City to adopt the amendment to the General Plan by including the Water Usage and Conservation Element;

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, amends the General Plan by including the Water Usage and Conservation Element as attached:

This Ordinance 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.

\_\_\_\_\_  
Robert Dandoy, Mayor

Attested and Recorded:

\_\_\_\_\_  
Brittany Fowers, City Recorder

EXHIBIT "B" – Proposed Water Usage and Conservation element of the General Plan



## General Plan Water Use & Conservation Element

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Adopted:



Roy City would like to thank the following organizations for their knowledge, expertise, and help with the creation of this element:



**Cover Image Credits:**

Left: Tim Watkins | WFRC

Center: Berg-la.com

Right: Ali McKelvy | University of Utah

## Acknowledgements

### ROY CITY COUNCIL

Robert Dandoy, Mayor  
Ann Jackson  
Bryon Saxton  
Diane Wilson  
Randy Scadden  
Sophie Paul

### CITY MANAGER

Matthew Andrews

### PLANNING COMMISSION

Ryan Cowley (Chair)  
Jason Felt (Vice Chair)  
Brody Bailey  
Samantha Bills  
Anna Graff  
Janel Hulbert  
Braden Reed  
Daniel Tanner  
Jeremy Thompson

### CITY STAFF

Steve Parkinson, City Planner, Project Manager  
Michelle Howard, Parks and Recreation Director  
Brandon Edwards, Public Works Director  
John Bjerregaard, City Engineer

## TECHNICAL PLANNING ASSISTANCE

### Wasatch Front Regional Council

Tim Watkins, AICP, Community Planner  
Matt Ryan, Community Planner  
Chay Mosqueda, Transportation Planner

### May 2024 Utah Growing Water Smart Conference\*

Hosted at Utah State University

### Weber Basin Water Conservancy District

Jon Parry, P.E., Assistant General Manager  
David Rice, Conservation Division Manager  
Zac Roberts, Conservation Coordinator

### Roy Water Conservancy District

Rodney Banks, General Manager

### Utah Division of Water Resources\*\*

Hailey Kirlin, Technical Planning Specialist  
Rick Webster, Project Specialist

### Utah Department of Agriculture and Food

Jay Olsen, County Water and Land Conservation Manager

## CONSULTANTS

### Landmark Design

Sam Taylor, PLA, ASLA  
Corinne Tobler, Landscape Designer + Planner

*\* Roy City appreciates the educational and technical expertise offered at the Utah Growing Water Smart Conference.*

*\*\* The landscape design concepts and water use calculations provided in Appendix B and applied to outdoor water use projections were made possible by a grant from the Utah Division of Water Resources.*



## Introduction & Contents

Roy City's Water Use and Preservation Element (this Chapter, Plan, Element, or Water Use Element) is a 2025 amendment to the City's General Plan in fulfillment of Utah State Code Sections 10-20-[401](#) and [404](#). This Element provides policies and strategies for water conservation with a primary focus on water demand required for land uses and future development over the next 25 years.

Key partner support and collaboration were provided by the Roy Water Conservancy District (RWCD), Weber Basin Water Conservancy District (WBWCD), the Utah Division of Water Resources (DWR), and sponsors of the 2024 Utah Growing Water Smart Conference held at Utah State University.

An important step towards creating this plan was the 2024 adoption of the City's Water Conservation Plan update for the potable (or culinary) water system. This State-required Water Conservation Plan focuses on the supply, capacity, and distribution of the current system, and serves as an important reference to this Water Use Element.



*Mobile tour of Utah State Campus at the Utah Growing Water Smart Conference in May, 2024*

The project team shared findings and options for water conservation with the public at a Roy City public open house in October 2025. Valuable feedback was received and new ideas were incorporated into this Plan (see Appendix A).



*October 2025 Public Workshop*



*Water-wise landscaping with stormwater detention and drainage at the Weber County Library - Southwest Branch.*

### Water Use and Preservation Element Sections

1. Future Population and Land Use Projections
2. Future Indoor Water Use
3. Future Outdoor Water Use
4. Water Conservation Strategy Recommendations
5. Water Conservation Policy Recommendations



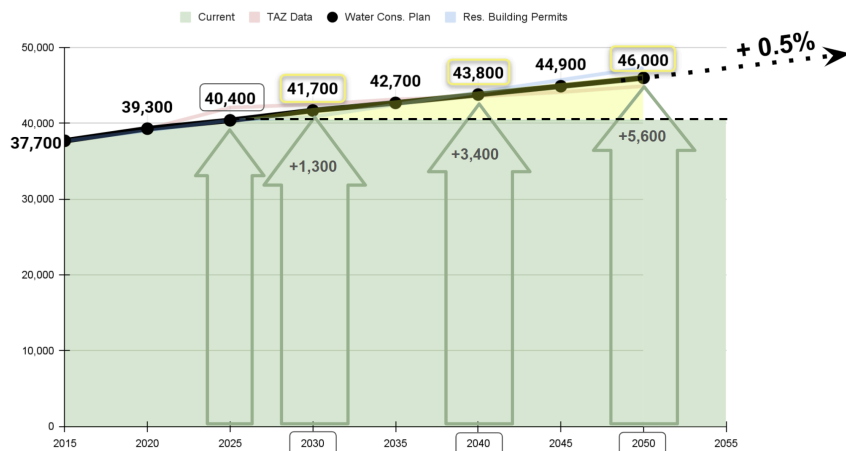
## 1. Future Population and Land Use Projections

Future water use projections in this chapter are based on land use policies in the City's General Plan, the Zoning Map, and the Water Conservation Plan.

- The General Plan provides broad planning goals to guide private and public investments, and supports City staff and decision makers in evaluating future development and growth opportunities.
- The Zoning Map and zoning code serve to regulate land use development and implement the policies of the General Plan.
- The Water Conservation Plan focuses on the City's potable water supply to support future growth and development.

Roy's current population is estimated at 40,400 residents as shown in green on the chart below. The yellow area highlights future population based on the City's 0.5 percent historic growth rate, with benchmarks of 1,300 new residents by 2030, 3,400 by 2040, and 5,600 by 2050.

**Table 1-1 Roy City Population Projections**



Roy's historic growth rate of 0.5 percent is consistent with a projection of historical residential building permits, and the WFRC Transportation Analysis Zone (TAZ) future population projections.

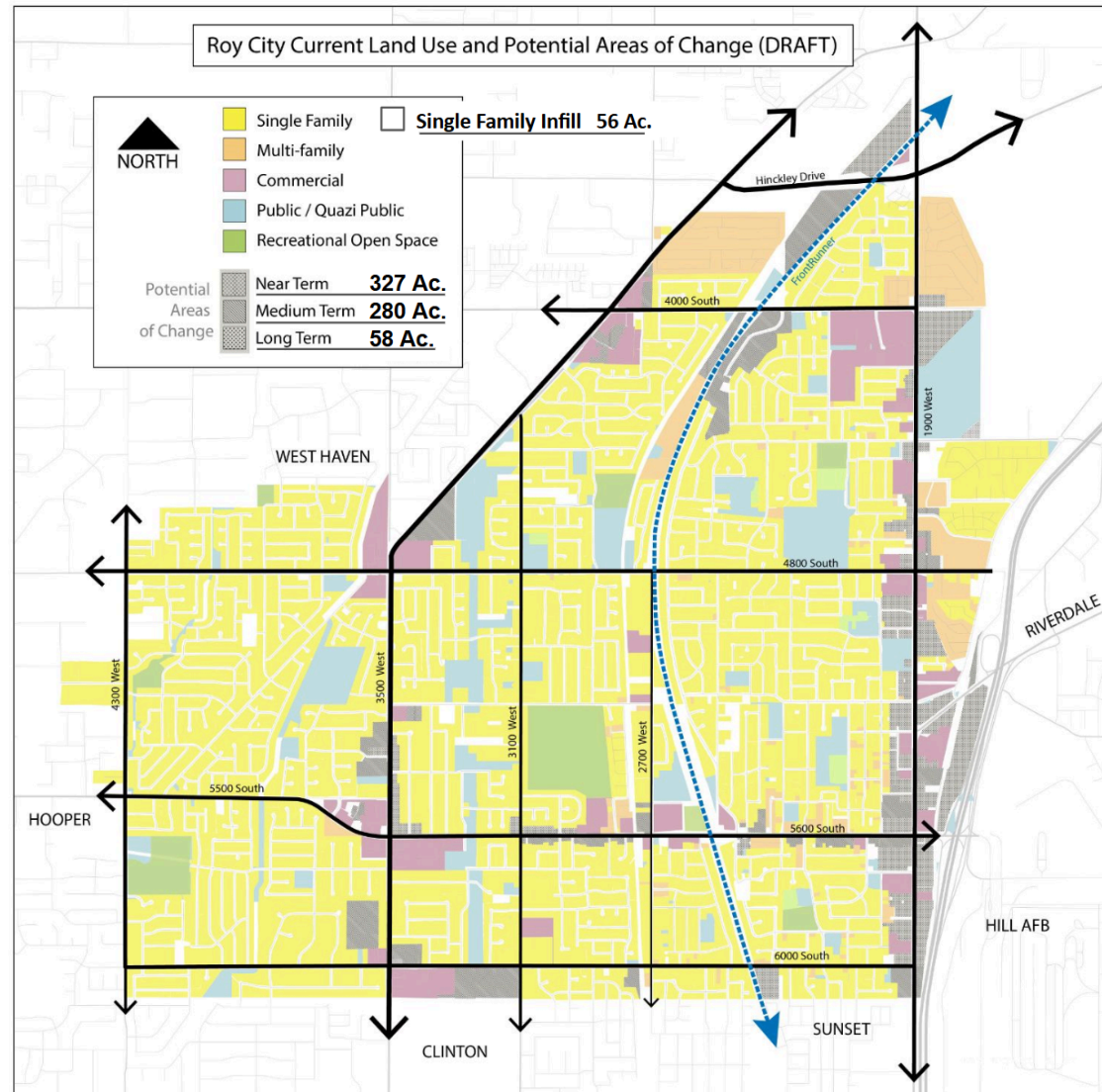
### Current Land Use Characteristics

- The General Plan shows the predominant existing land use in Roy as Single Family Residential with 2,641 net acres, or 54.1 percent of the City's 4,881 total gross acreage (pg. 76).
- The second largest land use type is Transportation at 802 acres or 16.4 percent of Roy's total land area. The General Plan suggests that neighborhoods can be enhanced with right-of-way infrastructure improvements to beautify, enhance and improve safety, and should incorporate street trees (pgs. 2, 5, 36, 44, 50).
- Street improvement projects should incorporate water-wise planting designs to enhance the community quality of life, and conserve water (see Recommendation 5.1.8).
- Although Roy City is mostly built out, future growth areas are identified that could absorb future growth and increase economic activity in the community. These areas include Activity Centers, Major Business Centers, and Minor Business Centers (pgs 10-11).
- New development could occur on Vacant/Underutilized land (estimated at 238 net acres, or 4.9 percent of the community total); infill development or redevelopment could also occur on portions of existing commercial areas that may be underutilized. Commercial areas comprise 209 acres, or 4.3 percent of the community total. Roy's current employment is estimated at ~9,800 with 376 industrial jobs, 7,441 office jobs, and 1,983 retail jobs.

## Future Development Opportunities

This map shows current land uses, and locations where potential land use change and new development could occur, including the following:

- Single Family Infill - New single family development could occur as small infill subdivisions on ~56 acres of vacant land, small agricultural parcels, and larger single family parcels with open acreage that are interspersed throughout the community.
- Potential Areas of Change include vacant land or underutilized commercial areas where Activity Centers, Business Centers, or higher intensity residential development could occur along major street corridors such as 1900 West, and around the FrontRunner station area.
- Potential Areas of Change are depicted as near-term, medium-term, and long-term based on observations of existing property conditions related to street access, age of property, vibrancy of existing uses, and other considerations.



### Potential Land Use Change to Match Future Population

To estimate future water demand, future land use development projections are provided in Table 1 below. These figures represent a possible future land use development scenario based on real estate trends in Roy and surrounding communities, and the City's future land use and zoning policies. The acreage and household yield (or number of dwelling units, or DU's) for each land use type fit the projected benchmark populations and employment for 2030 (5 year), 2040 (15 year), and 2040 (25 year).

**Table 1-2. Possible Future Land Use Development**

Change (Population)	5 Year (1,300)	15 Year (3,400)	25 Year (5,600)
<b>Single Family</b>	<b>10 Ac.</b> <b>54 DU's</b>	<b>22 Ac.</b> <b>118 DU's</b>	<b>47 Ac.</b> <b>252 DU's</b>
<b>Town Homes</b>	<b>14.9 Ac.</b> <b>178 DU's</b>	<b>35 Ac.</b> <b>420 DU's</b>	<b>48.2 Ac.</b> <b>578 DU's</b>
<b>Multifamily</b>	<b>4 Ac.</b> <b>128 DU's</b>	<b>10.7 Ac.</b> <b>341 DU's</b>	<b>18 Ac.</b> <b>576 DU's</b>
<b>Mixed-use</b> <b>Ground Floor</b> <b>Commercial</b>	<b>2.5 Acres</b> <b>112 DU's</b> <b>3,187 SF</b> 7 Jobs	<b>8.5 Ac.</b> <b>380 DU's</b> <b>10,835 SF</b> 24 Jobs	<b>15 Ac.</b> <b>671 DU's</b> <b>19,120 SF</b> 43 Jobs
<b>Employment &amp; Commercial Services</b>	<b>1.5 Acres</b> <b>20,000 SF</b> 44 Jobs	<b>12.3 Acres</b> <b>160,000 SF</b> 505 Jobs	<b>30.8 Acres</b> <b>400,000 SF</b> 1,261 Jobs
<b>Total Ac.</b> <b>Total DU's</b> <b>Tot. Commercial</b> <b>Total Jobs</b>	<b>33 Ac.</b> <b>472 DU's</b> <b>23,187 SF</b> 52 Jobs	<b>89 Ac.</b> <b>1,259 DU's</b> <b>170,835 SF</b> 529 Jobs	<b>159 Ac.</b> <b>2,077 DU's</b> <b>459,120 SF</b> 1,305 Jobs

A variation in household size was applied to the calculation of total dwelling units for each land use type. This is based on the 2020 Census Public Use MicroData Set (PUMS) data that shows a correlation of a larger average household size with more bedrooms in a home.

- Single Family Residential - 3.5
- Townhome - 3.0
- Multifamily - 2.5
- Mixed-use Residential - 2.3

### Future Employment & Commercial Services

The [WFRC](#) Utah Household and Job forecast map data shows Roy's current non-agricultural employment at 9,800 with 376 industrial jobs, 7,441 office jobs, and 1,983 retail jobs. This is consistent with the [Utah Department of Workforce Services](#) - Table 18: Nonagricultural Employment and Wages in Utah by Community, which shows an estimate of 9,705 jobs in 2023. The WFRC Job forecast for 2050 is 11,490, or an increase of 1,690 jobs over the next 25 years.

Since 2020, Commercial development and office employment have been limited in Roy following a recent trend towards remote work, existing office vacancies, and slower demand for office development. There has been limited retail development in Roy over the past 5 years as well.

For this reason, the amount of new commercial and employment development projected for 2030 is shown as only a few acres in the next 5 years, and the total target number of 2050 jobs is reduced from 1,690 to 1,305 jobs in this growth projection. The new job projections shown in Table 1-2 anticipate employment and commercial development to occur in planned Activity Centers and Business Centers.

2. Future Indoor Water Use

Indoor Water Use and Downstream Hydrologic Flows



Roy City provides potable water service to provide for residential and commercial indoor water needs such as cleaning, and cooking. Once used, the wastewater drains into sewer pipes that are maintained by the City. The effluent is conveyed primarily to the North Davis Sewer District, and some to the Central Weber Sewer Improvement District where it is treated and returned as clear water to downstream surface flows.

Treated effluent from Roy and other communities is effectively released into the Great Salt Lake, which suggests that indoor use has a minimal impact on Great Salt Lake water levels compared to outdoor water use.



Encouraging indoor water conservation can increase efficiency by stretching the public costs to collect, treat, store, and deliver potable water, and help to conserve a limited future water supply for future development.

Indoor Water Use Projections

Roy’s future indoor water demand was calculated in two parts, including a residential category with single family, townhome, multifamily, and mixed-use development, and a non-residential category that includes office, retail, and light industrial flex.

Indoor Residential & Mixed-use Residential Water Use

Although the predominant land use in Roy is Single-Family and will most likely remain so in the future, the majority of new future residential growth is likely to be townhome or multifamily households in planned Activity Centers. To understand Roy’s current residential indoor water use trends, a sample of townhome and multifamily winter season metered water from 2021 and 2024 was referenced. The data showed a variation in use ranging from 32 gallons per person per day (GPD) to 57 GPD per resident. To reflect this variation and the potential for future water conservation, three average rates were established, including: 1. **High** (55 GPD), 2. **Medium** (48 GPD), and 3. **Low** (40 GPD). Each rate is multiplied by the projected population increase to show the total future indoor water demand estimates in Table 2-1.

Table 2-1. Future Residential & Ground Floor Commercial Indoor Water Use Projections

	Change Population / Jobs	5 Year 1,300 / 7	15 Year 3,400 / 24	25 Year 5,600 / 43	
<b>HIGH</b> .....(@ 55 GPD) <u>Acre Feet / Yr.</u>		73,307 <u>82</u>	193,054 <u>216</u>	318,691 <u>357</u>	
<b>MED</b> .....(@ 48 GPD) <u>Acre Feet / Yr.</u>		64,204 <u>72</u>	169,256 <u>190</u>	279,493 <u>313</u>	-14%
<b>LOW</b> .....(@ 40 GPD) <u>Acre Feet / Yr.</u>		53,801 <u>60</u>	142,058 <u>159</u>	234,695 <u>263</u>	-26%



Compared to the high residential use rate, the medium rate yields a 14 percent reduction in total indoor water use, and the low rate results in a 26 percent overall indoor use reduction. This variability suggests that community outreach and education could result in reduced residential indoor water consumption over time as reflected in Table 2-5 from the Water Conservation Plan (pg. 8).

Indoor water for ground-floor commercial (mixed with multifamily residential) is applied at a rate of 560 GPD per 1,000 gross square feet, or 250 GPD per employee for each alternative. This rate represents a blend of retail, restaurant, and commercial services based on water use rates listed in the Environmental Quality Water Quality [Rule 4: Onsite Wastewater Systems](#). Retail uses such as restaurants, hotels and car washes increase the average indoor water use compared to typical office and light industrial flex uses reflected in Table 2-2.

**Nonresidential Indoor Water Use.** The projection for employment and commercial services includes a blend of office (78 percent), light industrial flex (15 percent) and additional retail (7 percent). This amount of retail, combined with Table 2-1 ground floor retail (in mixed-use development) totals 43,709 square feet with over half of that amount (or ~25,000 square feet) as food and restaurant retail. The average water rate for this mix of commercial uses is 30 GPD per employee (or jobs).

**Table 2-2. Future Commercial Employment Indoor Water Use Projections**

Change Jobs	5 Year 44	15 Year 505	25 Year 1,261
Employment & Commercial Services	1.5 Acres 20,000 SF	12.3 Acres 160,000 SF	30.8 Acres 400,000 SF
@ 30 GPD (Total GPD) <a href="#">Acre Feet / Yr.</a>	1,320 <a href="#">1.5</a>	15,150 <a href="#">17.0</a>	37,830 <a href="#">42.4</a>

The total indoor water use demand - including residential, mixed-use, and nonresidential is shown below in Table 2-3.

**Table 2-3. Total use Indoor Water Use Projections**

Change Population / Jobs	5 Year 1,300 / 51	15 Year 3,400 / 529	25 Year 5,600 / 1,304	
<b>HIGH</b> .....(@ 55 GPD) <a href="#">Acre Feet / Yr.</a>	74,627 <a href="#">83.5</a>	208,204 <a href="#">233</a>	356,524 <a href="#">400</a>	
<b>MED</b> .....(@ 48 GPD) <a href="#">Acre Feet / Yr.</a>	65,524 <a href="#">72</a>	184,356 <a href="#">207</a>	317,293 <a href="#">355</a>	-11%
<b>LOW</b> .....(@ 40 GPD) <a href="#">Acre Feet / Yr.</a>	55,121 <a href="#">60</a>	157,208 <a href="#">176</a>	272,495 <a href="#">305</a>	-24%

Compared to the high residential use rate, the medium rate yields an 11 percent reduction in total 2050 indoor water use, and the low rate results in a 24 percent overall indoor water use reduction.

## Projected Water Demand and Supply

The available potable water supply listed in Tables 2-4 and 2-5 from the Water Conservation Plan is ~10,100 acre feet, compared to a current demand of about 3,360 acre feet. While there is a substantial supply of potable water compared to current and estimated future demand, reducing costs for efficient water service and preparing for drought scarcity are important to keep in mind when planning future water supply.

Table 2-5 shows a potential reduction in the rate of future indoor water demand between 2024 and 2050, as reflected in the “Efficient Use” column, with a target of 70 gallons per capita per day (gpcd) dropping to 61 gpcd by 2050.

These reductions are based on water use goals for efficient use, including: 1. Public education to encourage water-efficient landscaping and irrigation, 2. Expanding the Water Conservation Committee, 3. Maintaining electronic records of metered water use, and 4. Review potential new zoning ordinances to prohibit water waste, and to update the landscape ordinance (Section 4).

The anticipated reduced water use is also reflected in the “Total Demand” column which shows a 2050 demand of 230 additional acre feet from 2024 (or 3,590 - 3,360), based on a lower per capita rate of 61 acre feet per year. Given that the 2050 total future indoor water use projection in this Water Use Element ranges from 305 to 400 acre feet, meeting a community-wide lower target of 230 acre feet could be realized through public education and conservation efforts made by existing residents, the City, and businesses in Roy.

The ‘Wholesale Contract (ac-ft/yr)’ column in Table 2.5. reflects a wholesale potable water contract for up to 500 acre feet that Roy City delivers to West Haven Special Service District (WHSSD). Current water sales to WHSSD are ~220 acre-feet, shown in 2024; the full contract amount of 500 acre-feet is shown for 2050.

TABLE 2-4. SUMMARY OF PHYSICAL SOURCE CAPACITIES

Condition/Source	Annual Supply (ac-ft/yr)	Peak Day Supply (gpd)	Peak Day Supply (MGD)
4700 South Well	2,050 <sup>2</sup>	1,900	2.7
4800 South Well	1,300 <sup>2</sup>	1,200	1.7
5175 South Well	1,300 <sup>2</sup>	1,200	1.7
HAFB Well	1,900 <sup>2</sup>	1,800	2.6
WBWCD Purchase	3,468	4,300 <sup>1</sup>	6.2 <sup>1</sup>
Totals <sup>3</sup>	10,118	10,400	14.9

1. Assumes an allowable peaking factor of 2.0 from the WBWCD system.
2. Assume the annual supply capacity is 67% of the physical capacity.
3. The reported totals may overstate the peak day physical capacity of the system because the WBWCD connections are closely linked to supply pipelines from the City's storage reservoirs. Therefore, pumping from storage reservoirs decreases the potential flow from WBWCD connections.

TABLE 2.5. PROJECTED WATER DEMAND AND SUPPLY

Year	Roy City Population	Efficient Use (gpcd)	Roy City Demand (ac-ft/yr)	Wholesale Contract (ac-ft/yr)	Total Demand (ac-ft/yr)	Available Supply (ac-ft)
2024	40,100	70	3,140	220	3,360	10,100
2030	41,700	69	3,220	250	3,470	10,100
2040	43,800	65	3,190	380	3,570	10,100
2050	46,000	61	3,090	500	3,590	10,100

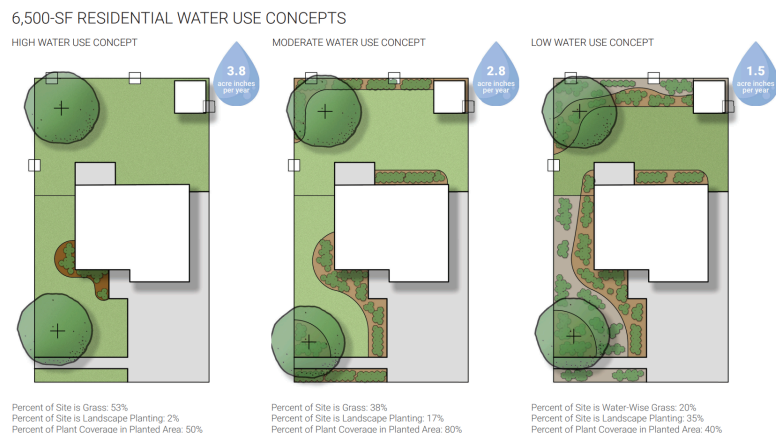
**Note:** The ‘per resident’ and ‘per employee’ indoor water use projection methods used in this Water Use Element are different from the ‘per capita’ measure referenced in Table 2-5 and Table 4-1 of the Water Conservation Plan. Per capita water use is calculated by dividing the total municipal and industrial (M&I) water use by the total population. M&I water use in Roy includes public facilities, commercial, industrial, and residential uses. The ‘per resident’ and ‘per method’ projections provide additional perspective to explore how the ‘per capita’ demand can be reduced in the future.

## Section 3. Outdoor Water Use

Homes and businesses receive outdoor water primarily through the Roy Water Conservancy District (RWCD) secondary water service. Only about 5 percent of households in Roy use Roy City potable water for outdoor irrigation. Most new developments in Roy will receive outdoor water service from RWCD.

To achieve significant outdoor water savings, the Water Conservation Plan recommends focusing public education on the efficient watering of lawns and gardens, landscaping with drought-resistant plants, rain barrel use, and other water-saving practices. This Water Use Element builds upon that recommendation with the inclusion of new and insightful landscape design concepts and associated water use calculations.

The ‘**Moderate**’ and ‘**Low**’ water use concepts show how significant water savings can be achieved as alternative landscape designs compared to the more typical ‘**High**’ water use concepts. These concepts apply to a variety of residential and mixed-use development types (see the complete set in Appendix B).



These landscape design options and water use calculations provide realistic future outdoor water use demand to inform the

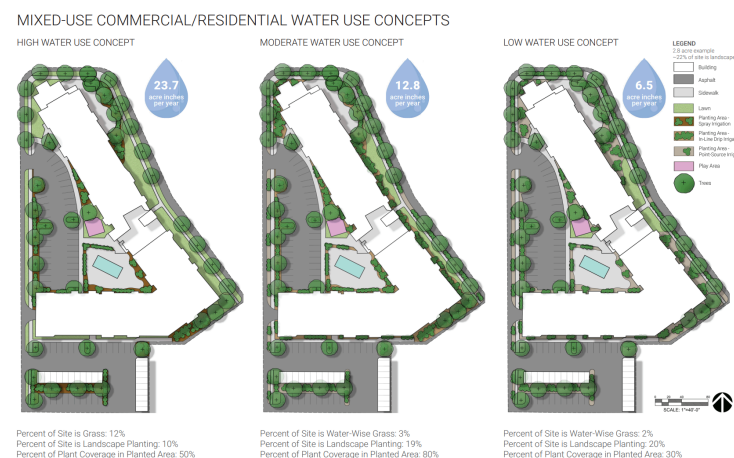
future irrigation needs of new development. They can also serve as references for future public outreach and education.

Table 3-1 summarizes the total irrigation water required by the design concepts featured in Appendix B. Each land use type includes a high, moderate, and low water use design alternative for each land use type. The listed rates reflect the **total site** water and the equivalent **net acre** rate (inches per year) useful for projecting future outdoor water demand.

**Table 3-1. Outdoor Water Use Rates (Inches per Year)**

	Total Site Water, (Water per Net Acre)		
	HIGH*	MODERATE	LOW
Single Family 23,000 SF	14.5 (27.7)	11.7 (21.8)	5.2 (9.6)
Single Family 9,000 SF	5.6 (27.2)	4.6 (22.6)	2.2 (10.7)
Single Family 6,500 SF	3.8 (25.4)	2.8 (18.7)	1.5 (10.2)
Townhome Garden	73.5 (21.7)	33.9 (10.0)	22.8 (6.7)
Townhome Urban	13.1 (8.2)	7.3 (4.6)	2.56 (1.6)
Multifamily	39.9 (6.6)	18.2 (3.0)	10.6 (1.7)
Mixed-use Residential	23.7 (8.3)	12.8 (4.5)	6.5 (2.3)

\* High water use rates reflect typical water practices that do not conserve water.



## Outdoor Water Use Projections

Table 3-2 shows outdoor water use projections based on the landscape design concepts, and 'per net acre' water use rates listed in Table 3-1, and the forecasted development acreage listed in Table 1-2. Note: The non-residential development listed in Table 2-1 assumes the same outdoor water use rates as the multifamily land use for office and retail.

The potential water use savings between high, moderate, and low rates from the landscape design concepts include a 33% reduction from the high to the moderate (or medium) projection, and a 62% reduction from the high to low projection.

The potential water savings depicted by the landscape design concepts are based on the following principles and strategies:

1. Reduction of non-functional turf grass
2. Application of water-wise turf grass
3. Efficient plant bed design and drip irrigation
4. Xeriscaping ≠ Zeriscaping
5. Trees are essential in community landscapes
6. Trees planted mostly in beds
7. Natural Landscaping
8. Absorbent Landscapes
9. Right-sized Amenity Areas and Water-wise Landscaping

These are further described in the following Section 4. Water Conservation Strategy Recommendations.

**Table 3-2. Detailed Future Outdoor Water Use Projections**

		2030 (5 Yr.)		2040 (15 Yr.)		2050 (25 Yr.)	
Population / <b>Jobs*</b>		1,300 / <b>51</b>		3,400 / <b>529</b>		5,600 / <b>1,304</b>	
Acres		33		89		159	
		GPD	Ac. Ft.	GPD	Ac. Ft.	GPD	Ac. Ft.
<b>Single Family</b>	H	16,169	18.1	35,572	39.9	75,994	85.2
	M	12,452	14.0	27,394	30.7	58,524	65.6
	L	6,381	7.2	14,038	15.7	29,990	33.6
<b>Townhomes</b>	H	12,629	14.2	29,705	33.3	40,908	45.9
	M	6,176	6.9	14,527	16.3	20,006	22.4
	L	3,687	4.1	8,673	9.7	11,944	13.4
<b>Multifamily</b>	H	1,759	2.0	4,689	5.3	7,917	8.9
	M	942	1.1	2,509	2.8	4,237	4.7
	L	570	0.6	1,519	1.7	2,565	2.9
<b>Mixed-use &amp; Ground Floor Commercial</b>	H	1,292	1.4	4,394	4.9	7,755	8.7
	M	589	0.7	2,355	2.6	12,688	14.2
	L	325	0.4	1,168	1.3	6,294	7.1
<b>Nonresidential</b>	H	775	0.9	6,359	7.1	15,923	17.8
	M	353	0.4	3,407	3.8	8,533	9.6
	L	195	0.2	1,690	1.9	4,233	4.7
<b>Total</b>		<b>H</b>		<b>80,719</b>		<b>148,497</b>	
		<b>M</b>		<b>50,193</b>		<b>103,988</b>	
		<b>L</b>		<b>27,088</b>		<b>55,025</b>	

\* Population, jobs, and acres indicate the future change or increase of new potential development for each benchmark year.



## Section 4. Water Conservation Strategy Recommendations

### 4.1 - Reduction of non-functional turf grass.



Turf grass may be less expensive to install, but it requires significantly more water, and is not needed for outdoor areas where it will not be used for outdoor activities. The high water use concept includes a higher percentage of turf grass compared to the moderate water use concepts, and the low water use concepts apply less turf grass compared to the moderate and high water use concepts. Reduced turf grass areas are replaced by plant beds that require less irrigation water.

### 4.2 - Application of water-wise turf grass.



Where turf grass areas are needed to support outdoor activities, new drought-tolerant turf grass varieties are being researched and

introduced to the landscaping market. Some varieties can thrive using up to 40 percent less water than conventional turf grass. Water-wise turf grass is calculated into moderate use and low use concepts for townhome and multifamily, and into the low use concept for the single family homes.

### 4.3 - Efficient plant bed design and drip irrigation.



To achieve low water use in plant bed areas, a water-conserving design uses substantially less water when drought-tolerant plants are irrigated with drip emitters that extend to each individual plant. Plants should cover 30 to 45 percent of the bed at mature foliage. By contrast, a high water use plant bed uses spray nozzles to irrigate more dense plantings with 50 percent or greater foliage cover. The medium water use plant bed design method is to apply a uniform drip line irrigation grid to irrigate plants with 75 percent or greater foliage cover, demonstrating that a xeric planting design can still be full and lush while saving water.

#### 4.4 - Xeriscaping ≠ Zeriscaping.



The Weber Basin Water Conservancy District encourages xeriscape (pronounced “zeer-i-scape”) landscapes as an attractive type of landscape design that uses water-wise or drought-tolerant **plants** (including trees and shrubs) that require little to no supplemental irrigation. This type of landscape works best with drip systems and the use of rainwater. A “Zeroscape” (pronounced “zee-ro-scape”) is a landscape area filled predominantly with gravel and dirt, containing **no plants**.

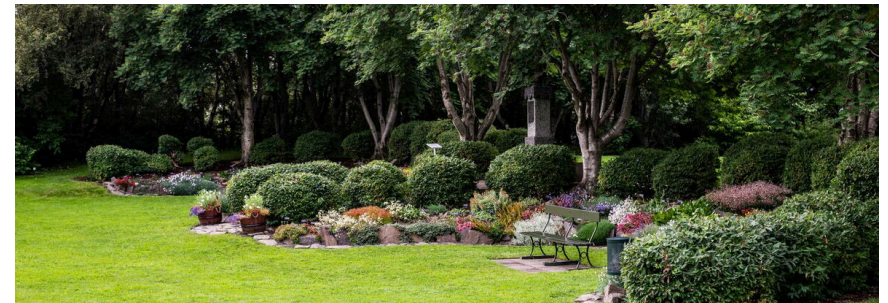
#### 4.5 - Trees are essential in community landscapes.



The same number of trees on the site and street trees are applied between the high, moderate, and low landscape design concepts for each land use type. Trees provide many benefits and should not be excluded from a landscape design in an attempt to use less water.

Trees not only add beauty to properties and neighborhoods: they help to reduce urban heat reflected from roads and buildings, absorb air pollutants, provide oxygen, support birds and other urban wildlife, and slow the accumulation of stormwater flows into storm drains. The shade provided by trees helps to cool the understory vegetation and reduce evapotranspiration from other plants, thus helping to conserve water by keeping the water in plants and soil longer.

#### 4.6 - Trees planted mostly in beds.



Trees should be planted and irrigated primarily in plant beds, with only a few trees planted in turf grass areas as an exception. Trees in turf grass areas can interfere with an efficient and uniform application of irrigation water onto the turf, and trees will not receive sufficient water when turf grass is irrigated to lower levels for water-wise turf grass.

During a drought season, a reduced water budget could prevent turf irrigation which would cause the turf to go into dormancy, and put the health, or life of these trees at risk. Trees planted in bed areas could more easily withstand seasonal or perpetual drought conditions. In addition, it is recommended that trees receive supplemental root watering irrigation on a separate irrigation zone to support their unique water needs which differ from both understory plants and lawn, promoting healthy rooting and resiliency.



#### 4.7 - Natural Landscaping.



Some landscape areas that are intended for more passive or occasional use could be planted with a native-like “natural grass” seed mix that grows taller, is irrigated less, and is mowed less frequently. Natural landscaping can also include low drought-tolerant shrub or small tree massings in locations that would not interfere with uniform irrigation of the natural grass areas. Natural landscaping areas can be appropriate for trail corridors, natural areas associated with public parks, steep slopes, and larger residential lots where water conservation is desired - particularly in a back yard or when adjacent to pasture, vacant land, road or utility corridors.

#### 4.8 - Water Absorbent Landscapes.



The [Utah Department of Environmental Quality](https://www.deq.utah.gov/) provides educational resources for applying ‘Low Impact Design’ (LID)

principles to landscapes. LID methods can utilize stormwater as a resource to retain precipitation onsite, and to reduce runoff and pollutants from being transported into drains and streams.

The image on the left shows a plant bed at the North Salt Lake City administration building that includes carefully specified soils and other underground materials to absorb more rainwater collected from the building's rooftop (also see the center image). The image on the right shows an absorbent landscape swale with natural vegetation that collects stormwater from the surrounding parking area.

Additionally, property owners in Utah can collect up to 2,500 gallons of rainwater for use on the same parcel of land where it was captured (see 5.2.6).

With less runoff water, the space typically required for stormwater detention ponds can be used for additional development or conservation, rather than more landscaping that requires irrigation. A typical high-water-use design collects runoff water through curbs and pipes into a consolidated detention basin that is landscaped with a high-water-use turfgrass.



Above: A detention basin landscaped with irrigated turf grass that is not designed for recreational use. The space required for stormwater detention basins can be greatly reduced by integrating LID features into a landscape. **Note:** See image on page 2 of a [water-wise landscaping approach to stormwater detention at the Weber County Library - Southwest Branch in Roy](#).



#### 4.9 - Right-sized Amenity Areas and Water-wise Landscaping.



With thoughtful design, outdoor amenity areas associated with Activity Centers (such as townhome, multifamily, and mixed-use developments) can provide enjoyable spaces for social gathering and recreation. A public plaza or enhanced streetscape with seating and small play areas can also help to increase customer visits and sales activity for mixed-use retail and services.

The size of the open space or plaza may vary, and should be right-sized for the community location and development context. Conversely, a plaza or green that is rarely used may indicate that a space is too large or oversized for the development and neighborhood context, or lacks inviting programming and features.

Considerations for right-sizing open space activity areas may include, 1) calculating a realistic projection of the number of future people planned to live in, work at, or visit the development location, 2) estimating the current and future population, and employees / visitors within a five-minute walk, 3) assessing potential improvements to the potential surrounding walkable street or pathway network, 4) referencing the proximity and

accessibility of any existing or planned trails and parks, and 5) programming activities that are complimentary to, rather than duplicative of turf grass play fields areas typically provided at public parks. Programming fitting for smaller gathering spaces may include features such as small playgrounds, exercise fitness stations, pavilions/picnicking areas, plazas, or mini amphitheaters.



## Section 5. Water Conservation Policy Recommendations

The following policy recommendations for ongoing water conservation efforts relate to city-owned properties and facilities, conservation information to share with all residents and businesses in the community, and potential city landscape ordinance updates that would apply to new development.

### 1. CITY-OWNED LANDSCAPES

- 5.1.1 - Define nonfunctional turf on city-owned properties
- 5.1.2. - Collect data to understand potential for city-owned landscape conversion
- 5.1.3 - Apply for technical assistance support for non-functional turf mapping on City-owned properties
- 5.1.4 - Develop a Property conversion plan (landscape and irrigation improvements) for reduced water demand
- 5.1.5 - Explore potential sourcing and application for lower water use turf varieties
- 5.1.6 - Engage Parks & Rec, and Public Works personnel in training to conduct irrigation checks
- 5.1.7 - Explore the potential for smart controller rebates
- 5.1.8 - Demonstrate water-wise landscaping on public projects, including park improvements, facilities landscaping, or streetscape improvements.
- 5.1.9 - Coordinate landscape improvements and care of trees on city properties and within public rights-of-ways under the purview of the Parks and Recreation Department, per the provisions of Chapter 7-3 (Public Ways and Property - Shade Trees). (see 4.5 and 4.6).

### 2. PUBLIC OUTREACH AND EDUCATION

- 5.2.1 - Develop a communications strategy to encourage water conservation.
- 5.2.2 - Provide landscape options and alternatives for conserving water.
- 5.2.3 - Increase communication with residents, including online engagement and community events.
- 5.2.4 - Launch a new Roy City water conservation webpage, and informational flyers
- 5.2.5 - Reference, utilize, coordinate with existing water conservation research and education programs, including but not limited to the following:
  - [Weber Basin Water Conservancy District \(WBWCD\)](#)
  - [WBWCD - Plants in the Garden Database](#)
  - [Roy Water Conservancy District](#)
  - [Utah State University Extension Botanical Center](#)
  - [Center for Water-Efficient Landscaping - Utah State University](#)
  - [Utah Division of Water Resources \(DWRe\) | Conserve Water](#)
  - [Utah DWRe | Weekly Lawn Watering Guide](#)
  - [Localscapes](#)
  - [Utah State University LAEP Extension](#)
  - [Water Conservation for Lawns and Landscape Extension](#)
  - [Utah DWRe Smart Controller Rebates](#)
  - [Western Resource Advocates | Community Hub for Landscape Transformation and Water Conservation](#)



5.2.6 - Share Rainwater Storage information from the Utah Division of Water Rights (DWR). In Utah, up to 2,500 gallons of rainwater can be collected and used for landscape irrigation. No permit is required for storing precipitation in **no more than two covered containers**, as long as each container's maximum capacity is **no more than 100 gallons**. A free permit is required for storing over 200 gallons in two containers, up to 2,500 gallons, and the collected water is limited to use on the same parcel of land where it was captured. Register for free on the [Utah Division of Water Rights website](#).

5.2.7 - Encourage removal of junk trees such as Siberian Elm and Russian Olive Trees on public and private properties, and utility corridors. These tree species can consume substantial amounts of water when located along ditches or canals, they spread seeds and reproduce rapidly, and they compete with other plants for water within an irrigated landscape. Elm trees have aggressive roots that search for water and can damage underground water and sewer pipes, or home foundations along roof dripline edges (see 5.1.9).

### 3. CONTINUED STUDY AND PLANNING EFFORTS

5.3.1 - Update the Water Conservation Plan every 5 years as required by State Code in reference to, and in coordination with this Water Use Element.

5.3.2 - Review the Weber Basin Water Conservancy District drought response plan. Explore the need or potential to create a Roy-specific drought response plan.

5.3.3 - Continue coordination between Roy City Water and the Roy Water Conservancy District as water metering reaches completion by 2030.

### 4. POTENTIAL CITY LANDSCAPE ORDINANCE UPDATES

5.4.1 - Potential Turf Grass Reductions: In addition to defining nonfunctional turf grass for City properties in 1.1, further study how nonfunctional turf grass could be defined specifically for residential, mixed-use, and nonresidential zoning districts.

5.4.2 - Section 10-13-5 in the Mixed Use zone states that “No turf grass is allowed in parking lot landscape islands, park-strips, buffer areas, or any area less than 8 feet wide. This standard could be updated to not allow any turf grass in landscape islands, park strips, buffer areas that do not meet an updated definition of ‘nonfunctional turf grass.’

5.4.3 - Section 10-13-5 in the Mixed Use zone limits turf grass to 15% of the total landscaped area, except for designated recreational areas. This requirement could be modified to only allow up to 15% turf grass for ‘functional’ turf grass, except for additional turf grass that meets a new definition of recreational function.

5.4.4 - Provide a list of water-wise plant materials, including trees, shrubs, perennials and lower water use turf grass varieties. The City may create its own plant list, or refer to an existing database or list, such as the [WERC - Plants in the Garden Database](#).

5.4.5 - Establish a requirement for the percentage of tree shade cover at mature growth, including street tree spacing and shade coverage.

5.4.6 - Establish minimum / maximum foliage cover at mature growth for plant beds, and the appropriate drip irrigation design to achieve water conservation.

5.4.7 - Establish “Right-Sized” open space or recreational space standards with water-wise landscaping standards for townhome and multifamily zones in Section 10-11-9 Supplementary Development Standards For multifamily Developments, including:

Item 6) the current maximum coverage of all impervious surfaces in multifamily Developments that may not exceed a range between 40% - 55%, and Item 8) the requirement for all multifamily Developments to “provide a minimum base open space of twenty percent (20%) for projects up to 20 units. Developments with more than twenty (20) units shall provide between 25% and 30% base open.”

See 4.9 - Right-sized Amenity Areas and Water-wise Landscaping.

5.4.8 - A current standard for mixed-use recreational open space in Section 10-13-4 - ‘Open Space Types’ requires “development parcels over 5 acres to provide 5% (or ¼ acres) of total lot size as civic open space. For parcels under 5 acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided within each district.” Additional study of how future Activity Centers relate to existing parks and trails could be conducted in advance of future development, to understand optimal locations, actual needed size / acreage, and guidelines for desired program elements that could be appropriate for civic open spaces.

See 4.9 - Right-sized Amenity Areas and Water-wise Landscaping.

5.4.9 - Section 10-13-4 ‘Open Space Types’ allows for a maximum of 30% coverage by an “open water body, including but not limited to, ponds, lakes, and pools.” The Plaza Open Space type allows for up to 50% maximum open water. The City could consider allowing only dry detention basins for stormwater runoff collection, and only allowing smaller decorative water features for recreational open space or plaza spaces.

Decorative water features can enhance the experience and aesthetic of an outdoor space, but this can be done with smaller, water-wise design features that incorporate shade, recycling

pumps, and other techniques to minimize water loss to evaporation.

See website resource Landscape-Water-Conservation Extension: [Water Features: Conserving Water](#) listed in 5.2.5.

5.4.10 - Include standards for ‘Low Impact’ storm water design features to increase on-site absorption and reduce detention pond areas (see 4.8).

5.4.11 - Reference to Rainwater Storage information provided by the Utah Division of Water Rights (see 5.2.6).

## Appendix A. Public Input

The project team shared draft landscape design concepts, water calculations, and strategies for water conservation at a Roy City public open house on October 28, 2025. Comments were very insightful and resulted in substantive content that was modified or added in drafting this plan. The comments are summarized by major themes, with bullet point(s) that describe where the comments are addressed in this plan.

1. **Encouragement to not reduce the number of trees in the landscape design concepts in an effort to conserve water. Trees provide many benefits, including shade and reducing urban heat.**
  - *Described in Strategy 4.5; and, all landscape design concepts were updated to include the same number of trees.*
2. **Demonstrate water-wise landscaping on public projects**
  - *Pg. 3 and in Recommendation 5.1.8*
3. **Encourage on-site stormwater absorption to minimize the size of detention basins.**
  - *4.8 - Water Absorbent Landscapes*
4. **Encourage rainfall capture in barrels, valves, etc for use in the landscape**
  - *4.8 - Water Absorbent Landscapes and Recommendation 5.4.9*
5. **Provide recommendations for water-wise plant materials (trees, shrubs, & low water use turf).**
  - *Recommendations 5.2.5 and 5.4.4*
6. **Plant Qualities (drought resistance, hardiness, microclimates, pollinators.**
  - *Recommendations 5.2.5 and 5.4.4*
7. **Provide information and increase awareness of water conservation landscaping resources, such as WBWCD Master Gardeners, Utah State Extension, etc.**
  - *Recommendation 5.2.5*
8. **Natural Landscaping may not be compatible in single-family residential landscapes.**
  - *Strategy 4.7 - Natural Landscaping*
9. **Encourage awareness and removal of invasive species.**
  - *Recommendation 5.2.7*
10. **Explore potential for smart controller rebates.**
  - *Recommendation 5.2.5*
11. **Questions about state-required secondary metering (by 2030) and future water rates.**
  - *Recommendation 5.3.3*



# APPENDIX B

# ROY CITY

## ANALYSIS OF LANDSCAPE WATER USE BY HOUSING TYPOLOGY

**Project Summary:** Roy City is developing a Water Conservation and Preservation Element to support future growth, which will primarily focus on infill and redevelopment. This project analyzes seven key land use types expected in the city: mixed-use commercial/residential, multi-family residential, urban townhomes, townhomes, 6,500sf residential lots, 9,000sf residential lots, and 23,500sf residential lots. For each land use type, existing sites in Roy and surrounding communities were studied. Three landscape design concepts - high, moderate, and low water use - were developed for each site, varying in landscape coverage, plant density, and irrigation method. Water use calculations were then performed to estimate annual consumption for each concept. This report presents those design scenarios along with a summary of the water use for each.





# MIXED-USE COMMERCIAL/RESIDENTIAL WATER USE CONCEPTS

HIGH WATER USE CONCEPT



Percent of Site is Grass: 12%  
Percent of Site is Landscape Planting: 10%  
Percent of Plant Coverage in Planted Area: 50%

MODERATE WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 3%  
Percent of Site is Landscape Planting: 19%  
Percent of Plant Coverage in Planted Area: 80%

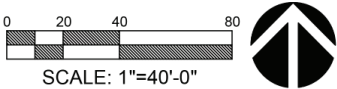
LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 2%  
Percent of Site is Landscape Planting: 20%  
Percent of Plant Coverage in Planted Area: 30%

**LEGEND**  
2.8 acre example  
~22% of site is landscaped

- Building
- Asphalt
- Sidewalk
- Lawn
- Planting Area - Spray Irrigation
- Planting Area - In-Line Drip Irrigation
- Planting Area - Point-Source Irrigation
- Play Area
- Trees



# MIXED-USE COMMERCIAL/RESIDENTIAL WATER USE ESTIMATES

Mixed Use - Opinion of Probable Water Use													
Site Square Footage (SF) =			123,763.95 Acres = 2.84										
Typical Percent of Landscape per Net Acre: 5% - 30%				Percent of Site as Landscape in Example: ~22%									

Mixed Use Development - High Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ *While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.
Trees - 25' spacing	Irrigated with Turf or Mulch	EA	40.0										:) Turf Grass covers less than 15% of total site
Turf - Kentucky Blue Grass	Spray / Rotors	SF	15,064.0	12%	1.75			16,423.5	443,435.2	1.361	16.330	5.75	:( Parking lot, park-strips, and buffer areas have no turf grass
Planting Area - Spray Irrigation	Spray Irrigation	SF	11,841.0	10%	1.00		50%	7,376.9	199,177.5	0.611	7.335	2.58	
GRAND TOTAL WATER USE								23,800.47	642,612.66	1.97	23.67	8.3	

Mixed Use Development - Moderate Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees - 40' spacing	Root Watering System	EA	40.0			10.00		400.0	10,800.0	0.033	0.398	0.14	:) Turf Grass covers less than 15% of total site
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	3,667.8	3%	0.75			1,713.8	46,271.4	0.142	1.704	0.60	:( Parking lot, park-strips, and buffer areas have no turf grass
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	14,411.1	12%			80%	7,692.0	207,684.0	0.637	7.648	2.69	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	9,173.9	7%			50%	3,058.0	82,565.5	0.253	3.041	1.07	
GRAND TOTAL WATER USE								12,463.74	336,520.88	1.07	12.79	4.5	

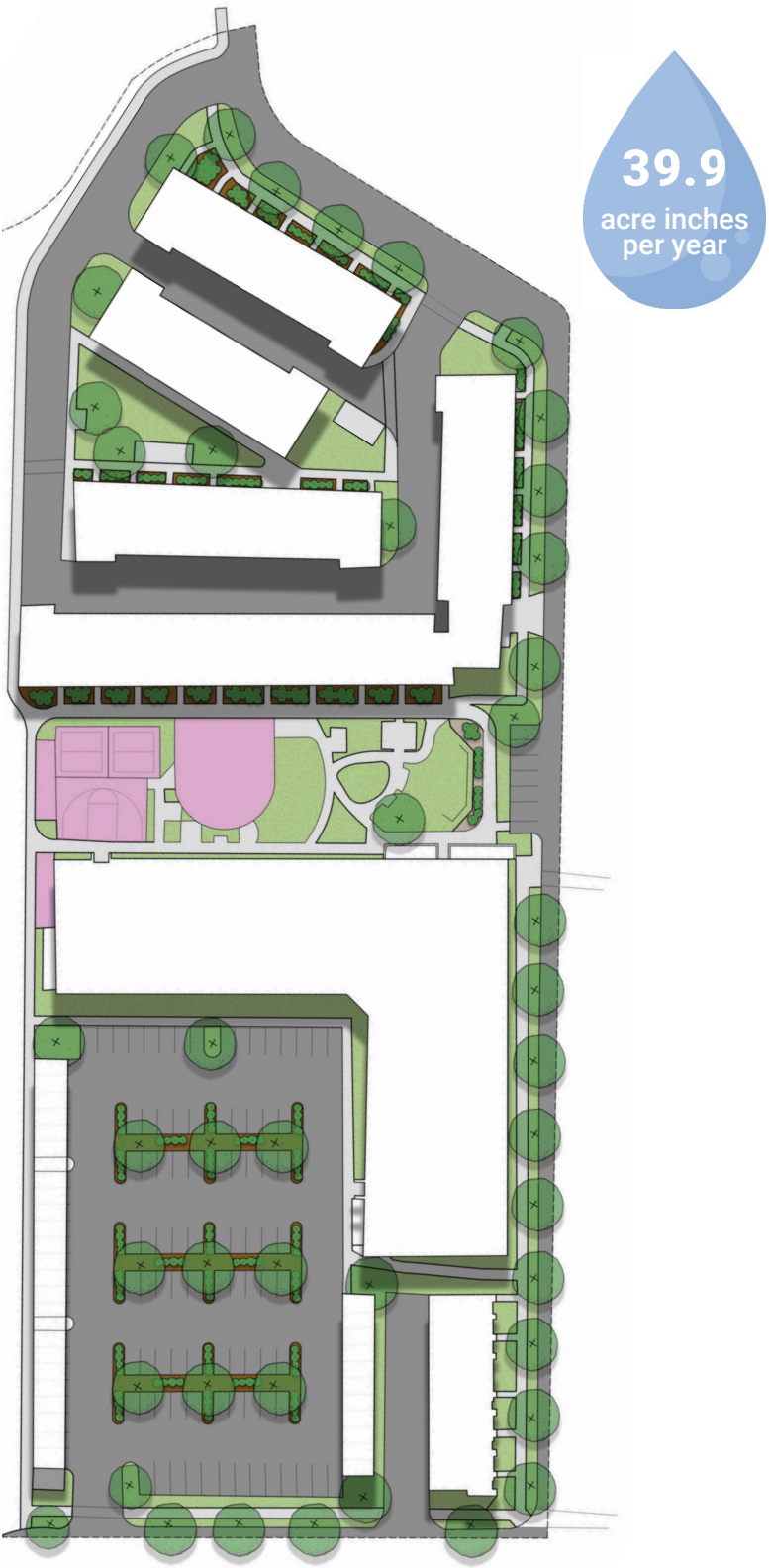
Mixed Use Development - Low Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees (60' spacing)	Root Watering System	EA	40.0			10.00		400.0	10,800.0	0.033	0.398	0.14	:) Turf Grass covers less than 15% of total site
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	2,639.0	2%	0.75			1,233.1	33,292.5	0.102	1.226	0.43	:( Parking lot, park-strips, and buffer areas have no turf grass
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	24,478.8	20%			30%	4,895.8	132,185.4	0.406	4.868	1.71	
GRAND TOTAL WATER USE								6,128.81	165,477.82	0.54	6.49	2.3	

:) = Meets the City Requirement  
:( = Does not meet the City Requirement



# MULTI-FAMILY / MIXED-RESIDENTIAL WATER USE CONCEPTS

HIGH WATER USE CONCEPT



Percent of Site is Grass: 12%  
Percent of Site is Landscape Planting: 3%  
Percent of Plant Coverage in Planted Area: 50%

MODERATE WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 5%  
Percent of Site is Landscape Planting: 10%  
Percent of Plant Coverage in Planted Area: 80%

LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 3%  
Percent of Site is Landscape Planting: 13%  
Percent of Plant Coverage in Planted Area: 30%

# MULTI-FAMILY / MIXED-RESIDENTIAL WATER USE ESTIMATES

Multi-Family Mixed Residential - Opinion of Probable Water Use													
Site Square Footage (SF) =		262,882.82    Acres =   6.03											
Typical Percent of Planted Landscape per Net Acre: 5% - 30%				Percent of Site as Landscape in Example: ~16%									

Multi-Family Mixed Residential Development - High Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees - 25' spacing	Irrigated with Turf or Mulch	EA	45.0										:) Turf Grass covers less than 15% of total site :( Parking lot, park-strips, and buffer areas have no turf grass
Turf - Kentucky Blue Grass	Spray / Rotors	SF	31,801.0	12%	1.75			34,671.0	936,118.1	2.873	34.474	5.71	
Planting Area - Spray Irrigation	Spray Irrigation	SF	8,685.0	3%	1.00		50%	5,410.8	146,090.4	0.448	5.380	0.89	
Crushed Stone - 3" Deep (dog park & detention)	Not Irrigated	SF	931.8	0.4%									
GRAND TOTAL WATER USE								40,081.80	1,082,208.47	3.32	39.85	6.6	

Multi-Family Mixed Residential Development - Moderate Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees - 40' spacing	Root Watering System	EA	45.0			10.00		450.0	12,150.0	0.037	0.447	0.07	:) Turf Grass covers less than 15% of total site :) Parking lot, park-strips, and buffer areas have no turf grass
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	13,370.8	5%	0.75			6,247.5	168,682.2	0.518	6.212	1.03	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	11,203.2	4%			80%	6,072.0	163,944.0	0.503	6.038	1.00	
Planting Area - Point Source Drip Emmiters per Shrub	Point Source Drip Irrigation	SF	16,646.0	6%			50%	5,548.7	149,814.0	0.460	5.517	0.91	
GRAND TOTAL WATER USE								18,318.15	494,590.17	1.52	18.21	3.0	

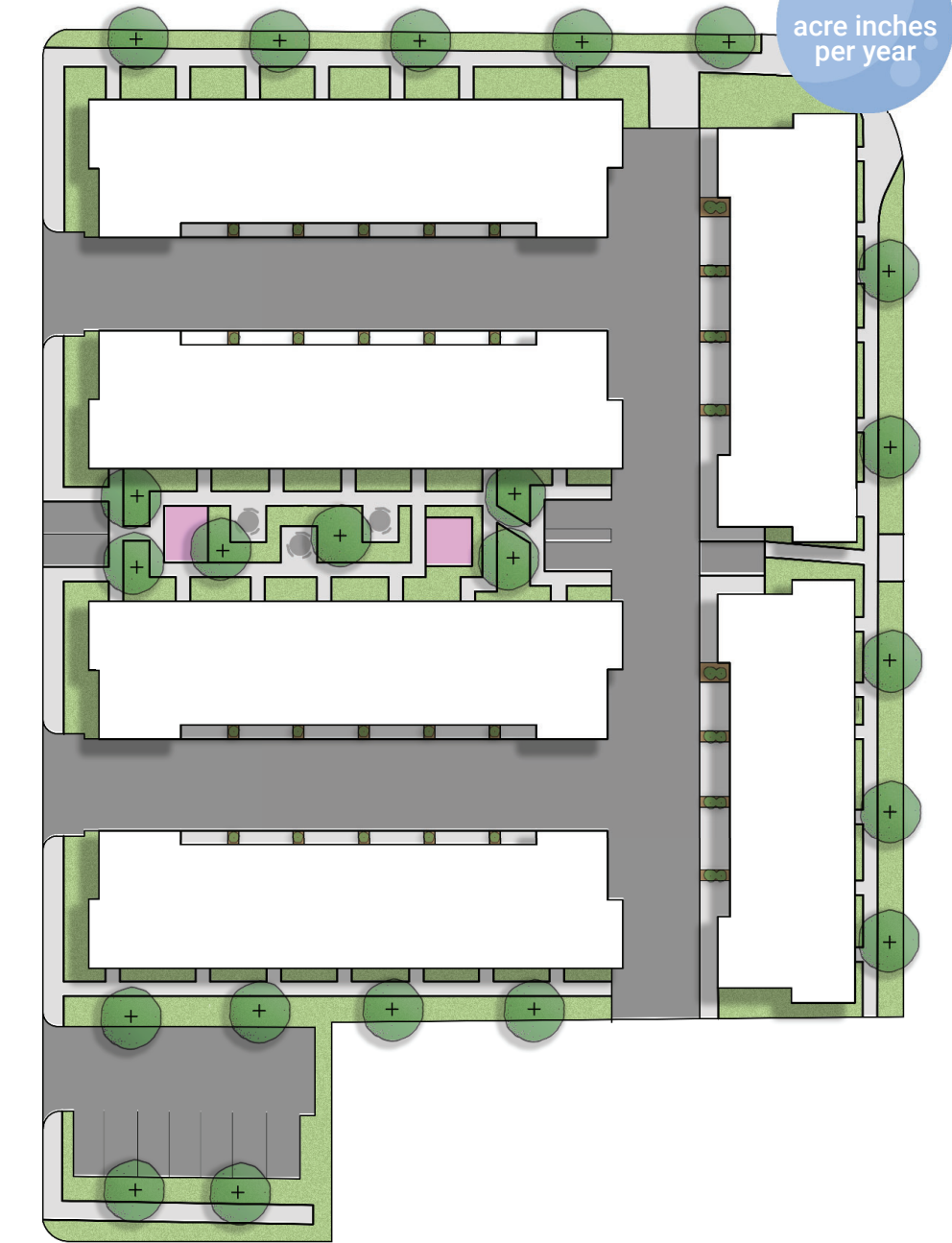
Multi-Family Mixed Residential Development - Low Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees (60' spacing)	Root Watering System	EA	45.0			10.00		450.0	12,150.0	0.037	0.447	0.07	:) Turf Grass covers less than 15% of total site :) Parking lot, park-strips, and buffer areas have no turf grass
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	6,796.8	3%	0.75			3,175.8	85,746.1	0.263	3.158	0.52	
Planting Area - Point Source Drip Emmiters per Shrub	Point Source Drip Irrigation	SF	34,955.7	13%			30%	6,991.1	188,760.6	0.579	6.951	1.15	
GRAND TOTAL WATER USE								10,616.92	286,656.72	0.88	10.56	1.7	

) = Meets the City Requirement  
( = Does not meet the City Requirement



# URBAN TOWNHOMES WATER USE CONCEPTS

HIGH WATER USE CONCEPT



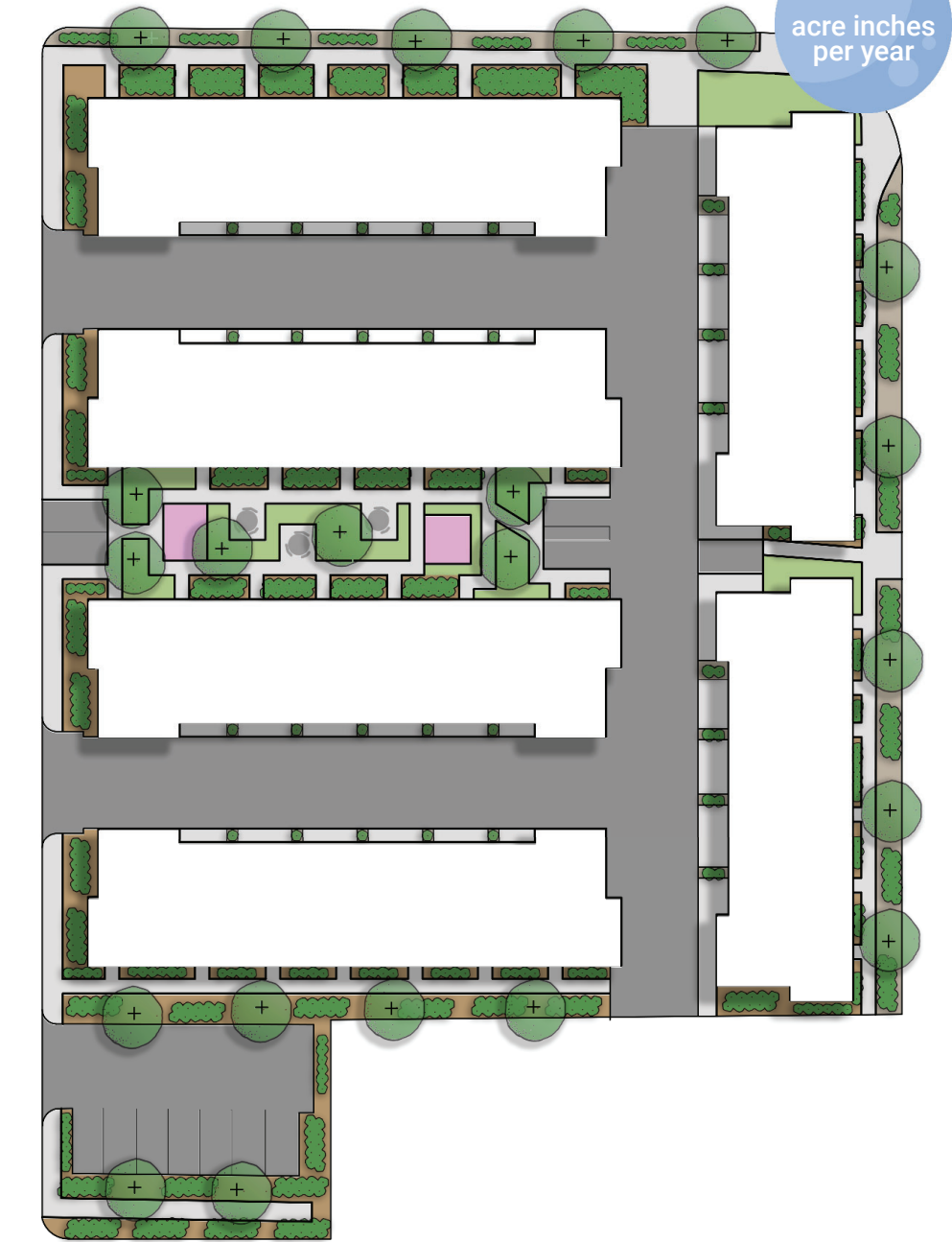
Percent of Site is Grass: 17%  
Percent of Site is Landscape Planting: 1%  
Percent of Plant Coverage in Planted Area: 50%

**LEGEND**  
1.6 acre example  
~18% of site is landscaped

- Building
- Asphalt
- Sidewalk

- Lawn
- Play Area
- Trees

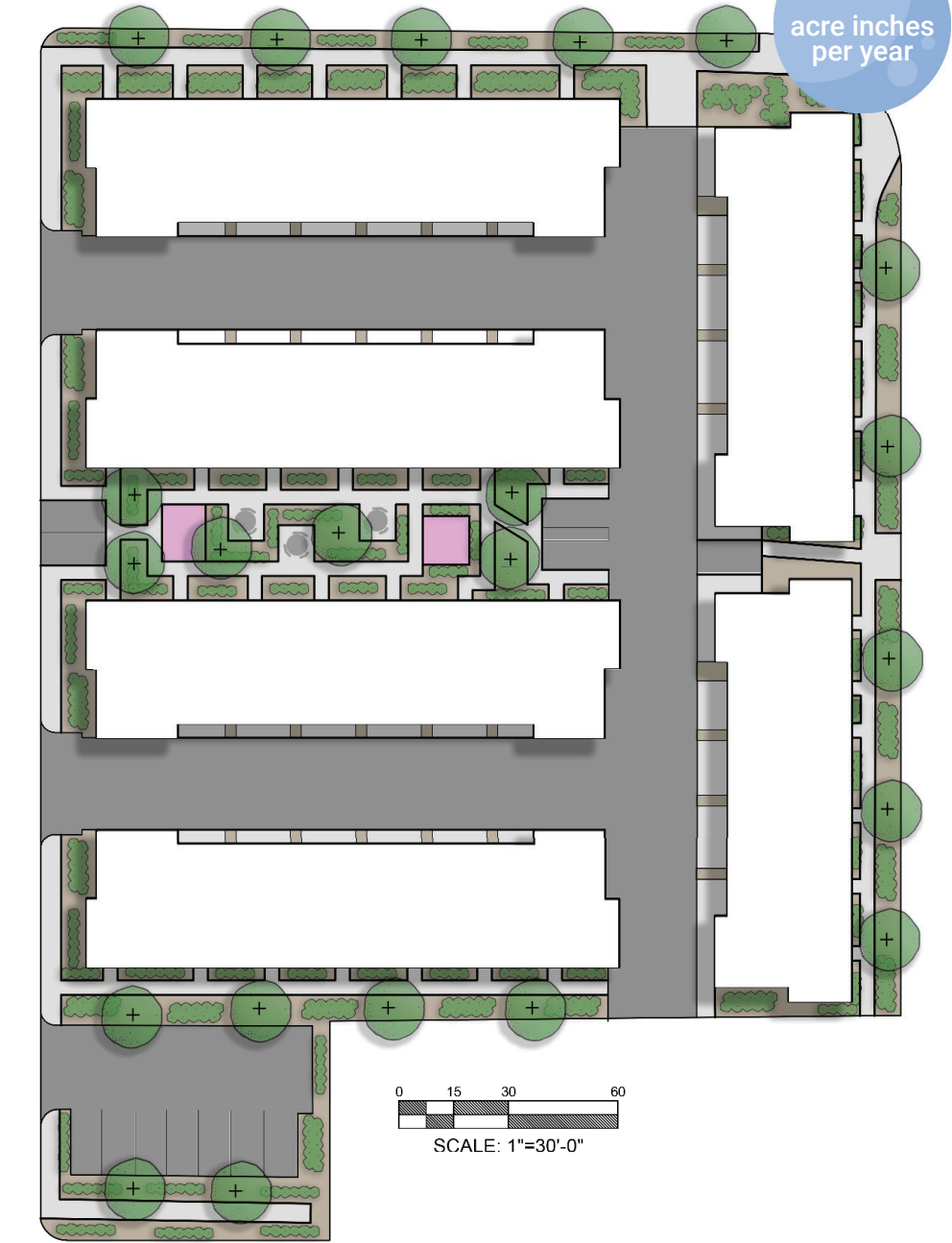
MODERATE WATER USE CONCEPT



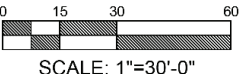
Percent of Site is Grass: 3%  
Percent of Site is Landscape Planting: 14%  
Percent of Plant Coverage in Planted Area: 80%

- Planting Area -  
Spray Irrigation
- Planting Area -  
In-Line Drip Irrigation
- Planting Area -  
Point-Source Irrigation

LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 0%  
Percent of Site is Landscape Planting: 17%  
Percent of Plant Coverage in Planted Area: 30%



# URBAN TOWNHOMES WATER USE ESTIMATES

Urban Townhomes - Opinion of Probable Water Use													
Site Square Footage (SF) =		68,780.45 Acres = 1.58											
Typical Percent of Planted Landscape per Net Acre: 10% - 50%		Percent of Site as Landscape in Example: ~18%											

Urban Townhomes Development - High Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ *While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.
Trees - 25' spacing	Irrigated with Turf or Mulch	EA	22.0										
Turf - Kentucky Blue Grass	Spray / Rotors	SF	11,770.3	17%	1.75			12,832.6	346,480.3	1.063	12.760	8.08	: Turf Grass covers less than 35% of the irrigable space in front and side yards
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	475.2	1%			80%	247.2	6,674.4	0.020	0.246	0.16	: No turf grass in park-strips or areas less that 8 ft in width
GRAND TOTAL WATER USE								13,079.80	353,154.66	1.08	13.01	8.2	

Urban Townhomes Development - Moderate Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees - 40' spacing	Root Watering System	EA	22.0			10.00		220.0	5,940.0	0.018	0.219	0.14	
Turf - Kentucky Blue Grass	Spray / Rotors	SF	2,184.7	3%	1.75			2,381.9	64,311.4	0.197	2.368	1.50	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	7,066.6	10%			80%	3,756.0	101,412.0	0.311	3.735	2.37	: Turf Grass covers less than 35% of the irrigable space in front and side yards
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	2,986.8	4%			50%	995.6	26,880.8	0.082	0.990	0.63	: No turf grass in park-strips or areas less that 8 ft in width
GRAND TOTAL WATER USE								7,353.49	198,544.10	0.61	7.31	4.6	

Urban Townhomes Development - Low Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	22.0			10.00		220.0	5,940.0	0.018	0.219	0.14	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	11,770.3	17%			30%	2,354.1	63,559.6	0.195	2.341	1.48	: Turf Grass covers less than 35% of the irrigable space in front and side yards
Non-irrigated Stone Mulch	Not Irrigated	SF	475.2	1%									: No turf grass in park-strips or areas less that 8 ft in width
GRAND TOTAL WATER USE								2,574.06	69,499.62	0.21	2.56	1.6	

: ) = Meets the City Requirement  
:( = Does not meet the City Requirement



# TOWNHOMES WATER USE CONCEPTS

HIGH WATER USE CONCEPT



**LEGEND**  
3.4 acre example  
~47.5% of site is landscaped

- Building
- Asphalt
- Sidewalk

- Lawn
- Meadow Mix Planting -  
Overhead Spray Irrigation
- Planting Area -  
Spray Irrigation
- Planting Area -  
In-Line Drip Irrigation
- Planting Area -  
Point-Source Irrigation
- Play Area
- Trees

Percent of Site is Grass: 44%  
Percent of Site is Landscape Planting:  
3%  
Percent of Plant Coverage in Planted  
Area: 50%

MODERATE WATER USE CONCEPT

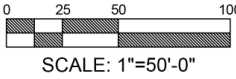


Percent of Site is Water-Wise Grass: 36%  
Percent of Site is Landscape Planting: 12%  
Percent of Plant Coverage in Planted Area: 80%

LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 23%  
Percent of Site is Landscape Planting: 8%  
Percent of Site is Meadow (Unusable Lawn Area) Planting: 15%  
Percent of Plant Coverage in Planted Area: 30%





# Townhomes Water Use Estimates

Townhomes - Opinion of Probable Water Use													
Site Square Footage (SF) =		147,690.76	Acres =		3.39								
Typical Percent of Planted Landscape per Net Acre: 10% - 50%				Percent of Site as Landscape in Example: ~47.5%									

Townhomes Development - High Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ *While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.
Trees - 25' spacing	Irrigated with Turf or Mulch	EA	34.0										:( Turf Grass covers less than 35% of the irrigable space in front and side yards :( No turf grass in park-strips or areas less that 8 ft in width
Turf - Kentucky Blue Grass	Spray / Rotors	SF	64,960.6	44%	1.75			70,823.3	1,912,227.8	5.868	70.421	20.77	
Planting Area - Spray Irrigation	Spray Irrigation	SF	4,892.9	3%	1.00		50%	3,048.3	82,303.0	0.253	3.031	0.89	
Crushed Stone - (detention)	Not Irrigated	SF	357.1	0.2%									
GRAND TOTAL WATER USE								73,871.51	1,994,530.73	6.12	73.45	21.7	

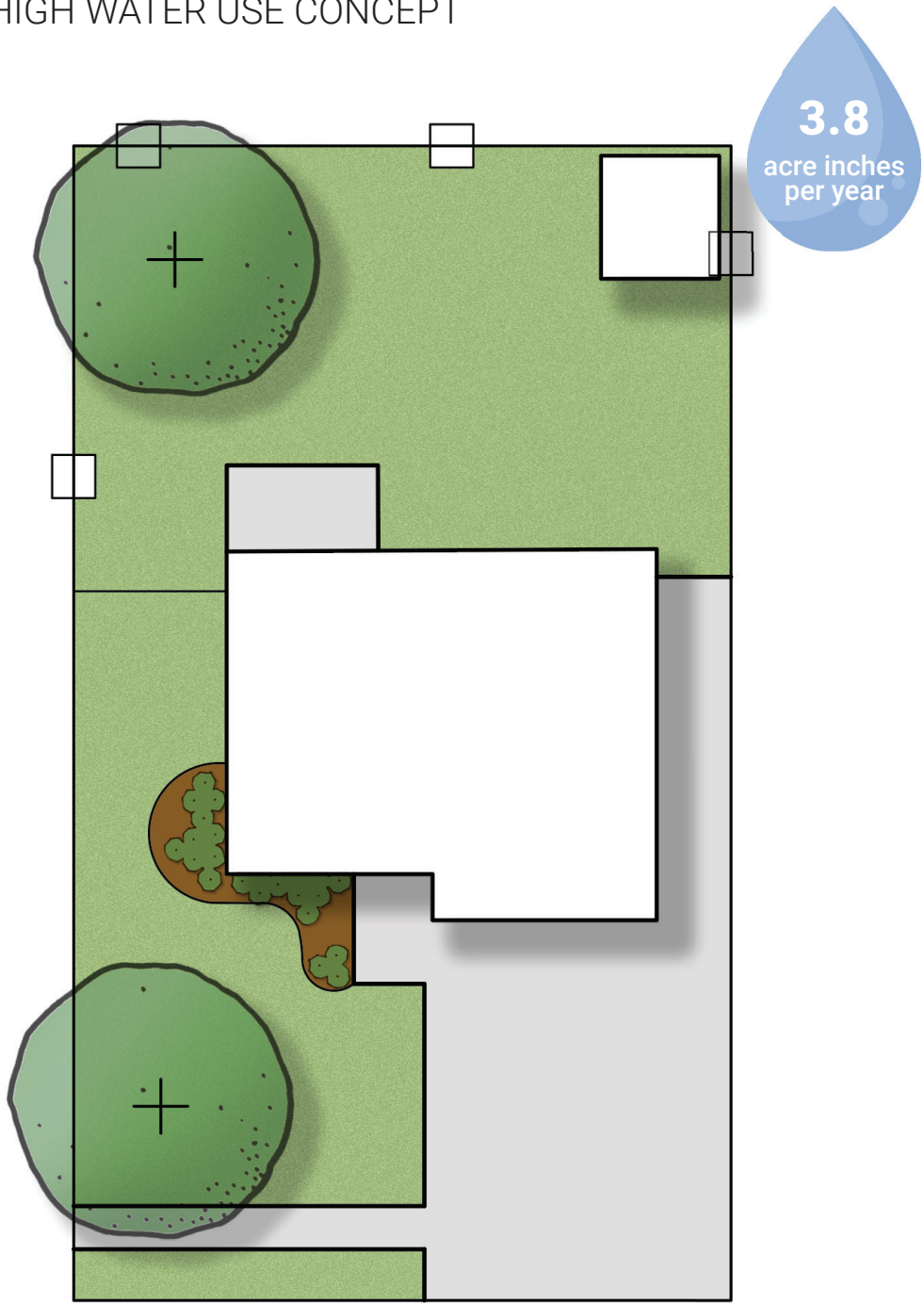
Townhomes Development - Moderate Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees - 40' spacing	Root Watering System	EA	34.0			10.00		340.0	9,180.0	0.028	0.338	0.10	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	52,571.0	36%	0.75			24,563.8	663,222.0	2.035	24.424	7.20	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	17,273.8	12%			80%	9,216.0	248,832.0	0.764	9.164	2.70	
Crushed Stone - (detention)	Not Irrigated	SF	357.1	0.2%									
GRAND TOTAL WATER USE								34,119.78	921,233.96	2.83	33.93	10.0	

Townhomes Development - Low Water Use Concept													
Landscape Item	Irrigation Details	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	34.0			10.00		340.0	9,180.0	0.028	0.338	0.10	:( Turf Grass covers less than 35% of the irrigable space in front and side yards :( No turf grass in park-strips or areas less that 8 ft in width
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	34,332.6	23%	0.75			16,041.9	433,131.5	1.329	15.951	4.70	
Dry Seed Meadow Mix	Spray / Rotors	SF	22,075.9	15%	0.30			4,126.0	111,401.4	0.342	4.103	1.21	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	12,271.0	8%			30%	2,454.2	66,263.6	0.203	2.440	0.72	
Crushed Stone - (detention)	Not Irrigated	SF	357.1	0.2%									
GRAND TOTAL WATER USE								22,962.09	619,976.45	1.90	22.83	6.7	

:) = Meets the City Requirement  
:( = Does not meet the City Requirement

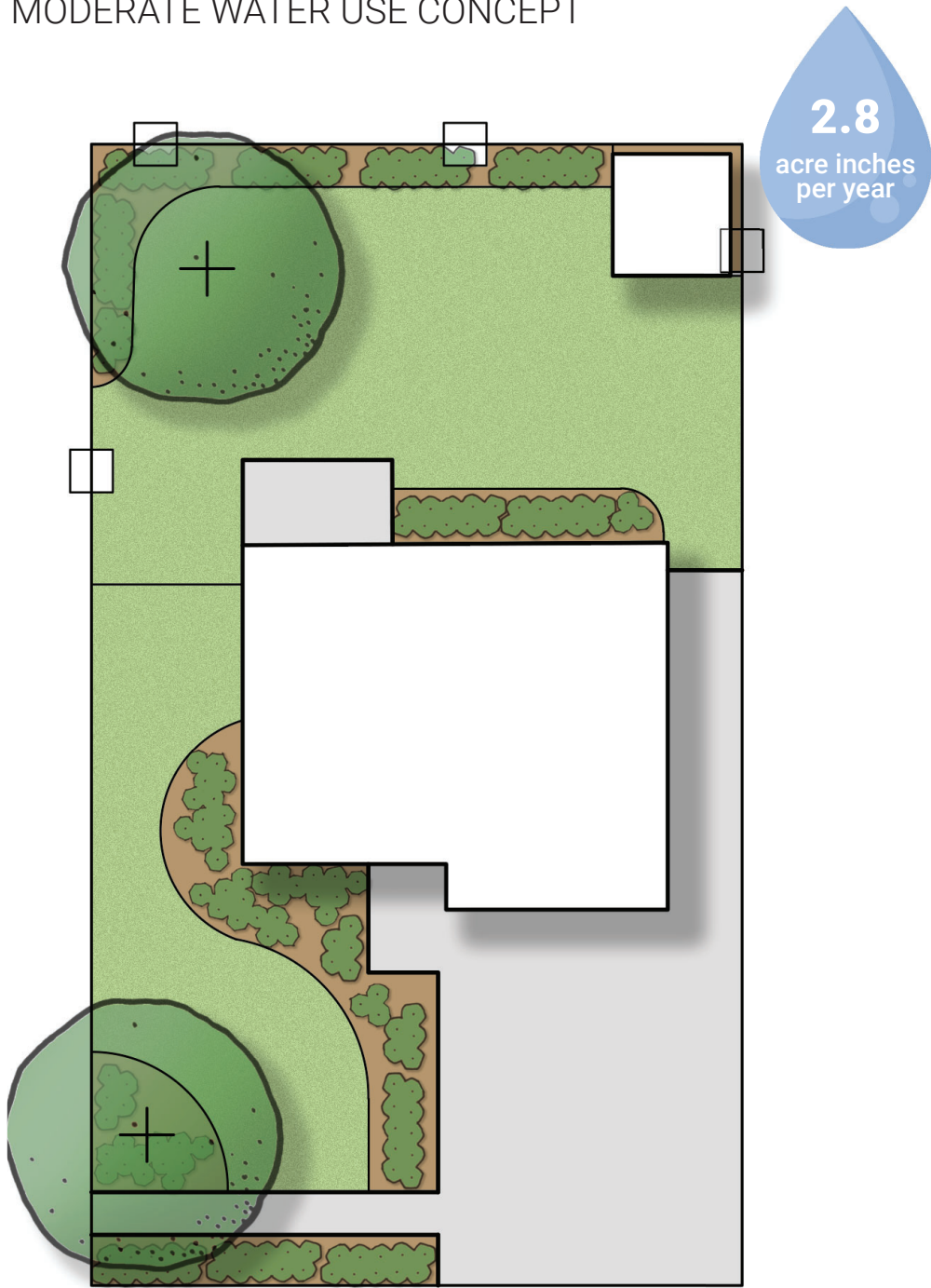
# 6,500-SF RESIDENTIAL WATER USE CONCEPTS

HIGH WATER USE CONCEPT



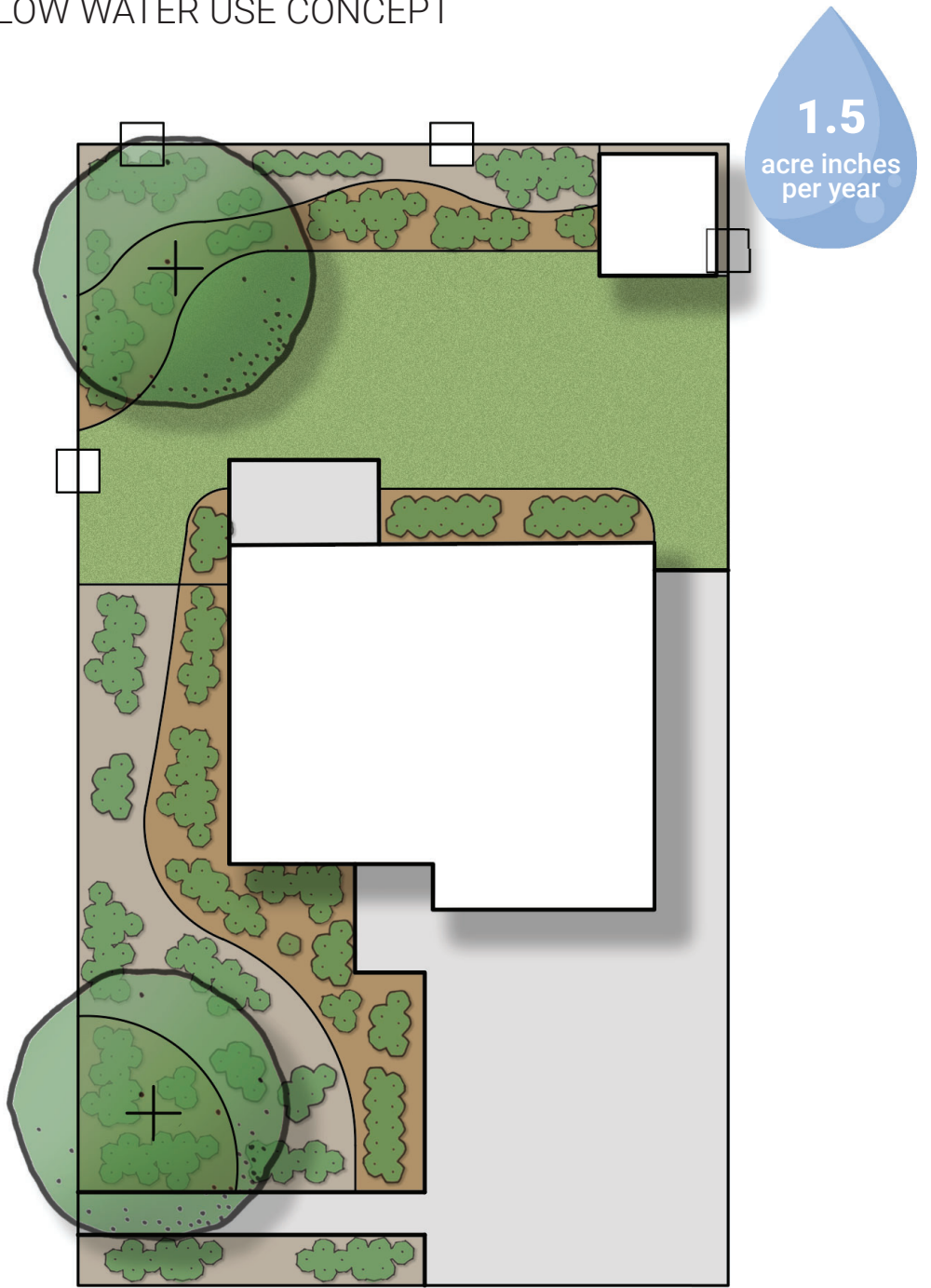
Percent of Site is Grass: 53%  
Percent of Site is Landscape Planting: 2%  
Percent of Plant Coverage in Planted Area: 50%

MODERATE WATER USE CONCEPT



Percent of Site is Grass: 38%  
Percent of Site is Landscape Planting: 17%  
Percent of Plant Coverage in Planted Area: 80%

LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 20%  
Percent of Site is Landscape Planting: 35%  
Percent of Plant Coverage in Planted Area: 40%

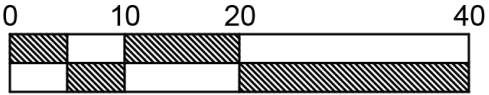
**LEGEND**

6,522 SF(~1/7 acre) example  
~58% of site is landscaped

- Building
- Asphalt
- Sidewalk

- Lawn
- Play Area
- Trees

- Planting Area -  
Spray Irrigation
- Planting Area -  
In-Line Drip Irrigation
- Planting Area -  
Point-Source Irrigation



SCALE: 1"=20'-0"

6,500-SF RESIDENTIAL WATER USE ESTIMATES

Single Family (6,500 SF) -Opinion of Probable Water Use													
Site Square Footage (SF)		6,522.89 Acres= 0.15											
Typical Percent of Planted Landscape per Net Acre: 20% - 70%				Percent of Site as Landscape in Example: ~60%									

Single Family (6,500 SF) Development - High Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	*While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.
Trees	Irrigated with Turf or Mulch	EA	2.0										:( Turf Grass covers less than 35% of the irrigable space in front and side yards :( No turf grass in park-strips or areas less that 8 ft in width
Turf - Kentucky Blue Grass	Spray / Rotors	SF	3,429.6	53%	1.75			3,739.1	100,956.6	0.310	3.718	24.83	
Planting Area - Spray Irrigation	Spray Irrigation	SF	146.5	2%	1.00		50%	91.3	2,463.8	0.008	0.091	0.61	
GRAND TOTAL WATER USE								3,830.38	103,420.34	0.32	3.81	25.4	

Single Family (6,500 SF) Development - Moderate Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	2.0			10.00		20.0	540.0	0.002	0.020	0.13	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in
Turf - Kentucky Blue Grass	Spray / Rotors	SF	2,477.7	38%	1.75			2,701.3	72,935.1	0.224	2.686	17.94	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,097.0	17%			80%	91.2	2,462.4	0.008	0.091	0.61	
GRAND TOTAL WATER USE								2,812.50	75,937.54	0.23	2.80	18.7	

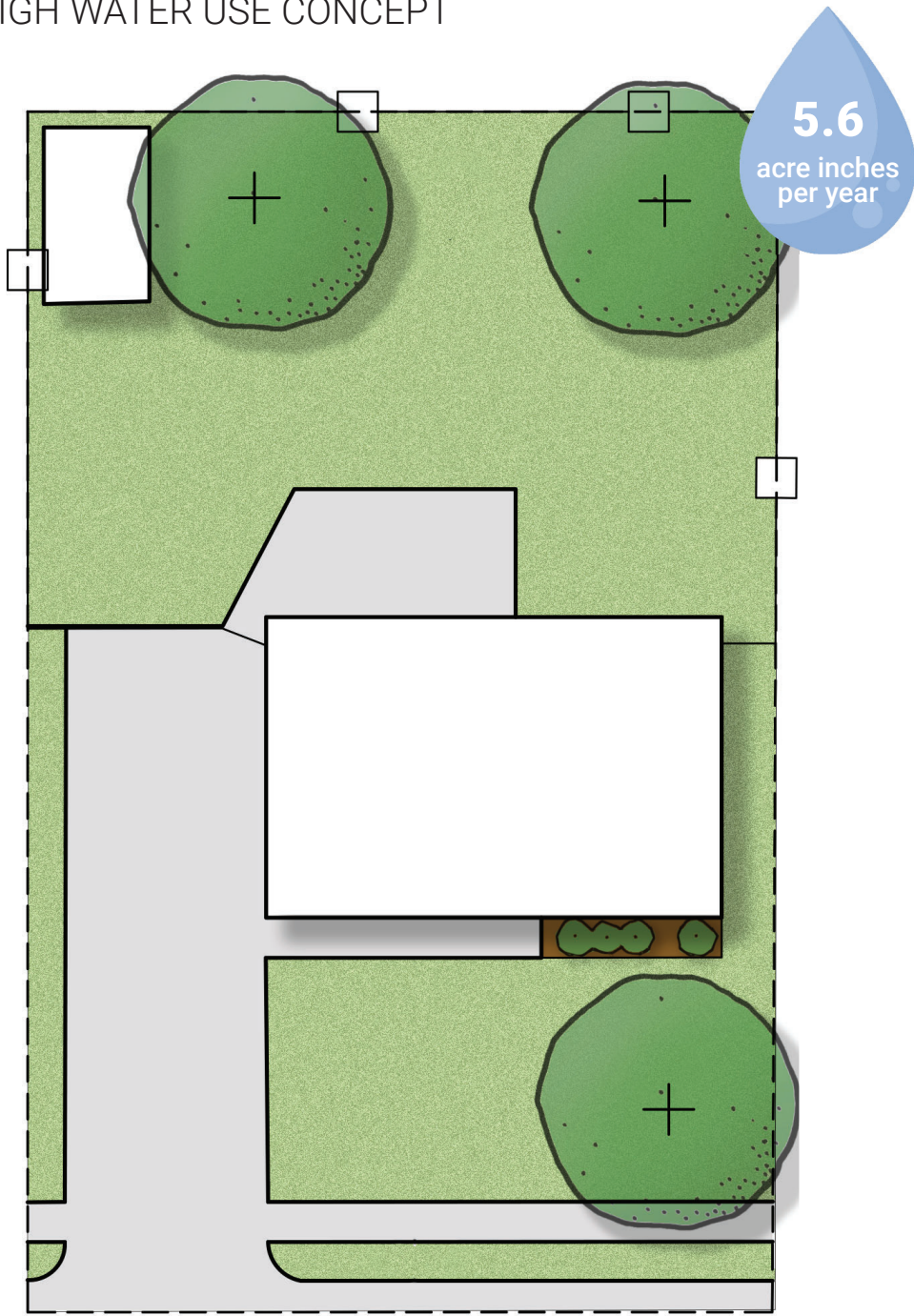
Single Family (6,500 SF) Development - Low Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	2.0			10.00		20.0	540.0	0.002	0.020	0.13	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	1,298.9	20%	0.75			606.9	16,386.5	0.050	0.603	4.03	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,175.1	18%			60%	626.4	16,912.8	0.052	0.623	4.16	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	1,078.0	17%			40%	287.5	7,761.2	0.024	0.286	1.91	
GRAND TOTAL WATER USE								1,540.76	41,600.51	0.13	1.53	10.2	

:) = Meets the City Requirement  
:( = Does not meet the City Requirement



# 9,000-SF ACRE RESIDENTIAL WATER USE CONCEPTS

HIGH WATER USE CONCEPT



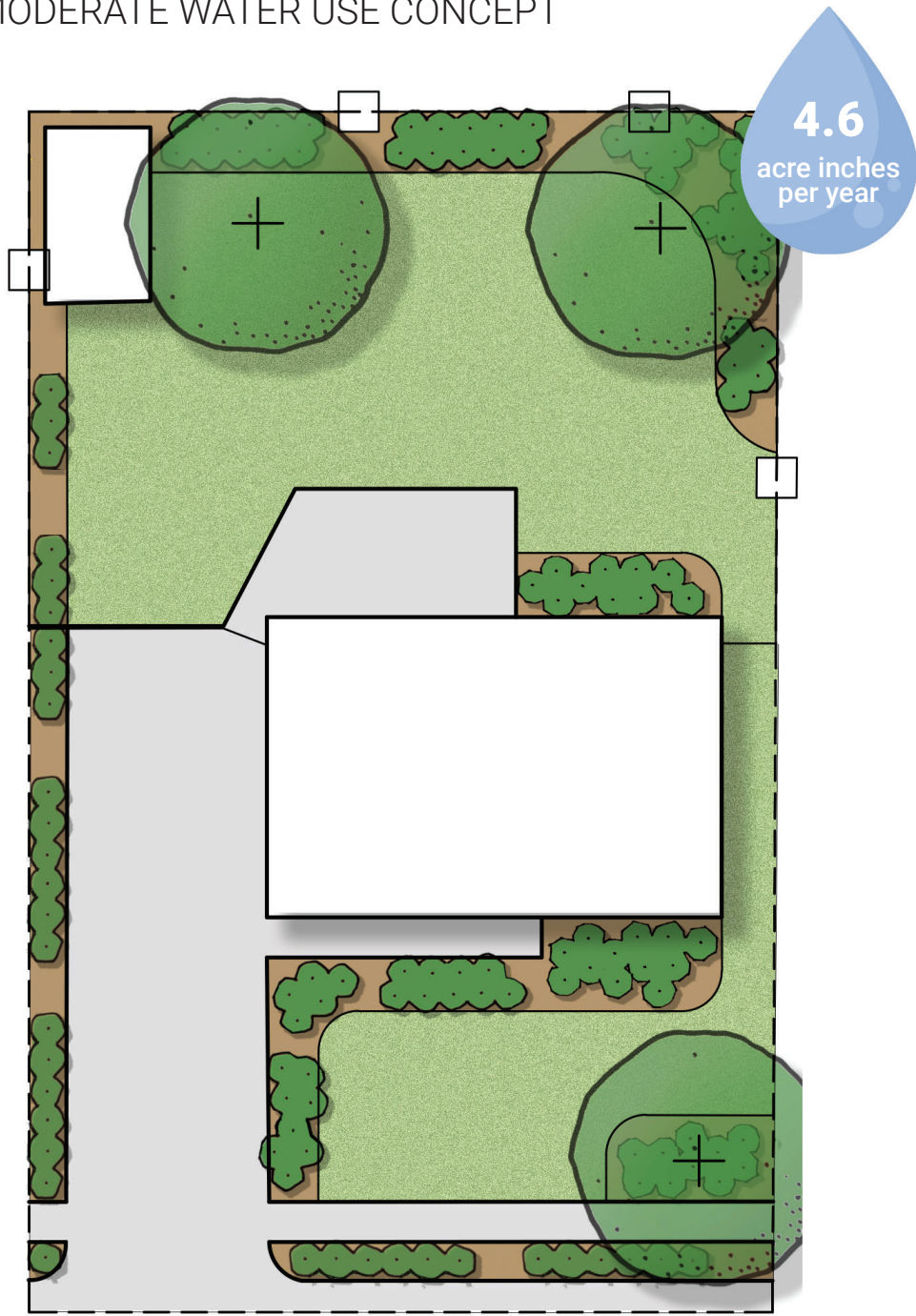
Percent of Site is Grass: 57%  
Percent of Site is Landscape Planting: 1%  
Percent of Plant Coverage in Planted Area: 50%

**LEGEND**

8,926 SF (~1/5 acre) example  
~58% of site is landscaped



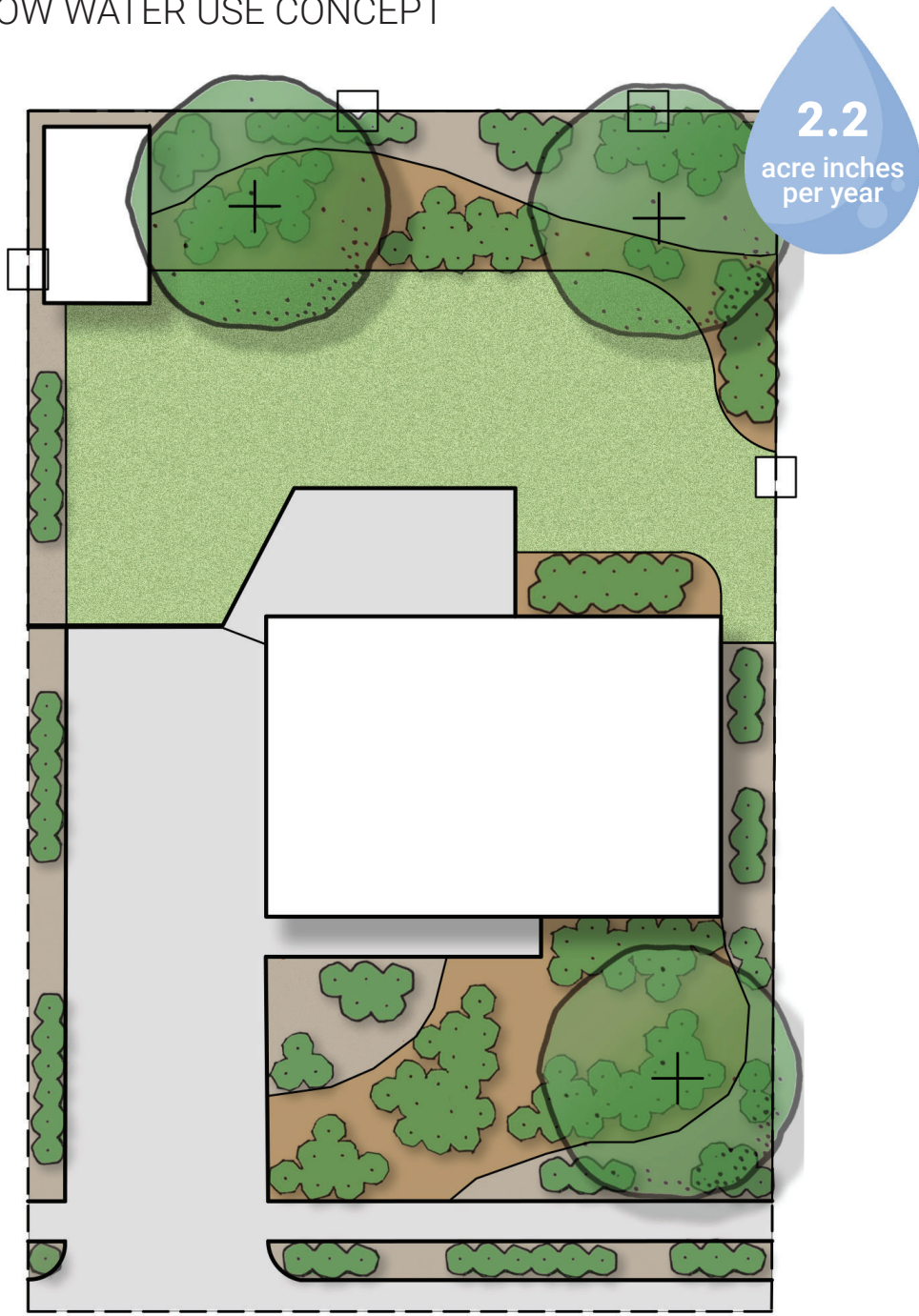
MODERATE WATER USE CONCEPT



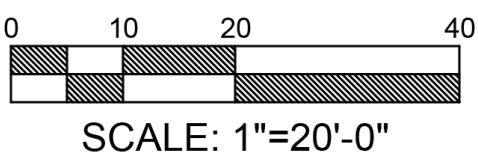
Percent of Site is Grass: 37%  
Percent of Site is Landscape Planting: 19%  
Percent of Plant Coverage in Planted Area: 80%



LOW WATER USE CONCEPT



Percent of Site is Water-Wise Grass: 21%  
Percent of Site is Landscape Planting: 35%  
Percent of Plant Coverage in Planted Area: 40%





# 9,000-SF RESIDENTIAL WATER USE ESTIMATES

Single Family (9,000 SF) -Opinion of Probable Water Use													
Site Square Footage (SF)		8,926.58		Acres=		0.20							
Typical Percent of Planted Landscape per Net Acre: 20% - 70%						Percent of Site as Landscape in Example: ~58%							

Single Family (9,000 SF) Development - High Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	*While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.  :( Turf Grass covers less than 35% of the irrigable space in front and side yards :( No turf grass in park-strips or areas less that 8 ft in width
Trees	Irrigated with Turf or Mulch	EA	3.0										
Turf - Kentucky Blue Grass	Spray / Rotors	SF	5,105.7	57%	1.75			5,566.5	150,295.8	0.461	5.535	27.01	
Planting Area - Spray Irrigation	Spray Irrigation	SF	71.9	1%	1.00		50%	44.8	1,208.6	0.004	0.045	0.22	
GRAND TOTAL WATER USE								5,611.27	151,504.39	0.46	5.58	27.2	

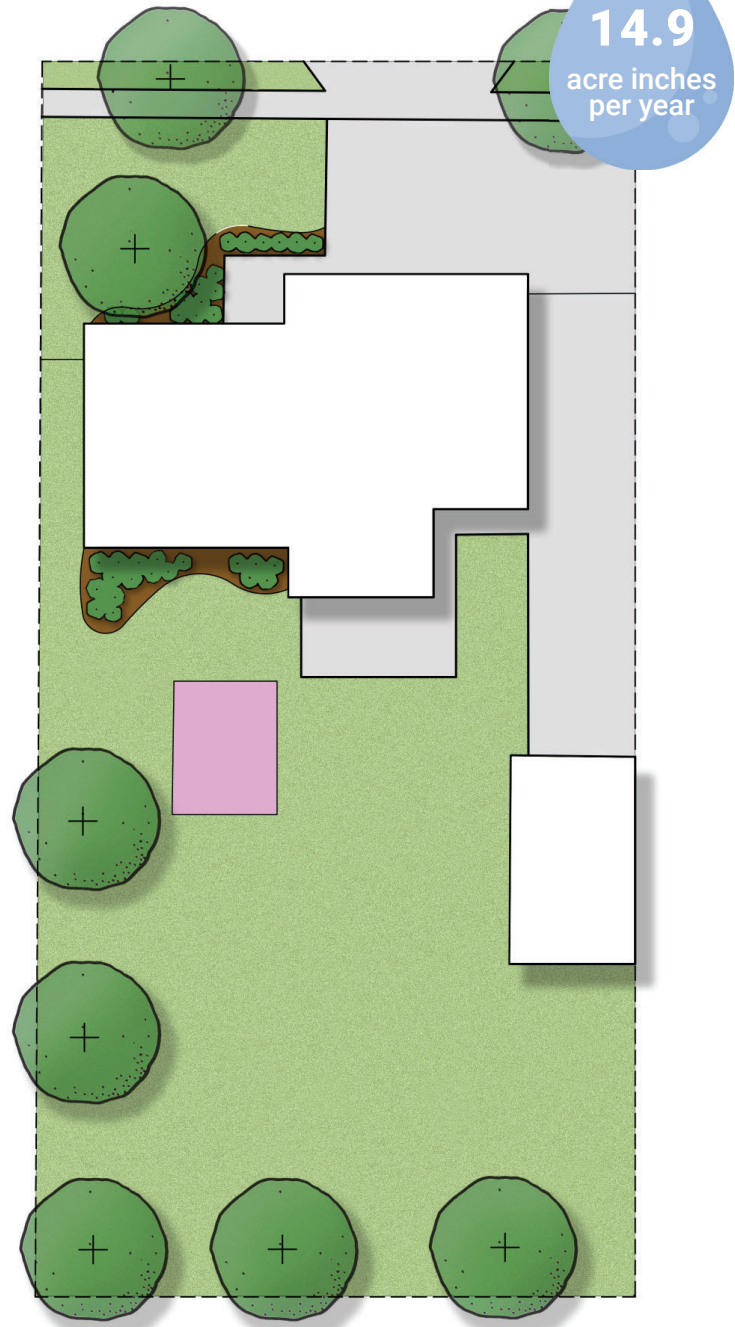
Single Family (9,000 SF) Development - Moderate Water Use Concept														
Landscape Item		Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	3.0				10.00		30.0	810.0	0.002	0.030	0.15	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in
Turf - Kentucky Blue Grass	Spray / Rotors	SF	3,339.5	37%	1.75				3,640.8	98,302.8	0.302	3.620	17.67	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,697.9	19%			80%		979.2	26,438.4	0.081	0.974	4.75	
GRAND TOTAL WATER USE									4,650.05	125,551.25	0.39	4.62	22.6	

Single Family (9,000 SF) Development - Low Water Use Concept														
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ	
Trees	Root Watering System	EA	3.0			10.00		30.0	810.0	0.002	0.030	0.15	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width	
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	1,866.3	21%	0.75			872.0	23,544.4	0.072	0.867	4.23		
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,580.4	18%			60%	846.0	22,842.0	0.070	0.841	4.10		
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	1,727.2	19%			40%	460.6	12,435.6	0.038	0.458	2.23		
GRAND TOTAL WATER USE								2,208.59	59,632.02	0.18	2.20	10.7		

:) = Meets the City Requirement  
:( = Does not meet the City Requirement

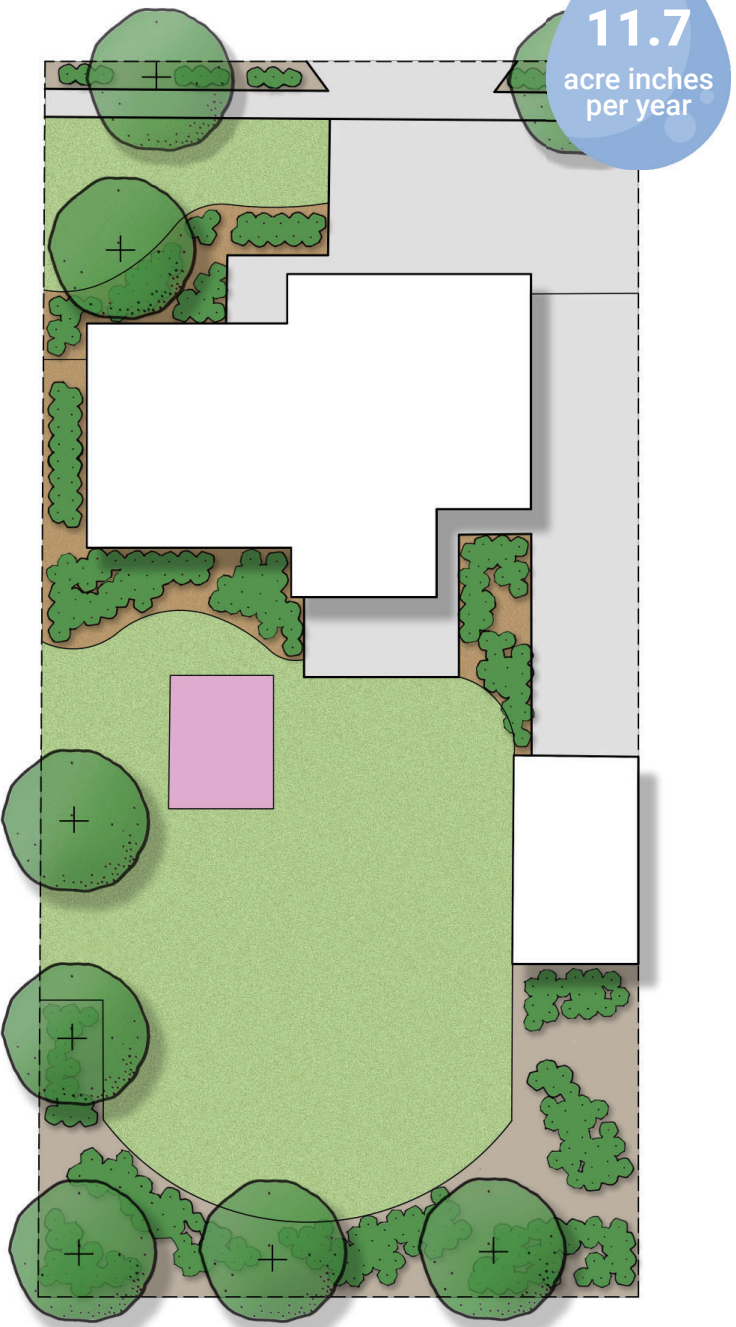
# 23,500-SF RESIDENTIAL WATER USE CONCEPTS

HIGH WATER USE CONCEPT



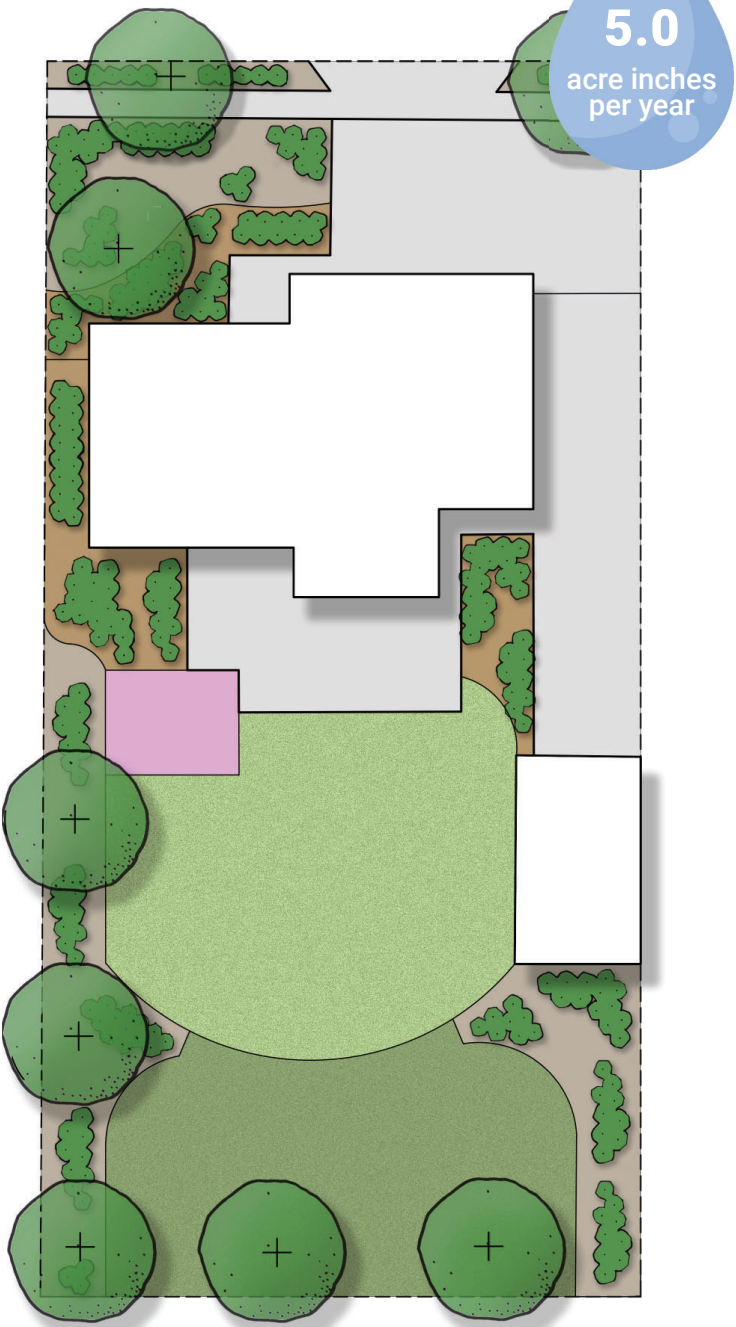
Percent of Site is Grass: 57%  
Percent of Site is Landscape Planting: 2%  
Percent of Plant Coverage in Planted Area: 50%

MODERATE WATER USE  
CONCEPT



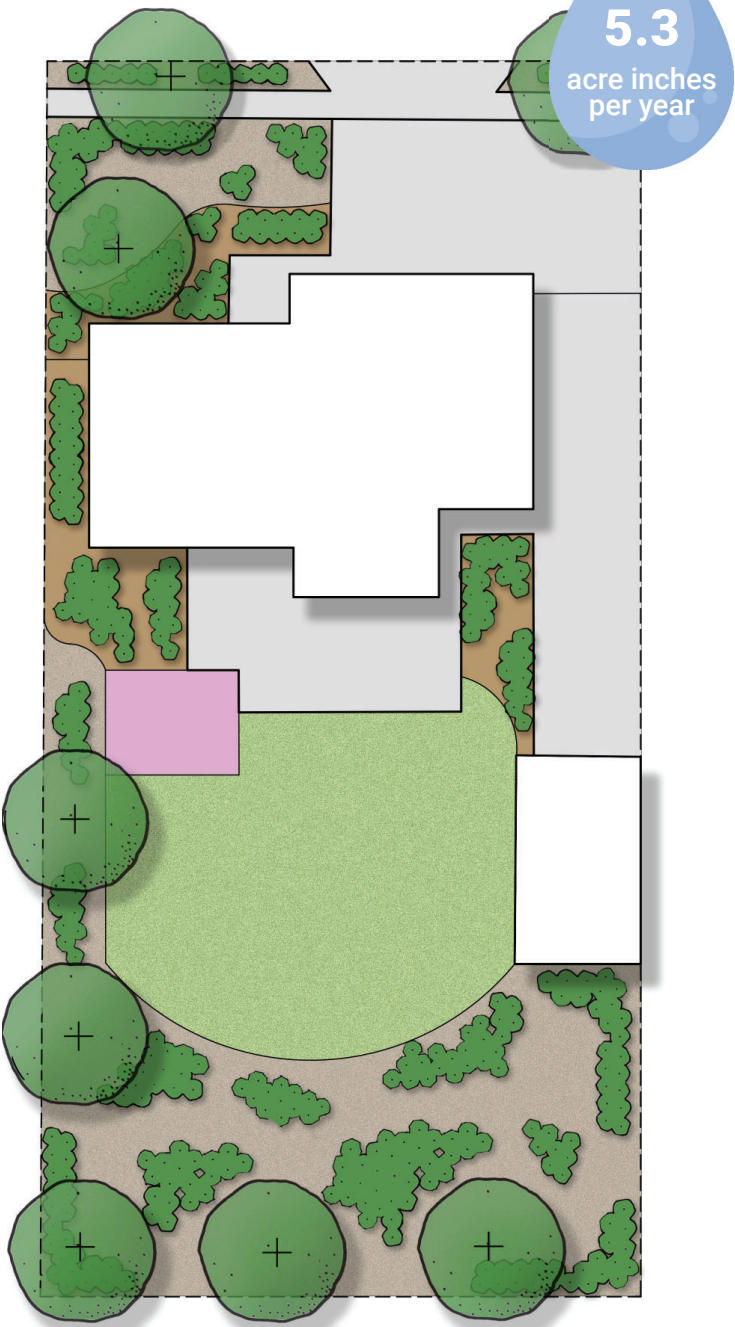
Percent of Site is Grass: 36%  
Percent of Site is Landscape Planting: 28%  
Percent of Plant Coverage in Planted Area: 80%

LOW WATER USE  
CONCEPT A



Percent of Site is Water-Wise Grass: 17%  
Percent of Site is Landscape Planting: 15%  
Percent of Site is Mulched Planting: 24%  
Percent of Plant Coverage in Planted Area: 40%

LOW WATER USE  
CONCEPT B

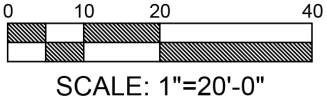


Percent of Site is Water-Wise Grass: 17%  
Percent of Site is Landscape Planting: 40%  
Percent of Plant Coverage in Planted Area: 40%

LEGEND

23,437 SF (~1/2 acre) example  
~60% of site is landscaped

- |          |   |  |       |
|----------|---|--|-------|
| Building | Lawn                                      | Planting Area -<br>Spray Irrigation        | Trees |
| Asphalt  | Native / Natural Grass<br>Low Maintenance | Planting Area -<br>In-Line Drip Irrigation |       |
| Sidewalk | Play Area                                 | Planting Area -<br>Point-Source Irrigation |       |





# 23,500-SF RESIDENTIAL WATER USE ESTIMATES

Single Family (23,500 SF) - Opinion of Probable Water Use													
Site Square Footage (SF) =			23,437.76		Acres = 0.54								
Typical Percent of Planted Landscape per Net Acre: 20% - 70%					Percent of Site as Landscape in Example: ~60%								

Single Family (23,500 SF) Development - High Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ *While this concept may not meet city standards, it is an example of several existing sites and can provide an annual water-use prediction to compare.
Trees	Irrigated with Turf or Mulch	EA	8.0										:( Turf Grass covers less than 35% of the irrigable space in front and side yards :( No turf grass in park-strips or areas less that 8 ft in width
Turf - Kentucky Blue Grass	Spray / Rotors	SF	13,426.8	57%	1.75			14,638.6	395,242.5	1.213	14.555	27.05	
Planting Area - Spray Irrigation	Spray Irrigation	SF	544.6	2%	1.00		50%	339.3	9,160.2	0.028	0.337	0.63	
GRAND TOTAL WATER USE								14,977.88	404,402.74	1.24	14.89	27.7	

Single Family (23,500 SF) Development - Moderate Water Use Concept													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Irrigated with Turf or Mulch	EA	8.0			10.00		80.0	2,160.0	0.007	0.080	0.15	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width
Turf - Kentucky Blue Grass	Spray / Rotors	SF	8,321.3	36%	1.75			9,072.3	244,952.0	0.752	9.021	16.77	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	2,339.8	10%			80%	1,248.0	33,696.0	0.103	1.241	2.31	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	4,201.7	18%			50%	1,400.6	37,815.2	0.116	1.393	2.59	
GRAND TOTAL WATER USE								11,800.86	318,623.24	0.98	11.73	21.8	

Single Family (23,500 SF) Development - Low Water Use Concept A													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	8.0			10.00		80.0	2,160.0	0.007	0.080	0.15	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	3,916.9	17%	0.75			1,830.2	49,415.1	0.152	1.820	3.38	
Turf - Monoculture Waterwise Native Natural Grass	Spray / Rotors	SF	3,606.4	15%	0.50			1,123.4	30,331.6	0.093	1.117	2.08	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,781.5	8%			60%	948.0	25,596.0	0.079	0.943	1.75	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	3,957.9	17%			40%	1,055.4	28,496.9	0.087	1.049	1.95	
GRAND TOTAL WATER USE								5,037.02	135,999.64	0.42	5.01	9.3	

Single Family (23,500 SF) Development - Low Water Use Concept B													
Landscape Item	Irrigation Detail	UNIT	LANDSCAPE AREA	% OF TOTAL SITE	WEEKLY WATER (IN/SF)	WEEKLY WATER (G)	% PLANT COVERAGE	GAL PER WEEK	GAL PER YEAR (x27 weeks for April 15 - Oct 15)	ACRE FT PER YEAR	ACRE IN PER YEAR	INCHES PER YEAR PER NET SITE ACRE	CITY REQ
Trees	Root Watering System	EA	8.0			10.00		80.0	2,160.0	0.007	0.080	0.15	:) Turf Grass covers less than 35% of the irrigable space in front and side yards :) No turf grass in park-strips or areas less that 8 ft in width
Turf - Waterwise Grass (Buffalo, Clover, Turf-like Fescue)	Spray / Rotors	SF	3,916.9	17%	0.75			1,830.2	49,415.1	0.152	1.820	3.38	
Planting Area - Inline Drip Irrigation	Inline Drip Irrigation	SF	1,781.5	8%			60%	1,428.0	38,556.0	0.118	1.420	2.64	
Planting Area - Point Source Drip Emmitters per Shrub	Point Source Drip Irrigation	SF	7,564.4	32%			40%	2,017.2	54,463.5	0.167	2.006	3.73	
GRAND TOTAL WATER USE								5,355.36	144,594.60	0.44	5.32	9.9	

:) = Meets the City Requirement  
:( = Does not meet the City Requirement

## ORDINANCE No. 25-19

**AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS;  
AMENDING CHAPTER 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, § 32 – PARKING IN  
RESIDENTIAL ZONES; CHAPTER 19 – OFF-STREET PARKING AND LOADING, § 2 – GENERAL PROVISIONS,  
8) A) IV) I) A)**

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; Amending Chapter 10 – General Property Development Standards, § 32 – Parking in Residential Zones; chapter 19 – Off-Street Parking and Loading, § 2 – General Provisions, 8) a) iv) I) a)

WHEREAS, the Roy City Council finds that the modifications regulating the proposed changes will be of benefit and use in enhancing and increasing long-term viability of development within residential areas of the City; and

WHEREAS, the Roy City Planning Commission did not hold a public hearing as required by law and has not recommended any amendments to the City Council; and

WHEREAS, the Roy City Council has not received and/or reviewed the recommendation of the Planning Commission yet finds it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: Chapter 10 – General Property Development Standards, § 32 – Parking in Residential Zones; chapter 19 – Off-Street Parking and Loading, § 2 – General Provisions, 8) a) iv) I) a) with the Roy City Municipal Code be amended to depict the changes.

Note - Language to be added has been **bolded** and language to be removed has been ~~struck~~ through.

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

Councilmember Jackson\_\_\_\_\_

Councilmember Paul \_\_\_\_\_

Councilmember Saxton \_\_\_\_\_

Councilmember Scadden\_\_\_\_\_

Councilmember Wilson\_\_\_\_\_

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Robert Dandoy; Mayor

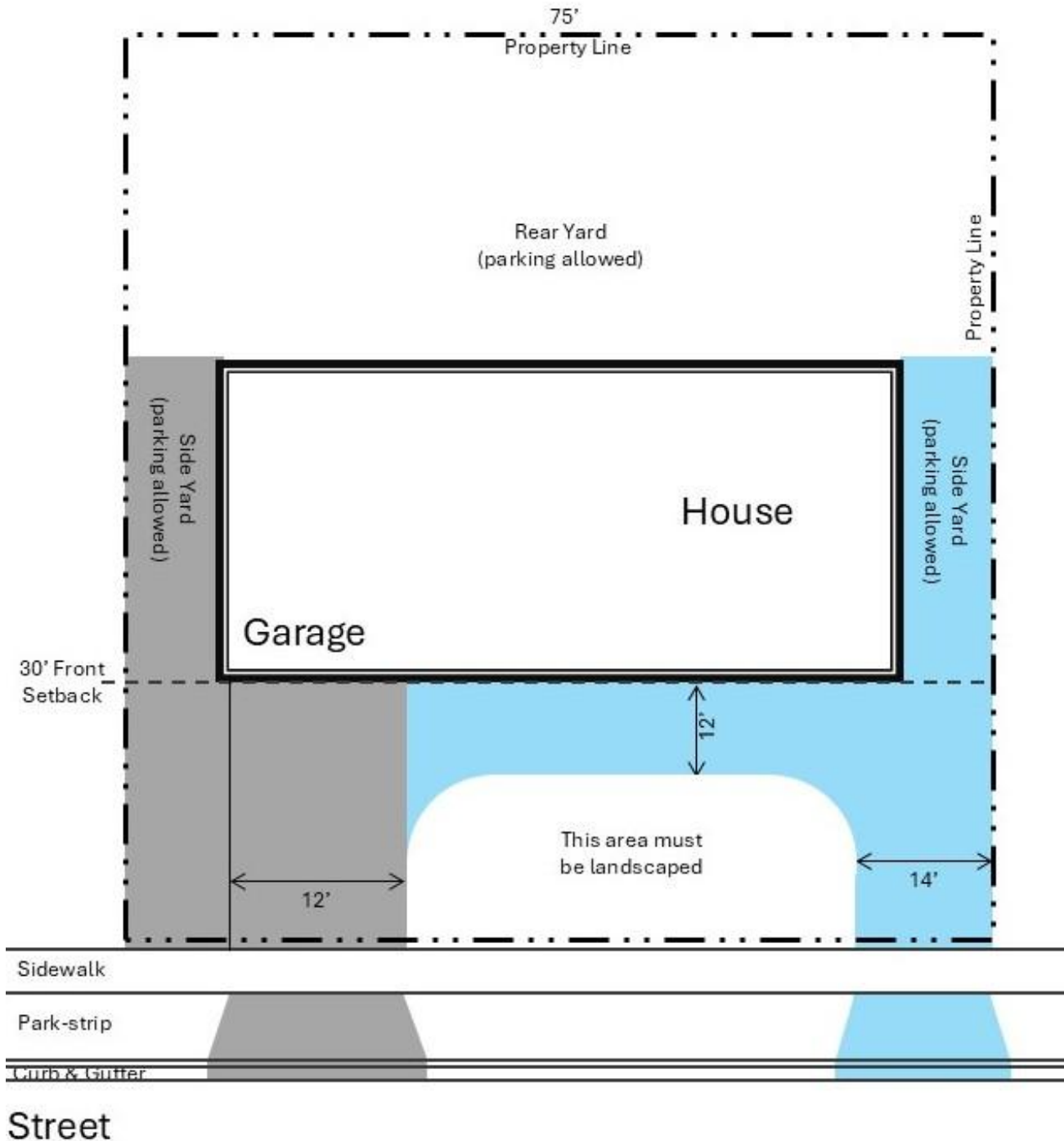
Attested and Recorded:

\_\_\_\_\_  
Brittany Fowers; City Recorder



## 10-10-32 Parking in Residential Zones:

In all residential zones, no vehicle parking shall be permitted in front yard setback ~~areas between the front property line and the front line of the building~~, except ~~on driveways~~ **in areas as indicated in the image below** located in residential zones ~~that directly access a garage or carport~~. Accessory parking space for vehicles ~~outside of the front yard setback area~~ is permitted on an approved all-weather surface such as concrete, asphalt, gravel (weed free), or road base (weed free), as long as it is accessible to and from a legal access point on the same parcel. At any time, no portion of a vehicle may be over the street right-of-way line or obstruct a sidewalk. (Ord. No. 17-1; 3-7-2017)



- 8) Access to parking space (driveways and access lanes); access to all parking spaces shall be as follows:
- a) Residential Property, including four (4) units or less attached units, shall provide access to approved off-street parking spaces and private garages used in conjunction with those uses as follows:
    - iv) Properties with less than ~~one hundred~~ **seventy-five (10075)** feet of frontage shall be limited to one (1) driveway approach per frontage. One additional drive approach may be added for each additional fifty (50) feet.
      - I. Exceptions may be approved by the Zoning Administrator where property fronts (4000 South, 4800 South, 5600 South, 6000 South, 1900 West, 3100 West, 3500 West 4300 West, or Midland Drive) for a ~~circular driveway or~~ hammer head
        - a. ~~Circular driveway standards: (see image 19-1)~~
          - i. ~~Maximum driveway width is fourteen (14) feet~~
          - ii. ~~Minimum inside diameter of driveway is seventeen (17) feet~~
          - iii. ~~Minimum outside diameter is thirty-one (31) feet~~
          - iv. ~~Minimum distance from sidewalk is ten (10) feet~~
          - v. ~~Second driveway approach cannot be closer than thirty-five feet from the main driveway approach~~

