



ROY CITY COUNCIL MEETING AGENDA MAY 19, 2026, AT 5:30 P.M.

ROY CITY COUNCIL CHAMBERS, 5051 S 1900 W ROY, UTAH 84067

A. Welcome and Roll Call

B. Moment of Silence

C. Pledge of Allegiance

D. Consent Items

1. April 7, 2026, Roy City Council Meeting Minutes and April 7, 2026, Roy City Council Special Work Session Minutes.

E. Public Comments – limited to 3 minutes

This is an opportunity to address the Council regarding concerns or ideas on any topic. We welcome all input and recognize some topics take more time than others. If you feel your message is complicated and requires more time to explain, you can email the Council at council@royutah.gov.

F. Action Items

1. **Consideration of Ordinance 26-2;** Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential for property located at 2715 West 4800 South
2. **Consideration of Ordinance 26-3;** Consider a request to amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential) for property located at 2715 West 4800 South
3. **Consideration of Ordinance 26-4;** Consider a Development Agreement with Steward Land Co. regarding a potential project located at approximately 3925 West 4965 South (Parcel Number 09-072-0016, 09-072-0064 & 09-072-0065), to allow 43 single-family detached dwellings on smaller lots.
4. **Consideration of Ordinance 26-5;** Consider a request to annex a 3.96 acre-parcel into the City with a zoning designation of S-n (Station North) for properties located at approximately 2175 West 3750 South
5. **Consideration of Resolution 26-11;** A Resolution of the Roy City Council Adopting a Traffic Calming Program
6. **Consideration of Resolution 26-12;** A Resolution of the Roy City Council Amending the Roy City Personnel Policy and Procedures Manual

G. Discussion Item

1. 2026 Parks Water Restrictions Management Plan – Parks and Recreation Director
2. Tax Increase Proposal – Councilmember Saxton

H. City Manager and Council Report

I. Adjournment

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email at admin@royutah.gov at least 48 hours in advance.

Pursuant to Utah Code § 52-4-207 “Electronic Meetings” of the Open and Public Meetings Act, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via teleconference.

THIS MEETING WILL BE STREAMED LIVE ON THE ROY CITY YOUTUBE CHANNEL.



Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 14th day of May 2026. A copy was also posted on the Roy City website and the Utah Public Notice Website on this 14st day of May 2026.

Visit the Roy City website at www.royutah.gov
Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers
City Recorder

THIS MEETING WILL BE STREAMED LIVE ON THE ROY CITY YOUTUBE CHANNEL.

5051 South 1900 West || Roy, Utah 84067 || Telephone (801) 774-1000 || Fax (801) 774-1030





ROY CITY
Roy City Council Meeting Minutes
April 7, 2026– 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 April 7, 2026, 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 Jackson
Councilmember Hulbert
Councilmember Jackson
Councilmember Saxton
Councilmember Sphar
Councilmember Wilson

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

Excused: N/A

Also present were: Police Chief, Matt Gwynn; Fire Chief, Theron Williams; Parks and Recreation Director, Michelle Howard; Public Works Director, Brandon Edwards; Management Services Director, Amber Kelley.

Kevin Homer, Emma Price, Glenda Moore, Shelley Plston, Michael Ghan, Kassidy Slater, Brooklyn Greenwell, Alix Harvey, Bridget Greenwell, Brandie McDonald, Robert Percival, Cindy Whinham, Leon Wilson, and David Young.

A. Welcome & Roll Call

Mayor Jackson welcomed those in attendance and noted Councilmembers Hulbert, Jackson, Saxton, Sphar, and Wilson were present.

B. Moment of Silence

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

C. Pledge of Allegiance

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

D. Consent Items

1. February 3, 2026 Roy City Council Vacant Council Seat Interview Minutes, February 3, 2026 Roy City Council Special Meeting Minutes, February 3, 2026 Roy City Council Meeting Minutes, March 3, 2026 Roy City Council Meeting Minutes, and March 17, 2026 Roy City Council Work Session Minutes.
2. January and February 2026 Financial Statements
3. Request for approval of an alcoholic beverage license for 3805 Midland Enterprises Inc. at 3805 S Midland

Councilmember Wilson motioned to approve the consent items. Councilmember Jackson seconded the motion, all present members voted “Aye” and the motion carried.

E. Presentations

1. 5600 South UDOT Project Update

Brandie McDonald provided an update of the project. She first outlined the history of the item, then advised that there would be a lot of construction work throughout the rest of the month. She listed the work that would be done and noted that some of the construction would have to be completed during weekday work hours, in order to ensure that they met deadlines. She acknowledged this work may cause some delays. Ms. McDonald added that all of the planned projects were posted on their website as well, so drivers could stay aware of upcoming construction work and closures. She listed all of the closures planned for the month of April. Finally, she played a video for the Council that provided a visual summary of the planned road projects.

The Councilmembers expressed thanks for the update and said they were excited to see the completion of these projects. Ms. McDonald provided her contact information and expressed she could answer any questions that came up about the work.

2. Fraud Risk Assessment

Management Services Director Kelley explained the purpose of the annual fraud risk assessment and also outlined the way that the assessment was conducted. She reported that this year, Roy had received a score of 335 points, which put them at a low risk for fraud. She summarized that the City was doing well and added that this score aligned with scores they had received in previous years. Management Services Director Kelley elaborated on the ways that points were calculated and clarified that a higher score was better than a low score.

F. Public Comments – 3 minutes

Mayor Jackson opened the floor for public comments.

Robert Percival thanked Roy Police Department for their hard work in the City.

Dennis Brown discussed the traffic and road conditions on 6000 South. Mr. Brown also expressed gratitude for Roy police and emergency services.

Kevin Homer echoed previous comments about Roy police. Mr. Homer asked if the Council could modify some of the language in the proposed Ordinance 26-1 and provided his reasoning. Mr. Homer also asked if the Council could implement digital newsletters in addition to printed ones, noting that digital copies were more cost-efficient.

Shelley Poulston discussed the previous Council meeting in which traffic calming devices had been proposed. Ms. Poulston said that traffic calming devices were essentially just speed bumps and said she did not like them. She stated they were common in Salt Lake City and Ogden and reiterated that she was not in favor of them. Ms. Poulston also asked why the public comment section had been reduced from four minutes to three.

Mayor Jackson closed the floor for public comment.

G. Action Items

1. Consideration of Resolution 26-5; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Roy City Corporation and Weber County for Paramedic Services.

Chief Williams asked if there were any questions. He explained the reasoning for this agreement and summarized that the main purpose for the financial adjustment was to account for inflation and rising costs.

Councilmember Hulbert asked what would happen to the agreement in the event that they went to the Weber Fire District. City Manager Andrews replied that they would be able to transfer the agreement and said that it would not be a problem.

Councilmember Jackson motioned to approve Resolution 26-5; A Resolution of the Roy City Council Adopting an Interlocal Agreement Between Roy City Corporation and Weber County for Paramedic Services. Councilmember Wilson seconded the motion, a roll call vote was taken, all present members voted “Aye” and the motion carried.

2. Consideration of Resolution 26-6; A Resolution of the Roy City Council Amending a Real Estate Exchange and Purchase Agreement Between Roy City Corporation and Steward Land Company.

Assistant City Manager Flint provided an overview of this item and stated that the City had swapped a portion of land with the developer of this project. He added that the City planned to use the land they had received to build a cemetery. He said there were some changes to the document, but essentially, this resolution was just clarifying the details of that land swap.

Mayor Jackson asked if there was a reason that the City only had three years to start development of the cemetery. Assistant City Manager Flint replied that if the City did not start construction in three years, the developer would want to buy the land back and use it to add to their development. He elaborated on the details of the agreement.

Councilmember Wilson motioned to approve Resolution 26-6; A Resolution of the Roy City Council Amending a Real Estate Exchange and Purchase Agreement Between Roy City Corporation and Steward Land Company. Councilmember Hulbert seconded the motion, a roll call vote was taken, all present members voted “Aye” and the motion carried.

3. Consideration of Ordinance 26-1; An Ordinance of Roy City Amending Roy City Code Title 1 Chapter 7 Concerning the Powers and Duties of the City Recorder.

City Attorney Wilson explained the purpose of this ordinance was to allow the Council to have meetings without the City Recorder present, which was not currently permitted. He explained that the ordinance would allow for a deputy to be appointed in the event that the recorder could not attend a meeting.

Councilmember Hulbert motioned to approve Ordinance 26-1; An Ordinance of Roy City Amending Roy City Code Title 1 Chapter 7 Concerning the Powers and Duties of the City Recorder with the adjustments that Kevin Home suggested during public comment. Councilmember Wilson seconded the motion, a roll call vote was taken, all present members voted “Aye” and the motion carried.

H. Discussion Item

1. Miss Teen Roy Scholarship Request

Parks and Recreation Director Howard introduced Alix Harvey, the director of the Miss Roy Scholarship program. Ms. Harvey explained the program and expressed excitement that the program could expand and offer more scholarships. She explained they wanted to add a junior division and she requested that the City provide \$2,000 in scholarship funds, which would match the awards that they currently offered participants in the program. She then explained how the funds would be used by the winners. Ms. Harvey stated that current participants in the program represented Roy City at events such as Roy Days, and they also spearheaded public service programs for Roy City. Two previous winners of the Miss Roy Scholarship introduced themselves and explained their public service projects.

Councilmember Hulbert thought adding a younger age was a good idea and noted all of the skills that women and girls learned in the program. Mayor Jackson commented that she appreciated that they had a City-specific program and noted that not all cities had such a program. Councilmember Saxton thought it was great that they were expanding the program as well and added that his daughter was a volunteer.

Councilmember Wilson agreed the program was great, but asked if it was the City's responsibility to come up with the funding. She thought the individual donations were wonderful, but expressed hesitation if it was appropriate to dedicate taxpayer's money for this cause. Councilmember Hulbert pointed out that it was a part of the Roy Days, and so it pertained to the City as a whole. Councilmember Hulbert added that the public service projects also benefitted the City overall. Councilmember Hulbert did appreciate Councilmember Wilson's point that they needed to think about if it was appropriate to use taxpayers' funds and wondered if it would better to offer a match.

Ms. Harvey spoke about their other forms of funding. She added that it was expensive for the girls to compete. She added that they had received some scholarship money from Weber State, but even still they did not have all of the funding necessary for the younger division. City Manager Andrews provided some context about how the money would be distributed and clarified it was impact the following years' budget.

Mayor Jackson asked the Councilmembers for consensus. The Councilmembers determined they could offer \$1,000, but could not provide the entire \$2,000 that Ms. Harvey had requested.

2. City Newsletter

Councilmember Wilson led the discussion of this item. She discussed that the goal of the City was to ensure that they were effectively and proactively communicating with their residents and ensuring that residents were aware of what was going on in Roy. She added that they needed to engage with residents in the most cost-efficient way possible. Councilmember Wilson discussed a proposal for a local paper for Roy City. She said the turnaround time would be about seven days and she anticipated that the paper would be able to reach 3,500 or more households in Roy City. She felt that the newsletter would increase community feel and also promote local shopping, which would increase the City's sales tax revenue. She acknowledged that this proposal would be slightly more costly, but opined that the risk was low overall. She added that there was even the potential that the City could get the money back, if the newsletter did succeed in increasing local shopping. She clarified that the company who made the newsletter would pay for the paper and printing and the City would pay only for mailing.

Councilmember Hulbert wondered if they needed all of the space, noting they were a relatively small City and did not always have a lot of news. City Recorder Fowers discussed that there was a large range month-to-month in how much information they had needed to put in their previous *Connections* letter. City Recorder Fowers added that some months it was difficult to fill the entire space they were given, but other months the departments had needed to cut down on information in order to get everything to fit in

the letter.

Mayor Jackson expressed that she preferred a physical paper versus a digital copy, and noted it was also better for elderly residents who sometimes struggled with online tools. Councilmember Wilson agreed that a paper copy was best and said people generally dismissed emailed newsletters without reading them. Councilmember Wilson also discussed frequency and said there would be some trial-and-error, but thought overall that one letter every six months was too infrequent since the news would be out-of-date by the time the letters were distributed.

Councilmember Sphar said he preferred digital copies and thought there should be an email subscription. Councilmember Jackson thought a mix of digital and paper copies would be best so the City could cater to a variety of demographics. Councilmember Wilson discussed a study which had found that people were more likely to pay attention to a physical letter versus an online one. Councilmember Hulbert thought it was a good idea to try and solicit feedback about the medium of the letter as well as their frequency, but wondered how they could account for this in the budget. Councilmember Hulbert also questioned if the City was using the tools they already had at their disposal in the best way or if they should rethink some of the current methods of communication.

The Council determined the City would table the item for now, and that Councilmember Sphar could look into more information about digital options.

I. City Manager & Council Report

City Manager Andrews thanked everyone who worked on the Easter Egg Hunt and advised the Council about some upcoming events in the City.

Mayor Jackson expressed appreciation for those who had worked on the Easter Egg Hunt as well and said it had been a success. Councilmember Wilson agreed that everything had been very well done. Councilmember Hulbert concurred as well and said her family had a lot of fun at the event.

Councilmember Hulbert noted that she had heard many good comments lately about the Roy City police, including the earlier comments made in the public hearing. She thanked Roy City police for their work as well.

J. Adjournment

Councilmember Jackson motioned to adjourn the meeting, Councilmember Wilson seconded the motion, all present Councilmembers voted “Aye” and the meeting adjourned at 6:55 p.m.

Ann Jackson
Mayor

Attest:

Brittany Fowers
City Recorder

dc:

DRAFT



ROY CITY
Roy City Council Work Session Minutes
April 7, 2026– 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 March 17, 2026, at 4:00 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 Jackson
Councilmember Hulbert
Councilmember Jackson
Councilmember Saxton
Councilmember Sphar
Councilmember Wilson

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

Excused: N/A

Also present were: Police Chief, Matthew Gwynn; Police Captain, Armando Perez; Fire Chief, Theron Williams; Parks and Recreation Director, Michelle Howard; Public Works Director, Brandon Edwards; Management Services Director, Amber Kelley.

A. Welcome & Roll Call

Mayor Jackson welcomed those in attendance and noted Councilmembers Hulbert, Jackson, Saxton, Sphar, and Wilson were present.

B. Discussion Item

1. Consideration of Annexation with Weber Fire District

City Manager Andrews framed this discussion item and said that this annexation was actually not that complicated; it just required the approval of many entities and therefore was somewhat involved.

Management Services Director Kelley then provided a financial overview. She stated that currently the average resident paid \$384 in taxes to Roy City and said that if the City proceeded with the annexation, it would not substantially change the overall amount of taxes paid, but it would impact the way that tax revenue was apportioned to Roy City and Weber Fire District. She said that for the average payment of \$384, Roy City would receive about \$119 and the rest would go to Weber Fire District. She added that Weber Fire District would also have to increase their tax rate in order to maintain their level of service, which would equate to about a \$52 annual increase in taxes for the average Roy taxpayer.

Management Services Director Kelley then explained there would be a tax increase for Roy residents of about 28% if they opted to stay with Roy City. She said this was because Roy needed to account for COLA increases for firefighters, and they also needed to make increases to their capital in order to save for things like trucks and other equipment. She summarized that the tax increase to residents came out to an average of \$107 per year.

City Manager Andrews anticipated some questions that the Council might have. He discussed response times and said the main goals of Roy Fire were to keep their response times the same and to protect their staff. He noted that a Roy City member would be added to the Weber Fire District board if they went

forward with the annexation as well. City Manager Andrews added that they had not yet discussed details like the lease of the buildings and the land that the fire stations were on. He then expressed that the purpose of the discussion was for the Council to ask any questions they had.

Councilmember Jackson asked about land and leases. City Manager Andrews provided more details about how the land transfer could go and said they had several options about how they could negotiate leases. City Manager Andrews said that the City could lease out the buildings or sell them outright.

Councilmember Wilson asked how the City could account for the increased capital that would be needed if they went with Weber Fire District. She noted that right now, they were comparing capital plus staff costs for Roy City but just looking at staff costs for the Fire District. Management Services Director Kelley replied that currently, Roy City was allocating any money leftover at the end of each year to the fire department's capital fund. She said that Weber District already had a structure in place for their capital expenses and she reported that they could pay for the Roy fire department, so if Roy went with the district they would no longer have to set aside money for capital. Management Services Director Kelley explained that if Roy City did not have to allocate money for the fire capital budget, they could use that money for things like Complex repairs or other projects.

Councilmember Jackson said that a resident had asked her how many calls Roy City fire responded to that were outside of Roy City. Chief Williams replied that was a difficult figure to estimate because they were part of the interlocal mutual aid agreement. Chief Williams explained that they serviced outside of the City, but they also got help from other departments.

Chief Williams asked the Council what they wanted the fire department to be. Mayor Jackson said the question seemed to be much they were willing to pay for top-tier, quality service. Chief Williams discussed some of the major issues with the department currently, which was that they were understaffed and could not respond to all of their calls within their ideal response time. Chief Williams listed the advantages of annexing into Weber Fire District. He said he did not see any cons and thought annexation would allow them to better serve their residents.

Councilmember Hulbert noted that historically, Roy City had not been able to fix the problems with the fire department. She thought it was important to take their history into account. She then asked Management Services Director Kelley for clarity about some of the figures she had presented earlier. Management Services Director Kelley clarified that the tax increase estimate if they remained within Roy City accounted for both the COLA increases and the capital.

Councilmember Sphar said he did not see any downsides to annexation. Chief Williams said he did not want to advocate one way or the other, but said he felt that annexation would be the best way to help both their firefighters and their residents. Councilmember Sphar said he did not want to make a decision based on fear of what might happen in the future and thought annexation was best.

Councilmember Jackson commented that annexation would give Roy firefighters access to more resources and equipment, which would help them to provide better service to the City. She then discussed that she had heard of volunteer firefighters in some cities being successful. She said she wanted to compile information about all of their options in a way that they could present to the public. She felt it was important to educate the public about what the best decision could be and get their feedback.

Chief Williams reiterated that annexation was the most straightforward decision in his view.

Councilmember Sphar said he was in favor of bringing this proposal to the public at this point to solicit their opinion and make sure the taxpayers understood what the impacts to them would be.

Councilmember Jackson commented about how far behind Roy City salaries were compared to other fire departments. Chief Williams agreed that Roy City had not kept up with the pay rate of other cities.

2. FY27 Budget and Wage Review

Mayor Jackson reported that she, City Manager Andrews, Management Services Director Kelley, and Councilmembers Wilson and Hulbert had been holding meetings to discuss the City's budget issues. She turned the time over to Councilmember Hulbert to discuss the group's findings. Councilmember Hulbert summarized the scope and findings of the budget meetings and reported that it wasn't the system which needed to be addressed, but rather, Roy City needed to hold pace with the job market and the cost of living. Councilmember Hulbert stated that given this finding, their main priority had become closing the wage gap, as well as keeping up with capital costs. Councilmember Hulbert said that their goal was to ensure that Roy City remained a safe place for people to live and that their high turnover negatively impacted the City. She said that while some turnover was expected, the amount of turnover they had witnessed in the last several years was unsustainable. She ended by stating that their goal tonight was to discuss some of their proposals to rectify the issue and get more feedback from the other Councilmembers.

Councilmember Wilson provided some framing for their wage correction proposal. She first shared some figures and said that each 1.5% increase equated to about \$175,000. She said that a 2.5% COLA increase-which was what the Council had approved- would require about a 9% property tax increase. She said a full median wage adjustment would be about \$1.8 Million and require a 36% tax increase. Councilmember Wilson recalled that with the 28% property tax increase that the Council had proposed last year, they would only have been able to make a full wage adjustment. Councilmember Wilson said they would not be able to do anything as a City until they could give their employees a fair wage. Councilmember Wilson said if full median wage was their goal, they needed to think about the way to do it in the most equitable way and turned the time to Management Services Director Kelley to explain their proposal.

Management Services Director Kelley explained that they wanted to another COLA adjustment for the coming year plus a wage adjustment on top of that in order to keep the City current. Management Services Director Kelley said this proposal would cost \$2.7 Million which would result in a property tax increase of 55.7%. She added if they did not have the fire department, it would bring that figure down to \$1.8 Million. Management Services Director Kelley appreciated that this was a substantial tax increase, and so they had brainstormed some ideas to alleviate the burden on taxpayers. She said that they wanted to do the COLA increases across the board this year, but said they could choose to prioritize the wage adjustments of the employees that were the farthest behind the median. She explained that they could slowly implement the wage adjustments to avoid enacting such a high tax increase just in one year. She elaborated this option would allow the City to gradually make the wage adjustments over the course of several years, but they would still be able to address the positions that were experiencing the greatest turnover as quickly as possible.

Management Services Director Kelley detailed the way that these estimates would shift if the City opted to go to the Weber Fire District. She noted that if they no longer needed to allocate funds for the fire department capital, they would be able to use those funds to help with their budget issues. Councilmember Wilson calculated some numbers about what the tax increase would be if they went with partial wage adjustments. Councilmember Wilson emphasized that all of these numbers were based on the median wage, so going below that was still not ideal as it would leave employee salaries below the regional average.

Councilmember Hulbert said the City really could not justify working on other projects until they fixed this problem. Councilmember Hulbert said it was important to know what the exact figures were that

they were dealing with. Councilmember Sphar said they needed to generate more sales tax revenue. Councilmember Hulbert agreed it would be beneficial to increase sales tax, but noted that sales tax was more unpredictable and contingent, compared to property taxes which they could budget for to a much greater degree. Councilmember Hulbert added that there were certain things that the City was required to do by law and said that it was a safer bet to plan on funding those services through property tax revenue.

Councilmember Jackson said that the City was going to start losing services if they could not pay their employees reasonable wages. She shared a recent example in her own neighborhood in which the fire department had taken a long time to respond to a call because they were understaffed. Mayor Jackson reiterated that this discussion was only about getting employees to median wages, which just barely made them competitive compared to other cities. Management Services Director Kelley also clarified that the proposed tax increase would only be applied to Roy City's portion, not the residents overall tax bill which included state and federal taxes as well.

The Council discussed that they were ready to move to a Town Hall to engage with residents. Mayor Jackson asked what the Councilmembers hoped to accomplish through the public meeting. Councilmember Hulbert said they could come up with some questions that they wanted to ask residents. Councilmember Wilson proposed that they create a flyer that summarized all of the information. Councilmember Sphar said the Councilmembers should aim to talk one-on-one with residents so that they could ensure clarity and hopefully help mitigate the residents' frustration. Councilmember Saxton added it was important to be as honest and straightforward as possible with the residents.

Councilmember Hulbert said that the only downside with a Town Hall was that some residents would not feel comfortable asking questions in a formal setting. The other Councilmembers discussed that they would have to make sure they were also available for more informal discussions after the official meeting so that all the residents could feel heard.

C. Adjournment

Councilmember Hulbert motioned to adjourn the meeting, Councilmember Saxton seconded the motion, all present Councilmembers voted "Aye" and the meeting adjourned at 8:32 p.m.

Ann Jackson
Mayor

Attest:

Brittany Fowers
City Recorder

dc:



SYNOPSIS

Application Information

Applicants: Monica Laws
Rayleigh Bass

Request: Ord No 26-2 – Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.

Ord No 26-3 - Consider a request to amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential)

Approximate Address: 2715 West 4800 South

Land Use Information

Current Zoning: RE-20 (Residential Estates)

Adjacent Zoning: North: R-3 (Multi-Family Residential) & LM (Light Manufacturing)
South: RE-20 (Residential Estates)
East: R-1-8 (Single-Family Residential)
West: RE-20 (Residential Estates)

Current General Plan: Single-Family Residential

Staff

Report By: Steve Parkinson

Staff Recommendation: Approve

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Map

CONFORMANCE TO THE GENERAL PLAN

4 - MODERATE INCOME HOUSING RECOMMENDATIONS

Roy City aims to facilitate a reasonable opportunity for a variety of housing, including moderate income. Currently, the median rent and median income ratio is below the 30 percent cost burden suggesting affordability in the near-term. Likewise, the median mortgage and household owner income ratio is below the 30 percent cost burden. However, rents are increasing at a higher rate than income. There is also cause for concern that ownership of single-family homes may become too expensive for moderate-income households in the coming years if housing price increases continue to outpace income increases.

- STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE**
(A): Rezone for densities necessary to facilitate the production of moderate-income housing.

PLANNING COMMISSION ACTION

The Planning Commission held another Public Hearing on May 12, 2026, for both the amendment to the Future Land Use Map to Multi-Family Residential and the amendment to the Zoning Map to R-3.

Public Hearing was opened for comments:

Amy Buckway, Roy, stated that this is not what she wants, leave farmland intact, protect views, concerned with traffic, concerned how you build homes on a slope, and maintain farming. Quoted from the General Plan Principle 6 – Encourage Neighborhood Identity and Expression and Principle 7 – Create a Unified City of Distinct Neighborhoods, Nodes, Places and Destinations. Current neighborhood has no graffiti, Townhomes will bring that behavior.



Blaine Espin, Roy, stated that this is not suitable for area, concerns with safe access both ingress and egress. You have the railroad close by.

Robert Malan, Roy, stated that this would be a disaster, more apartments with less sheep. She wants this to fit the community, but she just wants money.

Tamara MaGruder, Roy, stated that she agrees with the principles mentioned before and continued that this will affect people, traffic is awful already, we have a unique feel.

Melanie Schwartz, Roy, stated that zoning this R-3 is not within character of the neighborhood, traffic is horrible, people will die. People coming out of the West Park Subdivision are already making illegal "U" turns around the median adding this will make it even worse. She offered to buy the land. Don't take away from the green belt.

Canyon Laws, Roy, stated that concerned with his future, is living in a detached ADU. He sales at the local farmers market and doesn't see anyone from around here there, why not??

Tom Spencer, Roy, stated that he has concerns with the green belt and that this type of development would keep creeping down the street.

Shelly Poulston, Roy, stated that she has had conversation with Councilmember Wilson regarding the State's mandate to build housing. Why aren't you bringing in more commercial? She doesn't want to see more apartments. This wouldn't be affordable, and traffic is horrible.

Lance Hislop, Roy, stated that this neighborhood has a specific flavor, with a little bit of farming, with goats and sheep, apartments are not conducive.

Lana Hislop, Roy, stated that this doesn't fir the character of the neighborhood, concerned about water and the "creeping down the street" affect.

Chris Lewis, Roy, stated that talking about city planning and the same redundant claim that if we don't rezone, we get sued, and she is really tired of hearing it. Where is the real plan? American dream. Developers want \$\$, city loses. Be like North Ogden, they don't, do want the developer's want.

Ty Chaston, Roy, stated that the General Plan doesn't exist. Doesn't want multi-purpose housing. He drives a school bus for special needs kids and he must pick them up at their front door and building Townhomes makes that impossible. This is not the American dream for them.

Deanna Chaston, Roy, stated that she understands that people have the right to develop their land. Didn't the General Plan vet the communities desire for development? Where is the transparency? Where is the Public input? \$400,000 is not affordable. This is not affordable housing.

Victor Chaston, Roy, stated that he is 17 years old, he can tell you right now that he wouldn't be caught dead in an apartment. No one is happy in a Townhome. People of his generation don't want this. This is not the American dream. Townhomes & Apartments destroy the American dream.

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

The Commission voted 6-0 to forward a negative recommendation to the City Council regarding Ord. No 26-2, a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential

The Commission voted 6-0; to forward a negative recommendation to the City Council regarding Ord. No 26-3, request to amend the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential)

ANALYSIS

Background:

This area is on the SW corner of 2700 West and 4800 South, on the west side of the railroad tracks and southeast of West Park. The property is 1.68 acres (73,180.8 sq.-ft.) See exhibit "A" for the location.

The applicants are the property owners, they are not developers of any kind, and they are looking to rezone their property from RE-20 to R-3.

Amend Future Land Use Map:

Current Designation: The subject property currently has a land use designation as Single-Family Residential (see exhibit “C”).

Requested Land Use Designation: The applicants would like to change the Future Land Use Map from the current Single-Family Residential designation to a Multi-Family Residential designation.

Considerations: When considering a proposed amendment to the general plan the Council shall consider the following factors, as outlined in 10-5-5 “Criteria for approval of General Plan Amendments” of the Zoning Ordinance:

- 1) The effect of the proposed amendment on the character of the surrounding area.
- 2) The effect of the proposed amendment on the public health, welfare, and safety of City residents.
- 3) The effect of the proposed amendment on the interests of the City and its residents.
- 4) The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
- 5) Compatibility of the proposed uses with nearby and adjoining properties.
- 6) The suitability of the properties for the uses requested.
- 7) The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City’s Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
- 8) The community benefits of the proposed amendment.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed land use designation and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions:

- 1) The character of the surrounding areas (see Exhibit “A”) –
 - Physically there are single-family dwellings to the North, South, East and West of this property. However, according to the zoning map the “West Park” subdivision is zoned R-3. In 2013 that area was approved for 155 Townhomes but was changed to 72 single-family dwellings on 6,000 sq.-ft. lots.
- 3) Interests of the City and Resident’s –

There may be a conflict between the City’s interests and the interest of the neighboring resident’s.

 - City’s interest – The current General Plan, adopted in 2023, shows the areas to be single-family and it also mentions to find areas to rezone for densities to help facilitate the production of moderate-income housing. 4800 South is a main road as well as 2700 West, rezoning properties that have direct access to these types of roads won’t affect the minor city roads.
 - Resident’s interest – The Residents will most likely want to keep things as they are, because it’s what they know and what they are use too.
- 6) Suitability of the properties for uses requested –
 - With 4800 South is a main road as well as 2700 West, rezoning properties that have direct access to these types of roads won’t affect the minor city roads.
- 7) General Plan Goals, Objectives and Policies –
 - The current General Plan, adopted in 2023, provides the goals, objectives and policies about rezoning areas for densities to help facilitate the production of moderate-income housing.

Amend Zoning Map:

Current Zoning: Currently the property is zoned RE-20 (Residential Estates). (see exhibit “D”).

Requested Zone Change: The applicant would like to have the property changed to R-3 (Multi-Family Residential).

Considerations: When considering a Zoning District Map Amendment, the Council shall consider the following factors, as outlined in section 10-5-9 “Criteria for Approval of a ... Zoning Map” of the Zoning Ordinance:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps.

The above section of the Zoning Ordinance asks some questions mostly looking at the effect the proposed zone and compatibility/suitability to the surrounding uses. Staff would like to comment on some these questions

- 1) Advance the goals and policies of the General Plan –
 - The current General Plan, adopted in 2023, shows the areas to be single-family and it also mentions to find areas to rezone for densities to help facilitate the production of moderate-income housing.
- 2) Effect on character of area –
 - Physically there are single-family dwellings to the North, South, East and West of this property. However according to the zoning map the “West Park” subdivision is zoned R-3. In 2013 that area was approved for 155 Townhomes but was changed to 72 single-family dwellings on 6,000 sq.-ft. lots. 4800 South is a main road as well as 2700 West, rezoning properties that have direct access to these types of roads won’t affect the minor city roads.
- 4) Suitability of the properties for uses requested –
 - 4800 South is a main road as well as 2700 West, rezoning properties that have direct access to these types of roads won’t affect the minor city roads.

Some additional questions that the Commission and Council needs to reflect upon are:

- Does changing or not changing the zoning provide the best options for development of this property or area?
- How can this property best be developed? As multi-family residential? Single-Family?
- Does this help reach the goals and objectives of the General Plan regarding moderate-income housing?

FINDINGS

1. It’s the best and highest use of the land.
2. Provides and supports Roy City Economic Development
3. Provides additional residential dwellings by allowing for higher density housing.

ALTERNATIVE ACTIONS

The City Council can approve, approve with changes or deny.

RECOMMENDATION

Staff recommends that the City Council approves:

- Ord No 26-2 – amendment to the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential
- Ord No 26-3 – amendment to the Zoning Map from RE-20 (Residential Estates) to R-3 (Multi-Family Residential)

EXHIBITS

- | | |
|-------------------------|-------------------------|
| A. Aerial Map | E. Proposed Ord No 26-2 |
| B. Applicants Narrative | F. Proposed Ord No 26-3 |
| C. Future Land Use Map | |
| D. Zoning Map | |

EXHIBIT "A" – AERIAL MAP



EXHIBIT “B” – APPLICANTS NARRATIVE

Monica Laws & Rayleigh Bass
2715 w 4800 S Roy, Utah 84067
General Plan Amendment & Rezoning Applications

Attachment 1

1) Advancement of the Roy City General Plan

Our proposal is a direct catalyst for the Roy FrontRunner Station Area Plan. By transitioning these large and underutilized residential lots into high density apartments, we are fulfilling the city's vision for a transit-oriented community. Being only approximately 0.5 miles from the FrontRunner, this project helps Roy City meet its housing density goals while reducing the city's overall carbon footprint through transit focused living.

2) Effect on the Character of the Surrounding Area

The character of this corridor is rapidly shifting from rural residential to a modern and connected hub. This amendment allows our street to evolve in step with the new developments across the road. By moving away from oversized and isolated lots toward a cohesive close-knit community, we create a more vibrant and energetic atmosphere that matches the Roy West Park recreation district.

3) Compatibility with Nearby and Adjoining Properties

This rezoning is perfectly situated to bridge the gap between local amenities and residential needs. We are nestled directly next to the Roy walking path and within easy walking distance of the aquatic center and three different schools k-12. Our proposal turns this location into a residential anchor that complements the existing park and educational infrastructure rather than opposing it. Currently, we are seeing similar growth on the north side of 4800 above the park.

4) Suitability of the Properties for Requested Uses

This property represents some of the last remaining large lot assemblages in the area, making it uniquely suited for high density development. At close to 2 acres with no easements, the land provides a blank canvas for a master planned apartment community. Its location is central to Hill AFB, Ogden, and Salt Lake City ensures that these units will be in high demand for the local workforce. There is also potential to expand the zoning change to the surrounding homes by 2700 to create an incredible housing development for our citizens.

5) Overall Community Benefits

The most significant benefit to Roy City is the substantial increase in tax revenue. Currently, these acres generate minimal tax value relative to their size; by rezoning for denser housing, the city will see a massive leap in property tax yield per acre without the need for the city to acquire new land. Additionally, this creates a truly walkable community where residents can access the park, schools, and transit without a car, leading to less traffic and a more sustainable local economy.

Monica Laws & Rayleigh Bass
2715 w 4800 S Roy, Utah 84067
General Plan Amendment & Rezoning Applications

PROJECT FACT SHEET: R-3 REZONE AT 2715 W. 4800 S.

Objective: To transition a 1.68-acre corner lot into a Transit-Oriented Development (TOD) that supports Roy City's fiscal health and transit goals.

1. Fiscal Impact: Funding Roy City Public Safety

- **New Growth Revenue:** Under "Truth in Taxation," the city needs *new development* to increase its tax base. This rezone transforms a single-family parcel into a high-value asset.
- **Fire Department Support:** Estimated city-specific tax revenue increase of **700%-1,000%**. This provides recurring funds for the **Roy City Fire Department** without raising taxes on existing residents.
- **Infrastructure Efficiency:** Utilizing a corner lot on existing arterial roads minimizes the city's long-term maintenance costs per household.

2. Strategic Planning: Transit & Housing Goals

- **Station Area Plan Alignment:** This site is a primary candidate for density as outlined in the **Roy-Station Area Plan**. Its proximity to the **FrontRunner Station** promotes transit use and reduces regional traffic.
- **Meeting State Mandates:** This project directly helps Roy City meet its state-required **Moderate Income Housing** goals by providing "missing middle" townhome options.

3. Neighborhood Compatibility: The "Buffer" Concept

- **Orderly Transition:** The **R-3 District** is specifically designed as a "transitional" zone. It acts as a logical buffer between the high-traffic corridors of **4800 S. and 2700 W.** and the interior residential neighborhood.
- **Height & Privacy:** R-3 zoning limits buildings to **two stories (30-35 ft)**. This ensures new structures do not overshadow neighboring single-story homes.
- **Significant Setbacks:** The development will adhere to **20-foot perimeter** buffers, ensuring dedicated green space and privacy between the new units and existing large-lot neighbors

4. Why This Corner?

- **Multiple Access Points:** A 1.68-acre corner lot allows for superior traffic flow and site design compared to mid-block parcels.
- **Arterial Placement:** Placing density on the *edges* of the neighborhood (on 4800 S) protects the quiet interior streets from increased traffic.

Building Roy's Future, Together

A Rezoning Proposal for 2715 West 4800 South

Monica Laws & Rayleigh Bass

PAGE 1: A RESPONSIBLE PROPOSAL

FROM OUR FAMILY TO THE COMMUNITY

We are your neighbors, not outside developers. Our family has lived and grown in Roy, and for 20 years, we've cared for this 2-acre property. As our family has aged, maintaining large, irrigated pastures has become unsustainable. After careful thought, we've chosen to be part of a solution by proposing responsible growth that benefits our community while respecting our neighborhood's character.

A VISION FOR THOUGHTFUL HOUSING

We are requesting to rezone the property to R-3 to allow for modest, 2 to 3-story townhomes or apartments that align with Roy's height guidelines. This is not about maximum density; it's about creating a valuable addition to the neighborhood.

- **Smart Design:** Creating thoughtful housing that matches the area's character.
- **Water Conservation:** Replacing thirsty lawns with water-wise landscaping.
- **Walkability:** Locating new homes near transit to limit traffic impacts.

THE RIGHT LOCATION

A Connected & Practical Area

This property is one of the most practical locations in Roy for transit-adjacent housing, offering walkable access to key community assets:

- **Transit:** Less than 1 mile to FrontRunner.
- **Schools:** Walking distance to multiple local schools.
- **Recreation:** Directly across from Roy West Park.
- **Employment:** Less than 3 miles to Hill Air Force Base.

PAGE 2: CLEAR BENEFITS FOR ROY

A NET WIN FOR ROY

<p>90% REDUCTION IN WATER USE Current Annual Use: ~1.6 Million Gallons Projected Use: ~170,000 Gallons NET SAVINGS: ~ 1.4 MILLION GALLONS PER YEAR</p>	<p>8X MORE REVENUE FOR CITY SERVICES Current (R-2) Revenue: ~\$3,010 / year Projected (R-3) Revenue: ~\$25,200 / year <i>This 837% increase provides more funding for schools, roads, police, and parks.</i></p>
--	--

MEETING ROY'S 'MISSING MIDDLE' HOUSING NEEDS

This proposal is about people. It creates attainable housing for:

- Young teachers and working families.
- Airmen stationed at Hill Air Force Base.
- Longtime Roy residents looking to downsize.
- Small families who need more than an apartment but can't afford a single-family home.

ADDRESSING COMMON CONCERNS

- **On Traffic & Congestion:** The site is walkable and transit-oriented. As a corner lot, access is designed for safe entry and exit.
- **On Neighborhood Character:** Buildings will be 2 to 3 stories, within Roy's height limits, using residential-style materials.
- **On The Rail Trail:** Only ~300 feet of trail frontage will be visually affected, and we will work to preserve the trail experience.
- **On Trust & Accountability:** We are willing to enter a legally binding Development Agreement to ensure what is promised is what gets built.

OUR REQUEST

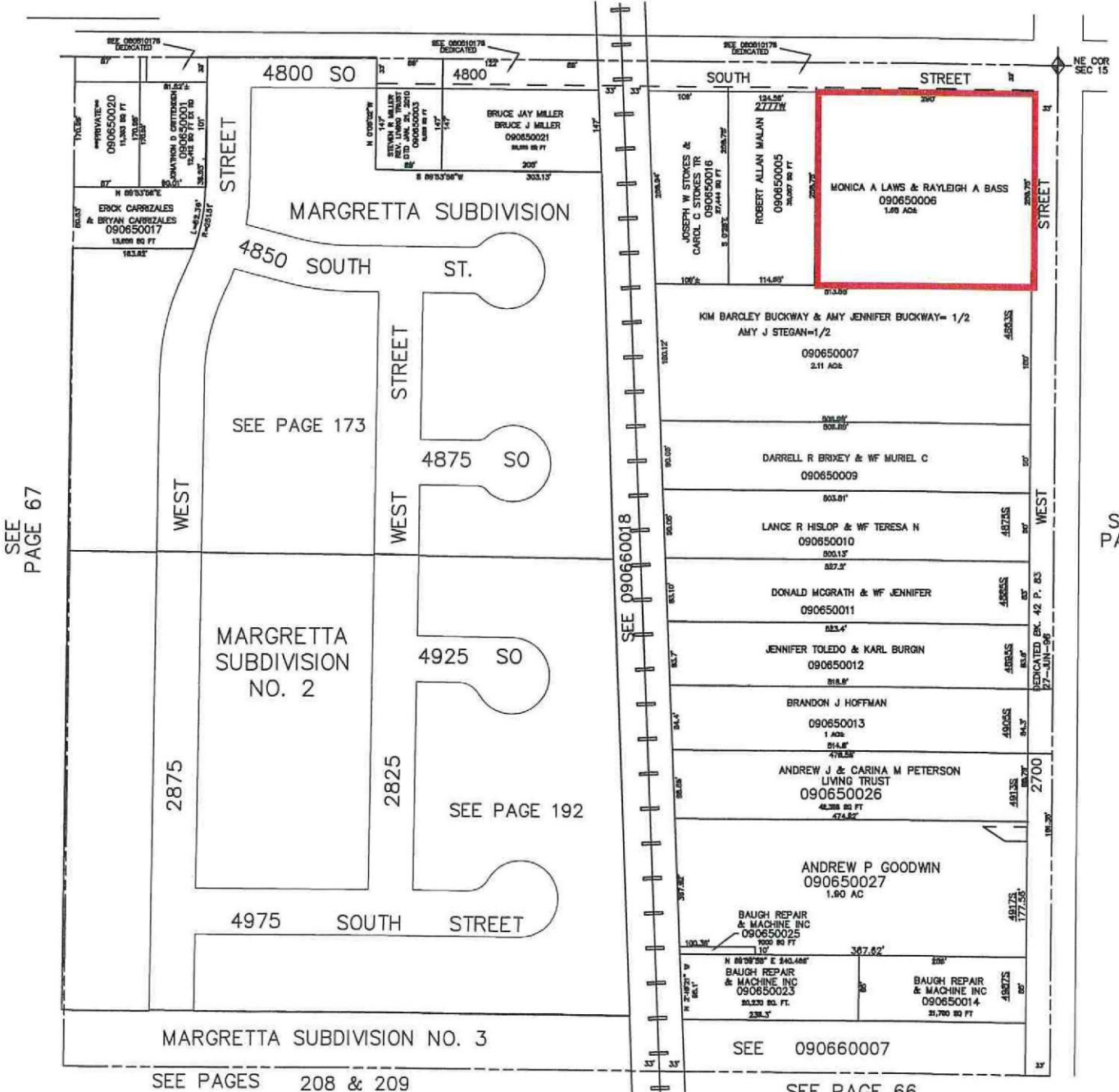
We believe this rezoning is a responsible way to guide Roy's growth. It saves water, creates needed housing, supports transit, and strengthens city revenue. We respectfully ask the Planning Commission and City Council to approve the R-3 rezoning for 2715 W 4800 S.

N.E 1/4 OF THE N.E. 1/4
SECTION 15, T.5N., R.2W., S.L.B. & M.

IN ROY CITY
SCALE 1" = 100'

TAXING UNIT: 41

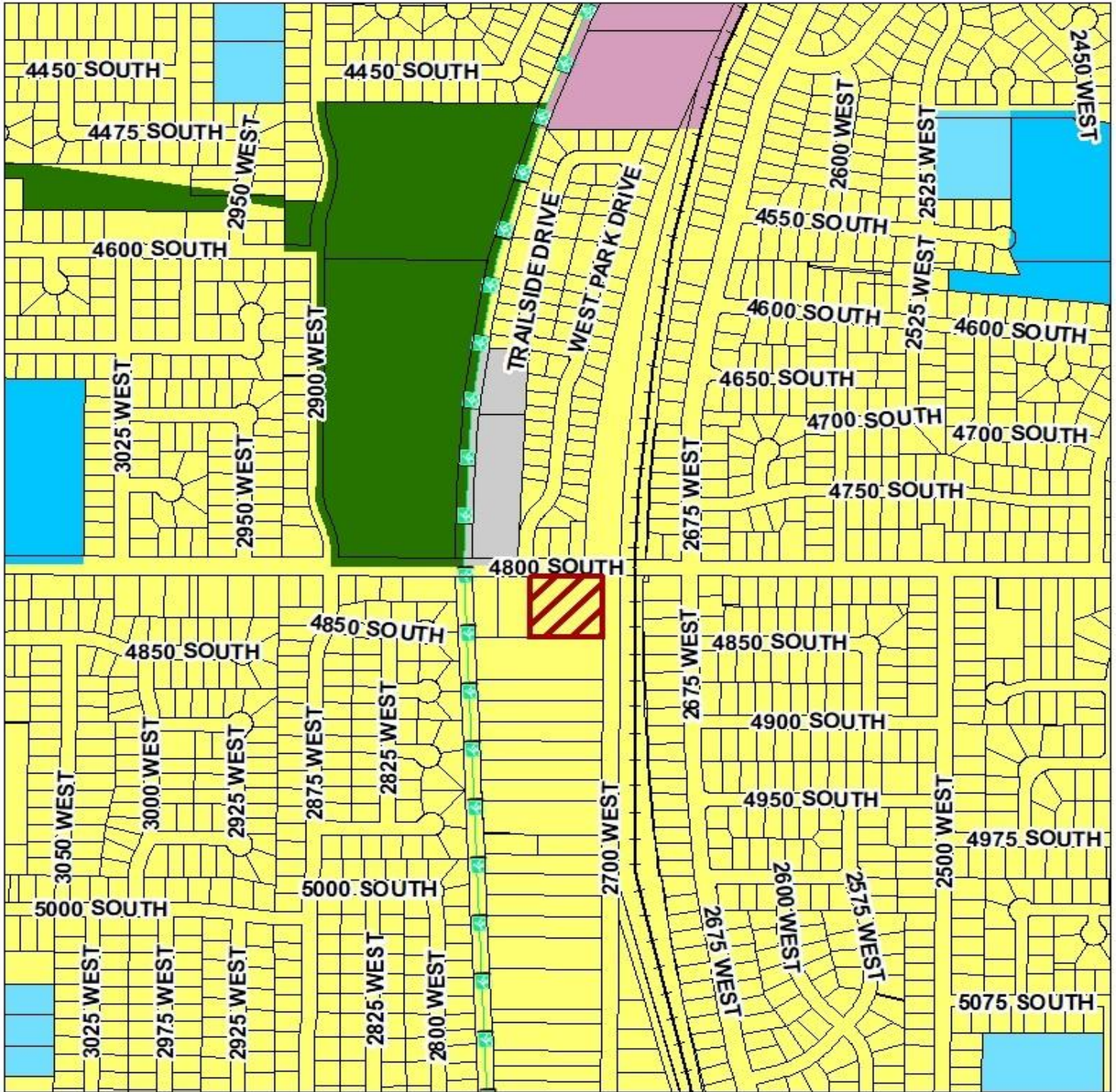
SEE BOOK 8, PAGE 51



SEE PAGE 67

SEE PAGE 1

EXHIBIT "C" – FUTURE LAND USE MAP



Legend

- Downtown Mixed Use
- Station Mixed Use
- Business Park
- Commercial/Mixed Use
- Light Industrial/Commercial Flex Space
- Manufactured Homes
- Single-Family Residential
- Multi-Family Residential
- Civic and Institutional
- Public Schools
- Religious
- Parks and Green Space
- Utilities
- City Boundary
- D & RG Rail/Trail
- Railroads
- Selected Parcel

Future Land Use Map

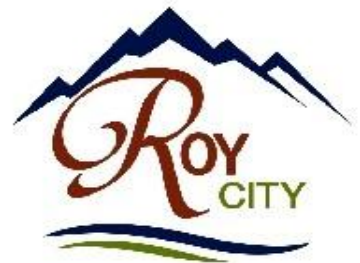
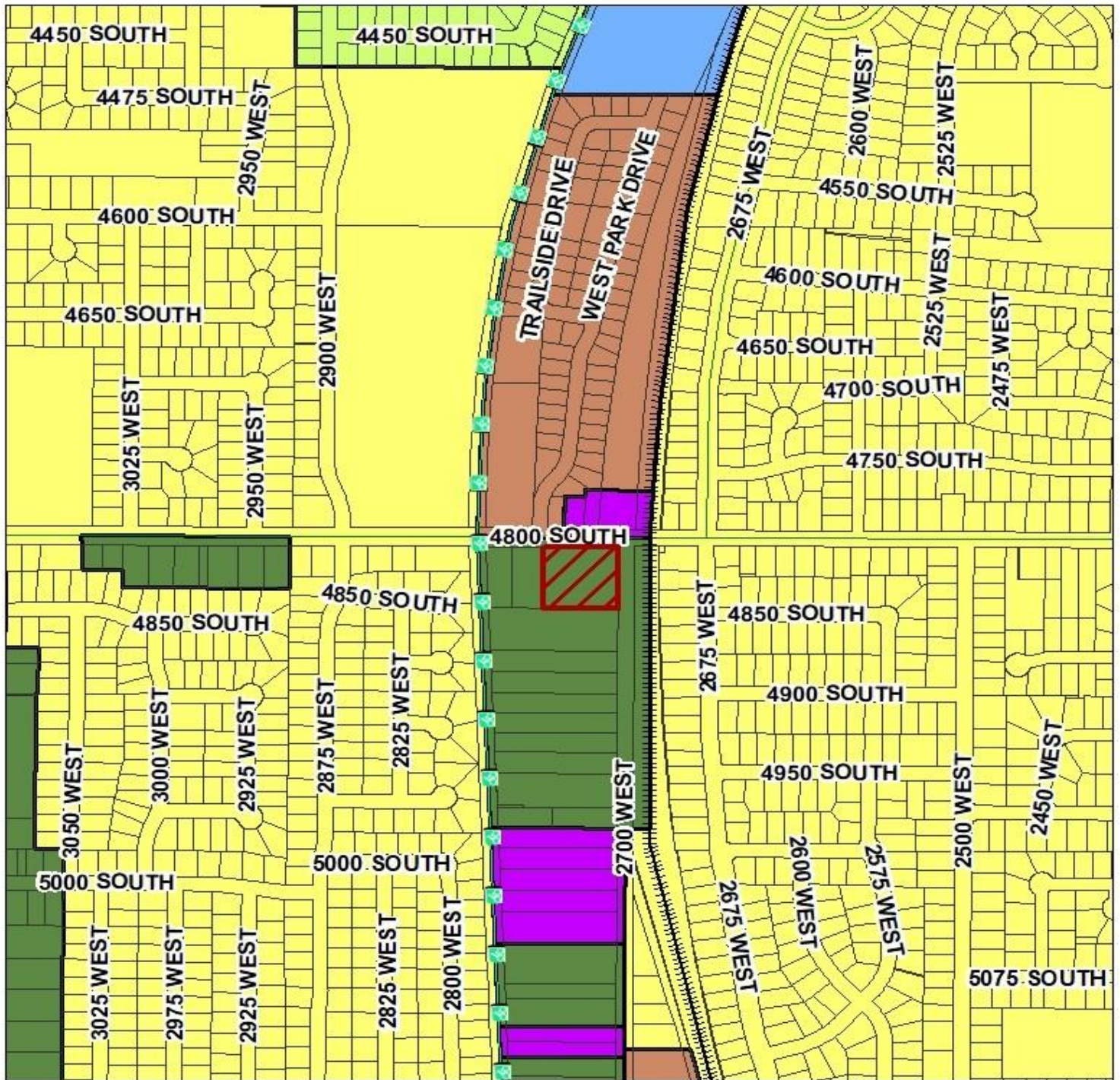


EXHIBIT "D" - ZONING MAP



Legend

	City Boundary		Parcels		Selected Parcel		
	BP		S-C		R		RE-15
	UC		S-N		R-2		RE-20
	DT-E		S-S		R-3		RMH-1
	DT-W		M		R-4		RIO
	DT-G		LM		R-5		Trails
					R-1-6		I-15
					R-1-7		Railroad
					R-1-8		
					R-1-10		
					R-1-15		

Zoning Map



ORDINANCE No. 26-2

AN ORDINANCE ESTABLISHING A FUTURE LAND USE DESIGNATION OF MULTI-FAMILY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 2715 WEST 4800 SOUTH

WHEREAS, Roy City has received a petition to amend the General Plan (Future Land Use Map) by changing the designation on a property comprising approximately 1.68 acres (73,180.8 sq.-ft.) of land located at approximately 2715 West 4800 South from a designation of Single Family Residential to Multi-Family Residential; and

WHEREAS, the Planning Commission held a public hearing to review the petition and negatively recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the change will not be detrimental to the appropriate residential use of the property; and

WHEREAS, the City Council 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 General Plan (Future Land Use Map) Designation of a portion of the properties at 2715 West 4800 South be established as Multi-Family Residential and that the Roy City General Plan (Future Land Use Map) be amended to depict the same.

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

Councilmember Hulbert	_____
Councilmember Jackson	_____
Councilmember Saxton	_____
Councilmember Sphar	_____
Councilmember Wison	_____

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 _____, 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

ORDINANCE No. 26-3

AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF R-3 FOR PROPERTY LOCATED AT APPROXIMATELY 2715 WEST 4800 SOUTH

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 1.68 acres (73,180.8 sq.-ft.) of land located at approximately 2715 West 4800 South from a designation of RE-20 to a designation of R-3; and

WHEREAS, the Planning Commission held a public hearing to review the petition and negatively recommended the change; and

WHEREAS, the City Council finds that the proposed amendment will advance the existing goals, objectives and policies of the General Plan and is assured that the continued residential use of the properties will be conducted appropriately; and

WHEREAS, the City Council 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 zoning designation of the properties at 2715 West 4800 South be established as an R-3 designation and that the *Roy City Zoning Map* be amended to depict the same.

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

- Councilmember Hulbert _____
- Councilmember Jackson _____
- Councilmember Saxton _____
- Councilmember Sphar _____
- Councilmember Wison _____

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 _____, 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder



SYNOPSIS

Application Information

Applicant: Brad Brown, Steward Land Co.

Request: Ord No. 26-4 – Consider a Development Agreement with Steward Land Co. regarding a potential project located at 3925 West 4965 South (Parcel Number 09-072-0016, 09-072-0064 & 09-072-0065), to allow 43 single-family dwellings on smaller lots.

Staff

Report By: Steve Parkinson
Staff Recommendation: Positive

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10 - Zoning Regulations, Chapter 18 – Development Agreement

CONFORMANCE TO THE GENERAL PLAN

4 - MODERATE INCOME HOUSING RECOMMENDATIONS

Roy City aims to facilitate a reasonable opportunity for a variety of housing, including moderate income. Currently, the median rent and median income ratio is below the 30 percent cost burden suggesting affordability in the near-term. Likewise, the median mortgage and household owner income ratio is below the 30 percent cost burden. However, rents are increasing at a higher rate than income. There is also cause for concern that ownership of single-family homes may become too expensive for moderate-income households in the coming years if housing price increases continue to outpace income increases.

- STRATEGY TWO: ALLOW FOR HIGHER DENSITY AND MIXED USE**
(A): *Rezone for densities necessary to facilitate the production of moderate-income housing.*

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on May 13, 2025.

Public Hearing was opened for comments:

Trevor Foisy, Roy, stated that he doesn't have concerns about growth, but about is this compatible? Had concerns about scale, density, traffic, parking building height, privacy, storm water.

Sterling Gaveny, Roy, stated that this is not affordable with mortgage plus HOA fees plus all other costs. Develop this with same size lots as surrounding neighborhood.

Tresea Uweva, Roy, stated that this areas has tons of little kids, concerns with safety of the kids with the increase of traffic. Concerns with where they will park. Please deny.

Clay Crabtree, Roy, stated that 7 years ago this property was rezoned to R-I-8 from R-I-10. Understands they have a right to build. Concerns with increase in traffic, standing water problems, and drainage.

Trevor Dearden, Roy, stated that yes there are two accesses but in reality, only one, 3900 West, will be used. People already speed down 3900 West. Kids play in the streets. This will bring in crime and robberies. There are currently no safety concerns with the kids, but allowing this will cause problems. Perhaps build a park instead.

Victor Chaston, Roy, state that he is 17 years old, and wants the American dream. We want normal housing, to have space and not caged close together like the Soviet Union like hamsters. I think I'm American and we



don't want to be like Soviet hamsters. Thomas Jefferson lived off the land, he wanted bigger lots to spread out. Don't be a Communist, leave it like it is.

Connie Edmison, Roy, stated that if she wanted to live in a Mobile Home Park she would move to one. She doesn't want to see 84 headlights shining into her front room window. This is not fair, this will devalue homes.

Shelly Poulston, Roy, stated this is all about greed, putting people on top of each other is not good, affordable homes are like starter homes, not 2,400 sq.-ft. but more like 1,500 sq.-ft.

Jason Tooker, Roy, We live in a tight nit group, we hold block parties. Concerned with the "designated" wetlands in the area. Will they be pulling a 404 permit from the Army Corp of Engineers to build? Build a park in the south end.

Staci Crabtree, Roy, stated that every year water fills her yard, there are major water issues. Likes that kids are able to play on the vacant land. When people drive by, they wave, cause we know each other. So many houses that have so many kids. Kids ride bikes to school. How will the school handle more kids? We have a safe neighborhood with eyes on the street.

Sara Perriola, Roy, stated that his development will change her life, change what her kids can do. Not opposed to development, just opposed to the density.

Heather Haward, Roy, stated concerns with traffic, how are they going to mitigate the fill that has been dumped in the lot? Most already have sump pumps, but others have two pumps. Build a park instead.

Ashton Dayton, Roy, stated she's a concerned mom, concerned with the number of cars. Nobody causes trouble. We don't want traffic. People speed down 4800 South, they had to install large boulders in their yard to protect their home because of the speeding. Don't put 80 more cars, kids can't play anymore.

Jan Rushton, Roy, stated this is a quiet neighborhood, her ex-husband was a planner. Keep this similar to existing. Not against growth, important to keep Roy - "Roy". Love using this land. Would like to know what the plans are, how will the roads be maintained.

Michael Obray, Roy, stated that there are a ton of kids in the neighborhood. Opposed to building 43 homes. The western access take four 90° turns to get to 4800 South

Michelle Nielson-Pugmire, Roy, stated she has concerns with the increase in traffic, decrease in kids playing in the street. Concerned with how small the lots and roads are. Keep the continuity of the neighborhood

Jeff Fullmer, Roy, stated he doesn't believe there is a shortage of housing, there has been a couple of homes for sale for a long time.

Ty Chaston, Roy, stated that he manages over 250 apartments between Layton and Logan, including some in Roy, over half are vacant. We don't have a housing shortage it is more of a "housing availability" issue.

Amy Hess, Roy, asked, do you want this in your backyard. You represent us "we the people". Maintain the continuity of the neighborhood. This might kill someone. Conduct a traffic study, and one for the water issue. This won't help the "Affordable Housing" issue.

Melissa Barton, Roy, stated that most here are opposed to this. Doesn't want this development. The property is not big enough for what is being proposed. When the homes are built will there be an HOA?

The Commission voted 6-0; to forward a negative recommendation to the City Council regarding Ord. No 26-5, a request for a development agreement.

ANALYSIS

Background:

The proposed development agreement comes from discussions with a potential land developer. The property is in between 3900 & 3975 West and has two (2) access points at 4950 & 4975 South.

The proposed development would help with the Moderate-Income Housing strategy number two by providing higher density housing, but with detached single-family dwellings rather than townhomes. The surrounding neighborhood is detached single-family dwellings.

According to chapter 18 of the Zoning Code, all development agreements entered into by the council shall specify and contain, as a minimum, the following sections:

- 1) Duration of agreement.
- 2) Description of the subject property.
- 3) Allowed uses.
- 4) Maximum density or intensity of the allowed uses and construction requirements.
- 5) A subdivision layout or site plan identifying the location and arrangement of all allowed uses, circulation patterns, and all required dedications and improvements.
- 6) A phasing schedule for all project phases and the timing for the provision of all features, dedications, and improvements.
- 7) Other conditions, terms, restrictions, and requirements for subsequent actions and approvals.

An additional question that the Commission and Council need to reflect upon is:

- Does allowing for almost double the number of dwellings provide the best options for development within this area of the city?
- How can this property best be developed? As high density Single-Family? As medium density Single-Family similarly to surrounding?
- Does this help reach the goals and objectives of the General Plan regarding moderate-income housing?

FINDINGS

1. The proposed Development Agreement is consistent with the General Plan by providing additional residential dwellings by allowing for higher density housing.
2. Provides and supports Roy City Economic Development
3. Is consistent with previous discussions with the Planning Commission.

ALTERNATIVE ACTIONS

The City Council can approve, approve with conditions or deny

RECOMMENDATION

Staff recommends that the City Council approve Ord. No. 26-4.

EXHIBITS

- A. Aerial
- B. Proposed Development Agreement
- C. Proposed Ord No 26-4

EXHIBIT "A" – AERIAL MAP

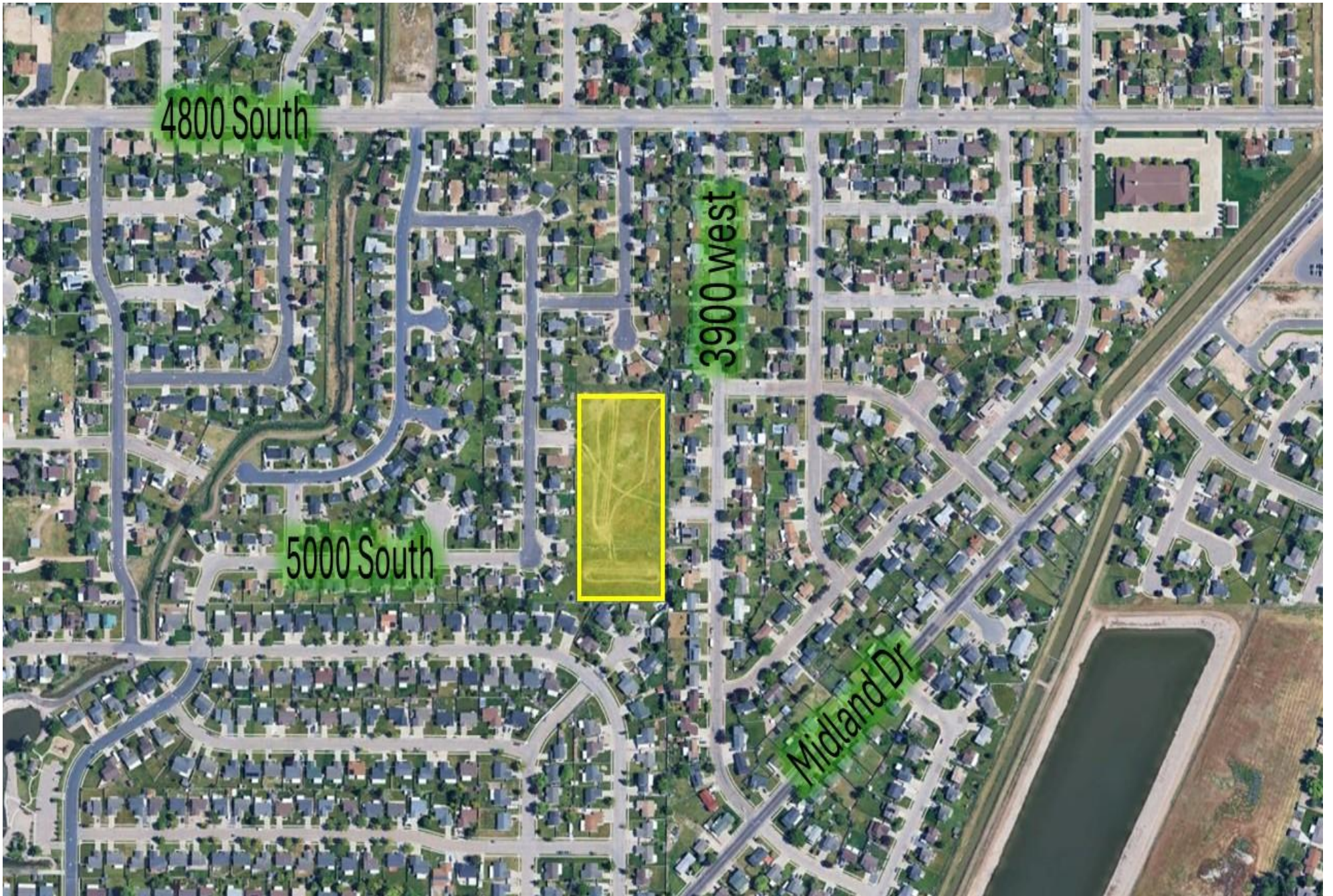


EXHIBIT “B” – DEVELOPMENT AGREEMENT

WHEN RECORDED, RETURN TO:

Roy City Corporation
Attn: City Recorder
5051 S. 1900 W.
Roy, Utah 84067

Affects Weber County Tax Parcel(s): 09-072-0016, 09-072-0064 & 09-072-0065

**CITY OF ROY
DEVELOPMENT AGREEMENT
FOR
ROY FIELDS, A RESIDENTIAL COMMUNITY**

This Development Agreement for Highgate Cove, a residential community (this “**Agreement**”) is made and entered as of the _____ day of _____, 2026, by and between the City of Roy, a municipal corporation of the State of Utah (the “**City**”) and Steward Land Pursuits, LLC and or assigns, a Utah corporation (“**Developer**”).

RECITALS

- A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below. The Property governed by this Agreement is described in **Exhibit A** hereto.
- B. Developer owns (or is under contract to purchase) and is developing the Property as a residential community containing forty-three (43) single-family dwellings (the “**Project**”).
- C. In order for the Property to be developed as intended, certain flexibility is required for the development standards and requirements as allowed under Section 10-18-1 et seq. of the City Code for projects governed by a development agreement approved by the City Council.
- D. This Agreement, if and when it is approved by the City Council of Roy City, is intended to ensure that the Property will receive the necessary flexibility of development standards in order for the Project to be developed and improved in accordance with the Conceptual Site Plan (the “**Concept Plan**”) attached hereto as **Exhibit B**.
- E. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.
- F. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 *et seq* and pursuant to Section 10-18-1 et seq. of the City Code.
- G. Pursuant to its legislative authority under Utah Code Annotated § 10-9a-101, et seq., and after all required public notice and hearings and execution of this Agreement by Developer, the City Council, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the Utah Municipal Land Use, Development, and Management Act, City’s General Plan, and Section 10-18-1 et seq. of the City Code (collectively, the “**Public Purposes**”).

As a result of such determination, City has elected to process and approve the Rezoning Request and authorize the subsequent development thereunder in accordance with the provisions of this Agreement. The City has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following, incorporating by reference the above Recitals as if fully set forth herein:

TERMS

1. **Definitions.**

As used in this Agreement, the words and phrases specified below shall have the following meanings:

- 1.1. **Agreement** means this Development Agreement including all of its Exhibits and Addenda, including Addenda added after this Agreement is executed.
- 1.2. **Applicant** means a person or entity submitting a Development Application.
- 1.3. **Buildout** means the completion of development of the entire Project in accordance with this Agreement.
- 1.4. **City** means the City of Roy, a municipal corporation and political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Default** means a breach of this Agreement as specified herein.
- 1.7. **Developer** means Hamlet Development Corporation and its successors/assignees as permitted by this Agreement.
- 1.8. **Development** means the development of the Property pursuant to an approved Development Application.
- 1.9. **Development Application** means an application to the City for development of a portion or all of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.10. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.11. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.12. **Maximum Residential Units** means the development on the Property of the maximum residential dwelling units which is 34 single-family residential dwellings.
- 1.13. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.14. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.15. **Final Plat** means the final plat for the development of the Project (or any portion thereof), which has been approved by the City.

1.16. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement. The Project is intended to be developed and improved in one (1) phase.

1.17. **Property** means the real property owned by (or under contract to be purchased by) and to be developed by Developer as more fully described in **Exhibit A**.

1.18. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.

1.19. **Residential Dwelling Unit** means a residential structure designed and intended for use as a single-family detached residential dwellings, as generally depicted on the Concept Plan attached hereto as **Exhibit B**.

2. **Development of the Project.**

2.1. **Zoning.** Subject to the terms of this Agreement, development of the Project shall be subject to the provisions of the City's Single Family Residential (R-1-8) zone and the terms and provisions of this Agreement. In the event of a conflict between the provisions of the R-1-8 zone and this Agreement, the terms, provisions, and standards set forth in this Agreement shall govern.

2.2. **Compliance with Final Plat and this Agreement.** The Project shall be approved and developed in accordance with this Agreement, the City Code, the City's Future Laws (to the extent they are applicable as specified in this Agreement), and the Final Plat.

2.3. **Maximum Residential Units.** Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plat, which shall be consistent with the Concept Plan attached hereto as **Exhibit B**.

2.4. **Flexible Development Standards.** Section 10-18-1 of the City Code allows the City, in development agreements such as this Agreement, to provide flexibility in the approval of development project by tailoring development standards and requirements to the unique features of a particular development site. Given the unique features and location of this Project, and in order to achieve the Public Purposes and allow for the Project to be developed as desired by both the City and Developer, the City has determined that the single Family lot sizes, setbacks, open space and common areas depicted in the Concept Plan attached hereto as **Exhibit B** are approved and shall govern the development of the Project. The Parties also agree that the maximum permitted height for units in the Project is thirty-five (35) feet.

2.5. **Private Roads.** The roads running through the center of the Project, connecting to 4950 South Street on the west side of the Project and 4975 South Street on the east side of the Project shall be a private road with the width and general layout depicted in the Concept Plan attached hereto as **Exhibit B and subject to engineering requirements as required by the City**. The Project shall have a homeowners association ("HOA") that shall be responsible to maintain the private road in good condition.

2.6. **Stormwater System.** The Parties agree that the storm drain and stormwater system for the Project shall be private (i.e., not dedicated to the City) and that the HOA, not the City, shall be

responsible to maintain, clean, repair and service the stormwater system.

2.7. Other Conditions of Final Plat Approval. During the development approval process, the City may identify and impose other reasonable conditions of approval for Final Plat approval of the Project in order to comply with engineering and life safety requirements so long as such conditions are not inconsistent with, and do not impair or prejudice, the rights and development standards approved in this Agreement.

3. Vested Rights.

3.1. Vested Rights Granted by Approval of this Agreement. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all vested rights to develop the Project in fulfillment of this Agreement, LUDMA, the City Code, and the Final Plat except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the “vested rights” identified herein as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-20-902 (2026).

3.2. Exceptions. The vested rights and the restrictions on the applicability of the City’s Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

3.2.1. Developer Agreement. The City’s Future Laws or other regulations to which the Developer agrees in writing, but not otherwise;

3.2.2. State and Federal Compliance. The City’s Future Laws or other regulations which are generally applicable to all properties in the City, and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City’s Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the city (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

3.2.5. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

3.2.6. Compelling, Countervailing Interest. Laws, rules, or regulations that: (i) the City’s land use authority finds on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-20-902(1)(a)(i) (2026), and (ii) are of general applicability to all development activity in the City.

3.3. Reserved Legislative Powers. The Applicant acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding, the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Applicant under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public

interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in City and Weber County; and, unless in good faith City declares an emergency, Applicant shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

Term of Agreement. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, unless earlier terminated as provided for herein, the term of this Agreement shall be until December 31, 2030. This Agreement shall also terminate automatically at Buildout.

4. Public Infrastructure.

4.1. Construction by Developer. Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of its Development Application so long as such requirements and conditions are consistent with his Agreement. Such construction must meet all applicable standards and requirements and must be approved by the City's Engineer and Public Works Director.

4.2. Responsibility Before Acceptance. Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

4.3. Warranty. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one (1) year following the acceptance of the improvements by the City Council or its designee (the warranty period). If during the warranty period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

4.4. Timing of Completion of Public Infrastructure. In accordance with the diligence requirements for the various types of approvals as described in the City Code, construction of the required Public Infrastructure for each phase shall be completed within one year after the City Council grants final plat approval for that phase and prior to recordation of the mylar for that phase. Upon a showing of good and sufficient cause by Developer the City may, in accordance with the provisions of the City Code, extend the time of performance if requested prior to expiration of the completion date.

4.5. Bonding. In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by the City Code, unless otherwise provided by Utah Code § 10-20-101, *et seq.* (2026), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in the City Code. Partial releases of any such required security shall be made as work progresses based on the City Code.

5. Upsizing/Reimbursements to Developer.

5.1. **Upsizing.** The City shall not require Developer to “upsized” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

6. **Default.**

6.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

6.2. **Contents of the Notice of Default.** The Notice of Default shall:

6.2.1. **Specific Claim.** Specify the claimed event of Default;

6.2.2. **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

6.2.3. **Optional Cure.** If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

6.3. **Limitation of Remedies.**

6.3.1. **Exclusive Remedy.** Notwithstanding any other provision in this Agreement, the parties hereby agree that the sole and exclusive remedy for any breach or violation of this Development Agreement shall be limited to those remedies provided under the Land Use Development and Management Act (LUDMA), Utah Code Ann. § 10-20-101 et seq., as amended from time to time.

6.3.2. **Waiver of Contract Claims.** The parties expressly waive any right to pursue a breach of contract claim or any other common law remedy not specifically authorized by LUDMA in connection with this Agreement.

6.3.3. **Acknowledgement.** The parties acknowledge that they have read and understand this limitation of remedies provision and have voluntarily agreed to its terms after consultation with legal counsel or having had the opportunity to consult with legal counsel.

6.4. **Public Meeting; Meet and Confer.** Before any remedy in Section 6.3 may be imposed by the City, the Party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default. Thereafter, the City and Developer shall meet within fifteen (15) business days and engage in good-faith efforts to settle and resolve any dispute under this Agreement or alleged default hereunder. Neither Party shall pursue any remedy against the other unless and until this “meet and confer” process has been satisfied.

7. **Notices.**

All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by registered or certified mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

To the Developer:

Steward Land Company
Attn: Brad Brown
Email: brad@stewardland.com
2444 Washington Blvd, Suite 204
Ogden, Utah 84401

To the City:

Roy City
Attn: City Recorder
Email: admin@royutah.org
5051 South 1900 West
Roy, Utah 84067

7.1 Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following the deposit with the U.S. Postal Service in the manner set forth above.

8. Incorporation of Recitals and Exhibits.

All Recitals and Exhibits are hereby incorporated into this Agreement.

9. No Third-Party Rights/No Joint Venture.

This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the Parties do not intend this Agreement to create any third-party beneficiary rights.

10. Successors and Assigns.

10.1. Change in Developer. This Agreement shall be binding on the successors and assigns of Developer. If the Property is transferred (“**Transfer**”) to a third party (“**Transferee**”), Developer and the Transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to such Transfer, Developer provides to City a letter from Transferee acknowledging the existence of this Agreement and agreeing to be bound thereby. Said letter shall be signed by the Transferee, notarized, and delivered to City prior to the Transfer. Upon execution of the letter described above, the Transferee shall be substituted as Developer under this Agreement and the persons and/or entities originally executing this Agreement as Developer shall be released from any further obligations under this Agreement as to the transferred Property.

10.2. Individual Lot or Unit Sales. Notwithstanding the provisions of Section 11.1 above, a transfer by Developer of a lot or residential unit located on the Property within a City approved and recorded plat shall not be deemed a Transfer as set forth above so long as Developer’s obligations with respect to such lot or dwelling unit have been completed. In such event, Developer shall be released from any further obligations under this Agreement pertaining to such lot or dwelling unit.

11. No Waiver.

Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

12. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

13. Force Majeure.

Any prevention, delay or stoppage of the performance of any obligation under this Agreement

which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

14. **Applicable Law.**

This Agreement shall be construed in accordance with the laws of the State of Utah.

15. **Venue.**

Any action to enforce this Agreement shall be brought only in the District Court of Weber County, State of Utah.

16. **Entire Agreement.**

This Agreement and the Exhibits hereto constitute the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

17. **Amendment.**

This Agreement may be amended only in writing signed by the Parties hereto. Any such amendment of this Agreement shall be recorded in the official records of the Weber County Recorder's Office.

18. **Recordation and Running with the Land.**

This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land.

19. **Authority.**

The Parties to this Agreement each warrant that they have all of the necessary authority and approvals to execute this Agreement.

20. **Attorney's Fees and Costs.** If either party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

21. **Binding Effect.** The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors in interest, and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

(Signature page follows)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER:
Steward Land Pursuits LLC

THE CITY:
City of Roy

Brad Brown, Manager
Ann Jackson, Mayor
Approved as to form and legality:

Attest:

City Attorney

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

On the ____ day of _____, 2026 personally appeared before me Ann Jackson who being by me duly sworn, did say that he is the Mayor of Roy City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF _____)

On the ____ day of _____, 2026, personally appeared before me Brad Brown, who being by me duly sworn, did say that he is the President of Hamlet Development Corporation, a Utah corporation, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of the Property
Exhibit "B"	Concept Plan of the Project

Exhibit "A"
Legal Description of Property

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF STONEY BROOK ESTATES SUBDIVISION NO. 2, SAID POINT BEING 809.65 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION, RUNNING THENCE SOUTH 89D41' WEST 304.32 FEET, THENCE SOUTH 367.48 FEET, THENCE WEST 6.89 FEET, THENCE SOUTH 147.85 THENCE NORTH 89D30'30" EAST 313 FEET, THENCE NORTH 515.33 FEET TO THE POINT OF BEGINNING.

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF STONEY BROOK ESTATES SUBDIVISION NO. 2, SAID POINT BEING 809.65 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION, RUNNING THENCE SOUTH 89D41' WEST 304.32 FEET, THENCE SOUTH 367.48 FEET, THENCE WEST 6.89 FEET, THENCE SOUTH 147.85 THENCE NORTH 89D30'30" EAST 313 FEET, THENCE NORTH 515.33 FEET TO THE POINT OF BEGINNING.

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT THAT IS SOUTH 809.65 FEET AND 304.32 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, THENCE WEST 8.68 FEET, THENCE SOUTH 367 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 367.48 FEET AND WEST 6.89 FEET FROM THE POINT OF BEGINNING, RUNNING THENCE EAST 6.89 FEET, THENCE NORTH 367.48 FEET TO THE POINT OF BEGINNING.

ORDINANCE NO. 26-4

AN ORDINANCE OF THE ROY CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN ROY CITY AND STEWARD LAND CO.

WHEREAS, Steward Land Co. desires to develop approximately 4.74 acres (206,474.4 sq.-ft.) of property located at 3925 West 4965 South into a 43 small lot development; and

WHEREAS, Sunset Builders and Roy City desire to enter into a Development Agreement to set forth and clarify the parties' obligations for the development of the property.

NOW, THEREFORE, the Roy City Council hereby approves the Development Agreement as written and authorizes the Mayor of Roy City to execute this Agreement on behalf of the City.

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

- Councilman Hulbert _____
- Councilman Jackson _____
- Councilman Saxton _____
- Councilman Sphar _____
- 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 _____, 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder



SYNOPSIS

Application Information

Applicant: Brad Brown, Steward Land Co.
Request: Ord No 26-5 – Consider a request to annex a 3.96 acre-parcel into the City with a zoning designation of S-N (Station North)
Address: Approximately 2175 West 3750 South

Land Use Information

Current Zoning: M-1 (Manufacturing) – Weber County
Adjacent Zoning: S-N (Station North) – Roy City
R-3 (Residential Medium Density) – West Haven

Staff

Report By: Steve Parkinson
Recommendation: Positive

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10, Chapter 5 – Amendments to General Plan and Zoning Map

CONFORMANCE TO THE GENERAL PLAN

- Urban Growth and Land Use Goal 7; Objective 1; Policy C: *Exercise the right to extraterritoriality in the unincorporated areas of Weber and Davis Counties, that are adjacent to, or in relatively close proximity to, the City, regarding issues related to land use, zoning, service extensions, annexations and/or other pertinent issues.*

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on May 12, 2026.

Public Hearing was opened for comments:

Rebecca Fabiszak, Roy, what are the plans? How tall will the buildings be?

Mr. Parkinson read aloud an email from Sherrie Kay, Roy:

*"I am not able to attend tonight's meeting. And want to let you know I vote no.
Thank you"*

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

The Commission voted 6-0; to forward a positive recommendation to the City Council regarding Ord. No 26-5, along with a Zoning Designation of S-N (Station North).

ANALYSIS

Background:

There is a small sliver of area between 1900 West/Midland Drive and the D&RG Trail that goes south to and past Hinckley Drive that is still within unincorporated Weber County. This request is for everything south of Hinckley Drive.

Annexation Policy Map:

The proposed annexed area (see exhibit "B") is identified with the Annexation Policy as an area that could/should be annexed into Roy City.



Future Land Use Map:

Current Designation: The area according to the Future Land Use Map (see exhibit “C”) is designated as Station Mixed-Use.

Zoning Map:

Considerations: When considering a Zoning District Map Amendment, the Commission and the Council shall consider the following factors, as outlined in section 10-5-9 “Criteria for Approval of a ... Zoning Map” of the Zoning Ordinance:

- 1) The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.
- 2) The effect of the proposed amendment on the character of the surrounding area.
- 3) The compatibility of the proposed uses with nearby and adjoining properties.
- 4) The suitability of the properties for the uses requested.
- 5) The overall community benefits.

No amendment to the Zoning Districts Map (rezone) may be recommended by the Commission nor approved by the Council unless such amendment is found to be consistent with the General Plan and Land Use Maps.

Zoning: According to the County the area is zoned M-I (Manufacturing), the zone around the area in Roy City is S-N (Station North).

Zone Designation: Staff would recommend that the Zoning Designations for the area is S-N (Station North)

CONDITIONS OF APPROVAL

- 1. Boundary Adjustment is Approved and Ratified by the City Council
- 2. The annexation is approved by the State of Utah
- 3. Compliance to any conditions within this report or stated by the Planning Commission.

FINDINGS

- 1. The area is identified within the Annexation Policy to be annexed into the City.
- 2. The area conforms to the Future Land Use Map of the General Plan
- 3. Provides and supports Roy City Economic Development.

ALTERNATIVE ACTIONS

The Planning Commission can forward a positive recommendation to approve, approve with conditions or a negative recommendation to deny to the City Council or Table it if more discussion is needed.

RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the request to annex with a Zoning Designation for the area of S-N (Station North)

EXHIBITS

- A. Aerial Map
- B. Annexation Policy Plan Map
- C. Future Land Use Map
- D. Zoning Map
- E. Ogden Res 2026-1
- F. Ord No. 26-5

EXHIBIT "A" - AERIAL MAP

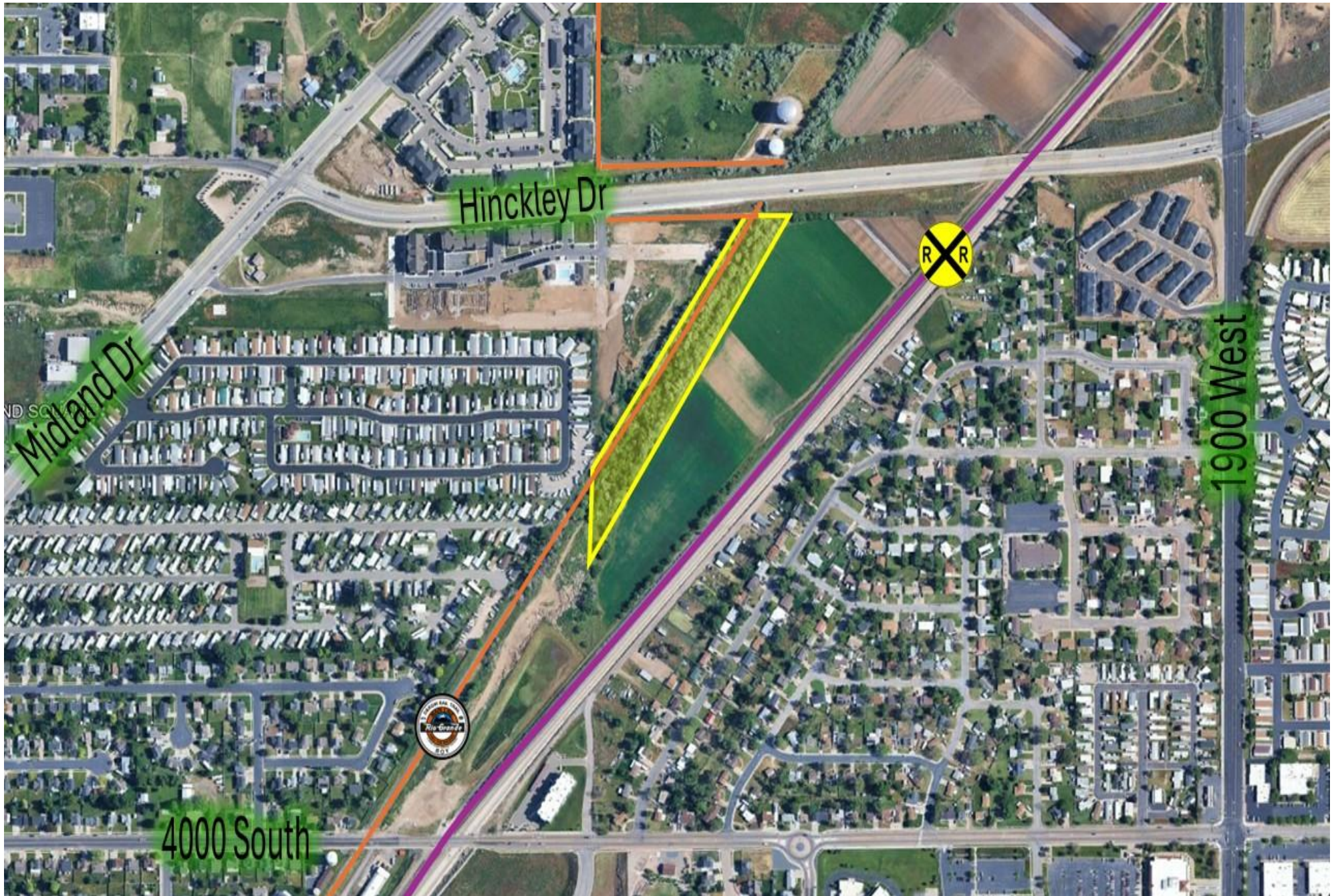
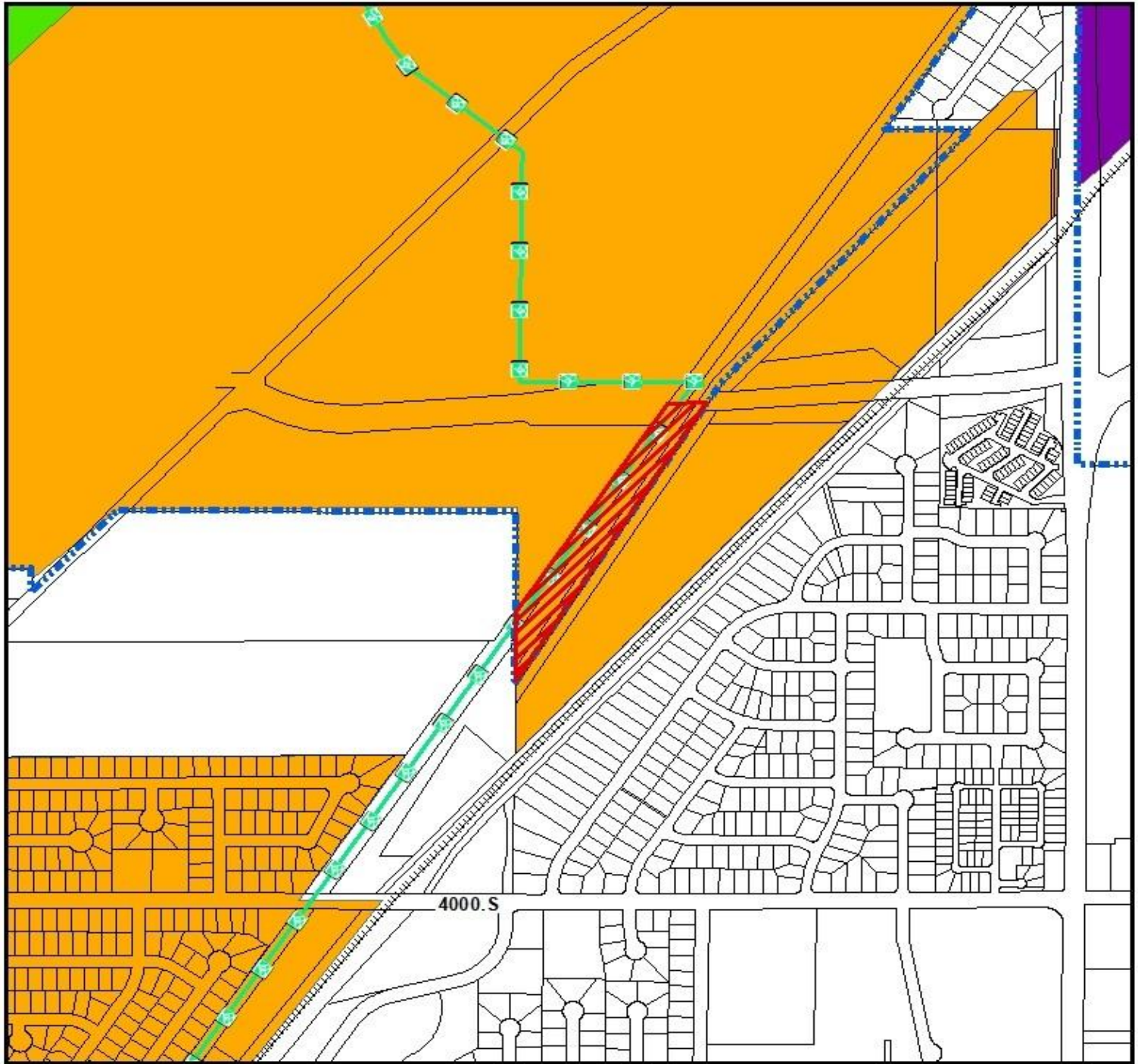





EXHIBIT "B" – ANNEXATION POLICY PLAN MAP



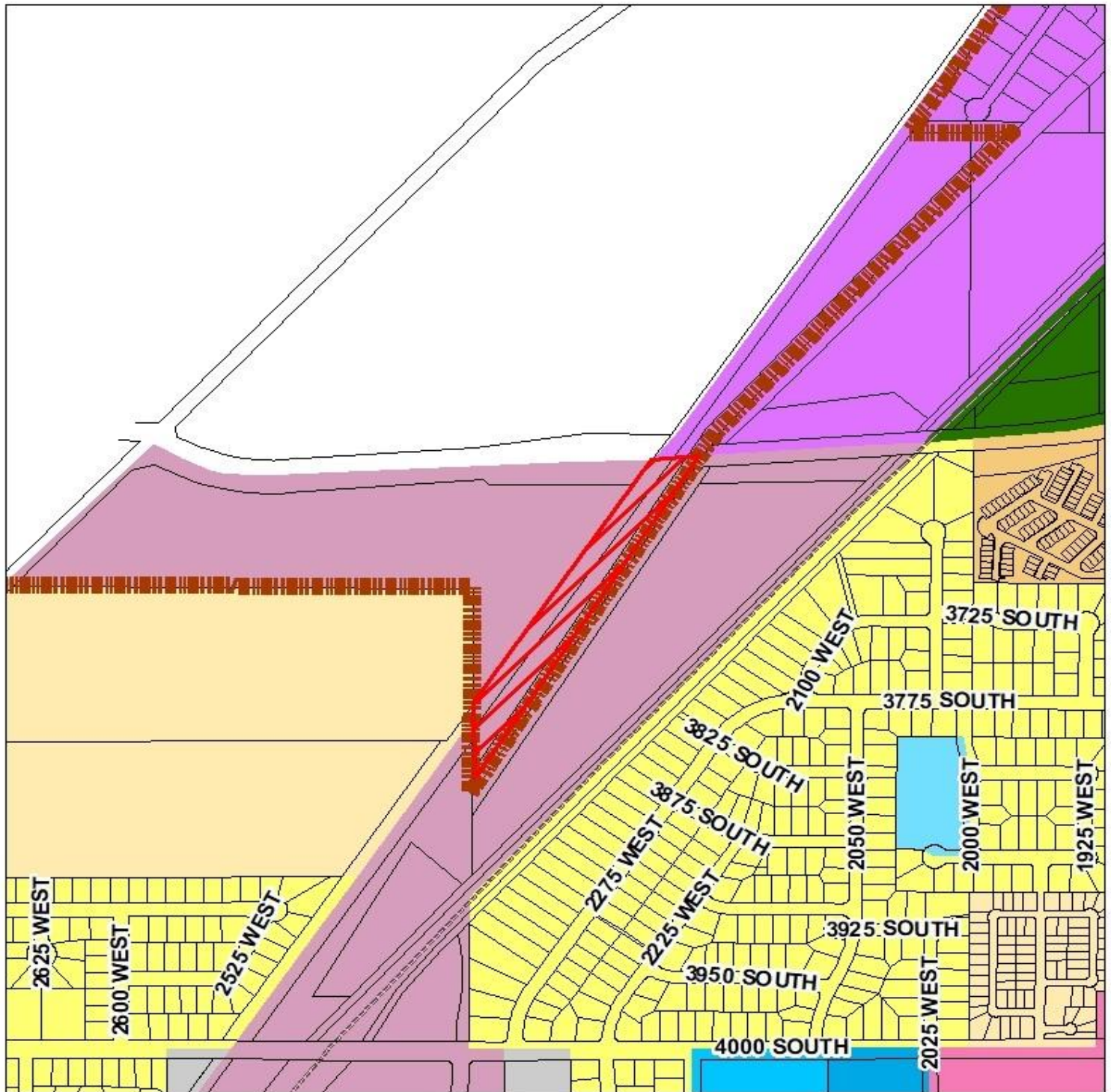
Legend

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

**MASTER
ANNEXATION
POLICY
DECLARATION**



EXHIBIT "C" – FUTURE LAND USE MAP



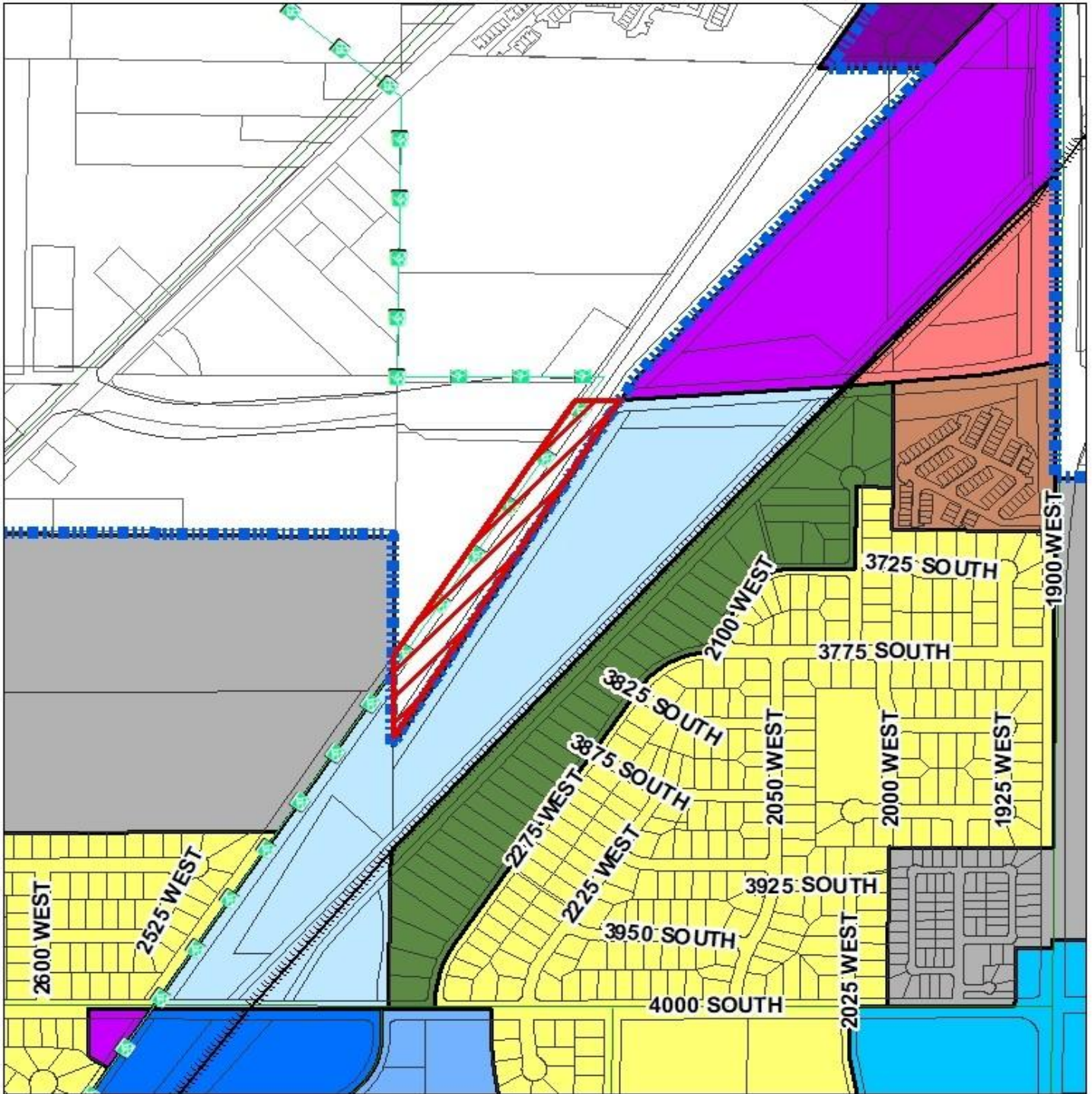
Legend

- | | | | |
|--|--|--|-----------------------|
| | Downtown Mixed Use | | Religious |
| | Station Mixed Use | | Parks and Green Space |
| | Business Park | | Utilities |
| | Commercial/Mixed Use | | City Boundary |
| | Light Industrial/Commercial Flex Space | | D & RG Rail/Trail |
| | Manufactured Homes | | Railroads |
| | Single-Family Residential | | Selected Parcel |
| | Multi-Family Residential | | |
| | Civic and Institutional | | |
| | Public Schools | | |

Future Land Use Map



EXHIBIT "D" – ZONING MAP



Legend

City Boundary	Parcels	R	R-1-6	RE-15	Trails
BP	S-C	R-2	R-1-7	RE-20	I-15
UC	S-N	R-3	R-1-8	RMH-1	Railroad
DT-E	S-S	R-4	R-1-10	RIO	
DT-W	M	R-5	R-1-15		
DT-G	LM				

Zoning
Map



ORDINANCE NO 26-5

AN ORDINANCE OF ROY CITY, UTAH PROVIDING FOR THE ANNEXATION TO ROY CITY OF EXISTING UNINCORPORATED ISLANDS/AREAS, AS RECOMMENDED BY THE WEBER COUNTY COMMISSION, CONTIGUOUS TO THE CORPORATE LIMITS OF ROY CITY, DECLARING THE ANNEXATION THEREOF AND EXTENSION OF THE CORPORATE LIMITS OF ROY CITY ACCORDINGLY; AND CLASSIFYING THE ZONING AS STATION NORTH AS DEPICTED ON THE ATTACHED EXHIBITS REFERENCED IN THE BODY OF THIS ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

WHEREAS, pursuant to Section 10-2-806, Utah Code Annotated, Roy City has received a recommendation from Commissioners of Weber County that certain unincorporated islands/areas identified in the City’s annexation policy plan should be annexed into the City, described as Areas 1 through 6 and more particularly described in Section 3 of this ordinance; and

WHEREAS, the Planning Commission has reviewed the annexation petition with respect to the property described and has recommended that such property be annexed to Roy City and that the property in question should be zoned as described on the attached exhibit maps; and

WHEREAS, notice of the proposed annexation has been made as required by law and a public hearing was held; and

WHEREAS, the Council of Roy City finds that the annexation of the property described herein is in the best interest of the City and will provide for the more efficient provision of services and for more orderly and consistent development and growth.

NOW THEREFORE, the Roy City Council hereby ordains;

SECTION 1. Plat accepted and approved: The Council of Roy City hereby accepts and approves the copy of the map of the territory to be annexed and is certified by a registered professional land surveyor of the State of Utah, and finds that it is an accurate and recordable map of said territory in said petition and hereinafter described.

SECTION 2. Territory annexed. The Territory hereinafter particularly described and situate, lying and being immediately contiguous to Roy City, Utah, boundaries and the same hereby declared to be annexed to Roy City, Utah; and the corporate limits of Roy City are hereby declared to be and they are extended accordingly to include and embrace said territory.

SECTION 3. Annexed territory described. The territory hereby annexed to Roy City is more particularly described and listed by county tax identification number (aka: parcel ID) as set forth in Exhibit A and geographically shown by map in Exhibit B. Both exhibits are attached hereto and by this reference made part of this Ordinance. If any parcel ID has changed from what is shown in the exhibits, the most recent parcel ID for the given geographic boundaries of the parcel or parcels shall be construed to be listed herein. In the event there is conflict between the map and any listed parcel ID or legal description in the exhibits, the geographic boundary of the parcel shall prevail. Any gap between the legal descriptions of parcels annexed, if any, is included in the annexation. Entire street, highway, or railway rights of way adjoining an annexed parcel is included in the annexation to the full width of the parcel or parcels.

SECTION 4. Plat and Ordinance to be recorded. The map with the certification by a registered land surveyor, as aforesaid and duly certified by the Roy City Recorder to be a full true and correct copy of said map so filed and deposited with the City Recorder, shall be forthwith filed and recorded by the City Recorder in the

office of the County Recorder of Weber County, Utah, together with a copy of this ordinance duly certified by the Roy City Recorder. The City Recorder is also directed to file amended articles of incorporation reflecting such annexation with the lieutenant governor of the State of Utah as required by ordinance and state law.

SECTION 5. Zoning classification. The property is hereby classified as S-N (Station North), attached hereto and incorporated herein by reference (exhibit “B”).

SECTION 6. Notices and filings. The Mayor, Recorder, Attorney and other officers, employees and agents of the City are hereby authorized and empowered to make such filings and to provide such notices as may be legally required to effect and formalize the annexation described in this Ordinance, including, without limitation, filing a notice of impending boundary action with the Lieutenant Governor’s office pursuant to Utah Code Annotated 10-2-813.

SECTION 7. Action of officers. All actions of the officers, agents and employees of the City that are in conformity with the purpose and intent of this Ordinance whether taken before or after the adoption hereof, are hereby ratified, confirmed and approved.

SECTION 8. Savings Clause. If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Roy City.

SECTION 9. Effective date. This Ordinance shall become effective immediately upon posting after final passage.

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

Councilman Hulbert _____
Councilman Jackson _____
Councilman Saxton _____
Councilman Sphar _____
Councilman Wilson _____

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of _____, 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

Legal Descriptions

Parcel 08-007-0029

TRACT OF LAND IN FEE, SITUATE IN THE WEST 1/2 SOUTHEAST 1/4 OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE OF UTAH TRANSIT AUTHORITY, WHICH POINT IS 1942.76 FEET NORTH 89D53'11" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 213.17 FEET SOUTH 0D06'49" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 34D21'18" WEST 1266.00 FEET ALONG SAID SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 2, THENCE SOUTH 0D27'13" WEST 129.78 FEET ALONG SAID NORTH-SOUTH QUARTER SECTION LINE TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY (ALSO KNOWN AS THE OREGON SHORT LINE RAILROAD); THENCE ALONG SAID NORTHWESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 31D09'06" EAST 696.18 FEET TO A. POINT OF TANGENCY WITH A 6028.69-FOOT RADIUS CURVE TO THE RIGHT (2) NORTHEASTERLY 703.96 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF AN EXPRESSWAY KNOWN AS STATE ROUTE 79 (NOTE: CHORD TO SAID CURVE BEARS NORTH 34D29'49" EAST FOR A DISTANCE OF 703.56 FEET), THENCE SOUTH 89D03'43" WEST 43.16 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 51813 SQUARE FEET IN AREA OR 1.19 ACRES.

Parcel 08-007-0033

PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING THE 4.59 ACRES OF LAND LYING BETWEEN THE EAST RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY PARCEL DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY #1876043 OF THE WEBER COUNTY RECORDS (FORMERLY UNION PACIFIC RAILROAD RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF THE EVONA BRANCH OF THE OREGON SHORTLINE RAILROAD, THE SOUTH RIGHT OF WAY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY #2416025 OF SAID COUNTY RECORDS AND THE WEST CENTER QUARTER SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 00D11'59" EAST 2617.40 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP MONUMENTS MOUMENTALIZING THE WEST CENTER QUARTER SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY BRASS CAP MONUMENT MONUMENTALIZING THE SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 00D11'59" EAST 1039.19 FEET COINCIDENT WITH THE CENTER QUARTER SECTION LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE EVONA BRANCH OF THE OREGON SHORTLINE RAILROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00D11'59" EAST 315.53 FEET COINCIDENT WITH SAID QUARTER SECTION LINE TO A POINT ON THE EASTERLY LINE OF SAID UTAH TRANSIT AUTHORITY PARCEL; THENCE NORTH 34D02'03" EAST 1271.25 FEET COINCIDENT WITH SAID EASTERLY PROPERTY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID UTAH TRANSIT AUTHORITY PARCEL; THENCE NORTH 88D41'17" EAST 168.73 FEET COINCIDENT WITH SAID RIGHT OF WAY TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID EVONA BRANCH; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH SAID RIGHT OF WAY 1) SOUTHWESTERLY 715.65 FEET ALONG THE ARC OF A 5729.42 FOOT RADIUS CURVE TO THE LEFT

(CENTER BEARS SOUTH 51D42'50" EAST, [CHORD BEARS SOUTH 34D42'28" WEST 715.19 FEET]) THROUGH A CENTRAL ANGLE OF 07D09'24" TO A POINT OF TANGENCY; 2) SOUTH 31D07'46" WEST 916.99 FEET TO THE POINT OF BEGINNING. (E# 3130838) LESS AND EXCEPTING: TRACT OF LAND IN FEE, SITUATE IN THE WEST HALF SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE OF UTAH TRANSIT AUTHORITY, WHICH POINT IS 1942.76 FEET NORTH 89D53'11" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 213.17 FEET SOUTH 01306'49" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 34D21'18" WEST 1266.00 FEET ALONG SAID SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 2, THENCE SOUTH 0D27'13" WEST 129.78 FEET ALONG SAID NORTH-SOUTH QUARTER SECTION LINE TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY (ALSO KNOWN AS THE OREGON SHORT LINE RAILROAD); THENCE ALONG SAID NORTHWESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 31D09'06" EAST 696.18 FEET TO A POINT OF TANGENCY WITH A 6028.69-FOOT RADIUS CURVE TO THE RIGHT (2) NORTHEASTERLY 703.96 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF AN EXPRESSWAY KNOWN AS STATE ROUTE 79 (NOTE: CHORD TO SAID CURVE BEARS NORTH 34D29'49" EAST FOR A DISTANCE OF 703.56 FEET), THENCE SOUTH 89D03'43" WEST 43.16 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 51813 SQUARE FEET IN AREA OR 1.19 ACRES. (E# 2420305) ALSO LESS AND EXCEPTING: A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO STP-0079(2)0 BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ANT) THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY AT A POINT 155.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SR-79 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 122+14.20 SAID POINT OF BEGINNING IS 1745.44 FEET NORTH 89D53'11" WEST ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 76.73 FEET NORTH 0D06'49" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 34D21'18" WEST 350.68 FEET ALONG SAID SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE TO A POINT 120.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID PROJECT CENTERLINE AT ENGINEER STATION 119+96.59 THENCE NORTH 89D03'42" EAST 43.16 FEET TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD COMPANY (ALSO KNOWN AS THE OREGON SHORT LINE RAILROAD) THENCE NORTHEASTERLY 391.32 FEET ALONG SAID NORTHWESTERLY RAILROAD RIGHT OF WAY LINE, ALONG THE ARC OF A 6028.69 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 39D42'06" EAST FOR A DISTANCE OF 391.25 FEET) THENCE SOUTH 82D41'04" WEST 95.97 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 18,149 SQUARE FEET IN AREA OR 0.42 ACRE. (E# 2420307)



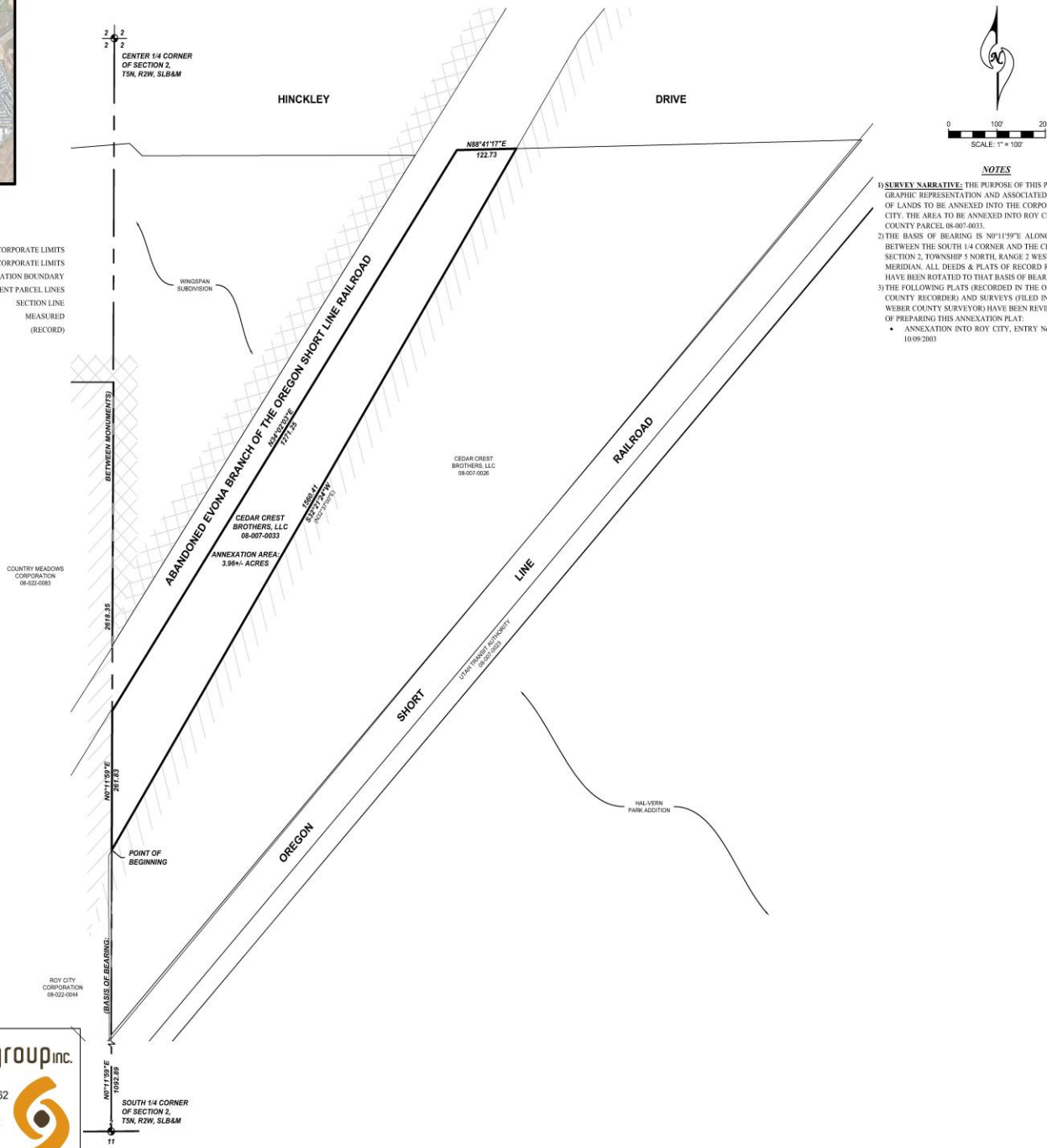
VICINITY MAP
N15

LEGEND

- ROY CITY CORPORATE LIMITS
- WEST HAVEN CITY CORPORATE LIMITS
- ANNEXATION BOUNDARY
- ADJACENT PARCEL LINES
- SECTION LINE

BEARING-DISTANCE
(BEARING-DISTANCE)

MEASURED
(RECORD)



NOTES

- 1) SURVEY NARRATIVE: THE PURPOSE OF THIS PLAT IS TO PROVIDE A GRAPHIC REPRESENTATION AND ASSOCIATED LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CORPORATE LIMITS OF ROY CITY. THE AREA TO BE ANNEXED INTO ROY CITY IS ALL OF WEBER COUNTY PARCEL 08-007-0033.
- 2) THE BASIS OF BEARING IS N0°11'59\"/>



I, CURTIS BOWN, DO HEREBY CERTIFY
 THAT I HOLD CERTIFICATE NO. 12666452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO ROY CITY, UTAH.

BOUNDARY DESCRIPTION

All of Weber County Parcel 08-007-0033, located in a portion of the SE 1/4 of Section 2, Township 5 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the Roy City Corporate Limits point also being on the west line of said SE 1/4 of Section 2, located N0°11'59\"/>

Contains: 3.96± acres.

SURVEYOR'S SEAL

CURTIS BOWN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 12666452-2201

DATE _____

ACCEPTANCE OF LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ROY CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO ROY CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE CEDAR CREST BROTHERS ANNEXATION.

DATED THIS _____ DAY OF _____ A.D. 20____

MAYOR _____

CLERK RECORDER _____

ACCEPTANCE BY UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. §17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR _____

DATE _____

ANNEXATION PLAT

CEDAR CREST BROTHERS ANNEXATION
 TO
 LEHI CITY, UTAH COUNTY, UTAH

RECORDED # _____
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

WEBER COUNTY RECORDER _____

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

Resolution No. 26-11

A RESOLUTION OF THE ROY CITY COUNCIL ADOPTING A TRAFFIC CALMING PROGRAM

WHEREAS, Roy City is committed to promoting public safety, preserving neighborhood livability, and improving the quality of life for residents; and

WHEREAS, the City Council recognizes that excessive vehicle speeds, cut-through traffic, and increasing traffic volumes on residential streets may negatively impact pedestrian safety, neighborhood character, and roadway functionality; and

WHEREAS, the City Council desires to establish a consistent and objective process for evaluating requests for traffic calming measures within residential neighborhoods and other qualifying areas; and

WHEREAS, the City has developed a Traffic Calming Program designed to evaluate neighborhood traffic concerns, collect and analyze traffic data, and identify appropriate traffic calming measures based upon engineering standards, public safety considerations, and available resources; and

WHEREAS, the Traffic Calming Program provides for the consideration of both non-physical and physical traffic calming measures, included but not limited to increased enforcement, speed feedback signage, pavement markings, and other approved traffic calming devices; and

WHEREAS, the City Council finds that adoption of the Traffic Calming Program is in the best interests of the health, safety, and welfare of the residents of Roy City.

NOW THEREFORE BE IT RESOLVED by the City Council of Roy City, as follows:

SECTION 1. ADOPTION OF TRAFFIC CALMING PROGRAM.

The Roy City Traffic Calming Program, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted as the official policy and procedure for evaluating and addressing traffic calming requests within Roy City.

SECTION 2. ADMINISTRATION.

The Public Works Department, in coordination with the Roy City Police Department and other necessary departments, is authorized to administer and implement the Traffic Calming Program.

SECTION 3. ENGINEERING AND SAFETY STANDARDS.

All traffic calming measures shall comply with applicable federal, state, and local laws, regulations, and engineering standards, including the Manual on Uniform Traffic Control Devices (MUTCD), as applicable.

SECTION 4. FUNDING AND PRIORITIZATION.

Implementation of traffic calming measures shall be subject to availability of funding, staffing, and resources. Adoption of this Resolution does not guarantee installation of traffic calming devices at any particular location.

SECTION 5. RESERVATION OF AUTHORITY.

Nothing in this Resolution shall limit the authority of Roy City to deny, modify, delay, remove, or discontinue any traffic calming measure when deemed necessary for public safety, emergency access, roadway maintenance, or other governmental purposes.

SECTION 6. SEVERABILITY.

If any section, subsection, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, part and provisions of this Resolution shall be severable.

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its adoption and deposit with the City Recorder.

Passed and Adopted this 19th day of May 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

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

Councilmember Wilson _____

Councilmember Jackson _____

Councilmember Sphar _____

Councilmember Hulbert _____

Councilmember Saxton _____



Purpose

The Roy City Traffic Calming Program is designed to address concerns related to speeding, traffic volume, and neighborhood safety. The goal is to improve safety for residents, pedestrians, and drivers while maintaining access and mobility on city streets.

How the Process Works

1. Submit this request form to Roy City.
2. The City will review the request and collect traffic data.
3. Public Works and the Police Department will evaluate possible solutions.
4. If needed, neighborhood support will be gathered.
5. Final decisions are based on data, safety, and available funding.

Important Information

- Not all streets qualify for traffic calming devices.
- Stop signs are not used to control speeding.
- Non-physical solutions (enforcement, signage, education) are considered first.
- Physical devices require neighborhood support and City approval.

Types of Traffic Calming Measures

Non-Physical Options

- Increased police enforcement
- Speed feedback signs
- Signage and pavement markings

Traffic Calming Request Form

Applicant Information

Name: _____
 Address: _____
 Phone Number: _____
 Email: _____

Location of Concern

Street Name: _____
 Nearest Cross Streets: _____

Description of Concern

(Please describe the issue—speeding, traffic volume, safety concerns, etc.)



When Does the Issue Occur?

(Check all that apply)

- Morning
- Afternoon
- Evening
- Night
- Weekdays
- Weekends

Additional Details: _____

Have You Observed Any of the Following?

(Check all that apply)

- Speeding vehicles
- High traffic volume
- Cut-through traffic
- Near misses or safety concerns
- Accidents

Neighborhood Support (Optional at Initial Request)

Traffic calming is a neighborhood-driven process. Additional support may be required if the request moves forward.

Signature

I understand that submitting this request does not guarantee that traffic calming measures will be installed. All requests are evaluated based on data, safety considerations, and available resources.

Signature: _____

Date: _____

Submit Form To:

Roy City Email:
Admin@royutah.gov or

Or

Mail:
5051 So. 1900 W.
Roy, UT 84067

For more information about traffic control standards, visit the Federal Highway Administration’s Manual on Uniform Traffic Control Devices (MUTCD) website at <https://mutcd.fhwa.dot.gov/>.

Resolution No. 26-12

A RESOLUTION OF THE ROY CITY COUNCIL AMENDING THE ROY CITY PERSONNEL POLICY AND PROCEDURES MANUAL

WHEREAS, the Roy City Council has adopted a Personnel Policies and Procedures Manual that sets forth policies pertaining to personnel conduct, conditions of employment, employee classification, benefits, payroll, discipline, and other related employment matters; and

WHEREAS, the Roy City Administration, from time to time reviews and updates the Personnel Policies and Procedures Manual to ensure compliance with any recent changes in federal and state law or changes in general city policy in order to provide a quality working environment for City employees; and

WHEREAS, the Roy City Administration has reviewed and recommends adoption of the revisions and updates that are attached hereto; and

WHEREAS, the Roy City Council has reviewed the proposed amendment to the Personnel Policy Manual and has determined that the amendments are in the best interest of the employees of Roy City.

NOW THEREFORE BE IT RESOLVED by the City Council of Roy City, that the amended Roy City Personnel Policy and Procedures Manual be amended with the following additions, deletions, or amendments:

Add Policy 1516 Parking and Backing Policy

Attached hereto as Exhibit "A" and incorporated herein by this reference.

The addition of this policy is to establish guidelines to follow that may prevent an accident or injury when parking or backing a City vehicle.

Passed this 19th day of May 2026.

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

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

Councilmember Sphar _____

Councilmember Hulbert _____

Councilmember Wilson _____

Councilmember Saxton _____

Councilmember Jackson _____

1516 * PARKING AND BACKING POLICY

General: Park Defensively

Think before backing. Choose parking locations that minimize exposure to traffic and, if practical, it is preferred that the driver select a parking location which does not require backing to re-enter the flow of traffic (a pull-through parking space). **Backing the vehicle should be avoided whenever possible.** When backing is necessary, the distance traveled in reverse should be limited.

Circle of Safety

Prior to entering the vehicle, drivers should perform a “Circle of Safety” walk-around of the vehicle to identify hazards and increase awareness of surroundings. Hazards can include people, objects, driving surface conditions and obstacles like poles, curbing, overhead hazards, etc.

Prepare to Back

Vehicles must be prepared to back by having all windows cleared of snow, ice or dirt that can obstruct vision. Mirrors must be adjusted for the driver and must be checked prior to and regularly during backing. Any distractions like phones, radio, conversations with others, etc. must be eliminated prior to backing. Back up cameras should be consulted during backing but should not be the only information source for backing.

Back In Upon Arrival

Drivers are more aware of their surroundings when they arrive at the parking lot than when they leave. For this reason, City vehicles must be backed into the parking stall upon arrival where appropriate.

Use of a Spotter

The driver must use a “spotter,” if available, when backing large vehicles like fire apparatus, heavy trucks or construction equipment and when conditions make it difficult to see surroundings. Driver and spotter must agree on hand signals before starting, especially the signal for “stop.” Position the spotter where you can visually see him/her, where they are out of your path of travel, and where they can clearly see behind the vehicle. Stop immediately if you lose sight of your spotter. If you are in doubt of the situation, stop immediately, get out of your vehicle and check the situation yourself. If a spotter is not available, the driver must check under and around the vehicle to make sure the area is clear before proceeding to back the vehicle. Use the rear view and side mirrors, and if possible, look behind you. Back up immediately, but slowly, before the present situation has time to change. Whether or not a spotter is available, while backing a vehicle, always periodically check the front of the vehicle.

Maintain Visibility

All staff working in the right-of-way (sidewalk to sidewalk) must wear high-visibility retroreflective clothing to ensure they are seen by drivers. Staff should not cross behind vehicles,



unless sufficient distance is available, the vehicle is stopped and the driver acknowledges the presence of the worker.

Use of Cones

Orange safety cones (18” unless equipped with 28”) must always be placed at the rear of a City vehicle at all times when parked. The placement of cones at the rear of a parked City vehicle, or at the front and rear traffic side of the City vehicle if parallel parked, will alert other vehicle operators of activity in and around the City vehicle and increase their level of caution. In addition, placement of cones in this manner will require City vehicle operators to remove them before moving the vehicle and encourage a survey of the area behind the vehicle prior to backing.



Roy City Council Agenda Worksheet

Roy City Council Meeting Date: May 19, 2026

Agenda Item Number: Discussion #1

Subject: 2026 Parks Water Restrictions Management Plan

Prepared By: Michelle Howard

Background:

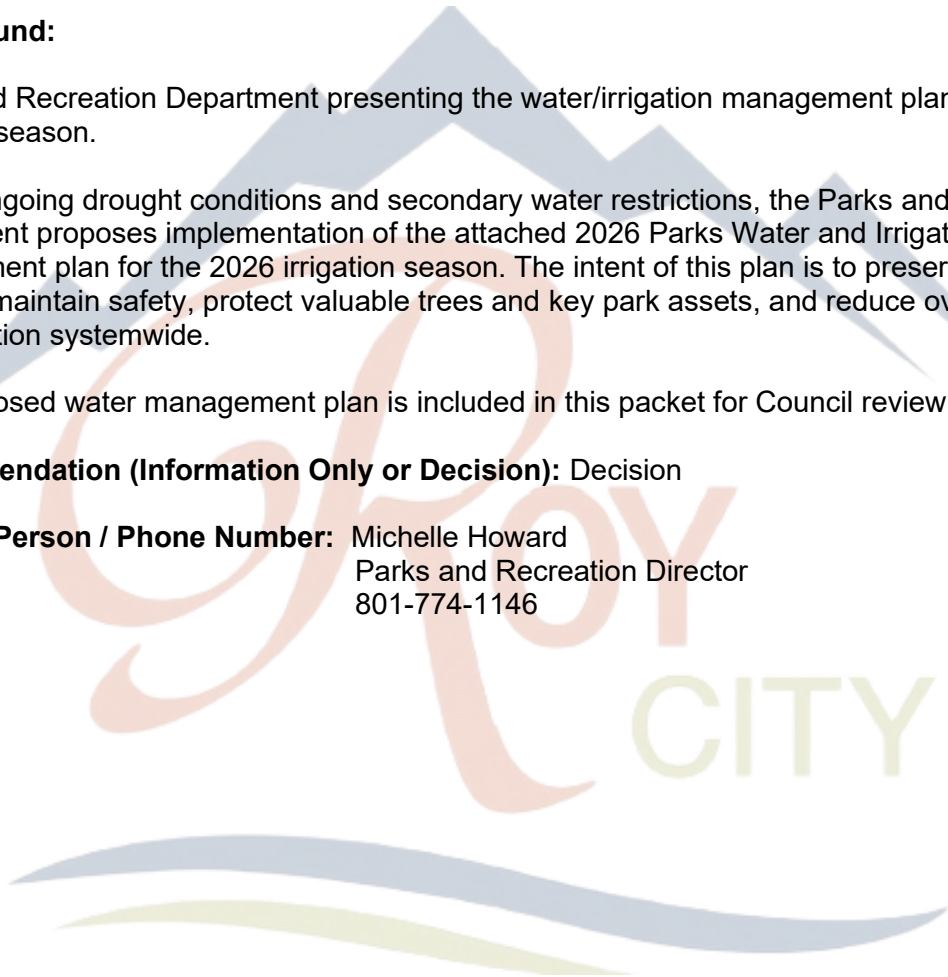
Parks and Recreation Department presenting the water/irrigation management plan for the 2026 watering season.

Due to ongoing drought conditions and secondary water restrictions, the Parks and Recreation Department proposes implementation of the attached 2026 Parks Water and Irrigation Management plan for the 2026 irrigation season. The intent of this plan is to preserve critical turf areas to maintain safety, protect valuable trees and key park assets, and reduce overall water consumption systemwide.

The proposed water management plan is included in this packet for Council review.

Recommendation (Information Only or Decision): Decision

Contact Person / Phone Number: Michelle Howard
Parks and Recreation Director
801-774-1146



Roy City Parks and Recreation

2026 Parks Water and Irrigation Management Plan

TURF LEVEL 1 (Blue)

Critical Use Areas

These locations will receive the highest irrigation priority to maintain safe and functional conditions. Areas identified under Level 1:

- Athletic game fields (Emma Russell Park, George Wahlen Park, McCall Field, Municipal Park, West Park, Roy Park)
- Aquatic Center – (will be monitored closely and may fluctuate between Level 1 and Level 2)
- Cemetery – (will be monitored closely and may fluctuate between Level 1 and Level 2)

Operational Goals

- Maintain safe and playable turf conditions
 - Prioritize field crowns, goal mouths, and high-use areas
 - Maintain safe and functional turf/ground conditions in burial and service areas to support burial operations, promote turf recovery, and minimize permanent loss
-

TURF LEVEL 2 (Yellow)

Moderate Priority Areas

These areas will receive reduced irrigation which will follow all applicable watering guidelines and restrictions as established by Roy Water Conservancy District.

Areas identified under Level 2:

- Unprogrammed green space in all parks
- Turf areas containing established trees
- Other unprogrammed parks and open spaces: (Roy City Building, Foxglen Park)

Operational Goals

- Follow guidelines as established by secondary water provider
 - Acceptable turf dormancy in low-use areas
 - Maintain trees in parks and open spaces
-

TURF LEVEL 3 (Red)

No Water Areas

The following locations will receive no scheduled irrigation unless required for emergency asset protection. These areas have been identified as potential future conversion projects to xeriscape or zeroscape spaces.

Areas identified under Level 3:

- Mow strips
- Parking lot islands
- “Welcome to Roy” sign areas
 - Harmons fountain (remain off for season)
- Water tank properties

Operational Goals

- Vegetation and turf loss in these areas will be considered acceptable

TREE PRESERVATION (White)

Trees remain a critical long-term asset and will be managed separately from turf priorities.

Tree Management Actions

- Follow watering restriction guidelines when possible
- Conduct targeted deep soaking where necessary
- Utilize hand watering when tree health declines are observed

SPLASH PAD OPERATIONS

Splash pad adjustments will be made on the recommendation of the council.

Options to consider:

- A. No Change
Monday – Sunday, 11am – 8pm
- B. Full Closure
- C. Reduced Operations
Approx. 50% Reduction: Tuesday – Sunday, 1pm – 6pm
Approx. 20% Reduction: Monday – Sunday, 12pm – 7pm

Other Maintenance & Operational Adjustments

The following operational changes will be implemented system-wide:

- Increase mower height to 3.5 inches (standard mow height is 3 inches)
- Conduct additional aerations throughout the summer to encourage deeper root growth
- Adjust mowing schedules where possible to an every-other-week mowing rotation
- Discontinue water (water key) access for park pavilion reservations
- Follow all designated watering windows (times)
- Anticipate incidental overspray in some areas depending on irrigation valve and sprinkler configurations
- Maintain ongoing communication with secondary water providers

Ongoing Plan Review

This plan will remain flexible and may be modified throughout the season based on:

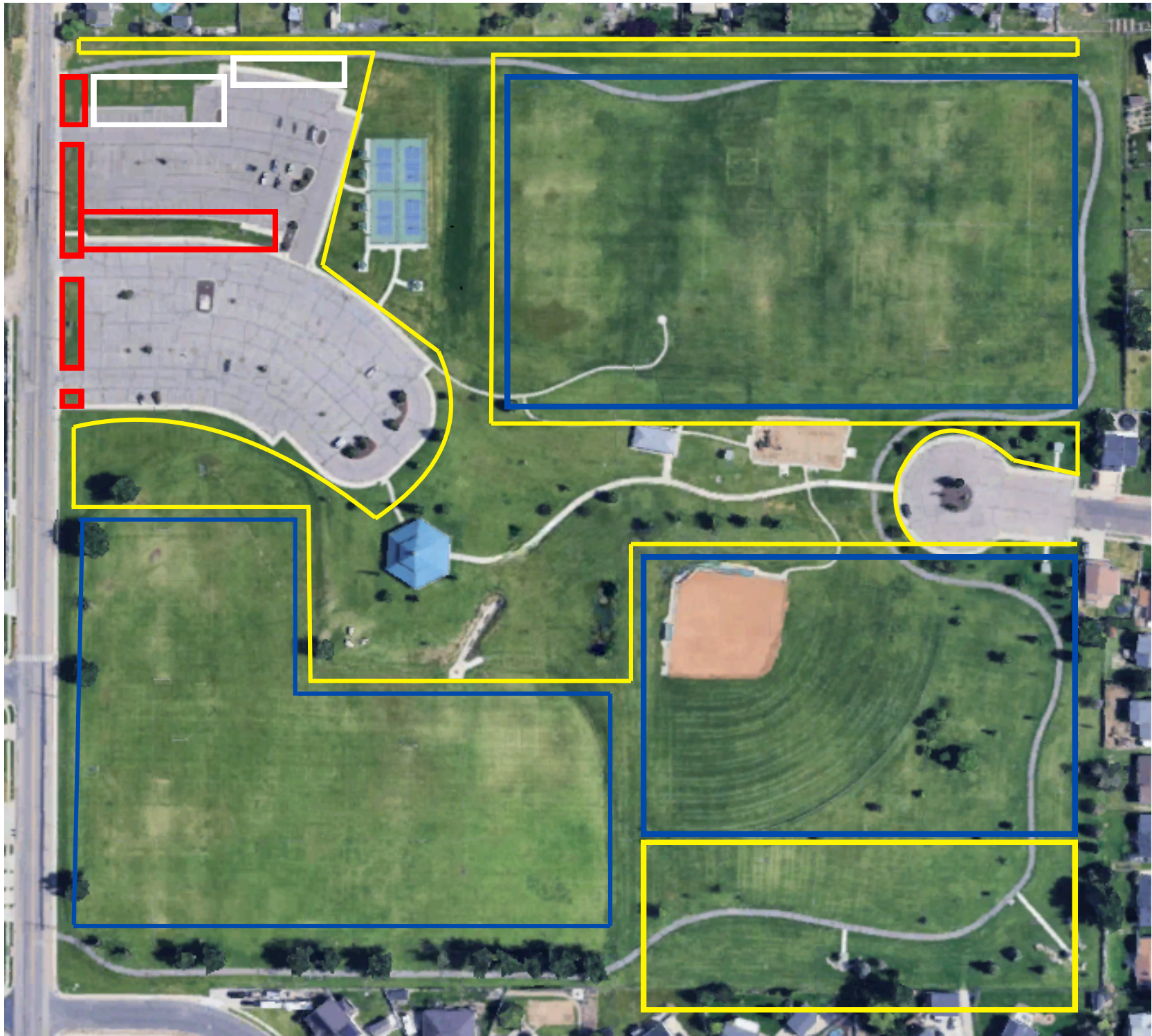
- Updated drought conditions
- Updated secondary water restrictions
- Turf and tree health
- Safety and operational needs

Roy City Parks & Recreation will continue working to balance water conservation efforts with the safe operation and maintenance of public facilities and community assets.



- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

Emma Russell Park
4300 W 5700 S
Roy, Utah 84067

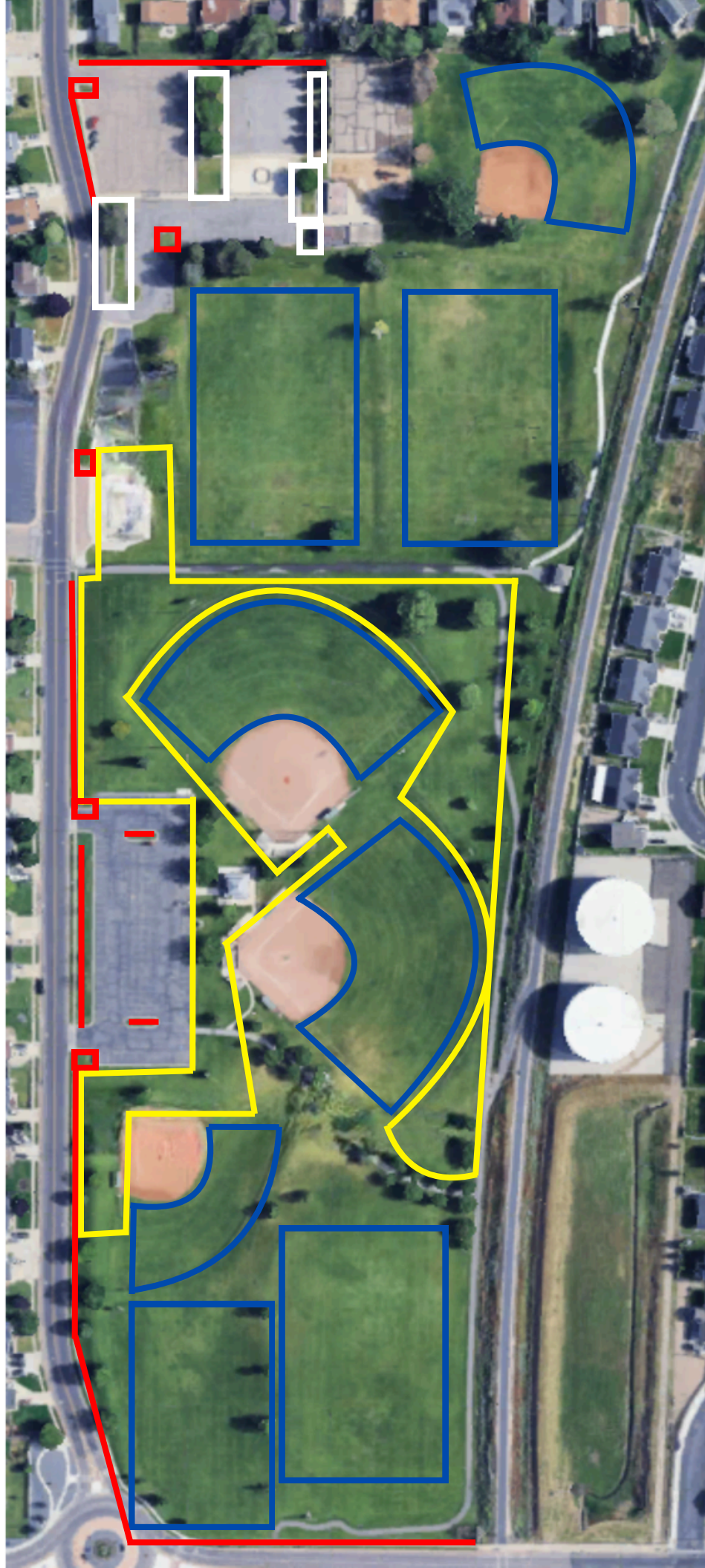




Roy West Park

2900 W 4650 S
Roy, Utah 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





George Wahlen Park
4200 S 2175 W
Roy, Utah 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





Municipal Park
2252 W 5900 S
Roy, Utah 84067

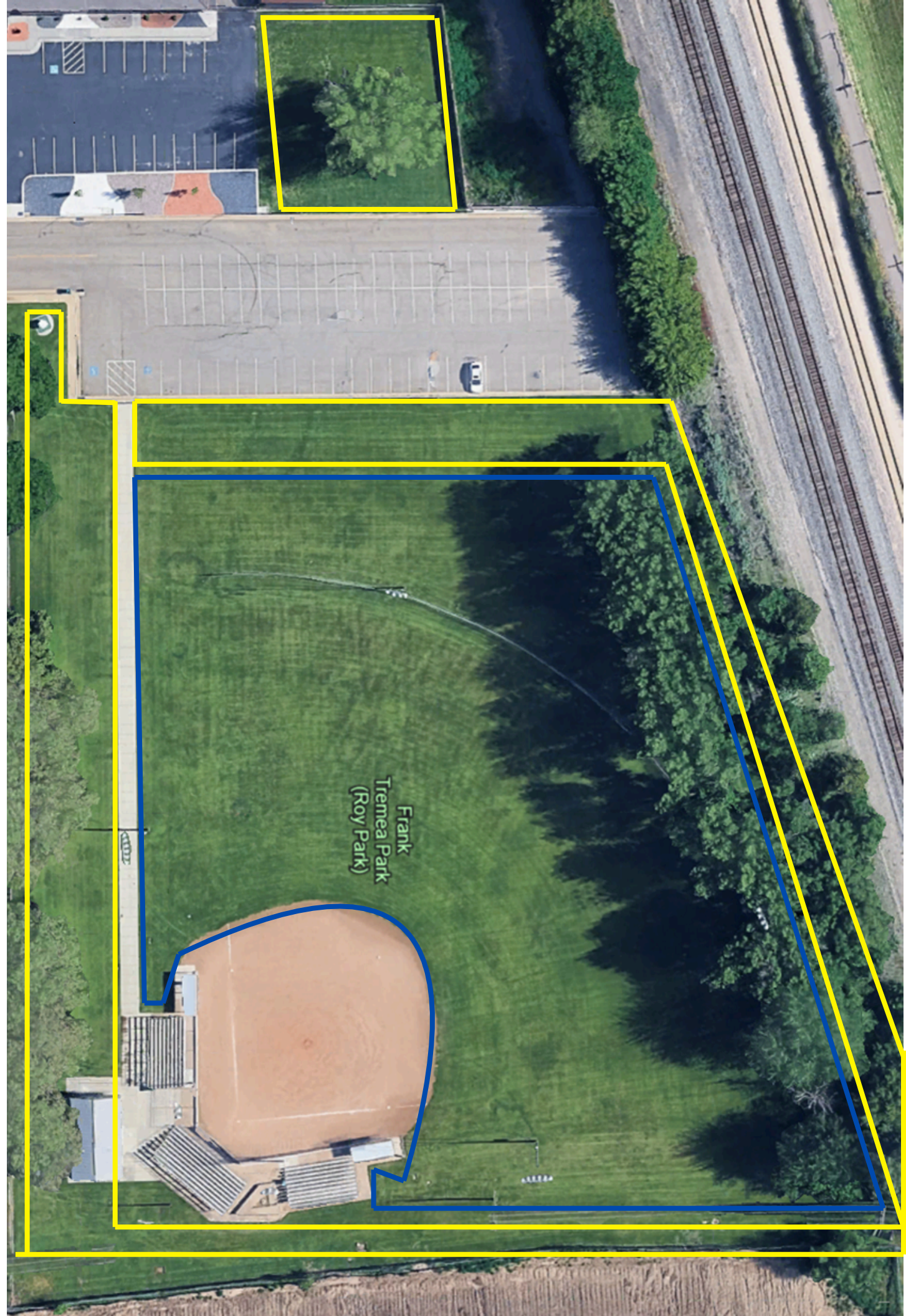
- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





**Frank Tremea
Roy Park
2700 W 5525 S
Roy, Utah 84067**

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

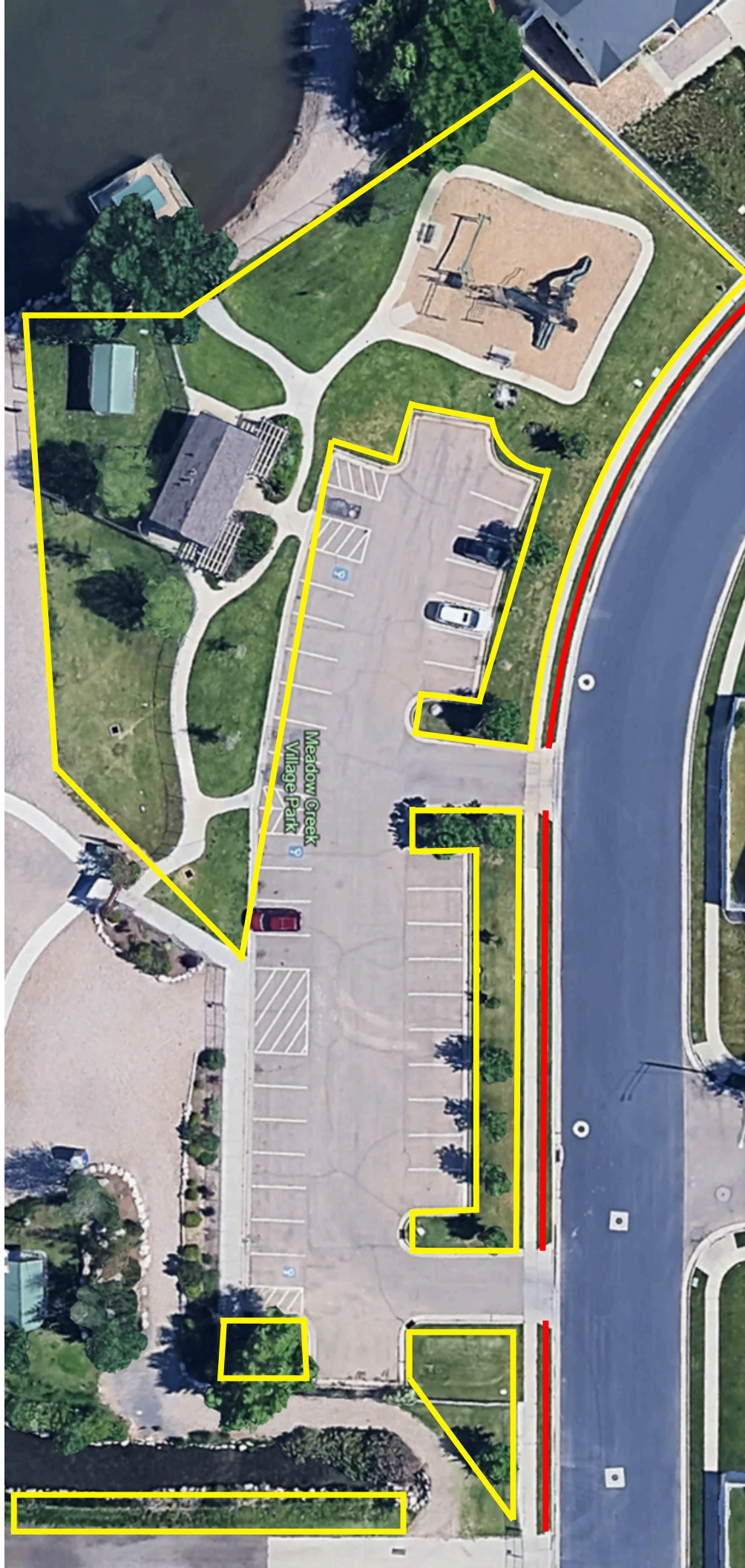




**Roger Phil Burnett
Meadow Creek Pond
Park**

**4200 W 5075 S
Roy, UT 84067**

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

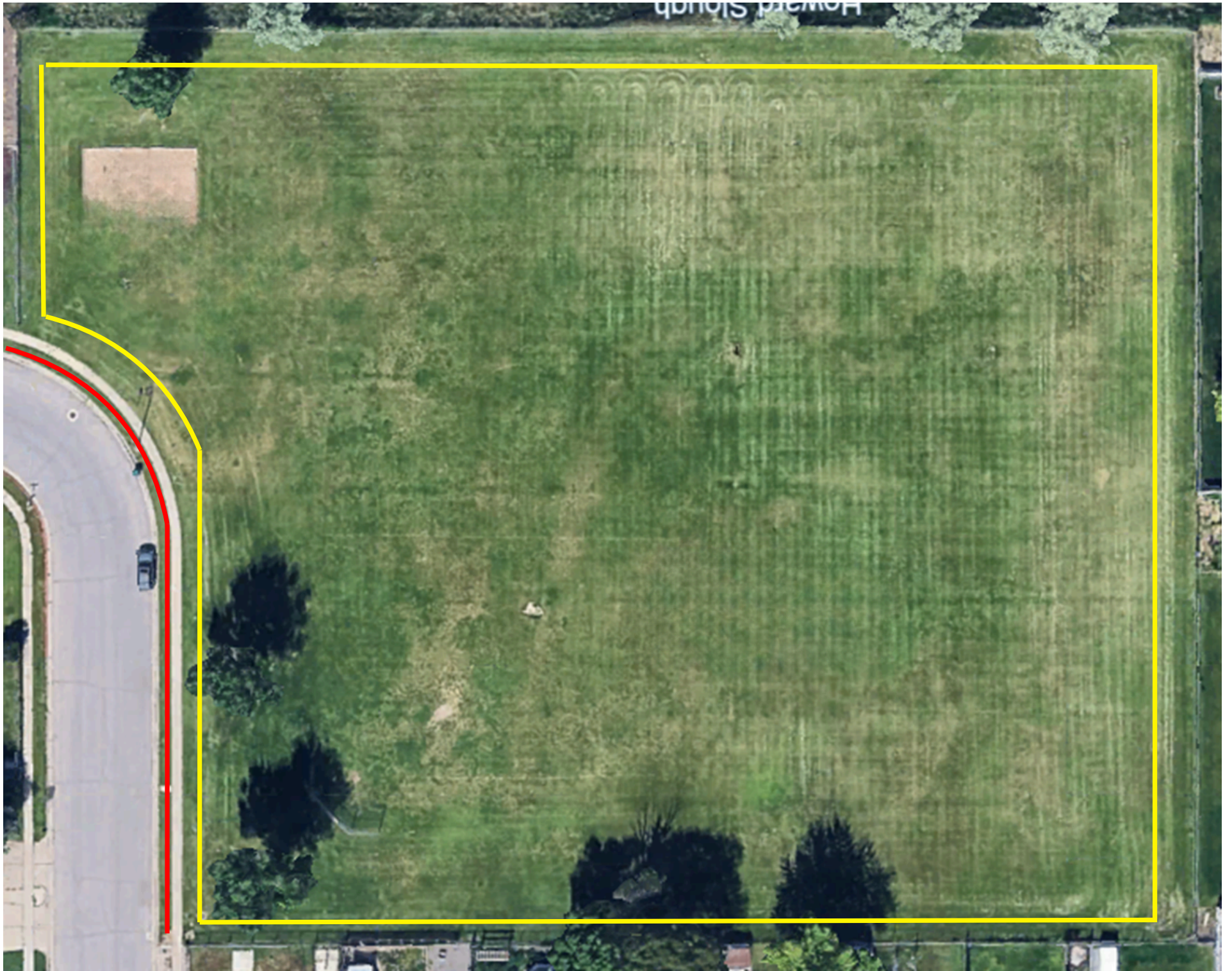




Foxglen Park

3900 W 4600 S
Roy, Utah 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





McCall Field

3275 W 5600 S

Roy, Utah 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





Roy City Cemetery

5200 S 2300 W
Roy, Utah 84067

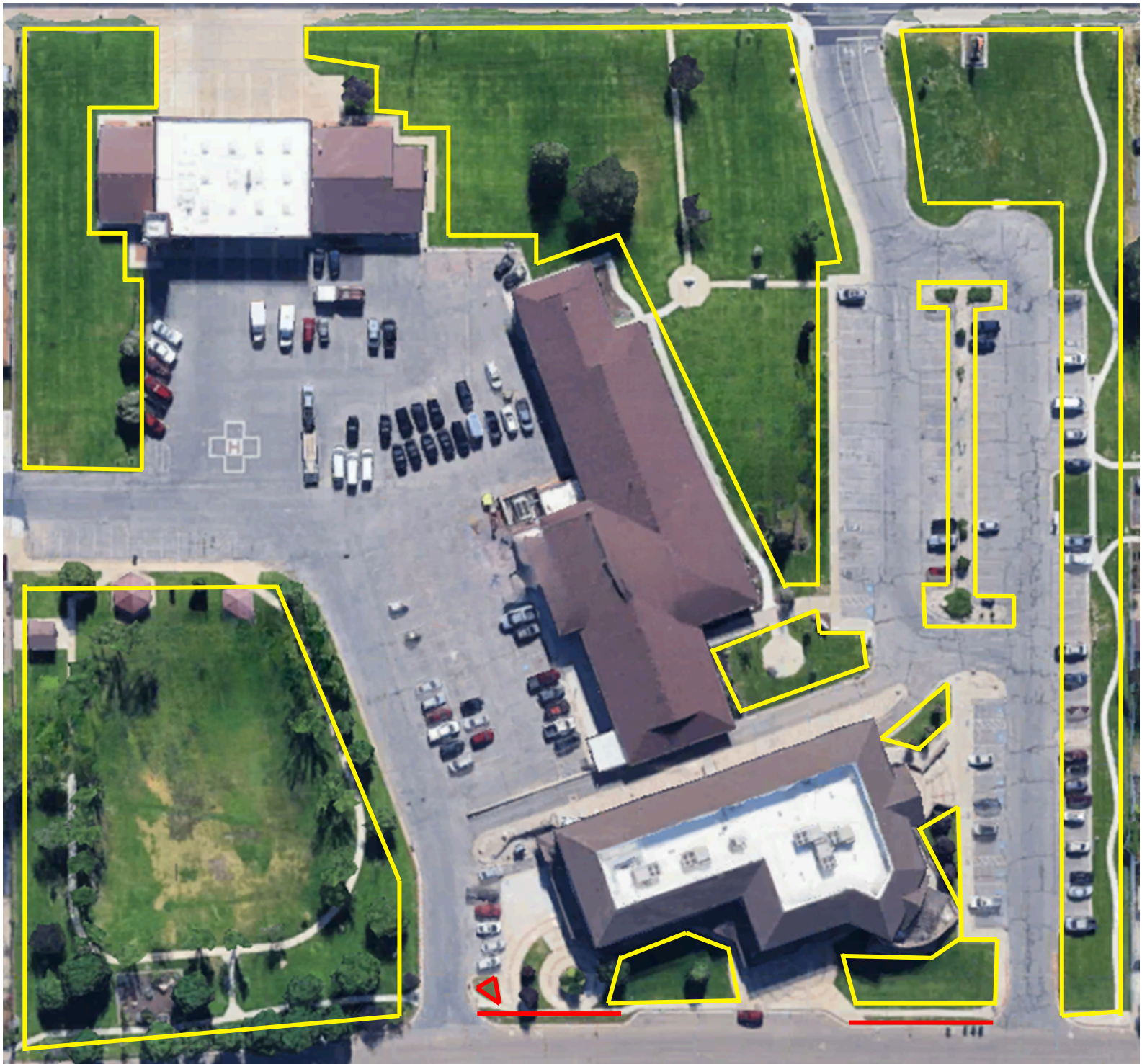
- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





Municipal Building
5051 S 1900 W
Roy, UT 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





Roy Aquatic Center
2977 W 5200 S
Roy, UT 84067

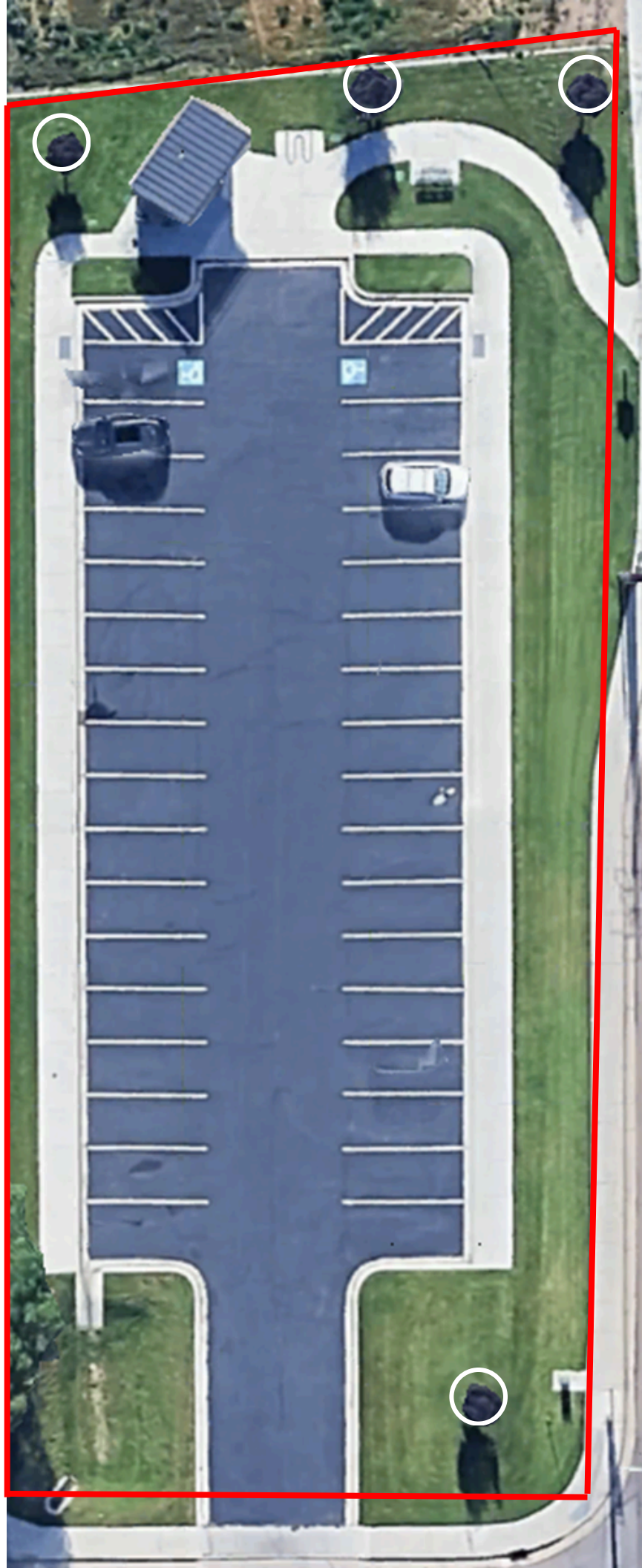
- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





6000 S D&RGW Trailhead Parking Lot

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





Dog Park
3260 W 5700 S
Roy, UT 84067

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

4000 S Basin





4400 S Basin

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water





- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

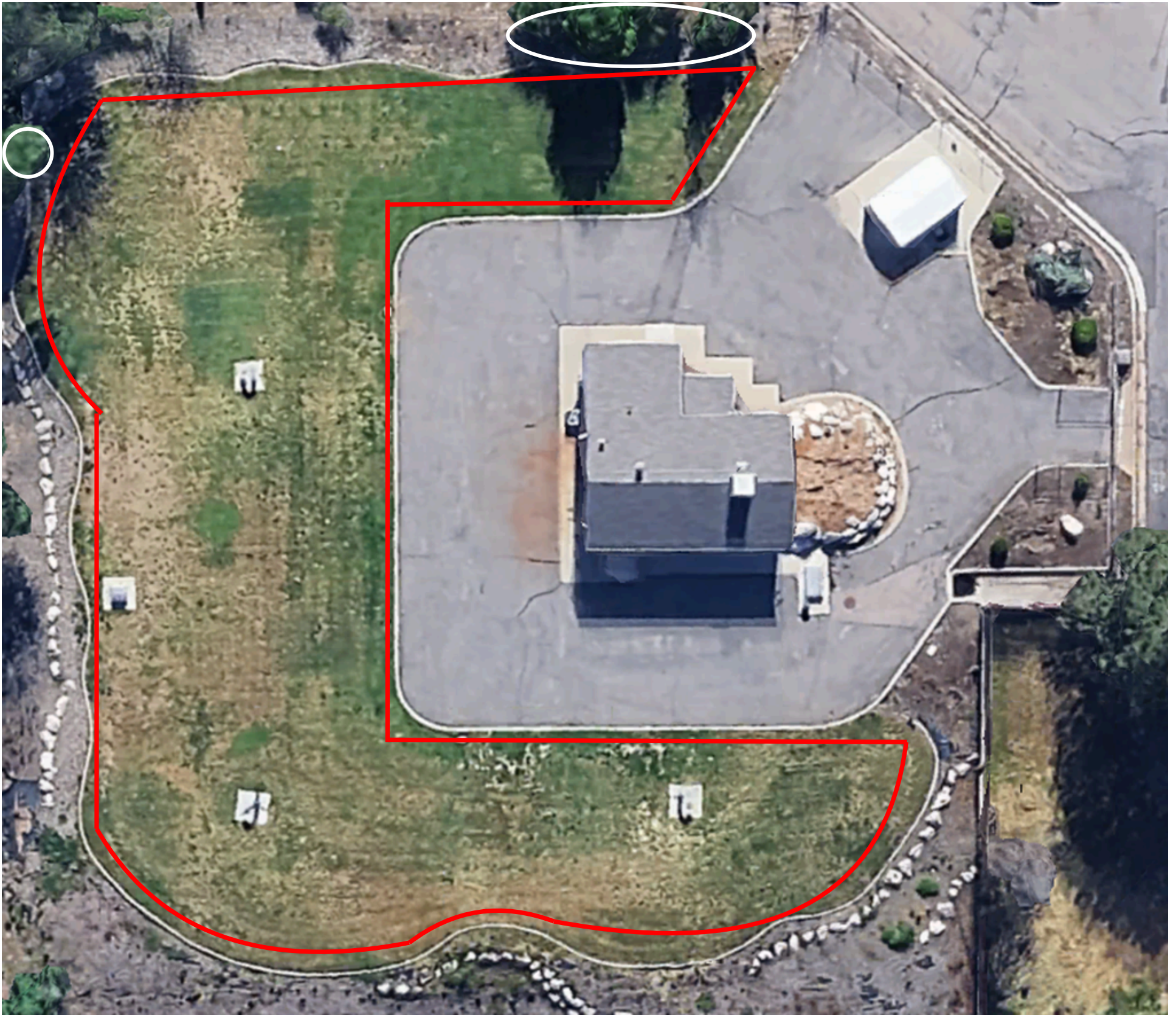
4000 S Water Tank





- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

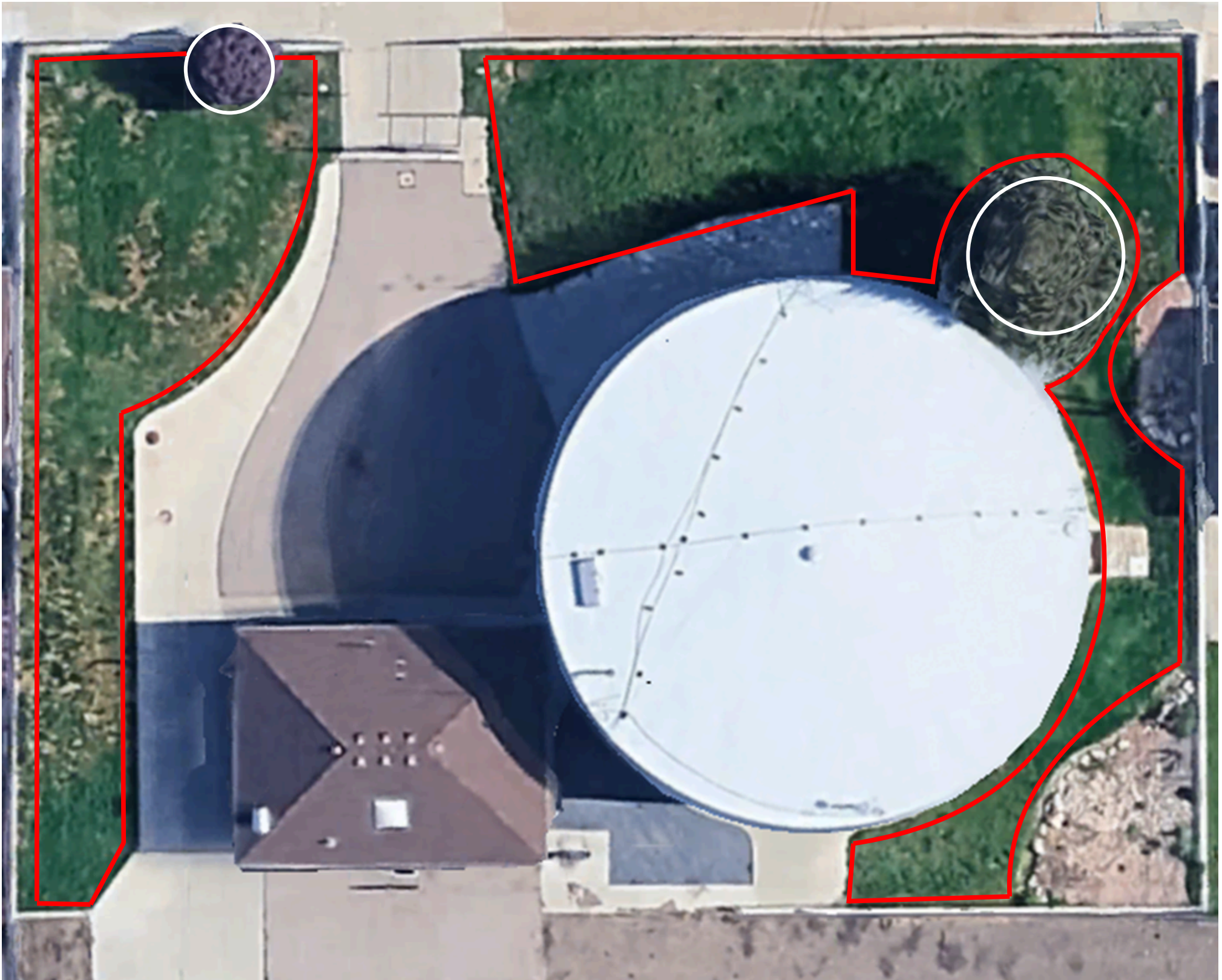
4800 S Water Tank





- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water

5175 S Water Tank





Riverdale Road Welcome to Roy Sign

- Water for Safe Grass
- Restricted Watering
- Water for Trees
- No Water



Roy City Council Agenda Worksheet

Roy City Council Meeting Date: May 19, 2026

Agenda Item Number: Discussion Item #2

Subject: Tax Increase Proposal

Prepared By: Bryon Saxton

Background: I am proposing a maximum 18% property tax increase. About 8.9% increase for March COLA of 2.5% for staff.

This payback can also be achieved with reserve funds. The other 9% can be allocated for wage compensation, roughly \$450,000 in new revenue.

That revenue can be enhanced by lowering the proposed COLA from 2.8 to 2.5%. That would give the city about half a million dollars in new revenues.

Recommendation (Information Only or Decision): Information only

Contact Person / Phone Number: Bryon Saxton

