



ROY CITY COUNCIL MEETING AGENDA

JULY 7, 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 and Pledge of Allegiance

C. Consent Items

1. May 19, 2026, Roy City Council Meeting Minutes
2. May 2026 Financial Statement
3. Appointment of Arts Council Board Member Kristy Boatright and Julene Jorgensen.

D. Business Items - Oath of Office

1. **Oath of Office – Police Captain Promotion** – Andrew Harper
2. **Oath of Office – Police Sergeant Promotion** – Cash Ricks

E. Public Comment – limited to 3 minutes

This is an opportunity to address the Council regarding concerns or ideas. We 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 Resolution 26-20**; A Resolution of the Roy City Council Honoring Marge Becraft as the 2026 Roy Days Parade Grand Marshal.
2. **Consideration of Ordinance 26-6**; To consider amendments to Title 10 Zoning Regulations; amending Chapter 11 - Supplementary Development Standards and Chapter 17 - Table of Uses, to allow chickens on Single-Family Residential Properties within the R-2, R-3, R-4 & R-5 zones.
3. **Consideration of Ordinance 26-7**; Adopting a Consolidated Fee Schedule for Roy City Services and Providing an Effective Date.

G. Discussion Items

1. Lifetime Employee Benefits – Councilmember Jackson
2. Points of Information to Public Comments – Councilmember Wilson
3. Roy City Youth Council – Councilmember Hulbert

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.

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



City Manager
Matt Andrews

City Recorder
Brittany Fowers



Mayor
Ann Jackson

Council Members
Janel Hulbert
Alexis Jackson
Bryon Saxton
Diane Wilson

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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 2nd day of July 2026. A copy was also posted on the Roy City website and the Utah Public Notice Website on this 2nd day of July 2026.

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

Brittany Fowers
City Recorder

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





ROY CITY
Roy City Council Meeting Minutes
May 19, 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 May 5, 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
Deputy City Recorder, Helen Garcilazo
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.

Monica Laws, Gary Hoeyr, Kevin Homer, Glenda Moore, Mike VanAlfen, Shelley Polston, Jacquelen Powell, Geoffrey Cox, Tami Davis, Sara Ferrida, Judy Parker, Amy Hess, Rocky Rushton, Connie Edmison, Dave and Kellie Ruffing, Amanda and Adam Day, Michelle Nielson-Pugmire, Marie Bybee, Don and Jenny McGrath, Blaine Esplin, Mark M, Trevor Foisy, Jennifer Toledo, Kay Budkley, Cindy Whinham, Clay Crabtree, Nancy Inman, Jeff Fullmer, Brad Brown, Staa Crabtree, Trevor Dearden, Leon Wilson, Christin Malan, Julie Little, Teresa Hislop, and Kirby Pugmae, Teresa Ibarra, Amy and Kim Buckway, and Gretchen Parker.

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

Mayor Jackson invited the audience to observe a moment of silence.

C. Pledge of Allegiance

Mayor Jackson led the audience to recite the 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

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

E. Public Comments – 3 minutes

Mayor Jackson opened the floor for public comments.

Geoffrey Cox spoke about the Roy City Complex and opined it was costing the City too much money without a significant benefit. He then recalled that the former mayor of the City had recommended that cuts be made to the City employee vehicle and gas reimbursement budget. Mr. Cox thought these changes should be implemented in order to help save the City money.

Blaine Esplin discussed the proposed rezoning at 2700 West, 4800 South. Mr. Esplin asked the City to do their due diligence with this proposal, and he also inquired about the proposed points for ingress and egress. He opined that this project could not be completed safely, particularly once the train tracks were added. He elaborated about the current traffic flows in his neighborhood and asked the City to not allow the proposal to go through.

Don McGrath shared that he and his wife had bought a large rural property with the intention of teaching their grandchildren how to live off of the land. Mr. McGrath complained that Roy City had become a victim of “Californication” and the rural spaces were being encroached upon by strip malls and townhomes. He asked the City to maintain the cultural fabric of rural communities and be more mindful about the amount of gentrification in Roy.

Mike VanAlfen expressed appreciation for Councilmember Saxton’s efforts to avoid the property tax raise. He stated that there were many tax cuts that could be made in Roy City and felt it was not right to continue to tax the residents at increasingly higher rates. He reminded the Councilmembers that their job was to represent the people and he asked them to think about the interest of the taxpayer. Mr. VanAlfen also discussed the water shortage and noted that the local property owners were made to shoulder the burden of the drought to a disproportionate extent.

Teresa Heslop asked the Council to deny the rezone proposal that would be discussed later in the meeting. Mrs. Heslop reported that there were already many apartments and townhomes for rent in Roy City and she did not think there needed to be any more. She also spoke about the water consumption issue, and provided some calculations that suggested the proposed development would use too much water.

Amy Buckway echoed Mr. McGrath’s previous comments, whom she identified as her husband. She also spoke about the distinct farm-like quality of her neighborhood and asked the City to maintain that culture. She spoke about her desire to preserve the farming history of the community and the surrounding green space.

Lance Heslop supported the previous comments from his wife, Mrs. Heslop. He believed that while property owners should be allowed to do what they wanted with their land, they also should think about what was best for the overall community.

Robert Mayland discussed how much Roy City had changed since he was a child. He observed that traffic and density had increased greatly over the years and he said that the congestion would only get worse if Roy continued to add apartments and townhomes. Mr. Mayland opined that developers did not care about Roy City if they wanted to put more high-density housing in the area.

Tammy Davis asked about the water leak at 3500. She said the water leak was so bad that there were

now wild ducks living in the pooling water and asked for something to be done about the issue. Mrs. Davis then discussed that she had not seen any milkweed this year, though there had been a lot of wild milkweed in previous years. She attributed this lack of milkweed to increased development in the City.

Shelley Polston thanked the Councilmembers for responding to an email she had sent. She stated that Roy City had received a mandate from the State to build more affordable housing, and she said that Roy City was not building affordable housing. She felt the developments that were being added to Roy City were unsightly and were not affordable for residents. Mrs. Polston then thanked Councilmember Saxton for his objections to the proposed tax increase, and said that the Council needed to be willing to make budget cuts to the City department. She opined that there was administrative bloat in the City government that could be looked at more closely.

Melissa Conklin expressed appreciation for how Roy City had a lot of natural areas and hoped it could remain that way. Mrs. Conklin then shared that her adult children paid exorbitant rates for rent to live in the area and she stated that the proposed development would not be affordable for them. She asked the Council not to permit the development to move ahead and said that it would hurt everyone in the community. She also commented that the proposed tax increase was criminal and thanked Councilmember Saxton for working to get the rate lowered.

Trevor Fousey said the proposed development did not seem logical to him. He said he was not opposed to the idea overall, but he felt that the proposed density was too high and he worried that the increased traffic from the development would pose a risk to children and pedestrians. He said the neighborhood was not built for high-density traffic. He further noted that the wetlands in the area did not seem like suitable land to build such a high-density development. He suggested that the total number of units in the development be reduced.

Clay Crabtree echoed previous comments about the proposed development. He said he was not opposed to housing in the area as it was the property owners' right to do what they wanted with their lots, although he asked that the current zone be honored. He asked that the zoning remain at R-1-8.

Cody Markes stated that he had grown up in Roy City but left to join the military. Mr. Markes said that he had recently moved back to Roy and found the City to be greatly changed. He said that the proposed development did not offer affordable housing and expressed that he struggled to pay his own mortgage every month. He objected to the proposed density of the project as well.

Trevor Dearden agreed with previous comments that the proposed development was too dense. He discussed the noise complaints in the area. He further said he was opposed to 43 new homes on the grounds that the traffic would be a safety risk to children.

Ty Chaston called for a restructuring of the Complex. He said it was costing the City far too much money. He then addressed Councilmember Sphar directly and asked him to honor the General Plan and not make changes to it. Mr. Chaston then asked what the AMI (average median income) in Roy City was and he pointed out that there were many apartments in the City that were not at full capacity, which he believed was because people could not afford to live in those units.

Sarah Ferriola said she lived close to the proposed project and shared the previous commenters' concerns that the development was too high density. She asked the Council to take into consideration the impact the development would have on the surrounding area.

Teresa Ibarra said that she also lived close by to the new development. She also expressed concern

about the traffic that would result from the development. She asked about a traffic study, although she acknowledged that it had been explained to her at a previous meeting that the developer would be the one responsible for taking care of the traffic study if the plan moved forward. Mrs. Ibarra felt that the City should conduct a traffic study now. She asked for the development to be capped at 31 homes, and for the land to be kept in its current zone.

Amanda Day said she was also a neighbor to the proposed development and, like previous commenters, found the proposal to be “insane.” She vehemently opposed the development. She cited concerns about construction vehicles, and eventually resident traffic, congesting the streets and posing a risk to children playing outside. Mrs. Day also voiced concerns about the wetlands and drainage issues that might result from the construction.

Melanie Schwarts expressed concerns about traffic and congestion as well. She also noted that there were few agricultural areas in the City left. She spoke about the tight-knit fabric of her community and spoke about how meaningful the natural areas, friendly neighbors, and livestock animals in her neighborhood were to her. She worried that these things would be lost if the development moved forward.

Thomas Venture also discussed how much he valued his neighborhood and felt that the community sense would be lost if the City “crammed” more people into the area. He echoed previous comments that objected to the development because it would result in the loss of the agricultural zone.

Connie Edmondson said the development would impact her, although she did not live directly adjacent to it, because of the increased traffic. She said that a large strip mall was being built close to her home. She also said that there were certain times of day that she was not easily able to get to work because of how bad the traffic on 4800 was during peak hours. She asked the Council to not compound the traffic issues on 4800 by continuing to build more developments.

Jackie Powell reported that she had spoken with the previous owner of the land that the proposed development would be built on, and they had told her that they were unaware that the development planned to rezone and construct 43 homes. Mrs. Powell felt that the former property owner had been lied to and asked the Council to revert back to the original plan of 18 homes.

Evette Torres expressed that while she loved Roy City, she was considering moving out of her home because of the increased traffic congestion and density in the City. She said that her husband had served in the Air Force and risked his life for his job, although he was paid less than some of the City employees. Mrs. Torres felt that this showed the corruption within the City.

Mark Meyer said that he had watched the previous Council meeting and noticed that there had been overwhelming support for the land at 2715 West 4800 South to be developed, just not with 43 homes. He asked the Council to carefully think about the wetlands and proper drainage, as well as the density and traffic impacts on the existing residents. He urged the Council to think about the sustainability of the development and to make sure that all the proper studies were completed before they moved forward. Mr. Meyer said that he was also a public servant and felt that a happy medium could be reached if the Council worked with the residents.

Andrew Lucco directly addressed City Manager Andrews, whom he reported he had emailed with previously. Mr. Lucco felt that Roy City was in violation of the Equal Employment Opportunity requirements. He said that nepotism did not foster an inclusive or productive work environment. He recalled that although he had volunteered for the City in the past, he felt that he had been overlooked for hiring opportunities in favor of individuals that were more connected.

Gretchen Parker discussed proposal for the new development on 2715 West 2800 South. She felt that because the City Planner was not originally from Roy City, he was not sufficiently invested in making the best decisions for the City. She worried that the development would pose risks to the surrounding neighbors, and particularly she worried that there were not enough access points in and out of the City in the event of a wildfire. She called on the Council to think about the needs of the residents. She felt that the Council was too worried about saying 'no' to developers.

Cindy Whinham reported that at the previous Planning Commission meeting, City Planner Parkinson had rejected a proposal for a credit union to move into Roy City because their site design had their front entrance facing the wrong way. Mrs. Whinham appreciated that the Code needed to be followed, although she recalled a previous case in which the City Council had made a Code change in order to accommodate another building. She pointed out how important it was for businesses to come into Roy City and asked if there was a way to work with Mountain America Credit Union so that they could move into the City. She lastly asked if something could be done about light pollution, noting that the light from businesses bothered her and some of her neighbors at night.

Jeff Fulmer read a passage from Roy City's Five-Year Strategic Plan as well as their mission statement. He read that the Council's main directive was to maintain and initiate programs and policies that would increase resident's quality of life. Mr. Fulmer expressed that the residents of Roy wanted to ensure that the comfort, friendliness, and history of the City was preserved properly.

Melissa Barton shared the opinion of previous commenters that she was not in support of the proposed development. She thought 43 homes was too many and worried about the repercussions on traffic if the development was to move ahead. She pointed out that the average household in Roy City had more than two cars and she felt the impact on traffic would be substantial.

Jan Rushton said she lived next to the lot where the proposed development was slated to be built. She said she was not opposed to a new development and appreciated that growth was needed in Roy, although she did not think this particular development was wise. She especially expressed concern about possible flooding and draining issues given the surrounding wetlands. She asked how the HOA for the development would be maintained. Mrs. Rushton also agreed with previous comments that the new development would not actually be affordable. Mrs. Rushton also addressed the property tax increase and asked if there would be an audit to ensure that her taxpayer dollars were well-spent by the City government.

Stacy Crabtree worried that her children would not be comfortable playing in their own backyard if the proposed development was built. She expressed that she loved her neighbors and did not want to move, but felt that the new development would ruin her neighborhood. She thought the developers should be held to the same standards as the residents, who were not allowed to make whatever Code changes they wanted.

Jennifer Toledo shared that she had experienced a similar issue to this proposed development when she lived in Arizona. She recalled that she had owned livestock animals that she had been forced to get rid of when a high-density development was built near her former home. Mrs. Toledo also shared that she liked to jog at night, but had stopped since a recent townhome development had been built in Roy City because she was concerned about being the victim of a crime. She felt that the new development would exacerbate the issues with traffic congestion and raise the crime rate.

Kevin Homer discussed Councilmember Saxton's proposal for the property tax rate. Mr. Homer appreciated this proposal, although he thought that it could be better to consider getting a bond to

adjust the employee salaries in the City. Mr. Homer pointed out that if they raised the tax rate, it would likely never come back down, whereas a bond would only raise rates for a finite amount of time.

Mayor Jackson closed the floor for public comment.

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

Assistant City Manager Flint indicated that the applicant was present that evening. He explained the request and provided a history of the item thus far. He reported that the Planning Commission had forwarded a negative recommendation to the City Council.

Monica Laws introduced herself as the applicant for this proposal and as a resident of Roy City. She first discussed her family's deep roots in Roy City and expressed that she was not a random developer who did not care about the City. She shared that she had grown up in Roy and raised her children there. Mrs. Laws noted how much Roy City had changed over the years and she appreciated that the growth in the City was inevitable, and she and her family wanted to help Roy to grow in the right way. She emphasized that the rezone request to R-3 was intended to help Roy meet its housing goals in a sustainable and ethical way. Mrs. Laws added that the proposal utilized waterwise landscaping and would maintain the existing trails and green space in the surrounding area.

Mrs. Laws then justified why her property was an ideal location for the development. She explained the area was walkable and located close to schools, grocery stores, as well as the Roy City Complex and Air Force base. She added that the lots were close to the Front Runner station, which meant that residents would not have to rely as heavily on their cars. She said the proximity to the station would be good for the environment as well traffic pressure, and it also enabled people to shop local in Roy City, which would help the economy.

Mrs. Laws then discussed the water, which she felt was one of the most compelling arguments for the development. She acknowledged that Utah was experiencing a water crisis, and she said that transitioning the land from grass to drought-tolerant landscaping aligned with requests from the State. She said that maintaining pasture was not sustainable. She concluded that the rezone would help to save water in the City and added that it would also provide an economic benefit. Mrs. Laws provided some calculations to support her suggestion that switching the land from pasture to waterwise landscaping would save water and money.

Mrs. Laws moved on to a discussion about how the development would serve the residents of Roy City. She shared a story about how her adult children, as well as their friends' children, had been unable to find affordable housing in Roy City when they had been forced to move home after the Covid-19 pandemic. She said that having townhomes would have alleviated the pressures on young adults who could no longer afford to live in the area. Mrs. Laws emphasized that townhomes provided a bridge for young professionals and families to start building equity while staying within Roy City.

Mrs. Laws then provided some statistics to support her claim that townhomes did not hurt the property values of surrounding homes. Mrs. Laws expressed that her proposal constituted "missing middle" housing in Roy City and aligned with mandates from the State. She opined that the cons of the project were outweighed by its many pros. She also noted that the plan aligned with Roy City's own General

Plan and stated that the project would generate much-needed revenue for the City. Mrs. Laws said that on top of the property tax revenue the project would generate, it would also help attract businesses to Roy City, thus raising the sales tax revenue as well. Mrs. Laws presented some calculations that projected how much revenue the project could generate for the City, and she listed some of the services that the extra revenue could pay for.

Mrs. Laws addressed the traffic and safety concerns. She shared some data about how many daily trips townhome developments generated on average, and she emphasized that the projected increases to traffic did not pose a substantial issue for neighborhood safety or traffic flows.

Mrs. Laws reiterated that Roy City was going to grow no matter what they did; and said that the best thing to do was to help Roy grow in a sustainable way. She emphasized that her facts and figures showed that the development did not pose a threat to the neighborhood, and would result in water savings and an increase in revenue for the City. She appreciated her neighbors' concerns about big developments, but asked that her proposal be considered for its own merits.

Councilmember Jackson asked at what point the traffic study would be conducted. City Manager Andrews replied that a study could be done before the zone change, and could certainly be done before any actual construction began. Councilmember Jackson discussed that it was difficult to conduct a traffic study before they knew what kind of development would go on the property.

Councilmember Jackson asked Mrs. Laws how she had decided to request the R-3 zone and Mrs. Laws explained her reasoning as to why R-3 was the most reasonable zone for her project. Councilmember Jackson clarified that there were higher-density zones, which Mrs. Laws had not requested.

Councilmember Jackson also asked why Mrs. Laws had not proposed apartment buildings and Mrs. Laws replied that her vision was to have townhomes because she and her daughter felt that townhomes were a better fit for the surrounding neighborhood. Mrs. Laws elaborated that she did not think apartments were a cohesive fit for the homes in the area.

Councilmember Jackson clarified the administrative and legislative process with City Manager Andrews. City Manager Andrews explained that if the Council moved forward with the rezone, they would not necessarily be able to mandate that the final project ended up being townhomes. Councilmember Jackson acknowledged the housing issues in Roy City, although she felt that allowing the rezone would take too much control away from the City. Councilmember Jackson clarified that while she believed that the current developer's intention was to build townhomes, she noted that plans and ownership could change and she did not want a different future developer to build something different on the property. She thought that a development agreement might be better to allow the City more control.

Councilmember Hulbert clarified that culinary and secondary water were different because culinary water was recirculated back into the system, whereas secondary water evaporated or drained into bodies of water. Councilmember Hulbert stated that the City's primary concern was secondary water.

Councilmember Wilson said there were some things she wanted to research further, including the ingress and egress details. She asked if the motion could be tabled to allow the Councilmembers time to do more research.

Councilmember Jackson asked if there was a zone that specifically designated townhomes.

Councilmember Jackson said that she was not opposed to apartments, but her main concern was that the flexibility of the zone could result in a significantly different final project than the proposal they were looking at now.

Councilmember Sphar said that he wanted to follow the Planning Commission's recommendation to not

move forward with the proposal. Councilmember Saxton agreed that he wanted to go with the Planning Commission's perspective and deny the motion. Councilmember Saxton added that he personally would not want to live near this development and so he did not think it was appropriate for Roy City.

Councilmember Hulbert commented that she lived near several townhome developments and thought that the townhome residents made wonderful neighbors. Councilmember Hulbert thanked Mrs. Laws and the members of the public for keeping their comments professional and focused on what was best for the City, rather than personal attacks.

Councilmember Wilson discussed property rights. She appreciated Mrs. Laws' right to do what she wanted with her property, although she wanted more time to look into the issue and ensure that the proposal aligned with the General Plan and the surrounding community. Councilmember Wilson said that she wanted to table the issue so that she could be certain it was the correct thing to grant or deny property owners' rights in this case.

Councilmember Wilson motioned to table 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. Councilmember Jackson seconded the motion. A roll call vote was taken, Councilmembers Wilson and Councilmember Jackson voted "Aye" and Councilmember Sphar, Councilmember Hulbert and Councilmember Saxton voted "Nay" and the motion was denied.

Councilmember Sphar motioned to deny 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. Councilmember Saxton seconded the motion. A roll call vote was taken, all present members voted "Aye" and the motion carried.

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**

Councilmember Sphar voted to deny 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 Councilmember Hulbert seconded the motion. A roll call vote was taken, all present members voted "Aye" and the motion carried.

3. **Consideration of Ordinance 26-4; 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.**

Assistant City Manager Flint presented this item as well. He provided the history of the item and explained the Planning Commission had issued a negative recommendation after holding a public comment period.

The applicant, Brad Brown, acknowledged the high turnout and commented it was nice to see how much the community cared about Roy City. He appreciated that the residents felt that Roy City was special and did not want to lose its essence. He expressed that his goal was to maintain the qualities of Roy that people valued.

Councilmember Wilson said that from what she had heard, the goal for this development was around \$400,000 per unit. She asked for a ballpark cost if they changed the size to 8,000 square foot lots. Mr. Brown explained how the company he worked with calculated their final prices, so an 8,000 square foot lot would be around \$550-600,000 range. Councilmember Wilson noted this would price out many residents, since that amount was outside of what the average Roy resident could afford. Councilmember Wilson commented that people who wanted a single-family home in Roy City did not have affordable options.

Councilmember Wilson asked Assistant City Manager Flint why developers had a different Code. Assistant City Manager Flint explained that although it was possible for any homeowner to request a zone change, it was more likely that a developer would need to ask for a zone or land use ordinance change. Assistant City Manager Flint clarified that any land-owning resident in Roy City could undergo the same process that developers went through. Assistant City Manager Flint additionally noted that new developments like this one usually resulted in a substantial increase in property tax revenue for the City.

Councilmember Wilson asked Mr. Brown if he would sell the lots to an individual person, or if he only wanted to sell in sections. Mr. Brown replied that typically they sold to builders, although that was not set in stone.

Councilmember Jackson commented there were concerns about the water drainage in the area and asked if there was information on that. Mr. Brown stated that there were non-jurisdictional wetlands on the property and reported that they had an engineer come and look at the area. Mr. Brown added that they would work with the City Engineer to ensure that they were compliant with State and City standards about how the wetlands were managed.

Mr. Brown stated they planned on having an HOA and that the streets would be private. He said that he had never experienced an HOA failure, although he appreciated that such a thing was possible.

Councilmember Wilson asked about plans for traffic studies. Mr. Brown reported that he had spoken with his engineer about what the main issues were as far as safety was concerned.

Councilmember Jackson asked about fire codes. Mr. Brown explained that there were standards about how far apart buildings needed to be and said the development would be compliant with those requirements.

Councilmember Hulbert stated there were some small houses in Roy City that were built several decades ago as part of an affordable housing initiative, and she noted those homes had been built very close together. She expressed that her main concern with those developments was that the homes were so close together there was not room for things like RVs or additional vehicles to get behind them.

Councilmember Hulbert asked Mr. Brown if he had taken that element into consideration. Mr. Brown replied that the lot size was small in order to ensure the homes were affordable and said that the lots were smaller than the kind of projects he usually worked on. Mr. Brown added that there would be an HOA, which would place limits on what kind of things the individual lot owners could build on their parcels.

Councilmember Hulbert also acknowledged that this project was at the beginning of this process.

Councilmember Jackson brought up some of the points that the Planning Commission had made in their previous meeting. She expressed surprise that all of the Commissioners had voted "nay."

Councilmember Jackson noted that some backyards faced the development and wondered if they could reach a compromise about the number of units. She appreciated that reducing the number of units would

increase the price. She also asked if doing a development agreement was possible. Mr. Brown said that placing a deed restriction on the title could make things more complicated in the future, although he said that an MDA could be possible.

Councilmember Hulbert noted that Mr. Brown would lose some of the plots due to the water retention basin that would need to be built. Mr. Brown anticipated that he would lose about two lots, although he said that he had not yet conducted a study to be sure.

Councilmember Wilson also inquired about the retention pond. Mr. Brown expressed that he wanted the community to look nice, and said that he would landscape the pond and make sure the area looked nice, as long as it was possible given the slope and the water table level. Councilmember Wilson appreciated Mr. Brown's commitment to improving Roy City.

Councilmember Hulbert commented that she wanted the density in this area to decrease a little bit. She appreciated that Mr. Brown wanted to do single-family homes, which she noted were increasingly difficult to find in Roy City. Mr. Brown appreciated that density made people wary, but expressed that there were ways to offset the impacts of density, such as traffic mitigation measures. Mr. Brown hoped they could find a price point that made sense for the needs of the community.

Councilmember Jackson said that there were many things about this proposal that she liked and said that it was always a trade-off between affordability and attainability. She thought that making small changes to the density, like taking away ten homes, would result in a small change for the property tax revenue but it would greatly increase the attainability.

Councilmember Jackson motioned to approve 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. Councilmember Wilson seconded the motion. A roll call vote was taken. Councilmember Sphar, Councilmember Hulbert and Councilmember Saxton voted "Nay," Councilmember Wilson and Councilmember Jackson voted "Aye" and the motion was denied.

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

Assistant City Manager Flint presented this item and oriented the Council to the location of the site in question. He explained the rationale for the annexation. He noted that the County and Ogden City were in favor of the annexation.

Councilmember Wilson motioned to approve 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. Councilmember Hulbert seconded the motion. A roll call vote was taken. All present members voted "Aye" and the motion carried.

5. **Consideration of Resolution 26-11;** A Resolution of the Roy City Council Adopting a Traffic Calming Program

Councilmember Hulbert presented this item and noted this resolution had evolved from previous Council conversations. She explained the resolution would streamline the process for residents who wanted to raise concerns about certain City roads that they felt required a traffic calming device. Councilmember Wilson said she was glad to hear there was now a system in place that would save time and manpower.

Councilmember Sphar motioned to approve Resolution 26-11; A Resolution of the Roy City Council Adopting a Traffic Calming Program. Councilmember Jackson seconded the motion. A roll call vote was taken. All present members voted “Aye” and the motion carried.

6. Consideration of Resolution 26-12; A Resolution of the Roy City Council Amending the Roy City Personnel Policy and Procedures Manual

City Attorney Wilson explained that Roy City was required to adopt this policy and said the intention behind the policy was to ensure safe driving practices when City employees operated City vehicles.

Councilmember Wilson motioned to approve Resolution 26-12; A Resolution of the Roy City Council Amending the Roy City Personnel Policy and Procedures Manual. Councilmember Hulbert seconded the motion. A roll call vote was taken. All present members voted “Aye” and the motion carried.

G. Discussion Item

1. 2026 Parks Water Restrictions Management Plan – Parks and Recreation Director Parks and Recreation Director Howard presented a summary of the 2026 Parks Water Restrictions Management Plan. She explained the structure of the document. She said the first section dealt with turf; the second section considered trees; and the third section was about the splash pad. She added that there were also changes to their irrigation plan that had been introduced that year as part of water-saving measures.

The Councilmembers debated reducing the hours of the splash pad in order to save water. Councilmember Wilson thought that full closure would be excessive, since it provided a needed service for children in the City. Councilmember Jackson asked about the process if the water levels reached dangerously low levels. City Manager Andrews said that their water usage and water levels could be monitored online, and he added that Roy’s water consumption aligned with State requirements. Parks and Recreation Director Howard commented that the splash pad used culinary, not secondary water.

Councilmember Wilson proposed alternate hours for the splash pad that would help save money. Councilmember Hulbert agreed it would be wise to reduce the hours, and proposed that they align the splash pad hours of operation with the summer school hours. Parks and Recreation Director Howard suggested that they could close the splash pad on Mondays, since the Complex was open late on that day. Councilmember Sphar felt it was important to have an amenity available for those who could not afford the Complex. Councilmember Wilson asked when the bathrooms were open and commented about how pervasive the issue of vandalism was at the facilities.

Councilmember Hulbert asked why the cemetery had to be on the highest tier for watering. Parks and Recreation Director Howard replied that the cemetery would be closely monitored, and explained that they did not want to put it on the middle tier because they did not want to lose any grass as they moved sod over the summer.

The Councilmembers thanked Parks and Recreation Director Howard.

2. Tax Increase Proposal – Councilmember Saxton

Councilmember Saxton listed the four options that had been presented to the Council at their most recent budget meeting. He opined that a 30% or 55% property tax increase was too high and thought an 18% increase could be sufficient. He stated an 18% percent increase would generate enough money to cover staff COLAs for March and begin to work on wage adjustments, starting with the Public Works department. Councilmember Saxton thought doing this would show the City employees that the Council was dedicated to making wage adjustments. Councilmember Saxton also advocated for using their reserve funds to help mitigate the need for the tax increase. He opined that a 55% increase was historic and emphasized it was very important to bring this figure down. He cautioned that if the Council moved forward with the tax increase, they would inhibit people from moving into Roy City and risked losing residents who currently lived there.

Councilmember Jackson thanked Councilmember Saxton for bringing this issue up so early. She said that she had been meeting with department heads in the City to get a gauge of how serious the budget deficits were as well. She explained that she looked at the issue with a focus on employee retention and ensuring there was no interruption to City services, rather than focusing on the increase in taxes. Councilmember Jackson said that the employee turnover rate was unsustainably high and cautioned that if the Council did not do something to stem the employee loss, then the City would start losing services.

Councilmember Hulbert thanked Councilmember Jackson for her research on this topic and Councilmember Saxton for bringing this issue to their attention. Councilmember Hulbert said it was hard to make a decision about taxes at this stage and proposed that they hold some work meetings.

Councilmember Wilson asked what services Councilmember Saxton planned on cutting. Councilmember Saxton discussed his plan was to focus on wage adjustments for Public Works first, namely the Police and Fire departments, as these departments seemed to be the ones that the public was the most concerned about. Councilmember Saxton added that his plan was not to cut anyone in the City, but to assure other employees in the City that their wages would also be addressed in due time. Councilmember Saxton thought it was important to start making real changes, as he felt this would signify to all employees that the City was working on the issue. Councilmember Wilson expressed that all the departments in the City were important and provided necessary services.

Councilmember Wilson worried about picking just one or two departments to start with and felt this may cause division. Councilmember Saxton acknowledged this point but still felt it was best to do something versus nothing. Councilmember Wilson said that the most straightforward cuts to make were to personnel and asked what they would do if they did not generate enough sales tax revenue to make wage adjustments for all employees. Councilmember Wilson emphasized that other cuts would need to be made in order to make up the budget deficit. Councilmember Jackson supported this point and explained that she had a chart which helped her see what cuts would bring them closer to their budget target.

Councilmember Jackson emphasized that they could not continue to put the burden of the budget issues on the City employees. Councilmember Jackson discussed the extent to which Roy City underpaid their employees compared to other cities. Councilmember Jackson said that even without a full salary survey, it was clear to see that Roy City had an issue and needed to close their wage gap. Councilmember Jackson added that the best approach was an incremental one, and said that they could not move forward with anything else until they got out of this rut. Councilmember Hulbert agreed with Councilmember Jackson's sentiments and reiterated her suggestion that they work through these issues in a work session. Councilmember Wilson added that there were some services in Roy City that actually resulted in savings and pointed out that they needed to take these factors into account when they considered the budget cuts.

She stated that things were not as black and white as they often seemed and said that they would need to take other data into account when they considered their wage gap. She added that their employee turnover rate cost extra taxpayer money since it was very expensive to constantly train new employees, especially members of the Police and Fire department. Councilmember Wilson expressed that she took taxpayer money very seriously.

The Councilmembers stated that they would hold a work session to discuss this at greater length.

H. City Manager & Council Report

City Manager Andrews announced that the Parks and Recreation department were collecting flags that they wanted to retire. He said that the Daughters of the Revolution would hold a retirement ceremony for the flags.

Councilmember Hulbert asked if they would hold one more Open House about the Fire department before they made a decision and City Manager Andrews said he could coordinate that meeting.

Mayor Jackson announced there would be a ceremony at the cemetery for Memorial Day. Mayor Jackson also reported that Roy High School's graduation ceremony had taken place earlier that day.

Mayor Jackson thanked the members of the public for attending the meeting and sharing their thoughts. She said that even in disagreement, she knew that everyone who had attended the meeting cared about Roy City. She said that she and the Councilmembers were working hard to make Roy City a good place to live.

I. Adjournment

Councilmember Sphar motioned to adjourn the meeting, Councilmember Hulbert seconded the motion, all present Councilmembers voted "Aye" and the meeting adjourned at 9:29 p.m.

Ann Jackson
Mayor

Attest:

Brittany Fowers
City Recorder

dc:

ROY CITY CORPORATION
FUND SUMMARY
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
PROPERTY TAX	38,006.66	4,929,367.75	5,123,978.00	194,610.25	96.2
SALES AND USE TAX	848,651.46	6,631,277.50	8,495,000.00	1,863,722.50	78.1
FRANCHISE TAX	523,375.88	2,915,439.73	3,051,500.00	136,060.27	95.5
LICENSES AND PERMITS	44,429.97	570,891.90	409,500.00	(161,391.90)	139.4
INTERGOVERNMENTAL	100,337.03	510,692.05	363,689.00	(147,003.05)	140.4
CHARGES FOR SERVICES	334,912.81	3,231,862.71	3,512,500.00	280,637.29	92.0
FINES AND FORFEITURES	59,951.31	746,726.84	732,000.00	(14,726.84)	102.0
MISCELLANEOUS REVENUE	121,760.54	1,304,297.36	325,000.00	(979,297.36)	401.3
CONTRIBUTIONS AND TRANSFERS	10,990.00	1,126,027.00	1,364,543.00	238,516.00	82.5
	<u>2,082,415.66</u>	<u>21,966,582.84</u>	<u>23,377,710.00</u>	<u>1,411,127.16</u>	<u>94.0</u>
<u>EXPENDITURES</u>					
LEGISLATIVE	45,607.83	477,200.86	619,760.00	142,559.14	77.0
LEGAL	44,289.35	338,764.46	431,980.00	93,215.54	78.4
LIABILITY INSURANCE	22,668.42	249,352.62	272,021.00	22,668.38	91.7
JUSTICE COURT	50,857.23	414,426.53	511,249.00	96,822.47	81.1
FINANCE	63,141.22	427,449.10	538,521.00	111,071.90	79.4
TRANSFERS	67,023.16	737,254.76	804,278.00	67,023.24	91.7
BUILDING/GROUND MAINT DIVISION	50,067.73	525,790.99	579,835.00	54,044.01	90.7
POLICE AND ANIMAL SERVICES	720,605.54	6,632,523.66	7,515,185.00	882,661.34	88.3
FIRE & RESCUE	597,380.91	5,419,820.18	6,052,221.00	632,400.82	89.6
COMMUNITY DEVELOPMENT	74,773.21	695,879.86	803,038.00	107,158.14	86.7
STREETS DIVISION	77,179.25	631,621.72	873,666.00	242,044.28	72.3
FLEET SERVICES DIVISION	22,315.62	160,788.76	237,498.00	76,709.24	67.7
PUBLIC WORKS ADMINISTRATION	53,093.64	318,679.41	454,580.00	135,900.59	70.1
RECREATION COMPLEX	89,288.04	757,835.41	937,549.00	179,713.59	80.8
AQUATIC CENTER	78,590.38	646,339.81	894,864.00	248,524.19	72.2
ROY DAYS	(190.00)	95,832.84	118,165.00	22,332.16	81.1
PARKS & RECREATION	164,342.45	1,328,178.12	1,733,300.00	405,121.88	76.6
	<u>2,221,033.98</u>	<u>19,857,739.09</u>	<u>23,377,710.00</u>	<u>3,519,970.91</u>	<u>84.9</u>
	<u>(138,618.32)</u>	<u>2,108,843.75</u>	<u>0.00</u>	<u>(2,108,843.75)</u>	<u>.0</u>

ROY CITY CORPORATION
FUND SUMMARY
FOR THE 11 MONTHS ENDING MAY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
41 CAPITAL PROJECTS FUND	32,331.60	380,289.71	1,609,000.00	1,228,710.29	23.6
50 UTILITY ENTERPRISE FUND	1,080,783.66	12,945,102.79	13,916,068.00	970,965.21	93.0
51 STORM WATER UTILITY FUND	108,681.87	1,197,359.71	1,310,000.00	112,640.29	91.4
53 SOLID WASTE UTILITY FUND	268,692.93	2,959,566.64	3,200,000.00	240,433.36	92.5
60 INFORMATION TECHNOLOGY	64,455.99	709,015.89	1,047,830.00	338,814.11	67.7
63 RISK MANAGEMENT FUND	32,383.51	359,629.58	388,602.00	28,972.42	92.5
64 CLASS "C" ROADS	361,189.46	1,764,033.32	1,760,000.00	(4,033.32)	100.2
65 TRANSPORTATION INFRASTRUCTUR	81,736.32	1,516,932.74	3,130,000.00	1,613,067.26	48.5
67 STORM SEWER DEVELOPMENT	10,465.90	115,969.65	565,000.00	449,030.35	20.5
68 PARK DEVELOPMENT	13,321.86	140,986.35	175,000.00	34,013.65	80.6
71 REDEVELOPMENT AGENCY	18,289.30	505,353.93	1,577,449.00	1,072,095.07	32.0
75 CEMETERY FUND	583.04	6,762.68	8,000.00	1,237.32	84.5
94 GENERAL LONG TERM DEBT	0.00	0.00	0.00	0.00	.0
	<u>2,072,915.44</u>	<u>22,601,002.99</u>	<u>28,686,949.00</u>	<u>6,085,946.01</u>	<u>78.8</u>
<u>EXPENDITURES</u>					
41 CAPITAL PROJECTS FUND	69,995.18	1,247,432.38	1,609,000.00	361,567.62	77.5
50 UTILITY ENTERPRISE FUND	841,154.45	10,254,223.09	13,916,068.00	3,661,844.91	73.7
51 STORM WATER UTILITY FUND	103,482.42	1,054,607.65	1,310,000.00	255,392.35	80.5
53 SOLID WASTE UTILITY FUND	273,992.96	2,630,879.55	3,200,000.00	569,120.45	82.2
60 INFORMATION TECHNOLOGY	62,673.55	853,202.20	1,047,830.00	194,627.80	81.4
63 RISK MANAGEMENT FUND	1,504.00	337,448.00	388,602.00	51,154.00	86.8
64 CLASS "C" ROADS	330,520.03	1,611,027.51	1,760,000.00	148,972.49	91.5
65 TRANSPORTATION INFRASTRUCTUR	7,319.50	1,970,822.40	3,130,000.00	1,159,177.60	63.0
67 STORM SEWER DEVELOPMENT	56,545.00	98,618.91	565,000.00	466,381.09	17.5
68 PARK DEVELOPMENT	47,626.00	48,617.50	175,000.00	126,382.50	27.8
71 REDEVELOPMENT AGENCY	(18.20)	442,007.89	1,577,449.00	1,135,441.11	28.0
75 CEMETERY FUND	0.00	0.00	8,000.00	8,000.00	.0
94 GENERAL LONG TERM DEBT	0.00	0.00	0.00	0.00	.0
	<u>1,794,794.89</u>	<u>20,548,887.08</u>	<u>28,686,949.00</u>	<u>8,138,061.92</u>	<u>71.6</u>
	<u>278,120.55</u>	<u>2,052,115.91</u>	<u>0.00</u>	<u>(2,052,115.91)</u>	<u>.0</u>

Roy City Council Agenda Worksheet

Roy City Council Meeting Date: July 7, 2026

Agenda Item Number: Consent Item #3

Subject: Art Council Appointment

Appointment of Kristy Boatright to the Roy City Arts Council, and Recognition of Outgoing Chair Marge

Prepared By:

Background: Arts Council Board Appointment and Chair Transition

Tonight have the opportunity to recognize and thank longtime Roy City Arts Council Chair **Marge Becraft** for her many years of dedicated service. Marge has devoted countless volunteer hours to supporting the arts in our community, providing outstanding leadership, and helping the Arts Council grow and succeed. We are deeply grateful for her commitment and the lasting impact she has made on Roy City.

In accordance with **Roy City Code Section 2-2**, the Mayor is recommending the appointment of **Kristy Boatright** to the Roy City Arts Council, subject to the advice and consent of the City Council. This appointment fills the board position necessary to maintain the Arts Council as established by city ordinance.

Following her appointment with the board, the Roy City Arts Council will convene separately to conduct its annual election of officers. As required by **Section 2-2-4 of the Roy City Code**, the Chairperson is elected by the voting members of the Board for a one-year term. Kristy has indicated her willingness to serve as Chair, and the board will consider her nomination during that meeting.

We appreciate both Marge's years of faithful leadership and Kristy's willingness to step forward in service as the Arts Council continues its important work of promoting and supporting the arts in Roy City.

The purpose: To appoint a new Arts Council Board member.

Contact Person / Phone Number:

Roy City Council Agenda Worksheet

Roy City Council Meeting Date: July 7, 2026

Agenda Item Number: Action Item #3

Subject: 2026 Roy Days Parade Grand Marshal

Prepared By: Michelle Howard

Background:

Parks and Recreation Department presenting Resolution 26-20, recognizing Mrs. Marge Becraft as the 2026 Roy Days Parade Grand Marshal.

Roy City is proud to recognize Marge Becraft as the 2026 Roy Days Parade Grand Marshal. Mrs. Becraft has been a dedicated volunteer and community leader whose service has helped shape many of the programs and traditions enjoyed by Roy residents today.

Mrs. Becraft served four (4) terms on the Roy City Council between 1998 and 2016, providing years of public service to our community. Since the creation of the Roy Arts Council in 2016, she has been an active member and has served as Arts Council Chair for the last five (5) years. Mrs. Becraft was also instrumental in establishing the Roy City Youth Service Day, which has grown into today's Roy City Day of Service, as well as helping launch the Roy City Holiday Light Display, both of which have become valued community traditions.

Roy City and the Parks and Recreation Department sincerely thank Mrs. Becraft for her outstanding service, dedication, and lasting contributions to our community. We are honored to recognize her as the 2026 Roy Days Parade Grand Marshal.

Recommendation (Information Only or Decision): Information Only

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

Resolution 26-20

A RESOLUTION OF THE ROY CITY COUNCIL HONORING MARGE BECRAFT AS THE 2026 ROY DAYS PARADE GRAND MARSHAL

WHEREAS, the Grand Marshal honor is awarded annually as part of the Roy Days Celebration to recognize a deserving individual or organization who has made significant and lasting contributions to the Roy City community; and

WHEREAS, Mrs. Marge Becraft has demonstrated a lifelong commitment to public service and community involvement, serving four (4) terms on the Roy City Council between 1998 and 2016; and

WHEREAS, Mrs. Becraft has continued her dedicated service to Roy City through her involvement with the Roy Arts Council since its inception in 2016, including serving as Arts Council Chair for the past five (5) years; and

WHEREAS, Mrs. Becraft was instrumental in establishing the Roy City Youth Service Day, and the Roy City Holiday Light Display, helping establish community traditions enjoyed by residents and visitors; and

WHEREAS, Roy City and the Parks and Recreation Department are deeply grateful for Mrs. Becraft's years of volunteer service, dedication, passion, and positive impact on the community;

NOW, THEREFORE, Roy City hereby recognizes and honors Mrs. Marge Becraft as the 2026 Roy Days Parade Grand Marshal for her outstanding service and contributions to the Roy City community.

ADOPTED and APPROVED this **7th Day of July 2026** by the Roy City Council.

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 Hulbert _____

Councilmember Jackson _____

Councilmember Saxton _____

Councilmember Sphar _____

Councilmember Wilson _____



SYNOPSIS

Application Information

Request: Ord No. 26-6 – To consider amendments to Title 10 Zoning Regulations; amending Chapter 11 - Supplementary Development Standards and Chapter 17 - Table of Uses, to allow chickens on Single-Family Residential Properties within the R-2, R-3, R-4 & R-5 zones

Staff

Report By: Steve Parkinson

Recommendation: Approve

APPLICABLE ORDINANCES

- Roy City Zoning Ordinance Title 10 - Zoning Regulations
 - Chapter 11 – Supplementary Development Standards
 - § 10 – Supplementary Regulations Allowing for the Keeping of Chickens (Hens) and Rabbits in the Single-Family Residential Zones
 - Chapter 17 – Table of Uses, table 17-1 - Table of Uses – Residential Zoning Districts

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on March 10, 2026.

Public Hearing was opened for comments:

Shelly Polston, Roy, shared that she had a sister who studied the US Constitution. Mrs. Polston reported that her sister's opinion was that people should be allowed to do whatever they wanted on their property and that it was unconstitutional to regulate what people could and could not do on their private property.

Glenda Moore, Roy, said she was in favor of the proposal.

Austin Garcia, Roy, also supported the proposal.

Kevin Homer, Roy, appreciated the other comments and agreed with Mrs. Polston that this ordinance was a constitutional issue. Mr. Homer noted that this ordinance did not allow for lots smaller than 6,000 square feet to have chickens and he hoped that this prohibition would change.

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-6, a request for a development agreement.

ANALYSIS

History:

During the November 18th Council meeting, an issue was brought up regarding someone receiving a ticket for having chickens on a single-family property within the R-2 zone. The Council discussed the issue of allowing chickens for single-family residential properties that are within the multi-family zones. (see Exhibit "A")

Currently it is only the Single-Family zones (R-1) that allow for chickens. The question that has been raised is, why can't single-family residential dwelling within the multi-family zone have the same allowances as a single-family residential dwelling does within single-family zones.

Another question is that both the R-4 & R-5 zones allow for single-family residential dwellings on lots that are smaller than 6,000 sq.-ft. (5,000 sq.-ft. and 4,000 sq.-ft. respectfully). If it is determined that chickens can be allowed on the smaller lots, how many chickens can be allowed?



Background:

This issue comes from someone that lives within the R-2 zone that received a letter of zoning violations regarding having chickens without a permit in a zone that doesn't allow them. The individual contacted a member of the Council and the Council discussed this issue during the November 18, 2025 (see exhibit "A") meeting and asked that the Planning Commission discuss the issue.

Consideration as outlined in section 10-5-9 "Criteria for Approval of a Zoning Ordinance ... Amendment" When considering a Zoning Ordinance Amendment, the Commission and the Council shall consider the following factors,

- 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.

The goals and policies of the current and proposed General Plans don't broach the subject of chickens, thus has no direction on this issue.

The character of the surrounding area, chickens typically have only been allowed within Single-Family zones, this change would allow chickens on single-family residential properties that are 6,000 sq.-ft. or larger within the multi-family zones.

Compatibility & Suitability, chickens are already allowed in all Single-Family zones on properties that are 6,000 sq.-ft. or larger. Thus, allowing chickens on single-family residential properties within the R-2, R-3, R-4 or R-5 zones just provides similar rights to similar uses.

This change to the Code will affect large areas around the City.

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

- Does changing are not changing the Zoning Ordinance provide the best options for development within this area of the City?

FINDINGS

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

ALTERNATIVE ACTIONS

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

RECOMMENDATION

Staff recommends forwarding a positive recommendation to the City Council regarding the proposed amendments to Title 10 Zoning Regulations; amending Chapter 11 - Supplementary Development Standards and Chapter 17 - Table of Uses, to allow chickens on Single-Family Residential Properties within the R-2, R-3, R-4 & R-5 zones

EXHIBITS

- 1) Previous Meeting minutes
- 2) Proposed Ord No 26-6

EXHIBIT “A” – PREVIOUS MEETING MINUTES

November 18, 2025 – City Council minutes

1. Single-family residential chicken allowance – Councilmember Wilson

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

November 25, 2025 – Planning Commission minutes

4. DISCUSSION ON ALLOWING CHICKENS FOR SINGLE-FAMILY DWELLINGS WITHIN THE R-2, R-3, R-4 & R-5 ZONES.

Mr. Parkinson reported that this item had come to the attention of the City Council from some residents who had been cited for having chickens on their property. He said that even though the resident's property was big enough to support chickens, it was in a zone that did not permit them. He said that per the current Code, a property needed to be at least 6,000 square feet and be located in certain zones.

Commissioner Graff noted that some people only raised one or two chickens as part of a project, for example members of the 4-H Club. She said that she had spoken with residents who raised under six chickens and thought having under six chickens was appropriate for a residence, as long as they had enough space for them. She added that smaller lots could maybe have three to four chickens.

Chair Cowley asked if there was a substantial difference between raising three to four chickens and raising six chickens. He thought they should decide if they were going to allow them overall or not and not break it down based on number of chickens. Commissioner Tanner thought it made sense to go based off of lot size, not zone. Commissioner Tanner added the most restrictive element of the ordinance were the setback requirements for the coop, and he discussed that it would be unwise to allow free-range chickens; he felt a coop should be mandatory.

Chair Cowley thought that 6,000 square feet was reasonable and while he was sorry that people were getting citations, he did not think they should make changes to their rule every time someone complained. He said that the City had opened up the option of having chickens to a lot more residences by lowering the restriction to 6,000 square foot lots. Chair Cowley thought that people with less than 6,000 square feet should not have chickens, even if it was just one or two. Commissioner Hulbert asked about Commissioner Graff's point that some people temporarily raised one or two chickens as part of a project. Chair Cowley reiterated the opinion that it did not matter if people had one chicken or six.

Commissioner Graff opined that smaller lots could accommodate about three chickens, but she thought up to six chickens on a smaller lot could be okay based on the feedback she had received from residents.

The Commission was in unison that they could open up chicken ownership to more zones but continued to debate the lot size. The Commission directed Mr. Parkinson to continue this item and bring the item back with possible minimums of both 4,000 and 6,000 square feet for further consideration.

February 24, 2026 – Planning Commission minutes

3. CONTINUED DISCUSSION REGARDING ALLOWING CHICKENS WITHIN R-2, R-3, R4 & R-5 ZONES

Mr. Parkinson provided an overview of this item as well. He said that a family in an R-1 zone had sent an inquiry to the Council asking why they could not have chickens on their property, since they had a single-family home. Commissioner Tanner brought up that the sights and sounds of a coop could be a bother on smaller lots and noted as well that chicken coops attracted rodents and pests. Commissioner Tanner said he was okay with restricting coops based on lot size rather than zone, but expressed that the lot should not be less than 6,000 square feet in order to avoid the coop being a nuisance to neighbors. The other Commissioners agreed that the lot size needed to be at least 6,000 square feet.

Chair Cowley recalled that they had held a robust conversation about this item in the past, at which point they had set the 6,000 square foot limit. Chair Cowley thought the number of chickens was not important, but agreed that the lot needed to be large enough to accommodate the coop. Commissioner Graff advocated for smaller lot sizes, as long as the lot was laid out in a way that accommodated the coop. The Commissioners concurred that if the setbacks allowed for it, a coop would be okay on a 4,000 or 5,000 square foot coop. Commissioner Tanner disagreed with this opinion and reiterated that the lot minimum should be 6,000 square feet. Chair Cowley proposed that they set the minimum lot size at 6,000 square feet, but open it up to discussion at the public hearing and hear what the residents had to say about the topic.

ORDINANCE No. 26-6

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; CHAPTER 11 - SUPPLEMENTARY DEVELOPMENT STANDARDS AND CHAPTER 17 - TABLE OF USES, TO ALLOW CHICKENS ON SINGLE-FAMILY RESIDENTIAL PROPERTIES WITHIN THE R-2, R-3, R-4 & R-5 ZONES

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; amending Chapter 11 - Supplementary Development Standards and Chapter 17 - Table of Uses, to allow chickens on Single-Family Residential Properties within the R-2, R-3, R-4 & R-5 zones.

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

WHEREAS, the Roy City Planning Commission held a public hearing as required by law and has favorably recommended amendments to the City Council; and

WHEREAS, the Roy City Council has received and reviewed the recommendation of the Planning Commission and City Staff, finding it to be consistent with the goals and policies of the Roy City Zoning Ordinance and General Plan, and has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: amending Chapter 11 - Supplementary Development Standards and Chapter 17 - Table of Uses, to allow chickens on Single-Family Residential Properties within the R-2, R-3, R-4 & R-5 zones with the Roy City Municipal Code be amended to depict the changes.

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

10-11-10 Supplementary Regulations Allowing for the Keeping of Chickens (Hens) and Rabbits ~~in the~~ **on** Single-Family Residential ~~Zones~~ **properties.**

The purpose of this section is to provide supplementary regulations for the keeping of Chickens/Rabbits ~~in the~~ **on** single-family ~~zoning districts of residential properties within~~ the city. It shall be unlawful to keep Chickens/Rabbits ~~in the R-1-6, R-1-7, R-1-8, R-1-10 and R-1-15 zones~~ except as provided in this section.

- 1) Allowance- All single-family residential properties in the R-1-6, R-1-7, R-1-8, R-1-10, R-1-15, **R-2, R-3, R-4** and **R-5** zones that have a minimum of 6,000 square feet on their property, shall be allowed to have up to a number of chickens (excluding roosters and crowing hens) or a number of rabbits or any combination of chickens or rabbits not to exceed the number listed in the following chart, which is according to the size of the parcel. This would exclude dependent young.

Parcel Size	Number Allowed
6,000 – 15,000 sq.-ft.	6
15,001 – 30,000 sq.-ft.	12
30,001 – 50,000 sq.-ft.	18
50,001 +	25

10-17-1 Table of Uses:

TABLE 17-1 - TABLE OF ALLOWED USES - RESIDENTIAL ZONING DISTRICTS

P = Permitted Use; C = Conditional Use; T = Temporary Use; X = Use Prohibited in the Zoning District (Zone)
A Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Roy City.

USE	RE-20	RE-15	R-1-15	R-1-10	R-1-8	R-1-7	R-1-6	R-2	R-3	R-4	R-5	RMH-1
<u>Domestic Livestock and Fowl (Limited)</u> . Allowing the keeping of Chickens (Hens), Rabbits and Bees. Refer to 10-11-11 and 10-11-12 for Regulations for the keeping of these animals.	X	X	P	P	P	P	P	X P	X P	X P	X P	X

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

- Councilmember Hulbert _____
- Councilmember Jackson _____
- Councilmember Saxton _____
- Councilmember Sphar _____
- Councilmember Wilson _____

This Ordinance shall become effective immediately upon passage. This Ordinance has been passed by the Roy City Council this ____ day of _____, 2026.

Ann Jackson;
Mayor

Attested and Recorded:

Brittany Fowers;
City Recorder

Roy City Council Agenda Worksheet

Roy City Council Meeting Date: July 7, 2026

Agenda Item Number: Action Item #5

Subject: Consolidated Fee Schedule

Prepared By: Matt Andrews

Background:

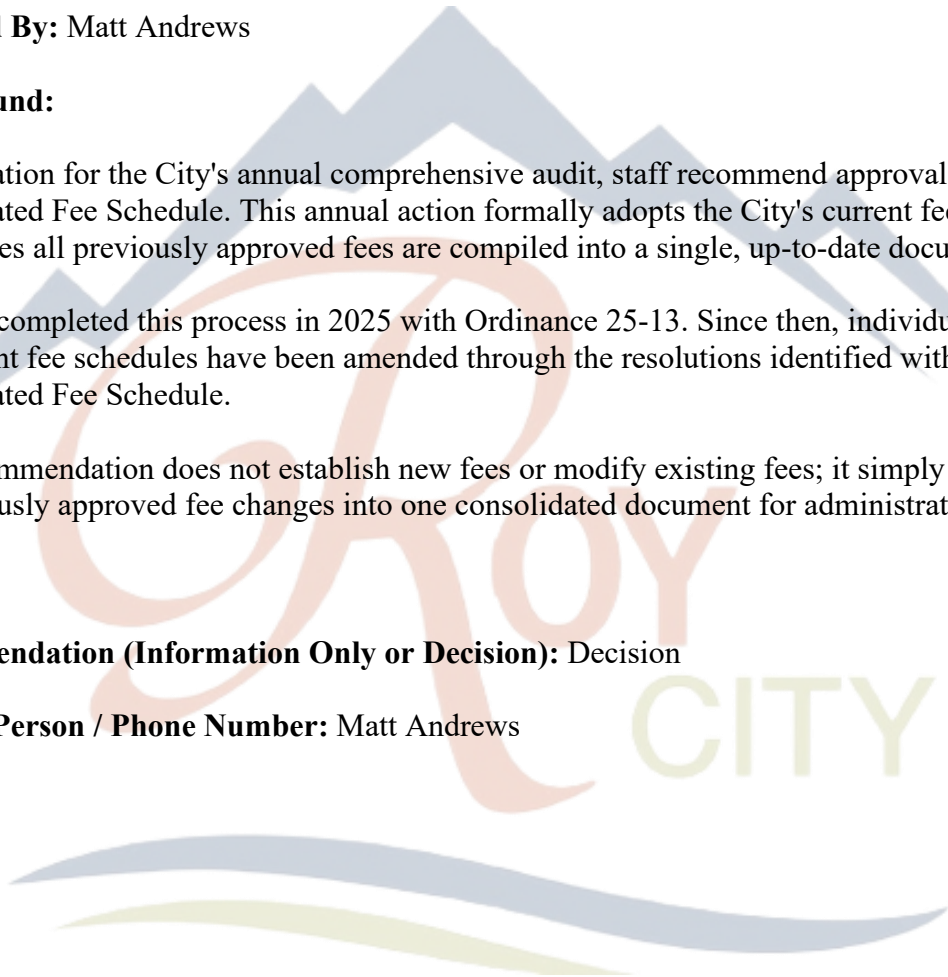
In preparation for the City's annual comprehensive audit, staff recommend approval of the Consolidated Fee Schedule. This annual action formally adopts the City's current fee schedule and ensures all previously approved fees are compiled into a single, up-to-date document.

The City completed this process in 2025 with Ordinance 25-13. Since then, individual department fee schedules have been amended through the resolutions identified within the Consolidated Fee Schedule.

This recommendation does not establish new fees or modify existing fees; it simply incorporates all previously approved fee changes into one consolidated document for administrative and audit purposes.

Recommendation (Information Only or Decision): Decision

Contact Person / Phone Number: Matt Andrews



ORDINANCE NO. 26-7

ADOPTING A CONSOLIDATED FEE SCHEDULE FOR ROY CITY SERVICES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Roy (“City”) charges various fees which are collected by different departments and divisions of the City; and

WHEREAS, these fees are collected to offset the expense of providing certain municipal services and to pay the cost of regulating certain businesses; and

WHEREAS, the City Council finds it necessary to adopt a Consolidated Fee Schedule to ensure consistency, efficiency, financial stability in the administration of fees for services; and

WHEREAS, the City Council desires to adopt a Consolidated Fee Schedule that will be reviewed annually; and

WHEREAS, the City Council finds that the fees set forth herein are reasonable and should be adopted;

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

SECTION I: ADOPTION OF CONSOLIDATED FEE SCHEDULE

The City hereby adopts the Consolidated Fee Schedule attached hereto as Exhibit A, which sets forth the fees and charges for various services, permits, applications, and programs offered by the City, in one fee schedule.

SECTION II APPLICABILITY

The fees established in the Consolidated Fee Schedule shall apply to all individuals, businesses, and organizations requesting services from the City. No department or agency shall charge fees other than those listed in the Consolidated Fee Schedule unless specifically authorized by ordinance or resolution.

SECTION III: UPDATES AND REVISIONS

The City Manager shall conduct, or cause to be conducted, an annual review of the Consolidated Fee Schedule and recommend any necessary adjustments to the City Council. The City Council may amend the Consolidated Fee Schedule by resolution as deemed necessary to reflect inflation, changes in operational costs, or other relevant factors.

SECTION IV: PRIOR ORDINANCES AND RESOLUTIONS

That the fees, where they may be taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior

Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and adopted.

SECTION V: REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances, and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

SECTION VI: SAVINGS CLAUSE

If any section, subsection, sentence, clause or phrase of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION VII: DATE OF EFFECT

This Ordinance will be effective on the 7th day of July, 2026, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF ROY CITY, STATE OF UTAH, on this 7th day of July, 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 Hulbert	_____
Councilmember Jackson	_____
Councilmember Saxton	_____
Councilmember Sphar	_____
Councilmember Wilson	_____

EXHIBIT "A"

Roy City Corporation Master Consolidated Fee Schedule – Adopted by Roy City Ordinance No. 25-13.

Recent fees set by the following: Resolution 25-4 (3/18/25); Resolution 25-5 (6/1/25); Resolution 25-7 (4/1/25); Resolution 25-12 (5/20/25); Resolution 25-13 (5/20/25); Resolution 25-32 (12/16/25).

Clerical Fees & GRAMA Request Fees

Hourly Staff Rates: If research, manipulation, or preparation of information such as redaction, pixilation, and/or scan time is required, an hourly charge will be assessed if the task takes longer than 15 minutes. The hourly rate will depend upon the lowest hourly rate of the employee with the proper security clearance and/or knowledge required to perform the task. In some instances, fees may be waived. Utah Code § 63G-2-203 Fees outlines in reasonable detail when fee waivers may apply.

Administration

Arts Council

Current

New

Roy Days Art Show		
Adult	\$10.00	
Youth	\$10.00	
Junior	\$5.00	
Bookmark Contest	\$1.00	
Jr High and High School Poetry Contest	\$5.00	
Gingerbread House Contest	\$0	

Candidate Filing – Elections

Current

New

Administrative Filing Fee	\$25.00	
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Reports and Requests

Current

New

Discovery Request		
Electronic Copy	\$25.00	
Printed Copy	See below copy fees	
Flash Drive or SD Card	\$25.00	
GRAMA Request		
Electronic Copy	\$25.00	
Printed Copy	See below copy fees	
Flash Drive or SD Card	\$25.00	
Copies/Prints		
8.5 x 11 black and white copy	\$0.50 per page	
8.5 x 11 color copy	\$1.00 per page	
8.5 x 14 black and white copy	\$0.75 per page	
8.5 x 14 color copy	\$1.25 per page	
11 x 17 black and white copy	\$1.25 per page	

Community Development

Building Permit Fees

Building Valuation is derived by utilizing the current building valuation data from the International Code Council published on the ICC website (www.iccsafe.org)
Building Permit fee is derived by utilizing the fee set in table 1-A of the 1997 Uniform Building Code.

Business Licensing Fees

Current

New

Business Licensing Fees	Current	New
General Business License	\$75.00	
Transfer Fee (if same name/loc)	\$30.00	
Fair, Circus, and Carnival		
First Day	\$525.00	
Per Succeeding Day	\$131.00	
Firework Sales		
Sales from booths/stands (outside)	\$315.00	
Sales from general retail establishments (inside store)	\$263.00	
Home Occupation License	\$50.00	
Home Day Care License	\$40.00	
Peddler or Vendor License	\$75.00	
Solicitor		
Per Vendor	\$50.00	
Per Youth 11-15 years old	\$4.50	
Variable Fees (plus base fees)		
Amusement Machines	\$48.00 per machine	
Barber and Beauty Shop	\$19.00 per chair over 4	
Billboard Advertising Sign		
Per sign	\$34.00	
Per Square Ft of Sign Area	\$0.11	
Billiard or Pool	\$47.00	
Bowling Lane	\$19.00 per lane	
Christmas Tree Sales (clean-up deposit)	\$100.00	
Chronic Care Hospital	\$1.05 per bed	
Gaming Devise or Machine	\$1,050.00 per machine	
Motel and Hotel	\$9.50 per unit over 10 units	
Public Dance Hall	\$250.00	
Service Station	\$11.50 per hose over 6 hoses/buttons	
Square Footage (per unit of sq ft)		
Retail/Wholesale (Per 5,000sqft over the first 5,000)	\$68.00	
Warehouse (per 20,00 sqft over first 20,000)	\$68.00	
Vending Machine	\$19.00	
Miscellaneous Fees		
Liquor License – Class A,B,C,D,E,F	\$375.00	
Beer Sales – Class A,B,C,D,E,F	\$375.00	
Entertainment and Dancing	\$47.00	

Sale of Distressed Goods		
Base Amount	\$105.00	
Per \$1000 of submitted inventory	\$10.50	
Sexually Oriented Business		
Initial	\$200.00	
Renewal	\$100.00	
Renew Employees, Officers, Etc		
Initial	\$100.00	
Renewal	\$50.00	
Fire Inspection Fees		
Commercial	\$100.00	
Home Day Care and Preschool	\$75.00	
Commercial Daycare & Preschool	\$100.00	
Nursing Home and Assisted Living	\$200.00	
Firework Sales (inside store and outside tent)	\$100.00	
Penalty Fees		
Paid between 2/1 and 2/28	Add 50% of Total Fee	
Paid between 3/1 and 3/31	Add 75% of Total Fee	
Paid 4/1 or after	Double Fees	

Cemetery Fees (no graves for sale)

Current

New

Grave Fees	(all graves include perpetual care)	
Resident	\$375.00	
Non-Resident	\$550.00	
Opening/Closing Fees		
Weekdays before 3:00 p.m.		
Resident	\$300.00	
Non-Resident	\$325.00	
Weekdays after 3:00 p.m.		
Resident	\$350.00	
Non-Resident	\$375.00	
Weekend or Holiday		
Resident	\$400.00	
Non-Resident	\$425.00	
Infant & Cremations		
Weekdays before 3:00 p.m.		
Resident	\$250.00	
Non-Resident	\$275.00	
Weekdays after 3:00 p.m.		
Resident	\$300.00	
Non-Resident	\$300.00	
Weekend or Holiday		
Resident	\$350.00	
Non-Resident	\$350.00	
Transfer Fee	\$20.00	

Commercial Plan Check Fees**Current****New**

Primary Structure	65% of Building Fee	
TI's, Remodels, Accessory Buildings	65% of Building Fee	

Keeping Permits**Current****New**

Beekeeping	\$15.00 annually	
Chicken	\$15.00 annually	
Rabbit	\$15.00 annually	

Other Fees/Fines**Current****New**

Residential Inspection Fee	\$25.00	
Re-inspect Fee	\$50.00	
State Fee	1% of Building Fee or State Mandated Amount	
After-hours Inspection Fee	\$100.00	
Re-Plan Check Fees	\$50.00 unless otherwise states by Building Official	

Other Permits/OTC**Current****New**

Mechanical, Plumbing, and Electrical Permits	\$50.00 + State Fee (\$25+\$25 inspection fee)	
Residential Reroof	\$85.00 + State Fee (\$35+\$50 inspection fee)	
Solar	\$412.50 + State Fee (\$250 + \$162.50 inspection fee)	
Basement Finish	50% of single family residential sq ftg rate + Plan Review + State Fee	
Deck	50% of Utility/Misc sq ftg rate + Plan Review + State Fee	
Signs	\$30.00 + \$50.00 Plan Review + State Fee	

Planning Application Fees**Current****New**

Annexation	\$550.00	
Conditional Use	\$200.00; \$400.00 with Site Plan	
General Plan Amendment	Text is \$350.00; Map is \$450.00	
Hearing Officer	\$250.00	
Ordinance Text Amendment	\$500.00	
Rezone	\$400.00	
Site Plan Review – Staff	\$200.00	
Site Plan Review – Planning Commission	\$400.00	
Re-submittal each time after 2 nd submittal	\$100.00	
Subdivision - Small	\$100.00 + \$25.00 per lot	
Subdivision – Preliminary	\$250.00 + \$25.00 per lot	

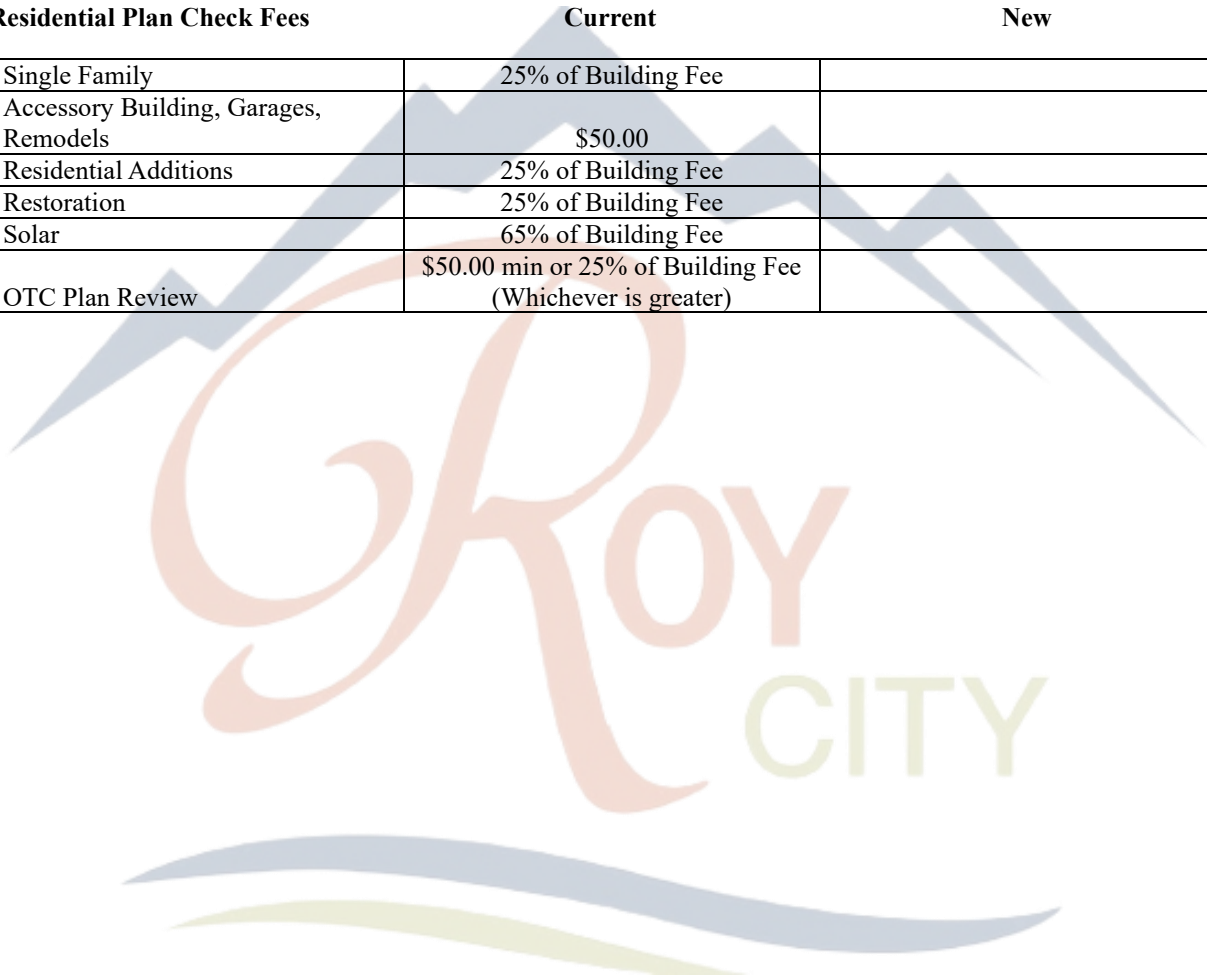
Re-submittal each time after 2 nd submittal	\$50.00 + \$15.00 per lot	
Subdivision – Final	\$200.00 + \$50.00 per lot	
Re-submittal each time after 2 nd submittal	\$50.00 + \$15.00 per lot	
Subdivision Amendments or Plat Vacation	\$200.00	
Street Vacation	\$200.00	
Temporary Use	\$50.00	
Engineering Fees	Billed to Applicant	

Residential Plan Check Fees

Current

New

Single Family	25% of Building Fee	
Accessory Building, Garages, Remodels	\$50.00	
Residential Additions	25% of Building Fee	
Restoration	25% of Building Fee	
Solar	65% of Building Fee	
OTC Plan Review	\$50.00 min or 25% of Building Fee (Whichever is greater)	



Finance Department

Hope Center Rentals

Current

New

	Current	New
Refundable Deposit	\$500.00	
A/B Room Rental Per Hr	\$50.00	
Multipurpose Room Rental Per Hr	\$75.00	
Cleaning Prices (if not done by rental party)		
Vacuum Carpet	\$10.00 minimum	
Carpet Stains	\$30.00 minimum	
Wall Damage	\$50.00 minimum	
Oven Damage	\$20.00 minimum	
Microwave Damage	\$20.00 minimum	
Refrigerator Not Empty	\$10.00	
Exterior Grounds Damage	\$25.00 minimum	
Tables Not Clean/Put Back	\$25.00	
Broken Table	\$75.00 per table	
Chairs Not Clean/Put Back	\$25.00	
Broken Chair	\$25.00 per chair	
Garbage Removal	\$20.00	
Missing Garbage Can	\$35.00 minimum	
Restroom Damage/Not Clean	\$50.00 minimum	
Kitchen Not Clean	\$50.00	
Rooms accessed but not rented	\$50.00	
Personal items not removed	\$25.00 per day	



Fire Department

	Current	New
Fire/EMS/Investigative Reports		
Electronic – Email or Fax	No Charge to Owner/Occupant	
Printed Copy	\$5.00	
Flash Drive or SD Card	\$35.00	
Non-Occupant Owner/Non-Patient	\$25.00	
Credit Card Processing Fee	Fee determined by processing company	

Public Education

	Current	New
CPR First Aid Dept. Sponsored – per person	\$50.00	

Copies/Prints

	Current	New
8.5 x 11 black and white copy	\$0.50 per page	
8.5 x 11 color copy	\$1.00 per page	
8.5 x 14 black and white copy	\$0.75 per page	
8.5 x 14 color copy	\$1.25 per page	
11 x 17 black and white copy	\$1.25 per page	

Inspection Fees:

	Current	New
In-home Residential Daycare	\$75.00	
Commercial Daycare	\$100.00	
Group Home	\$100.00	
Care, Nursing, Assisted Living, and Rehabilitation	\$200.00	
Alarm Inspections (1-hr)	\$100.00	
Sprinkler Inspections (1-hr)	\$100.00	
Final Inspections (1-hr)	\$100.00	
Site Inspections (1-hr)	\$100.00	
Miscellaneous Inspections (1-hr)	\$100.00	
Business Inspection	\$100.00	
Food Truck Inspection	\$100.00	
Re-inspection	Same rate as initial inspection fee	

All the fees listed for inspections include one (1) in-person inspection.

Plan Review - Commercial**Current****New**

Commercial Site Plan Review		
Building Plan Review 1-20,000 sq ft. 20,001-50,000 sq ft. 50,001+ sq ft.	\$125.00 \$150.00 \$175.00	
Each additional subdivision plan review	Same as initial review fee	

Plan Review – Subdivision/ADU**Current****New**

Subdivision Site Plan Review 1-30 lots; includes 1 review 31-100 lots; includes 1 review 100+ lots; includes 1 review	\$125.00 \$150.00 \$175.00	
Each additional plan review	Same as initial review fee	

Fire Alarm Systems**Current****New**

Plan Review – includes 1 plan review

Fire Alarm Installation Plan Review	\$100.00	
Fire Alarm Installation Re-review	Same as initial review fee	

Permits – includes 1 inspection

Fire Alarm System Permit	\$100.00	
Fire Alarm System Plan Additional Inspections	Same as initial review fee	

Fire Sprinkler Systems**Current****New**

Plan Review – includes 1 plan review

Fire Sprinkler System Plan Review 0-3,000 sq ft. 3,001-10,000 sq ft. 10,001+ sq ft.	\$250.00 \$350.00 \$400.00	
Fire Sprinkler System Plan Re-review	Same as initial review fee	

Permits – 0-3,000 sq ft includes 2 inspections and 3,001+ sq ft includes 3 inspections

Fire Sprinkler System Permit (flow, hydro, final) 0-3,000 sq ft. 3,001-10,000 sq ft. 10,001+ sq ft.	\$200.00 \$300.00 \$350.00	
Fire Sprinkler System Additional Inspections	\$100.00 each additional	

Other Testing and Permits**Current****New**

Kitchen Hood Plan Review	\$100.00	
Kitchen Hood Testing Permit	\$100.00 per 1 in-person inspection	
Fire Pump Plan Review	\$200.00	
Fire Pump Plan Re-review	Same as initial review fee	
Fire Pump Permit	\$200.00 for 2 in-person inspections	
Hydrant Flow Testing (witness)	\$200.00 for 2 in-person inspections	
Fire Line Flow Testing (witness)	\$100.00 for 1 witness	
Re-inspection	\$100.00 each additional inspection	

Specialized Permits**Current****New**

Firework Retail Sale	\$100.00 (1 in-person inspection)	
Firework Display	\$100.00 (1 in-person inspection)	
Paint Booth, Spray Booth, Dip Tank, Powder Coating Plan Review	\$100.00 (1 plan review)	
Paint Booth, Spray Booth, Dip Tank, Powder Coating Permit	\$200.00 (2 in-person inspections)	
Flammable/Combustible Liquid Tank Installation (above ground) Plan Review	\$75.00 (1 plan review)	
Flammable/Combustible Liquid Tank Installation (above ground) Permit	\$200.00 (2 in-person inspections)	
Petroleum Hydro Pump Test	\$200.00 per tank (2 in-person insp.)	
Flammable/Combustible Liquid Tank Installation (below ground) Plan Review	\$75.00 (1 plan review)	
Flammable/Combustible Liquid Tank Installation (below ground) Permit	\$200.00 per tank (2 in-person inspections)	
Underground Tank Removal	\$200.00 per tank (2 in-person inspections)	
LPG Tank over 125 gallons Install	\$200.00 per tank (2 in-person inspections)	
CO2 Tank Inspections	\$200.00 per tank (2 in-person inspections)	
Cryogenic-Inert Gas & Oxidizing Gas Plan Review	Same as initial plan review	
Cryogenic-Inert Gas & Oxidizing Permit	\$200.00 per tank (2 in-person insp.)	
Plan Re-review	Same as initial plan review	
Re-inspection	\$200.00 per tank	

Operational Permits**Current****New**

All include 2 in-person inspections, except for re-inspections.

Industrial Cutting/Welding Permit	\$200.00	
Dry Cleaning Plants	\$200.00	
Exhibits, Trade Shows (Mass Gathering Event)	\$200.00	
Explosives	\$200.00	
Fire Hydrants & Valves	\$200.00	
Hot Work Operations	\$200.00	
Industrial Ovens	\$200.00	
Lumber Yards & Woodworking Plants	\$200.00	
Liquid or Gas-Fueled Equipment in Assembly Buildings	\$200.00	
Waste Handling/Recycling	\$200.00	
Re-inspections	\$100.00	

Fire & Life Safety Plan and Violations**Sample:**

This office has completed a fire and life safety evaluation of the premises listed above in accordance with the International Fire Code. You are notified to correct all violations within 14 days of this notice if this is your initial notice, or within 7 days of any subsequent notice. Failure to comply with this notice by making the necessary corrections within the time allowed will result in the following:

-Imposition of an initial civil penalty in the amount of \$125.00 will be issued through the Roy Fire Department.

Continued non-compliance after the first civil penalty can result in the imposition of additional civil penalties, which are imposed daily. A second violation is \$250.00, in addition to the \$125.00 fine. Subsequent violations are \$500.00 per day. The filing of criminal charges may also occur. These additional penalties are possible if any of the above violation(s) remain on the property, even if one or more violations are corrected. If you disagree with the finding of a violation, you may file an appeal with the Fire Chief of Roy Fire Department within 10 consecutive days of the date listed on this inspection report/notice. If you have any questions, need clarification on this notice, or require more time for compliance, please contact the Roy Fire Department Fire Marshal's office. Your cooperation in this matter is appreciated.

(This notice is in accordance with the International Fire Code). This shall not be construed as authority to violate, cancel, or set aside any applicable provisions of fire and life safety codes or those identified by other codes.

Life Safety Plan: Review of new or existing structures for proper egress, access, lighting, and other life safety features	\$100.00 per hour including 1 in-person inspection	
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Fire Watch

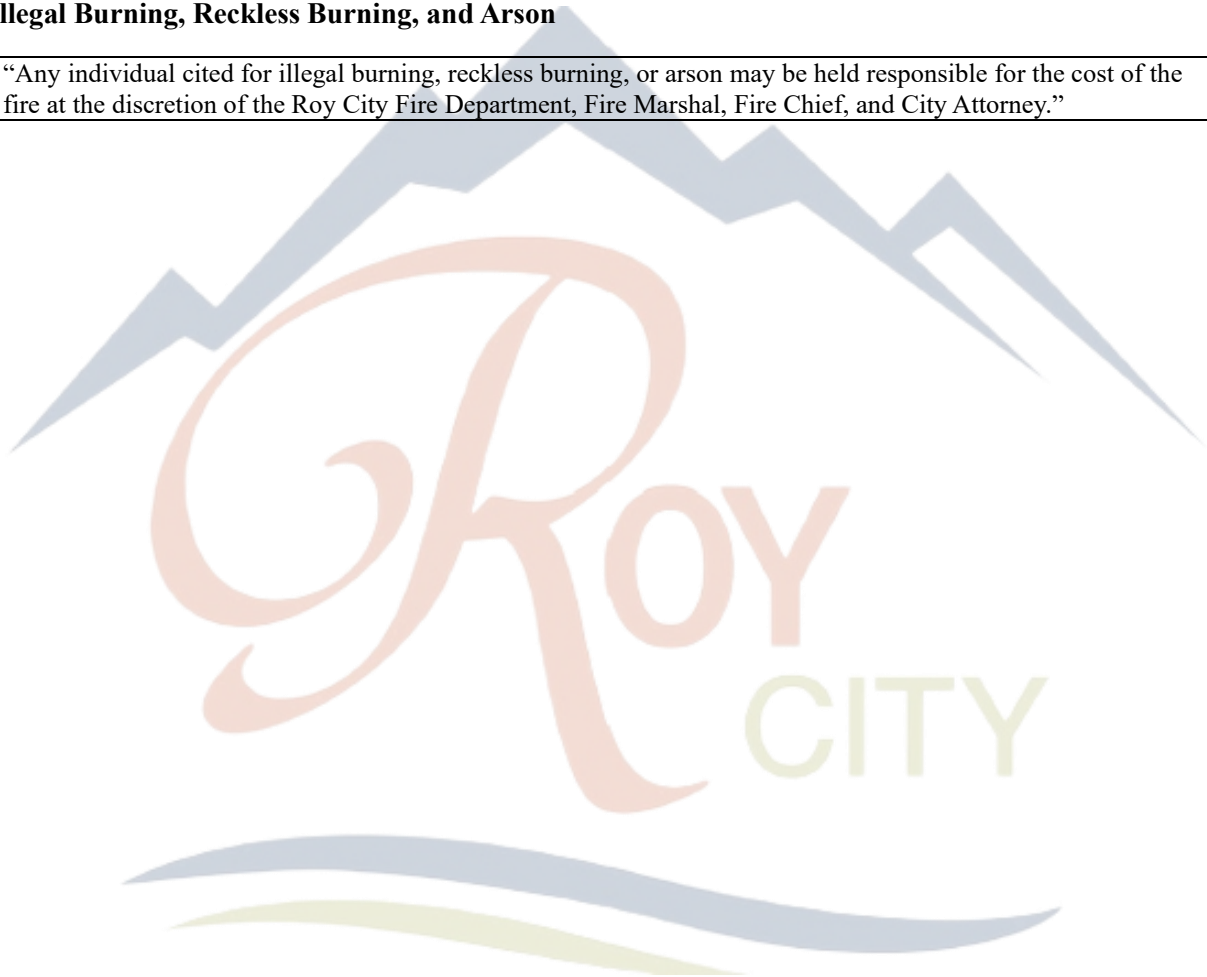
1 Trained Firefighter	\$75.00 per hour	
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False Alarm Fee

First Month – New System	No charge	
First 3 in Six Months	\$250.00	
Additional False Alarms	\$350.00	

Illegal Burning, Reckless Burning, and Arson

“Any individual cited for illegal burning, reckless burning, or arson may be held responsible for the cost of the fire at the discretion of the Roy City Fire Department, Fire Marshal, Fire Chief, and City Attorney.”



Parks and Recreation Department

Aquatic Center Fees

Current

New

	Current	New
General Admission		
Ages 3 and under	Free	
Ages 4-7 years	\$7.00	
Ages 8-65 years	\$8.00	
Senior 65 years and up	\$7.00	
Discount Passes		
10-Punch Pass		
Resident	\$70.00	
Non-Resident	\$75.00	
Group Rate (20+ People)	\$7.00 per person	
Monday Night Family Pass	\$40.00 per family	
Evening Facility Rental		
Rental Rate	\$1,500.00	
Early Booking Fee	\$500.00	
Bowery Rental		
West Bowery	\$125.00	
Bowery Rental General Admission	\$6.00	

Complex Fees

Current

New

	Current	New
Daily Admission		
Ages 3 and under	Free	
Ages 4-7 years	\$4.00	
Ages 8-64 years	\$5.00	
Senior 65 years and up	\$4.00	
10-Punch Pass		
Ages 4-7 years	\$30.00	
Ages 8-64 years	\$40.00	
Senior 65 years and up	\$30.00	
Memberships		
Month Membership		
Resident	\$35.00	
Non-Resident	\$45.00	
Year Membership		
Resident		
Individual 8-17 years	\$190.00 (+\$20.00 EFT)	
Non-Resident		
Individual 8-17 years	\$230.00 (+\$25.00 EFT)	
Resident		
Individual 18-64 years	\$300.00 (+\$30.00 EFT)	
Non-Resident		
18-64 years	\$360.00 (+\$40.00 EFT)	
Resident		
Senior 65 years and up	\$125.00 (+\$15.00 EFT)	
Non-Resident		
Senior 65 years and up	\$150.00 (+\$20.00 EFT)	
Resident		
Family – Base Member	\$300.00 (+\$30.00 EFT)	
Family – Additional Member(s)	\$25.00 each (+\$5.00 EFT)	

Non-Resident	\$360.00 (+\$40.00 EFT)	
Family – Base Member	\$30.00 each (+\$5.00 EFT)	
Family – Additional Member(s)		
Programs and Classes		
(not included with memberships)		
Swim Lessons		
Pre-School	\$50.00	
Level 1-6	\$55.00	
Water Aerobics		
(\$10.00 discount for members)		
Adult	\$40.00	
Senior	\$30.00	
Drop-In	\$7.00	
Rentals		
Basketball Court Rental	\$45.00	
Aerobics Room Rental	\$50.00	

Field Rentals/Event Fees **Current** **New**

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

Park Pavilion Rentals (4-hour blocks) **Current** **New**

Emma Russell Park		
Resident	\$25.00	
Non-Resident	\$50.00	
Non-Profit	\$25.00	
Water Key Deposit	\$50.00	
George Wahlen Park		
Resident	\$25.00	
Non-Resident	\$50.00	
Non-Profit	\$25.00	
Water Key Deposit	\$50.00	
Municipal Park		
Resident	\$25.00	
Non-Resident	\$50.00	
Non-Profit	\$25.00	
Water Key Deposit	\$15.00	
Roy West Park		
Resident	\$25.00	
Non-Resident	\$50.00	
Non-Profit	\$25.00	
Water Key Deposit	\$15.00	

Recreation Program Fees**Current****New**

Baseball/Softball Youth		
T-Ball, 4-5 years old (CoEd)	\$55.00	
Coach Pitch, Kindergarten (CoED)	\$55.00	
Boys Baseball		
1 st -2 nd Grade (Machine Pitch)	\$65.00	
3 rd -4 th Grade	\$70.00	
5 th -9 th Grade	\$75.00	
Girls Softball		
1 st -2 nd Grade (Machine Pitch)	\$55.00	
3 rd -4 th Grade	\$70.00	
5 th -9 th Grade	\$75.00	
Basketball		
Beginner (Kindergarten CoEd)	\$60.00	
Boys Jr Jazz		
1 st Grade	\$60.00	
2 nd Grade – 4 th Grade	\$70.00	
5 th Grade – 9 th Grade	\$75.00	
Girls Jr Jazz		
1 st – 2 nd Grade	\$60.00	
3 rd – 4 th Grade	\$70.00	
5 th Grade – 9 th Grade	\$75.00	
Boys High School Team League	\$600.00 per team	
Fishing Club	\$40.00	
Flag Football		
Kindergarten – 2 nd Grade	\$60.00	
3 rd -4 th Grade	\$70.00	
5 th -9 th Grade	\$75.00	
Softball Adult	\$450.00 per team	
Tackle Football	\$185.00	
Volleyball Youth		
3 rd -4 th Grade	\$55.00	
5 th -9 th Grade	\$65.00	
Late Registration	\$10.00	
Non-Resident	\$10.00	

Roy Days**Current****New**

Parade Application	\$10.00	
Salmon Bake Ticket	\$15.00	
Vendor Booth		
Food Vendor	\$220.00	
Booth-Power	\$170.00	
Booth- No Power	\$120.00	
Non-Profit	\$70.00	

Miscellaneous Fees**Current****New**

Miscellaneous Fees	Current	New
Holiday Craft Boutique	\$15.00	
Adopt-A-Bench	\$300.00	
Adopt-A-Trail	\$25.00	
Adopt-A-Tree	\$200.00	



Police Department

Animal Services

Current

New

Licensing		
Under 1 year of age	\$15.00	
Spayed/Neutered	\$15.00	
Not Spayed/Neutered	\$30.00	
Animals owned by Seniors (55+)		
Under 1 year of age	\$10.00	
Spayed/Neutered	\$10.00	
Not Spayed/Neutered	\$20.00	
Transfer current tag from another city	\$5.00	
Replacement tag	\$5.00	
Impound		
1 st impound for licensed animal	\$50.00	
1 st impound for unlicensed animal	\$75.00	
2 nd impound (within 12 months)	\$75.00	
3 rd impound (within 12 months)	\$100.00	
4 th impound (within 12 months)	\$125.00	
Boarding	\$12.00 per day	
Quarantine	\$100.00 per 10-day period	
DOA Disposal	\$10.00	

Records/Reports/Registrations

Current

New

Attorney/Law Office Request	\$25.00	
Child Abuse Registry	\$25.00 (on birth month)	
GRAMA Request	\$25.00	
Initial Law Incident Report	Involved Party – No charge 1 st copy	
Additional Copies	\$20.00	
Insurance Request	\$20.00	
Letter of Agency Signs	\$25.00	
Right of Access Background Check	\$25.00	
Sex Offender Registry	\$25.00 (on birth month)	
Traffic Accident Report	\$20.00	
Photos/Witness Statements	Additional \$5.00 to report fee	
Traffic School Class	\$25.00	
Traffic School Fee	\$25.00	
VISA Clearance Letter	\$10.00 First 2 copies	
Additional copy	\$5.00	
Fingerprinting		
Resident	\$15.00	
Non-Resident	\$25.00	
Additional card	\$5.00 each	
4-print	No charge	
Copies/Prints		
8.5 x 11 black and white copy	\$0.50 per page	
8.5 x 11 color copy	\$1.00 per page	
Flash Drive or SD Card	\$25.00	

Public Works Department

Memorial Pond Christmas Lights

Current

New

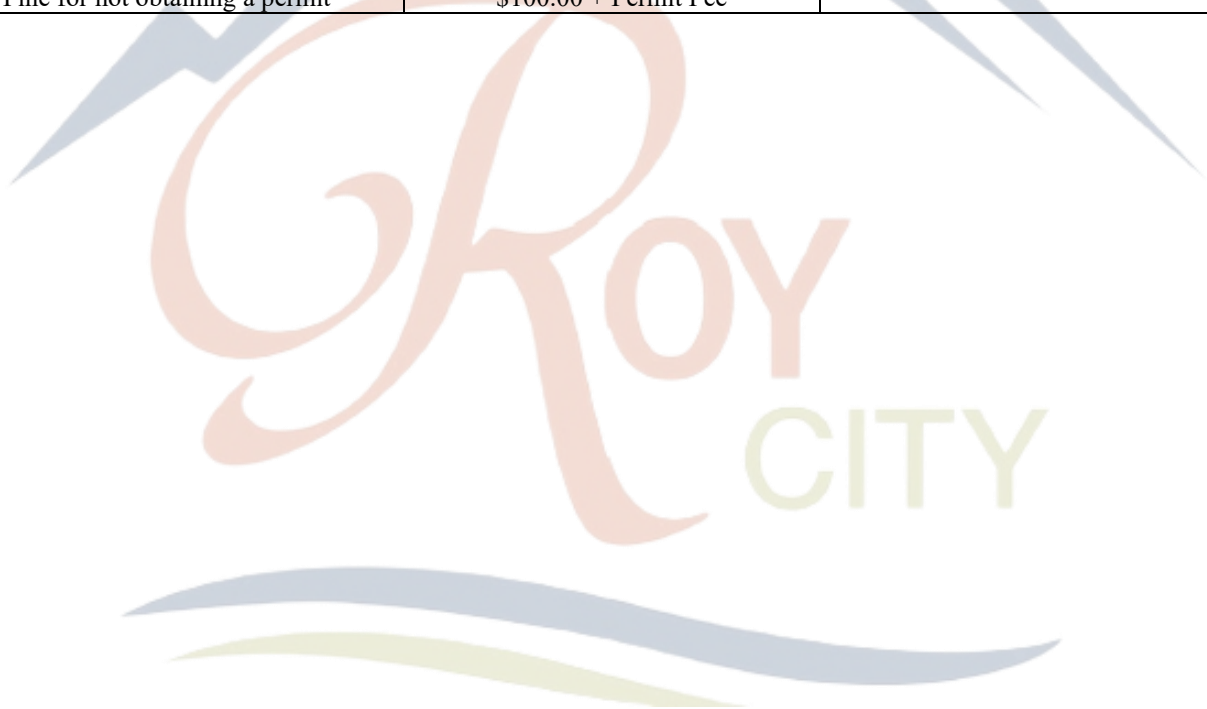
Memorial Teddy Bear	\$200.00	
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Right of Way Permits

Current

New

Permit Fee (Permit expires after 15 days)	\$100.00 \$2000.00 deposit/bond when required	
Permit Extension Fee	\$50.00	
Asphalt Cut Fee	\$75.00/road cut	
Asphalt Patch Fee (Apr-Nov)	\$3.00/square foot	
Asphalt Patch Fee (Dec-Mar)	\$6.00/square foot	
Core Holes	\$50.00/hole	
Inspector Fee for Large Non-City Projects	\$40.00/hour	
Fine for not obtaining a permit	\$100.00 + Permit Fee	



Utility Department

Commercial Billing Rates	Current	New
Account Set-up Fee	\$10.00	
Account Final Bill Fee	\$10.00	
Delinquent Account Late Fee	\$35.00	
Delinquent Account Shut-off Fee	\$50.00	
After-hour Fee	\$10.00	
Temporary Disconnect Fee	\$10.00	
Base Water Fee	\$17.81	
Base Water Fee – County	\$35.62	
Sewer (North Davis Sewer)	\$33.70	
Sewer – County	\$67.40	
Sewer Usage		
All gallons over 5,500 (per 1,000 gallons)	\$2.85	
Sewer Usage - County		
All gallons over 5,500 (per 1,000 gallons)	\$5.70	
Storm Sewer (1)	Varies	
Garbage Collection and Disposal	Not Provided	
Capital Improvement/Equipment	\$15.54	
Water Usage		
First 9,000 gallons (per 1,000)	\$1.05	
Next 6,000 gallons (per 1,000)	\$1.88	
Next 5,000 gallons (per 1,000)	\$2.16	
All gallons over 20,000 (per 1,000)	\$2.50	
Add Sewer Usage		
Over 5,000 gallons of water (per 1,000)	\$2.85	

Residential Billing Rates	Current	New
Account Set-up Fee	\$10.00	
Account Final Bill Fee	\$10.00	
Delinquent Account Late Fee	\$35.00	
Delinquent Account Shut-off Fee	\$50.00	
Hooper & Sunset Shut-off Fee	\$25.00	
Hooper & Sunset Shut-off Fee (more than 1x per year)	\$40.00	
After-hour Fee	\$10.00	
Temporary Disconnect Fee	\$10.00	
Base Water Fee	\$17.81	
Base Water Fee – County	\$35.62	
Base Water Fee – Mobile Homes	\$13.19	
Sewer (North Davis Sewer)	\$33.70	
Sewer – County	\$67.40	
Sewer – Multi-unit	\$33.70	
Storm Sewer	\$6.26	
Garbage	\$14.16 (\$15.64 if no recycling can)	
Garbage – County	\$28.32	
Recycling	\$7.64	

Winter Parking Violations**Current****New**

Ord. 6-2-1(25)(a) Violation		
Paid within 15 days	\$35.00	
	\$45.00	
Paid within 16-30 days	(\$35.00 + \$10.00 late fee)	
	\$65.00	
Paid after 30 days	(\$45.00 + \$20.00 late fee)	
Sent to Collections	Previous total + 28%	
Ord. 6-2-1 All Sections		
Paid within 15 days	\$35.00	
	\$45.00	
Paid within 16-30 days	(\$35.00 + \$10.00 late fee)	
	\$65.00	
Paid after 30 days	(\$45.00 + \$20.00 late fee)	
Sent to Collections	Previous total + 28%	
Ord. 6-2-10 Handicapped Violation		
Paid within 15 days	\$125.00	
	\$135.00	
Paid within 16- 30 days	(\$125.00 + \$10.00 late fee)	
	\$155.00	
Paid after 30 days	(\$135.00 + \$20.00 late fee)	
Sent to Collections	Previous total + 28%	
Fire Lane/Bus Loading Zone		
Paid within 15 days	\$75.00	
	\$85.00	
Paid within 16-30 days	(\$75.00 + \$10.00 late fee)	
	\$105.00	
Paid after 30 days	(75.00 + \$30.00 late fee)	
Sent to Collections	Previous total + 28%	



CITY

Roy City Council Agenda Worksheet

Roy City Council Meeting Date:

Agenda Item Number: Discussion Item #3

Subject: Roy City Youth Council Revitalization

Prepared By: Janel Hulbert

Background:

Traditionally, Roy City's Youth Council has consisted primarily of the Roy High School Student Body Officers (SBOs). We sincerely appreciate the time and effort those students have devoted to representing their school and participating in city events over the years.

While that model has served the city in the past, I believe the Youth Council can be expanded into a broader leadership and civic engagement program that provides opportunities for more students from across our community. Under this proposal, we would continue inviting the Roy High School SBOs to attend City Council meetings several times each year to provide updates on school activities such as Homecoming, service projects, and other events. This allows us to maintain that valuable partnership while creating additional opportunities for students who have an interest in local government, leadership, and community service.

Reviving and expanding the Youth Council presents an opportunity to engage high school students in civic education, leadership development, and meaningful community service while helping cultivate the next generation of community leaders in Roy.

Roy City Council Discussion Item

Purpose of Discussion

The purpose of this discussion is to introduce a concept for revitalizing the Roy City Youth Council, gather feedback from the City Council, and seek consensus to continue developing the program, recruit volunteer advisors, and pursue private sponsorships. No city funding is being requested.

Proposed Program

The proposed Youth Council would serve students in grades 9–12 and focus on two primary objectives:

- **Civic Education:** Teach students how city, county, and state government function through presentations, discussions, educational field trips, and regular attendance at Roy City Council meetings, where they can observe local government in action and better understand the decision-making process.
- **Community Service:** Provide students with opportunities to serve Roy City through volunteer projects and community partnerships.

The proposed schedule would include two meetings each month:

- One meeting focused on civic education and leadership.
- One meeting dedicated to community service projects.

Volunteer adult advisors would be recruited to assist with mentoring students and supporting program activities.

Funding

Recognizing the City's current financial constraints, this proposal does **not** request City funding.

Instead, the goal is to secure private sponsorships and community partnerships to support items such as:

- Educational field trips.
- Service project supplies.
- Youth Council shirts and identification.
- Other program materials as needed.

Several potential community partners have already expressed interest, and additional sponsorship opportunities will be pursued as the program is developed.

Council Discussion

Staff direction is not requested at this time. Instead, I am seeking Council feedback on the overall concept and support to continue:

- Developing the program structure.
- Recruiting volunteer advisors.
- Working with community organizations and local businesses to secure sponsorships.
- Returning to the Council with a more detailed implementation plan once additional planning has been completed.

Recommendation or Requested Outcome

Receive Council feedback and consensus to continue exploring the revitalization of the Roy City Youth Council, pursue private sponsorship opportunities, and return with a finalized program proposal for Council consideration.

Contact Person / Phone Number: Janel Hulbert