

ROY CITY COUNCIL MEETING AGENDA

SEPTEMBER 15, 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. Business Item

1. Fire Department Battalion Chief Promotion
2. Fire Department Captain Promotion

D. Consent Items

1. August 11, 2026, Roy City Council Meeting Minutes

E. Public Comment – limited to 3 minutes per speaker

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 Ordinance No. 26-9; to consider amendments to Title 10 Zoning Regulations; amending Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-1 Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-1 Required Off-Street Parking. Per SB 284 (2026).
2. Consideration of Ordinance No. 26-10; to consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.
3. Consideration of Ordinance No. 26-11; to consider a request to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential).
4. Consideration of Ordinance No. 26-12; to consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Commercial / Mixed Use.
5. Consideration of Ordinance No. 26-13; to consider a request to amend the Zoning Map from RE-15 (Residential Estates) to UC (Urban Corridor).
6. Consideration of Resolution 26-25; A Resolution of the Roy City Council Adopting the Roy City Youth Council Policy and Establishing the Roy City Youth Council.

G. Discussion Items

1. Halloween and Holiday Home Decorating Contests – Mayor Jackson

H. City Manager and Council Report

I. Adjournment

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
Jason Sphar
Diane Wilson

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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.

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 10th day of September 2026. A copy was also posted on the Roy City website and the Utah Public Notice Website on this 10th day of September 2026.

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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 CORPORATION

Council Meeting Minutes

Date: August 11, 2026

Time: 6:00 p.m.

Roy City Council Chambers, 5051 S 1900 W. Roy, UT 84067

These are the pending minutes that have been prepared in draft form and are subject to change before being approved by the public body that held the open meeting. Notice of this meeting was provided in accordance with Utah Code Ann. § 52-4-203. This meeting was also streamed on YouTube, and the video archive can be found at youtube.com/@RoyCityCorporation.

Elected Members present:

Mayor Ann Jackson
Councilmember Hulbert
Councilmember Jackson
Councilmember Saxton
Councilmember Sphar
Councilmember Wilson

Legislative Staff present:

City Manager, Matt Andrews
City Recorder, Brittany Fowers
Deputy City Recorder, Helen Garcilazo

Legal Staff present:

City Attorney, Matt Wilson

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

A. Welcome and Roll Call

Mayor Jackson welcomed those in attendance and noted which Elected Members were in attendance.

B. Moment of Silence

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

C. Pledge of Allegiance

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

D. Public Hearing

Mayor Jackson first turned the time over to Management Services Director Kelley. Management Services Director Kelley explained that the purpose of the evening's meeting was to adopt the final fiscal year 2027 budget and set the certified tax rate for 2026. She stated that the original budget had included a proposed tax increase of 55%. She explained that the budget planned to give a 2.8% COLA to employees in the fiscal year 2027 as well as wage correction adjustments to bring all full-time employees to average market rate for their positions.

Management Services Director Kelley reported that since the original budget had been presented some changes had been made, namely the annexation of the fire department to Weber Fire District and reductions to Roy Days budget. She summarized that these changes had reduced the original proposed tax increase of 55% to 34.29%. She said this new tax rate equated to an average increase for a Roy City of household of \$133.15 per year, or \$11.10 per month. She stated further that the Council could still make changes to this amount or make changes to the proposed budget.



Management Services Director Kelley explained that a final budget had to be adopted that evening. She indicated that copies of the property tax impact schedule were available for the public in attendance that evening, and copies were also available on the City website. She recommended that the Council move into a public hearing.

Councilmember Hulbert motioned to enter a Public Hearing for the purpose of receiving public input in consideration of Resolution 26-24. Councilmember Jackson second the motion. The roll call votes are as follows:

Councilmember Hulbert	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Jackson	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Saxton	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Sphar	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Wilson	☒ "Aye"	☐ "Nay"	☐ "Excused"

E. Public Hearing Comments

Mayor Jackson opened the floor for public comments. Public comments are held to a 3-minute maximum per speaker in accordance with the Roy City Council Meeting Rules of Procedure and Order.

Paul Puzey said he had lived in Roy for nearly 60 years and loved the City. He felt that the City needed to be careful with tax dollars, although the City could only cut so much before it began to impact the residents quality of life. He expressed disappointment in the personal attacks he had seen and called for everyone to navigate this problem with mutual respect. He opined that the Complex and Aquatic Center should be preserved and expressed that not every service a City provided needed to be absolutely essential. He spoke in favor of the programs and services that those facilities and the Parks and Recreation department provided.

Alex Taft said he was a relatively new resident to Roy City. He thought a 34% increase was fair and doable for most people. He agreed with Mr. Puzey's comments about Roy City's services and said that although he originally was not in favor of the Complex, he now appreciated what it did for the community. He agreed as well that not every service the City provided needed to generate money.

Natalie Betton said she felt Roy City had lost much of its character as businesses and landmarks had disappeared, and she noted that Main Street had many vacant buildings. She explained that she had opposed the original 55% increase, although she felt she could live with an increase of about 35%. She expressed additional concerns about the direction of the City and compared the situation to a train approaching a sharp curve.



Carrie Cazier expressed concern about the effect of property tax increases on retirees and other residents living on fixed incomes. She supported paying Police and Fire personnel fairly, but suggested selling the Aquatic Center and finding a private sponsorship for the Complex. She also urged the Council to attract more businesses and sit-down restaurants to come into Roy, in order to broaden the sales tax base.

Joe Fowler stated that he was a longtime local business owner and reiterated concerns about the burden of the proposed increase on both businesses and residents with fixed incomes. He felt that even an approximately 35% increase was excessive, and spoke about the effect that such an increase would have on a private business. Mr. Fowler encouraged the City to do more with less. He also agreed with previous comments and urged the Council to seek additional revenue by attracting businesses rather than relying primarily on property taxes for revenue.

Jim Panagoplos argued that the fire department annexation would not ultimately reduce residents' overall tax burden, on the grounds that taxes for the Weber Fire District would also increase. He suggested delaying some COLA and wage increases and prioritizing Police, Fire, and Public Works employees. Mr. Panagoplos also reiterated concerns about vacant properties in the downtown area. He encouraged the City to address blight and attract businesses that could generate additional revenue.

Donald Harris expressed frustration that rising property values and property taxes had substantially increased his housing costs. He urged the City to trim expenses and attract more restaurants and businesses so residents would spend more money within Roy. Mr. Harris stated that even the reduced tax increase was too high for him. He said that he knew of many other residents struggling with household expenses who would also struggle to take on the additional tax burden.

Donna Russell stated that she was a retired parks and recreation professional. She spoke in support of the Complex and the City's recreation and aquatics programs. She emphasized that swimming lessons and aquatic programs provided safety, health, and social benefits to children, seniors, and residents with mobility concerns. Mrs. Russell urged the Council to look elsewhere for budget reductions and not cut programs that she felt substantially improved residents' quality of life.

Ty Chaston spoke in favor of reducing expenses associated with the Complex, Aquatic Center, and splash pad. He called for recreation services to be evaluated from a business perspective. He wondered whether the City's recreation facilities could be consolidated or supported through interlocal agreements. Mr. Chaston also asked for clearer budget data. Lastly, he questioned some of the conclusions that had been drawn from juvenile arrest statistics related to the Complex.

Deanne Chaston echoed concerns about the cost of subsidizing the Complex and argued that the City should consider more substantial spending reductions. She discussed juvenile arrest and citation data she had obtained from the City, and stated that many of the incidents had involved non-Roy residents or occurred during school hours. Mrs. Chaston argued that the data did not establish if closing the Complex



had caused increased juvenile crime. She asked the Council to examine the information more closely before using it to justify keeping the facility open.

Grant Cooper asked the Council to examine staffing and management levels throughout the City and consider whether operations could be streamlined, which could reduce costs without reducing services. He stated that he had many years of experience with corporate restructuring, and based on his background knowledge he suggested reviewing the ratio of managers to employees and considering attrition or other efficiencies, rather than layoffs. Mr. Cooper also asked whether the tax increase could be spread over two years to reduce the immediate burden on residents.

Nancy Inman opposed the proposed increase and argued that employee compensation and COLAs were driving repeated double-digit tax increases. She questioned the methodology of the wage survey that had been conducted and previously discussed, and expressed concern that comparing only public-sector wages could contribute to continually increasing compensation. Mrs. Inman also opined that the proposed Weber Fire District tax increase should be considered alongside the City's tax increase, as she felt that not doing this undermined transparency.

Don Ashby echoed Mr. Puzey's previous positive comments about Roy and spoke in support of competitive wages for City employees. He said that based on his professional experience in accounting, he could tell that several City positions could earn substantially more elsewhere, and he further noted that inflation had reduced City employees' purchasing power over time. Mr. Ashby also expressed support the Complex and Parks and Recreation programs, especially the opportunities they provided for youth and families.

Bryanna Human presented written notices to the Councilmembers and several City officials that discussed Constitutional and private property rights. She spoke about the importance of Constitutional rights, and asked rhetorically where in the Constitution it allowed for public servants to use taxpayer's money for programs such as the Complex and Aquatic Center.

Shelley Polston continued Ms. Human's comments regarding Constitutional rights. She argued that government could not interfere with the use of private property without due process, and called on the Councilmembers to immediately cease any actions that violated these rights. Mrs. Polston said that the Council needed to show their Constitutional authority if they took any actions that blocked people's rights to enjoy their private property. She said that if the Council failed to do this, she would construe their actions as malicious.

Brent Saxton agreed with Mrs. Polston and stated his opposition to the tax increase. He questioned why information that reduced the proposal from 55% to approximately 35% had not been presented earlier. He accused the Council of intentionally withholding information until this time in an effort to make themselves look better to the public. He also referenced new sales tax revenue and the planned fire



department annexation, and asked the Councilmembers to present additional proposals for reducing the increase even more. Mr. Saxton objected to moving forward with COLAs and wage adjustments without first identifying other budget alternatives.

Larry Neal opposed the tax increase and discussed an example of a former neighbor who had been unable to remain in her home because of rising taxes on a fixed income. He expressed that he strongly supported Police and Fire services. He said that although he also valued the Complex, he believed the City could find operational efficiencies. Mr. Neal urged the Council to review the budget line by line for waste before increasing taxes.

Garrett Chaston reiterated previous concerns about the effect of the increase on residents who were already struggling to afford basic necessities. He objected to comparisons between the proposed monthly tax increase and the cost of a soda or coffee. He felt this comparison was unfair, and he further argued that for some families this same amount represented the cost of food and as such, should not be treated as insignificant.

Shannon Jackson voiced her strong opposition to the tax increase and emphasized the financial pressure it could place on elderly residents, young families, and working households. She urged the Council to consider reductions and other solutions rather than repeatedly relying on tax increases. Mrs. Jackson also called for greater transparency and long-term planning. She lastly questioned whether the City would face another substantial increase the following year.

Melissa Conchley cited some publicly available salary information about Roy City staff, and she questioned whether City compensation levels justified the proposed increase. She also worried that residents would face additional costs through the fire department annexation. Mrs. Conchley suggested increasing memberships and improving advertising for the Complex and Parks and Recreation programs, so that more residents would use City amenities and generate additional revenue.

Clark Roberts said he supported adequate funding for Police and Fire, but was concerned about a prior COLA that had been implemented before residents were asked for input on the current budget. He then discussed beautification issues, including damaged above-ground utility pedestals and weeds on properties acquired by UDOT along 3500 South. Mr. Roberts asked the City to encourage utility companies to place equipment underground when possible, and to work with UDOT on property maintenance.

Jessica Fowler echoed previous comments that City government should operate within financial constraints, just like households and businesses had to do. She described the significant costs faced by her family business and pointed out that they could not simply pass every increase on to their customers. Mrs. Fowler supported higher pay for rank-and-file police officers and firefighters, but did not support high salaries at the upper end of staff. She summarized that the property tax burden had become onerous.



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Alex [no last name] reiterated concerns about relying on tax increases instead of reducing expenses. He supported maintaining the Complex because of its benefits to schools and the community, but suggested there be a modest membership or family fee to help users contribute to its operating costs. He urged the Council to look for solutions that would not just postpone the City's financial problems, but actually solve them in the long term.

Victor Chaston criticized the positions and conduct of several members of the Council. He felt that they had not adequately represented residents who opposed higher taxes. He praised Councilmember Saxton for opposing the increase. Mr. Chaston believed the proposed tax increase demonstrated a willingness of the Council to continue increasing taxes in future years, and worried that this issue would only get worse.

Laura Johnston said she believed residents and City officials needed to work together to improve Roy City. She expressed respect for those serving on the Council. She said she trusted elected officials to make decisions that required expertise she did not have, and stated that she supported the proposed tax increase.

Rick Hadley described his experience operating a landscaping business and maintaining a large number of properties with his own equipment. He suggested that the City examine whether contracting some parks maintenance could reduce equipment and personnel costs. Mr. Hadley encouraged the Council to consider private-sector bidding as one possible way to save money.

Trisha Hill said she had entered the meeting strongly opposed to the increase but felt the reduced proposal of approximately 34% was reasonable. She supported paying police and firefighters competitively, but still wanted the City to keep looking for additional cuts. Mrs. Hill also suggested seeking input from youth and adults about new fee-based activities that could increase use of the Complex. She lastly expressed appreciation for Councilmember Saxton's responsiveness to her and other residents.

Kate Turner said she had initially been alarmed by the size of the proposed increase and reported that she had contacted a Councilmember to better understand the budget discussion. She explained that after asking questions and learning more about the City's reasoning, she now supported the tax increase. Mrs. Turner thanked the Council for the time spent on the issue and for hearing residents with differing opinions.

Marlaine Scott reiterated her opposition to the tax increase, and said that even the reduced proposal remained too high. She described significant financial and medical expenses in her household and expressed concern about being able to remain in her home on a fixed income. Mrs. Scott urged the City to budget within its means and also thanked City emergency personnel for the service they had provided her family in the past.



Darrin Albright reiterated concerns that the City was continuing to postpone underlying budget problems and felt that residents needed more transparent information about long-term plans. He questioned whether the fire department annexation would produce meaningful savings once Weber Fire District taxes were included and argued that wage increases should be focused more heavily on lower-paid employees. Mr. Albright further opined that current Councilmembers shared responsibility for past budget decisions, and expressed concern about perceived communication problems among members of the Council.

Dan Johnston spoke in support of the tax increase and said competitive compensation was important for all City employees, not only Police and Fire. He emphasized the work performed by employees who maintain parks, streets, and other City services. Mr. Johnston also supported keeping the Complex and parks due to the recreational opportunities and open space they provided for children and adults.

Carl [no last name] said he believed the City was “top-heavy” and felt the Council should be more willing to say no to expenditures and compensation increases. He expressed strong support for police and fire services, although he questioned whether higher-paid positions in the City should receive the same increases as lower-paid employees. He urged the Council to focus reductions at the upper end of the organization.

Pat Pangoplos echoed her husband’s previous comments about making personal sacrifices when income did not increase and urged the City to look internally for additional savings. She said her family had reduced expenses and taken additional work when necessary, rather than expecting more income. Mrs. Pangoplos also commented on what she perceived to be differences in the different Councilmembers’ attentiveness to supportive and critical public comments.

Leon Wilson spoke in favor of competitive wages for City employees. He argued that underpaying staff could cost the City more over time by increasing turnover. He also described Parks and Recreation services as essential to community cohesion and quality of life, particularly for youth and seniors. Mr. Wilson opposed selling parks or eliminating community events and said he was willing to pay the cost of maintaining those services.

Lilian [no last name] opposed the tax increase. She said she worked full time and overtime while carefully budgeting household expenses. She expressed concern about future increases as she approached retirement and said residents should not continually be asked to cover growing costs. She suggested user fees for the Complex and additional business development as strategies to reduce the tax increase.

Kevin Homer spoke about limited government and the principle of taxpayer consent. He stated that he did not support either the original increase or the reduced proposal, and argued that government should not continually expand through higher taxation. Mr. Homer said he supported and appreciated Councilmember Saxton’s effort to identify alternative solutions and find a lower tax increase.



Geoffrey Cox said he had previously provided the Council with a written list of budget and revenue suggestions and had not received a response. He suggested converting part of an underused park into a cemetery or mausoleum as a potential revenue source. He asked why local schools used aquatic facilities outside Roy, rather than the City's facilities, and he felt this undermined the alleged advantage of having the Aquatic Center in the first place. Mr. Cox also expressed that he felt additional reductions and revenue ideas could have been identified more quickly by the Council.

Rob Simpson discussed the operating deficit of the Complex and compared it to the financial expectations placed on a private business. He debated the value of paying taxes to subsidize the facility while residents also paid membership and program fees, and he reiterated earlier comments that the Complex needed better marketing. Mr. Simpson felt the facility should be closed, or at least substantially changed if it could not increase participation and revenue.

Greg LaRue said that he supported police and firefighters. He felt that compensation should be based on job requirements and performance, rather than trying to match neighboring cities. He thanked Councilmember Saxton for attempting to fix the budget crisis, and accused the other Councilmembers of not caring about what happened to the City. He criticized many of the City's spending practices, particularly the purchase of expensive vehicles and fleet replacement. He agreed with previous comments that the organization was too top-heavy. Mr. LaRue urged the City to reduce higher-level expenses so lower-paid employees could be compensated without placing additional pressure on residents with fixed incomes.

Quaid Cole opposed the tax increase and cited examples of City spending that he believed were inefficient, including sidewalk work, vehicles, and Roy Days expenses. He shared a recent example about a torn-up sidewalk near his home to illustrate his point. He felt that the City was not focused on the things that needed to be fixed and were misusing the money that they had. He expressed concern that rising taxes would make it more difficult for older residents and young families to remain in Roy. Mr. Cole supported preserving community amenities such as the Complex but wanted the City to improve how it prioritized and delivered services.

Eric [last name unclear] complained that he felt public comments had little influence on the City's decisions and he felt that the taxes were going to be increased regardless of what the majority of residents wanted. He voiced his opposition to the proposed increase. He discussed the cumulative taxes he paid through property, sales, vehicle registration, and other sources and questioned where additional increases would end. He believed that property taxes as coercive because failure to pay could ultimately jeopardize homeownership and urged the City to find another solution.

Deputy City Recorder Garcilazo reported as of 8:00 pm, there were no hands raised on Zoom and no online written comments had been left in the Q&A section.



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City Recorder Fowers then read the following written comments that had been submitted by email to the admin@royutah.gov email, so that they could be entered into the public comment record.

City Recorder Fowers first read a comment from Christine Lewis, which read:

“First and foremost, I would like my comment to be read at the meeting tonight. Thank you. Since I am not able to attend the Truth and Taxation meeting tonight, I am sending this email and would greatly appreciate it if it would be read during the meeting. I am a retired small business owner of 38 years and I fully understand how important it is to balance a budget. The claim has been made that the Council and Mayor inherited the problem that you are addressing tonight. Let me be very clear, many of you on the Council, including the Mayor, have served on previous City Councils over the last 10 years. You have not inherited the problems. You have created them and kicked the can down the road for many years. There seems to only be one person on the City Council, Brian Saxton, who is actually using some common sense and listening to residents of Roy City. Many of us who are paying attention notice that. Thank you, Brian. Things have been suggested over the years on ways to save money and trim the budget. There’s a lot of overspending and there’s a lot of fat in the budget. One such example is the IT person, whoever that is, is a City employee and drives an \$80,000 SUV. I have worked for two neighboring cities. Neither of those have an IT person as an employee. It is a contracted position. Another thing that has been brought to my attention about the \$80,000 vehicle is that it was needed because he couldn’t put a ladder in his Ford Pinto. A much less expensive way to go about this would be to buy a ladder for each building he has to go to. Again, just another example of how government does it the expensive way and the private sector does it the logical and cost-effective way. Another way the City could save money is doing it like most of all our neighboring cities do it as far as their fleet. Whoever came up with the idea of leasing vehicles obviously wasn’t too bright. I could go on and on, but it always seems to fall on deaf ears. Please trim your budget, cut out all the fat and unnecessary things, and learn how to live within your means. Thank you.” City Recorder Fowers next read a written comment from Dennis and Robyn Barney: “We would like this read at the meeting. We appreciate Roy City Council for their efforts to manage the budget and keep the City functioning properly. We support them in what they need to do to continue to manage the City budget. Thank you.”

City Recorder Fowers then read a written comment from Emily and Phil Atkinson, which read:

“Hello. My husband and I are longtime residents of Roy, 20-plus years, and we see the stretched resources in our City. We see the need for a significant investment into our community. We see the City Council working hard to show that need and the data to back it up. We see loud opponents crying foul with no realistic alternatives offered, seemingly only intending to cause drama in our community. In Copenhagen, Denmark, the tax rates are nearly double what the average city in the U.S. has. Keeping this in mind, it’s hard to imagine a happy society with such high tax rates. However, reality isn’t so simple. Denmark consistently ranks amongst the top, number three currently, for happiest citizens, while the U.S. is currently 23rd. Why would a society be so happy to pay up to 55% tax rate? Looking into it, they rank so happy because they invest in themselves and their communities. Please see this article for more. It’s



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from worldhappiness.report/news, 'Why Finland and Denmark are Happier Than the U.S.' My husband and I are for the large increase and investment in our taxes for our City that has been recommended by those who've done and seen the research. Thank you for working so hard to explain and explain and explain again to residents who are determined to ignorantly misunderstand and misrepresent what's happening and what's needed until we all understand that it's important that we work towards a better, healthier community. Thank you."

City Recorder Fowers next read a written comment from Mavane Espinoza, which read: "I am unable to attend the meeting tonight and I am voting against raising housing taxes." City Recorder Fowers noted that the remainder of Ms. Espinoza's email contained personal information that would not be read into the record. City Recorder Fowers then read a written comment from Lisa Hatch, which read:

"Good morning. I'm not able to attend the meeting tonight, but I want this message read into record at the meeting. My name is Lisa Hatch and I have lived in Weber County for 25 years during my life and most recently five in Roy. I have served eight years as a town council member in Colorado and can tell you by experience that a large tax increase can be devastating to the property owners and the businesses, especially small businesses. Property owners may lose their homes. Small and large businesses may be forced to leave and new businesses may choose to go elsewhere with the 54% tax increase. That is simply too much. We're all struggling with the high inflation as of late. I do understand the need to pay competitive wages. I believe in taking care of employees because they are your greatest asset. However, I feel it is irresponsible in the City of Roy to impose this level of tax increase because of poor prior planning. I am against any large increase at one time. Large in my definition is 10% or more. I suggest you first get creative as you reevaluate more closely the following areas. Number one, all revenue sources to see if some adjustments can be done here. Number two, evaluate other employee benefits that are unique or better than the companies or cities that your employees choose over Roy City that you can add either without increasing taxes or not increasing more than 10%. Number three, research all possible state and federal programs to save you money in other areas to leave more money for employees. Number four, if possible, do more work in-house and less contracted work; find a good balance. Number five, evaluate the work environment. Are you a fair, friendly, and fun employer? How can you stand out from others? Again, please, for the sake of Roy City and for all residents and business owners, do not increase taxes more than five to 7% every two years. Still, this would be two times more than average wage or COLA for your residents. We cannot afford a 55% increase. Thank you for considering the ideas I've given you. You must find a way."

City Recorder Fowers then reported as of 8:09 PM there were no additional written comments that had been received by email and still no hands raised or written comments received on Zoom.

Mayor Jackson closed the floor for public comment.



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Councilmember Sphar motioned to exit the Public Hearing and move into their discussion in consideration of Resolution 26-24. Councilmember Wilson second the motion. The roll call votes are as follows:

Councilmember Hulbert	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Jackson	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Saxton	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Sphar	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Wilson	☒ "Aye"	☐ "Nay"	☐ "Excused"

F. Action Items

1. Consideration of Resolution 26-24; Consideration of proposed additional \$2,807,745 in property tax for employee wages and revenue shortfall and approval of A Resolution of the Roy City Council Adopting the Final Annual Budget for the Fiscal Year 2027 Commencing upon final approval from the Utah State Tax Commission and Ending June 30, 2027; and Setting the 2026 Certified Tax Rate.
 - Roy City is considering a tax rate that exceeds the certified rate.
 - Roy City is considering increasing the certified tax rate to generate an additional \$2,807,745 of ad valorem tax revenue. The purpose of the increase is for:
 1. To balance the budget due to a revenue shortfall resulting from the Cost-of-Living Adjustment given to employees in March 2026.
 2. To give a 2.8% Cost-of-Living Adjustment to employees in the 2027 fiscal year and;
 3. To give wage correction adjustments to all full-time employees.
 - The proposed tax rate increase is approximately 54.94%.

Mayor Jackson expressed that Roy City was fortunate to have dedicated and experienced employees. She said the goal of the proposed wage adjustments was not to make Roy the highest-paying city in the area, just to bring their employees' compensation closer to competitive levels. She acknowledged that higher taxes were difficult for residents and said the Council had reviewed alternatives in an effort to balance the tax burden with the need to retain employees and maintain City services.

Councilmember Jackson summarized a budget presentation that she had previously given at another Council meeting. She first reviewed property tax relief programs available through Weber County and clarified that changes in assessed property values did not automatically increase the amount of property tax revenue received by the City. She then reviewed the alternative property tax impact schedule. She explained that the proposed increase was intended to fund full-time employee wages and wage corrections.

Councilmember Jackson next reviewed prior budget reductions and the limits on how different City funds could be used. She discussed operational cuts made by multiple departments and explained that personnel represented the largest portion of the General Fund. She stated that eliminating individual programs generally produced relatively small savings. She provided more



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detail about this point, and explained that closing the Complex would reduce the average household's monthly increase by approximately \$2.78, and eliminating all recreation programs and selling all parks would reduce it by approximately \$9.93. Councilmember Jackson opined that losing all of these services would not be worth the savings.

Councilmember Jackson further discussed staffing in the City. She pointed out that Roy operated with relatively lean staffing compared with similar cities. She reviewed the history of the City's property tax increases and compared it with other municipalities. She suggested that the City start with bringing employee wages to the market average and then use smaller inflationary increases in future years, rather than allowing wages to fall behind and requiring larger catch-up increases.

Councilmember Wilson discussed that she had spent extensive time reviewing all elements of the budget, including employee positions, expenses, revenue sources, programs, and possible cuts. She said the City had already eliminated positions and made substantial cuts, and she stated they were now at a point where making further cuts would provide limited savings and reduce needed services. Councilmember Wilson also discussed employee turnover, reporting that turnover in several departments was substantially above a typical municipal rate. She added that the cost of recruitment and training new employees made continued turnover very expensive.

Councilmember Wilson explained that the goal of the revised budget proposal was to bring full-time City employees to the median market wage and reduce turnover. She stated that the revised amount needed was approximately \$1.751 Million, which equated to a 34.29% property tax increase. She explained that this represented about \$133 per year for the average household in Roy City. She explained that the reduction from the original proposal of 55% was due to the fire department annexation, Roy Days reductions, additional School Resource Officer revenue, and new property tax growth. She again directed residents to County property tax relief programs.

City Recorder Fowers then reported that as of 8:49 PM, upon logging out of the Zoom meeting, there were three additional emails that had been received in time that just updated to the inbox and should be read into the public record.

Councilmember Jackson motioned to re-enter a Public Hearing for the limited purpose of having City Recorder read the three received emails so they can be entered on the record.

Councilmember Hulbert second the motion. The roll call votes are as follows:

Councilmember Hulbert	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Jackson	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Saxton	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Sphar	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Wilson	☒ "Aye"	☐ "Nay"	☐ "Excused"

Seth Jensen –

City Recorder Fowers read the following emails aloud for the public record:



From Seth Jensen:

“Please read these comments in the public record or the public comment period this evening. Thank you. I support the tax increase and the proposed budget. My taxes will go up about \$164 or \$14 a month, and that is probably about average for Roy households. That is not nothing, but it is manageable. If we are not willing to pay for quality City employees, especially law enforcement, we should expect to move in the direction of lawlessness and anarchy. Furthermore, if we pay employees a competitive salary, we will be relieved of the burden and cost of so much turnover. Other comments: We should expect a County tax increase to pay for the Fire Department. We should definitely keep our City parks and manage them with City employees. I hope those who express public comments this evening do so in a respectful and civil manner. Thanks to the Mayor and the City Council for serving Roy City.”

City Recorder Fowers next read a written comment from Bryan Nay, which read as follows:

“Good evening, Mayor and Council. My name is Brian Nay and I am a Roy resident here in Roy. I appreciate the hard work of our City employees. That said, I strongly oppose the proposed approximate 55% property tax increase that would raise nearly \$2.8 million, primarily for wage corrections, a new COLA, and backfilling last year’s COLA. A 55% jump is extreme, far larger than Roy’s recent increases, and places a permanent new burden on homeowners and businesses. For a typical home, it means over \$200 more a year. Many residents simply cannot absorb that on top of everything else rising, including myself. The packet itself shows a clearer path. The alternative that accounts for the fire annexation, other revenue changes, and new growth drops the ask to roughly 34%. Even that should be scrutinized. Temporary use of fund balance while those structural changes take effect is better than locking in higher tax rates forever. Wage adjustments of this size also need clear public data on market competitiveness and retention, data that isn’t clearly laid out for residents here. Please reject the full increase, prioritize efficiency, use the lower alternative or less, and protect residents from an outsized permanent tax hike. Thank you.”

City Recorder Fowers lastly read a written comment from Kiefer Mogensen, which read:

“Hello, my name is Kiefer Mogensen and I am submitting a written comment for the Roy City Truth and Taxation Public Hearing statement. I refuse to believe that the reduction from a 55% to a 34.5% hasn’t been the plan all along. After last year’s 28% debacle, I’m sure that the Council decided if they just propose a high enough number to begin with, they can swoop in at the last minute with a reduction to a paltry 34.5% and feel like they really saved the day. I watched the Truth and Taxation meeting last year and the vast majority of public statements opposed the tax increase. When the 55% increase was proposed earlier this year, the vast majority of public statements opposed the tax increase, but I have no doubt that when this meeting concludes, the



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Council will vote for the proposed increase because you really don't care about what we have to say. All this meeting does is fulfill a requirement to levy whatever tax rate you deem fit. Shame on all of you."

Councilmember Sphar motioned to exit the Public Hearing and resume their discussion in consideration of Resolution 26-24. Councilmember Wilson seconded the motion. The roll call votes were as follows:

Councilmember Hulbert	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Jackson	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Saxton	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Sphar	☒ "Aye"	☐ "Nay"	☐ "Excused"
Councilmember Wilson	☒ "Aye"	☐ "Nay"	☐ "Excused"

Councilmember Hulbert noted that several of the suggestions raised during the public hearing were already being pursued by the City. She encouraged residents to contact Councilmembers directly if they wanted responses to specific questions. She reviewed the City's history of COLAs and merit increases, and explained that the long periods without adjustments had contributed to the need to make larger catch-up increases. Councilmember Hulbert also compared Roy's current tax rate with comparably sized cities in Weber County. She also pointed out that the City's tax rate would be required to decrease after the fire department annexation.

Councilmember Saxton reiterated that he had opposed the original 55% increase and said he also could not support the 34% alternative. He presented a proposal for a 27% increase, which he said would generate approximately \$1.3 Million in new revenue. He stated that his plan would require about \$375,000 from the fund balance. He explained that the proposal was intended to reduce the immediate increase but would still address the employee wage gaps, especially for police and fire employees.

Councilmember Saxton also expressed frustration that it had not been made clear to him before the meeting that Staff had calculated an alternative of about 34% compared to the original figure of about 55%. Councilmember Jackson responded that the 34.29% figure had been developed by Staff and had not been privately adopted as the Council's formal decision.

The Councilmembers discussed the one-on-one meetings that had occurred during the budget process. The Council acknowledged the legal difficulty of discussing detailed proposals among multiple Councilmembers outside an open meeting.

Councilmember Jackson asked how the \$375,000 use of fund balance money in Councilmember Saxton's proposal could be sustained in later years, pointing out that the wage adjustments would be ongoing expenses. City Manager Andrews added additional context to note that the fund balance itself would not have to be replenished immediately, but the higher wages would continue into the following year and would require another revenue source.



Councilmember Saxton acknowledged that another tax increase could be necessary the following year under his proposal, but still felt that his plan was better than the alternative. Councilmember Jackson reiterated that this year's tax increase was part of a two-year plan and attempted to assuage Councilmember Saxton's concerns about this increase being historical. Councilmember Jackson said that with Councilmember Saxton's plan, it was certain that the following year they would need to do another tax increase.

Councilmember Sphar added that the fire department annexation would impact their tax rate as well. He discussed the effect the fire department annexation would have on future tax-rate percentages and noted that the possibility that a relatively modest dollar increase could appear as a much larger percentage after the City's tax base changed.

Councilmember Sphar then discussed how he wanted the City to move toward smaller inflationary adjustments, rather than having to do large reactionary increases. Councilmember Sphar appreciated that previous Councils had made the best decisions with the information that they had at the time and could not have anticipated the changes brought by things like COVID-19 and international wars. He expressed concern about committing recurring expenses against revenue the City had not yet received. Councilmember Sphar emphasized that increasing the tax rate was one of the hardest decisions he had ever needed to make.

Councilmembers Jackson, Hulbert, and Wilson echoed Councilmember Sphar's concern about using one-time funds for ongoing wages. Councilmember Jackson emphasized the point that none of them knew what would happen the following year that they might need money for. Councilmember Wilson expressed surprise that Councilmember Saxton had been unaware of the changing tax rate figure.

Councilmember Wilson proposed removing the COLA for the Mayor and Council from the revised plan. She stated that this would lower the tax increase from 34.29% to approximately 34.25%. Mayor Jackson and the other Councilmembers indicated that they were willing to forgo the COLA. Councilmember Sphar noted that the Councilmembers had not received their increase in six years. Councilmember Jackson said that although they had not further reductions at that time, the City would continue reviewing contracts, programs, and other opportunities to reduce costs.

Councilmember Jackson explained her reservations about Councilmember Saxton's plan. She said that although she did not think the dollar figure that Councilmember Saxton had proposed to take out of the fund balance was unreasonable, she was worried about the long-term financial impacts and the premise of using one-time funds. Councilmember Hulbert agreed with Councilmember Jackson's assessments.

Councilmember Saxton reiterated that he remained opposed to the increase and emphasized the number of public comments that had opposed it. Councilmember Saxton said that he had promised the public that he would do everything in his power to prevent the increase. Mayor Jackson replied that she had never supported the original approximately 55% increase either, and reported that she had heard from many residents who did not attend the meeting but were willing to pay a smaller increase if it allowed the City to retain competent employees and continue



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providing services. She said she preferred correcting wages in the current year rather than relying on fund balance and potentially facing another substantial adjustment the following year.

Councilmember Jackson calculated that the difference between the 27% proposal and the revised 34% proposal equated to a difference of less than \$2.50 per month for the average household. She said she saw value in completing the full wage correction in the current year, rather than creating an ongoing revenue shortfall for the following year.

Councilmember Wilson moved to approve Resolution 26-24 with a tax rate of 34.24%, striking the COLA for the Council and Mayor, approving the 2.8% COLA for employees and providing the wage correction adjustment to full-time employees as determined by the salary survey; Councilmember Sphar seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	<u> X </u> "Aye"	<u> </u> "Nay"	<u> </u> "Excused"
Councilmember Jackson	<u> X </u> "Aye"	<u> </u> "Nay"	<u> </u> "Excused"
Councilmember Saxton	<u> </u> "Aye"	<u> X </u> "Nay"	<u> </u> "Excused"
Councilmember Sphar	<u> X </u> "Aye"	<u> </u> "Nay"	<u> </u> "Excused"
Councilmember Wilson	<u> X </u> "Aye"	<u> </u> "Nay"	<u> </u> "Excused"

Resolution 26-24 was Adopted with a vote of 4:1.

G. Adjournment

Councilmember Hulbert motioned to adjourn the meeting; Councilmember Saxton seconded the motion; all present members voted in favor and the meeting adjourned at 9:54 PM.

Ann Jackson, Mayor

Attest:

Brittany Fowers, City Recorder



SYNOPSIS

Application Information

Request: Ord No 26-9 - to consider amendments to Title 10 Zoning Regulations; amending Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking. Per SB 284 (2026)

Staff

Report By: Steve Parkinson

Recommendation: Approve

APPLICABLE ORDINANCES

- Utah Code Annotated 10-21-304 – Detached Accessory Dwelling Units (Effective 10/1/2026)
- Roy City Zoning Ordinance Title 10 - Zoning Regulations
 - Chapter 10 – General Property Development Standards
 - § 28 – Accessory Buildings and Accessory Uses – General Requirements
 - Chapter 17 – Table of Uses,
 - Table 17-I Table of Allowed Uses – Residential Zoning Districts
 - Chapter 19 – Off-Street Parking and Loading
 - § 8 – Required Off-Street Parking,
 - Table 19-I Required Off-Street Parking

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on September 8, 2026.

Public Hearing was opened for comments:

No comments were made by the public

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-9.

ANALYSIS

Background:

This issue came from SB 284 (2026) which goes into effect October 1, 2026. This bill requires that all city's must allow Detached- Accessory Dwelling Units (D-ADU's) on any lot or parcel that is 11,000 sq.-ft or larger, that contains a single-family dwelling, as a permitted use.

The Planning Commission has discussed this issue over the past months (see exhibit "A") and how to incorporate the required language into our Zoning Code. In the discussions the Commission discussed all of the requirements that SB284 setbacks, number of stories, unit size, number of parking stalls, and allowing conversion of existing legal accessory buildings to be converted into D-ADU's.

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.

Additional questions 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?
- After October 1, 2026 the city has to allow D-ADU's regardless if we change our code or not. However it won't be how we as a city would like.

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 the City Council approves Ord No 26-9 - amending Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking, as written.

EXHIBITS

1. Previous Planning Commission Meeting minutes
2. Proposed Ord No 26-9

EXHIBIT “A” – PREVIOUS PLANNING COMMISSION MEETING MINUTES

May 26, 2026

3. DISCUSSION REGARDING DETACHED ACCESSORY DWELLING UNITS (D-ADU'S) PER SB284 (2026)

Mr. Parkinson said that Roy City needed to address their ADU ordinance due to changes in State law, specifically SB 284. He listed ADU requirements in some of the surrounding cities and said that the elements the Commission needed to consider was square footage, lot size, setbacks, parking stalls, and if the ADUs could be two stories. Mr. Parkinson also read portions of their current ordinances that discussed ADUs. He said that currently, ADUs had size limits based on lot size. He also noted that the Code had sections about how to convert an ADU into a living space. He highlighted that he wanted to continue their current requirement that the either the ADU or the main structure on the property needed to be owner-occupied.

Mr. Parkinson asked the Commission if they wanted to allow ADUs on lots smaller than 12,000 square feet. Chair Cowley clarified that was a quarter acre and said he felt that was a sufficient amount of space for an ADU. Chair Cowley thought it depended on the shape of the lot.

Mr. Parkinson asked about unit size requirements and said that their current ordinance allowed for an ADU to take up to 25% of the rear yard. Mr. Parkinson discussed firewalls and setbacks as well. Mr. Parkinson suggested they could pick a certain square footage or put the requirement in a percentage. Commissioner Felt noted if they implemented setback requirements, that would effectively limit the size of the ADU structure. Mr. Parkinson also noted they could follow State guidelines about parking requirements.

Mr. Parkinson next asked if lots should be permitted to have both an interior and detached ADU. Commissioner Felt opined that there were few lots in Roy City where this would be possible given the parking requirements, so he was okay with allowing it. The other Commissioners agreed that this scenario did not seem likely to become common in the City, so if a property was able to do it, they should be allowed to do so.

Mr. Parkinson moved on to setbacks. He asked if they wanted to maintain their current setback standards, which was if the AUD was further than ten feet from the house, they needed to be three feet from the property line. Chair Cowley thought three feet seemed close. Mr. Parkinson clarified that the wall could not have windows or doors. Commissioner Felt also thought three feet was too close to the lot line and felt it was inconsiderate of the neighbors.

Mr. Parkinson brought up that the home-occupation laws had also changed, so they would have to change their Code in regard to that as well. Chair Cowley commented it was hard to implement State laws when there were limited guidelines about how to do so.

Mr. Parkinson asked about stories in ADUs. He noted that there was a requirement that the ADU could not be taller than the main structure on the property. Chair Cowley thought that property owners should be allowed to build a basement if they were able to do so. Chair Cowley said that part of the purpose was to provide lower-cost housing and said limiting it to one story would help keep the costs down. Commissioner Bills commented it was cheaper to build up rather than out. Commissioner Reed anticipated that a two-story ADU had a greater likelihood of upsetting neighbors. Commissioner Young suggested that the ADU should match the neighborhood in height. Mr. Parkinson said that if they wanted to limit the ADUs to one story, they would just need to have a rationale for the restriction.

Mr. Parkinson summarized that he would put some materials together to continue the discussion. He said the Commission had until September to finalize their new requirements and hold a public hearing.

June 23, 2026

2. CONTINUED DISCUSSION REGARDING DETACHED ACCESSORY DWELLING UNITS (D-ADU'S) PER SB284 (2026)

Mr. Parkinson provided a summary of the Commissioner's last conversation about this item. He introduced Gaile Supp, who was the Building Official for Roy City and invited the Commissioners to ask Mrs. Supp any questions they had about ADUs.

Commissioner Tanner asked about setback exceptions. Mrs. Supp explained that per the building Code, ADUs could be built closer to property lines, although they needed to meet firewall requirements. She explained this meant that the wall needed to be solid, with no doors or windows.

Commissioner Tanner asked if there was a distinction between an ADU and an accessory building. Mrs. Supp explained that the difference lay in what was contained in each structure; she explained that accessory buildings were only used for storage whereas accessory dwelling units had rooms like bathrooms, bedrooms, and kitchens. She added that all habitual spaces required temperature regulation, so ADUs must be insulated as well in comparison to accessory units. She discussed the upgrades that would be required to transition an accessory unit into an ADU.

Commissioner Bailey asked if there was anything Mrs. Supp was concerned about in regard to ADUs. Mrs. Supp replied that she would ideally prefer if detached ADUs were not allowed on the property line, but she appreciated this was not something the City could control. She asked that setback requirements for ADUs be at least as stringent as their current setback requirements. She also discussed that there were several shallow sewers in the City, which meant that many people who built ADUs would need to have ejectors in their backyards to push their sewage to the main lines. Mrs. Supp then brought up the issue of utilities and opined that it was better to not separate utilities within a single lot, since that more closely resembled a duplex.

Temp Chair Graff asked if there were any resources that made the City's Codes clearer for residents who were interested in building an ADU. Mrs. Supp indicated that the Building Code was available online and said that she was available to landowners as a resource to break down the language in the Code. Mrs. Supp added that building an ADU was similar to finishing a basement in terms of the permitting process.

Temp Chair Graff asked if there had been an increase in requests for ADUs since the new requirements had gone into place and Mr. Parkinson replied that he had seen an uptick in interested residents, although he noted that it was a costly endeavor and as a result there would likely be a small number of landowners who ultimately built one. Mr. Parkinson added that there were not many lots in the City that could meet the size and parking requirements.

Temp Chair Graff commented that the Commission needed to think about how many families they wanted to permit to live on a single lot. She appreciated the need for affordable housing but observed that the Commission needed to think about safety as well. She felt that having three or more families in a single lot or especially in a single structure felt cramped in and posed a risk for fire to spread more quickly.

Commissioner Tanner confirmed that there was an owner-occupancy clause for lots with ADUs. Mr. Parkinson replied there was currently a requirement for a landowner to occupy either the main structure on the property or the ADU. Commissioner Tanner asked what would happen if the owner passed away and the unit transferred to a new owner. Mr. Parkinson discussed that there was not a solid process for that occurrence yet, although he noted that the main structure would still be considered a single-family home.

Commissioner Bills thanked Mrs. Supp for clarifying these points.

Commissioner Bailey brought up ADU height. Mr. Parkinson recalled that the Commission had decided on only allowing one-story ADUs at their previous meeting. Mr. Parkinson said that accessory buildings were only allowed to be one story and he did not see a reason to change that. The Commission briefly discussed ADU requirements in West Haven, which they noted were different from theirs.

July 28, 2026 - Draft meeting minutes have yet to be received.

2. CONTINUED DISCUSSION REGARDING DETACHED ACCESSORY DWELLING UNITS (D-ADU'S) PER SB284 (2026)

September 8, 2026 - Draft meeting minutes have yet to be received.

6. AMENDING CHAPTER 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, § 28 – ACCESSORY BUILDINGS AND ACCESSORY USES – GENERAL REQUIREMENTS; CHAPTER 17 – TABLE OF USES, TABLE 17-1 TABLE OF ALLOWED USES – RESIDENTIAL ZONING DISTRICTS; CHAPTER 19 – OFF-STREET PARKING AND LOADING, § 8 – REQUIRED OFF-STREET PARKING, TABLE 19-1 REQUIRED OFF-STREET PARKING PER SB284 (2026)

ORDINANCE NO. 26-9

AN ORDINANCE AMENDING THE ROY CITY MUNICIPAL CODE TITLE 10 – ZONING REGULATIONS; AMENDING CHAPTER 10 – GENERAL PROPERTY DEVELOPMENT STANDARDS, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking

WHEREAS, the Roy City Council finds that it is advisable and beneficial to make an update to Title 10 Zoning Regulations; Amending Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking

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

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

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

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the changes to Title 10 Zoning Regulation: Chapter 10 – General Property Development Standards, § 28 – Accessory Buildings and Accessory Uses – General Requirements; Chapter 17 – Table of Uses, Table 17-I Table of Allowed Uses – Residential Zoning Districts; Chapter 19 – Off-Street Parking and Loading, § 8 – Required Off-Street Parking, Table 19-I Required Off-Street Parking with the Roy City Municipal Code be amended to depict the changes.

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

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

Councilmember 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.

Attested and Recorded:

Ann Jackson; Mayor

Brittany Fowers; City Recorder

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>Dwelling Unit, Detached-Accessory (D-ADU)</u>: Is an accessory dwelling unit detached from the primary dwelling, for the purpose of a rental unit. Shall also meet the following: 1. Allowed on any lot or parcel that is 11,000 sq.-ft. or larger and already contains a primary dwelling 2. Include an additional parking space(s) (see table 19-1 for standards) 3. Must be occupied as the primary residence of the owner of record 4. Limit to one (1) D-ADU per parcel. 5. Must be rented for 90 consecutive days or longer 6. Must obtain a Rental Dwelling license (see Title 3 for standards) 7. See 10-10-28 9) and 10-10-29 for additional requirements 8. A notice to be recorded with the county	P	P	P	P	P	P	P	P	P	P	P	X

10-10-28 Accessory Buildings and Accessory Uses—General Requirements:

9. No accessory building shall be used as a dwelling unit for human occupancy, unless it meets the following:
 - a. Cannot be larger in size than the primary dwelling unit located on the same lot or parcel;
 - b. D-ADU must be within the rear yard, and located ten (10) feet or more behind the primary dwelling unit may be located no less than three (3) feet from the side and rear property line(s) provided
 - i. Cannot be within a public utility easement (PUE) or another recorded easement.
 - ii. Cannot be within the front or side yards.
 - c. Designed consistently with the design of the primary dwelling unit.
 - d. A legally constructed accessory structure may be converted into a D-ADU, subject to applicable sections of this title pertaining to D-ADU's.
 - e. If a legally constructed garage is converted into a D-ADU, that was the required parking space for the primary dwelling unit, that it be replaced elsewhere on-site
 - f. A D-ADU can be prohibited if the unit:
 - i. will not have adequate access to required utilities service (including sanitary sewer, culinary water, electrical, or storm water); or
 - ii. the required utility does not have sufficient capacity to support the additional unit
11. Accessory buildings, other than D-ADU, shall not be rented, leased, or sold separately from the rental, lease, or sale of the primary building located on the same lot.

~~14. The square footage of any attached accessory garage or structure shall not be greater than the square footage of the primary building to which it is associated.~~

10-19-8 Required Off-Street Parking:

The number of off-street parking spaces provided shall comply with Table 19-1, Table of Off-Street Parking Requirements.

Table 19-1 - Off-Street Parking Requirements

Use	Minimum Off-Street Parking Requirements
Dwelling Unit, Detached-Accessory (D-ADU)	One (1) space if 649 sq.-ft. or less than; two (2) spaces, side-by-side, if 650 sq.-ft. or larger. Spaces shall not be within the required front setback.



SYNOPSIS

Application Information

Applicants: James Openshaw
Cathy Bennion

Request: Ord No 26-10 – Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.

Ord No 26-11 – Consider a request to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential)

Approximate Address: 3934 & 3960 West 5500 South

Land Use Information

Current Zoning: R-1-8 (Single-Family Residential)

Adjacent Zoning: North: R-1-8 (Single-Family Residential) South: R-1-8 (Single-Family Residential)
East: R-1-8 (Single-Family Residential) West: R-1-8 (Single-Family Residential)

Current General Plan: Single-Family Residential

Staff

Report By: Steve Parkinson

Staff Recommendation: Positive

APPLICABLE ORDINANCES

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

CONFORMANCE TO THE GENERAL PLAN

4 - MODERATE INCOME HOUSING RECOMMENDATIONS

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

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

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on September 8, 2026.

Public Hearing was opened for comments:

Kevin Homer, Roy, in support of the proposed, but wonders why there is no Development Agreement.

Ryan Parent, Roy, had concerns with how this will help with the Moderate-Income housing issue. This type of project doesn't mean low-income housing will be developed. 5500 South is an arterial street but this will create additional traffic, especially if this is developed as high density. Had concerns with Traffic, privacy, storm water.

Daniel Evans, Roy, agrees with Ryan, need to protect future development, question what guardrails are in place to protect the single-family dwellings.



Mandie Openshaw, Roy, this is her in-laws property, it is a beautiful property. When in-laws sold the land to the north for 10 single-family dwellings they installed the six (6) foot fence to help provide privacy.

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-10 to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-11 to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential).

ANALYSIS

Background:

There are two (2) parcel's involved in this request. They are both on the north side of 5500 South and west of the Layton canal, both have an existing single-family dwelling on them. Between the two (2) parcels there is 3.55 acres (154,638 sq.-ft.) See exhibit "A" for the location.

The applicants are the property owners, they are not developers of any kind, and they are looking to rezone their property from R-1-8 to R-4.

Amend Future Land Use Map:

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

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

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

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

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

- 1) The character of the surrounding areas (see Exhibit "A") –
 - Currently the property, even though it has a single-family dwelling on it, is different than the other single-family dwellings around it. The other S-F are on smaller lots than this. Changing the designation wouldn't be any different than it is now.
 - The property's only access will be 5500 South.
- 3) Interests of the City and Resident's –

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

- City's interest – The current General Plan, adopted in 2023, shows the areas to be single-family and it also mentions to find areas to rezone for densities to help facilitate the production of moderate-income housing. 5500 South is an arterial road, rezoning these properties that will have direct access to this type of road won't affect the minor city roads.
 - Resident's interest – The Residents will most likely want to keep things as they are, because it's what they know and what they are use too.
- 6) Suitability of the properties for uses requested –
- 5500 South is an arterial road, rezoning these properties that will have direct access to this type of road won't affect the minor city roads.
- 7) General Plan Goals, Objectives and Policies –
- The current General Plan, adopted in 2023, provides the goals, objectives and policies about rezoning areas for densities to help facilitate the production of moderate-income housing.

Amend Zoning Map:

Current Zoning: Currently the property is zoned R-I-8 (Single-Family Residential). (see exhibit "D").

Requested Zone Change: The applicant would like to have the property changed to R-4 (Multi-Family Residential).

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

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

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

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

- 1) Advance the goals and policies of the General Plan –
 - The current General Plan, adopted in 2023, shows the areas to be single-family and it also mentions to find areas to rezone for densities to help facilitate the production of moderate-income housing. 5500 South is an arterial road, rezoning these properties that will have direct access to this type of road won't affect the minor city roads
- 2) Effect on character of area –
 - Currently the property, even though it has a single-family dwelling on it, is different than the other single-family dwellings around it. The other S-F are on smaller lots than this. Changing the designation wouldn't be any different than it is now.
 - The property's only access will be 5500 South.
- 4) Suitability of the properties for uses requested –
 - 5500 South is an arterial road, rezoning these properties that will have direct access to this type of road won't affect the minor city roads

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

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

FINDINGS

1. It's the best and highest use of the land.
2. Provides and supports Roy City Economic Development
3. Provides additional residential dwellings by allowing for higher density housing.
4. The proposed Development Agreement is consistent with the General Plan by providing additional residential dwellings by allowing for higher density housing.
5. Provides and supports Roy City Economic Development
6. Is consistent with previous discussions with the Planning Commission.

ACTIONS

The Council can approve, approve with conditions, deny or table it if more discussion is needed.

RECOMMENDATION

Staff recommends that the City Council approves

- Ord No 26-10 – Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Multi-Family Residential.
- Ord No 26-11 – Consider a request to amend the Zoning Map from R-1-8 (Single-Family Residential) to R-4 (Multi-Family Residential)

EXHIBITS

- A. Aerial Map
- B. Applicants Narrative
- C. Future Land Use Map
- D. Zoning Map
- E. Proposed Ord. No. 26-10
- F. Proposed Ord. No. 26-11

EXHIBIT "A" – AERIAL MAP

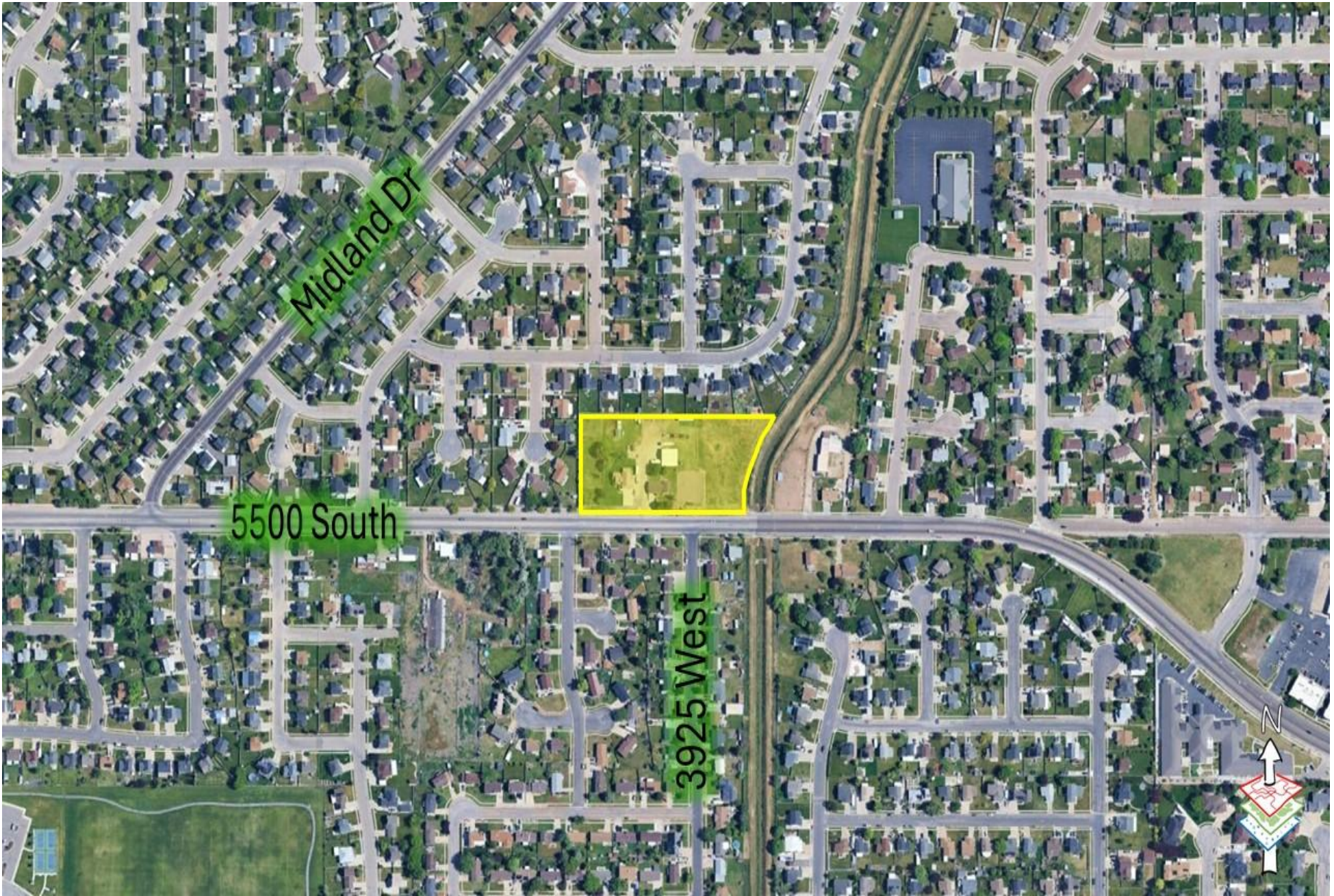
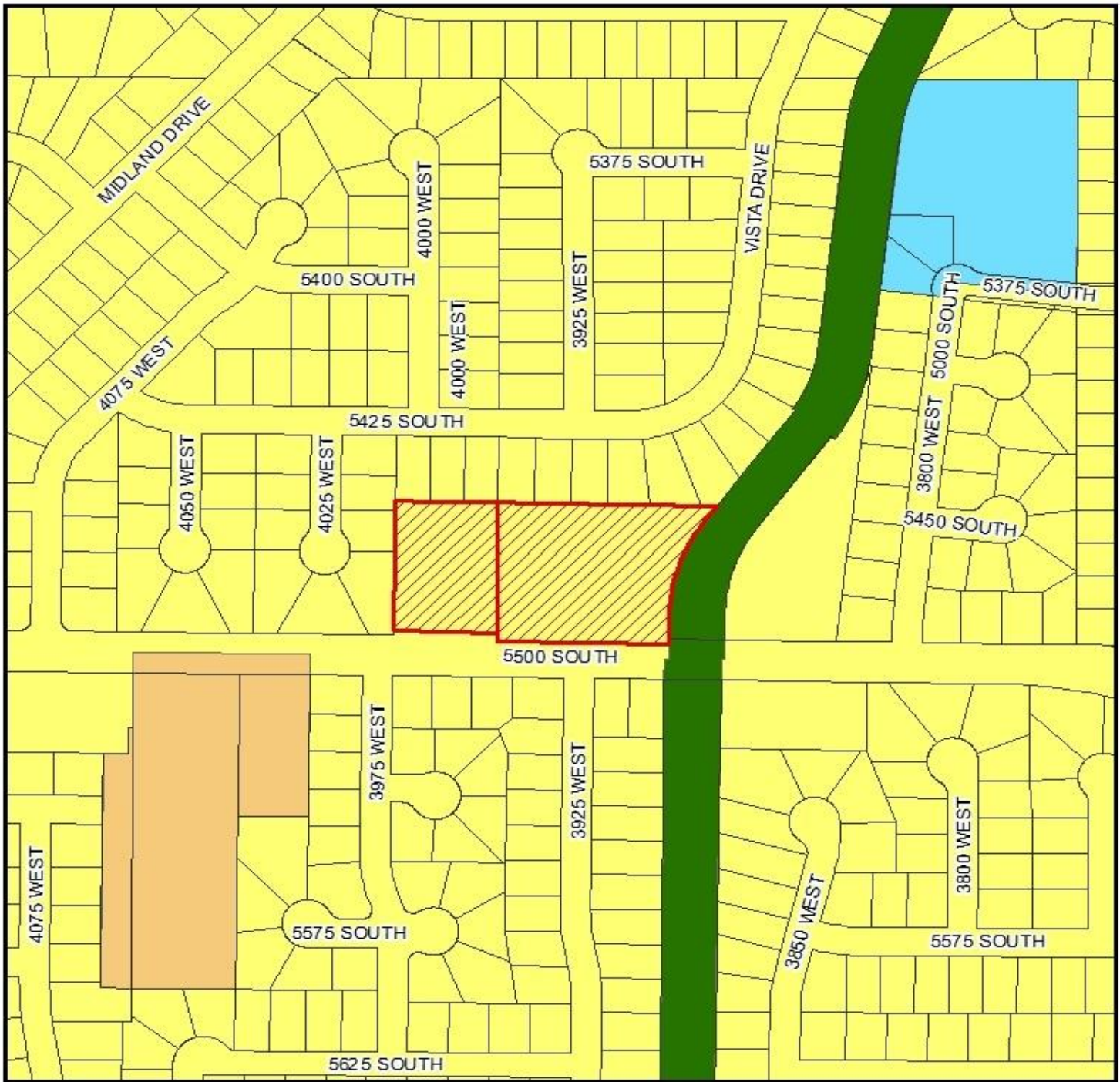


EXHIBIT “B” – APPLICANTS NARRATIVE

In accordance to 10-5-5 of the Roy City Code, we as the applicants of this General Plan amendment request believe that (our answers are in Red)

- 1) The effect of the proposed amendment on the character of the surrounding area.
Should have little effect
- 2) The effect of the proposed amendment on the public health, welfare, and safety of City residents.
No negative effect
- 3) The effect of the proposed amendment on the interests of the City and its residents.
More housing = more tax base
- 4) The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.
Bring more affordable housing to the area.
- 5) Compatibility of the proposed uses with nearby and adjoining properties.
The area, mostly single-family living. This will add more balance to the area.
- 6) The suitability of the properties for the uses requested.
Property has good access to state road
- 7) The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City’s Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.
Property is located across the street to a property already zoned R-4

EXHIBIT "C" – FUTURE LAND USE MAP



Legend

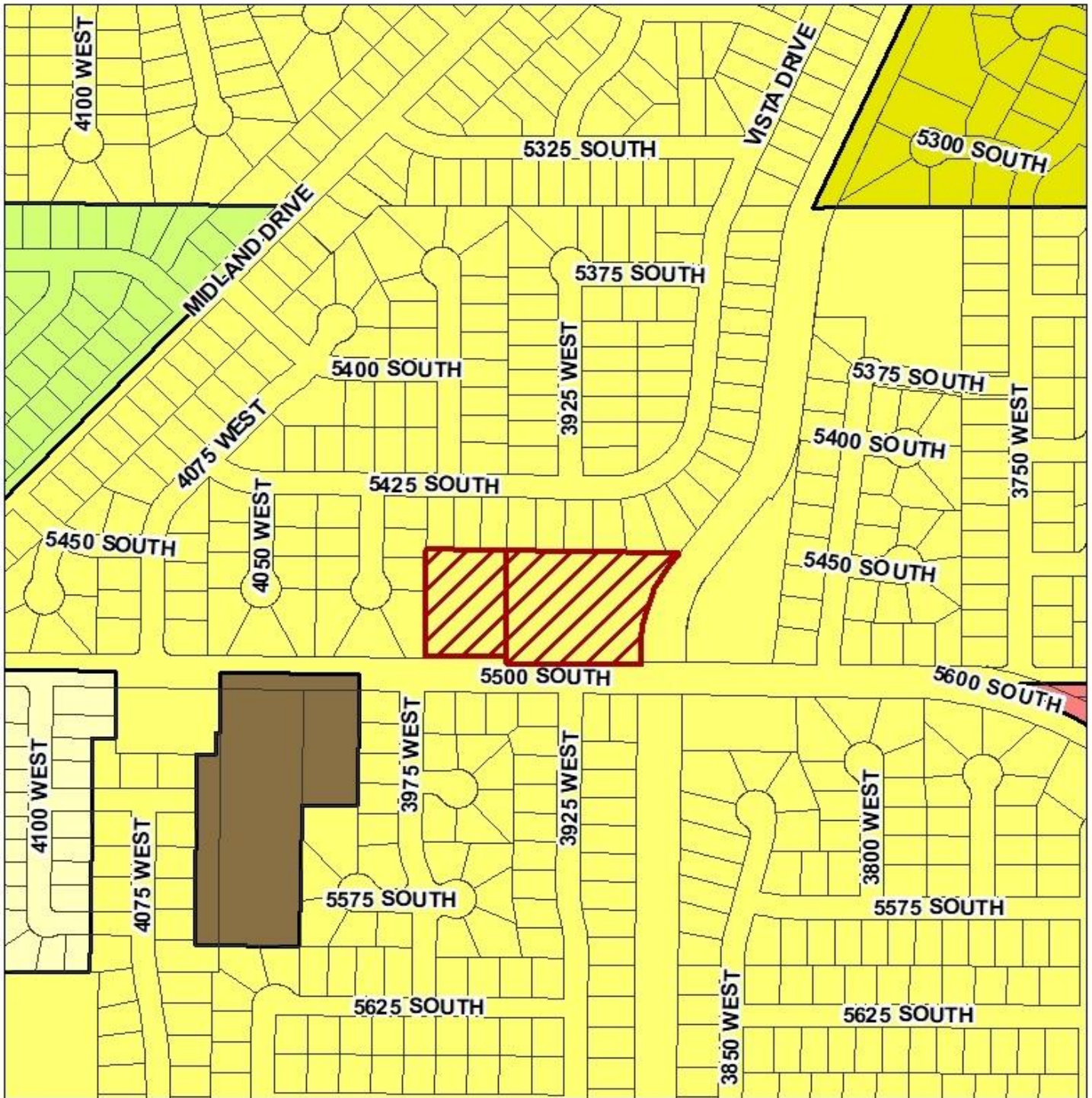
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|--|-------------------------|
| Downtown Mixed Use | City Boundary |
| Station Mixed Use | Selected Parcel |
| Commercial/Mixed Use | Religious |
| Business Park | Civic and Institutional |
| Light Industrial/Commercial Flex Space | Parks and Green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



Future Land
Use Map



EXHIBIT "D" – ZONING MAP



Legend

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

Zoning
Map



ORDINANCE NO. 26-10

AN ORDINANCE ESTABLISHING A FUTURE LAND USE DESIGNATION OF
MULTI-FAMILY RESIDENTIAL FOR PROPERTIES LOCATED AT APPROXIMATELY
3934 & 3960 WEST 5500 SOUTH

WHEREAS, Roy City has received a petition to amend the General Plan (Future Land Use Map) by changing the designation on a property comprising approximately 3.55 acres (154,638 sq.-ft.) of land located at approximately 3934 & 3960 West 5500 South from a designation of Single Family Residential to Multi-Family Residential; and

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

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

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the General Plan (Future Land Use Map) Designation of a portion of the properties at 3934 & 3960 West 5500 South be established as Multi-Family Residential and that the Roy City General Plan (Future Land Use Map) be amended to depict the same.

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

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

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

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

ORDINANCE No. 26-11

**AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF R-4 FOR PROPERTIES
LOCATED AT APPROXIMATELY 3934 & 3960 WEST 5500 SOUTH**

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 3.55 acres (154,638 sq.-ft.) of land located at approximately 3934 & 3960 West 5500 South from a designation of R-1-8 to a designation of R-4; and

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

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

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the zoning designation of the properties at 3934 & 3960 West 5500 South be established as an R-4 designation and that the *Roy City Zoning Map* be amended to depict the same.

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

Councilmember Hulbert _____

Councilmember Jackson _____

Councilmember Saxton _____

Councilmember Sphar _____

Councilmember Wison _____

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

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder



SYNOPSIS

Application Information

Applicants: Jerry Robinson
Matthew Smith

Request: Ord No 26-12 – Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Commercial / Mixed Use.

Ord No 26-13 – Consider a request to amend the Zoning Map from RE-15 (Residential Estates) to UC (Urban Corridor)

Approximate Address: 3426 West 5300 South

Land Use Information

Current Zoning: RE-15 (Residential Estates)

Adjacent Zoning: North: UC (Urban Corridor) South: RE-15 (Residential Estates)
East: R-1-8 (Single-Family Residential) West: RE-15 (Residential Estates)

Current General Plan: Single-Family Residential

Staff

Report By: Steve Parkinson

Staff Recommendation: Positive

APPLICABLE ORDINANCES

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

CONFORMANCE TO THE GENERAL PLAN

4 - MODERATE INCOME HOUSING RECOMMENDATIONS

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

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

PLANNING COMMISSION ACTION

The Planning Commission held a Public Hearing on September 8, 2026.

Public Hearing was opened for comments:

Nicole XXXX, Roy, lives to the east of this and is in shock to learn that there will be a pickle ball court in her back yard. Traffic is already horrible on 3400 West, this will make it worse.

Rebecca Klingenberg, Roy, concerns with pickle ball court, as the city study the noise it will bring? How many courts and what will be the times?

David Klingenberg, Roy, shares a fence line with this property, will this development build the same fencing as exists?



Bryan Smith, Roy, owns the single-family dwelling, he's cleaned up the property, feels this will be an upgrade to what was there before.

Toni Blazvick, Roy, pickle ball activity db's in less than a vacuum. Traffic isn't as bad as has been mentioned tonight. Thinks this will help improve the area.

Ryan Hunsacker, Roy, What has been done to study the impact this will have on the community? How will it impact our lives and our kids? Helpful to hear about some of the plans that is coming.

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-12 to amend the General Plan (Future Land Use Map) from Single-Family Residential to Commercial / Mixed Use.

The Commission voted 7-0; to forward a positive recommendation to the City Council regarding Ord. No 26-13 to amend the Zoning Map from RE-15 (Residential Estates) to UC (Urban Corridor)

ANALYSIS

Background:

The area being requested for rezone is the back northern portion, approximately 17,427 sq.-ft, of the 32,920 sq.-ft. property at 3426 West 5300 South. (see exhibit "B") A potential developer of the parcels at 3443 & 3423 West 5200 South, are looking for additional land to provide additional parking spaces of open space for their development. (waiting on the results of these requests to finalize their plans to submit).

Amend Future Land Use Map:

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

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

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

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

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

- 1) The character of the surrounding areas (see Exhibit "A") –
 - Physically there are single-family dwellings to the South, East and West of this property. However, to the north is Commercial Mixed space property. The request would aid the commercial development with needed parking stalls and/or open space.
- 3) Interests of the City and Resident's –

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

- City's interest – The General Plan, adopted in 2023, shows this area to be single-family, the request would change it to be used with a commercial development to allow for additional parking stalls and/or open space.
 - Resident's interest – The Residents will most likely want to keep things as they are, because it's what they know and what they are use too.
- 6) Suitability of the properties for uses requested –
- This area would be connected to the commercial project to the north and have no connection to any of the dwellings in the area.
- 7) General Plan Goals, Objectives and Policies –
- The current General Plan, adopted in 2023, provides the goals, objectives and policies about rezoning areas for densities to help facilitate the production of moderate-income housing.

Amend Zoning Map:

Current Zoning: Currently the property is zoned RE-15 (Residential Estates). (see exhibit "D").

Requested Zone Change: The applicant would like to have the property changed to UC (Urban Corridor)

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

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

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

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

- 1) Advance the goals and policies of the General Plan –
 - The current General Plan, adopted in 2023, shows the areas to be single-family and it also mentions to find areas to rezone for densities to help facilitate the production of moderate-income housing.
- 2) Effect on character of area –
 - Physically there are single-family dwellings to the South, East and West of this property. However, to the north is Commercial Mixed space property. The request would aid the commercial development with needed parking stalls and/or open space.
- 4) Suitability of the properties for uses requested –
 - This area would be connected to the commercial project to the north and have no connection to any of the dwellings in the area.

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

- Does changing or not changing the zoning provide the best options for development of this property or area?
- Does this help reach the goals and objectives of the General Plan regarding moderate-income housing or Economic Development?

FINDINGS

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

ACTIONS

The Council can approve, approve with conditions, deny or table it if more discussion is needed.

RECOMMENDATION

Staff recommends that the City Council approves

- Ord No 26-12 – Consider a request to amend the General Plan (Future Land Use Map) from Single-Family Residential to Commercial/Mixed Use.
- Ord No 26-13 – Consider a request to amend the Zoning Map from RE-15 (Residential Estates) to UC (Urban Corridor)

EXHIBITS

- A. Aerial Map
- B. Applicants Narrative
- C. Future Land Use Map
- D. Zoning Map
- E. Proposed Ord. No. 26-12
- F. Proposed Ord. No. 26-13

EXHIBIT “A” – AERIAL MAP



EXHIBIT “B” – APPLICANTS NARRATIVE

The subject land parcel is part of the rear yard of a single-family home on a large lot at 4326 W. 5300 South St. This parcel will be attached to a future mixed-use project on a much larger lot at 3443 & 3423 W. 5200 South St. Roy, Utah.

The answers below will also reflect how this parcel will allow the larger, future project to fulfill the goals of the city's General Plan.

1. The effect of the proposed amendment on the character of the surrounding area.

The amendment will have little or no effect on the residential neighborhood along 5300 South St. because:

- It will support a mixed-use project to be built to the north
- The land will be used for parking, pickleball, and dog area
- There will be no visible change to the 5300 South St. neighborhood; none of the homes will change; only the rear of the subject lot will be reduced in depth.
- There will be no connection, pedestrian or auto from 5300 South to this property.

2. The effect of the proposed amendment on the public health, welfare, and safety of City residents.

- Public Health: The cars will be parked and therefore there will be very few emissions or noise.
- Safety: It will be very safe because there is no connection: one cannot walk or drive to the subject parcel from 5300 S.
- Pickleball: is relatively quiet game; ...much quieter than tennis. And the apartment residents will need the exercise. I wouldn't be surprised to see residents of the 5300 South neighborhood being invited by new friends in the future apartments to play pickleball on this court.

3. The effect of the proposed amendment on the interests of the City and its residents.

- The project, which this amendment is a part of, will provide housing for several age groups, but is focused on people over 55 years of age.
- It is intended to be self-contained including recreational options.

- It is within walking distance of the nearby recreation center, golf course and church and a future trail near 3200 West.
- It will support the construction of future housing that will be able to use the nearby future trail at 3100 West.

4. The location of the proposed amendment is determined to be suitable for the uses and activities allowed by the proposed amendment, and the City, and all other service providers, as applicable, are capable of providing all services required by the proposed uses and activities in a cost effective and efficient way.

- It's flat and very suitable for the intended use
- No services will be provided in this area except landscape maintenance and garbage truck access, which is designed to allow proper turning space.
- The only other service to be provided by the city would be a very limited amount of water for landscaping. All other services such as snow plowing are to be provided by private companies.

5. Compatibility of the proposed uses with nearby and adjoining properties.

- There are no structures.
- The noise will be limited to people playing pickleball
- There will be no manufacturing.

6. The suitability of the properties for the uses requested.

- It will be a parking lot, pickleball court, a dog yard, and a walking trail; the lot is flat; easy to build without retaining walls
- It's at the same level as neighboring homes.

7. The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any revisions to the City's Land Use Ordinances, this Ordinance, the Subdivision Ordinance, and any other Ordinances required to implement the amendment.

- The change to a UC Urban Corridor zone is the only known change
- I don't know of any ordinance changes needed to implement this change
- Being part of a project that is next to the Clinic allows for medical services without adding to traffic.
- Affordable housing is a city goal; This land will help make it affordable.
- This is near the 3500 South business area; some businesses are within walking distance.

- The subject building will also include a mixed-use business area.
- The zone change will support the mixed-use that is compatible with the Eagle Lake” section of town.

8. The community benefits of the proposed amendment.

- Providing housing is a need; It will help this housing to be created and make it affordable.
- The units will meet all Americans with Disabilities (ADA) requirements.
- The buildings will include exercise area, common social meeting areas for the residents, but surely some of the existing neighbors will be invited by apartment residents who become friends.
- It will encourage neighbor stability by allowing people, as they age, to stay in their same neighborhood.
- Providing affordable housing is a goal; this zoning change will help this housing to be created.

The answers below will also reflect how the **Rezoning** of this parcel will influence the surrounding neighborhood and the city

1. The effect of the proposed amendment to advance the goals and policies of the Roy City General Plan.

- The additional parking will help the associated mixed-use project be financially feasible which means the project will fulfill some of the city’s goals: Infill projects & mixed-use projects.
- The additional parking will help the apartments to be more affordable; the cost per unit on larger projects is generally lower than on smaller projects. More parking means lower costs for future apartment residents.
- The space will also be used for recreation: it will have a pickleball court for the residents.

2. The effect of the proposed amendment on the character of the surrounding area.

The amendment will have little or no effect on the residential who continue to live on 5300 South St.:

- There will be no significant noise for the neighbors.

- There will be no visible change to the 5300 South St. neighborhood; none of the homes will change; only the rear of the subject lot will be reduced in depth.
- The homes on 5300 South St. are required to be on a minimum of 15,000 Sq. Ft. lots; after this change the effected lot will still be over 15,000 Sq. Ft.
- There is no pedestrian or vehicular connection from 5300 S. St. to the subject land to be rezoned.

3. The compatibility of the proposed uses with nearby and adjoining properties.

- There will be no new structures.
- The noise will be limited to people talking and playing pickleball, and parked cars.
- There will be no manufacturing.
- There will be a dog area which will not be visible from any home on 5300 S. Dogs will NOT be kenneled anywhere on the property.

4. The suitability of the properties for the uses requested.

- It's flat;... easy to build without retaining walls
- It's at the same level as neighboring homes.
- It will be a quiet use.
- The small amount of storm water run-off will be kept on site.

5. The overall community benefits.

- It will encourage neighbor stability by allowing people, as they age, to stay in their same neighborhood: some may eventually move from their single-family homes to the 55-years and older apartment living. They will keep their friends and the same neighborhood.

Below is exhibit "A" which shows the rear portion (parcel C) of the property being considered by this request.

EXHIBIT A

BOUNDARY ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5
NORTH, RANGE 2 WEST
OF THE SALT LAKE BASE AND MERIDIAN

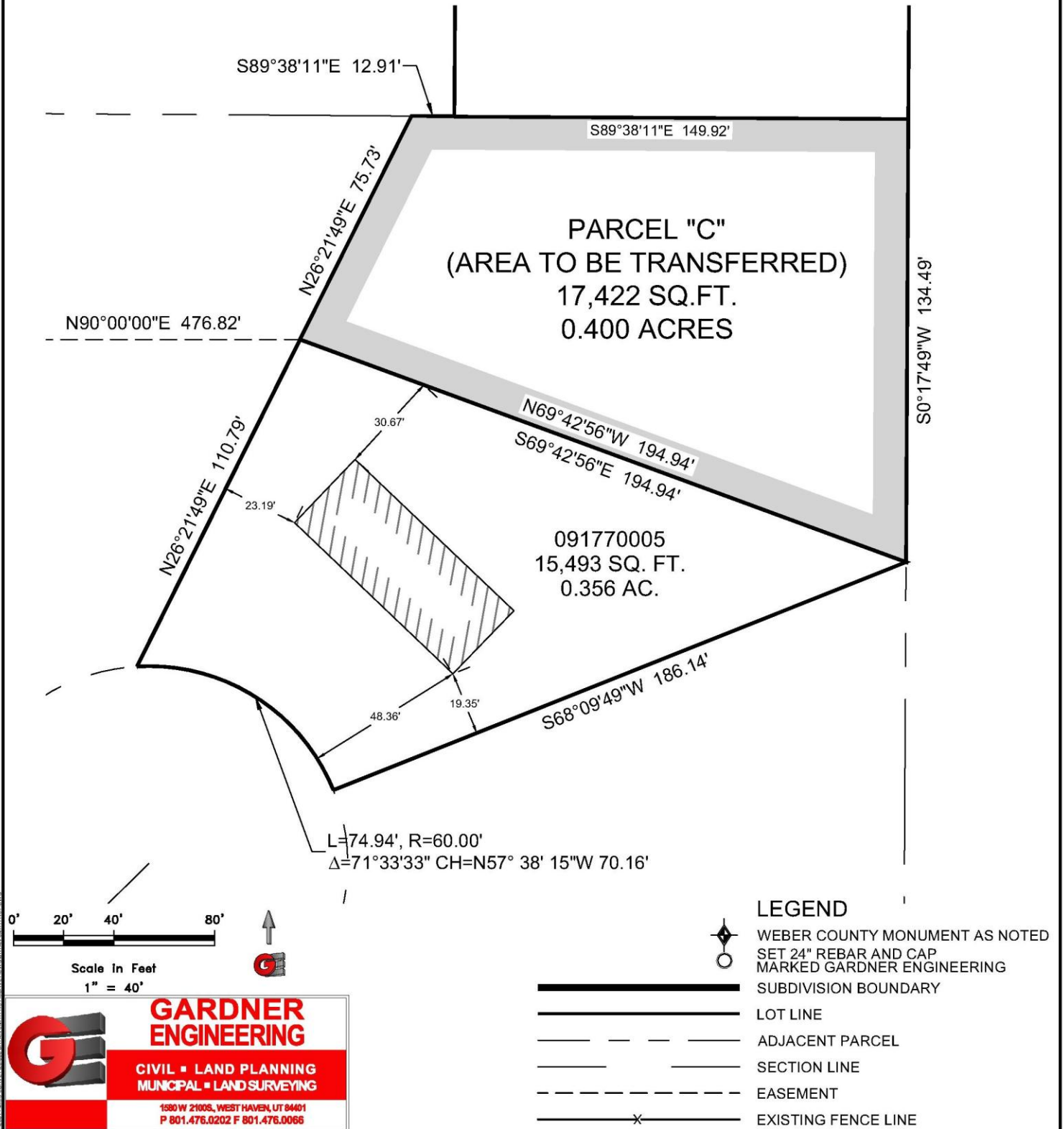
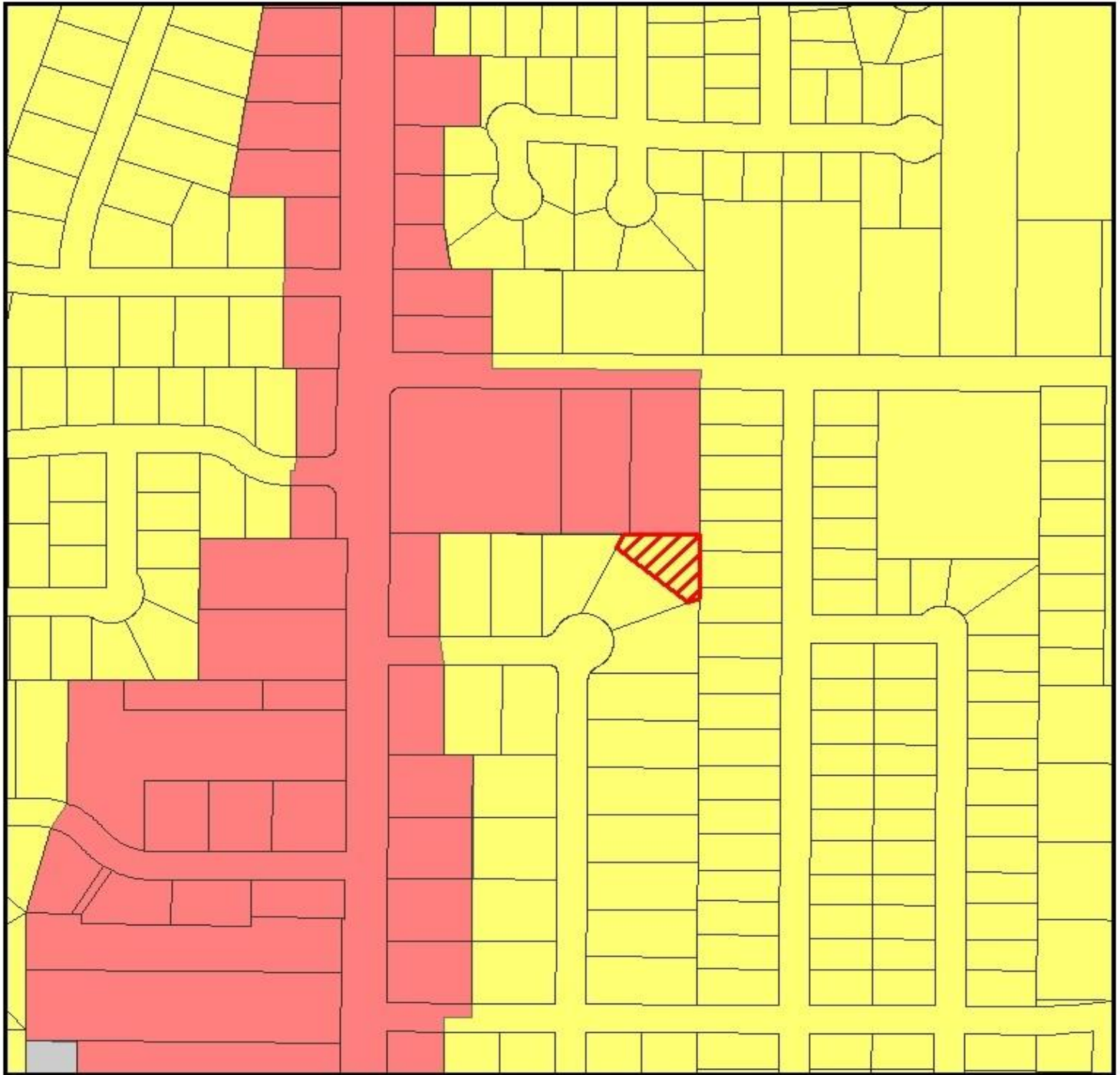


EXHIBIT "C" – FUTURE LAND USE MAP



Legend

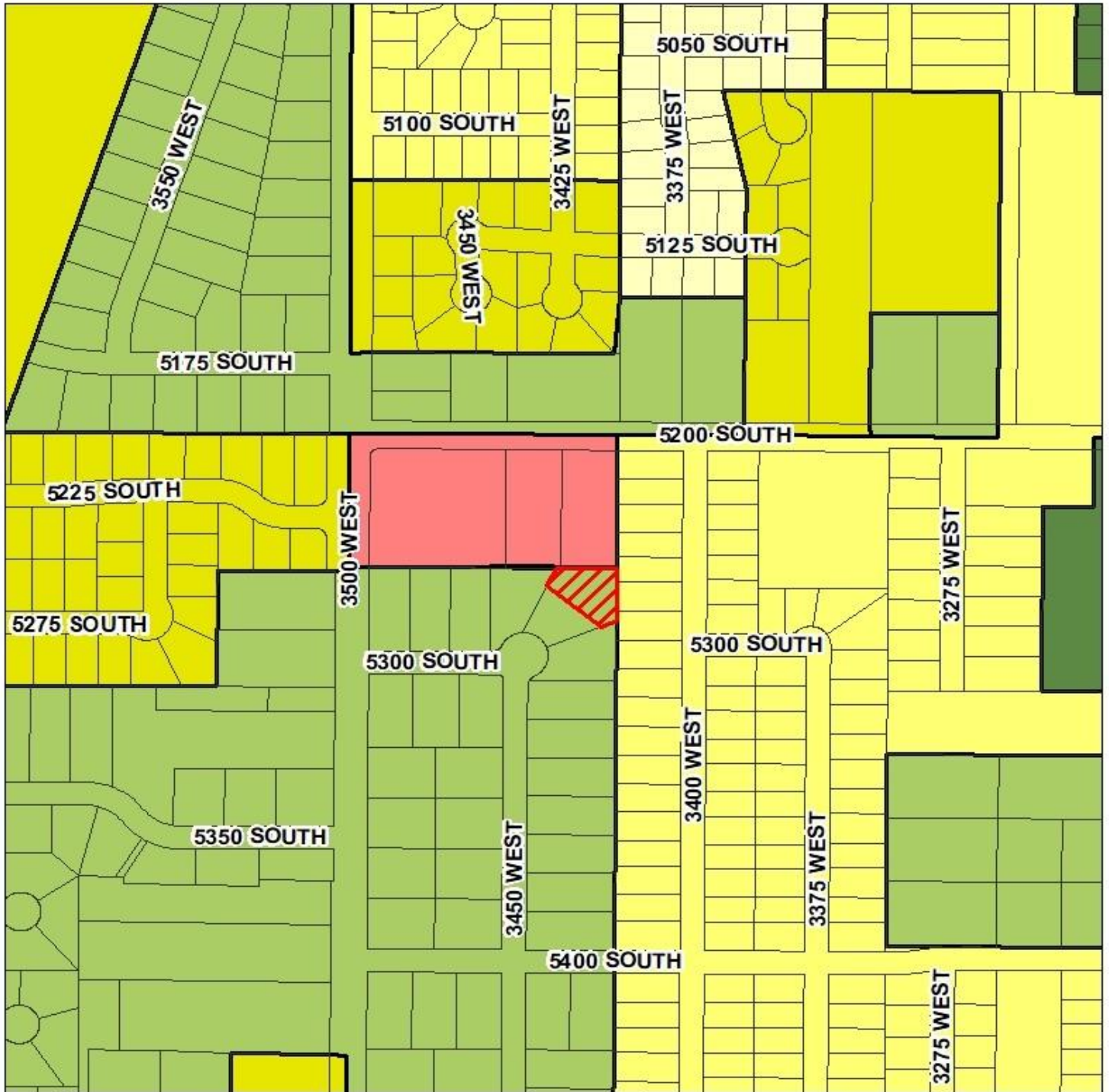
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|--|-------------------------|
| Downtown Mixed Use | City Boundary |
| Station Mixed Use | Selected Parcel |
| Commercial/Mixed Use | Religious |
| Business Park | Civic and Institutional |
| Light Industrial/Commercial Flex Space | Parks and Green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



Future Land
Use Map



EXHIBIT "D" – ZONING MAP



Legend

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

Zoning
Map



ORDINANCE NO. 26-12

**AN ORDINANCE ESTABLISHING A FUTURE LAND USE DESIGNATION OF
MULTI-FAMILY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY
3426 WEST 5300 SOUTH**

WHEREAS, Roy City has received a petition to amend the General Plan (Future Land Use Map) by changing the designation on a property comprising approximately 17,427 sq.-ft. of land located at approximately 3426 West 5300 South from a designation of Single Family Residential to Commercial/Mixed-Use; and

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

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

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the General Plan (Future Land Use Map) Designation of a portion of the properties at 3426 West 5300 South be established as Commercial/Mixed-Use and that the Roy City General Plan (Future Land Use Map) be amended to depict the same.

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

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

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

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

ORDINANCE No. 26-13

AN ORDINANCE ESTABLISHING A ZONING DESIGNATION OF UC FOR REAR PORTION OF PROPERTY LOCATED AT APPROXIMATELY 3426 WEST 5300 SOUTH

WHEREAS, Roy City has received a petition to change the zoning on a property comprising of approximately 17,427 sq.-ft. of land located at approximately 3426 West 5300 South from a designation of RE-15 to a designation of UC; and

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

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

WHEREAS, the City Council has reviewed and considered the same in a public meeting.

NOW, THEREFORE, be it hereby ordained by the City Council of Roy City, Utah, that the zoning designation of the properties at 3426 West 5300 South be established as an UC designation and that the *Roy City Zoning Map* be amended to depict the same.

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

Councilmember Hulbert _____

Councilmember Jackson _____

Councilmember Saxton _____

Councilmember Sphar _____

Councilmember Wison _____

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

Ann Jackson
Mayor

Attested and Recorded:

Brittany Fowers
City Recorder

Roy City Council Agenda Worksheet

Roy City Council Meeting Date: 09/10/2026

Agenda Item Number: Action Item #6

Subject: **Roy City Youth Council Policy: Questions and Answers**

Prepared By: Councilmember Hulbert

Background:

Q: How will the Roy City Youth Council be funded?

A: During its inaugural year, the Youth Council is expected to be funded through private donations and community contributions, with no funding requested from the City's General Fund. An initial donation has already been secured, and additional sponsorship opportunities are being pursued. The first year will also provide an opportunity to better understand the program's actual operational needs and help inform any future funding considerations.

Q: What happens if donation amounts fluctuate?

A: The Youth Council will operate within the funding available to the program. If funding levels change, activities and program scope may be adjusted accordingly. Following the inaugural year, the City can review the program's funding structure, operational needs, and overall effectiveness and determine whether any changes are appropriate.

Q: What is the timeline for launch once the policy is approved?

A: Following approval of the policy, the initial implementation process will begin with the recruitment and selection of adult advisors, followed by outreach, applications, and selection of student members. The timing may be adjusted as needed to ensure the appropriate administrative and organizational steps are completed before the Youth Council begins meeting. I anticipate having applications for adult advisors out within 5-7 working days.

Q: How will the City Council be represented on the Youth Council?

A: I am prepared to serve as the City Council liaison during the inaugural year to help coordinate the launch and provide a connection between the Youth Council and the City Council. Other Council members who are interested in participating or serving as a co-liaison are welcome to do so, consistent with the City's policies and procedures.

Q: Can the Youth Council's structure or activities change over time?

A: Yes. As the program develops, its structure, activities, and procedures may be reviewed and adjusted based on experience, available resources, community needs, and applicable City requirements. The inaugural year will provide an opportunity to evaluate the program and identify any appropriate improvements for future years.

Recommendation (Information Only or Decision): Decision

Contact Person / Phone Number: Mayor Jackson

Resolution No. 26-25

A RESOLUTION OF THE ROY CITY COUNCIL ADOPTING THE ROY CITY YOUTH COUNCIL POLICY AND ESTABLISHING THE ROY CITY YOUTH COUNCIL

WHEREAS, Roy City desires to provide youth within City boundaries with opportunities to learn about local government, develop leadership skills, participate in community service, and offer perspective to City leaders; and

WHEREAS, the Roy City Council finds that establishing a Youth Council will encourage civic engagement and strengthen communication between Roy City and its youth; and

WHEREAS, the Roy City Council desires to establish standards governing Youth Council membership, adult advisors, supervision, meetings, and activities; and

WHEREAS, the Roy City Council has reviewed the Roy City Youth Council Policy attached as Exhibit A and incorporated herein by reference, and finds that its adoption is in the public interest;

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

Section 1. Adoption. The Roy City Youth Council Policy attached to this Resolution as Exhibit A is approved and adopted and is incorporated in this Resolution by Reference.

Section 2. Administration. The Mayor, City Manager (or their designee), and other appropriate City officers and employees are authorized to take actions and establish forms, procedures, and administrative requirements reasonably necessary to implement the Policy and creation of the Roy City Youth Council, provided that those actions are consistent with the Policy, applicable law, and the City's adopted budget.

Section 3. Compliance with Law and City Policies. The Roy City Youth Council, its members, advisors, liaison, and participants shall comply with applicable local, state, and federal law and all applicable City policies, including requirements concerning background checks and volunteer screening, youth protection, records management, financial administration, and use of City property and resources.

Section 4. No Independent Authority. Nothing in this Resolution or the Policy authorizes the Youth Council or any member, advisor, or liaison to bind the City, incur an obligation on the City's behalf, expend City funds without authorization, or exercise legislative, executive, or administrative authority reserved to the City's governing body, officers, or employees.

Section 5. Severability. If any provision of this Resolution or the Policy is held invalid or unenforceable, the remaining provisions shall remain in effect to the fullest extent permitted by law.

Section 6. Conflicting Provisions. All prior resolutions, policies, or parts thereof that directly conflict with this Resolution are superseded to the extent of the conflict.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

Passed this 15th day of September 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	_____

Roy City Youth Council

Section 1. Establishment and Purpose

There is hereby established the **Roy City Youth Council** as a civic engagement program of Roy City.

The Youth Council shall provide high school students with opportunities to learn about local government, develop leadership skills, participate in community service, and provide youth perspectives to city leaders.

Section 2. Membership

The Youth Council shall consist of **no fewer than six (6) youth members** , and no more than ten (10) youth members who reside within the boundaries of Roy City, Utah, are **13 through 18 years of age**, and are enrolled in grades 9 through 12, or the equivalent educational level.

Members shall have an interest in leadership, civic involvement, community service, or local government and shall meet application and selection requirements established for the program.

Members may continue to serve for **up to one (1) month following high school graduation** to assist with transition, project completion, and leadership handoff to incoming members.

If a Youth Council member is unable to meet the established requirements or responsibilities of membership, the member may be asked to step down from the Youth Council by the Mayor, City Manager or designee. The member may reapply for a future term when their circumstances allow them to meet the requirements of membership.

The membership selection process, terms, and other membership procedures for youth may be established and adjusted as the program develops.

Section 3. Advisors and City Council Liaison

The Youth Council shall have **three (3) adult volunteer advisors**: one Head Advisor and two Assistant Advisors. The advisors will serve a term of 4 years and may reapply after their term expires.

Youth Council advisors shall reside within the boundaries of Roy City, Utah.

The advisors shall provide guidance, mentorship, supervision, and support to Youth Council members.

Individuals seeking to serve as Youth Council advisors shall complete an application process established by the City and shall be interviewed by **at least two (2) members of the Roy City Council, which may include the Mayor, and one (1) or two (2) members of Roy City administrative staff**. The interview process shall provide recommendations to the Mayor for consideration.

The Mayor, or designee, shall appoint the Youth Council advisors, subject to any approval required by the City. The Mayor may also remove a youth council advisor.

All Youth Council advisors shall successfully complete a **background check and any other screening required by City, State or Federal Law** before serving and shall remain subject to applicable City volunteer requirements while serving.

The City Council shall designate a **City Council Liaison** to maintain communication between the Youth Council and the City Council. The City Council Liaison is not counted as one of the three Youth Council advisors.

Section 4. Adult Supervision

At least **two approved adult leaders shall be present** during Youth Council meetings, activities, service projects, trips, and other official Youth Council activities whenever youth are participating.

The Head Advisor, Assistant Advisors, and City Council Liaison may serve in meeting the two-adult supervision requirement, as long as they have passed all required background checks and screening.

The City may establish additional safety or supervision procedures as needed.

Section 5. Meetings and Activities

The Youth Council shall meet **at least once each month and may meet twice each month** as determined by the Youth Council and its advisors.

The Youth Council may participate in civic education, leadership development, community service, educational activities, civic events, and partnerships with community organizations.

The Youth Council should have opportunities to attend or observe Roy City Council meetings and other city functions.

Activities shall be conducted with the guidance of the Youth Council advisors and, when necessary, the appropriate city officials.

Section 6. Relationship to the City Council

The Youth Council shall serve in an **educational capacity** and shall not exercise the legislative, administrative, or other governmental authority of the Roy City Council.

The Youth Council may provide ideas, recommendations, and youth perspectives to the City Council but shall not make decisions or commitments on behalf of Roy City. They may present these ideas and recommendations formally if needed, to the city council in a public meeting.

Section 7. Youth Leadership and Procedures

The Youth Council may establish its own youth leadership structure, including officers, responsibilities, and selection or election processes, **with the guidance and approval of its advisors** and the City Manager or their designee.

The Youth Council, with guidance from its advisors, may develop reasonable procedures necessary for its operation, provided those procedures are consistent with this Policy and applicable City policies.

The City Council may adopt additional policies or amendments as necessary to support the Youth Council.

Section 8. First-Year Development and Review

The first year of the Youth Council shall be considered the period from **September 2026 through August 2027** and shall serve as a **development and evaluation period**.

During the first year, Youth Council members, advisors, and the City Council Liaison shall have the opportunity to evaluate the program and recommend changes to its structure, activities, membership, leadership, meetings, and other operations.

Following the first year, the Youth Council shall be encouraged to participate in developing recommendations for amendments to this Policy or related Youth Council policies. The City Council may consider those recommendations and make changes as appropriate.

Roy City Council Agenda Worksheet

Roy City Council Meeting Date: 09/10/2026

Agenda Item Number: Discussion Item #1

Subject: Halloween and Holiday Home Decorating Contest

Prepared By: Mayor Jackson

Background:

Traditionally, the City Council hosts a home decorating contest in October and December for the respective holidays. Participants enter via email and either nominate their own home or can also nominate a neighbor. After the entry deadline, the addresses are compiled and turned over to council who goes out, visits the addresses, then scores them. We often award first, second, third, and usually a community favorite as well. Winners are announced on our social media and mailed their award. In the past, we have awarded the winners gift cards but with the current budget constraints, we could consider awarding complex passes or something comparable. If we want to continue these contests, we must find a way to harbor community spirit while remaining fiscally responsible.

Recommendation (Information Only or Decision): Decision

Contact Person / Phone Number: Mayor Jackson