ROY CITY CORPORATION
Council Meeting Minutes
Date: September 15, 2026
Time: 5:30 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

Legal Staff present:
City Attorney, Matt Wilson

Department Directors present: C.E.D Director, Brody Flint; Police Chief, Matt Gwynn; Fire Chief, Theron Williams; Deputy Fire Chief, Mike King.

A. Welcome and Roll Call
Mayor Jackson welcomed those in attendance and noted which Elected Members were in attendance.

B. Moment of Silence and Pledge of Allegiance
Councilmember Sphar invited the audience to observe a moment of silence.

C. Business Item

1. Fire Department Battalion Chief Promotion

Fire Chief Williams presented the newly-promoted Battalion Chief for Roy City's Fire Department. He explained the selection process and noted that the candidates had all completed an advance presentation, panel interview questions, a scenario-based exercise, and a live tactical exercise evaluated by outside fire-service professionals. Fire Chief Williams stated that Josh Gorder finished first in the process. He expressed confidence that Battalion Chief Gorder would provide strong leadership. Battalion Chief Gorder was then presented with his badge.

Battalion Chief Gorder introduced his family and thanked them for their support. Battalion Chief Gorder credited his brother Jason with helping him enter the fire service and thanked members of his crew, saying he was excited to return to work with them in his new role.

2. Fire Department Captain Promotion

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Deputy Fire Chief King explained that the Captain promotion process included written assessments, practical skill evaluations, and interviews intended to measure leadership, experience, decision-making, and performance under pressure. Deputy Fire Chief King said the process was designed to identify a candidate who demonstrated technical ability, integrity, professionalism, and dedication to the community. Deputy Fire Chief King then recognized Cameron Moultrie for his promotion to Captain, and Captain Moultrie was presented with his badge.

Captain Moultrie introduced his family and thanked them for their support. Captain Moultrie also thanked the leaders who had challenged and mentored him and expressed appreciation for the trust placed in him.

D. Consent Items

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

Councilmember Wilson moved to approve the above consent items. Councilmember Sphar seconded the motion, all present members voted in favor.

E. Public Comments

Mayor Jackson opened the floor for public comment and reminded the audience of the rules for the public comment period.

Kevin Homer stated that he had reviewed the materials related to Ordinances 26-10 and 26-11 and supported the proposed changes. Mr. Homer said the property was approximately a block and a half from his home. He felt the proposal could provide additional housing and benefit the City. Mr. Homer added that he had recently learned that the families involved had previously sold land that became the neighborhood where he and his neighbors lived, and he expressed appreciation for their contribution to the area.

Mayor Jackson closed the floor for public comment.

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).

C.E.D. Director Flint explained that Ordinance No. 26-9 amended the City's zoning regulations regarding detached accessory dwelling units in response to Senate Bill 284. C.E.D. Director Flint

stated that the State required cities to adopt compliant regulations by October first. He reported that the proposed language had already gone through a Planning Commission public hearing, where no public comments had been received and the Planning Commission had forwarded a unanimous recommendation. C.E.D. Director Flint added that the language had also received legal review from the City Attorney.

Councilmember Hulbert thanked C.E.D. Director Flint, City Planner Parkinson, and the others who worked on the amendments. C.E.D. Director Flint clarified that City Planner Parkinson and the Planning Commission had completed most of the work, and said that his office had primarily reviewed the proposed language.

Councilmember Hulbert moved to approve Ordinance No 26-9; Councilmember Jackson seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Ordinance No 26-9 was Adopted with a vote of 5:0.

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.

C.E.D. Director Flint introduced Ordinances 26-10 and 26-11 together and explained that they encompassed about three and a half acres from 3934 to 3960 West 5500 South. C.E.D. Director Flint explained that Ordinance 26-10 would amend the General Plan Future Land Use Map from Single-Family Residential to Multi-Family Residential and that Ordinance 26-11 would change the zoning from R-1-8 to R-4.

James Openshaw explained that his family had owned the property since 1970 and had historically used it as a large residential property with animals. Mr. Openshaw reviewed earlier development in the area and said the family had planned to divide portions of the remaining property into additional single-family lots. Mr. Openshaw stated that access restrictions imposed along 5500 South left the property with one access point, which limited those plans. Mr. Openshaw explained that following his mother's death, the family had decided to sell the property rather than continue maintaining it. He requested a change to R-4 zoning, which would allow a future developer to use a single access point and develop the property for multi-family residential use.

Jason Harrison spoke next on behalf of his mother, who owned the property at 3960 West 5500 South. Mr. Harrison said his family faced similar access and maintenance limitations and that his

mother's poor health made it difficult for her to maintain the property. Mr. Harrison stated that the family supported joining the Openshaws in the proposed rezoning because it would provide additional options for the property and help support his mother's future needs.

Councilmember Sphar moved to approve Ordinance No 26-10; Councilmember Saxton seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Ordinance No 26-10 was Adopted with a vote of 5:0.

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).

Councilmember Sphar moved to approve Ordinance No 26-11; Councilmember Hulbert seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Ordinance No 26-11 was Adopted with a vote of 5:0.

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.

C.E.D. Director Flint introduced Ordinances 26-12 and 26-13 together and said that both were about a property located at 3426 West 5300 South. C.E.D. Director Flint explained that a portion of the residential parcel would be incorporated into an adjacent project. C.E.D. Director Flint stated that Ordinance 26-12 would amend the General Plan Future Land Use Map to Commercial Mixed Use and Ordinance 26-13 would change the zoning from RE-15 to Urban Corridor.

Jerry Robinson said that he was the architect working on the adjacent property. He stated that his client planned to purchase a portion of the residential parcel to support the adjoining multi-family project with parking, landscaping, trees, and recreational space. Mr. Robinson said the project was intended to provide housing for residents aged 55 and older. He listed the nearby amenities, which included the clinic, recreation center, golf course. Mr. Robinson stated that the remaining residential parcel would meet the 15,000-square-foot minimum. He lastly added that there would be no pedestrian or vehicle connection to the residential property to the south.
Councilmember Jackson asked why a zoning change was required if the remaining residential lot would still meet existing requirements. Mr. Robinson explained that the portion being acquired

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needed to be zoned Urban Corridor so that its use matched the adjoining project. Councilmember Wilson clarified that the existing home would remain on a compliant residential parcel.

Councilmember Hulbert stated that she had visited the property and felt the added portion was well suited for open space or parking. Mr. Robinson confirmed that no additional buildings were planned on the acquired portion.

Councilmember Hulbert moved to approve Ordinance No 26-12; Councilmember Jackson seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Ordinance No 26-12 was Adopted with a vote of 5:0.

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).

Councilmember Sphar moved to approve Ordinance No 26-13; Councilmember Hulbert seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Ordinance No 26-13 was Adopted with a vote of 5:0.

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.

Councilmember Hulbert explained that this proposed policy would formalize a Roy City Youth Council. Councilmember Hulbert provided context for the need for a Youth Council, and noted that Roy High School students had participated in City activities in the past. She said that many neighboring cities had formal youth councils, and she felt the program would provide additional opportunities for local youth to participate in civic activities.

Councilmember Wilson asked about future term limits for youth members. She wondered if a small contribution from members or monthly dues could help encourage ownership of the program, or offset some of the associated costs. Councilmember Hulbert clarified that the policy currently included term limits for adult leaders, but not for youth members. Councilmember Hulbert added that youth participants could help develop those details as the program progressed.

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Councilmember Hulbert also clarified that background checks would apply only to adult leaders working with the youth.

Mayor Jackson asked how the Youth Council would be funded. Councilmember Hulbert stated that the program would be funded through donations, that one donation had already been received to help begin the background-check process, and that Youth Council activities would be limited to the amount of donated funding available.

Councilmember Wilson moved to approve Resolution 26-25; Councilmember Jackson seconded the motion to approve. The roll call votes are as follows:

Councilmember Hulbert	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Jackson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Saxton	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Sphar	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**
Councilmember Wilson	**_X_ "Aye"**	**___ "Nay"**	**___ "Excused"**

Resolution 26-25 was Adopted with a vote of 5:0.

G. Discussion Item

1. Halloween and Holiday Home Decorating Contests – Mayor Jackson

Mayor Jackson asked whether the Council wanted to continue the Halloween home decorating contest. Mayor Jackson proposed allowing residents to nominate their own homes or neighbors' homes. She also suggested that they set a deadline of October 22 and have the Councilmembers judge the entries during the following weekend. Mayor Jackson lastly proposed replacing the previous cash prizes with passes to the Roy City Complex, with eight passes for first place, six for second place, and four for third place.

Councilmember Wilson supported the idea of the contest and said it contributed to community cohesion. Councilmember Hulbert said her family had enjoyed using the contest map to visit decorated homes in prior years, and Councilmember Sphar noted that he had participated in the decorating contest in the past but would not do so that year. The Council agreed to use Complex passes as prizes. Mayor Jackson stated that the Council would discuss a similar holiday decorating contest closer to Christmas.

A Roy High School student, who did not introduce themselves, provided an overview of the activities for their upcoming Homecoming Week. The student reported that there was an intersection painting on Sunday; an assembly and movie screening on Monday; 'Twin Day' on Tuesday; a business-dress theme and club sidewalk-chalk activity on Wednesday; a parade and

pep rally on Thursday; the homecoming football game against Clearfield on Friday; and the Homecoming dance Saturday evening.

Mayor Jackson stated that fireworks and bonfire had been cancelled due to fire restrictions. Councilmember Hulbert praised the students for adjusting their plans and finding other activities. The Roy High School student representative explained that the event was also intended to involve additional school clubs and added that proceeds from the food tickets would go back to the participating program.

H. City Manager and Council Report

City Manager Andrews reminded residents of the City's dumpster event scheduled for September 28 through October third.

Mayor Jackson announced Roy City's first 'My Hometown Day of Service,' scheduled for the upcoming weekend. Mayor Jackson stated that this would be the City's only 'My Hometown' service day that year, but there would be more events the following year. Mayor Jackson said volunteers had already begun work at homes selected for assistance and invited residents to participate. Mayor Jackson added that volunteers would return to the park afterward for a community meal.

Councilmember Saxton thanked the Fire and Police Departments for the City's September 11 tribute and stated that it had received positive reactions from residents.

Councilmember Wilson expressed enthusiasm for the 'My Hometown Day of Service' and said she believed the program would strengthen Roy's sense of community. Councilmember Wilson thanked City staff, volunteers, and Mayor Jackson for the work involved in organizing the effort.

Councilmember Jackson noted that a speed-feedback sign had been installed on Midland Drive after a resident brought concerns about speeding to the Council. Councilmember Jackson thanked the resident for raising the issue and thanked City staff for responding so quickly. Councilmember Jackson then discussed an upcoming transition in the City's emergency management responsibilities as the Fire Department annexation moved forward. Councilmember Jackson stated that she had been working with Staff on the issue and planned to return to the Council later with a more formal discussion about how emergency-management responsibilities should be handled.

Mayor Jackson noted that emergency supplies had been stored for many years in a structure at Roy High School that the school now wanted removed. Mayor Jackson said the City would need to identify a better location for emergency materials in the future.

I. Adjournment

Councilmember Sphar motioned to adjourn the meeting; Councilmember Hulbert seconded the motion; all present members voted in favor and the meeting adjourned at 6:26 PM.

_____
Ann Jackson, Mayor

Attest:

_____
Brittany Fowers, City Recorder

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