



Public Comments from Roy Days

1-2 AUGUST 2019

Roy Days Fair

Approximately 50 people stopped by the booth at the Roy Days event to learn about the progress on the General Plan. Attendees were invited to leave comments by paper form or on the project website. Comments received thus far have been provided below:

PUBLIC COMMENTS

Comment #1

I just visited the booth at Roy West Park and appreciated the information I received concerning the Roy General Plan proposal for the land around the Front Runner Station.

The change to a physical building based zone that can be used for both business and residential may be a good idea in a downtown area of a city that is already mostly or all business and close to entertainment, shopping, parks, public transportation etc., much like an Ogden 25th street or Junction. I am not sure it fits in Roy City Downtown area. With that said, I don't oppose the proposal in Downtown Roy that is already zoned business.

However, I strongly oppose the change around the Front Runner Station and southward that is nestled in the middle of single-family residential homes. I suggest green space that would give visitors a much better picture of our City when arriving.

My concerns are the following:

1. The proposed change in zoning based on building specs rather than usage would allow the City to do whatever they want. Including business and multi-level residential (three to five stories as I am told). To change the current vacant land around the Station does not make sense, and the change below the tracks and going south to approximately 4600 south would create multi-level buildings behind my home and blocking my view of the sunset I have enjoyed for 46 years and creating privacy issues for my family using my pool.
2. I am concerned that the City attempted a change to allow multi-level apartments between the tracks in 2015. At that time, I attended a City Planning Commission meeting and presented a copy of a City ordinance that prevented building anything but single family residential when the land is surrounded on three sides by single family residential, as this property does. (A donut hole type of ordinance to protect single family residential.) it appears they are proposing changing this ordinance to do what they want.
3. The land currently used as orchard just south of the Station and the dead end of Sandridge Dr. needs to stay zoned single family residential. Many of us have lived in our homes for many years (46 yrs for me) and have been confident that any other use of that land would only be single family residential.
4. Based on the City zoning I have been confident in not having any changes and have added 1000 sq feet and a swimming pool to my home, rather than moving to another home.
5. The additional traffic would also be a negative impact on our street as well as 4000 and other surrounding streets.



6. Increases the known concern that Roy City is one of the most densely occupied City in the State already.

The following ordinance was put in place, and constitutes a promise, that would protect long time homeowners from exactly what you are doing:

Section 8 of the Roy City Planning Guide Special Purpose District-Residential Infill Overlay (RIO) District Section.

The Residential Infill Overlay (RIO) District is provided by the City to allow and encourage appropriate residential infill developments on remaining vacant areas in existing, mostly developed or established neighborhoods. Compliance with all provisions of this Chapter and all other applicable requirements of Roy City Ordinances shall be required.

4) Does not create any incompatibilities with existing adjacent uses or creates negative impacts to the surrounding neighborhood area.

5) Not adversely affect any adjacent uses by the establishment of a Residential Infill Overlay (RIO) District. As approved by the Roy City Council 06.07.05 8-1 Chapter 8.

6) The property which is subject of the Zoning Districts Map Amendment Application is bordered on at least two-thirds (2/3rds) of its boundary by existing development. (in this case the land in question is bordered on three sides by established residential neighborhoods)

Overlay District shall be the same allowed in the underlying Zoning District, in compliance with all ordinances, licenses, and permits as may be applicable.

2) Density. The establishment of Residential Overlay District (RIO) shall not amend or alter the density allowed by the underlying Residential Zoning District, the number of dwelling units that may be allowed by a RIO shall be the same as the number permitted by the area requirements of the zone in which the proposed RIO subdivision is located.

2) Building Height Requirements. Building height regulations for a residential development located in a RIO District shall be the same as for the underlying Zoning District. As approved by the Roy City Council 06.07.05 8-2

Several of my neighbors have also invested significant money in improvements to their homes by adding additions or new decks that face west toward the vacant land and the sunsets we enjoy.

We just want the City to keep their promise to keep the land surrounding our neighborhoods residential.

Some residents of Roy will not oppose the changes because they are not in their own backyard.

However, if the City allows this to happen in my neighborhood, anything can happen in the future in their neighborhoods.