



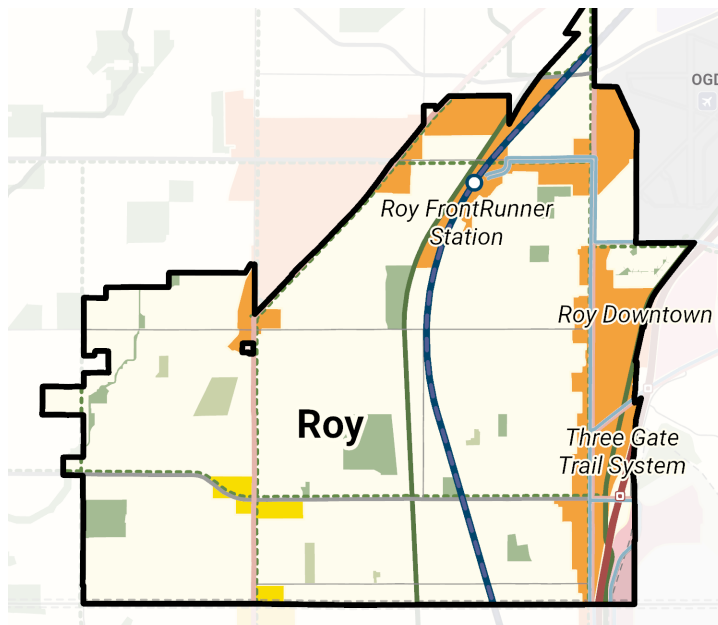
WASATCH CHOICE

VISION

IMPLEMENTATION STORIES:

ROY CITY

Roy's rich history dates back to the late 1800s when it was founded as a farming community. Over the years, the city has grown and developed into a close knit residential community that offers residents a suburban lifestyle that has easy access to urban amenities. Roy is located in Weber County just a few miles west of Ogden. It is conveniently located near the junction of Interstate 15 and Interstate 84, UTA's FrontRunner, and the Denver and Rio Grande Western Rail Trail. Together these connections provide residents with easy access to other parts of the region and state. Roy boasts a variety of recreational opportunities, including a wide range of parks as well as hiking and biking trails. Additionally, the city is home to a large, new Northrup Gruman campus, home to 4,000 jobs which continues to strengthen the communities ties with Hill Air Force Base.



WASATCH CHOICE VISION

- Orange = Growth center
- Blue = Major transit corridor
- Green = Bike route or trail
- Red = Major road corridor

OVERVIEW OF LESSONS LEARNED

- **New growth and development in Downtown Roy and Roy FrontRunner Station:** Two centers focus on creating regional destinations that encourage mixed-use developments with affordable housing around retail, dining, and entertainment amenities.
- **Strengthen bike and pedestrian connections with Three Gate Trail System:** Plans are underway for a bike and pedestrian trail that will link three western gates of the Hill Air Force Base with other trail systems and communities using the old Union Pacific Railroad line.

DETAILS

- **Population and population change.**
 - Current population: 39,358
 - 6.70% ten year population growth rate
- **Date of last comprehensive General Plan update and other plans.**
 - Current General Plan adopted in February 2023
 - Focus Roy City (vision and action plan) published in December 2017
 - Transportation Master Plan published in December 2018
 - Roy City Station Area Plan adopted in June 2023

Access technical assistance, resources, and tools at wasatchchoice.org to implement the Wasatch Choice Vision in your community.

Learn more about Roy's success:

Matthew Andrews, City Manager
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OVERVIEW OF LESSONS LEARNED

New centered growth and development in Downtown Roy and Roy FrontRunner Station: There is significant vacant and underutilized land in close proximity to the Roy FrontRunner station and Downtown Roy. The City is prioritizing its planning efforts on the development of this area. The downtown area runs along 1900 West and is bounded by 2000 West and the railroad tracks to the east. While commercial uses historically consisted of strip retail and auto-oriented businesses, the city is leveraging new opportunities to make downtown more pedestrian friendly. Roy's 2023 General Plan established downtown Roy as a regional destination and draw, and the city is exploring the feasibility of attracting new anchors like a movie theater, hotel, or institutional/medical facility to achieve this goal.



The area around the Roy FrontRunner station is being primed for significant development through a new Station Area Plan. This includes leveraging zoning changes made in conjunction with the Focus Roy plan of 2017 that promote mixed-use development and facilitate more housing choices. Historically, the station area has not met many of the criteria that makes transit-oriented developments viable. Adopted zoning standards and design guidelines will allow for vertical mixed-use development containing residential, retail, dining, and entertainment uses. This station area plan is seeking certification with WFRC, which will codify it and ready the area for its next chapter as a center of activity in Roy.

OVERVIEW OF LESSONS LEARNED (CONT.)

Strengthen bike and pedestrian connections with Three Gate Trail System: The Three Gate Trail System is in the early stages of development to create an active transportation corridor (approximately 6.5 miles) on the Union Pacific Rail line (also known as the Old Banberger Rail line). The proposed development will bring together the Hill Air Force Base, the Military Installation Development Agency (MIDA), local communities, Davis and Weber counties, UTA, UDOT, and others. The proposal is timed in conjunction with work being performed by UDOT to move the I-15 freeway east at 1800 North and build a new interchange. As a result, a new gate into Hill Air Force Base will be constructed. Building this new trail will connect preexisting trails, creating a stronger transportation network and offering residents more ways to get around the region. The trail will link the Denver & Rio Grande Western Rail Trail, Clearfield Canal Trail, Weber River Parkway Trail, Centennial Trail, and many planned routes, to name a few. A well connected new trail on the Union Pacific Rail line that Roy includes many components which transportation partners are considering before construction (and enjoyment of the new facility) can take place.

