

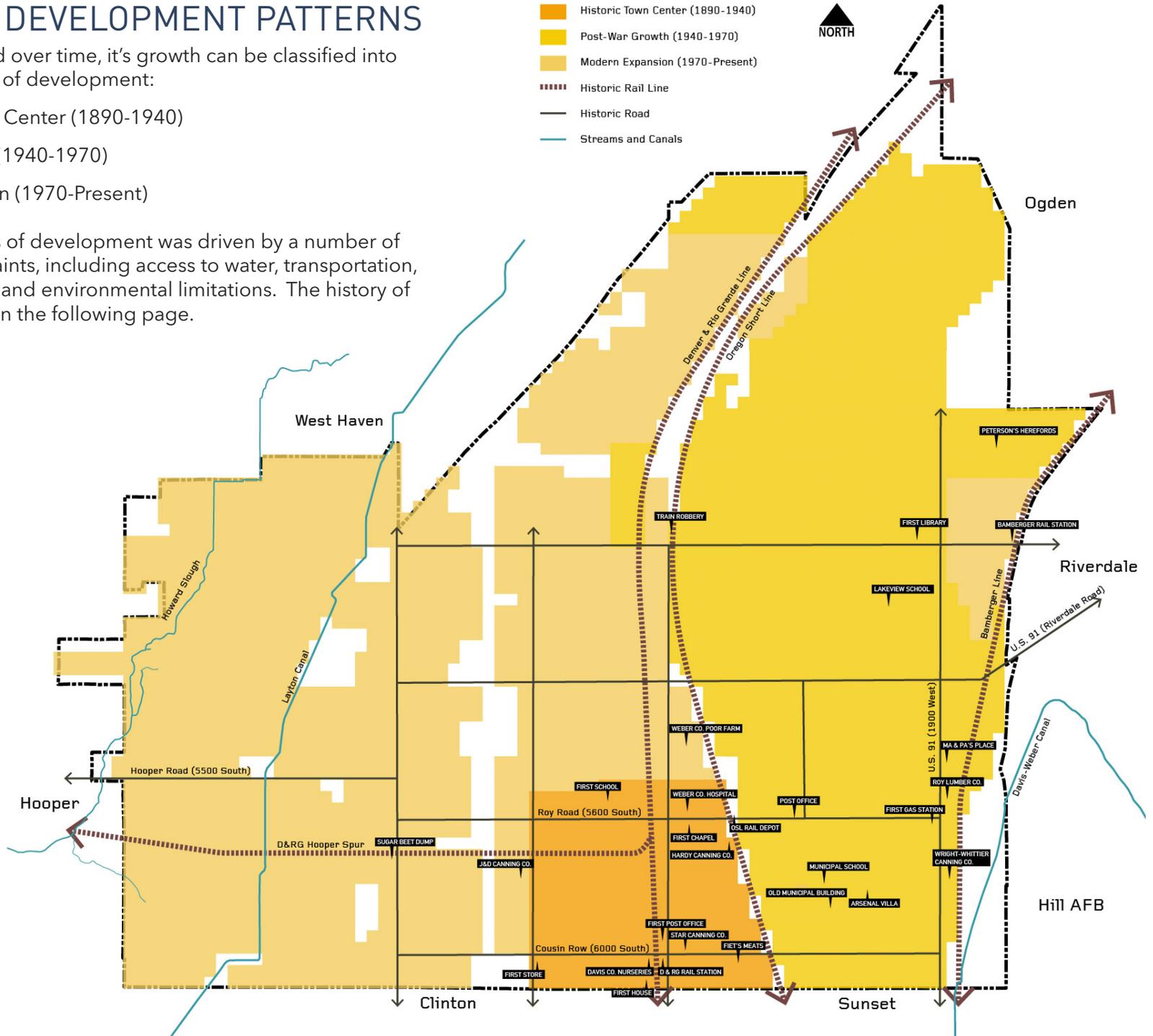
HISTORICAL DEVELOPMENT PATTERNS

As Roy has developed over time, its growth can be classified into three distinct periods of development:

- The Historic Town Center (1890-1940)
- Post-War Growth (1940-1970)
- Modern Expansion (1970-Present)

Each of these periods of development was driven by a number of resources and constraints, including access to water, transportation, employment centers, and environmental limitations. The history of the city is discussed on the following page.

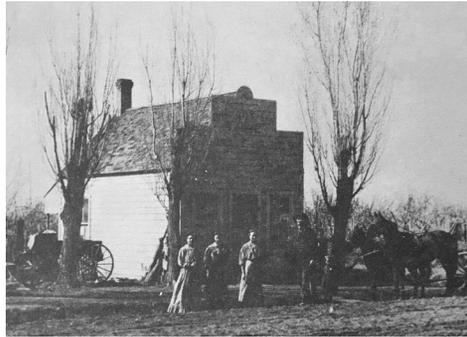
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A BRIEF HISTORY OF ROY

Beginnings (1873-1900)

Roy was once a desolate piece of sandy desert, unwanted by native or settler. It wasn't until 1873 that four families decided to try their hand at farming Sand Ridge. It was a tough start, as water was scarce and had to be hauled in by hand. By 1881, the settlers dug the Davis-Weber Canal and forged



Henry White Family and Roy's First Store

a way for the area to blossom. In the early years the small Sand Ridge settlement was a place of kindred families who made a life on Cousin Row (6000 South). In 1894, the first post office was established and the town was named Roy, earning an official place on the map.



Cannery Workers

The Farming Era (1900-1940)

With the addition of a canal and two railroad lines, Roy was poised to become a farming stronghold with the rest of Weber County by the turn of the century. Fruit, alfalfa, grain, and sugar beets grew plentifully and were a mainstay for the farming community.

The Davis Co. Nursery employed one hundred people and shipped fruit trees across the nation by rail. Hooper tomatoes came in by the wagonload to the town where several canneries sprung up to preserve the abundant crop each harvest season. Wild duck hunting on the Howard Slough supplied game to the restaurants in booming Ogden nearby.

Roy was becoming ever more connected to the world, with passenger rail service provided by the Bamberger Line arriving in 1908 and U.S. Highway 91 running up 1900 West during the 1920s. With all this connection, the town flourished and acquired the means to build its first school, church, and infirmary. The arrival of the automobile opened up business opportunities along the highway, including the renowned Ma and Pa's Place restaurant which became known "From

Coast to Coast." Times were good, until the Great Depression and WWII stole away the labor, bringing the agriculture boom to a close.

After the War (1940-1970)

The Air Force established Hill Air Force Base in 1940, a move which would completely transform the small agricultural town. In the years following the war, the base would employ thousands of servicemen and civilians to support its planes and logistical operations.

Housing was in short supply, and soon the enterprising efforts of local businessmen and the lumber yard led to the creation of hundreds of homes in Roy's first subdivisions, with names like Arsenal Villa and Maplewood Estates. During these years the city expanded its services, establishing new schools (Municipal and Lakeview), a fire department, a police unit, city hall, and culinary water. Businesses expanded along U.S. 91, including furniture stores, a mortuary, new post office, and Roy's first bank. The town was booming, and by 1970 most of the land east of the railroad tracks was now built out into the neighborhoods existing today.



Old Roy City Municipal Building



Fishing at Meadow Creek Pond

Arriving at Today (1970-Present)

For the last fifty years, Roy has continued to grow as families have chosen to settle here for access to employment, affordable neighborhoods, and a good quality of life. During this time most of the city has developed with more new neighborhoods, schools, and parks. Hill AFB continues to employ many Roy citizens, but many more commute near and far for their professions along the Wasatch Front. Much of Roy's historical past has been swept away by the test of time, but the future of the city is bright with the good people who live here today. What will Roy's next fifty years look like?

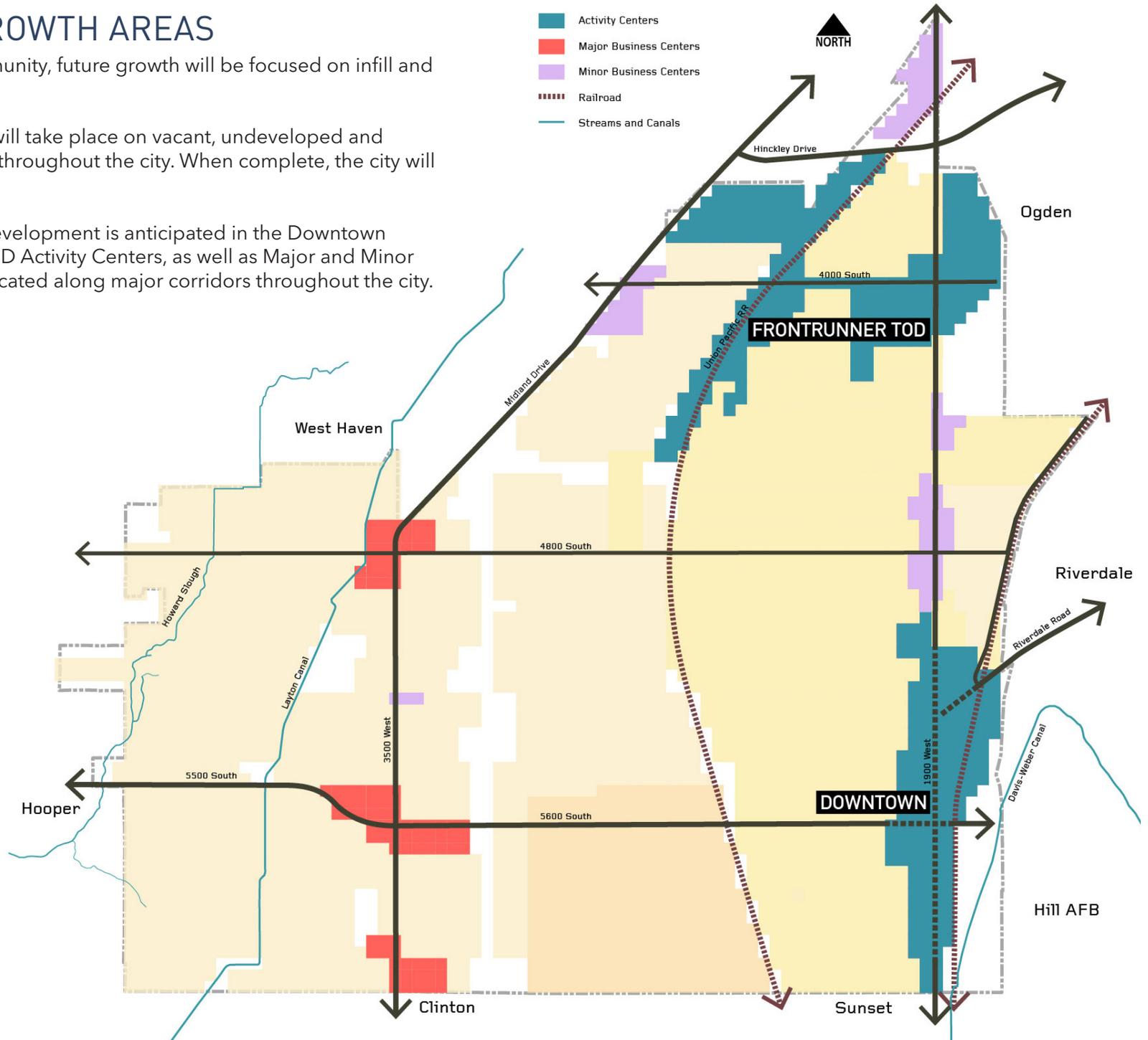
FUTURE GROWTH AREAS

As a built-out community, future growth will be focused on infill and re-development.

Infill development will take place on vacant, undeveloped and under-utilized sites throughout the city. When complete, the city will be fully-built out.

In comparison, redevelopment is anticipated in the Downtown and Frontrunner TOD Activity Centers, as well as Major and Minor Business Centers located along major corridors throughout the city.

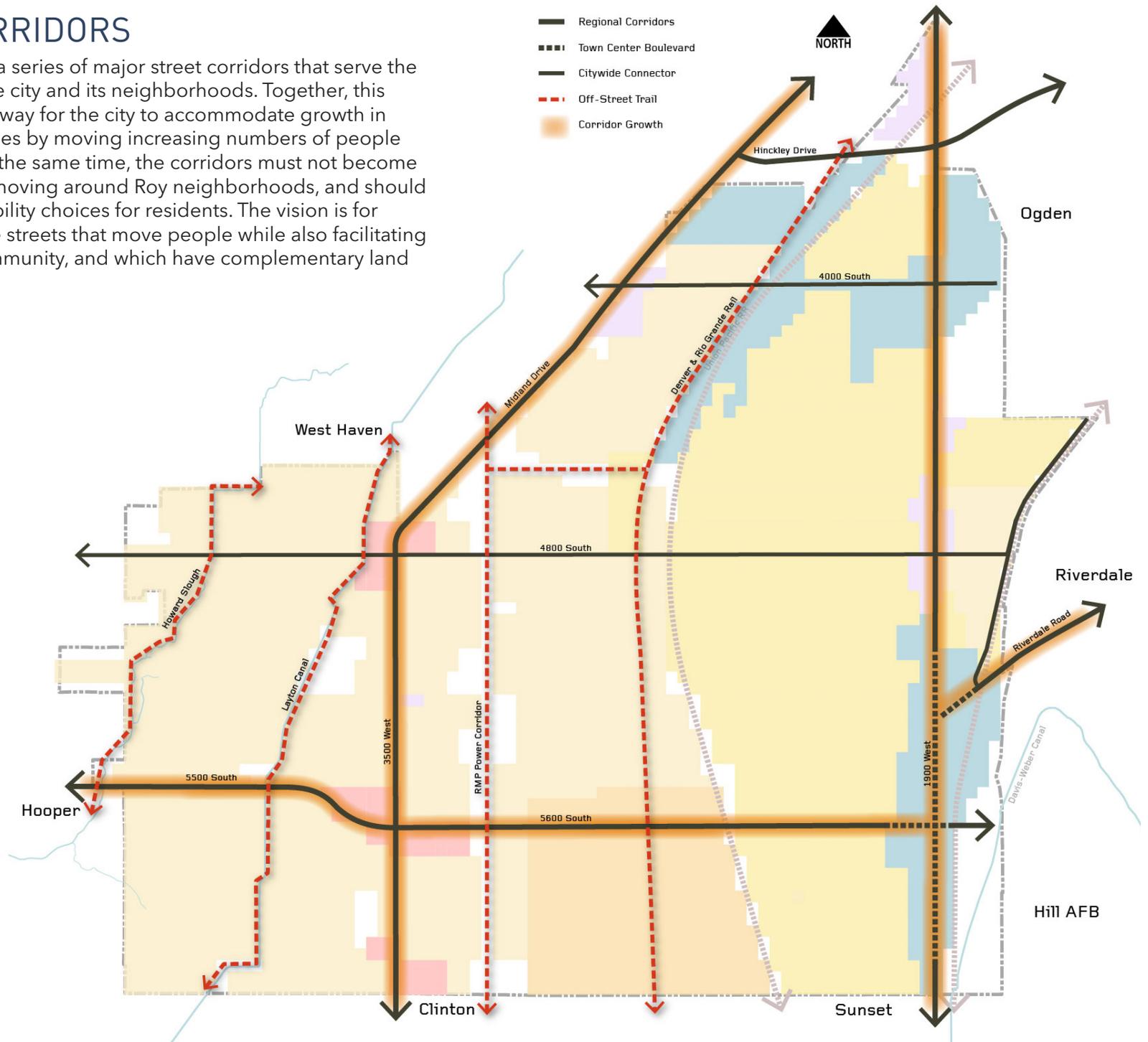
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MAJOR CORRIDORS

Roy is traversed by a series of major street corridors that serve the region as well as the city and its neighborhoods. Together, this network provides a way for the city to accommodate growth in adjacent communities by moving increasing numbers of people through the city. At the same time, the corridors must not become barriers to people moving around Roy neighborhoods, and should provide quality mobility choices for residents. The vision is for balanced, complete streets that move people while also facilitating crossing by the community, and which have complementary land uses.

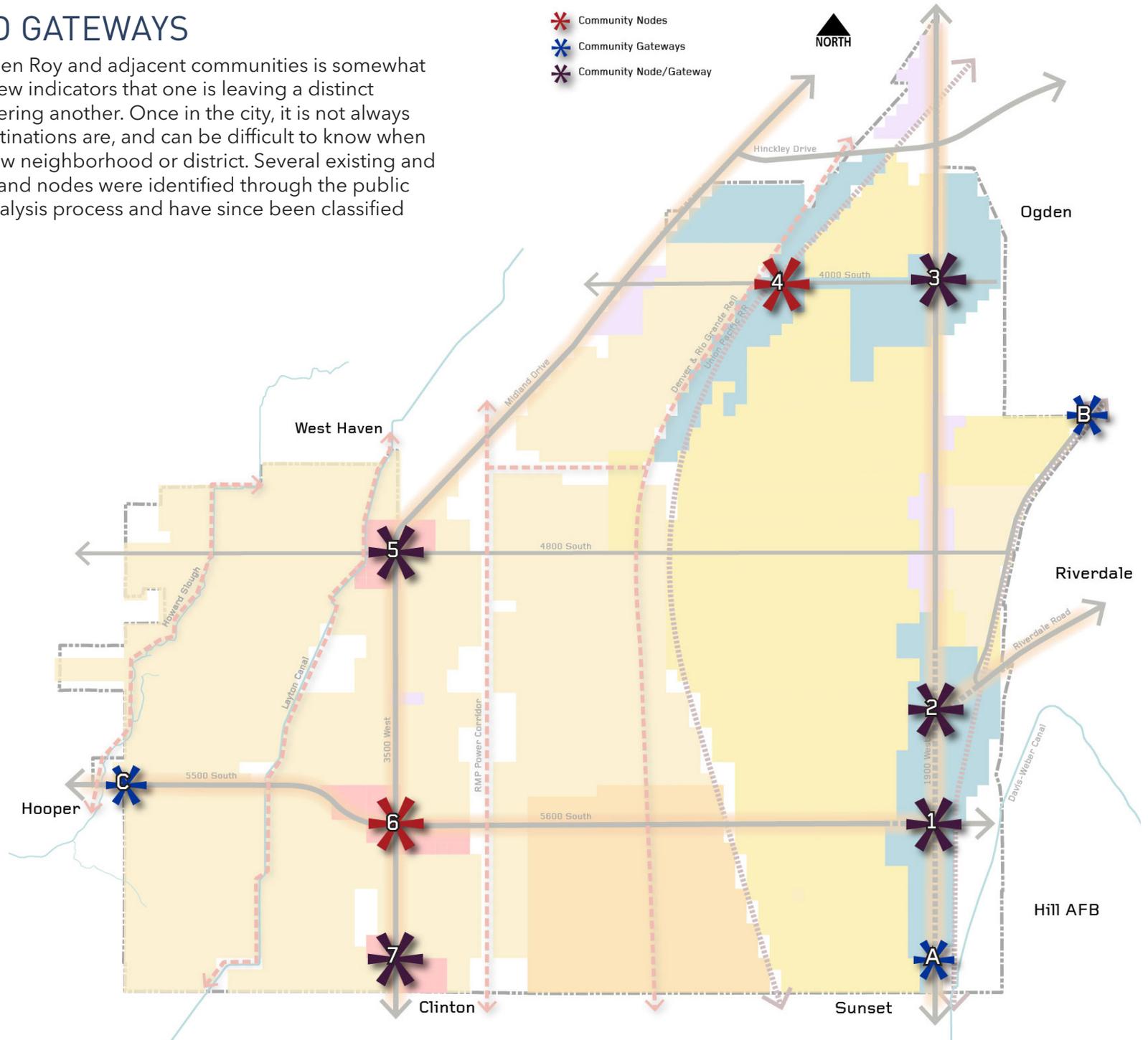
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NODES AND GATEWAYS

The interface between Roy and adjacent communities is somewhat blurred - there are few indicators that one is leaving a distinct community and entering another. Once in the city, it is not always clear where key destinations are, and can be difficult to know when one is entering a new neighborhood or district. Several existing and potential gateways and nodes were identified through the public involvement and analysis process and have since been classified into two types.

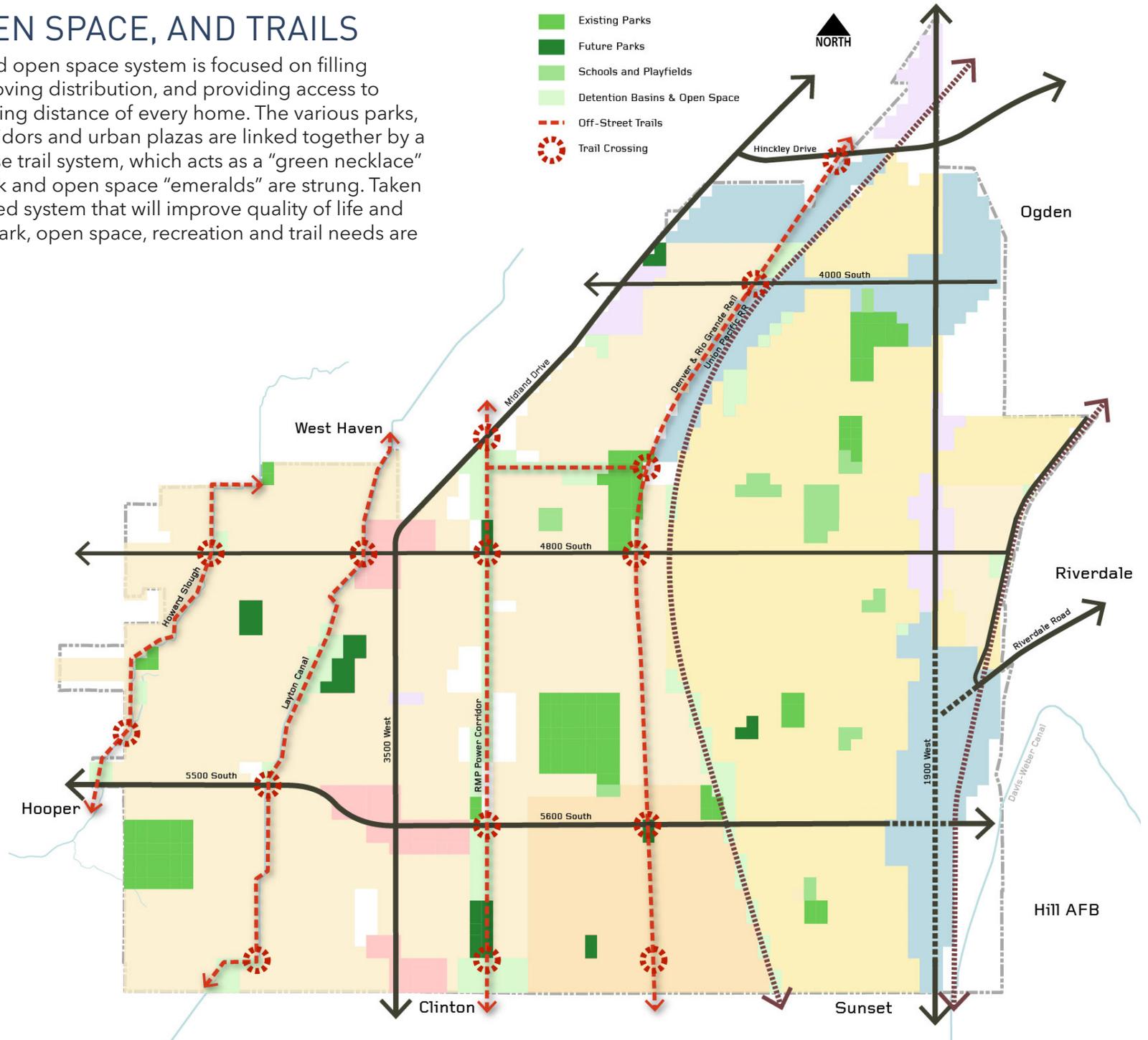
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PARKS, OPEN SPACE, AND TRAILS

The future parks and open space system is focused on filling existing gaps, improving distribution, and providing access to facilities within walking distance of every home. The various parks, natural spaces, corridors and urban plazas are linked together by a robust multi-purpose trail system, which acts as a “green necklace” upon which the park and open space “emeralds” are strung. Taken together it is a unified system that will improve quality of life and ensure that future park, open space, recreation and trail needs are met.

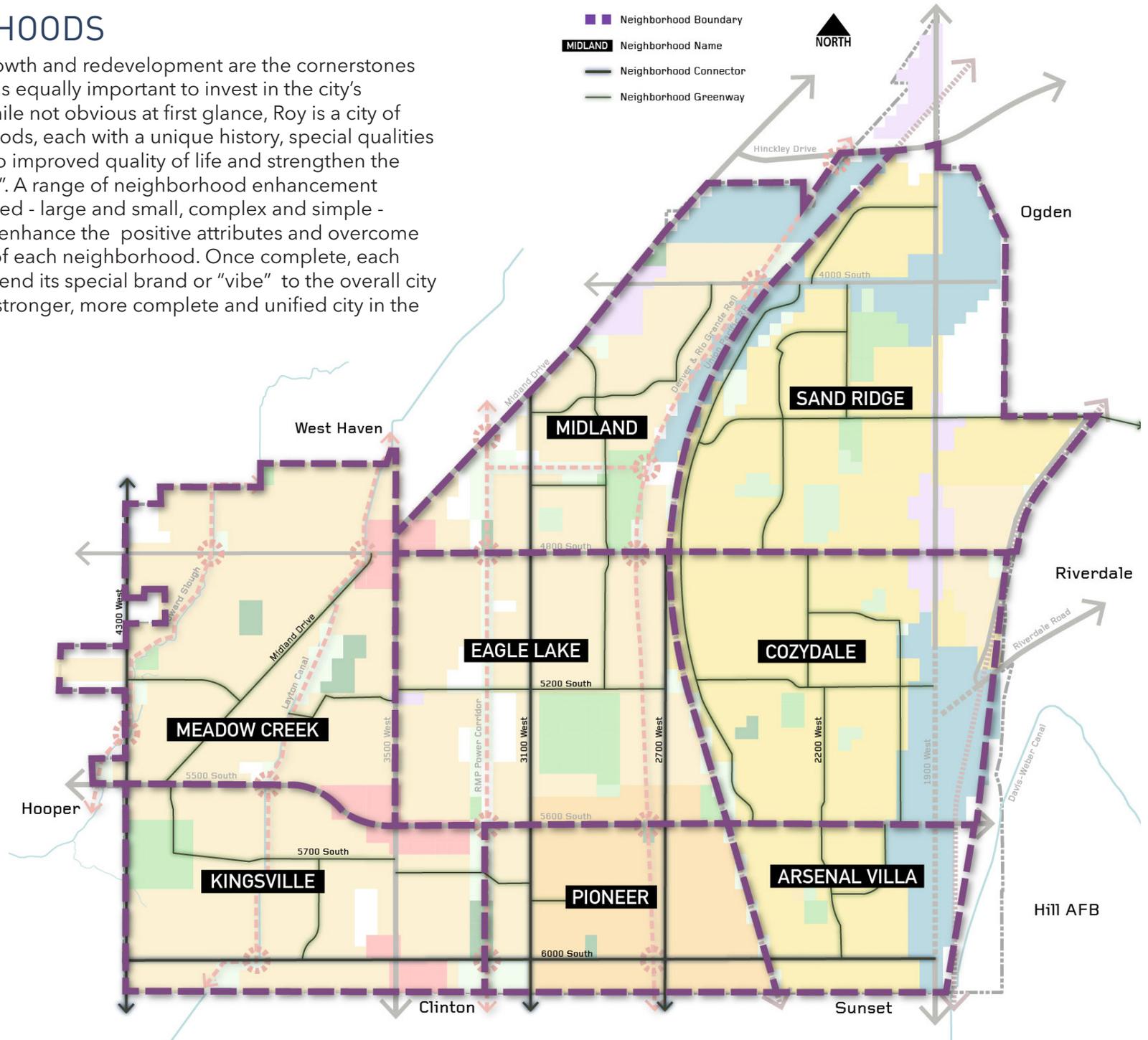
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NEIGHBORHOODS

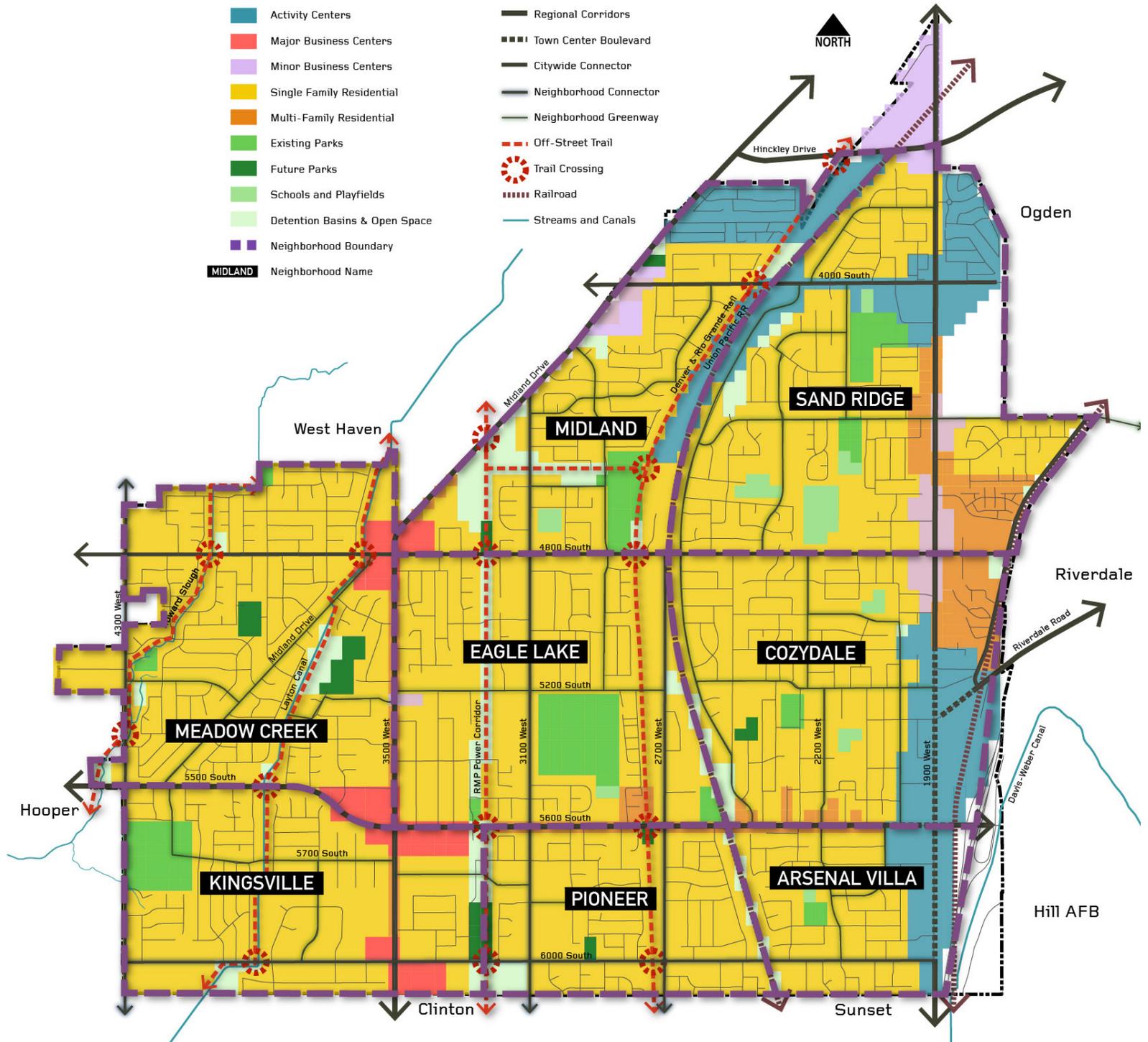
While economic growth and redevelopment are the cornerstones of future change, it is equally important to invest in the city's neighborhoods. While not obvious at first glance, Roy is a city of distinct neighborhoods, each with a unique history, special qualities and opportunities to improved quality of life and strengthen the "Roy Sense of Place". A range of neighborhood enhancement actions are envisioned - large and small, complex and simple - which together will enhance the positive attributes and overcome the short-comings of each neighborhood. Once complete, each neighborhood will lend its special brand or "vibe" to the overall city structure, crating a stronger, more complete and unified city in the process.

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SUMMARY

- Activity Centers
- Major Business Centers
- Minor Business Centers
- Single Family Residential
- Multi-Family Residential
- Existing Parks
- Future Parks
- Schools and Playfields
- Detention Basins & Open Space
- Neighborhood Boundary
- MIDLAND Neighborhood Name
- Regional Corridors
- Town Center Boulevard
- Citywide Connector
- Neighborhood Connector
- Neighborhood Greenway
- Off-Street Trail
- Trail Crossing
- Railroad
- Streams and Canals



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