



Regular City Council Meeting

Tuesday, November 17, 2015

City Hall Council Chambers

5249 South 400 East, Washington Terrace City

801-393-8681

www.washingtonterracecity.com

1. **WORK SESSION** 5:00 p.m.
Presentation and overview on the Comprehensive Annual Financial Report (CAFR)

2. **ROLL CALL** 6:00 p.m.

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

5.1 APPROVAL OF AGENDA

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

5.2 APPROVAL OF OCTOBER 20, 2015 MEETING MINUTES

6. **CITIZEN COMMENTS**

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**

Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda.

8. **NEW BUSINESS**

8.1 PRESENTATION: THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR FISCAL YEAR ENDING JUNE 30, 2015

Presentation of the Comprehensive Annual Financial Report (CAFR) that includes the independent audit report Issued by the firm of Keddington & Christensen

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

8.2 PRESENTATION: SHERIFF’S OFFICE MONTHLY REPORT

A report to be given by the Weber County Sheriff’s Office on activity during the month of October 2015.

9. ADJOURN INTO RDA MEETING

10. CONTINUATION OF NEW BUSINESS

10.1 MOTION/ORDINANCE 15-09: AN ORDINANCE ADOPTING THE URBAN RENEWAL PROJECT AREA PLAN

An ordinance finalizing the renewal of the Southeast RDA extension and adopting the Urban Renewal Project Plan Area.

10.2 MOTION/ORDINANCE 15-08: AN ORDINANCE AMENDING SECTION 17.48.010 OF THE MUNICIPAL CODE RELATING TO SWIMMING POOLS

An ordinance relating to swimming pools identifying and establishing a barrier or clear zone distance around the pool and the water’s edge.

11. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

12. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

13. UPCOMING EVENTS

November 21st: City Council Retreat 8:00 a.m. to be held at the Utah Local Governments Trust Offices in North Salt Lake

November 26-27: City Offices closed for Thanksgiving Holiday

December 1st : City Council Meeting 6:00 p.m.

December 17th: Planning Commission Meeting 6:00 p.m.

14. ADJOURN INTO CLOSED SESSION

- o Discussion regarding deployment of security personnel, devices, or systems

15. ADJOURN THE MEETING: MAYOR ALLEN

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City of Washington Terrace

Minutes of a Regular City Council meeting
Held on October 20, 2015
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of

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10

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

11 Mayor Mark C. Allen
12 Council Member Mary Johnston
13 Council Member Blair Brown
14 Council Member Robert Jensen
15 Council Member Scott Monsen- excused
16 Council Member Shupe
17 Fire Chief Kasey Bush
18 Finance Director Shari' Garrett
19 Public Works Director Steve Harris
20 City Manager Tom Hanson
21 City Recorder Amy Rodriguez
22 Lt. Jason Talbot, Weber County Sheriff's Office

23

Others Present

24 Charles and Reba Allen, Ulis Gardiner, Scott Barker

25
26 1. **ROLL CALL** 6:00 p.m.

27
28 2. **PLEDGE OF ALLEGIANCE**

29
30 3. **WELCOME**

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32 4. **CONSENT ITEMS**

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34 4.1 **APPROVAL OF AGENDA**

35
36 4.2 **APPROVAL OF OCTOBER 6, 2015 MEETING MINUTES**

37 Items 4.1 and 4.2 approved by general consent.

38
39 5. **SPECIAL ORDER**

40
41 5.1 **PUBLIC HEARING: TO HEAR COMMENT ON AMENDING THE FISCAL YEAR**
42 **15-16 BUDGET**

43 Garrett stated that the budget adjustment will accomplish two things. The first is the approval of rolling
44 over unexpended funds on one-time projects that were not completed into this years' budget.

45 Garrett stated that the other adjustment will involve the water fund. She explained that the water fund is
46 charging the RDA for their share of commercial meters within the RDA area as well as the RDA share of
47 the seismic upgrade to the water tank. She stated that the water charge will be around \$67,000 and the
48 meter share will be around \$47,000.

49 Hanson stated that the goal is to have all the meters installed by the end of the fiscal year.

50 **Mayor Allen opened the public hearing at 6:05 p.m.**

51 There were no citizen comments.

52 **Mayor Allen closed the public hearing at 6:06 p.m.**

53

54 **6. CITIZEN COMMENTS**

55 There were no public comments.

56

57 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
58 **COMMENTS**

59 Due to lack of citizen comments in item 6, item 7 is unnecessary.

60

61 **8. NEW BUSINESS**

62 **8.1 MOTION/RESOLUTION 15-18: AMENDMENT TO THE FISCAL YEAR**
63 **15-16 BUDGET**

64

65 **Motion by Council Member Shupe**
66 **Seconded by Council Member Jensen**
67 **To approve Resolution 15-18 to**
68 **Amend the Fiscal Year 15-16 budget**
69 **Approved unanimously (4-0)**
70 **Roll Call Vote**

71

72 **8.2 PRESENTATION: FINANCE DEPARTMENT QUARTERLY REPORT**

73 Garrett highlighted that there is a nice trend in the sales tax and property tax base, noting that there is a
74 diverse tax base. She stated that building permits are coming in strong for the first quarter, noting that the
75 City is almost at 100 percent projection. Garrett stated that the first quarter General Fund “revenues over
76 expenditures graph” shows a cash deficit because the bulk of the taxes come in December with property
77 taxes. She stated that this illustrates why the overage in the General Fund is so important.

78 Garrett stated that she is concerned with the City’s billed water usage, noting that consumption is
79 decreasing. She stated that the fee structure is weighted heavier on overage and may become problematic
80 when consumption is not coming in as projected. Garrett noted that the audit report and the
81 Comprehensive Annual Financial Report will be presented to Council at the next meeting.

82 Council Member Brown stated that it is a good thing that water consumption is down, but is hoping that
83 Council is not headed in the direction of a rate increase to cover costs. Garrett noted that the City relies
84 on every gallon used to cover fixed costs on the existing system.

85 Garrett stated that property tax has increased by 6 percent.

86 Council Member Johnston stated that the City projects water consumption based on history and noted
87 that staff has done a great job educating the public on water conservation. She stated that historically, the
88 City has never raised rates because consumption is down and does not believe that there needs to be fear
89 that the City will raise rates for this reason. Garrett stated it will take her some time to follow up on the
90 numbers.

91

92 **8.3 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT**

93 Chief Bush presented the report to Council, stating that call numbers are coming in pretty close to what
94 they have been in previous years. He stated that fire calls are coming in lower. He stated that there were a
95 few small fires last week that were responded to by the Department. Bush stated that a new truck has
96 been set up as a brush truck, replacing an older version. Bush stated that the new truck moves more
97 efficiently. Bush stated that the Department is looking at grants to apply for a new brush truck.

98

99 **8.4 PRESENTATION: RECREATION DEPARTMENT UPDATE**

100 Solomon stated that the football season ended this weekend. He stated that he will be conducting a
101 debrief with the coaches, players, and parents. He stated that football banquets will begin to take place at
102 the Senior Center. Solomon stated that the new volleyball program began this year and went well. He
103 noted that basketball practice started last week. Solomon stated that the new recreation signs around the
104 City seem to be helping direct people to the website for recreation registrations. Solomon stated that the
105 website is currently being reconstructed.
106 Council Member Shupe noted that the combined teams of Washington Terrace had the highest percentage
107 of wins in the entire W.F.F.L. for this season. Mayor Allen stated that the park is very clean after the
108 games.
109 Council Member Johnston stated that the volleyball teams were at a disadvantage because they did not
110 have a location to practice and suggested that the City may have to pay for a location for practice.
111 Solomon stated that he would research locations.

112 113 **8.5 PRESENTATION: SHERIFF'S OFFICE MONTHLY REPORT**

114 Lt. Talbot stated that call volume reflects a large number of domestic violence calls. He noted that the
115 community policing case numbers are high due to school year activities. He noted that other high calls
116 are medical assists. He noted that the calls for September were at a five year high.
117 Lt. Talbot explained that the lock down drills in the schools will include a medical aspect this year. He
118 stated that he will inform staff and Council when a lock out or lock down drill will take place in one of
119 the schools.
120 Council Member Brown asked about the suicide hotline and if there are many calls coming in. Talbot
121 stated that there are many calls coming into the anonymous hotline. He stated that they have received
122 many tips about guns, suicide threats, and other incidents. Talbot stated that the calls go to a call center
123 and the school assigned deputy is notified. He stated that all calls are investigated. Talbot stated that the
124 hotline number is posted in the schools. Council Member Johnston noted that the health teachers also
125 teach about the program.
126 Mayor Allen stated that the Community that Cares Program could use a deputy at the quarterly meetings.
127 Hanson stated that he would like to use the hotline information in the newsletter to educate residents and
128 parents who may not know about the Program.

129 130 **8.6 MOTION/ORDINANCE 15-05 : APPROVAL OF AMENDED ORDINANCE** 131 **15-05 REGARDING THE ANNEXATION OF PARCEL OWNED BY PLEASANT** 132 **VALLEY RANCH, LLC, RISKY III, LLC, AND ANCHOR LAND & CATTLE, LLC** 133 **TO INCLUDE THE LEGAL DESCRIPTION OF THE PARCEL**

134 Hanson explained that the amendment is adding the legal description of the parcel to the annexation
135 ordinance that was approved in July as requested by the county.

136
137 **Motion by Council Member Jensen**
138 **Seconded by Council Member Brown**
139 **To approve amended ordinance 15-05 to**
140 **Amend the annexation ordinance**
141 **Approved unanimously (4-0)**
142 **Roll call vote**
143

144 **8.7 DISCUSSION/MOTION: APPROVAL TO AWARD THE CONTRACT FOR** 145 **THE WATER TANK SEISMIC UPGRADE PROJECT**

146 Hanson stated that there have been some challenges with the integrity of the dirt surrounding the water
147 tank. Hanson stated that the desire is to move forward with the bids that the City receives within a

148 specified range. He noted that the next meeting is in mid-November and it will be too late to approve the
149 bid at that time in order to complete the project this year.
150 Harris stated that there were some issues with the anchoring piers and some modifications were needed.
151 He stated that staff is requesting approval from Council to award the contract for the construction of the
152 system which include anchoring brackets to the tank which assists in strengthening the tank.
153 Harris stated that the Council approved a contract with Cartwright Engineering in August. Harris stated
154 that the design package will be completed this Friday and the project will be placed for bid. He stated that
155 once the bids are opened and the project is awarded, the project can continue. Harris stated that the
156 timeline is quick. Harris stated that half of the funds need to be expended by the end of the year so that
157 the City can apply for new CDBG grants.
158 Harris stated that staff is asking Council to approve an award up to \$155,000 noting that the engineer
159 estimate is around \$150,000.

160 **Motion by Council Member Johnston**
161 **Seconded by Council Member Shupe**
162 **To approve to award the construction contract**
163 **for the Water Tank Seismic Upgrade**
164 **Project up to \$155,000**
165 **Approved unanimously (4-0)**
166

167 **9. COUNCIL COMMUNICATION WITH STAFF**

168 * Council Member Johnston asked for an update on the striping of the roads.
169

170 *Mayor Allen invited the Council to a Community the Cares Council meeting to be held this upcoming
171 Thursday in which the new SHARP survey results will be revealed. Mayor Allen stated that Weber
172 County is trending down on the scale, but is still the highest in alcohol and drug use.
173

174 **10. ADMINISTRATION REPORTS**

175 * Hanson stated that he met with Advanced Paving concerning the roads and stated that the reconstruct
176 on the roads will be completed by next Friday. He noted that crack seal work will still need to be
177 completed.

178 * Hanson stated that striping will be awarded to Peck Striping for the amount of \$19,528. Harris stated
179 that the striping will begin next Monday and Tuesday and finished within two weeks.
180

181 **11. UPCOMING EVENTS**

182 October 29th: Planning Commission Meeting 6:00 p.m.

183 November 3rd: No Council Meeting scheduled due to election. Council Chambers will serve as the polling location

184 November 11th: City Offices closed in observance of Veteran's Day

185 November 17th: City Council Meeting 6:00 p.m.

186 November 21st: City Council Retreat 8:00 a.m. to be held at the Utah Local Governments Trust Offices in North Salt
187 Lake
188

189 **12. ADJOURN THE MEETING: MAYOR ALLEN**

190 Mayor Allen adjourned the meeting at 7:14 p.m.
191

192 **13. ADJOURN INTO RDA MEETING (Immediately following the Regular meeting)**
193
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196 _____
Date Approved

_____ **City Recorder**

**WEBER COUNTY SHERIFF'S OFFICE
WASHINGTON TERRACE
MONTHLY STATISTICS**



OCTOBER 2015

Calls for Service that generated a police report

REPORTS GENERATED FOR WASHINGTON TERRACE FOR THE MONTH OF OCTOBER 2015

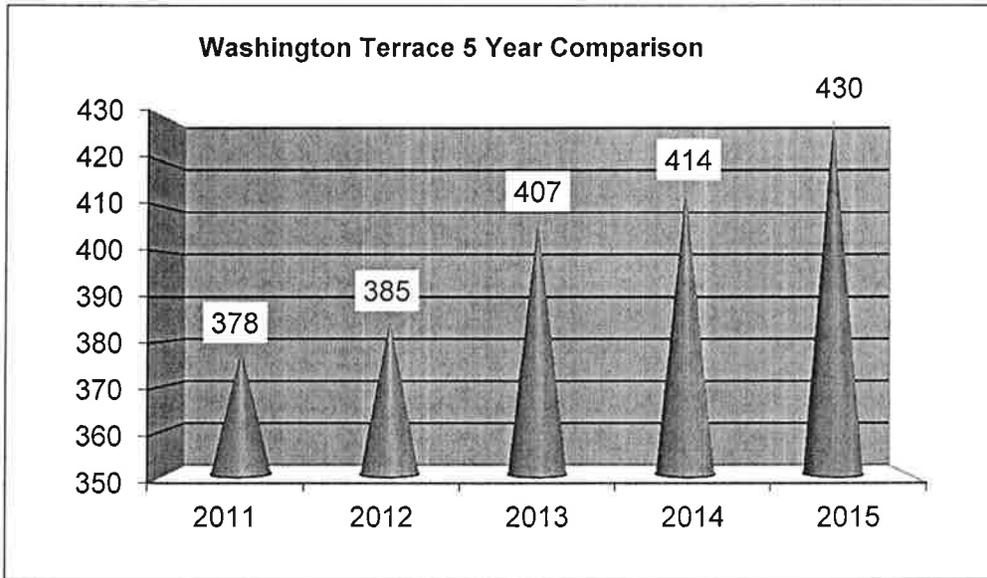
ASLT-INTIM/THREATS/TELEPHONIC	1
ASLT-SIMPLE ASSAULT	5
BURG ALARM FALSE-USER ERROR	2
BURG-ALARM CAUSE UNKN	3
BURG-NO FORCE ENTRY RESIDENCE	1
CRIM MISCHIE- SCHOOL	1
CRIM MISCHIE-FREE TEXT	1
CRIM MISCHIE-GRAFFITI	1
CRIM MISCHIE-PRIVATE	2
CRIM MISCHIE-PRIVATE BB GUN/PE	1
DRUG-AMPHETAMINE POSSESS	2
DRUG-MARIJUANA POSSESS	3
ESCAPE-WARRANT (FELONY)	1
ESCAPE-WARRANT (MISDEMEANOR)	1
FAM OFF-ABUSE ADULT	1
FAM OFF-CRUELTY TO CHILD/ABUSE	1
FAM OFF-DOM VIOL NON CRIMINAL	2
FRAUD-ILLEG USE CREDIT CARDS	1
FRAUD-INSUF CHECK/BAD CHECK	1
JUV OFFENDERS-JUVENILE CURFEW	1
JUV OFFENDERS-PICK UP ORDERS	3
JUV OFFENDERS-RUNAWAY	3
JUV OFFENDERS-UNGOVERNABLE JUV	5
KIDNAP-CUSTODY DISPUTE	2
LARC-FREE TEXT	2
LARC-FROM BUILDING	1
LARC-FROM GOVERNMENT PROPERTY	1
LARC-FROM MOTOR VEH (PROWL)	3
LARC-FROM YARDS	2
LARC-PARTS/ACCESS/FROM VEHICLE	2
LARC-SECURITIES	1
MORALS-OBSCNE COND/LEWD CHILD	1
OBST JUD-FAIL TO APPEAR/PERJUR	3
PRIV-TRESPASS	1
PUB ORD - CITY ORDINANCE VIOL	1
PUB ORD-CITIZEN ASSIST	7
PUB ORD-CIVIL CASES/DISPUTES	8
PUB ORD-DEATH ATTENDED	2
PUB ORD-DEATH UNATTENDED	1
PUB ORD-FOUND PROPERTY	2
PUB ORD-LOST PROP	2
PUB ORD-MISSING JUVENILE	1
PUB ORD-PROPERTY CHECK	1
PUB ORD-PUBLIC INTOXICATION	1
PUB ORD-SUICIDE THREATENED	6
PUB PEACE-BARKING DOG	2
PUB PEACE-DAMAGE PROPERTY ONLY	1

PUB PEACE-DIST THE PEACE	10
PUB PEACE-HARASSING COMMUNICAT	2
PUB PEACE-MENTAL PSYCHO	1
PUB PEACE-NEIGHBORHOOD PROBLEM	2
PUB PEACE-SEX OFFENDER HOME CK	4
PUB PEACE-SUSP ACTIVITY	22
PUB RELA - BUSINESS SECU CHECK	6
PUB RELA - COMMUNITY POLICING	23
PUB RELA - LECTURES	1
SERVICE-911 CALL - UNKNOWN	11
SERVICE-ASSIST OJ	2
SERVICE-ASST FIRE DEPT	2
SERVICE-CROSSING GUARD DETAIL	1
SERVICE-EXTRA PATROL	1
SERVICE-KEEP THE PEACE	7
SERVICE-MEDICAL ASSIST	15
SERVICE-WELFARE CHECK	3
SEX ASLT-FORCIBLE SEX ASLT	1
STOLEN PROP-FREE TEXT	1
STOLEN VEH-PASSENGER VEHICLE	1
TOBACCO-POSS TOBACCO UNDER 19	1
TRAF OFFENSE-NO SEAT BELT	1
TRAF OFF-RECKLES/CARELES DRIVI	1
TRAF OFF-REVOKED/SUSPENDED LIC	2
TRAF OFF-STATE IMPOUND	1
TRAF OFF-TRAFFIC HAZARD	1
TRAF OFF-TRAFFIC STOP NO CITAT	1
TRAF-IMPOUND/ABAND VEH	2
TRAF-NON-REPORTABLE ACCIDENT	1
TRAF-REPORTABLE ACCIDENT	2
WEAP-BRANDISHING A WEAPON	1
WEAP-POSSESSION OF WEAPON	2
Grand Total	229

WASHINGTON TERRACE *CALLS FOR SERVICE FOR THE MONTH OF OCTOBER 2015

*Calls that were received at our dispatch center and officers were dispatched on

378	385	407	414	430
2011	2012	2013	2014	2015



Self Initiated Agency Assists	
OJ	1
Total	1

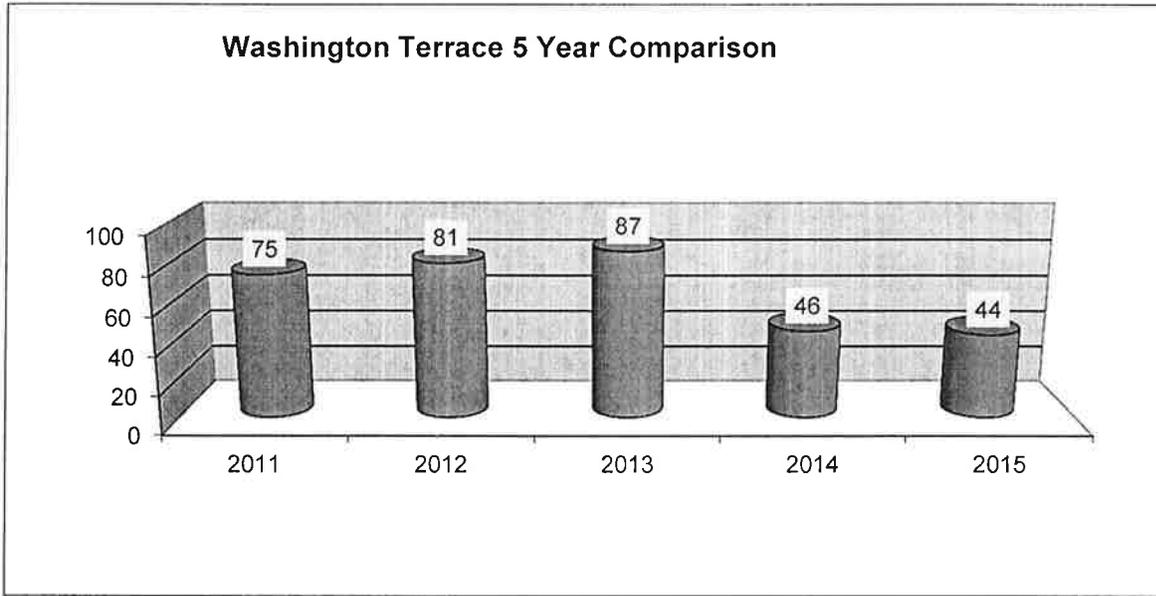
Agency Assists	
ROYPD	6
OJ	11
SF	2
RIVPD	2
NOPD	0
MCSO	1
HRPD	0
OPD	3
SOPD	1
UHP	2
WSU	0
PVPD	0
Total	28

**REPORTS PER DEPUTY FOR WASHINGTON TERRACE
FOR THE MONTH OF OCTOBER 2015**

Deputy	Total	Assign.
Allen Andrew	20	Nights
Allen Chad	15	SRO
Arnold Eric	3	Nights
Aschinger Michael	5	Days
Bitton Vance	6	Nights
Christensen Todd	4	Days
Colvin Camille	1	Det
Endsley Sean	2	Nights
Freestone Alisha	13	Nights
Green Joel	28	Days
Greenhalgh Tyler	5	SRO
Horton Mark	7	Nights
Jacobs Brian	18	Nights
Johnson Robert	2	Days
Jolley Jessica	1	Days
Logerquist Kevin	6	Nights
Millaway John	12	Days
Ney Douglas	10	Days
Ortgiesen Jared	3	SRO
Phillips Matthew	12	Nights
Rock Jeremy	13	Days
Ryan Colby	1	SRO
Ryan, Cortney	1	Det
Smith Wayne	4	Days
Smith William	2	Days
Voth Weston	16	Days
Zisumbo Daniel	19	Nights
TOTAL	229	

WASHINGTON TERRACE CITATION 5 YEAR COMPARISON FOR THE MONTH OF OCTOBER 2015

75	81	87	46	44
2011	2012	2013	2014	2015



WASHINGTON TERRACE

CRIME CALENDAR

2015



ASSAULT One occurred every 5.2 days

THEFT One occurred every 2.6 days

BURGLARY One occurred every 31 days



City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, November 17, 2015
following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City

1. **ROLL CALL**

2. **INTRODUCTION OF GUESTS**

3. **CONSENT ITEMS**

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

3.1 **APPROVAL OF AGENDA**

3.2 **APPROVAL OF MEETING MINUTES FROM OCTOBER 20, 2015**

4. **NEW BUSINESS**

4.1 **MOTION/RESOLUTION 15-20: A RESOLUTION APPROVING THE URBAN RENEWAL PLAN**

A resolution approving the draft project area plan.

5. **COMMENTS CONSIDERED**

6. **ADJOURNMENT OF MEETING: CHAIR ALLEN**

CERTIFICATE OF POSTING

I, Amy Rodriguez, The undersigned duly appointed City Recorder of the City of Washington Terrace do hereby certify that the above agenda was posted in three public places within the City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting.

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City of Washington Terrace

**Minutes of a Redevelopment Agency Meeting Held on Tuesday, October 20, 2015
at City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah**

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Mark C. Allen
Board Member Blair Brown
Board Member Mary Johnston
Board Member Robert Jensen
Board Member Scott Monsen- excused
Vice-Chair Val Shupe
Finance Director Shari' Garrett
Public Works Director Steve Harris
City Manager Tom Hanson
Secretary Amy Rodriguez

OTHERS PRESENT

Charles and Reba Allen, Ulis Garner, Scott Barker

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM OCTOBER 6, 2015

Items 3.1 and 3.2 approved by general consent.

4. SPECIAL ORDER

4.1 PUBLIC HEARING: TO HEAR COMMENT ON AMENDING THE FISCAL YEAR 2015-2016 BUDGET

Garrett stated that budget adjustment addresses three things: (1) the budgeting of the remainder of the STP grant for \$1.1 million dollars, (2) rolling over the remaining funds for the completion of Adams Ave. for \$1.4 million dollars, (3) appropriating funds for water meter upgrades for commercial buildings within the project areas, as well as the Southeast area for water tank upgrades.

Chair Allen opened the public hearing at 7:16 p.m.

There were no citizen comments.

Chair Allen closed the public hearing at 7:17 p.m.

5. NEW BUSINESS

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5.1 MOTION/RESOLUTION 15-19: A RESOLUTION AMENDING THE FISCAL YEAR 2015-2016 BUDGET

**Motion by Board Member Johnston
Seconded by Board Member Jensen
To approve Resolution 15-19 to amend
The Fiscal year 15-16 Budget
Approved unanimously (4-0)
Roll Call Vote**

6. COMMENTS CONSIDERED

Hanson stated that there will be an ordinance at the November meeting to address finalizing the approval of the extension of the RDA.

7. ADJOURNMENT OF MEETING: CHAIR ALLEN

Chair Allen adjourned the meeting at 7:19 p.m.

Date approved

City Recorder

CITY OF WASHINGTON TERRACE

RESOLUTION NO. 15-20

APPROVAL OF URBAN RENEWAL PLAN

A RESOLUTION OF THE GOVERNING BOARD OF THE CITY OF WASHINGTON TERRACE REDEVELOPMENT AGENCY APPROVING THE DRAFT PROJECT AREA PLAN AND RELATED MATTERS; SEVERABILITY; AND EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace Redevelopment Agency (the “Agency”) previously adopted the Southeast Project Redevelopment Plan dated September 21, 1987 (the “Original Plan”) and now desires to restate and extend the same;

WHEREAS, in accordance with Utah Code 17C-2-106, this Resolution is required in order to approve a draft urban renewal project area plan as the project area plan under Utah Code 17C-2-102(1)(a)(x);

WHEREAS, the Agency retained the services of Zions Bank Public Finance to prepare the Draft Restatement Southeast Urban Renewal Area Project Area Plan Extension dated October 5, 2015 (the “Plan”) attached as Exhibit “A” hereto and incorporated herein by this reference;

WHEREAS, the Taxing Entity Committee (the “TEC”) has recently adopted its Resolution approving the Plan;

WHEREAS, the Agency desires to conform to the Limited Purpose Local Government Entities – Community Development and Renewal Agencies, Title 17C, Utah Code Annotated, 1953, as amended (the “Act”);

NOW, THEREFORE, be it resolved by the Governing Board of the City of Washington Terrace Redevelopment Agency as follows:

Section 1. General Provisions. The terms defined or described in the recitals hereto shall have the same meaning when used in the body of this Resolution. All actions heretofore taken (consistent with this Resolution) by the Board and by the Agency directed toward the preparation of a draft project area plan, are hereby ratified, approved, and confirmed.

Section 2. Legal Description. The legal description for the boundaries of the Plan (also referred to as the Project Area) is set forth in Exhibit “B” attached hereto and incorporated herein by this reference.

Section 3. Purpose and Intent. The Agency’s purpose and intent with respect to the Project Area is outlined in the Plan approved herein by this Resolution.

Section 4. Approval of Plan. The Board hereby approves the Plan set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 5. Blight. The Board previously made its findings of blight in the approval of the Original Plan.

Section 6. Findings. The Board hereby finds that determines that:

(a) The Plan effectuates a needed public purpose.

(b) There is a public benefit under the Plan based upon the analysis of Utah Code 17C-2-103(2).

(c) The Plan is economically sound and feasible to adopt and carry out.

(d) The Plan conforms to the City's General Plan.

(e) Carrying out the Plan will promote the public peace, health, safety, and welfare of the City.

Section 7. Severability. If any one or more sections, sentences, clauses, or parts of this Resolution shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Resolution so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause, or part of this Resolution in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Resolution in any other instances.

Section 8. Repealer. All resolutions of the Agency in conflict with this Resolution are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any Resolution, by-law or regulation, or part thereof, heretofore repealed.

PASSED AND APPROVED this 17th day of November, 2015.

CITY OF WASHINGTON TERRACE REDEVELOPMENT AGENCY:

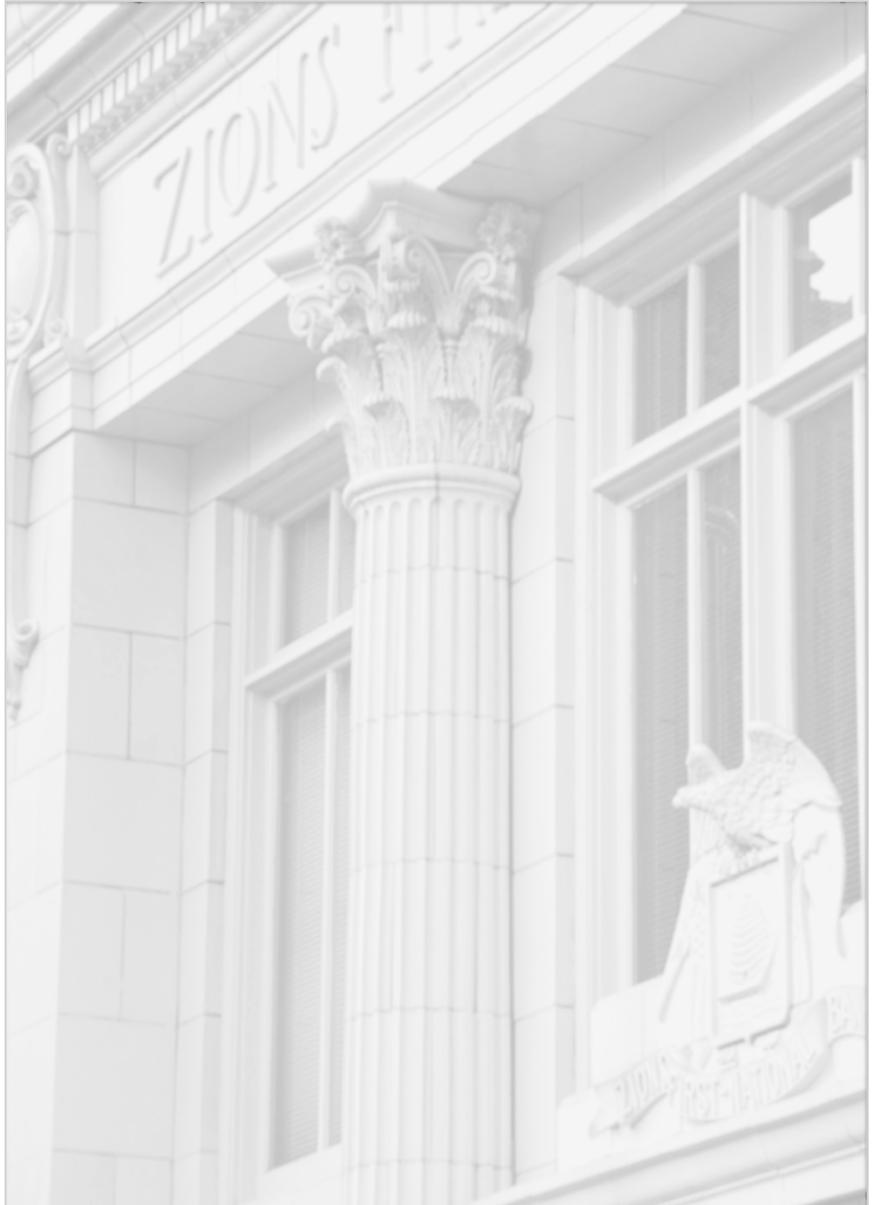
MARK C. ALLEN, Chair

ATTEST:

AMY RODRIGUEZ, Secretary

EXHIBIT A

URBAN RENEWAL PROJECT AREA PLAN



City of Washington Terrace

DRAFT RESTATEMENT - Southeast Urban Renewal Area Project Area Plan Extension

October 5, 2015

BACKGROUND AND OVERVIEW

On November 18, 1987, the City of Washington Terrace adopted, by Ordinance 6-87, the Southeast Redevelopment Plan. The Plan, dated September 21, 1987, has been the official redevelopment plan for the project area. However, the Project Area Plan is due to expire in 2015 and the Agency now desires to extend its timeframe for by ten years.

The purpose of original plan stated the following primary redevelopment objectives within the project area:

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.
- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.

The Community Development and Renewal Agency of Washington Terrace now finds it necessary to extend the collection of tax increment from the Southeast Urban Renewal Area for a period of ten years for the following reasons:

- The project area has seen significant redevelopment, with taxable value increasing from \$1,261,203 in 1987 to \$67,237,266 in 2014. However, there are still significant portions of the project area where redevelopment has not occurred and

the City desires to use the additional funds to prepare infrastructure that will allow for and encourage development in the portions of the project area where redevelopment has not occurred;

- There are still extraordinary infrastructure improvements that are needed at the northern end of the project area which has a steep grade off of Highway 89; this area also needs a road reconfiguration and better access if development is to occur; and
- The southern portion of the project area has scenic views that could attract good development but increment may be needed for developer incentives to accelerate the development of this area.

1. URBAN RENEWAL PROJECT AREA PLAN AND BUDGET EXTENSION REQUIREMENTS §17C-2-110 AND §17C-2-206

§17C-2-110 (3) – If a proposed amendment does not propose to enlarge an urban renewal project area, an agency board may adopt a resolution approving an amendment to an adopted project area plan after:

- (a) the agency gives notice, as provided in Section 17C-2-502, of the proposed amendment and of the public hearing required by Subsection (3)(b);
- (b) the agency board holds a public hearing on the proposed amendment that meets the requirements of a plan hearing;
- (c) the agency obtains the taxing entity committee's consent to the amendment, if the amendment proposes:
 - (i) to enlarge the area within the project area from which tax increment is collected;
 - (ii) to permit the agency to receive a greater percentage of tax increment or to receive tax increment for a longer period of time, or both, than allowed under the adopted project area plan; or
 - (iii) for an amendment to a project area plan that was adopted before April 1, 1983, to expand the area from which tax increment is collected to exceed 100 acres of private property; and
- (d) the agency obtains the consent of the legislative body or governing board of each taxing entity affected, if the amendment proposes to permit the agency to receive, from less than all taxing entities, a greater percentage of tax increment or to receive

tax increment for a longer period of time, or both, than allowed under the adopted project area plan.

The requirements for amending the budget are included in Section 17C-2-206:

- (1) An agency may by resolution amend an urban renewal project area budget as provided in this section.
- (2) To amend an adopted urban renewal project area budget, the agency shall:
 - (a) advertise and hold one public hearing on the proposed amendment as provided in Subsection (3);
 - (b) if approval of the taxing entity committee was required for adoption of the original project area budget, obtain the approval of the taxing entity committee to the same extent that the agency was required to obtain the consent of the taxing entity committee for the project area budget as originally adopted;
 - (c) if approval of the taxing entity committee is required under Subsection (2)(b), obtain a written certification, signed by an attorney licensed to practice law in this state, stating that the taxing entity committee followed the appropriate procedures to approve the project area budget; and
 - (d) adopt a resolution amending the project area budget.

2. DESCRIPTION OF PROJECT AREA BOUNDARIES (17C-2-103(1)(A))

No boundaries are changed as part of the extension of this project area. A map is included as Appendix A. The boundaries are generally described as follows:

- Northern Boundary: The northern boundary is 5000 South.
- Eastern Boundary: The eastern boundary begins at Adams Avenue and extends eastward to approximately 600 East at approximately 5250 South. The boundary then goes westward at about 5550 South, and returns back to Adams Avenue at 5600 South.
- Southern Boundary: The southern boundary is generally 5600 South, with a portion extending along Adams Avenue to approximately 5700 South.
- Western Boundary: The western boundary generally follows 150 East to Ridgeline Drive (5500 South). The boundary then follows Ridgeline Drive north to South Pointe Drive and continues to 5000 South, with portions west of Ridgeline Drive and South Pointe Drive included in the Project Area Boundaries.

3. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE URBAN RENEWAL (17C-2-103(1)(B))

Land Uses

The primary land use in the Project Area is commercial. The existing commercial development varies from small manufacturing and light industrial to medical office to storage units and RV storage space. Ogden Regional Medical Center is in the Project Area and is accompanied by several medical office complexes, as well as other small office space. Public property includes the Washington Terrace City Hall, a Weber County Library, the Weber County School District Education Center. The Project Area also has residential uses, including single family detached and attached dwellings, condos, and apartments. Furthermore, the project area includes approximately 24 acres of vacant land. The Project Area is primarily zoned Commercial, with smaller areas zoned Hospital/Institution, Residential, Public Building, or Special Area Plan.

TABLE 1: ACREAGE AND TAXABLE VALUE BY PROPERTY TYPE

Property Type	Total Acres
Residential	37.45
Commercial/Industrial	67.66
Vacant	23.54
Public/Exempt	19.20
Total Based on Parcels	147.85
Total Acres in Project Area (including roads)	172.34

Principal Streets

5000 South partially borders but is not included in the Project Area. South Pointe Drive/Ridgeline Drive partially borders and is partially included in the Project Area. Adams Avenue partially borders and is included in the Project Area

Population Densities

Development within the Project Area is a mixture of commercial, public, and residential, with some vacant land. There are 211 residential parcels, for an estimated 271 dwellings. Based on an average household size of 2.52,¹ the estimated population for the Project Area is 683. With 172.3 acres in the Project Area, the project area is 0.269 square miles. Dividing the population by the square miles gives an existing population density of 2,536 people per square mile. The Plan does not currently propose any additional residential development. Proposed residential densities within the Project Area will therefore remain at 2,536 persons per square miles.

Building Intensities

The project area currently has 995,371 square feet of building space, resulting in an average density of 5,777 square feet per acre,² or a floor area ratio (FAR)³ of 0.13.⁴

¹ 2013 ACS 5-year estimate for Washington Terrace.

² Calculated by dividing the 995,371 existing building square feet by the total acres for the area (172.3).

³ Floor Area Ratio (FAR) is defined as the ratio of building square feet to total land area.

⁴ Calculated by dividing the 995,371 building square feet by the number of square feet in one acre (43,560).

4. STATE THE STANDARDS THAT WILL GUIDE THE URBAN RENEWAL (17C-2-103(1)(c))

Development within the Project Area will be held to high quality design and construction standards and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; and (4) the City's land use code.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the City. It is contemplated that these design objectives will be addressed in a development agreement with the Developer specifically addressing these points.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance, be easily maintained, and indicative of their purpose.

Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the City's land use code, the applicable zoning designations, or as requested by the City or the Agency.

The general standards that will guide the urban renewal are as follows:

1. Encourage and assist urban renewal with the creation of a well-planned, vibrant business and educational center which will include space for retail, office, residential and educational uses.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for urban renewal that would be complementary to existing businesses and industries or would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity for the City.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.
10. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

5. SHOW HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY THE URBAN RENEWAL (17C-2-103(1)(D))

- (a) “Urban renewal” as defined under 17C-1-102(51) means the development activities under a project area plan within an urban renewal project area, including:
 - (i) planning, design, development, demolition, clearance, construction, rehabilitation, environmental remediation, or any combination of these, of part or all of a project area;
 - (ii) the provision of residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to them;
 - (iii) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating, or any combination of these, existing structures in a project area;
 - (iv) providing open space, including streets and other public grounds and space around buildings;
 - (v) providing public or private buildings, infrastructure, structures and improvements; and
 - (vi) providing improvements of public or private recreation areas and other public grounds.

The timeframe extension of the project area will meet the purposes of this title through redevelopment of blighted properties and through the reconfiguration of infrastructure that is insufficient to serve the demands of commercial growth.

6. BE CONSISTENT WITH THE GENERAL PLAN OF THE COMMUNITY (17C-2-103(1)(E))

The General Plan Land Use map shows commercial development throughout the project area. The City desires to attract good commercial development that will strengthen the tax base. The City has limited properties that could be developed commercially and therefore feels it needs to maximize its opportunities along Washington Blvd. in order to ensure economic sustainability. The City's desires for this Project Area are consistent with the General Plan.

7. DESCRIBE HOW THE URBAN RENEWAL WILL REDUCE OR ELIMINATE BLIGHT IN THE PROJECT AREA (17C-2-103(1)(F))

The reconfiguration of roads near Washington Blvd. will provide greater access and visibility to these key commercial sites in the City. Blight will be eliminated through redevelopment of these parcels along Washington Blvd, facilitated by the road reconfiguration, that currently are partially vacant, are not maintained, house temporary inventory of storage sheds and trailers, and that give a poor appearance to this gateway into the City.

8. DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED URBAN RENEWAL (17C-2-103(1)(G))

The Agency intends to reconfigure road access at the northern end of the project area, specifically at Washington Blvd. and 5000 South. No other specific projects are planned at this time.

9. IDENTIFY HOW PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE URBAN RENEWAL AND IDENTIFY EACH PRIVATE DEVELOPER CURRENTLY INVOLVED IN THE URBAN RENEWAL PROCESS (17C-2-103(1)(H))

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the urban renewal in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

10. STATE THE REASONS FOR THE SELECTION OF THE PROJECT AREA (17C-2-103(1)(I))

The Project Area was selected as that area in Washington Terrace having the most infrastructure needs as well as the most potential to generate tax increment. The Agency has had good success in this area in the past, with the base taxable value increasing from \$1,261,203 in 1987 to \$67,237,266 in 2014. The hospital provides opportunities for additional medically-related businesses to locate in the area, the toll road (if tolls are eliminated) could substantially increase in traffic in the future, and the properties along Washington Terrace are prime commercial sites with significant infrastructure needs. The Agency desires ten additional years in order to complete what it has so successfully accomplished to date in this area.

11. STATE THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT (17C-2-103(1)(J))

Physical Conditions

The proposed Project Area consists of approximately 172.3 acres within the total boundaries, with 147.85 acres attributable to non-street parcels. The Project Area, while mostly developed, has approximately 24 acres of vacant land, with additional underdeveloped storage lots. Developed property has primarily commercial, residential, and public uses.

Social Conditions

There are 211 residential parcels, for an estimated 271 dwellings. The Project Area has workers coming from other areas to work in already-existing commercial businesses. The Project Area Plan will increase the number of workers traveling to the Project Area. It is anticipated, therefore, that the proposed Project Area will grow the community's economy, quality of life, and reputation.

Economic Conditions

The project area is mostly developed with offices, with some commercial businesses and public buildings. Tenants include Ogden Regional Medical Center, numerous medical offices, the City of Washington Terrace, Weber School District, Weber County Library, and Maverick. The average improvement value per acre (for improved acres only) in the Project Area is \$1,041,747 per acre.⁵ In comparison, land values in the area average \$181,335 per acre.⁶ Land values per acre are as low as \$1,904, indicating additional opportunity for development in the area.

⁵ Calculated by taking the total improvement values in the project area (\$98,766,416) and dividing by the 94.81 acres that show improvement values.

⁶ Calculated by taking the total land values in the project area (\$26,810,416) and dividing by the 147.85 total acres (not including acreage for roads).

12. DESCRIBE ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA (17C-2-103(1)(K))

The Agency is requesting 50 percent of the tax increment for a period of ten years extending from 2016 through 2025. The total amount of increment expected to be received by the Agency is \$5,789,130 over the ten years, with four percent of that amount (approximately (\$231,565) allocated to administrative costs.

13. BENEFITS ANALYSIS (17C-2-103(1)(L))

This section describes the benefit of any financial assistance or other public subsidy proposed to be provided by the agency, including:

- a. An Evaluation of the Reasonableness of the Costs of the Urban Renewal [17C-2-103(2)(a)(i)]
 - i. Assistance is needed in order to compensate for the poor configuration, grading and access at the northern end of the project area. This assistance is necessary in order to “level the playing field” and to make the area competitive with other development locations.
 - ii. The Agency believes that the additional development will result in increased revenues to the City and other taxing entities through: 1) additional property tax valuation and revenue; and 2) through additional business growth and job creation that will generate increased income tax, corporate franchise tax and sales tax revenues to the State and local government.
 - iii. The cost of the public improvements to be constructed in the Project Area may need to be borne by developers, repayable in whole or in part with a portion of the Agency’s share of the tax increment generated in the Project Area.
 - iv. The Agency believes that the cost estimates shown in the Project Area Budget are reasonable and provide the basis for the Agency to proceed with the proposed development as part of its Urban Renewal activities in the Project Area. The cost estimates reflect the Agency’s current best estimates of current and future costs and revenues based upon estimates and projections that may change during the life of the Project Area Budget.
- b. Efforts the Agency or Developer Has Made or Will Make to Maximize Private Investment [17C-2-103(2)(a)(ii)]

The Agency proposes to use tax increment as an incentive to private developers, to encourage and maximize private investment in the development of the Project Area. It is expected that through the use of tax increment in this manner, and through agreements

with developers setting the developers' expected performance, private investment will be maximized to the extent reasonably possible. The Agency may request competitive bids for development of key sites with the Project Area. The competitive bid process itself will encourage private investment.

c. Rationale for Use of Tax Increment including Whether the Proposed Development Might Reasonably be Expected to Occur in the Foreseeable Future [17C-2-103(2)(a)(iii)]

Tax increment financing is a tool used for financing and stimulating urban economic development in areas where economic activity is stagnant or declining. In the Economic Strategic Plan completed by the City in December 2013, the report found that “given the potential for redevelopment in this area, the City should consider extending the timeframe of this RDA.” While much has been accomplished in the past in this area, much more remains to be accomplished.

d. Estimate of the Total Amount of Tax Increment that will be Expended in Undertaking Urban Renewal and the Length of Time for which it will be Expended [17C-2-103(2)(a)(iv)]

Because no developers have currently stepped forward with plans for the Project Area, it is difficult to estimate the amount of tax increment that could be generated over a 10-year period. Project Area costs are estimated to reach roughly \$5.8 million for infrastructure improvements and economic incentives (including land write-downs) that will benefit the area.

Since the project area was formed and the base year established in 1987 with a taxable value of \$1,261,203, the taxable value has increased to \$67,237,266 in 2014. This amended project area plan and budget seek to keep the base year value of \$1,261,203 in 1987 and extend the collection period for ten years. The Agency intends to reduce its share of tax increment received to 50 percent over the 10-year period resulting in total Agency revenues of \$5,789,130 over the 10-year period, with a net present value of an estimated \$4,650,137.⁷

The following section describes the anticipated public benefit to be derived from the urban renewal, including:

a. The Beneficial Influences Upon the Tax Base of the Community 17C-2-103(2)(b)(i)]

The beneficial influences upon the tax base of the other taxing entities will include increased property tax revenues. This will occur due to the redevelopment of underutilized properties that can be converted to higher and better uses. These increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

⁷ Discount rate of four percent.

Retail development in the area will increase sales tax revenues to the County and the City from the local option point of sale tax revenues. Job growth in the Project Area will result in increased wages which will result in more local purchases which will benefit existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

b. The Associated Business and Economic Activity Likely to be Stimulated [17C-2-103(2)(b)(ii)]

Other business and economic activity likely to be stimulated includes increased spending by residents and employees of the Project Area in the immediate Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the direct spending of the additional residents and employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.) and for eating away from home such as fast food. The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

Residents will likely make convenience purchases close to home, again assuming that desired goods and services are available. These purchases include items such as: food, convenience foods, personal services, etc.

c. Whether the Adoption of the Project Area Plan is Necessary and Appropriate to Reduce or Eliminate Blight [17C-2-103(2)(b)(iii)]

The area has generated significant development interest along Adams Avenue due to the redevelopment assistance offered in the area. However, the past few years of the URA have felt the effects of the nationwide economic recession and an extended timeframe is necessary in order to add the infrastructure necessary to redevelop key sites in the project area – especially those properties along Washington Blvd. This extended plan is necessary in order to remove blighted properties and to improve infrastructure in the area in order to make it a competitive development site at a key location and to complete the very successful redevelopment process already in place in the area.

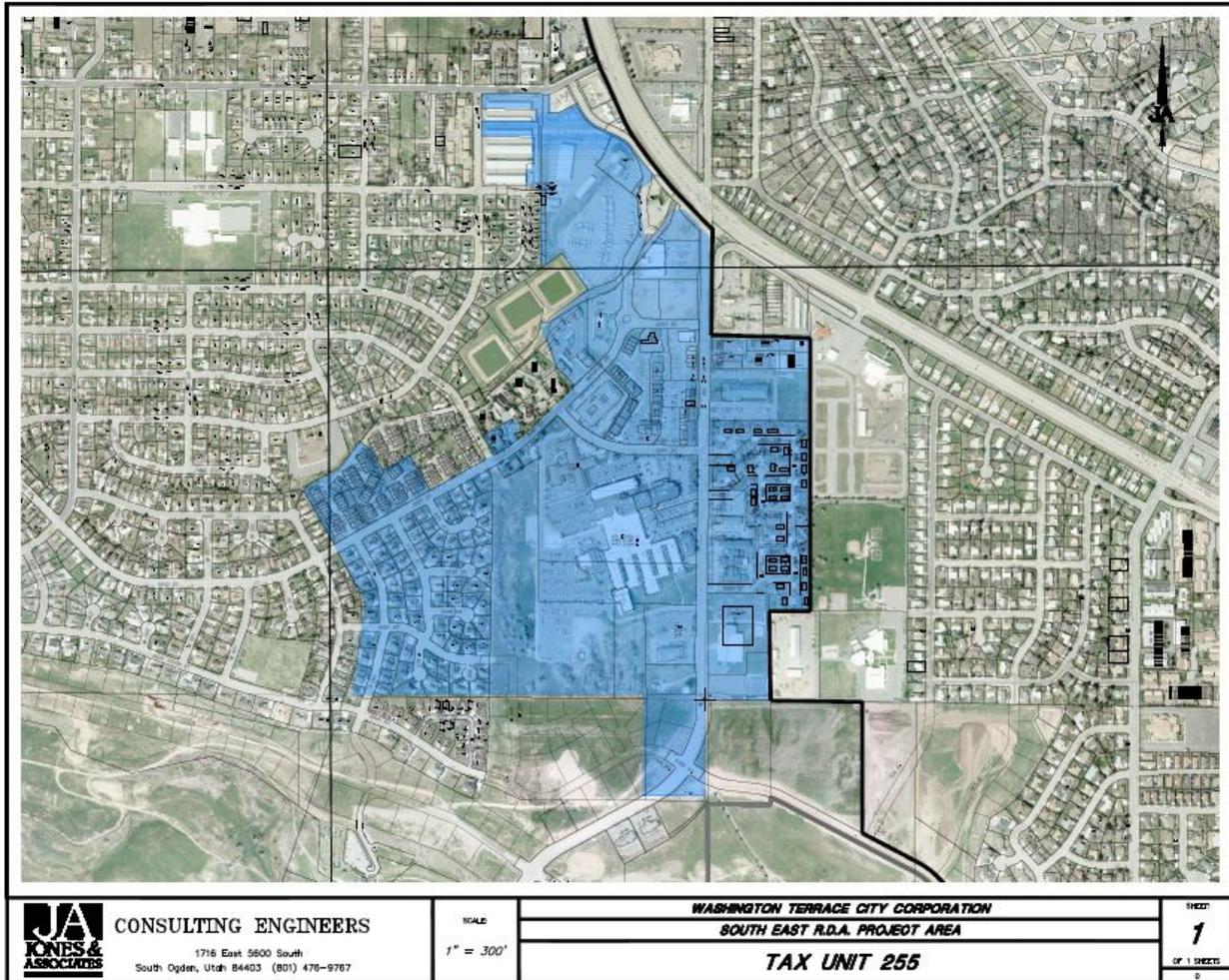
14. HISTORIC BUILDINGS IN PROJECT AREA (17C-2-103(1)(M))

The Agency has not identified any buildings in the Project Area that are included in or eligible for inclusion in the National Register of Historic Places or the State Register. If such buildings are identified in the future, the Agency shall comply with Section 9-8-404 as though the Agency were a State Agency.

15. INCLUDE OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE (17C-2-103(1)(M))

Not applicable.

APPENDIX A – MAP OF SOUTHEAST PROJECT AREA



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EXHIBIT B

LEGAL DESCRIPTION OF THE BOUNDARIES OF THE PROJECT AREA

BOUNDARY DESCRIPTION OF THE PROJECT AREA

Beginning at a point on the South line of 5000 South Street 1133.86 feet East and 33 feet South of the Northwest corner of the South 1/2 of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: running thence South 0 degrees 44'28" East 96.87 feet, thence South 89 degrees 42'26" East 347.0 feet, thence South 0 degrees 30' East 80.0 feet, thence North 89 degrees 42'26" West 347.0 feet, thence South 0 degrees 44'28" East 100.97 feet, thence South 89 degrees 42'26" East 324.36 feet, thence South 0 degrees 30' East 216 feet more or less, thence West 39', more or less, thence South 112 feet, more or less, thence East 95.52 feet, more or less, thence South 0 degrees 44'30" West 539.81 feet, thence North 54 degrees, East 173.63 feet, thence South 36 degrees East 290' more or less, to the South line of the South Ogden Highline Canal, thence Southwesterly along the canal, thence South 22 degrees 06' East 282 feet, more or less, thence South 45 degrees 00' East 168 feet, more or less, to the Northwesterly line of 5450 South Street, thence Southwesterly three (3) courses along said Northwesterly line of 5450 South Street as follows: South 45 degree 00' West 363.58 feet Southwesterly along the arc of a 1074.60 foot radius curve to the right 137.62 feet (long chord bears South 48 degrees 40'08" West 137.53 feet), thence North 35 degrees 30' West 54.89 feet, thence North 77 degrees 30' East 45.00 feet, thence North 12 degrees 30' West 65.00 feet, thence South 77 degrees 30' West 31.95 feet, thence Northwesterly along the arc of a 296.86 foot radius curve to the left a distance of 35.09 feet (long chord bears North 22 degrees 27'53" West 35.07 feet), thence continuing to the Northeast corner of 5450 South Street and 300 East; thence Southwesterly 66 feet, more or less, to the Northwest corner of 300 East and 5500 South Street, thence Southwesterly along the Northwesterly line of 5500 South 423 feet, more or less, to the Southwest corner of Ridgemont PRUD Phase I, thence North 29 degrees 30' West 260.00 feet, thence South 60 degrees 30' West 200 feet, thence North 29 degrees 30' West 147.77 feet, thence North 53 degrees 20'30" West 102.70 feet, thence South 36 degrees 39'30" West 224.89 feet, thence South 63 feet 00'30" West 242.94 feet, thence South 402.96 feet along the East line of the Southridge Subdivision No. 9, thence South 66 feet more or less to the South line of 5500 South, thence South 29 degrees 30' East 359.00 feet, thence South 7 degrees 29'57" West 617.19 feet,

to the Southern line of the Washington Terrace Corporate limits, thence East along said corporate limits 1891 feet, more or less, thence South 0 degrees 28' West 658.60 feet along the Washington Terrace City limits, thence East 394.5 feet, more or less, along said limits, thence continuing North along said corporate limits to a portion of the Southwest quarter of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and then beginning at the Southwest corner of said quarter section; and running thence South 89 degrees 30' East along the South line of said quarter section 390 feet; thence North 0 degrees 26' East 586.7 feet, thence South 89 degrees 30' East 265.27 feet to the Southwest corner of South Ogden City's Park property; thence North 0 degrees 06'32" East 734.01 feet to the Northwest corner of said park property; thence South 89 degrees 30' East 4.445 feet to the Southwest corner of the State of Utah Armory property; thence North 0 degrees 08'36" East 1038.68 feet along the existing West fence of said armory property, thence parallel to the North line of said quarter section, North 89 degrees 32' West 650.31 feet to a point on the west line of said quarter section; thence North 0 degrees 26' East 640 feet more or less along the Eastern Corporate limits of Washington Terrace to the Southwesterly line of the State Highway known as Washington Boulevard, thence northeasterly along said highway, which is also the eastern limits of Washington Terrace 150 feet more or less, thence West 66 feet more or less to the Southeast corner of the South Ogden Highline Canal, thence North along the east line of said canal to the Northeast line of said canal, thence South 30 degrees 26' West 139.77 feet, thence South 40 degrees 43' West 167.90 feet, thence South 35 degrees 41' West 27.76 feet, thence North 9 degrees 49'36" West 346.15 feet, thence North 50 degrees 55' East, 145.18 feet to the Westerly line of an access road taken by the State Road Commission of Utah; thence Northwesterly along said road 675 feet, more or less, to a point being South 26 degrees 23'30" East 120.0 feet from the South Right of Way line of 5000 South Street, thence South 63 degrees 20' West 130 feet, thence North 89 degrees 30' West to a point which is 450 feet East, more or less, and 125 feet South of beginning, thence North 125 feet to the South line of 5000 South Street, thence West along said South line 450 feet, more or less, to the point of beginning.

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CITY OF WASHINGTON TERRACE
ORDINANCE NO. 15-09

APPROVAL OF URBAN RENEWAL PLAN

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WASHINGTON TERRACE, UTAH, ADOPTING THE URBAN RENEWAL PROJECT AREA PLAN SET FORTH HEREIN; SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace Redevelopment Agency (the “Agency”) is a community development and renewal agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, all under and pursuant to the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the “Act”);

WHEREAS, the Agency has authorized the preparation of a Draft Restatement Southeast Urban Renewal Project Area Plan Extension (the “Plan”) attached as Exhibit “A” and incorporated herein by reference, and the same being the Project Area (the “Project Area”);

WHEREAS, the legal description of the boundaries of the Project Area are attached hereto as Exhibit “B” and incorporated herein by this reference;

WHEREAS, the Agency has prepared the Plan in order to promote urban renewal and job creation within the Project Area, and to increase the property tax base within the Project Area;

WHEREAS, pursuant to the Act, the Agency held its public hearing to receive comment regarding the Plan on August 18, 2015, and provided notice of such hearing in accordance with the Act;

WHEREAS, the Agency adopted Resolution 15-20 on November 17, 2015, which includes the findings of the Agency, and Agency has approved the Plan, for the Project Area;

WHEREAS, pursuant to the Act, the City Council of the City of Washington Terrace, Utah, now desires to adopt the Plan as approved by the Agency;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace, Utah as follows:

Section 1. General Provisions. All terms defined in the recitals hereto shall have the same meaning when used herein. All actions heretofore taken (consistent with the provisions of this Ordinance) by the City Council and City staff and by the Agency directed toward the preparation of the draft Plan are hereby ratified, approved, and confirmed.

Section 2. Adoption. The City Council hereby adopts the Plan for the Project Area set forth in Exhibit “A” and incorporated herein by this reference and as the Official Plan. The

legal description of the boundaries of the Project Area is attached hereto as Exhibit “B” and incorporated herein by this reference as the Plan as the Official Project Area.

Section 3. Effective Date on Publication. This Ordinance shall take effect immediately upon its passage, approval, and publication of the Summary Ordinance set forth in Exhibit “C” attached hereto and incorporated herein by this reference.

Section 4. Authorization. The appropriate officers of the City and the Agency are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

Section 5. Severability. If any one or more sections, sentences, clauses, or parts of this Ordinance shall, for any reason, be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, but shall be confined in its operation to the specific sections, sentences, clauses, or parts of this Ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause, or part of this Ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this Ordinance in any other instances.

Section 6. Repealer. All resolutions or ordinances of the City in conflict with this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution, ordinance, by-law or regulation, or part thereof, heretofore repealed.

PASSED AND ADOPTED on this 17th day of November, 2015.

CITY OF WASHINGTON TERRACE:

MARK C. ALLEN, Mayor

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this 17 day of November, 2015.

PUBLISHED OR POSTED this 18 day of November, 2015.

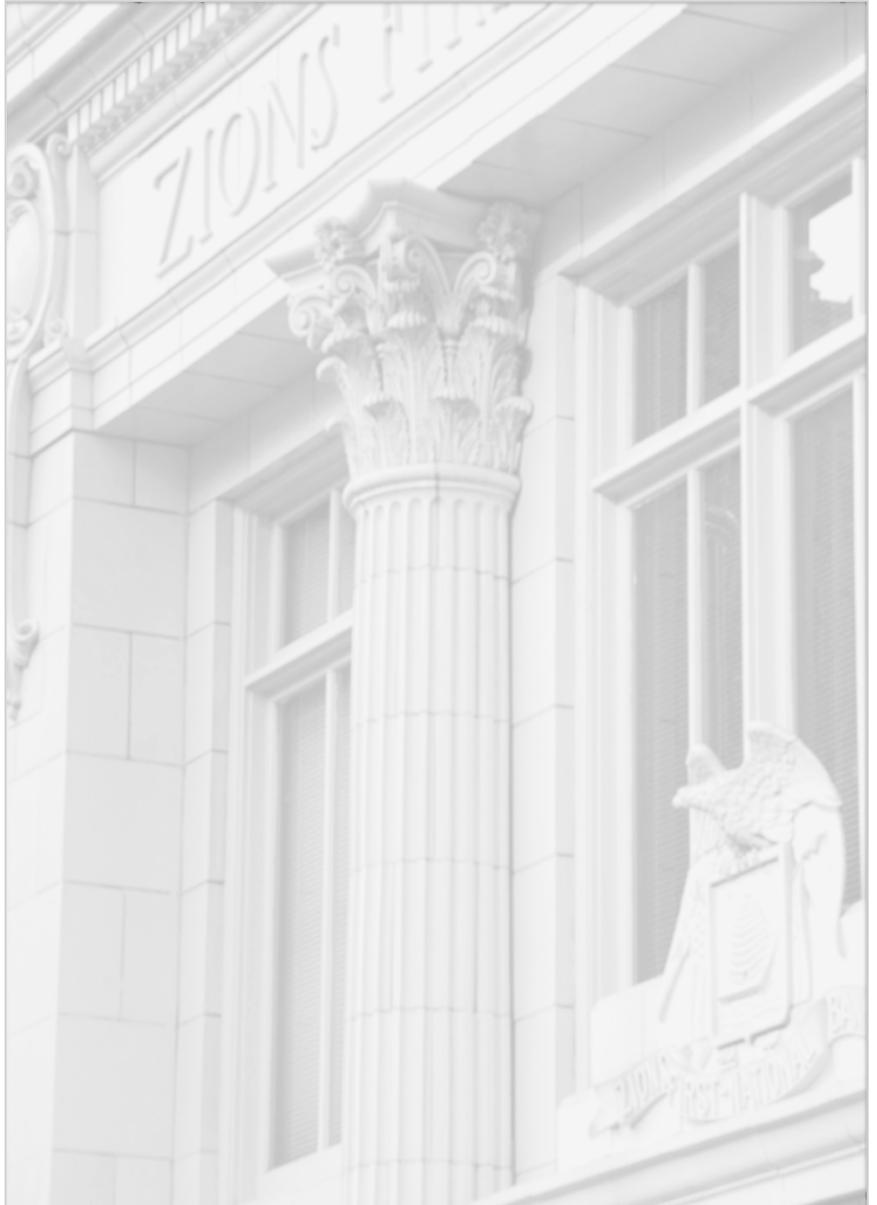
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Washington Terrace City, hereby certify that foregoing Ordinance was duly passed and published, or posted at 1)_____ 2)_____ and 3)_____ on the above referenced dates.

_____ DATE: _____

EXHIBIT A

URBAN RENEWAL PROJECT AREA PLAN



City of Washington Terrace

DRAFT RESTATEMENT - Southeast Urban Renewal Area Project Area Plan Extension

October 5, 2015

BACKGROUND AND OVERVIEW

On November 18, 1987, the City of Washington Terrace adopted, by Ordinance 6-87, the Southeast Redevelopment Plan. The Plan, dated September 21, 1987, has been the official redevelopment plan for the project area. However, the Project Area Plan is due to expire in 2015 and the Agency now desires to extend its timeframe for by ten years.

The purpose of original plan stated the following primary redevelopment objectives within the project area:

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.
- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.

The Community Development and Renewal Agency of Washington Terrace now finds it necessary to extend the collection of tax increment from the Southeast Urban Renewal Area for a period of ten years for the following reasons:

- The project area has seen significant redevelopment, with taxable value increasing from \$1,261,203 in 1987 to \$67,237,266 in 2014. However, there are still significant portions of the project area where redevelopment has not occurred and

the City desires to use the additional funds to prepare infrastructure that will allow for and encourage development in the portions of the project area where redevelopment has not occurred;

- There are still extraordinary infrastructure improvements that are needed at the northern end of the project area which has a steep grade off of Highway 89; this area also needs a road reconfiguration and better access if development is to occur; and
- The southern portion of the project area has scenic views that could attract good development but increment may be needed for developer incentives to accelerate the development of this area.

1. URBAN RENEWAL PROJECT AREA PLAN AND BUDGET EXTENSION REQUIREMENTS §17C-2-110 AND §17C-2-206

§17C-2-110 (3) – If a proposed amendment does not propose to enlarge an urban renewal project area, an agency board may adopt a resolution approving an amendment to an adopted project area plan after:

- (a) the agency gives notice, as provided in Section 17C-2-502, of the proposed amendment and of the public hearing required by Subsection (3)(b);
- (b) the agency board holds a public hearing on the proposed amendment that meets the requirements of a plan hearing;
- (c) the agency obtains the taxing entity committee's consent to the amendment, if the amendment proposes:
 - (i) to enlarge the area within the project area from which tax increment is collected;
 - (ii) to permit the agency to receive a greater percentage of tax increment or to receive tax increment for a longer period of time, or both, than allowed under the adopted project area plan; or
 - (iii) for an amendment to a project area plan that was adopted before April 1, 1983, to expand the area from which tax increment is collected to exceed 100 acres of private property; and
- (d) the agency obtains the consent of the legislative body or governing board of each taxing entity affected, if the amendment proposes to permit the agency to receive, from less than all taxing entities, a greater percentage of tax increment or to receive

tax increment for a longer period of time, or both, than allowed under the adopted project area plan.

The requirements for amending the budget are included in Section 17C-2-206:

- (1) An agency may by resolution amend an urban renewal project area budget as provided in this section.
- (2) To amend an adopted urban renewal project area budget, the agency shall:
 - (a) advertise and hold one public hearing on the proposed amendment as provided in Subsection (3);
 - (b) if approval of the taxing entity committee was required for adoption of the original project area budget, obtain the approval of the taxing entity committee to the same extent that the agency was required to obtain the consent of the taxing entity committee for the project area budget as originally adopted;
 - (c) if approval of the taxing entity committee is required under Subsection (2)(b), obtain a written certification, signed by an attorney licensed to practice law in this state, stating that the taxing entity committee followed the appropriate procedures to approve the project area budget; and
 - (d) adopt a resolution amending the project area budget.

2. DESCRIPTION OF PROJECT AREA BOUNDARIES (17C-2-103(1)(A))

No boundaries are changed as part of the extension of this project area. A map is included as Appendix A. The boundaries are generally described as follows:

- Northern Boundary: The northern boundary is 5000 South.
- Eastern Boundary: The eastern boundary begins at Adams Avenue and extends eastward to approximately 600 East at approximately 5250 South. The boundary then goes westward at about 5550 South, and returns back to Adams Avenue at 5600 South.
- Southern Boundary: The southern boundary is generally 5600 South, with a portion extending along Adams Avenue to approximately 5700 South.
- Western Boundary: The western boundary generally follows 150 East to Ridgeline Drive (5500 South). The boundary then follows Ridgeline Drive north to South Pointe Drive and continues to 5000 South, with portions west of Ridgeline Drive and South Pointe Drive included in the Project Area Boundaries.

3. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE URBAN RENEWAL (17C-2-103(1)(B))

Land Uses

The primary land use in the Project Area is commercial. The existing commercial development varies from small manufacturing and light industrial to medical office to storage units and RV storage space. Ogden Regional Medical Center is in the Project Area and is accompanied by several medical office complexes, as well as other small office space. Public property includes the Washington Terrace City Hall, a Weber County Library, the Weber County School District Education Center. The Project Area also has residential uses, including single family detached and attached dwellings, condos, and apartments. Furthermore, the project area includes approximately 24 acres of vacant land. The Project Area is primarily zoned Commercial, with smaller areas zoned Hospital/Institution, Residential, Public Building, or Special Area Plan.

TABLE 1: ACREAGE AND TAXABLE VALUE BY PROPERTY TYPE

Property Type	Total Acres
Residential	37.45
Commercial/Industrial	67.66
Vacant	23.54
Public/Exempt	19.20
Total Based on Parcels	147.85
Total Acres in Project Area (including roads)	172.34

Principal Streets

5000 South partially borders but is not included in the Project Area. South Pointe Drive/Ridgeline Drive partially borders and is partially included in the Project Area. Adams Avenue partially borders and is included in the Project Area

Population Densities

Development within the Project Area is a mixture of commercial, public, and residential, with some vacant land. There are 211 residential parcels, for an estimated 271 dwellings. Based on an average household size of 2.52,¹ the estimated population for the Project Area is 683. With 172.3 acres in the Project Area, the project area is 0.269 square miles. Dividing the population by the square miles gives an existing population density of 2,536 people per square mile. The Plan does not currently propose any additional residential development. Proposed residential densities within the Project Area will therefore remain at 2,536 persons per square miles.

Building Intensities

The project area currently has 995,371 square feet of building space, resulting in an average density of 5,777 square feet per acre,² or a floor area ratio (FAR)³ of 0.13.⁴

¹ 2013 ACS 5-year estimate for Washington Terrace.

² Calculated by dividing the 995,371 existing building square feet by the total acres for the area (172.3).

³ Floor Area Ratio (FAR) is defined as the ratio of building square feet to total land area.

⁴ Calculated by dividing the 995,371 building square feet by the number of square feet in one acre (43,560).

4. STATE THE STANDARDS THAT WILL GUIDE THE URBAN RENEWAL (17C-2-103(1)(c))

Development within the Project Area will be held to high quality design and construction standards and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; and (4) the City's land use code.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the City. It is contemplated that these design objectives will be addressed in a development agreement with the Developer specifically addressing these points.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance, be easily maintained, and indicative of their purpose.

Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the City's land use code, the applicable zoning designations, or as requested by the City or the Agency.

The general standards that will guide the urban renewal are as follows:

1. Encourage and assist urban renewal with the creation of a well-planned, vibrant business and educational center which will include space for retail, office, residential and educational uses.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for urban renewal that would be complementary to existing businesses and industries or would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity for the City.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.
10. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

5. SHOW HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY THE URBAN RENEWAL (17C-2-103(1)(D))

- (a) “Urban renewal” as defined under 17C-1-102(51) means the development activities under a project area plan within an urban renewal project area, including:
 - (i) planning, design, development, demolition, clearance, construction, rehabilitation, environmental remediation, or any combination of these, of part or all of a project area;
 - (ii) the provision of residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to them;
 - (iii) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating, or any combination of these, existing structures in a project area;
 - (iv) providing open space, including streets and other public grounds and space around buildings;
 - (v) providing public or private buildings, infrastructure, structures and improvements; and
 - (vi) providing improvements of public or private recreation areas and other public grounds.

The timeframe extension of the project area will meet the purposes of this title through redevelopment of blighted properties and through the reconfiguration of infrastructure that is insufficient to serve the demands of commercial growth.

6. BE CONSISTENT WITH THE GENERAL PLAN OF THE COMMUNITY (17C-2-103(1)(E))

The General Plan Land Use map shows commercial development throughout the project area. The City desires to attract good commercial development that will strengthen the tax base. The City has limited properties that could be developed commercially and therefore feels it needs to maximize its opportunities along Washington Blvd. in order to ensure economic sustainability. The City's desires for this Project Area are consistent with the General Plan.

7. DESCRIBE HOW THE URBAN RENEWAL WILL REDUCE OR ELIMINATE BLIGHT IN THE PROJECT AREA (17C-2-103(1)(F))

The reconfiguration of roads near Washington Blvd. will provide greater access and visibility to these key commercial sites in the City. Blight will be eliminated through redevelopment of these parcels along Washington Blvd, facilitated by the road reconfiguration, that currently are partially vacant, are not maintained, house temporary inventory of storage sheds and trailers, and that give a poor appearance to this gateway into the City.

8. DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED URBAN RENEWAL (17C-2-103(1)(G))

The Agency intends to reconfigure road access at the northern end of the project area, specifically at Washington Blvd. and 5000 South. No other specific projects are planned at this time.

9. IDENTIFY HOW PRIVATE DEVELOPERS, IF ANY, WILL BE SELECTED TO UNDERTAKE THE URBAN RENEWAL AND IDENTIFY EACH PRIVATE DEVELOPER CURRENTLY INVOLVED IN THE URBAN RENEWAL PROCESS (17C-2-103(1)(H))

The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the urban renewal in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

10. STATE THE REASONS FOR THE SELECTION OF THE PROJECT AREA (17C-2-103(1)(I))

The Project Area was selected as that area in Washington Terrace having the most infrastructure needs as well as the most potential to generate tax increment. The Agency has had good success in this area in the past, with the base taxable value increasing from \$1,261,203 in 1987 to \$67,237,266 in 2014. The hospital provides opportunities for additional medically-related businesses to locate in the area, the toll road (if tolls are eliminated) could substantially increase in traffic in the future, and the properties along Washington Terrace are prime commercial sites with significant infrastructure needs. The Agency desires ten additional years in order to complete what it has so successfully accomplished to date in this area.

11. STATE THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT (17C-2-103(1)(J))

Physical Conditions

The proposed Project Area consists of approximately 172.3 acres within the total boundaries, with 147.85 acres attributable to non-street parcels. The Project Area, while mostly developed, has approximately 24 acres of vacant land, with additional underdeveloped storage lots. Developed property has primarily commercial, residential, and public uses.

Social Conditions

There are 211 residential parcels, for an estimated 271 dwellings. The Project Area has workers coming from other areas to work in already-existing commercial businesses. The Project Area Plan will increase the number of workers traveling to the Project Area. It is anticipated, therefore, that the proposed Project Area will grow the community's economy, quality of life, and reputation.

Economic Conditions

The project area is mostly developed with offices, with some commercial businesses and public buildings. Tenants include Ogden Regional Medical Center, numerous medical offices, the City of Washington Terrace, Weber School District, Weber County Library, and Maverick. The average improvement value per acre (for improved acres only) in the Project Area is \$1,041,747 per acre.⁵ In comparison, land values in the area average \$181,335 per acre.⁶ Land values per acre are as low as \$1,904, indicating additional opportunity for development in the area.

⁵ Calculated by taking the total improvement values in the project area (\$98,766,416) and dividing by the 94.81 acres that show improvement values.

⁶ Calculated by taking the total land values in the project area (\$26,810,416) and dividing by the 147.85 total acres (not including acreage for roads).

12. DESCRIBE ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA (17C-2-103(1)(K))

The Agency is requesting 50 percent of the tax increment for a period of ten years extending from 2016 through 2025. The total amount of increment expected to be received by the Agency is \$5,789,130 over the ten years, with four percent of that amount (approximately (\$231,565) allocated to administrative costs.

13. BENEFITS ANALYSIS (17C-2-103(1)(L))

This section describes the benefit of any financial assistance or other public subsidy proposed to be provided by the agency, including:

- a. An Evaluation of the Reasonableness of the Costs of the Urban Renewal [17C-2-103(2)(a)(i)]
 - i. Assistance is needed in order to compensate for the poor configuration, grading and access at the northern end of the project area. This assistance is necessary in order to “level the playing field” and to make the area competitive with other development locations.
 - ii. The Agency believes that the additional development will result in increased revenues to the City and other taxing entities through: 1) additional property tax valuation and revenue; and 2) through additional business growth and job creation that will generate increased income tax, corporate franchise tax and sales tax revenues to the State and local government.
 - iii. The cost of the public improvements to be constructed in the Project Area may need to be borne by developers, repayable in whole or in part with a portion of the Agency’s share of the tax increment generated in the Project Area.
 - iv. The Agency believes that the cost estimates shown in the Project Area Budget are reasonable and provide the basis for the Agency to proceed with the proposed development as part of its Urban Renewal activities in the Project Area. The cost estimates reflect the Agency’s current best estimates of current and future costs and revenues based upon estimates and projections that may change during the life of the Project Area Budget.
- b. Efforts the Agency or Developer Has Made or Will Make to Maximize Private Investment [17C-2-103(2)(a)(ii)]

The Agency proposes to use tax increment as an incentive to private developers, to encourage and maximize private investment in the development of the Project Area. It is expected that through the use of tax increment in this manner, and through agreements

with developers setting the developers' expected performance, private investment will be maximized to the extent reasonably possible. The Agency may request competitive bids for development of key sites with the Project Area. The competitive bid process itself will encourage private investment.

c. Rationale for Use of Tax Increment including Whether the Proposed Development Might Reasonably be Expected to Occur in the Foreseeable Future [17C-2-103(2)(a)(iii)]

Tax increment financing is a tool used for financing and stimulating urban economic development in areas where economic activity is stagnant or declining. In the Economic Strategic Plan completed by the City in December 2013, the report found that "given the potential for redevelopment in this area, the City should consider extending the timeframe of this RDA." While much has been accomplished in the past in this area, much more remains to be accomplished.

d. Estimate of the Total Amount of Tax Increment that will be Expended in Undertaking Urban Renewal and the Length of Time for which it will be Expended [17C-2-103(2)(a)(iv)]

Because no developers have currently stepped forward with plans for the Project Area, it is difficult to estimate the amount of tax increment that could be generated over a 10-year period. Project Area costs are estimated to reach roughly \$5.8 million for infrastructure improvements and economic incentives (including land write-downs) that will benefit the area.

Since the project area was formed and the base year established in 1987 with a taxable value of \$1,261,203, the taxable value has increased to \$67,237,266 in 2014. This amended project area plan and budget seek to keep the base year value of \$1,261,203 in 1987 and extend the collection period for ten years. The Agency intends to reduce its share of tax increment received to 50 percent over the 10-year period resulting in total Agency revenues of \$5,789,130 over the 10-year period, with a net present value of an estimated \$4,650,137.⁷

The following section describes the anticipated public benefit to be derived from the urban renewal, including:

a. The Beneficial Influences Upon the Tax Base of the Community 17C-2-103(2)(b)(i)]

The beneficial influences upon the tax base of the other taxing entities will include increased property tax revenues. This will occur due to the redevelopment of underutilized properties that can be converted to higher and better uses. These increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

⁷ Discount rate of four percent.

Retail development in the area will increase sales tax revenues to the County and the City from the local option point of sale tax revenues. Job growth in the Project Area will result in increased wages which will result in more local purchases which will benefit existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

b. The Associated Business and Economic Activity Likely to be Stimulated [17C-2-103(2)(b)(ii)]

Other business and economic activity likely to be stimulated includes increased spending by residents and employees of the Project Area in the immediate Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the direct spending of the additional residents and employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.) and for eating away from home such as fast food. The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

Residents will likely make convenience purchases close to home, again assuming that desired goods and services are available. These purchases include items such as: food, convenience foods, personal services, etc.

c. Whether the Adoption of the Project Area Plan is Necessary and Appropriate to Reduce or Eliminate Blight [17C-2-103(2)(b)(iii)]

The area has generated significant development interest along Adams Avenue due to the redevelopment assistance offered in the area. However, the past few years of the URA have felt the effects of the nationwide economic recession and an extended timeframe is necessary in order to add the infrastructure necessary to redevelop key sites in the project area – especially those properties along Washington Blvd. This extended plan is necessary in order to remove blighted properties and to improve infrastructure in the area in order to make it a competitive development site at a key location and to complete the very successful redevelopment process already in place in the area.

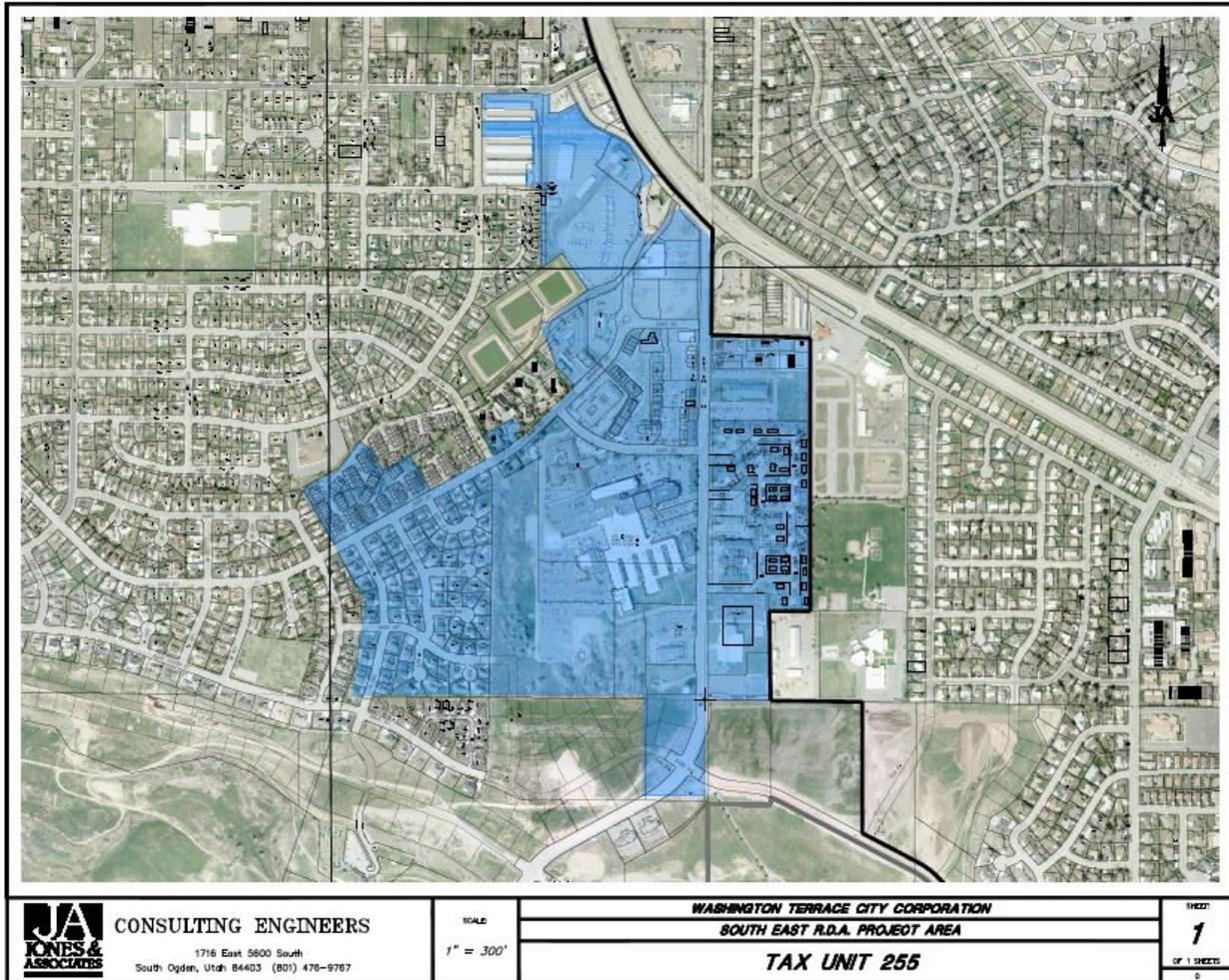
14. HISTORIC BUILDINGS IN PROJECT AREA (17C-2-103(1)(M))

The Agency has not identified any buildings in the Project Area that are included in or eligible for inclusion in the National Register of Historic Places or the State Register. If such buildings are identified in the future, the Agency shall comply with Section 9-8-404 as though the Agency were a State Agency.

15. INCLUDE OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE (17C-2-103(1)(M))

Not applicable.

APPENDIX A – MAP OF SOUTHEAST PROJECT AREA



S

EXHIBIT B

LEGAL DESCRIPTION OF THE BOUNDRIES OF THE PROJECT AREA

BOUNDARY DESCRIPTION OF THE PROJECT AREA

Beginning at a point on the South line of 5000 South Street 1133.86 feet East and 33 feet South of the Northwest corner of the South 1/2 of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: running thence South 0 degrees 44'28" East 96.87 feet, thence South 89 degrees 42'26" East 347.0 feet, thence South 0 degrees 30' East 80.0 feet, thence North 89 degrees 42'26" West 347.0 feet, thence South 0 degrees 44'28" East 100.97 feet, thence South 89 degrees 42'26" East 324.36 feet, thence South 0 degrees 30' East 216 feet more or less, thence West 39', more or less, thence South 112 feet, more or less, thence East 95.52 feet, more or less, thence South 0 degrees 44'30" West 539.81 feet, thence North 54 degrees, East 173.63 feet, thence South 36 degrees East 290' more or less, to the South line of the South Ogden Highline Canal, thence Southwesterly along the canal, thence South 22 degrees 06' East 282 feet, more or less, thence South 45 degrees 00' East 168 feet, more or less, to the Northwesterly line of 5450 South Street, thence Southwesterly three (3) courses along said Northwesterly line of 5450 South Street as follows: South 45 degree 00' West 363.58 feet Southwesterly along the arc of a 1074.60 foot radius curve to the right 137.62 feet (long chord bears South 48 degrees 40'08" West 137.53 feet), thence North 35 degrees 30' West 54.89 feet, thence North 77 degrees 30' East 45.00 feet, thence North 12 degrees 30' West 65.00 feet, thence South 77 degrees 30' West 31.95 feet, thence Northwesterly along the arc of a 296.86 foot radius curve to the left a distance of 35.09 feet (long chord bears North 22 degrees 27'53" West 35.07 feet), thence continuing to the Northeast corner of 5450 South Street and 300 East; thence Southwesterly 66 feet, more or less, to the Northwest corner of 300 East and 5500 South Street, thence Southwesterly along the Northwesterly line of 5500 South 423 feet, more or less, to the Southwest corner of Ridgemont PRUD Phase I, thence North 29 degrees 30' West 260.00 feet, thence South 60 degrees 30' West 200 feet, thence North 29 degrees 30' West 147.77 feet, thence North 53 degrees 20'30" West 102.70 feet, thence South 36 degrees 39'30" West 224.89 feet, thence South 63 feet 00'30" West 242.94 feet, thence South 402.96 feet along the East line of the Southridge Subdivision No. 9, thence South 66 feet more or less to the South line of 5500 South, thence South 29 degrees 30' East 359.00 feet, thence South 7 degrees 29'57" West 617.19 feet,

to the Southern line of the Washington Terrace Corporate limits, thence East along said corporate limits 1891 feet, more or less, thence South 0 degrees 28' West 658.60 feet along the Washington Terrace City limits, thence East 394.5 feet, more or less, along said limits, thence continuing North along said corporate limits to a portion of the Southwest quarter of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and then beginning at the Southwest corner of said quarter section; and running thence South 89 degrees 30' East along the South line of said quarter section 390 feet; thence North 0 degrees 26' East 586.7 feet, thence South 89 degrees 30' East 265.27 feet to the Southwest corner of South Ogden City's Park property; thence North 0 degrees 06'32" East 734.01 feet to the Northwest corner of said park property; thence South 89 degrees 30' East 4.445 feet to the Southwest corner of the State of Utah Armory property; thence North 0 degrees 08'36" East 1038.68 feet along the existing West fence of said armory property, thence parallel to the North line of said quarter section, North 89 degrees 32' West 650.31 feet to a point on the west line of said quarter section; thence North 0 degrees 26' East 640 feet more or less along the Eastern Corporate limits of Washington Terrace to the Southwesterly line of the State Highway known as Washington Boulevard, thence northeasterly along said highway, which is also the eastern limits of Washington Terrace 150 feet more or less, thence West 66 feet more or less to the Southeast corner of the South Ogden Highline Canal, thence North along the east line of said canal to the Northeast line of said canal, thence South 30 degrees 26' West 139.77 feet, thence South 40 degrees 43' West 167.90 feet, thence South 35 degrees 41' West 27.76 feet, thence North 9 degrees 49'36" West 346.15 feet, thence North 50 degrees 55' East, 145.18 feet to the Westerly line of an access road taken by the State Road Commission of Utah; thence Northwesterly along said road 675 feet, more or less, to a point being South 26 degrees 23'30" East 120.0 feet from the South Right of Way line of 5000 South Street, thence South 63 degrees 20' West 130 feet, thence North 89 degrees 30' West to a point which is 450 feet East, more or less, and 125 feet South of beginning, thence North 125 feet to the South line of 5000 South Street, thence West along said South line 450 feet, more or less, to the point of beginning.

PAGE 2 OF 2

EXHIBIT C

SUMMARY OF ORDINANCE

PUBLIC NOTICE IS HEREBY GIVEN that on November 17, 2015, the Washington Terrace City Council (the "City Council"), adopted Ordinance 15-09 (the "Ordinance") adopting the Urban Renewal Plan (the "Plan") for an Urban Renewal Project Area Extension (the "Project Area") located in the City of Washington Terrace, Utah, with the boundaries generally described as follows:

- Northern Boundary: The northern boundary is 5000 South.
- Eastern Boundary: The eastern boundary begins at Adams Avenue and extends eastward to approximately 600 East at approximately 5250 South. The boundary then goes westward at about 5550 South, and returns back to Adams Avenue at 5600 South.
- Southern Boundary: The southern boundary is generally 5600 South, with a portion extending along Adams Avenue to approximately 5700 South.
- Western Boundary: The western boundary generally follows 150 East to Ridgeline Drive (5500 South). The boundary then follows Ridgeline Drive north to South Pointe Drive and continues to 5000 South, with portions west of Ridgeline Drive and South Pointe Drive included in the Project Area Boundaries.

and designating the Plan as the official Plan and Project Area. The Washington Terrace Redevelopment Agency has found and determined that (a) there is a need to effectuate a public purpose; (b) there is a public benefit under the analysis shown by the Plan; (c) it is economically sound and feasible to adopt and carry out the Plan; (d) the Plan conforms to the general plan of the City; and (e) carrying out the Plan will promote the public peace, health, safety, and welfare of the community in which the Project Area is located. Complete copies of the Ordinance and the Plan are available for public inspection in the office of the City Recorder at the City offices at 5249 S. South Pointe Drive, Washington Terrace, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m., Monday through Friday for a period of at least thirty (30) days from and after the date of publication of this notice. Notice is further given that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the Plan or the procedure used to adopt the Plan, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

DATED this 18 day of November, 2015.

AMY RODRIGUEZ, City Recorder



City Council Staff Report

Building & Planning

Author: Planning Department

Subject: Amending Chapter 17.48.010 Family Swimming Pools, Changing Minimum setback requirements from property lines

Date: November 17, 2015

Item: Discussion/Action

Summary Recommendations:

By motion, approve the Amendment to Ordinance Chapter 17.48.010 Family Swimming Pools which Changes the minimum setback requirements from property lines.

Background:

The Planning Commission reviewed the ordinance in a public meeting on October 29, 2015, and gave a favorable recommendation for approval.

This change will result in compliance with the **ICC 2012 ISPSC (International swimming pool and spa code)**, Chapter 3. Section 305 Barrier Requirements. The ISPSC identifies and establishes a barrier or clear zone distance around the pool from the waters edge. The life & safety of a barrier or fence needs to be constructed to prevent unwanted or unaware access (To keep people OUT). After review of the ISPSC code and reviewing the impact of this change, staff feels that amending Chapter 17.48.010, prevents any conflict with the Pool industry who comply with and design to the ISPSC.

Description:

The amendment will change the distance from the pool to the fenceline from ten feet to 5 feet.

C. **Staff Recommendation:** Staff recommends approval of the change.

Alternatives:

- A. Approve the Request: Council may approve the amendment reducing the setback to five (5) feet to comply with the **international swimming pool and spa code.**
- B. Deny the Request. Council may deny the amendment
- C. Do Nothing. Council may table the item until further information can be obtained.

**WASHINGTON TERRACE CITY
ORDINANCE 15-08**

SWIMMING POOLS AMENDED

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE,
UTAH, AMENDING SECTION 17.48.010 RELATED TO
SWIMMING POOLS; SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Washington Terrace City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, the City desires to comply with the ICC 2012 ISPC (International Swimming Pool and Spa Code), Chapter 3, Section 305 Barrier Requirements which identifies and establishes a barrier or clear zone distance around the pool from the water’s edge;

NOW, THEREFORE, be it ordained by the City Council of Washington Terrace City as follows:

Section 1: Repealer. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Section 17.48.010 is hereby amended to read as follows:

17.48.010 Family Swimming Pools

A family swimming pool shall be permitted in the rear of a dwelling as an accessory use provided the following requirements are met:

~~A. The location of such family swimming pool or accessory machinery shall be not less than thirty five feet (35') from any dwelling on an adjoining lot and not less than ten feet (10') from any interior property line. On corner lots, the distance from such pool to the property line facing on a street shall be not less than the required side yard for an accessory building in that zone.~~

A swimming pool may cover the area within a rear yard and not located within an easement unless the construction of that pool would require the need to vary from existing ordinance. A variance for the pool to be allowed to be constructed on the easement would need to be obtained.

B. The pool or spa may not be closer than five (5) feet to the property line measured at water’s edge.

C. Minimum setback requirements from property lines are as follows:

- (a) Front Yard: No pool allowed within a front yard.
- (b) Rear Yard: Five feet (5') Min.
- (c.) Side Yard: Five feet (5') Min. within the fence line of the property.
- (d) Easement: Setbacks shall comply with all easement regulations

D. An outside family swimming pool shall be completely enclosed by a substantial fence not less than five feet (5') in height, and any lights used to illuminate the pool or its accessories shall be so arranged as to reflect the light away from the adjoining premises

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2015.

MARK C. ALLEN, Mayor,
Washington Terrace City

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this ____ day of _____, 2015.

PUBLISHED OR POSTED this ____ day of _____, 2015.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Washington Terrace City, hereby certify that foregoing Ordinance was duly passed and published, or posted at 1) _____ 2) _____ and 3) _____ on the above referenced dates.

City Recorder

DATE: _____