



Regular City Council Meeting
Tuesday, January 2, 2018
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
www.washingtonterracecity.com

1. **OATH OF OFFICE: THE OATH OF OFFICE WILL BE ADMINISTERED TO NEWLEY ELECTED RE-ELECTED OFFICIALS 5:30 P.M.**

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 DECEMBER 5, 2017 MEETING MINUTES

5.3 APPOINTMENT OF CITY TREASURER/ACTING CITY TREASURER EFFECTIVE JANUARY 8, 2018

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 MOTION/RESOLUTION 18-01: A RESOLUTION APPROVING THE

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.

MODERATE INCOME HOUSING PLAN

The Moderate Income Housing Plan is required for preparation of affordable housing elements to the community general plans so that communities would systematically assess their housing situations.

8.2 MOTION: NOMINATION AND ELECTION OF MAYOR PRO TEMPE

Council may nominate and elect a mayor pro tempore to preside over meetings if the Mayor is absent, unable, or refuses to act in the capacity of mayor.

8.3 DISCUSSION/ACTION: RESTRICTED USE OF THE CIVIC/SENIOR CENTER FOR ORGANIZATIONS

Discussion regarding use of the Civic/Senior Center for organizations. Motion may include for staff to review options.

COUNCIL COMMUNICATION WITH STAFF

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

10. ADMINISTRATION REPORTS

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

11. UPCOMING EVENTS

January 15th: City Offices Closed for Martin Luther King Jr. Holiday
January 16th: City Council Work Session 5:00 p.m.
January 16th: City Council Meeting 6:00 p.m.
January 25th: Planning Commission Meeting 6:00 p.m.

12. MOTION: ADJOURN INTO CLOSED SESSION

- To discuss the character, professional competence, or physical or mental health of an individual.
- Strategy session to discuss pending or reasonably imminent litigation
- Discussion regarding deployment of security personnel, devices, or systems
- Strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimate value of the property under consideration or prevent the public body from completing the transaction on the best possible terms.

13. ADJOURN THE MEETING: MAYOR ALLEN

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1
2
3 **City of Washington Terrace**
4

5 Minutes of a Regular City Council meeting
6 Held on December 5, 2017
7 City Hall, 5249 South 400 East, Washington Terrace City,
8 County of Weber, State of Utah
9

10 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

11 Mayor Mark C. Allen
12 Council Member Scott Monsen
13 Council Member Blair Brown - Excused
14 Council Member Robert Jensen
15 Council Member Val Shupe
16 Council Member Scott Barker - Excused
17 City Manager Tom Hanson
18 City Recorder Amy Rodriguez
19 Public Works Director Steve Harris
20 Finance Director Shari' Garrett
21 Lt. Jason Talbot
22

23 **Others Present**

24 Charles and Reba Allen, Del Kraaima, Gary Keddington, Ulis Gardiner, Dan Fannesbeck, Speirs
25 Fannesbeck, Katie Amsden, Linda Fannesbeck, Jeff West
26

27 **1. ROLL CALL**

6:00 P.M.

28
29 **2. PLEDGE OF ALLEGIANCE**

30
31 **3. WELCOME**

32
33 **4. CONSENT ITEMS**

34
35 **4.1 APPROVAL OF AGENDA**

36 **4.2 APPROVAL OF NOVEMBER 18, 2017 RETREAT MINUTES AND NOVEMBER**
37 **21, 2017 MEETING MINUTES**

38 Items 4.1 and 4.2 were approved by general consent.
39

40 **5. CITIZEN COMMENTS**

41 Katie Amsden- principal of Washington Terrace Elementary- thanked the Mayor, Council, and Hanson
42 on behalf of the school, students of the school, and the Fannesbeck family for their hard work on getting
43 the crosswalk signals and signs posted. She presented a poster board signed by tall the children in the
44 school thanking the city for being a part of the school and community.
45

46 **6. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
47 **COMMENTS**

48 Hanson stated that everyone helped to make it happen and find a reasonable way to make it happen. He

49 stated that our Public Works crew put it all together. Council Member Monsen thanked the Fonnesebecks'
50 for bringing this to the attention of staff and stated that this is a good example of the community working
51 together.

52

53 **7. NEW BUSINESS**

54

55 **7.1 PRESENTATION: RECOGNITION OF COUNCIL MEMBER ROBERT JENSEN**
56 **AND COUNCIL MEMBER VAL SHUPE FOR THEIR SERVICE AS COUNCIL**
57 **MEMBERS**

58 Mayor Allen thanked Council Member Jensen and Council Member Shupe for their 8 years of service,
59 stating that the city appreciates all that they have done. Mayor Allen presented both Council Members
60 with a certificate, along with a going away gift.

61 Mayor Allen stated that they will be missed. He stated that Council has done a lot of great work.

62 Council Member Shupe stated that he enjoyed working with the staff and he stated that we as a city have
63 great employees. He stated that the Mayor puts in a lot of time for the city that residents may not know
64 about and stated that he is a good man and appreciated working with him.

65 Council Member Jensen stated that time has gone by fast and stated that he enjoyed being part of the
66 experience and that he appreciates staff.

67

68 **7.2 PRESENTATION: THE COMPREHENSIVE ANNUAL FINANCIAL REPORT**
69 **FOR FISCAL YEAR ENDING JUNE 30, 2017**

70 Gary Keddington, from the firm of Keddington and Christensen, spoke to Council about the independent
71 audit report for fiscal year 2017, stating that staff has been excellent to work with. He stated that they
72 work with limited fraud questions, internal control studies, and processes. Keddington stated that they
73 review state compliance, noting that they did not find any errors or findings. He stated that there were no
74 disagreements with management concerning the audit, and did not find any findings. He stated that there
75 were no misstatements and adjustments were made quickly. He stated that correction suggestions were
76 taken care of from last year. Keddington stated that Council was issued a CAFR report and the document
77 is materialistically accurate.

78 Garrett presented the CAFR report, highlighting 3 areas of coverage. She summarized that we did meet
79 all the financial outcomes and projections for this past year. She stated that staff looks at near term
80 submissions for obligations, do we have sufficient liquidities, and if we have the 25 percent maximum in
81 the General Fund. She stated that the next area reviewed is economic position, noting that we show
82 improvement every year. The third area looked at for financial condition is economic condition, noting
83 that the indicators are in the statistic area of the CAFR.

84 Garrett stated that we are in a good position and no red flags in the audit.

85 Garrett stated touched on the historical debt service requirements, noting that the commitment of 1.25
86 percent was above that level at 1.9, noting that it will stay below the 2 percent level until 2022. She stated
87 that we are holding good to our commitments.

88 Council Member Jensen stated that the City is sensible and square with their funds. He stated that the
89 City is looking forward to increasing the value of the city and is impressed with how staff works together
90 to make this happen.

91

92 **7.3 DISCUSSION/MOTION: APPROVAL OF THE CONSOLIDATED PLAN –**
93 **CAPITAL INVESTMENT PLAN PROJECT PRIORITIZATION**

94 Hanson stated that Council was provided a list of the prioritized projects for CDBG applications. This list
95 needs to be given to the state to be part of a regional prioritization list on which they base their project
96 rankings. The City would like to apply for improvements and rehabilitation to the Water Tank, costing

97 approximately \$375,000, with \$250,000 being applied for through the grant.

98
99 **Motion by Council Member Shupe**
100 **Seconded by Council Member Jensen**
101 **To approve the consolidated Capital Investment Plan**
102 **For CDBG Project Prioritization**
103 **Approved unanimously (3-0)**
104

105 **7.4 MOTION: APPROVAL OF THE 2018 MEETING SCHEDULE**

106 Hanson stated that state law requires that an annual meeting schedule be adopted and posted each year.

107
108 **Motion by Council Member Monsen**
109 **Seconded by Council Member Shupe**
110 **To approve the 2018 Annual Meeting Schedule**
111 **Approved unanimously (3-0)**
112

113 **8. COUNCIL COMMUNICATION WITH STAFF**

114 Council Member Monsen expressed his thanks to Council Members Jensen and Shupe for their help and
115 contribution on the Council, stating that he has learned a lot from them.

116 Council Member Jensen stated that he had a great time on Council and have been able to do great things
117 together. He stated that everyone is working their job to do things better for our city.

118 Council Member Shupe stated that he enjoyed working on the Council and noted that there are some
119 good people coming onto Council next year to continue the work.

120
121 **9. ADMINISTRATION REPORTS**

122 Hanson stated that he appreciates Council Members Monsen and Shupe. He stated that staff has enjoyed
123 working with them as well.

124
125 **10. UPCOMING EVENTS**

126 December 25: City Offices closed for Christmas Holiday

127 December 28: Planning Commission meeting 6:00 p.m.

128 January 1, 2018: City Offices closed for New Years Day

129 January 2nd: Oath of Office ceremony 5:30 p.m

130 January 2nd: City Council Meeting 6:00 p.m.

131
132
133 **11. ADJOURN THE MEETING: MAYOR ALLEN**

134 Mayor Allen adjourned the meeting at 6:38 p.m.

135
136
137
138 _____
139 **Date Approved**

138 _____
139 **City Recorder**

**WASHINGTON TERRACE CITY
RESOLUTION 18-01**

MODERATE INCOME HOUSING PLAN UPDATE

**A RESOLUTION OF WASHINGTON TERRACE CITY, UTAH, ADOPTING
THE 2018 UPDATE REPORT TO THE MODERATE INCOME HOUSING
PLAN.**

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

WHEREAS, *Utah Code Annotated* §10-3-717 authorizes the City Council to “exercise all administrative powers by resolution”;

WHEREAS, *Utah Code Annotated* §10-9a-408 requires the City to prepare a biannual report that reviews the City’s Moderate Income Housing Plan Element of the General Plan and its implementation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Washington Terrace City that the attached Moderate Income Housing Plan 2018 Biannual Report is hereby adopted and incorporated herein by this reference.

PASSED AND APPROVED by the Washington Terrace City Council this 2nd day of January, 2018.

Mayor Mark C. Allen

ATTEST:

Amy Rodriguez, City Recorder

Roll Call Vote

Council Member Barker
Council Member Brown
Council Member Monsen
Council Member Weir
Council Member West



MODERATE INCOME HOUSING PLAN

2018 BI-ANNUAL UPDATE REPORT

January 2, 2018

Approved by the Legislative Body

City of Washington Terrace
5249 South 400 East
Washington Terrace, UT 84405
Phone: 801-393-8681

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 - A. Efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
 - B. Actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing.
 - C. Progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing.
 - D. Efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.
 - E. The legislative body of each city shall send a copy of the report to the state and the association of governments in which the city is located.
- V. CONCLUSION.

MODERATE INCOME HOUSING PLAN 2009 BIANNUAL UPDATE REPORT

I. INTRODUCTION.

This Moderate Income Housing Plan 2018 Bi-annual Update Report (Report) is in compliance with *Utah Code Annotated* §10-9a-408. This state statute provides that the City Council, acting in its capacity as the legislative body of the City of Washington Terrace, Utah (City), is to make a bi-annual Report on its Moderate Income Housing Plan (MIHP).

A MIHP is required as an element of the General Plan as set forth in *Utah Code Annotated* §10-9a-403. The purpose of the MIHP is to address the need for the development of additional moderate income housing within the City, and to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur. *Utah Code Annotated* §10-9a-103 defines “moderate income housing” as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”

The bi-annual review of the MIHP provides the opportunity to give this Report on the implementation of the MIHP along with the City’s findings made during the review. The primary objective of the City’s MIHP is to promote home-ownership opportunities for moderate income households. It also seeks to allow households of moderate income to benefit from and fully participate in all aspects of neighborhood and community life. To accomplish this, the MIHP makes projections of housing needs and factors that may affect housing for households of moderate income. The City previously adopted its Affordable Housing Plan which is the equivalent to the Moderate Income Housing Plan. This Report is made based upon the requirements of state law set forth in *Utah Code Annotated* §10-9a-408

II. BIANNUAL REPORTING REQUIREMENT.

According to *Utah Code Annotated* §10-9a-408, the legislative body shall biannually update its Moderate Income Housing Plan, as follows:

- A. Review the moderate income housing plan element of its general plan and its implementation; and,
- B. Prepare a report setting forth the findings of the review.

According to state statute, this Report addresses the following:

- A. Efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
- B. Actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing.
- C. Progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing.

- D. Efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

As required by state law, a copy of this Report is also sent by the City to the applicable state agency and the Wasatch Front Regional Council (WFRC), which is the association of governments where the City is located.

III. COMMUNITY DATA.

A. Geography and Demographics.

The City of Washington Terrace is located at 41°10'21"N, 111°58'40"W. According to the United States Census Bureau, the City has a total area of 1.9 miles, all land.

The U.S. Census Bureau estimates the current population of the City to be 9,067. The racial makeup of the City is 81% White, 13% Hispanic, with the remaining percent being other races. The U.S. Census Bureau currently estimates 2,629 housing units in the City with an average household size of 2.56 persons. The home ownership rate is estimated to be 61.2%.¹

The City is located in the Ogden-Clearfield Metropolitan Statistical Area (MSA). Based upon data from the U.S. Census, the median household income level for a household is \$56,860 per year. Moderate income is a household that earns 80% of the median income which calculates to \$47,384 per year.

B. Moderate Income Housing Data.

Moderate income housing is defined by state law as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households in the City. The City of Washington Terrace, Utah, is located in Weber County; and is within the Ogden-Clearfield Metropolitan Statistical Area (MSA) as defined by the U.S. Department of Housing and Urban Development (HUD).

The U.S. Census Bureau tracks median income levels in the City. According to available data at the time of this Report, the 2017 data for the median income for the City is determined to be \$56,860, per annum. A moderate income household earns 80% of the median income, or, in this case \$47,384, per annum.¹

¹ U.S. Census Bureau – Fact Finder for Washington Terrace City, Utah.

The number of dwelling units as provided by the Weber County Assessor’s Office and updated with new permits is as follows:

# of Units	Price Range	# of Units	Price Range
22	Up to \$75,000	166	\$200,001 to \$225,000
86	\$75,001 to \$100,000	91	\$225,001 to \$250,000
205	\$100,001 to \$125,000	47	\$250,001 to \$275,000
1028	\$125,001 to \$150,000	41	\$275,001 to \$300,000
590	\$150,001 to \$175,000	84	\$300,001 to \$350,000
190	\$175,001 to \$200,000	71	\$350,001 and more
Total Single-family Housing Units: 2,621			

To determine the stock of moderate income housing, this Report determines the estimated number of single-family housing units in the City. Next, this Report determines the amount that a moderate income household would likely qualify for a home mortgage. This Report will only use data from a conventional 30-year mortgage with the standard down payment. This Report does not address unconventional financing, interest only loans, ARMs, or other non-traditional financing.

According to data provided by America First Credit Union, one of the largest lenders in the area, a moderate household would qualify to purchase a house valued at or below \$188,097.² For the purposes of this Report, the percent of moderate income housing available in the City is based upon borrowing for homes valued approximately at or below \$200,000 as rounded up in the housing count data.

There are an estimated 2,621 single-family housing units in the City. Of these 2,621 single-family housing units, an estimated 2,121 housing units are within the price range of a moderate income household. This represents 81% of the total housing stock in the City being available to a moderate income household.

IV. BI-ANNUAL REVIEW AND REPORT OF FINDINGS.

A. Efforts made by the City to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.

The City addresses its efforts in the reduction, mitigation, or elimination of barriers for moderate income housing as part of the MIHP. The City finds that it has an interest in providing for moderate income housing for its residents. The City finds that it has historical roots as a community that greatly supports moderate income households dating back to the era of World War II. In the 1940s, the United States government created large housing projects to house workers at military facilities to support the war effort. These housing projects spawned the birth

² America First Credit Union. How Much Can You Afford?

of the City of Washington Terrace, Utah. The project created approximately 1,400 two-bedroom single-family homes in a barrack-style housing project. These projects were geared to house moderate income families, which subsequently became the nucleus of the City.

After World War II, the community converted the housing surplus to permanent structures. Through painstaking planning efforts, residents negotiated with the government to utilize the temporary infrastructure to create a permanent community. The Washington Terrace Non-profit Housing Corporation purchased the housing project from the government for \$2.25 million September 1, 1950. On December 12, 1958, the official City of Washington Terrace incorporated, and has since that time been a leader in the community in providing housing for moderate income households.

In 2006, the City identified the need for Neighborhood Revitalization to help with problems relating to deterioration of the housing stock and infiltration of criminal activities into local neighborhoods. A community Open House was held in August 2006 to obtain public input on improving neighborhoods. Comments were taken and reviewed by the Planning Commission and City Council and formulated into an ordinance to increase the area available for home-ownership opportunities in the City. One of the City's goals in its Neighborhood Revitalization efforts is to better provide opportunities for home-ownership for moderate income families.

At the end of 2008, as part of the Neighborhood Revitalization efforts, the City implemented a Good Landlord Program for rental properties in the City. Since 2009, this Good Landlord Program has been fully functional. The City provides landlord training and information to assist landlords with problem tenants. The City also tracks the number of rental units in the City as part of this program. Currently, the City has inventoried approximately 750 rental units in the City. The City continues to find additional rental inventory, specifically single-family homes converted to rental units that were previously unknown to be rental units. The City, consistent with U.S. Census data estimates that rental units constitute approximately 27% of the entire City housing stock.

The City finds that approximately 81% of the City's housing stock is within the range of moderate income households. The City encourages individuals to utilize state or federal programs to promote the construction of moderate income housing, as well as encourages programs offered by the Utah Housing Finance Agency. However, the City finds that moderate income housing should not be implemented on hazardous or sensitive land areas. These areas include flood plain, geologically unstable areas, areas incompatible with development based upon a known or unknown hazard. The City seeks to avoid potential zoning discrimination that may arise by locating moderate income housing in or near hazardous or sensitive land areas.

It should also be noted that there are many more elements that involve the housing market beyond the City. These elements include predatory lending, sub-prime mortgage default, inflation, interest rates, unemployment, and similar? These elements may negatively affect moderate income housing opportunities notwithstanding all the efforts made by the City to

encourage the same. The City finds that moderate income housing barriers from predatory lending practices and sub-prime loans are more significant than regulatory barriers. The City is only a small part of a greater whole in the housing market.

In 2017, the City initiated an In-fill Development program by adopting Ordinance 17-02. This In-fill Development Ordinance is designed to develop properties identified by the City as developable subject to special development regulations where the parcels would have otherwise been vacant. It is anticipated that In-fill Development can accommodate additional moderate income housing in the City that has nearly reached build-out.

B. Actions taken by the City to encourage preservation of existing moderate income housing and development of new moderate income housing.

With the City's moderate income housing stock for single-family homes in the City at 81% of the total housing stock, this shows the stability that the City has in maintaining moderate income housing. Based upon this data that shows 81% of the City's owner-occupied housing stock available to moderate income households, it is determined that the current and ongoing land use policies and practices of the City have not limited moderate income housing opportunities. In-fill Development Ordinance will further maintain such housing stock.

C. Progress made within the City to provide moderate income housing, as measured by permits issued for new units of moderate income housing.

In the last two years there has been 16 new single-family dwelling units constructed. Of these 16 units, 2 units are within the range of moderate income households. The City has almost reached build-out and is implementing its 2017 In-fill Development Ordinance to accommodate parcels that could not otherwise be developed under the prior regulations.

D. Efforts made by the City to coordinate moderate income housing plans and actions with neighboring municipalities.

The City provides a copy of this Report to adjoining cities in an effort to coordinate the MIHP with neighboring municipalities. The City is willing to discuss this Report and assist other cities in addressing moderate income housing issues. At the time the original Moderate Income Housing Plan was prepared, the City of Washington Terrace, Utah, obtained moderate income housing information for multiple other cities including: North Ogden, South Ogden, and Ogden City.

A copy of this Report is also made available to the applicable state agency and the WFRC, the association of governments in which the City is located, at the following address:

Utah Department of Workforce Services
Housing and Community Development Division
140 East 300 South
Salt Lake City, Utah 84111
(801) 526-4313

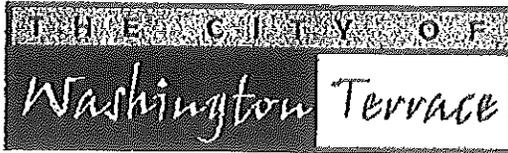
Wasatch Front Regional Council
Attn: Christy Dahlberg
295 North Jimmy Doolittle Road
Salt Lake City, UT 84116
801-363-4250 x 5005

V. CONCLUSION

The current median household income for the City is \$56,860, per annum, making the current moderate household income \$47,384 (80% of median income). The City has 2,621 single-family dwelling units. This Report concludes that 81% of the single-family units qualify as housing within the range of a moderate income household. The City finds that its current efforts are adequately preserving the moderate income housing stock. Regarding new housing within the last two years, 16 single-family units has been constructed, 2 are within the range of moderate income households.

Attached Supporting Documents

1. Housing Count from Weber County Assessor.
2. Washington Terrace Building Permits 2016-17.
2. U.S. Census Bureau – Fact Finder.
3. America First Mortgage Calculator.



5249 S. South Pointe Drive
 Washington Terrace, UT 84405
 Telephone: 801.393.8681
 Fax: 801.393.1921

November 21, 2017

Joe Olsen
 Weber County Assessor's Office
 2380 Washington Blvd.
 Ogden, UT 84401

Re: Washington Terrace City MIHP Update

Dear Joe;

The City of Washington Terrace is in the process of updating its Moderate Income Housing Plan (MIHP) as required by state law. In determining the current housing stock in Washington Terrace, it is necessary to obtain an inventory of existing housing values. I would appreciate it if you could provide me with the total number of dwelling units, including condominiums, in the following price ranges:

# of Units	Price Range	# of Units	Price Range
22	Up to \$75,000	166	\$200,001 to \$225,000
96	\$75,001 to \$100,000	91	\$225,001 to \$250,000
209	\$100,001 to \$125,000	47	\$250,001 to \$275,000
1028	\$125,001 to \$150,000	41	\$275,001 to \$300,000
570	\$150,001 to \$175,000	84	\$300,001 to \$350,000
190	\$175,001 to \$200,000	71	\$350,001 and more
Total Dwelling Units:		2621	

I hope to hear from you at your earliest convenience. If you have any questions, please do not hesitate to contact me.

Sincerely,

William Morris

William Morris,
 City Attorney for Land Use and Planning

2621
TOTAL

entity
26
107
867 WT needs Dem 10?

Permit Number	Date	Project	Name	Address	Contractor	Receipt	Valuation
17102611	10/26/2017	NEW HOME	NILSON HOMES	617 E 5650 S	NILSON HOMES	5217818	\$407,297.00
17091205	9/12/2017	NEW HOME BUILD LOT 8	NILSON HOMES	628 E 5650 S LOT 8	NILSON HOMES	1355681	\$465,178.00
17091102	9/11/2017	NEW HOME BUILD LOT 1	NILSON HOMES	5681 S 600 E LOT 1	NILSON HOMES	1355557	\$396,351.00
17081408	8/14/2017	NEW HOME BUILD	NILSON HOMES	5651 S 600 E LOT 3	NILSON HOMES	1354676	\$481,867.00
17073127	7/31/2017	NEW HOME BUILD	JAKE ROSSER	288 W 5600 S	STRATFORD	1354096	\$517,653.00
17072120	7/21/2017	NEW HOME BUILD	NILSON HOMES	631 E 5650 S LOT 23	NILSON HOMES	5214474	\$463,521.00
17072119	7/21/2017	NEW HOME BUILD	NILSON HOMES	606 E 5650 S LOT 5	NILSON HOMES	5214473	\$254,516.00
17072015	7/20/2017	NEW HOME (MOVE STRUCTURE)	KIRTNALDER	5050 S 150 E	TRIPLE CROWN ENT.	1353728	\$20,000.00
17062335	6/23/2017	NEW HOME LOT 24	NILSON HOMES	625 E 5650 S	NILSON HOMES	1353110	\$462,659.00
17062333	6/23/2017	NEW HOME LOT 27	BELL BUILT HOMES	355 W 5700 S	BELL BUILT HOMES	1353100	\$513,615.00

17061926	6/19/2017	NEW HOME (FIELDCRE ST LOT 26)	NILSON HOMES	5670 S 600 E	NILSON HOMES	5212933	\$466,218.00
Permit Numb	Date	Project	Name	Address	Contractor	Receipt	Valuation
17061925	6/19/2017	NEW HOME (FIELDCRE ST LOT 4)	NILSON HOMES	602 E 5650 S	NILSON HOMES	5212932	\$381,631.00
Permit Numb	Date	Project	Name	Address	Contractor	Receipt	Valuation
17050307	5/3/2017	NEW HOME BUILD	JASON BICKLEY	348 W 5150 S	OVERLAND HOMES	1351174	\$181,816.00
Permit Numb	Date	Project	Name	Address	Contractor	Receipt	Valuation
17010401	1/4/2017	NEW HOME BUILD	NILSON HOMES	5690 S 650 E (LOT 17)	NILSON HOMES	5206829	\$455,976.00
Permit Numb	Date	Project	Name	Address	Contractor	Receipt	Valuation
16051006	5/10/2016	NEW HOME BUILD	RYAN SEVY	157 E 5600 S	CHAD SEVY	1336962	\$614,266.00
Permit Numb	Date	Project	Name	Address	Contractor	Receipt	Valuation
15080301	8/1/2015	NEW HOME	NILSON HOMES	446 W 5700 S	NILSON HOMES	1321301	\$386,506.00

new homes 30

total Valuation

\$6,469,070.00

Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$2,712.95	\$27.13	\$4,861.32	\$678.24	\$0.00	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,037.75	\$30.38	\$275.00	\$759.44	\$4,586.32	\$2,333.00	\$500.00	FALSE
\$2,651.35	\$26.51	\$275.00	\$662.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,127.35	\$31.27	\$275.00	\$781.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,328.95	\$33.29	\$275.00	\$1,334.99	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,026.55	\$30.27	\$275.00	\$756.64	\$4,586.32	\$2,333.00	\$500.00	FALSE
\$1,856.15	\$18.56	\$275.00	\$464.04	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$1,083.35	\$10.83	\$275.00	\$270.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,020.95	\$30.21	\$275.00	\$755.24	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund
\$3,295.50	\$32.96	\$275.00	\$823.88	\$4,586.32	\$2,333.00	\$500.00	FALSE
Building Permit Fee	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	Bond Refund

\$3,043.35	\$30.43	\$275.00	\$760.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
uilding Permit Fe	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	ond Refund
\$2,567.35	\$25.67	\$275.00	\$641.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
uilding Permit Fe	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	ond Refund
\$1,452.95	\$14.53	\$275.00	\$363.24	\$4,586.32	\$2,333.00	\$500.00	FALSE
uilding Permit Fe	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	ond Refund
\$2,987.35	\$29.87	\$275.00	\$746.84	\$4,586.32	\$2,333.00	\$500.00	FALSE
uilding Permit Fe	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	ond Refund
\$3,775.25	\$37.75	\$275.00	\$943.81	\$4,586.32	\$2,333.00	\$500.00	TRUE
uilding Permit Fe	State Fee	Other Fees	Plan Check Fee	Impact Fee	CWSD	Bond	ond Refund
\$2,830.55	\$28.31	\$884.00	\$707.64	\$3,977.00	\$2,333.00	\$500.00	TRUE

\$43,797.65 \$437.97

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MAIN

COMMUNITY FACTS

GUIDED SEARCH

ADVANCED SEARCH

DOWNLOAD CI

Community Facts - Find popular facts (population, income, etc.) and frequently requested data

Enter a state, county, city, town, or zip code:

GO

- Population
- Age
- Business and Industry
- Education
- Governments
- Housing
- Income
- Origins and Language
- Poverty
- Race and Hispanic Origin
- Veterans
- Show All

Washington Terrace city, Utah

Description	Measure	Source
Population		
Census 2010 Total Population	9,067	2010 Demogra
2016 Population Estimate (as of July 1, 2016)	9,198	2016 Populatio
2016 ACS 5-Year Population Estimate	9,150	2012-2016 Am Estimates
Median Age		
	34.3	2012-2016 Am Estimates
Number of Companies		
	374	2012 Survey of
Educational Attainment: Percent high school graduate or higher		
	94.3%	2012-2016 Am Estimates
Count of Governments		
	N/A	2012 Census c
Total housing units		
	3,575	2012-2016 Am Estimates
Median Household Income		
	47,384	2012-2016 Am Estimates
Foreign Born Population		
	321	2012-2016 Am Estimates
Individuals below poverty level		
	15.5%	2012-2016 Am Estimates
Race and Hispanic Origin		
White alone	8,272	2012-2016 Am Estimates
Black or African American alone	28	2012-2016 Am Estimates
American Indian and Alaska Native alone	0	2012-2016 Am Estimates
Asian alone	66	2012-2016 Am Estimates
Native Hawaiian and Other Pacific Islander alone	0	2012-2016 Am Estimates
Some Other Race alone	426	2012-2016 Am Estimates
Two or More Races	358	2012-2016 Am Estimates
Hispanic or Latino (of any race)	1,026	2012-2016 Am Estimates
White alone, Not Hispanic or Latino	7,696	2012-2016 Am Estimates
Veterans	605	2012-2016 Am Estimates

HOW MUCH HOME CAN I AFFORD?

Date: December 14, 2017



INTRODUCTION

When you're buying a home, mortgage lenders don't look just at your income, assets, and the down payment you have. They look at all of your liabilities and obligations as well, including auto loans, credit card debt, child support, potential property taxes and insurance, and your overall credit rating. Use our home affordability calculator to determine how much of a mortgage you may be able to obtain.

ANALYSIS

In general, lenders will cap the maximum monthly housing allowance (including taxes and insurance) by the lesser of two ratios: 28% and 36%.

Your monthly housing allowance may not exceed 28% of your total monthly income.

Your total monthly obligations (monthly housing allowance plus any other long-term obligations) may not exceed 36% of your monthly income.

You have been capped by the 28% ratio. Including your down payment it appears you may qualify for home valued around \$188,097.

Front-End Ratio

Monthly gross income \$3,949
Front-end ratio 28%
Calculated payment for front-end ratio \$1,106

Back-End Ratio

Debts and obligations \$0
Percent of gross income 0%
Maximum percentage available for mortgage payment 36%
Calculated payment for back-end ratio \$1,422

Payment Calculation

Minimum of the two ratio options \$1,106
Less: taxes and insurance \$221
Equals: maximum allowable payment \$885
Calculated mortgage amount \$188,097
Down payment \$0
Home value you can afford \$188,097

SUMMARY OF INPUT

Current combined annual income	\$47,384
Monthly child support payments	\$0
Monthly auto payments	\$0
Monthly credit card payments	\$0
Monthly association fees	\$0
Other monthly obligations (not including current mortgage payment)	\$0
Annual interest rate on new mortgage	3.88%
Term of new mortgage (years)	30
Funds available for a down payment	\$0
Estimated annual property taxes	\$0
Estimated annual homeowner's insurance	\$0
Front-end ratio	28%

This information may help you analyze your financial needs. It is based on information and assumptions provided by you regarding your goals, expectations and financial situation. The calculations do not infer that the company assumes any fiduciary duties. The calculations provided should not be construed as financial, legal or tax advice. In addition, such information should not be relied upon as the only source of information. This information is supplied from sources we believe to be reliable but we cannot guarantee its accuracy. Hypothetical illustrations may provide historical or current performance information. Past performance does not guarantee nor indicate future results.

City Council Staff Report

Author: Amy Rodriguez
Subject: Nomination and election of Mayor
Pro Tempore
Date: January 2, 2018



Type of Item: Discussion and Motion

Summary Recommendations: Council may nominate and elect a mayor pro tempore to preside over meetings if the Mayor is absent, unable, or refuses to act in the capacity of mayor.

Description:

- A. **Topic:** The Mayor is chair and presides at all meetings of the Council. If the Mayor is absent, unable, or refuses to act in the capacity of mayor, the governing body may elect a member of the governing body to preside over the meeting as Mayor Pro Tempore.
- B. **Background:** The Mayor Pro Tempore has all of the powers and duties of the Mayor during the Mayor's absence or disability. The election of the Mayor Pro Tempore must be made in an open meeting and entered into the minutes. The Council Member acting as the Mayor Pro Tempore may still vote as a Council Member, however, they cannot cast two votes if there is a tie vote.
- C. **Department Review:** City Recorder

Alternatives:

- A. **Approve the Request:** Council may nominate and elect a Mayor Pro Tempore at the meeting to serve during any absence of the Mayor.
- B. **Continue the Item:** Council may choose not to elect a Mayor Pro Tempore at this time and table the item to a future meeting.