



Regular City Council Meeting
Tuesday, November 5, 2019
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
www.washingtonterracecity.com

1. **ROLL CALL** **6:00 P.M.**

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **CONSENT ITEMS**

4.1 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.

4.2 APPROVAL OF OCTOBER 15, 2019, MEETING MINUTES

5. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by Council, Chair opens public hearing, citizen input; Chair closes public hearing, then Council final discussion.

5.1 PUBLIC HEARING: A PUBLIC HEARING TO CONSIDER COMMENTS ON THE FISCAL YEAR 2020 AMENDED BUDGET

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**

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.

8.1 RESOLUTION 19-30: A RESOLUTION ADOPTING THE FISCAL YEAR 2020 AMENDED BUDGET

8.2 MOTION: AUTHORIZATION FOR APPROVAL OF THE CONTRACT FOR REPAIRS TO WATER TANK #1 TO COMPLETE CDBG (2018) WATER TANK UPGRADE PROJECT

Repairs, to include welding and painting, are the last component of the 2018 CDBG Water Tank Upgrade Project. The Project is to be closed out by December 2019.

8.3 MOTION/ORDINANCE 19-09: APPROVAL OF THE ANNEXATION AND GENERAL PLAN

According to new legislation, municipalities must update their General Plan to incorporate new guidelines. The General Plan, which includes the Moderate Income Housing Report, as well as the annexation plan, was approved by the Planning Commission in October 2019.

8.4 MOTION/RESOLUTION 19-29: APPROVAL OF THE BI-ANNUAL MODERATE INCOME HOUSING REPORT

The City is required to review and update the Moderate Income Housing plan element of the General Plan bi-annually. The Report is to be submitted to the state after adoption.

9. 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

November 11th: City Hall Closed in honor of Veteran's Day

November 19th: City Council Meeting (Board of Canvass Meeting)

November 21st : Planning Commission Meeting (tentative)

November 28th-29th: City Offices closed for Thanksgiving

December 3rd: City Council Meeting

December 7th: City Council Retreat

12. ADJOURN THE MEETING: MAYOR ALLEN

13. RDA MEETING (Immediately following the City Council Meeting)

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3 **City of Washington Terrace**
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5 Minutes of a Regular City Council meeting
6 Held on October 15, 2019
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
14 Council Member Larry Weir
15 Council Member Scott Barker
16 Council Member Jeff West
17 Public Works Director Jake Meibos
18 Building Official Jeff Monroe
19 City Recorder Amy Rodriguez
20 City Manager Tom Hanson
21 Weber County Sheriff Lt. Jeff Pledger
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23 **Others Present**

24 Charles and Reba Allen, F. Carey Seal, Karen Disney, Kitty Barney
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27 **1. ROLL CALL 6:00 P.M.**

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29 **2. PLEDGE OF ALLEGIANCE**

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31 **3. WELCOME**

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33 **4. CONSENT ITEMS**

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35 **4.1 APPROVAL OF AGENDA**

36 **4.2 APPROVAL OF SEPTEMBER 17, 2019, MEETING MINUTES**

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

39 **5. CITIZEN COMMENTS**

40 Kitty Barney- Principal at Roosevelt Elementary, thanked Washington Terrace City for all the support in
41 the community. She left some thank you notes from some of the students. She thanked Hanson for being
42 on the safety committee.
43

44 **6. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
45 **COMMENTS**

46 Mayor Allen thanked the students for their letters.
47
48

49 **7. NEW BUSINESS**

50
51 **7.1 PRESENTATION: SHERIFF OFFICE QUARTERLY REPORT**

52
53 Lt. Pledger stated that Sheriff Arbon is unable to attend the meeting today and will reschedule his
54 presentation. Lt. Pledger updated Council 3 instances of shots fired in the area within the last quarter. He
55 stated that one of the guns used has been recovered. Lt. Pledger stated that one of the shots was
56 self-inflicted. He stated that the Fire Department was on the scene within minutes.

57 Lt. Pledger stated that they continue to see mental health issues across the board.
58 Lt. Pledger stated that there have been several arrests on vehicle thefts and burglaries. He stated that the
59 deputies have been working extra patrols at the parks. He stated that residents need to lock their car
60 doors. He stated that the officers have been working overtime shifts looking for suspicious persons.
61 Lt. Pledger stated that there have been Facebook posts concerning multiple kidnapping attempts. He
62 stated that he has researched it and there have been zero reports of kidnapping attempts to the Weber
63 County Sheriff Office. He stated that there is no evidence to support these claims. He stated that there
64 was a report in Riverdale City, but none in the Terrace, and no reports from the School Resource
65 Officers.

66 Lt. Pledger stated that there are 3 volunteers from the City working on the VIP program with the County.

67
68 **7.2 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT**

69
70 Deputy Chief Davies presented the report to Council. He stated that goals are being met in accordance
71 with staffing levels. He stated that the vast majority have had 3 man shifts.

72 He stated that there have been a total of 17 new applications and 9 new hires since the pay increase. He
73 stated that the goal is to have 30 firefighters by July 1st and we currently have 22 on staff with 5 more to
74 be hired within the next week. He stated that there has been a huge culture shift and weekly trainings are
75 attended by 80 percent. He stated that the applicants are coming into the department with many
76 certifications. Dallas thanked Council for their support.

77 Hanson stated that by using the refinement options that we did, we have been able to save the residents
78 thousands of dollars. He stated that he appreciates Peterson and Davies for their efforts in recruiting,
79 training, and presence in the change of culture in the Department. Hanson stated that we have been able
80 to cover our shifts and have the backup that they need. Davies stated that he would like to thank his
81 Department for the efforts that they have put in for recruitment efforts.

82
83 **7.3 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT**

84
85 Karen Disney presented to Council on the activity on animal control. She stated that there has been an
86 increase in dog bites and barking dogs. She stated that there have been 4 citations for dog bites. She
87 stated that calls for service are lower than last year. She stated that the most calls they receive concern
88 stray cats and raccoons. She stated that they do not pick up stray cats because there are no leash laws for
89 cats and can be roaming freely and then return to their homes. She stated that they give advice to
90 residents on how to deter stray cats. She stated take away any food sources. Disney stated that they held a
91 vaccination clinic last week and it was well attended.

92 Hanson asked for an update on an aggressive dog situation in the City. Disney stated that she was not
93 familiar with the case and would follow up with Hanson at a later date. Weir stated that he has heard that
94 the dog situation has been under control and a citation was issued. Hanson stated that people are using the
95 new area by Rohmer Park as a dog park and asked for extra patrols at that park.

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7.4 MOTION: APPROVAL OF THE SIDEWALK TRIP HAZARD PROGRAM TO INCLUDE FUNDING AMOUNT

Hanson stated that staff has come up with a plan to proactively work with residents on trip hazards on their sidewalks. Meibos stated that all of the hazards have been identified. Two inches and higher are considered “high” that will focused on this year. He stated that with a budget of \$20,000, one hundred percent can be eliminated. He stated that it has put out to bid. He stated that it would be a concrete contractor agreement, not just trip hazards. He stated that there has been a lot of response doing it this way. He stated that someone should be selected by the end of this week and the projects can begin. Meibos stated that it would be a one-time fix on the City behalf and then the responsibility would be put on the homeowner. He stated that many of the problems are due to trees. Meibos stated that the \$20,000 would come out of Class C road funds. He is asking for approval from Council to spend the funds to eliminate the “high” areas. Meibos stated that the repairs will be linked into the GIS program and work orders. He stated that yearly checks will show if new hazards have occurred. It will all be documented. Hanson stated that homeowners may not realize that they are responsible for park strips and trees that are in the park strip that may be causing the damage. Hanson stated that he anticipates that residents will be told of probable hazards during their yearly hazard checks. He stated that it is not the city’s intent to punish people, but rather educate residents. Meibos stated that 34 percent of issues are due to settling or people driving over the sidewalk. He stated that 34 percent of the issues are the city’s responsibility. Council Member Brown stated that we need to have a budget to continue fixing problems without charging the residents. Hanson stated that the policy will be that the residents will not be charged unless it is caused by the resident (ie. tree roots). Meibos stated that the GIS equipment has helped contain all the information. Meibos stated that the contractors are bidding on the amount of the project, (example \$10,000 each time they come out to do repairs. Twice a year would be \$20,000). He stated that the contractors would like to do large quantities done at a time and not spot correcting. Council Member Monsen stated that he is concerned about the enforcement and agrees with Council Member Brown that we need to be careful on how we would make people pay and how we would enforce the policy. Council Member Monsen would like to eliminate trees in the park strips. Resident Carey Seal was recognized by the Mayor. He asked if the City workers would be able to do the job themselves instead of a contractor. Meibos stated that we have looked at that possibility, however, the amount of the trip hazards would best be served by a contractor. There is too much work for staff to complete. Hanson stated that we have limited staff with many projects. Hanson stated that city employees need to do work on what they are specialized in. He stated that the crew is struggling with their capacity on what they need to get done in the City. Hanson stated that their priorities are water and sewer and roads. Hanson stated that the contractors are more efficient in this type of work. Meibos stated that Ogden City contracts their concrete programs out as well. Meibos stated that the Adams Ave. Lights project will be out to bid next week.

**Motion by Council Member West
Seconded by Council Member Monsen
To approve the Sidewalk Trip Hazard Program with the funding amount
Of \$15,000- 20,000 per year as described
Approved unanimously (5-0)**

7.5 MOTION/RESOLUTION 19-28: A RESOLUTION AUTHORIZING THE

147 **RECERTIFICATION OF THE WASHINGTON TERRACE CITY JUSTICE**
148 **COURT**

149 Hanson stated that according to State Law, the court must be recertified every 4 years. Mayor Allen
150 stated that he appreciates the job the Court does for the City.

151
152 **Motion by Council Member Monsen**
153 **Seconded by Council Member Barker**
154 **To authorize the recertification of**
155 **The Washington Terrace City Justice Court**
156 **Approved unanimously (5-0)**
157 **Roll Call Vote**
158

159 **7.6 DISCUSSION: REALTOR SIGN DISCUSSION**

160 Council Member Brown stated that there is one realtor in the City who has large luminescent signs in the
161 City and he has received several complaints from residents. He stated that he would like to see us limit
162 the use of these large signs and also limit the use of trucks as advertisements by sitting them on the road
163 for the sole purpose of advertisements. He stated that he would like to see a size requirement and possible
164 time frames for realtor signs. He stated that he feels like the signs cheapen the City. He stated that this
165 applies to all realtor or business signs in the City, however, there is one in particular in which he has
166 received complaints.

167 Monroe stated that he spoke to legal concerning regulations on realtor signs. He stated that he was told
168 that there are no state regulations and that the City can regulate signs how they choose. Monroe stated
169 that the sign in question was four by eight feet. He stated that we can amend and regulate signs if the
170 Council directs. Monroe stated that vehicles with advertising can be regulated by size and where they are
171 parked.

172 Monroe stated that staff can modify the ordinance per Council instructions.

173 Council Member Monsen stated that 90 percent of the houses sold are sold through MLS. He stated that
174 one percent of homes are sold by signs. He agreed that we should limit and regulate signage. He stated
175 that the sign in question advertised the realtor more than it did the house being sold.

176 Monroe stated that we can maintain the aesthetic of the community by limiting the number of signs or
177 size of signs. He stated that we must be fair in doing so.

178 Mayor Allen suggested speaking to Mike Ostenmiller with the Realtor Association concerning what we
179 would like to do to limit the signs. Hanson stated that he will set up the meeting.

180 Monroe stated that we have regulations on business licensing and signage. He stated that there is nothing
181 in the ordinance that is specific for realtor signs. Council Member Brown stated that he is speaking about
182 all signs. Monroe stated that the business license ordinance covers most of the signage.

183 Council Member Monsen stated that we need to be cautious with realtors and state laws.

184 Monroe stated that we have an ordinance concerning off-street advertisements in regards to the trailers
185 that are parked. The trailer in question is parked on the boarder of Riverdale. Monroe stated that work
186 trucks in the City are regulated by ordinance as well.

187 Council agreed to research and modify the sign ordinance. Hanson suggested that staff should review the
188 entire sign ordinance as a whole. Hanson stated that this should apply to development signs as well.

189 Council Member Brown stated that the development signs are good for information and serves the
190 community. Council Member Monsen stated that we should also look at the permanence of the sign.

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192 **8. COUNCIL COMMUNICATION WITH STAFF**

193 *Council Member Monsen stated that he renews his call to get the heater fixed in City Hall.

194
195 *Council Member Brown stated that he would like staff to set a goal to talk about licensing fees for the

196 assisted living centers and get a feel for what is a fair fee. Hanson stated that the study is not underway at
197 this time. He stated that the analysis would have to be based on the call numbers and disproportionate
198 fee. He stated that staff does not have the information at this time to make the determination. Hanson
199 stated that he will check to see when the request for proposals will go out for the study. A new study
200 must be done to justify the new fees that we would be able to charge.

201
202 *Council Member Weir stated that Jensen Auto has too many cars parked out front.

203
204 *Council Member Barker asked if anything has been done to take care of a large partially cut down tree
205 by Mr. Shaw. Monroe will follow up on the citation. Meibos stated that the feed and distribution work on
206 the tank began today.

207
208 **9. ADMINISTRATION REPORTS**

209 Hanson stated that the GIS position has been posted. He stated that we have received good responses on
210 the advertisement. Hanson stated that our engineer firm will sit in on the interviews.

211 Hanson stated that staff has been working on reorganizing the Capital Plan. He stated it will be discussed
212 at the Council Retreat in December.

213 Hanson stated that staff has met with the Compensation Committee to talk about strategies concerning
214 the new Fire Chief. Hanson stated that during the refinement process and recognizing the opportunities
215 for savings while providing the best service to residents, it came to him to try to have a volunteer fire
216 chief and deputy chief with an increase to their stipend. Hanson stated that there would be two captains as
217 well with the regular stipend of \$500 per month.

218
219 **10. UPCOMING EVENTS**

220 **October 24th: Planning Commission 6:00 p.m.**

221 **November 5th: Municipal Elections!**

222 **November 5th: City Council meeting 6:00 p.m.**

223 **November 11th: City Hall closed in honor of Veteran's Day**

224 **November 19th: City Council Meeting (Board of Canvass Meeting)**

225
226 **11. ADJOURN THE MEETING: MAYOR ALLEN**

227 **Mayor Allen adjourned the meeting at 8:04 p.m.**

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230 **12. RDA MEETING (Immediately following the City Council Meeting)**

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Date Approved

City Recorder

City of Washington Terrace
County of Weber, State of Utah

RESOLUTION NO. 19-30

**A RESOLUTION AMENDING THE CITY OF WASHINGTON TERRACE
FISCAL YEAR 2019-2020 BUDGET**

WHEREAS, it is the desire of the City Council of the City of Washington Terrace to continue to function in an efficient and cost efficient manner in providing the citizens with a safe and healthy environment; and

WHEREAS, the Washington Terrace City Council deems it necessary to amend the Fiscal Year 2019-2020 Budget in the following funds: General Fund 10, Recreation Fund 12, Refuse Enterprise Fund 49, Water Enterprise Fund 50, Sewer Enterprise Fund 51, Storm Drain Enterprise Fund 52, Parks Capital Projects Fund 53, and Capital Projects Fund 55. See attached budget worksheet for details.

NOW THEREFORE BE IT RESOLVED by the City Council of Washington Terrace City to amend the Fiscal Year 2019-2020 budget as attached hereto.

APPROVED and Effective this 5th day of November, 2019

City of Washington Terrace

Mark C. Allen, Mayor

ATTEST:

(SEAL)

Amy Rodriguez, City Recorder

Roll Call Vote:

Council Member Brown

Council Member Barker

Council Member Monsen

Council Member West

Council Member Weir

RESOLUTION NO. 19-30 - ATTACHMENT

Report Criteria:

- Accounts to include: With balances
- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|----------------------------------|--------------------------------|-------------------|------------------|--------------------------|---|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| GENERAL FUND | | | | | |
| TAX REVENUE | | | | | |
| 10-31-10 | Property Taxes | 847,261 | .00 | 847,261 | |
| 10-31-15 | Property Taxes - Vehicles | 90,000 | .00 | 90,000 | |
| 10-31-20 | Prior Taxes - Redemptions | 20,000 | .00 | 20,000 | |
| 10-31-25 | Direct Charges | 2,000 | .00 | 2,000 | |
| 10-31-30 | General Sales Tax | 1,130,232 | .00 | 1,130,232 | |
| 10-31-40 | Franchise Tax | 696,260 | .00 | 696,260 | |
| Total TAX REVENUE: | | 2,785,753 | .00 | 2,785,753 | |
| LICENSES & PERMITS | | | | | |
| 10-32-10 | Business Licenses | 80,000 | .00 | 80,000 | |
| 10-32-21 | Building Permits | 114,500 | .00 | 114,500 | |
| 10-32-22 | Planning Fees | 34,350 | .00 | 34,350 | |
| 10-32-25 | Animal Licenses & Fees | 5,500 | .00 | 5,500 | |
| Total LICENSES & PERMITS: | | 234,350 | .00 | 234,350 | |
| INTERGOVERNMENTAL REVENUE | | | | | |
| 10-33-31 | Local Hwy County Sales Tax | 81,950 | .00 | 81,950 | |
| 10-33-35 | RAMP Tax | 9,198 | .00 | 9,198 | |
| 10-33-56 | Class "C" Road Funds | 345,380 | .00 | 345,380 | |
| 10-33-58 | State Liquor Funds (R) | 7,000 | .00 | 7,000 | |
| 10-33-61 | Fire & Rescue Grants | 2,600 | 285 | 2,885 | Adj. to actual EMS annual grant award |
| 10-33-70 | Service Contract - Uintah City | 4,500 | .00 | 4,500 | |
| Total INTERGOVERNMENTAL REVENUE: | | 450,628 | 285 | 450,913 | |
| COURT FINES | | | | | |
| 10-35-10 | MS Fines | 70,000 | .00 | 70,000 | |
| 10-35-11 | WTC Fines | 80,000 | .00 | 80,000 | |
| 10-35-13 | Traffic School Registration | 4,000 | .00 | 4,000 | |
| Total COURT FINES: | | 154,000 | .00 | 154,000 | |
| OTHER REVENUE | | | | | |
| 10-36-10 | Interest Earned | 50,000 | .00 | 50,000 | |
| 10-36-12 | Convenience Fees | 4,000 | .00 | 4,000 | |
| 10-36-15 | Newsletter Advertisements | 800 | .00 | 800 | |
| 10-36-20 | Public Facility Rentals | 60,500 | .00 | 60,500 | |
| 10-36-21 | Telecom Site Leases | 19,383 | .00 | 19,383 | |
| 10-36-90 | Miscellaneous Revenue | 7,000 | 16,500 | 23,500 | Insurance proceeds from vehicular accident. |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|-------------------------------------|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| Total OTHER REVENUE: | | 141,683 | 16,500 | 158,183 | |
| CONTRIBUTIONS & TRANFERS | | | | | |
| 10-39-36 | Charges for Services -RDA 70 | 16,310 | .00 | 16,310 | |
| 10-39-41 | Transfer Other Financing Sourc | 90,172 | .00 | 90,172 | |
| Total CONTRIBUTIONS & TRANFERS: | | 106,482 | .00 | 106,482 | |
| Mayor & City Council | | | | | |
| 10-41-11 | Salaries and Wages | 20,400 | .00 | 20,400 | |
| 10-41-13 | Employees Benefits | 2,000 | .00 | 2,000 | |
| 10-41-14 | Special Benefits - Allowances | 750 | .00 | 750 | |
| 10-41-21 | Memberships, Books, Subscripti | 4,491 | .00 | 4,491 | |
| 10-41-23 | Travel & Training | 8,325 | .00 | 8,325 | |
| 10-41-24 | Office Supplies | 150 | .00 | 150 | |
| 10-41-44 | Public Relations | 1,200 | .00 | 1,200 | |
| 10-41-46 | Services and Supplies | 1,200 | .00 | 1,200 | |
| 10-41-48 | Small equipment | 1,500 | .00 | 1,500 | |
| 10-41-99 | Charges for Services E/F | 4,227- | .00 | 4,227- | |
| Total Mayor & City Council: | | 35,789 | .00 | 35,789 | |
| Justice Court | | | | | |
| 10-42-11 | Salaries and Wages | 111,000 | .00 | 111,000 | |
| 10-42-13 | Employee benefits | 42,500 | .00 | 42,500 | |
| 10-42-14 | Special Benefits - Allowances | 1,920 | .00 | 1,920 | |
| 10-42-21 | Memberships, Books, Subscripti | 200 | .00 | 200 | |
| 10-42-23 | Travel and Training | 1,000 | .00 | 1,000 | |
| 10-42-24 | Office Supplies and Expenses | 1,500 | .00 | 1,500 | |
| 10-42-31 | Professional and Technical | 14,500 | .00 | 14,500 | |
| 10-42-32 | Witness & Jury Fees | 500 | .00 | 500 | |
| 10-42-48 | Small equipment | 250 | .00 | 250 | |
| 10-42-99 | Charges for Services E/F | 2,261- | .00 | 2,261- | |
| Total Justice Court: | | 171,109 | .00 | 171,109 | |
| Administration | | | | | |
| 10-44-11 | Salaries and Wages | 178,000 | .00 | 178,000 | |
| 10-44-13 | Employees Benefits | 91,800 | .00 | 91,800 | |
| 10-44-14 | Special Benefits - Allowances | 9,700 | .00 | 9,700 | |
| 10-44-21 | Books, Subscriptions, Membersh | 2,000 | .00 | 2,000 | |
| 10-44-22 | Public Notices | 5,900 | .00 | 5,900 | |
| 10-44-23 | Travel and Training | 9,000 | .00 | 9,000 | |
| 10-44-24 | Office Supplies and Expenses | 700 | .00 | 700 | |
| 10-44-31 | Professional and Techical | 3,000 | .00 | 3,000 | |
| 10-44-40 | Communities That Care Program | 2,500 | .00 | 2,500 | |
| 10-44-46 | Services and Supplies | 17,700 | .00 | 17,700 | |
| 10-44-98 | Charges for Services - RDA | 3,331- | .00 | 3,331- | |
| 10-44-99 | Charges for Services E/F | 101,327- | .00 | 101,327- | |
| Total Administration : | | 215,642 | .00 | 215,642 | |
| Finance | | | | | |
| 10-45-11 | Salaries and Wages | 228,000 | .00 | 228,000 | |
| 10-45-13 | Employees Benefits | 101,500 | .00 | 101,500 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|--|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| 10-45-21 | Memberships, Book, Subscriptio | 700 | .00 | 700 | |
| 10-45-23 | Travel and Training | 7,400 | .00 | 7,400 | |
| 10-45-24 | Office Supplies | 1,450 | .00 | 1,450 | |
| 10-45-26 | Bank Fees | 29,100 | .00 | 29,100 | |
| 10-45-31 | Professional and Techical | 19,500 | .00 | 19,500 | |
| 10-45-41 | Insurance | 1,600 | .00 | 1,600 | |
| 10-45-46 | Services and Supplies | 4,066 | .00 | 4,066 | |
| 10-45-48 | Small Equipment | 550 | .00 | 550 | |
| 10-45-97 | Charges for Services - SID | 135- | .00 | 135- | |
| 10-45-98 | Charges for Services - RDA | 3,330- | .00 | 3,330- | |
| 10-45-99 | Charges for Services E/F | 226,523- | .00 | 226,523- | |
| Total Finance: | | 163,878 | .00 | 163,878 | |
| Leisure Services Dept | | | | | |
| 10-47-11 | Salaries and Wages | 67,500 | .00 | 67,500 | |
| 10-47-13 | Employees Benefits | 25,500 | .00 | 25,500 | |
| 10-47-14 | Special Benefits - Allowances | 762 | .00 | 762 | |
| 10-47-23 | Travel and Training | 1,000 | .00 | 1,000 | |
| 10-47-24 | Office Supplies | 250 | .00 | 250 | |
| 10-47-46 | Services and Supplies | 250 | .00 | 250 | |
| 10-47-49 | Other Programs | 1,000 | .00 | 1,000 | |
| 10-47-50 | Vehicle Operations | 662 | .00 | 662 | |
| 10-47-51 | Fleet Repairs & Maintenance | 200 | .00 | 200 | |
| 10-47-52 | Vehicle Insurance | 400 | .00 | 400 | |
| Total Leisure Services Dept: | | 97,524 | .00 | 97,524 | |
| Non-Departmental | | | | | |
| 10-49-31 | Professional and Technical | 33,997 | .00 | 33,997 | |
| 10-49-60 | Contingency Account | 10,000 | 16,500 | 26,500 | |
| 10-49-73 | Telephone System O&M | 1,000 | .00 | 1,000 | |
| 10-49-75 | Caselle Technical Support | 9,881 | .00 | 9,881 | |
| 10-49-76 | Copier/Postage Equipment O&M | 2,500 | .00 | 2,500 | |
| 10-49-77 | IT System O&M | 10,500 | .00 | 10,500 | |
| 10-49-79 | Emergency Prep/Operations Ctr | 3,000 | .00 | 3,000 | |
| 10-49-80 | Code Enforcement | 2,000 | .00 | 2,000 | |
| 10-49-81 | Insurance | 70,000 | .00 | 70,000 | |
| 10-49-99 | Charges for Services E/F | 67,768- | .00 | 67,768- | |
| Total Non-Departmental: | | 75,110 | 16,500 | 91,610 | |
| INTERFUND TRANSFERS & CHARGES | | | | | |
| 10-50-51 | Interfund Charges - Refuse 49 | 3,887 | .00 | 3,887 | |
| 10-50-52 | Interfund Charges - Water 50 | 65,353 | .00 | 65,353 | |
| 10-50-53 | Interfund Charges - Sewer 51 | 1,721 | .00 | 1,721 | |
| 10-50-54 | Interfund Charges - Storm 52 | 19,211 | .00 | 19,211 | |
| 10-50-69 | Transfer to Capital Projects | 190,270 | .00 | 190,270 | |
| 10-50-71 | Transfer to Recreation Fund | 19,164 | .00 | 19,164 | |
| 10-50-72 | Transfer to Parks CIP Fund | 15,000 | .00 | 15,000 | |
| 10-50-75 | Transfer to CIP - Road Funds | 367,330 | .00 | 367,330 | |
| Total INTERFUND TRANSFERS & CHARGES: | | 681,936 | .00 | 681,936 | |
| General Buildings | | | | | |
| 10-51-25 | Small Equipment O&M | 7,600 | .00 | 7,600 | |

Vehicle accident repair costs recovered through insurance.

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|------------------------------------|--------------------------------|-------------------|---------------------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| 10-51-27 | Utilities | 59,879 | .00 | 59,879 | |
| 10-51-28 | Telecommunications | 18,781 | .00 | 18,781 | |
| 10-51-31 | Professional and Technical | 31,250 | .00 | 31,250 | |
| 10-51-46 | Services and Supplies | 16,150 | .00 | 16,150 | |
| 10-51-99 | Charges for Services E/F | 37,294- | .00 | 37,294- | |
| Total General Buildings: | | 96,366 | .00 | 96,366 | |
| Police Expenditures | | | | | |
| 10-54-30 | Contracted Police Services | 838,687 | .00 | 838,687 | |
| Total Police Expenditures: | | 838,687 | .00 | 838,687 | |
| Fire Department | | | | | |
| 10-55-11 | Salaries and Wages | 435,000 | .00 | 435,000 | |
| 10-55-13 | Benefits | 82,000 | .00 | 82,000 | |
| 10-55-14 | Uniform Allowance | 3,000 | .00 | 3,000 | |
| 10-55-21 | Memberships, Books, Subscripts | 300 | .00 | 300 | |
| 10-55-23 | Travel and Training | 2,000 | .00 | 2,000 | |
| 10-55-24 | Office Supplies and Maintenanc | 800 | .00 | 800 | |
| 10-55-25 | Small Equipment O&M | 2,000 | .00 | 2,000 | |
| 10-55-26 | Building and Grounds O & M | 600 | .00 | 600 | |
| 10-55-42 | Personal Protective Gear | 7,928 | .00 | 7,928 | |
| 10-55-46 | Services and Supplies | 17,300 | .00 | 17,300 | |
| 10-55-47 | Fire Prevention Education | 500 | .00 | 500 | |
| 10-55-48 | Small Equipment | 2,600 | 285 | 2,885 | |
| 10-55-50 | Vehicle Operations | 6,534 | .00 | 6,534 | |
| 10-55-51 | Fleet Repairs & Maintenance | 19,050 | .00 | 19,050 | |
| 10-55-52 | Vehicle Insurance | 5,700 | .00 | 5,700 | |
| Total Fire Department: | | 585,312 | 285 | 585,597 | |
| Inspections and Planning | | | | | |
| 10-56-11 | Salaries and Wages | 80,855 | .00 | 80,855 | |
| 10-56-13 | Employee Benefits | 39,918 | .00 | 39,918 | |
| 10-56-14 | Special Benefits - Allowances | 582 | .00 | 582 | |
| 10-56-21 | Memberships, Books, Subscripts | 600 | .00 | 600 | |
| 10-56-23 | Travel and Training | 1,800 | .00 | 1,800 | |
| 10-56-24 | Office Expenses and Supplies | 400 | .00 | 400 | |
| 10-56-28 | Telephone | 720 | .00 | 720 | |
| 10-56-31 | Professional and Technical | 6,500 | .00 | 6,500 | |
| 10-56-46 | Services and Supplies | 1,500 | .00 | 1,500 | |
| 10-56-50 | Vehicle Operations | 926 | .00 | 926 | |
| 10-56-51 | Fleet Repairs & Maintenance | 400 | .00 | 400 | |
| 10-56-52 | Vehicle Insurance | 350 | .00 | 350 | |
| 10-56-99 | Charges for Services E/F | 5,389- | .00 | 5,389- | |
| Total Inspections and Planning : | | 129,162 | .00 | 129,162 | |
| Animal Control Expenditures | | | | | |
| 10-57-24 | Office Supplies | 250 | .00 | 250 | |
| 10-57-30 | Contract Services | 37,616 | .00 | 37,616 | |
| 10-57-31 | Professional and Technical | 250 | .00 | 250 | |
| 10-57-32 | Animal Sheltering Services | 18,901 | .00 | 18,901 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|------------------------------------|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| Total Animal Control Expenditures: | | 57,017 | .00 | 57,017 | |
| Public Works Expenditures | | | | | |
| 10-60-11 | Salaries and Wages | 511,000 | .00 | 511,000 | |
| 10-60-13 | Employees Benefits | 284,500 | .00 | 284,500 | |
| 10-60-15 | Overtime | 15,000 | .00 | 15,000 | |
| 10-60-21 | Memberships, Books, Subscripts | 450 | .00 | 450 | |
| 10-60-23 | Travel and Training | 3,500 | .00 | 3,500 | |
| 10-60-24 | Office Supplies and Expenses | 1,300 | .00 | 1,300 | |
| 10-60-25 | Small Equipment O&M | 2,300 | .00 | 2,300 | |
| 10-60-28 | Telecommunications | 13,320 | .00 | 13,320 | |
| 10-60-31 | Professional and Technical | 3,000 | .00 | 3,000 | |
| 10-60-46 | Services and Supplies | 11,900 | .00 | 11,900 | |
| 10-60-47 | Fire Hydrant O&M | 4,000 | .00 | 4,000 | |
| 10-60-50 | Vehicle Operations | 17,770 | .00 | 17,770 | |
| 10-60-51 | Fleet Repairs & Maintenance | 7,000 | .00 | 7,000 | |
| 10-60-52 | Vehicle Insurance | 2,600 | .00 | 2,600 | |
| 10-60-99 | Charges for Services E/F | 471,533- | .00 | 471,533- | |
| Total Public Works Expenditures: | | 406,107 | .00 | 406,107 | |
| Streets Expenditures | | | | | |
| 10-61-27 | Utilities - Street Lights | 54,170 | .00 | 54,170 | |
| 10-61-47 | Class "C" Road Maintenance | 60,000 | .00 | 60,000 | |
| Total Streets Expenditures: | | 114,170 | .00 | 114,170 | |
| Parks & Open Spaces | | | | | |
| 10-64-25 | Equipment O&M | 700 | .00 | 700 | |
| 10-64-27 | Utilities | 4,888 | .00 | 4,888 | |
| 10-64-31 | Landscape Maintenance Contract | 157,389 | .00 | 157,389 | |
| 10-64-42 | Secondary Water Fees | 19,500 | .00 | 19,500 | |
| 10-64-46 | Services & Supplies | 30,480 | .00 | 30,480 | |
| 10-64-99 | Charges for Services - E/F | 7,870- | .00 | 7,870- | |
| Total Parks & Open Spaces: | | 205,087 | .00 | 205,087 | |
| GENERAL FUND Revenue Total: | | 3,872,896 | 16,785 | 3,889,681 | |
| GENERAL FUND Expenditure Total: | | 3,872,896 | 16,785 | 3,889,681 | |
| Net Total GENERAL FUND: | | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|--------------------------------------|--------------------------------|-------------------|---------------------------------|--------------------------|--|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| RECREATION FUND | | | | | |
| Program Revenue | | | | | |
| 12-30-30 | Youth Basketball Revenue | 7,200 | .00 | 7,200 | |
| 12-30-31 | Youth Baseball/Softball Revenu | 9,900 | .00 | 9,900 | |
| 12-30-33 | Youth Football Revenue | 14,450 | .00 | 14,450 | |
| 12-30-35 | Terrace Days Donations | 9,000 | .00 | 9,000 | |
| 12-30-37 | Soccer Program Revenue | 5,400 | .00 | 5,400 | |
| 12-30-40 | Girls Volleyball | 1,800 | .00 | 1,800 | |
| Total Program Revenue: | | 47,750 | .00 | 47,750 | |
| Contributions & Transfers | | | | | |
| 12-31-40 | Transfer in from General Fund | 19,164 | .00 | 19,164 | |
| 12-31-41 | Use of Beginning Fund Balance | .00 | 3,252 | 3,252 | Roll over/Appropriate net proceeds from Terrace Days 2019. |
| Total Contributions & Transfers: | | 19,164 | 3,252 | 22,416 | |
| Program Expenditures | | | | | |
| 12-40-11 | Salaries and Wages | 3,300 | .00 | 3,300 | |
| 12-40-13 | Employees Benefits | 330 | .00 | 330 | |
| 12-40-42 | Volleyball Program | 1,631 | .00 | 1,631 | |
| 12-40-45 | Baseball/Softball Program | 12,555 | .00 | 12,555 | |
| 12-40-49 | Basketball Program | 6,526 | .00 | 6,526 | |
| 12-40-52 | Football Program | 16,678 | .00 | 16,678 | |
| 12-40-57 | Soccer Program | 4,894 | .00 | 4,894 | |
| 12-40-58 | Terrace Days | 21,000 | 3,252 | 24,252 | Roll over/Appropriate net proceeds from Terrace Days 2019. |
| Total Program Expenditures: | | 66,914 | 3,252 | 70,166 | |
| RECREATION FUND Revenue Total: | | 66,914 | 3,252 | 70,166 | |
| RECREATION FUND Expenditure Total: | | 66,914 | 3,252 | 70,166 | |
| Net Total RECREATION FUND: | | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---|--------------------------------|-------------------|---------------------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| REFUSE ENTERPRISE FUND | | | | | |
| NONOPERATING REVENUES | | | | | |
| 49-36-10 | Interest Earned | 10,000 | 257 | 10,257 | |
| Total NONOPERATING REVENUES: | | 10,000 | 257 | 10,257 | |
| OPERATING REVENUES | | | | | |
| 49-37-01 | Late Fees/ Penalties | 6,500 | .00 | 6,500 | |
| 49-37-50 | Refuse Service Charges | 531,444 | .00 | 531,444 | |
| Total OPERATING REVENUES: | | 537,944 | .00 | 537,944 | |
| CONTRIBUTIONS & TRANSFERS | | | | | |
| 49-39-26 | Charges for services - G/F | 3,887 | .00 | 3,887 | |
| 49-39-30 | Use of beginning fund balance | 18,000 | .00 | 18,000 | |
| Total CONTRIBUTIONS & TRANSFERS: | | 21,887 | .00 | 21,887 | |
| OPERATING EXPENSES | | | | | |
| 49-70-24 | Office Supplies | 500 | .00 | 500 | |
| 49-70-28 | Franchise Fee | 15,943 | .00 | 15,943 | |
| 49-70-30 | Utility Bill Printing/Mailing | 6,060 | .00 | 6,060 | |
| 49-70-31 | Professional and Technical | 250 | .00 | 250 | |
| 49-70-34 | Waste Collection | 253,380 | .00 | 253,380 | |
| 49-70-35 | Waste Disposal | 160,000 | .00 | 160,000 | |
| 49-70-46 | Services and Supplies | 18,000 | .00 | 18,000 | |
| 49-70-71 | Charges for Services - GF 10 | 89,815 | 257 | 90,072 | |
| 49-70-72 | Charges for services- Water 50 | 21,996 | .00 | 21,996 | |
| Total OPERATING EXPENSES: | | 565,944 | 257 | 566,201 | |
| CONTRIBUTIONS & TRANSFERS | | | | | |
| 49-75-08 | Transfer out G/F nonoperating | 3,887 | .00 | 3,887 | |
| Total CONTRIBUTIONS & TRANSFERS: | | 3,887 | .00 | 3,887 | |
| REFUSE ENTERPRISE FUND Revenue Total: | | 569,831 | 257 | 570,088 | |
| REFUSE ENTERPRISE FUND Expenditure Total: | | 569,831 | 257 | 570,088 | |
| Net Total REFUSE ENTERPRISE FUND: | | .00 | .00 | .00 | |

Rebalancing charges for services to the General Fund. Orig. adopted amounts were out of balance.

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---|--------------------------------|-------------------|---------------------------------|--------------------------|--|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| WATER ENTERPRISE FUND | | | | | |
| NONOPERATING REVENUE - CAPITAL | | | | | |
| 50-33-20 | CDBG Grant | .00 | 225,000 | 225,000 | Anticipated grant proceeds \$5,000 (2018 Grant Year - remaining) \$220,000 (2019 Grant Year - new) |
| Total NONOPERATING REVENUE - CAPITAL: | | .00 | 225,000 | 225,000 | |
| NONOPERATING REVENUES | | | | | |
| 50-36-10 | Interest Earned | 50,000 | .00 | 50,000 | |
| Total NONOPERATING REVENUES: | | 50,000 | .00 | 50,000 | |
| OPERATING REVENUES | | | | | |
| 50-37-01 | Late Fees/ Penalties | 16,000 | .00 | 16,000 | |
| 50-37-02 | Misc. Revenue | 5,000 | .00 | 5,000 | |
| 50-37-10 | Water Service Charges | 1,210,690 | .00 | 1,210,690 | |
| 50-37-20 | Water Connection Fees | 5,000 | .00 | 5,000 | |
| 50-37-70 | Contract Water Charges | 36,864 | .00 | 36,864 | |
| Total OPERATING REVENUES: | | 1,273,554 | .00 | 1,273,554 | |
| CAPITAL CONTRIBUTIONS & TRANSF | | | | | |
| 50-39-04 | IRS BABs Interest Credit | 5,567 | .00 | 5,567 | |
| 50-39-10 | Impact Fees | 10,000 | .00 | 10,000 | |
| 50-39-11 | Charges for Services - CPF 55 | 50,989 | .00 | 50,989 | |
| 50-39-12 | Charges for services - Refuse | 21,996 | .00 | 21,996 | |
| 50-39-16 | Charges for Services -Storm 52 | 50,989 | .00 | 50,989 | |
| 50-39-18 | Charges for Services -Sewer 51 | 101,978 | .00 | 101,978 | |
| 50-39-19 | Due from Debt Service Fund 65 | 17,140 | .00 | 17,140 | |
| 50-39-26 | Charges for Services G/F | 65,353 | .00 | 65,353 | |
| 50-39-30 | Use of Beginning Fund Balance | .00 | 1,857,073 | 1,857,073 | Appropriate fund balance for outstanding capital projects/equipment from prior year. |
| Total CAPITAL CONTRIBUTIONS & TRANSF: | | 324,012 | 1,857,073 | 2,181,085 | |
| OPERATING EXPENSES | | | | | |
| 50-70-21 | Memberships, books, subscrip | 1,800 | .00 | 1,800 | |
| 50-70-23 | Travel & Training | 1,900 | .00 | 1,900 | |
| 50-70-24 | Office Supplies | 825 | .00 | 825 | |
| 50-70-25 | Small Equipment O&M | 1,500 | .00 | 1,500 | |
| 50-70-27 | Utilities | 3,720 | .00 | 3,720 | |
| 50-70-28 | Franchise fees | 36,321 | .00 | 36,321 | |
| 50-70-30 | Utility Bill Printing/Mailing | 6,660 | .00 | 6,660 | |
| 50-70-31 | Professional and Technical | 10,000 | .00 | 10,000 | |
| 50-70-32 | Weber Basin Water | 239,913 | .00 | 239,913 | |
| 50-70-35 | S/O Wheeling Agreement | 3,022 | .00 | 3,022 | |
| 50-70-42 | Seconday Water Fees | 2,000 | .00 | 2,000 | |
| 50-70-45 | Services and Supplies | 25,000 | .00 | 25,000 | |
| 50-70-50 | Impact Fee Projects | 10,000 | .00 | 10,000 | |
| 50-70-52 | Fleet Insurance | 1,300 | .00 | 1,300 | |
| 50-70-71 | Charges for services G/F | 352,333 | 1,009 | 353,342 | Rebalancing charges for services to the General Fund. Orig. adopted amounts were out of balance. |
| Total OPERATING EXPENSES: | | 696,294 | 1,009 | 697,303 | |
| CAPITAL PROJECTS | | | | | |
| 50-71-05 | CW5 - 500 West Waterline | 88,134 | 164,978 | 253,112 | |
| 50-71-06 | CW6 Tank #1 Rehabilitation | .00 | 295,726 | 295,726 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|--|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| 50-71-07 | CW7 WELL#1 | .00 | 82,000 | 82,000 | |
| 50-71-17 | CW17 300 E - 5050 S to 5100 S | .00 | 65,000 | 65,000 | |
| 50-71-18 | CW18 | 18,000 | .00 | 18,000 | |
| 50-71-30 | CW30 | .00 | 28,598 | 28,598 | |
| 50-71-37 | CW37 Zone B Looping | .00 | 223,993 | 223,993 | |
| 50-71-39 | CW 39 500 W TANK LINE CTRL VL | 130,000 | 22,062 | 152,062 | |
| 50-71-40 | CW40 | 24,460 | 175,540 | 200,000 | |
| 50-71-46 | CW46 waterline 10" 5050S 150W | .00 | 100,000 | 100,000 | |
| 50-71-47 | CW47 5150S, 150-300E | .00 | 100,000 | 100,000 | |
| 50-71-51 | CW51 Southpointe Dr. laterals | .00 | 50,000 | 50,000 | |
| 50-71-52 | 5350 S. Waterline Boring Damag | .00 | 2,500 | 2,500 | |
| 50-71-80 | Public Works Facility | .00 | 44,511 | 44,511 | |
| Total CAPITAL PROJECTS: | | 260,594 | 1,354,908 | 1,615,502 | |
| CAPITAL EQUIPMENT | | | | | |
| 50-73-01 | Electronic Meters | 60,000 | 278,368 | 338,368 | |
| 50-73-02 | Capital Equipment | 15,000 | 199,572 | 214,572 | |
| 50-73-03 | Fleet Replacements | 15,000 | 103,380 | 118,380 | |
| Total CAPITAL EQUIPMENT: | | 90,000 | 581,320 | 671,320 | |
| DEBT SERVICE | | | | | |
| 50-74-05 | Bond Interest Series 2010A | 10,669 | .00 | 10,669 | |
| 50-74-10 | Bond Principal Series 2010A | 117,500 | .00 | 117,500 | |
| 50-74-20 | Bond Series 2010B Principal | 21,919 | .00 | 21,919 | |
| 50-74-25 | Bond Series 2010B Interest | 11,350 | .00 | 11,350 | |
| 50-74-26 | Bond Interest Sales (SID)Ser13 | 1,396 | .00 | 1,396 | |
| 50-74-27 | Bond Principal Sales(SID)Ser13 | 15,744 | .00 | 15,744 | |
| 50-74-29 | Bond Series 2017 Interest | 154,925 | .00 | 154,925 | |
| 50-74-30 | Bond Series 2017 Principal | 185,000 | .00 | 185,000 | |
| Total DEBT SERVICE: | | 518,503 | .00 | 518,503 | |
| CONTRIBUTIONS & TRANSFERS | | | | | |
| 50-75-05 | Transfer to Capital Projects | .00 | 144,836 | 144,836 | |
| 50-75-08 | Transfer out G/F nonoperating | 65,353 | .00 | 65,353 | |
| 50-75-09 | Due to DSF 65 - Ser2010B Princ | 9,606 | .00 | 9,606 | |
| 50-75-10 | Due to DSF 65 - Ser2010B Inter | 4,974 | .00 | 4,974 | |
| 50-75-11 | Due to Storm Fund 52- Ser10B P | 1,477 | .00 | 1,477 | |
| 50-75-12 | Due to Storm Fund 52- Ser10B I | 765 | .00 | 765 | |
| Total CONTRIBUTIONS & TRANSFERS: | | 82,175 | 144,836 | 227,011 | |
| WATER ENTERPRISE FUND Revenue Total: | | 1,647,566 | 2,082,073 | 3,729,639 | |
| WATER ENTERPRISE FUND Expenditure Total: | | 1,647,566 | 2,082,073 | 3,729,639 | |
| Net Total WATER ENTERPRISE FUND: | | .00 | .00 | .00 | |

Roll over unspent project budgets from the prior year.

Roll over unspent capital equipment budgets from the prior year.

Old Public Works facility site restoration project. Project expense is being reported in the Park CIP Fund 53. This project is being funded by the new Public Works Facility Series 2017 bond proceeds.

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---|--------------------------------|-------------------|---------------------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| SEWER ENTERPRISE FUND | | | | | |
| NONOPERATING REVENUES | | | | | |
| 51-36-10 | Interest Earned | 25,000 | .00 | 25,000 | |
| Total NONOPERATING REVENUES: | | 25,000 | .00 | 25,000 | |
| OPERATING REVENUES | | | | | |
| 51-37-01 | Late Fees/ Penalties | 15,000 | .00 | 15,000 | |
| 51-37-02 | Misc. Revenue | 5,000 | .00 | 5,000 | |
| 51-37-30 | Sewer Service Charges | 1,188,962 | .00 | 1,188,962 | |
| 51-37-40 | Sewer Connection Fees | 4,800 | .00 | 4,800 | |
| Total OPERATING REVENUES: | | 1,213,762 | .00 | 1,213,762 | |
| CAPITAL CONTRIBUTIONS & TRANSF | | | | | |
| 51-39-04 | IRS BABs Interest Credit | 4,489 | .00 | 4,489 | |
| 51-39-10 | Impact Fees | 9,000 | .00 | 9,000 | |
| 51-39-19 | Due from Debt Service Fund 65 | 15,821 | .00 | 15,821 | |
| 51-39-25 | Use of Beginning Fund Balance | .00 | 813,709 | 813,709 | |
| 51-39-26 | Charges for Services G/F | 1,721 | .00 | 1,721 | |
| Total CAPITAL CONTRIBUTIONS & TRANSF: | | 31,031 | 813,709 | 844,740 | |
| OPERATING EXPENSES | | | | | |
| 51-70-20 | Memberships, Books, Subscripti | 650 | .00 | 650 | |
| 51-70-23 | Travel and Training | 250 | .00 | 250 | |
| 51-70-24 | Office Supplies | 830 | .00 | 830 | |
| 51-70-28 | Franchise Fees | 35,669 | .00 | 35,669 | |
| 51-70-30 | Utility Bill Printing /Mailing | 6,060 | .00 | 6,060 | |
| 51-70-31 | Professional and Technical | 10,000 | .00 | 10,000 | |
| 51-70-33 | Central Weber Sewer | 520,000 | .00 | 520,000 | |
| 51-70-46 | Services and Supplies | 10,000 | .00 | 10,000 | |
| 51-70-50 | Impact Fee Projects | 9,000 | .00 | 9,000 | |
| 51-70-51 | Fleet Repairs & Maintenance | 2,000 | .00 | 2,000 | |
| 51-70-52 | Fleet Insurance | 1,300 | .00 | 1,300 | |
| 51-70-71 | Charges for Services - GF | 260,746 | 747 | 261,493 | |
| Total OPERATING EXPENSES: | | 856,505 | 747 | 857,252 | |
| CAPITAL PROJECTS | | | | | |
| 51-72-03 | SS5 375 W - 5000 to 4800 S | .00 | 37,000 | 37,000 | |
| 51-72-08 | SS8 4850-4800 S Outfall line | .00 | 85,000 | 85,000 | |
| 51-72-18 | SS18 LIN 500 W & 4525 S-4900 S | .00 | 62,584 | 62,584 | |
| 51-72-20 | SS20 Retaining Wall/Manholes | .00 | 210,000 | 210,000 | |
| 51-72-21 | SS21 repair line under railroa | .00 | 39,000 | 39,000 | |
| 51-72-22 | SS22 4750 S, 300-350 W | .00 | 80,000 | 80,000 | |
| 51-72-23 | SS23 | 120,000 | 40,470 | 160,470 | |
| Total CAPITAL PROJECTS: | | 120,000 | 554,054 | 674,054 | |
| CAPITAL EQUIPMENT | | | | | |
| 51-73-02 | Capital Equipment | 20,000 | 159,625 | 179,625 | |
| 51-73-03 | Fleet Replacements | 10,000 | 99,283 | 109,283 | |

Appropriate fund balance for outstanding capital projects/equipment from prior year.

Roll over unspent project budgets from the prior year.

Roll over unspent capital equipment budgets from the prior year.

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|--|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| Total CAPITAL EQUIPMENT: | | 30,000 | 258,908 | 288,908 | |
| DEBT SERVICE | | | | | |
| 51-74-05 | Bond Interest Series 2010A | 7,491 | .00 | 7,491 | |
| 51-74-10 | Bond Principal Series 2010A | 82,500 | .00 | 82,500 | |
| 51-74-12 | Bond Series 2010C Interest | 6,994 | .00 | 6,994 | |
| 51-74-14 | Bond Series 2010C Principal | 20,308 | .00 | 20,308 | |
| 51-74-26 | Bond Interest Sales (SID)Ser13 | 1,288 | .00 | 1,288 | |
| 51-74-27 | Bond Principal Sales(SID)Ser13 | 14,533 | .00 | 14,533 | |
| Total DEBT SERVICE: | | 133,114 | .00 | 133,114 | |
| CONTRIBUTIONS AND TRANSFERS | | | | | |
| 51-75-05 | Charges for Services Water 50 | 101,978 | .00 | 101,978 | |
| 51-75-08 | Transfer out G/F nonoperating | 1,721 | .00 | 1,721 | |
| 51-75-09 | Due to DSF 65 - Ser2010C Inter | 5,878 | .00 | 5,878 | |
| 51-75-10 | Due to DSF 65 - Ser10C Princip | 17,069 | .00 | 17,069 | |
| 51-75-11 | Due to Storm Fund 52 -Ser10C I | 904 | .00 | 904 | |
| 51-75-12 | Due to Storm Fund 52 -Ser10C P | 2,624 | .00 | 2,624 | |
| Total CONTRIBUTIONS AND TRANSFERS: | | 130,174 | .00 | 130,174 | |
| SEWER ENTERPRISE FUND Revenue Total: | | 1,269,793 | 813,709 | 2,083,502 | |
| SEWER ENTERPRISE FUND Expenditure Total: | | 1,269,793 | 813,709 | 2,083,502 | |
| Net Total SEWER ENTERPRISE FUND: | | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---|--------------------------------|-------------------|---------------------------------|--------------------------|---|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| STORM WATER ENTERPRISE FUND | | | | | |
| NONOPERATING REVENUES | | | | | |
| 52-36-10 | Interest Earned | 16,000 | .00 | 16,000 | Fleet Sales |
| 52-36-40 | Disposition of fixed assets | .00 | 31,125 | 31,125 | |
| Total NONOPERATING REVENUES: | | 16,000 | 31,125 | 47,125 | |
| OPERATING REVENUES | | | | | |
| 52-37-01 | Late Fees/ Penalties | 5,000 | .00 | 5,000 | Fleet Sales |
| 52-37-10 | Storm Water Service Charges | 491,592 | .00 | 491,592 | |
| Total OPERATING REVENUES: | | 496,592 | .00 | 496,592 | |
| CAPITAL CONTRIBUTIONS & TRANSF | | | | | |
| 52-39-10 | Impact Fees | 5,000 | .00 | 5,000 | Appropriate fund balance for outstanding capital projects/equipment from prior year. |
| 52-39-17 | Due from Water Fund 50 -Ser10B | 2,242 | .00 | 2,242 | |
| 52-39-18 | Due from Sewer Fund 51 | 3,528 | .00 | 3,528 | |
| 52-39-19 | Due from Debt Service Fund 65 | 6,593 | .00 | 6,593 | |
| 52-39-26 | Charges for Servics G/F nonop | 19,211 | .00 | 19,211 | |
| 52-39-30 | Use of Beginning Fund Balance | .00 | 685,887 | 685,887 | |
| Total CAPITAL CONTRIBUTIONS & TRANSF: | | 36,574 | 685,887 | 722,461 | |
| OPERATING EXPENSES | | | | | |
| 52-70-21 | Memberships, Books, Subscripts | 2,500 | .00 | 2,500 | Rebalancing charges for services to the General Fund. Orig. adopted amounts were slightly out of balance. |
| 52-70-23 | Travel & Training | 1,200 | .00 | 1,200 | |
| 52-70-24 | Office Supplies | 500 | .00 | 500 | |
| 52-70-28 | Franchise Fees | 14,748 | .00 | 14,748 | |
| 52-70-30 | Utility Bill Printing /Mailing | 6,060 | .00 | 6,060 | |
| 52-70-31 | Professional and Technical | 13,450 | .00 | 13,450 | |
| 52-70-42 | Secondary Water Fees | 695 | .00 | 695 | |
| 52-70-46 | Services and Supplies | 15,000 | .00 | 15,000 | |
| 52-70-50 | Impact Fee Projects | 5,000 | .00 | 5,000 | |
| 52-70-51 | Fleet Repairs & Maintenance | 2,500 | .00 | 2,500 | |
| 52-70-52 | Fleet Insurance | 800 | .00 | 800 | |
| 52-70-71 | Charges for Services - GF | 218,659 | 626 | 219,285 | |
| Total OPERATING EXPENSES: | | 281,112 | 626 | 281,738 | |
| CAPITAL PROJECTS | | | | | |
| 52-71-05 | SD6 3500 S \$ 100 E | 58,015 | 169,909 | 227,924 | Roll over/Appropriate unspent capital project budgets from the prior year. |
| 52-71-08 | SD 450 West Project | 52,936 | 52,936- | .00 | |
| 52-71-16 | SD16 Relief Line 4850 S-300 W | .00 | 110,000 | 110,000 | |
| 52-71-18 | SD18 Relief line 300 W -4800 S | .00 | 30,000 | 30,000 | |
| 52-71-19 | SD19 4300 S w/land drain | .00 | 75,000 | 75,000 | |
| 52-71-21 | SD21 Intersection Improvements | .00 | 171,146 | 171,146 | |
| Total CAPITAL PROJECTS: | | 110,951 | 503,119 | 614,070 | |
| CAPITAL EQUIPMENT | | | | | |
| 52-73-02 | Capital Equipment | 15,000 | 103,000 | 118,000 | Roll over/Appropriate unspent capital equipment budgets from the prior year. |
| 52-73-03 | Fleet Replacements | 5,000 | 110,267 | 115,267 | |
| Total CAPITAL EQUIPMENT: | | 20,000 | 213,267 | 233,267 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|--|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| DEBT SERVICE | | | | | |
| 52-74-05 | Bond Interest Series 2010A | 4,540 | .00 | 4,540 | |
| 52-74-10 | Bond Principal Series 2010A | 50,000 | .00 | 50,000 | |
| 52-74-12 | Bond Interest Rev Ser2010BC | 1,669 | .00 | 1,669 | |
| 52-74-14 | Bond Principal Rev Ser2010BC | 4,101 | .00 | 4,101 | |
| 52-74-26 | Bond Interest Sales (SID)Ser13 | 537 | .00 | 537 | |
| 52-74-27 | Bond Principal Sales(SID)Ser13 | 6,056 | .00 | 6,056 | |
| Total DEBT SERVICE: | | 66,903 | .00 | 66,903 | |
| CONTRIBUTIONS AND TRANSFERS | | | | | |
| 52-75-05 | Charges for Services Water 50 | 50,989 | .00 | 50,989 | |
| 52-75-08 | Transfer out G/F nonoperating | 19,211 | .00 | 19,211 | |
| Total CONTRIBUTIONS AND TRANSFERS: | | 70,200 | .00 | 70,200 | |
| STORM WATER ENTERPRISE FUND Revenue Total: | | | | | |
| | | 549,166 | 717,012 | 1,266,178 | |
| STORM WATER ENTERPRISE FUND Expenditure Total: | | | | | |
| | | 549,166 | 717,012 | 1,266,178 | |
| Net Total STORM WATER ENTERPRISE FUND: | | | | | |
| | | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---|--------------------------------|-------------------|---------------------------------|--------------------------|---|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| PARKS & OPEN SPACES C I P FUND | | | | | |
| Revenues | | | | | |
| 53-35-05 | Impact Fees | 5,000 | .00 | 5,000 | R.A.M.P. award |
| 53-35-10 | Contributions from Other Govts | .00 | 245,185 | 245,185 | |
| Total Revenues: | | 5,000 | 245,185 | 250,185 | |
| Contributions & Transfers | | | | | |
| 53-36-20 | Transfer in from General Fund | 15,000 | .00 | 15,000 | -Installation of security camera system at Victory Park - \$15,000 -Old Public Works Facility site restoration. Funding from the Series 2017 bonds. - \$144,836 -Appropriate fund balance for outstanding capital projets from prior year. - \$113,087 |
| 53-36-25 | Transfer in from CIP Fund | .00 | 15,000 | 15,000 | |
| 53-36-26 | Transfer in Water 50 | .00 | 144,836 | 144,836 | |
| 53-36-90 | Use of beginning fund balance | .00 | 113,087 | 113,087 | |
| Total Contributions & Transfers: | | 15,000 | 272,923 | 287,923 | |
| Other Improvements | | | | | |
| 53-70-50 | Impact Fee Projects | 5,000 | .00 | 5,000 | |
| Total Other Improvements: | | 5,000 | .00 | 5,000 | |
| Rohmer Park Improvements | | | | | |
| 53-71-04 | Parking Lot & Sidewalk O&M | 15,000 | 36,500 | 51,500 | Roll over/appropriate unspent project budgets from the prior year. |
| 53-71-15 | PK15 Rohmer Park Improvements | .00 | 2,774 | 2,774 | |
| 53-71-25 | PK25 PARKING LOT & ACCESS ROAD | 338,370 | 19,372- | 318,998 | |
| 53-71-26 | PK25 Upper Road/Parking Lot | 172,000 | 27,164- | 144,836 | |
| Total Rohmer Park Improvements: | | 525,370 | 7,262- | 518,108 | |
| Victory Park Improvements | | | | | |
| 53-76-07 | PK7 Victory Park Improvements | .00 | 15,000 | 15,000 | Installation of security camera system at Victory Park. |
| Total Victory Park Improvements: | | .00 | 15,000 | 15,000 | |
| PARKS & OPEN SPACES C I P FUND Revenue Total: | | 20,000 | 518,108 | 538,108 | |
| PARKS & OPEN SPACES C I P FUND Expenditure Total: | | 530,370 | 7,738 | 538,108 | |
| Net Total PARKS & OPEN SPACES C I P FUND: | | 510,370- | 510,370 | .00 | |

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|---------------------------------------|--------------------------------|-------------------|---------------------------------|--------------------------|--|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| Capital Projects Fund | | | | | |
| Revenue | | | | | |
| 55-38-12 | CDBG Proceeds | .00 | 30,000 | 30,000 | -CDBG 2019 Program Year. Fire equipment. |
| 55-38-13 | Disposition of Fixed Assets | .00 | 20,000 | 20,000 | -Fleet sales |
| Total Revenue: | | .00 | 50,000 | 50,000 | |
| Contributions and Transfers | | | | | |
| 55-39-05 | Outside Revenue Sources | .00 | 6,902 | 6,902 | - Weber Human Services participation for kitchen equipment replacement. |
| 55-39-25 | Transfer in from GF | 190,270 | .00 | 190,270 | Appropriate fund balance for outstanding capital projects/equipment from the prior year. |
| 55-39-29 | Transfer from GF - Road Funds | 367,330 | .00 | 367,330 | |
| 55-39-43 | Use of Fund Balance - Roads | .00 | 505,584 | 505,584 | |
| 55-39-44 | Use of Fund Balance - General | .00 | 240,250 | 240,250 | |
| Total Contributions and Transfers: | | 557,600 | 752,736 | 1,310,336 | |
| Expenditures | | | | | |
| 55-40-41 | Charges for Services Water 50 | 50,989 | .00 | 50,989 | Installation of security cameras at Victory Park. |
| 55-40-42 | Transfer to DSF 65 | 83,588 | .00 | 83,588 | |
| 55-40-46 | Transfer to Parks/Fire CIP | .00 | 15,000 | 15,000 | |
| 55-40-60 | Budgeted Increase Fund Balance | 49,686 | 49,686- | .00 | |
| Total Expenditures: | | 184,263 | 34,686- | 149,577 | |
| Road Maintenance | | | | | |
| 55-41-02 | Road Maintenance | 263,337 | 243,349 | 506,686 | Roll over/appropriate unspent project budgets from the prior year. |
| Total Road Maintenance: | | 263,337 | 243,349 | 506,686 | |
| Road Fleet | | | | | |
| 55-42-01 | Road Fleet | 10,000 | 89,927 | 99,927 | Roll over/appropriate unspent fleet/equipment budgets from the prior year. |
| 55-42-02 | Road Equipment | .00 | 100,000 | 100,000 | |
| Total Road Fleet: | | 10,000 | 189,927 | 199,927 | |
| Road (Re)construction Projects | | | | | |
| 55-43-08 | 300 West Road Project | 60,000 | 58,639 | 118,639 | - Roll over from prior year. |
| 55-43-20 | Sidewalks & Pedestrian Ramps | .00 | 25,000 | 25,000 | - New funding for sidewalk replacement program. |
| Total Road (Re)construction Projects: | | 60,000 | 83,639 | 143,639 | |
| Buildings | | | | | |
| 55-45-04 | BM4 | 10,000 | 110,290 | 120,290 | -Roll over/appropriate unspent budget from prior year. |
| Total Buildings: | | 10,000 | 110,290 | 120,290 | -includes Weber Human Services equipment contribution \$6,902. |
| Information Technology | | | | | |
| 55-50-01 | IT Replacements/Upgrades | 10,000 | 40,800 | 50,800 | - Roll over/appropriate unspent budget from prior year. |
| Total Information Technology: | | 10,000 | 40,800 | 50,800 | |
| Non-Road Fleet | | | | | |
| 55-60-01 | Fleet Replacements Non-Streets | 10,000 | 105,283 | 115,283 | Roll over/appropriate unspent project budgets from the prior year. |
| 55-60-02 | Equipment Non-Streets | 10,000 | 64,134 | 74,134 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|----------------|--|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| | Total Non-Road Fleet: | 20,000 | 169,417 | 189,417 | |
| | Capital Projects Fund Revenue Total: | 557,600 | 802,736 | 1,360,336 | |
| | Capital Projects Fund Expenditure Total: | 557,600 | 802,736 | 1,360,336 | |
| | Net Total Capital Projects Fund: | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|--------------------------------------|--------------------------------|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| Debt Service Fund | | | | | |
| REVENUES | | | | | |
| 65-39-10 | GO Property Taxes | 387,238 | .00 | 387,238 | |
| 65-39-30 | Due from CPF 55 | 83,588 | .00 | 83,588 | |
| 65-39-31 | Due from SID 66 | 81,706 | .00 | 81,706 | |
| 65-39-32 | Due from Water Fund 50 | 14,580 | .00 | 14,580 | |
| 65-39-33 | Due from Sewer Fund 51 | 22,947 | .00 | 22,947 | |
| 65-39-41 | Use of fund balance | 1,750 | .00 | 1,750 | |
| Total REVENUES: | | 591,809 | .00 | 591,809 | |
| EXPENDITURES | | | | | |
| 65-40-52 | Bond Interest GO Ref Ser 2015 | 10,238 | .00 | 10,238 | |
| 65-40-53 | Bond Principal GO Ref Ser 2015 | 377,000 | .00 | 377,000 | |
| 65-40-54 | Muni Equipment Lease Principal | 45,893 | .00 | 45,893 | |
| 65-40-55 | Muni Equipment Lease Interest | 738 | .00 | 738 | |
| 65-40-56 | Bond Principal Sales Tax Ser13 | 72,667 | .00 | 72,667 | |
| 65-40-57 | Bond Interest Sales Tax Ser13 | 6,442 | .00 | 6,442 | |
| 65-40-58 | Bond Princial Wtr Swr Ser10BC | 26,675 | .00 | 26,675 | |
| 65-40-59 | Bond Interest Wtr Swr Ser10BC | 10,852 | .00 | 10,852 | |
| 65-40-63 | Other | 1,750 | .00 | 1,750 | |
| Total EXPENDITURES: | | 552,255 | .00 | 552,255 | |
| CONTRIBUTIONS & TRANSFERS | | | | | |
| 65-75-09 | Due to Water Fund 50 | 17,140 | .00 | 17,140 | |
| 65-75-10 | Due to Sewer Fund 51 | 15,821 | .00 | 15,821 | |
| 65-75-11 | Due to Storm Fund 52 | 6,593 | .00 | 6,593 | |
| Total CONTRIBUTIONS & TRANSFERS: | | 39,554 | .00 | 39,554 | |
| Debt Service Fund Revenue Total: | | 591,809 | .00 | 591,809 | |
| Debt Service Fund Expenditure Total: | | 591,809 | .00 | 591,809 | |
| Net Total Debt Service Fund: | | .00 | .00 | .00 | |

| Account Number | Account Title | 07/19-10/19 | 2019 - 2020 | 2019-20 | Budget Adj Justification |
|----------------------------------|--|-------------------|------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | Budget Adj (+/-) | Final Adjusted Budget | |
| SID Capital Projects Fund | | | | | |
| Revenue | | | | | |
| 66-39-10 | Owner Assessment Collections | 80,935 | .00 | 80,935 | |
| 66-39-41 | Use of Beginning Fund Balance | 885 | .00 | 885 | |
| | Total Revenue: | 81,820 | .00 | 81,820 | |
| Operating Expenditures | | | | | |
| 66-40-63 | Charges for services G/F | 135 | .00 | 135 | |
| | Total Operating Expenditures: | 135 | .00 | 135 | |
| Department: 55 | | | | | |
| 66-55-02 | Tranfer to DSF 65 | 81,685 | .00 | 81,685 | |
| | Total Department: 55: | 81,685 | .00 | 81,685 | |
| | SID Capital Projects Fund Revenue Total: | 81,820 | .00 | 81,820 | |
| | SID Capital Projects Fund Expenditure Total: | 81,820 | .00 | 81,820 | |
| | Net Total SID Capital Projects Fund: | .00 | .00 | .00 | |

RESOLUTION NO. 19-31 - ATTACHMENT

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | Budget Adj Justification |
|--|--------------------------------|-------------------|---------------------------------|--------------------------|--|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | |
| REDEVELOPMENT AGENCY FUND | | | | | |
| INTERGOVERNMENTAL REVENUE | | | | | |
| 70-31-10 | Tax Increment - Southeast | 551,377 | .00 | 551,377 | STP grant funding (remaining max. eligible for reimbursement) for the Adams Ave. reconstruction project. |
| 70-31-11 | Tax Increment - Central B/D | 26,473 | .00 | 26,473 | |
| 70-31-14 | Grants | .00 | 324,523 | 324,523 | |
| Total INTERGOVERNMENTAL REVENUE: | | 577,850 | 324,523 | 902,373 | |
| CONTRIBUTIONS & TRANSFERS | | | | | |
| 70-39-40 | Use of Beginning Fund Balance | .00 | 2,453,151 | 2,453,151 | Appropriate fund balance for outstanding projects and redevelopment activity from prior year. |
| Total CONTRIBUTIONS & TRANSFERS: | | .00 | 2,453,151 | 2,453,151 | |
| OPERATING EXPENDITURES | | | | | |
| 70-40-11 | Salaries and Wages | 14,400 | .00 | 14,400 | Administrative contribution to the General Fund for redevelopment mangement activites. |
| 70-40-13 | Benefits | 1,400 | .00 | 1,400 | |
| 70-40-21 | Memberships, Books, Subscripti | 2,800 | .00 | 2,800 | |
| 70-40-23 | Travel and Training | 1,000 | .00 | 1,000 | |
| 70-40-50 | Charges for services GF 10 | .00 | 6,661 | 6,661 | |
| Total OPERATING EXPENDITURES: | | 19,600 | 6,661 | 26,261 | |
| CENTRAL BUSINESS DISTRICT | | | | | |
| 70-44-48 | Redevelopment Projects CBD | 25,240 | 259,372 | 284,612 | Roll over/appropriate unspent project funds from prior year. |
| Total CENTRAL BUSINESS DISTRICT: | | 25,240 | 259,372 | 284,612 | |
| SOUTHEAST PROJECT AREA | | | | | |
| 70-45-45 | Project Area Lighting - SE | .00 | 60,000 | 60,000 | -Adams Ave. project lighting project \$60,000 |
| 70-45-46 | Adams Avenue Reconstruction | .00 | 348,088 | 348,088 | |
| 70-45-48 | Capital Projects - Southeast | 516,700 | 2,103,553 | 2,636,563 | -STP grant funding (remaining max. eligible expenses) for the Adams Ave. reconstruction project. \$348,088 |
| 70-45-70 | Charges for Services GF 10 | 16,310 | .00 | 16,310 | |
| Total SOUTHEAST PROJECT AREA: | | 533,010 | 2,511,641 | 3,044,651 | |
| REDEVELOPMENT AGENCY FUND Revenue Total: | | 577,850 | 2,777,674 | 3,355,524 | |
| REDEVELOPMENT AGENCY FUND Expenditure Total: | | 577,850 | 2,777,674 | 3,355,524 | |
| Net Total REDEVELOPMENT AGENCY FUND: | | .00 | .00 | .00 | |
| Net Grand Totals: | | 510,370 | 510,370 | .00 | |

- Roll over/appropriate unspent project funds from prior year \$2,636,563.

| Account Number | Account Title | 07/19-10/19 | | 2019-20 | |
|----------------|---------------|-------------------|---------------------------------|--------------------------|-----------------------------|
| | | Cur YTD Budget | 2019 - 2020 Budget Adj (+/-) | Final Adjusted Budget | Budget Adj Justification |

Report Criteria:

- Accounts to include: With balances
 - Print Fund Titles
 - Page and Total by Fund
 - Print Source Titles
 - Total by Source
 - Print Department Titles
 - Total by Department
 - All Segments Tested for Total Breaks
-

City Council Staff Report

Author: Jake Meibos
Subject: Tank #1 Maintenance/Interior Painting
Date: 11/5/19
Type of Item: Discussion/Approval



Summary: Move to award contract to qualified contractor within proposed budget amount of \$ 237,500

Description:

- A. **Topic:** Tank #1 Maintenance and Interior Painting
- B. **Background:** Maintenance and Interior Painting of Tank #1 is part of the CW-6 CBDG project. This portion of the project has previously been out to bid twice. The first time the bids exceeded the Engineer estimate and budgeted amount. The second time, there were no contractor bids submitted. After receiving no bids for the project we reached out to specific contractors in order to find a qualified contractor for the project. Advanced Diving Services completed an inspection report to specify any tank deficiencies. The report included itemized recommendations to bring the Tank into service, within OSHA standards and Utah administrative code. The recommended items have reprioritized the scope of this project. Advanced Diving Services and Midco Diving Services are in the process in submitting a bid for the recommended items from the report.
- C. **Analysis:** The City staff followed purchasing policies, adhered to CBDG purchasing requirements and conducted the process with all due required for this project. Completion of this project must be finished by the end of this calendar year 2019 to comply with the 2018/2019 CBDG project requirements.

Department Review: Alternatives:

- A. **Approve the Request:** It is requested that Council move to award the Tank Maintenance and Interior Painting to the qualified Contractor within the budgeted amount of \$ 237,500 and authorize Staff and Mayor execute all related agreements.
- B. **Deny the Request:** By denying or delaying this request may jeopardize the approval completion date of the project. Not awarding the project as soon as possible will likely delay construction beyond the end of the year, and result in barring the City from applying for future CBDG funds.

City Council Staff Report

Author: Planning Dept
Subject: General Plan
Date: November 19, 2019
Type of Item: Action/comment Public hearing



Summary Recommendation: Review the General Plan and Approve adoption by Ordinance

Description:

- A. Topic:** The General Plan has been updated and revised to reflect the current land-use and economic situation of Washington Terrace City. The Plan received approval of the Planning Commission on October 24, 2019. A public hearing was held, there were no public comments.
- B. Background:** The City Staff & Planning Department have been analyzing the direction the City wants to go in economic development. City Council goals, have provided a coordinated effort in putting together a document that can be agreed upon. The revised General Plan consists of 10 pages of Community Values derived from the above sources. Goals and Objectives matching these values are listed, and background/explanations are provided in the pages following the Value Statements. Additionally, a study done in 2001 by the City Planning Department provided a framework to work from. A **General Plan** is a broad, long-range policy document that guides future development, conservation, and is a **comprehensive** collection of goals and policies related to a multitude of aspects of community life. A **general plan** is a broad **planning** guideline to a **city** future development goals and provides recommendation to the City, residents and future developers.

Alternatives:

- A. Approve the Request:**
The City Council may approve the updated Plan by Ordinance.
- B. Deny the Request:**
The City Council may deny the request.
- C. Continue the Item:**
The City Council could table the item to a later meeting, for action and review at that time.

**CITY OF WASHINGTON TERRACE
ORDINANCE NO. 19-09**

ANNEXATION AND GENERAL PLAN

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
ADOPTING TITLE 18 TO BE ENTITLED “COMPREHENSIVE
PLANNING” TO INCLUDE THE GENERAL PLAN AND ANNEXATION;
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (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, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, the City desires to adopt an updated General Plan;

WHEREAS, after publication of the required notice, the Planning Commission held its a Public Hearing on October 24, 2019, and subsequently gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2019, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Washington Terrace 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: Adoption. Chapter 18.01 and Chapter 18.03 of the *Washington Terrace Municipal Code* is hereby adopted to read as follows:

**Chapter 18.01
General Plan**

Sections:

- 18.01.010 General Plan.**
- 18.01.020 Plan Amendment Procedure.**
- 18.01.030 Effect of the Plan.**
- 18.01.040 General Plan Elements.**
- 18.01.050 Capital Plans.**

18.01.010 General Plan.

1. Plan Preparation. The Planning Commission shall give notice and recommends to the City Council any proposal related to the General Plan in accordance with Utah Code Annotated §10-9a-403, as amended. The recommendation may include areas outside the boundaries of the City. The City may retain the services of a independent consultant to assist in the preparation and the implementation of the General Plan.
2. Adoption. In accordance with Utah Code Annotated §10-9a-401, the City hereby adopts the General Plan prepared by City Staff dated _____, 2019, as a comprehensive, long-term planning document for the City together with all policies, goals, maps, elements, and other information contained therein which are incorporated herein by this reference. The City Council adopted the General Plan based upon the comprehensiveness, extent, and format recommended by the Planning Commission.
3. Period. This General Plan covers an approximate period of twenty (20) years from this adoption and may only be amended at the sole discretion of the City Council.

18.01.020 Plan Amendment.

1. Amendment. An amendment to the General Plan initiated by an applicant shall follow the procedures outlined in state law and this Section. This Section does not apply to an amendment initiated by the City, except to the extent required by state law.
2. Procedure. The Planning Commission shall process a request for a party to amend the General Plan in accordance with this Chapter by either:
 - a. Making a vote to deny the request which ends the process; or
 - b. Consider the request by initiating the procedures required by Utah Code Annotated §10-9a-403, as amended.
3. Fee. Any amendment of the General Plan shall be accompanied by a fee or reimbursement to the City in the amount necessary to recoup all costs for the same.
4. Denial Appeal. If the Planning Commission decides not to initiate the amendment procedure required by state law the request is denied.
5. Request. In consideration of a request to amend the General Plan, the Planning Commission shall consider the following criteria:
 - a. Whether there exists a compelling interest that would justify deviation from the existing general plan in favor of an amendment.
 - b. Whether the need for such an amendment was contemplated, considered, or foreseeable at the time the general plan use map was adopted.
 - c. Whether new circumstances exist or are anticipated that warrant such an amendment to the existing plan.
 - d. That the proposed plan amendment does not detrimentally affect surrounding property, and is in harmony with the overall General Plan.

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- e. That the proposed amendment will benefit the health, safety, and general welfare of the community.
 - f. The fiscal impact to the City and all other affected entities.
 - g. The concept plan of the requested amendment that includes:
 - i. The area of the request;
 - ii. The types of uses proposed; and
 - iii. The general layout of the area proposed as part of a development project.
6. Amendment. If the Planning Commission votes to consider the amendment then it may consider the following:
- a. Depending on the complexity, size, impact, or extent of a General Plan amendment, require the requesting party to submit an independent economic and land use feasibility study of the area considered for amendment.
 - b. Determine whether any other studies or additional follow up studies may be required, including but not limited to traffic and studies, sprawl assessment, environmental impact study, wetland delineation, and any other related study.
 - c. Outline the scope, time frame, and extent of an amendment, and provide for any limits of such for any amendment.
 - d. Take any other measures in the consideration on any amendment.
7. Study. An economic and land use feasibility study commissioned in under this Chapter as part of an amendment shall consider:
- a. The population and population density within the area proposed for amendment and the surrounding area under the existing plan and the proposed amendment.
 - b. The history, geography, geology, and topography of and natural boundaries within the area proposed for amendment, any flood concerns, drainage ways or flood plain area, natural hazards, and soil compatibility, and the impact on the surrounding area.
 - c. Environmental factors including, but not limited to:
 - i. Past environmental history and geological hazards in the area;
 - ii. Water quality;
 - iii. Storm water;
 - iv. Air quality;
 - v. Transportation impacts;
 - vi. Wetlands;
 - vii. Flood Plain or flood prone areas;
 - viii. Public safety to include Fire Protection and Law Enforcement; and
 - ix. Other related factors as determined by the Planning Commission.
 - d. Whether the proposed amendment creates inconsistency in the overall General Plan, an island, or peninsula of competing or conflicting land uses.
 - e. Whether the proposed amendment will hinder or prevent a future and more logical and beneficial plan amendment.
 - f. The fiscal impact on the City and all affected entities.
 - g. Current and five year projections of demographics, economic base, and anticipated additional municipal type services for the proposed plan amendment area resulting from the proposed amendment;

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- h. Projected growth in the City and in adjacent areas during the next five (5) years as based upon building permits issued by the City from the prior five (5) years.
 - i. Present and projected long term costs to the City, including overhead of additional governmental services, both direct and indirect, attributed the proposed amendment compared to the present and projected revenue generated by the proposed amendment.
 - j. The projected impacts the proposed amendment may cause, including but not limited to:
 - i. The need for supporting public and non-public infrastructure, services, facilities, and otherwise.
 - ii. Additional services or other costs attributed from the proposed plan amendment.
 - iii. Possible tax increases that may result from the amendment.
 - iv. Anticipated increased costs and services for public safety; and
 - v. Past expansion in terms of population and construction in the surrounding area.
 - k. An assessment of whether the proposed amendment constitutes a use that justifies deviation of the existing plan.
 - l. An analysis of future potential uses of the property consistent with current growth trends and surrounding properties.
 - m. The need for the proposed plan amendment based upon housing, transportation, access, services, growth trends, the use of surrounding property, and other relevant indicators or information.
 - n. Any other information that would assist in consideration of the proposed amendment.
8. Recommendation Criteria. In giving its recommendation on a proposed amendment to the General Plan, the Planning Commission shall prepare a report to the City Council considering each of the following:
- a. Whether the proposed amendment will benefit the health, safety, and general welfare of the community.
 - b. Whether the proposed amendment is consistent with the general plan as a whole, the extent the proposed amendment may contribute to:
 - i. Urban sprawl.
 - ii. Impact on surrounding properties.
 - iii. Its impact on natural resources.
 - iv. The overall needs of the greater community.
 - c. That the proposed amendment will not reduce City finances or the budget, or detrimentally affect the service capabilities of the City or any affected entity, environmental quality, or transportation.
 - d. The results and recommendation of any economic and land use study or other relevant studies made under this Section.
 - e. Other considerations helpful or necessary based upon the facts and circumstances of the proposed amendment.

18.01.030 Effect of the Plan.

Except as provided in Utah Code §10-9a-406, the General Plan is an advisory guide for land use decisions, the impact of which may be further set forth in the municipal code.

18.01.040 General Plan Elements.

1. Purpose. The purpose of this Section is to implement Elements within the General Plan as regulatory measures to govern land use and comprehensive planning. The City adopts certain Elements as part of the General Plan in accordance with Utah Code Annotated §10-9a-403, as amended, to provide goals and implement regulations.
2. Required Elements. The City implements the following Elements:
 - a. Land Use Element. A land use element that provides for long term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the General Plan.
 - b. Transportation Element. A transportation and traffic circulation element that consists of the general location and extent of existing and proposed highways, arterial, collector streets, mass transit, and any other modes of transportation that the City considers appropriate as correlated with the population projections and proposed land uses.
 - c. Moderate Income Housing. A moderate income housing element to address an estimate of the need for the development of moderate income housing within the City, and a strategy to provide an opportunity to meet estimated needs for moderate income housing if long term projections for land use and development occur. The City has denoted in the General Plan issues related to public transit stations in order to comply with state law and may implement policies for the same. Also, the City has identified in the General Plan three (3) or more strategies prescribed in statute that the City may modify from time-to-time as needed to implement an effective Moderate Income Housing Plan.
3. Additional Elements. The City implements additional Elements as follows:
 - a. Environmental Element. An environmental element to address the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. This element also addresses the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards.
 - b. Public Services and Facilities. A public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights of way, easements, and facilities for them, police and fire protection, and other

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- public services.
- c. Redevelopment and Conservation. A rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - i. Historic preservation.
 - ii. Diminution or elimination of blight.
 - iii. Redevelopment of land, including housing sites, business, and industrial sites, and public building sites.
- d. Economic Element. An economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity.
- e. Agriculture. An agriculture element to identify USDA Prime Agricultural Lands, Agriculture Protection Areas, supports the use of agriculture lands and operations, promotes conservation and sustainability, and protects agriculture lands from development or encroachment.
- f. Other Elements. The General Plan may include recommendations for:
 - i. Annexation.
 - ii. Capital plans.
 - iii. Community development.
 - iv. Land use regulations.

18.01.050 Capital Plans.

1. Purpose. A Capital Plan is a comprehensive and strategic planning document relating to a specific area, enterprise, and/or governmental function. Such plans may be a long-range or short range plan and identifies capital projects, capital investments, equipment purchases, provide a planning schedule, or identify options for budgeting and financing.
2. Policy Statement. A Capital Plan allows for:
 - a. Coordinating multi-jurisdictional projects with other governmental entities.
 - b. Systematic evaluation of all potential projects at the same time.
 - c. Ability to plan, budget, and consolidate projects to reduce costs.
 - d. Provide information to the public about planning and projects.
 - e. Aid in economic development.
 - f. Schedule the installation, repair, upgrade, or replacement of public infrastructure over time.
3. Contents. An ideal Capital Plan should contain the following information:
 - a. Statement of justification or purpose.
 - b. A listing of the capital projects or equipment to be purchased.
 - c. The projects ranked in order of preference.
 - d. The plan for financing the projects.
 - e. A timetable for the construction or completion of projects.
 - f. Itemized expenses for each project.
 - g. Map of each project location, project details, and project cost.
4. Review and Implementation. Regular review and update of the Capital Plan with the City

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Council. A pattern for implementation of a Capital Plan may be as follows:

- a. Short term and long term projects.
- b. Prioritization and ranking of projects.
- c. Evaluation of completed, unimplemented, or incomplete projects.
- d. Solicit, compile, and evaluate new project requests.
- e. Identify the specific steps for project development.
- f. Take inventory of existing capital assets.
- g. Assess financial capacity and possible grant funding.
- h. Schedule for development and a financing plan.
- i. Regulatory compliance and bidding procedures.
- j. Manage and monitor approved projects.

**Chapter 18.03
Annexation**

18.03.010 Annexation.

- 5. Annexation Policy Plan. If the City desires to annex any unincorporated area into the boundaries of the City it must first adopt an Annexation Policy Plan in accordance with Utah Code Annotated §10-2-401.5, as amended.
- 6. Process. The annexation process shall comply with Part 4, Chapter 2, of Title 10 of the Utah Code Annotated, including any amendments to the same.
- 7. Land Use. The land use for any unincorporated area annexed into the City, or subject to a boundary adjustment, is governed by Utah Code Annotated §10-9a-506, 1953, as amended.

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 _____, 2019.

Mayor Mark C. Allen

ATTEST:

City Recorder Amy Rodriguez

RECORDED this ____ day of _____, 2019.

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PUBLISHED OR POSTED this ___ day of _____, 2019.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

City Recorder

DATE: _____

The City of Washington Terrace General Plan



REVISED NOVEMBER 2019

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WASHINGTON TERRACE CITY GENERAL PLAN

INTRODUCTION

This General Plan (“Plan”) is the official statement of the long-range goals and objectives concerning present and future municipal needs and physical development of land in the City of Washington Terrace (“City”). This Plan also contains an assessment of moderate income housing needs as required under state law. This Plan outlines community values regarding development as derived from citizen input, the planning commission, and the City Council. Goals that are consistent with given values are put forth, and objectives are outlined to give direction in achieving the goals. This Plan should serve as a comprehensive planning document for elected officials, the planning commission, developers, and the public.

This Plan serves as a framework for the City’s decision makers as they consider future land use, development, and other decisions. The Plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and encouraging cooperation between governmental entities.

The Plan is a long-term document that should serve the community for the next 20 years. The Plan should be updated as regional, market, or other environmental conditions evolve. The City Council has adopted an ordinance that implements this Plan.

The City may adopt from time to time other plans, elements, policies or strategies. Such are to be considered an extension of this General Plan and should be treated accordingly.



BACKGROUND AND CITIZEN INPUT

Public input is an essential part of any planning effort. The comments and desire of the public help shape plans and the City's future. This should result in a consensus among property owners, developers, city officials, and citizens as to how the future growth and/or redevelopment of the land area in the City can best be effectuated.

Public comment is received by the Planning Commission as part of the General Plan process in accordance with Utah State Code. The Planning Commission held its public hearing regarding updating the General Plan on Thursday, October 24, 2019, and comments from that Public Hearing have been addressed in this Plan.

COMMUNITY CONTEXT

Washington Terrace History

The City of Washington Terrace is located in Weber County, Utah, thirty (30) miles north of Salt Lake City and forty (40) minutes by freeway from the Salt Lake International Airport. The City is a bedroom community with a rich history dating back to the World War II era. With an area of approximately 1.91 square miles and a population of approximately 9,187 with convenient access to Ogden via Washington Boulevard, Riverdale Road, and Highway 89 in both Weber and Davis Counties, Highway 89 can also be accessed via Adams Avenue toll road.

The City is also home to Ogden Regional Medical Center, Weber County School District Headquarters, Washington Terrace Elementary, Roosevelt Elementary, T.H. Bell Jr. High, and Bonneville High School. The City is a proud residential community that focuses on family values.

As part of a military housing project, Washington Terrace was created in 1942-43. At the time there was no thought of this community continuing beyond the war. After World War II, residents began efforts to convert the surplus temporary housing project into a permanent community. Washington Terrace City was incorporated on December 12, 1958. Inspired by the founding residents, this City has never lacked great examples of vision and leadership.

The City provides many municipal services including: parks, recreation, water, sewer, and garbage services, public improvements, streets, storm water, flood control, public safety, emergency management, planning, zoning, and administrative services.

Demographics

According to the 2018 census, the City has a total population of 9,187 residents compared to 9,067 in 2010. The population in Weber County is projected to grow by roughly 69,241 people by the year 2030 and it is anticipated that a small portion of that growth will locate in the developable areas in Washington Terrace. The median age of the City residents is estimated at 34.2 years of age. Roughly thirty (30) percent of the residents are over the age of fifty (50). There are several assisted living centers and related facilities in the City which house a large number of senior citizens. Approximately 82% of the population is white, 10% Hispanic or Latino, and 1% black. The average household size has not seen an increase since 2010, with the average household estimated at 2.8.

Vision Statement

The City's mission is to provide the citizens of Washington Terrace with essential and innovative services in a timely and cost efficient manner. We do the will of the people, under the direction from the Council, to the highest professional and ethical standards. The City's core values include People, Service, Results, Communication, Commitment, and Excellence.

Elements

This Plan includes separate elements including Land Use, Transportation, Housing, Health, Safety & Welfare, Environmental & Conservation, Parks, Recreation & trails, Economic Development, Public Infrastructure, Facilities & Services.

LAND USE

One of the major purposes of this Plan is to evaluate. This Element is state-mandated and represents the long-range vision of the physical development of the City. This Element is based upon public input and current conditions and is an official collection of goals and policies regarding land use. This Element corresponds to the Future Land Map in Appendix 1.

Zoning

Zoning is an important tool that the City uses to implement the goals of this Plan. Zoning decisions should be based upon the Future Land Use Map. Zoning classification categorizes each land use in the hope of avoid conflict between positioning competing land uses adjacent to one another. Zone can provide buffer areas and mitigate sensitive lands from developing impacts. Zoning is enacted to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of the City, including, among other things, the lessening of congestion in the streets, and protecting public safety. Zoning also may regulate lighting, protect the tax base, fostering economic development, and protect both urban and nonurban development.

Zoning/Land Use Map

Land-use Zones:

| | |
|--------|--|
| R-1-6 | Residential, 1-family, 6000 square foot lot |
| R-1-8 | Residential 1-family 8000 square foot lot |
| R-1-10 | Residential, 1-family, 10000 square foot lot |
| O-1 | Open Space |
| C-1 | Commercial that is conducive to a neighborhood setting |
| C-2 | Commercial that is oriented to draw traffic from across the county |

Residential land use

The foundation of the City as a bedroom community from World War II is reflected in the land use ordinance for its residential zones. The City primarily houses people who work in other cities along the Wasatch Front.

In the early 2000s, the City eliminated Planned Residential Unit Development (PRUD) from its land use regulations. However, with increased maintenance costs and the desire to support the creation of moderate income housing, the City is re-evaluating the viability of PRUD. It is the expectation of the City that a PRUD manages green spaces, snow removal, storm water, sewer, and culinary water services within the development of the PRUD. Such developments have a potential in the City as in-fill development. The City has experienced a number of flaws in implementing PRUD projects as they have proven to not be sustainable either fiscally and maintaining infrastructure. Should the City implement a future PRUD regulation, such should address the sustainability of these developments.

Low Density Housing

The Plan for residential development reflects low-density housing as single-family dwellings such as the R-1-10 Zone and larger residential lots. A survey conducted by the City in the early 2000s, shows resident appreciate the safe and viable single-family neighborhood that the City fosters to maintain.

Medium Density Housing

The Plan considers medium density to be R-1-6 and R-1-8 Zones. These Zones will provide transition between low density neighborhoods and higher density neighborhoods.

High Density Housing

High density housing exists in previously approved PRUD projects. Recently, the City adopted residential in-fill development regulations that also support high density development. Future, PRUD regulations that may be adopted by the City would include high density

Commercial

Commercial Zones permit the establishment of well-designed complexes of retail, business, offices, and related commercial facilities which provide goods and services for the public. It is common to align such development along major transportation corridors.

Open Space.

Open Space is intended to support parks and encourage the preservation of a natural environment for future generations. In Open Space areas, recreation is fostered along with supporting the natural topography, geology, resources, plants, and animals. Recreation in the Open Space can include: passive and active recreational opportunities along with trails and pathways. Open Space areas can also be multi-use to provide for recreation and storm water detention.

General Plan Overlays

The General Plan has overlay areas that serve as a regulatory tool that creates a special mapped geographic area placed over existing mapped geographical areas which identify special regulations in addition to and/or suspending those of the underlying base area or zone. Overlay maps can be found in the appendix. An overview of these overlays is as follows.

1. In-fill Overlay. The City supports the development of underutilized parcels in zones which have been identified as areas where in-fill residential development should be encouraged. In 2018, the City adopted an ordinance that provides for and regulates in-fill development. Such developments are required to have a development agreement, and density is calculated based upon the average density of the surrounding residential uses on a per acre basis. The In-fill Overlay is located in Appendix 2.
2. Sensitive Land Overlay. This overlay restricts development for areas where natural and man-made hazards exist. The purpose of this restriction is to protect sensitive areas from development, and to minimize soil and slope instability, erosion, downstream siltation. The City seeks to preclude development so as not to create unnecessary risks in areas of sensitive lands. Landslide risks are common along sloped communities along the Wasatch Front. Portions of the City are at risk for landslides and are classified as sensitive lands not suitable for development. The Sensitive Land Overlay is located in Appendix 4.
3. Flood Hazard Overlay. This overlay includes properties affected by the 100-year Flood Plain designed by the Federal Emergency Management Agency (FEMA). Please see Appendix 5 to view the Flood Hazard Overlay.
4. Central Business District (CBD). The CBD is an overlay area within the City that is primarily business in nature and separated away from residential areas. The CBD includes areas administered by the City's Community Reinvestment Agency (CRA). This consists of South East Business District (RDA) located in the south east area of the City adjacent to and primarily surrounding Adams Avenue and South Pointe Drive. Another RDA located in the CBD is located on the map in Appendix 6.

TRANSPORTATION

State law requires that each municipality adopt a transportation and traffic circulation element as part of a General Plan.

The City coordinates transportation planning with the Wasatch Regional Front, UDOT, Riverdale, and South Ogden City. There is also multi-jurisdictional planning for trails and active transportation. As each of the transportation plans are created and implemented they are automatically included into this Plan.

The City functions predominately as a bedroom community with the majority of its commuter traffic traveling between Ogden, Riverdale, and South Ogden.

The City has many networks of collector and arterial roads serving the community. Public Transportation (bus routes) is available as an alternate means of transportation. According to the 2017 census, the average worker in the City travels 22.3 miles to work.

The Utah Transit Authority (UTA) provides transit services in the City. The UTA bus routes in the City are attached within Appendix 7. The bus routes bisect through the City with stops primarily located in moderate income areas. The bus routes continue onto Highway 89, which is the main transportation corridor to neighboring cities, stores, shops, and medical facilities.

The City is a “drive-through” community because of its convenient “short-cut” location. This causes increased noise and need for road repair. The City will continue to seek safe transportation with lower speed limits, traffic enforcement, proper signage, and so forth. These things can be as disagreeable as the high number of cars going through, depending on one’s perspective. We believe that the traffic can be encouraged and provided for, and used as a means to bring economic development to the city. This can be done by *directing* the traffic through the designated arterial streets which pass near the commercial sectors we are striving to develop. Proper access and parking are necessary for sites generating high volumes of traffic such as schools, shopping centers, and public buildings in order to eliminate traffic congestion and other traffic hazards. For example, the Terrace Playhouse has adequate parking already established. However, inadequate parking may be an issue at other locations in the City which may require future accommodation.

Transportation Definitions and Explanations

Collector Streets: these streets are primarily residential and filter traffic from neighborhoods to arterial streets. Such streets also provide access to adjacent land.

Arterial Streets: function primarily to move large volumes of traffic from one part of the City to another. Adjacent land access is a secondary function and should be limited as much as possible. Arterial streets should be designed primarily for continuous flow of traffic, constant signalization, turning lanes, and center medians.

A Transportation Map for traffic flow can be found in the Appendix 8. This map highlights certain streets and high traffic roads within the City.

Goals:

Implement and operate an extensive series of transportation facilities that include: access to freeways, arterial, collector streets, public transit, and other modes of transportation. Seek to maximum transportation options, provide for public safety, and prevent delay. Coordinate with public UTA for public transit.

1. Ensure the City has adequate and sustainable transportation facilities.
2. Designate arterial and collector streets.
3. Maintain Capital Improvements/Investments Plans to ensure roads are properly maintained.

4. Give priority to traffic and parking to commercial and other high demand areas such as the CBD.
5. Implement proper traffic control devices.
6. Identify gaps and enhance infrastructure to accommodate potential increase in traffic.
7. Identify routes and coordinate with UTA for public transit, accessibility, best practices, and upgrading facilities.
8. Encourage LMI housing adjacent to or near accessible public transportation infrastructure.
9. Correlate the transportation planning with population, employment projections, and land use.

HOUSING

Introduction

Under state law, the Housing Element is a required element of the General Plan under state law. This element of the General Plan identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City.

The private sector largely drives the housing market and shapes how and where people live. Traditionally, planning for housing largely focused on the needs of households, in relation to the housing market, and financing options available to the public. As the population ages in communities, demographics change. As household size shrinks, needs for housing shift to meet modern demands. The City can shape housing by transportation, taxes, land use regulations, and supporting various housing programs. The City can also aid in housing rehabilitation as necessary to preserve a viable housing stock in the City.

This Plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This Plan specifically focuses on moderate income housing as required under state law. This Plan also provides that the City desires to promote the provisions of the Federal Fair Housing Act and the Americans with Disabilities Act in order to foster a diverse and dynamic community. Unlawful housing discrimination that would violate these federal laws is not tolerated.

General Housing Policy

The City consists of primarily single-family housing units, and the policies of the City will continue to support this demographic for housing in the future. It is the policy of the City to adopt a sensitive lands map to manage development in sensitive areas that include poor soils, high water table, flood plain, storm water, and related hazards. Further, it is the policy of the City to customarily require a comprehensive geotechnical report for all development to address these challenges. The City should adopt ordinances that address geotechnical requirements and sensitive lands.

The residential areas in the City are general not impacted by the FEMA flood plain. Flood prone areas are typically the result of high water table or other geological sensitive lands. The City policy favors development in areas where there are not geological hazards, negative environmental impacts, or sensitive lands. The City should continue to update and develop its land use regulations consistent with these policies.

Housing and land use discrimination is an ongoing concern in the United States. Land use regulations have been cited as a discriminatory tool by critics, who argue that ordinances are used to deter the entry of certain minority or moderate income residents into some neighborhoods through density restrictions (exclusionary zoning), or locate such populations in areas with environmental hazards, sensitive lands, areas prone to flooding, or near manufacturing or hazardous activities (environmental discrimination). However, identifying discrimination in regulations is complicated by the fact that land use and zoning have been co-evolving for nearly a century in most American cities, rendering residential sorting and inequitable treatment observationally equivalent. It is acknowledged that the best approach in the City to eliminate

such discrimination is to adopt land use policies that preclude the placement of populations within hazard areas such as the FEMA flood plain, within manufacturing zones, and detrimental sensitive lands.

The City can play a vital role in neighborhood revitalization by maintaining public infrastructure, adequate transportation, and creating walkable communities. The City has been very diligent, and should be commended for efforts that have kept older neighborhoods vibrant and well maintained. Future efforts by the City should continue this trend to identify projects and maintain and upkeep neighborhood infrastructure. Housing rehabilitation is a more difficult challenge as such is primarily in the hands of the home-owner. The City can provide support and should consider policies that prevent slum and blight from entering a neighborhood by using nuisance and code enforcement protocols in addition to supporting housing rehabilitation programs of other agencies and organizations.

Moderate Income Housing

This portion of the Housing Element is dedicated specifically to Moderate Income Housing. This Plan is generally based on a five-year projection on the housing aspect for the City. Nearly all housing in the City is owner occupied homes. As required by Utah Code this General Plan contains the City's plan to provide a realistic opportunity to meet estimated needs of moderate-income housing. This portion, identified as Moderate-Income Housing Element, is included below.

Background

This Housing Plan element analyzes existing housing supply, specifically for moderate income households where the income level is at or below 80% of the median income of the community. It also makes a projection of housing needs and factors that will affect housing.

State Law

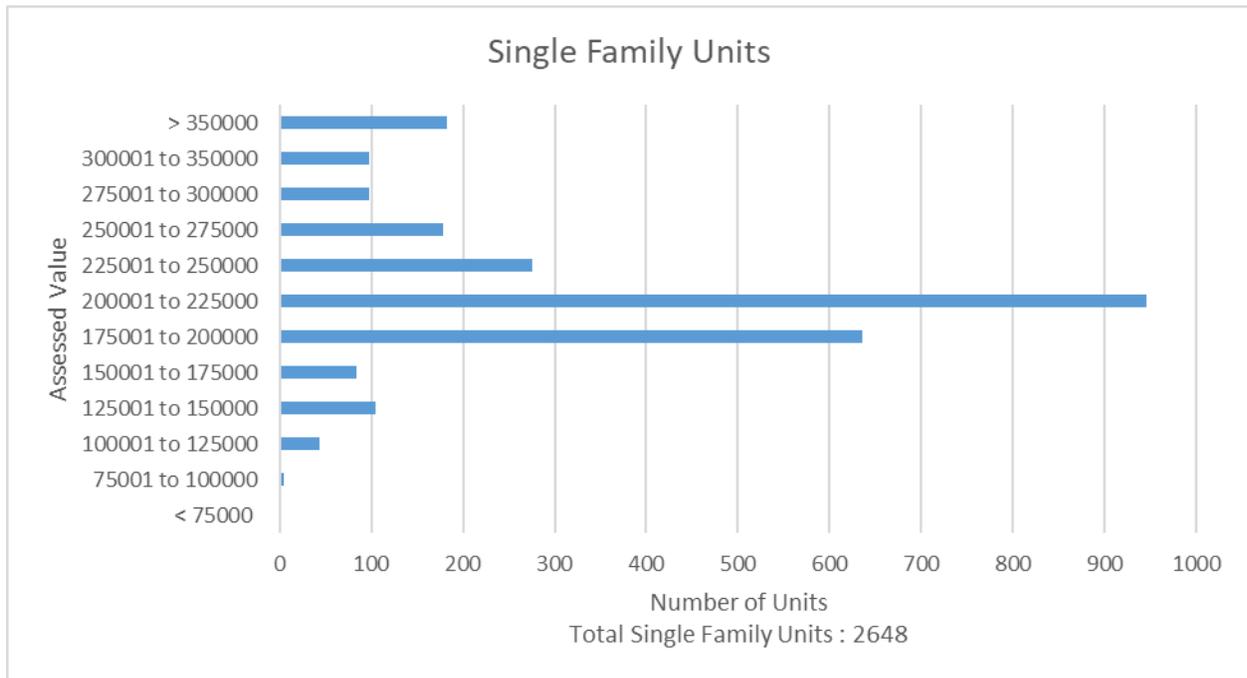
The City is required to adopt a Moderate-Income Housing Plan in accordance with Utah Code Annotated §10-9a-408. In 2019, the Utah Legislature adopted SB 34 to require the City to address additional measures to support moderate income housing which are included as part of this General Plan. Utah Code Annotated §10-9a-103(47) sets the components for the Moderate Income Housing Plan.

Moderate Income Housing Plan Components

The following components of the City's Moderate Income Housing Plan comply with Utah Code Annotated §10-9a-103(47) as follows:

1. An estimate of the existing supply of moderate income housing located within the municipality;
 - This plan reports approximately ten (10) residential units in the City, including rental units. Within the last year, Ten (10) new single-family housing units have been constructed in the City.
 - 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 |
|--|------------------------|------------|------------------------|
| 0 | Up to \$75,000 | 945 | \$200,001 to \$225,000 |
| 4 | \$75,001 to \$100,000 | 275 | \$225,001 to \$250,000 |
| 44 | \$100,001 to \$125,000 | 178 | \$250,001 to \$275,000 |
| 104 | \$125,001 to \$150,000 | 97 | \$275,001 to \$300,000 |
| 84 | \$150,001 to \$175,000 | 98 | \$300,001 to \$350,000 |
| 636 | \$175,001 to \$200,000 | 183 | \$350,001 and more |
| Total Single-family Housing Units: 2,648 | | | |



- An estimate of the need for moderate income housing in the municipality for the next five (5) years;

Section 4: Housing vacancy in Washington Terrace city

| Table B25004 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|--------------------------------|--------------------------------|----------------------------|-----------------|----------------------------------|
| Total vacant units (ACS Table B25004) | 141 | 399 | 20 | 421 | 22 |
| For rent (ACS Table B25004) | 64 | 269 | 21 | 343 | 74 |
| Rented, not occupied (ACS Table B25004) | 27 | 0 | -5 | -43 | -43 |
| For sale only (ACS Table B25004) | 50 | 31 | -3 | 1 | -30 |
| Sold, not occupied (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 |
| For seasonal, recreational, or occasional use (ACS Table B25004) | 0 | 12 | 2 | 31 | 19 |
| For migrant workers (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 |
| Other vacant (ACS Table B25004) | 0 | 87 | 5 | 89 | 2 |

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

3. A survey of total residential land use;
 The City is presently reaching building maximum. A majority of future residential development will be as a result of redevelopment of existing developed areas, or utilizing mixed-use or in-fill regulations. There are approximately 441.98 acres of residential land in the City that are undeveloped, however, much of this is located on sensitive land and will not be developed in the future. There are 8.26 acres of land that is considered infill property and is expected to be developed under the infill ordinance.
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing;
 - The City has outlined in this housing element the land use and zoning opportunities that are being implemented to encourage moderate income for residents.
 - Practical consideration must be afforded to preventing housing discrimination and exclusionary zoning.
5. A description of the City’s program to encourage an adequate supply of moderate income housing.
 - The City has set forth an effective housing program in this Plan that outlines strategies and barrier reductions that can have positive impacts on encouraging adequate moderate income housing in the City.
 - However, the housing market is presently seeing significant growth and increasing housing prices as a result of economic conditions on a national level which are impacting households and creating problems outside the control of local government. With these factors, it creates a complex approach to managing housing in general.

Existing Conditions

Monthly housing costs in Washington Terrace city

| Table B25088 Table B25064 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|---|---|-------------------------------------|--------------------|---|
| Total owner-occupied housing unit costs (ACS Table B25088) | \$1,006 | \$904 | -\$23 | \$733 | \$ (171) |
| Units with a mortgage (ACS Table B25088) | \$1,164 | \$1,129 | -\$9 | \$1,058 | \$ (71) |
| Units without a mortgage (ACS Table B25088) | \$290 | \$386 | \$14 | \$497 | \$ 111 |
| Median gross rent (ACS Table B25064) | \$653 | \$697 | \$3 | \$715 | \$ 18 |

Land Use

State law requires that in order to provide general guidelines for proposed future development of land within the City, each municipality shall prepare and adopt a comprehensive, long-range general plan. The legislative body of the City adopts the plan, or any comprehensive amendment to the plan, upon recommendations made by the Planning Commission.

Concerning moderate-income housing, the proposed general plan, including the accompanying maps, charts, and descriptive and explanatory matter, shall include the Planning Commission's recommendations for a land use element plan, or a comprehensive general plan amendment, to provide for the protection and promotion of, among other things, an estimate of the need for the development of additional moderate-income housing within the city including a plan to provide a realistic opportunity to meet estimated needs if long-term projections for land use and development occur. The City is implementing In-Fill Development Regulations to provide multiple housing variations and costs for all sizes of families. These regulations will also provide housing needs for future residents of the City and future reduce land use barriers.

MODERATE INCOME HOUSING SUPPORTING DATA

Population

3 According to the 2018 census, the City has a total population of 9,187 residents compared to 9,067 in 2010. The median age of the City residents is estimated at 34.2 years of age. The average household size has not seen an increase since 2010, with the average household estimated at 2.8.

Population by tenure in Washington Terrace city

| Table B01003 Table B25008 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|---|---|-------------------------------------|--------------------|---|
| Total Population: (ACS Table B01003) | 8,391 | 9,122 | 66 | 9,723 | 601 |
| Total Population in occupied housing units (ACS Table B25008) | 8,185 | 8,982 | 70 | 9,627 | 645 |
| Total Population in owner-occupied housing (ACS Table B25008) | 6,121 | 6,625 | 26 | 6,527 | -98 |
| Total Population in renter-occupied housing (ACS Table B25008) | 2,064 | 2,357 | 45 | 3,100 | 743 |

Median household income in Washington Terrace city

| Table B25119 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|---|---|---|-------------------------------------|--------------------|---|
| Median household income (ACS Table B25119) | \$48,882 | \$53,070 | -\$173 | \$46,566 | \$(6,504) |
| Owner-occupied income (ACS Table B25119) | \$57,766 | \$67,935 | \$763 | \$70,323 | \$2,388 |
| Renter-occupied income (ACS Table B25119) | \$30,739 | \$20,957 | -\$1,418 | \$10,722 | \$ (10,235) |

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Households Projections

Housing occupancy in Washington Terrace city

| Table B25003 Table B25081 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|---|---|---|-------------------------------------|--------------------|---|
| Total households in occupied housing units (ACS Table B25003) | 2,824 | 3,258 | 31 | 3,675 | 417 |
| Total households in owner-occupied housing (ACS Table B25003) | 2,013 | 2,206 | 4 | 2,197 | -9 |
| With a Mortgage (ACS Table B25081) | 1,441 | 1,466 | -25 | 1,237 | -229 |
| Without a Mortgage (ACS Table B25081) | 572 | 740 | 29 | 960 | 220 |
| Total households in renter-occupied housing (ACS Table B25003) | 811 | 1,052 | 27 | 1,478 | 426 |

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

MODERATE INCOME HOUSING POLICY

The requirement for municipalities to support moderate income housing has been in state statute for a number of years, but in 2019, the legislature passed SB34. This bill requires communities take additional measure to support moderate income housing in the community. Jurisdictions with “fixed guideway public transit station” must include option G or H from “the menu”. In order to do this, the City shall include three (3) or more of the strategies prescribed in statute in the General Plan. In this General Plan, the City has taken the additional effort to identify four (4) strategies to support moderate income housing.

**CITY POLICY
COMPLIANCE**

**STATE POLICY
RECOMENDATIONS**

- A. The City will rezone or allow for higher density to promote Moderate Income Housing through the use of the infill property allowance .
- B. Facilitate housing rehabilitation or expansion of infrastructure that will
- C. The City is and will encourage higher density housing in proximity to major transit corridors.
- D. The City will preserve existing Moderate Income Housing through careful planning and code enforcement.

- Rezone for higher densities.
- A. Facilitate housing rehabilitation or expansion of infrastructure that will encourage construction.
- B. Facilitate the rehabilitation of existing uninhabitable housing stock.
- C. Consider general fund subsidies or other sources of revenue to waive construction-related fees.
- D. Create or allow for, and reduce regulations related to, accessory dwelling units.
- E. Allow for higher density or moderate-income residential development in commercial.
- F. Encourage higher density residential development near major transit investment corridors.
- G. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle.
- H. Allow for single room occupancy developments.
- I. Implement zoning incentives for low to moderate income units in new developments.
- J. Utilize strategies that reserve subsidized low to

Moderate housing on a long-term basis.

- L. Preserve existing moderate-income housing.
- M. Reduce impact fees related to low- and moderate-income housing.
- N. Participate in a community land trust program for low- or moderate-income housing.
- O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.
- P. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing.
- Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation.
- R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.
- S. Apply for or partner with an entity that applies for programs administered by an association of governments.
- T. Apply for or partner with an entity that applies for services provided by a public housing authority.
- U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.
- V. Utilize a moderate-income housing set aside from a community reinvestment

agency, redevelopment agency, or community development and renewal agency.

W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

HOUSING AND REGIONAL TRANSPORTATION PLAN (RTP)

The RTP produced by the Wasatch Front Regional Council (WRFC) shows several active transportation areas throughout the City. One of the requirements of SB 34 is that the City considers increasing density adjacent to major transportation centers. The City has three (1) transit routes centrally located to the more vulnerable population center. UTA and the city have worked collaboratively to address public transportation and have successfully mitigated barriers to mass transit. The transit plan successfully links population centers with medical facilities, businesses, and extend reach to the greater Weber County area. Along these routes the Future Land Use Map provides for increased density as a mixed-use consisting of higher density residential and commercial development. See the [Wasatch Choice: 2019-2050 Regional Transport Plan](#).

Policy and Goals

1. The City will continually make efforts to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
2. Promote individuals who desire to live near family, and relatives in the City.
3. The City desires to maintain its local culture and lifestyle in conjunction with its housing policies.
4. As resources are available, the City will support the Weber Housing Authority Emergency Home Repair Program to assist in housing maintenance for moderate to low income homeowners.
5. Facilitate the development of a mix of housing and open space within the City.
6. The City will provide additional housing reports as required by unfunded mandates under state law.
7. Encourage the maintenance of older homes in the City as a means of providing moderately priced housing for families of moderate income.
8. Maintenance of the City's residential zones, unless area is specifically targeted for economic development
9. Encourage owners of in-fill properties to consider low to moderate income housing when developing their properties.
10. Comply with City specific requirements under state law by:
 - Encouraging a variety of housing and residential opportunities by establishing a range of residential densities and lot sizes near major transit investment corridors
 - Encourage infill development as appropriate.
 - Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.

HEALTH, SAFETY & WELFARE

Administrative Services

The City is composed of seven (7) departments, which include: Administrative Services, Public Works, Fire Department, Finance, Court, Building and Planning, and Parks and Recreation. The Administrative Services Department manages the day to day operation of the City and includes the City Manager, City Recorder, and administrative service staff. The Administrative Services Department also handles human resources, budget, contracts, municipal procedures and policy, and oversees other departments.

Public Works

The Public Works Department is led by the Public Works Director. The department administers city engineering, building maintenance, road maintenance, city utilities, snow removal, and manages the public infrastructure.

Fire Department

The Fire Department is comprised of volunteer staff and implements the International Fire Code. The department houses Ogden City ambulance services. Firefighters also perform EMT services. The Department provides “Automatic Aid” to support other agencies.

Finance Department

The Finance Department is comprised of the Finance Director, City Treasurer, accounts payable and utility billing staff. It is charged with implementing the budget, audit, accounts payable and receivable, business licensing, and utility billing management.

Court

The Justice Court serves the residents of the City, and by interlocal agreement Marriott-Slaterville City. They also assist in animal licensing. Animal control services are currently contracted with South Ogden City.

Building and Planning

The Building and Planning Department administers and enforces codes adopted by the City and International Code Council. The department issues building permits, excavation permits, conducts inspections, and enforces nuisance codes. The Building Inspector also serves as the City Planner and works closely with engineers and the Planning Commission.

Parks and Recreation

The Parks and Recreation Department oversees and coordinates City recreation programs. The Director is responsible for grant writing and administration. The Director conducts park inspections and maintenance of playground equipment.

Schools and Churches

Washington Terrace has 4 schools: 2 elementary, 1 junior high and 1 high school. Enrollment is projected to increase at all 4 schools. The elementary schools comprise kindergarten through 6th grade. Roosevelt Elementary is located at 190 West 5100 South, and Washington Terrace Elementary is located at 20 East 4600 South and enrolls students from Washington Terrace and part of Riverdale City. T. H. Bell Jr. High is located at 165 West 5100 South, and enrolls students from all of Washington Terrace and part of South Ogden and part of Riverdale City. Bonneville High School is located at 251 Laker Way, and enrolls students from Washington Terrace, Riverdale, Uintah, and part of South Ogden.

There are 6 churches located in Washington Terrace City. Four churches belong to The Church of Jesus Christ of latter-day Saints (LDS) denomination. There is a Spanish-speaking Seventh Day Adventist Church, called “Iglesia Adventista de Septimo Dia.” It is located on 5200 South between 300 West and 500 West. The other church is a United Methodist Church, located on 4800 South, west of Bonneville High School. There is also a LDS Church-owned park, located on 5600 S between 100 West and 100 East.

It should be noted that Washington Terrace students attend all levels of secondary education without ever leaving their city, and many of the residents do not need to leave the city to attend church. This convenience gives our city a certain uniqueness that makes Washington Terrace a comparatively walkable community.

Health and Human Services

Weber Morgan Health Department provides alcohol, tobacco, communicable diseases, public health, and environmental quality services. Weber Human Services provides mental health services, counseling, addiction services, aging, prevention and wellness.

Emergency Management

The City is responsible for emergency management services in cases of natural, technological, or other disasters. The City will activate an Emergency Operation Center (EOC) that will coordinate and work in conjunction with Weber County, and EOC’s with other communities. The City will facilitate mutual aid to other communities where possible.

Public Safety

The City currently contracts with Weber County Sheriff’s Office for law enforcement services.

Policy and Goals

1. Foster and implement effective department and municipal management practices.
2. Provide the best possible locations and facilities for public and emergency services.
3. Actively expand, maintain, and protect the Civic Center and Fire facilities.
4. Proactively maintain the Public Works facilities.
5. Conduct code enforcement to protect public safety and enhance the community.
6. Review and update codes and policies to meet future challenges and compliance.

ENVIRONMENT AND CONSERVATION

The City is located on the benches of the Wasatch Front. It is susceptible to earthquake hazards because of its location near fault lines. The City has updated its' water tanks to meet seismic standards in the case of an earthquake event. The Wasatch Fault is of concern because of recent movement, and has potential for generating large earthquakes in the area.

Historic landslides caused by erosion and earthquakes can create natural hazards, deeming some areas more environmentally sensitive than others. The city should be aware of these areas. The Weber County Planning Commission has a geologist on staff that identified the Weber River bluff and slope areas north, south, and west of the City as potentially sensitive areas to development. The City has adopted sensitive area regulations to govern land use where natural conditions or other hazardous exist. This regulation requires landowners to provide geological and other analysis by experts in the field regarding the proposed use of the land and the potential for hazards affecting those uses.

The City participates in the National Flood Insurance Program (NFIP).

The Federal Clean Air Act (1990) places control of local air quality at the state level with federal oversight. It requires state and local ambient air quality standards be equal to or lower in concentration than the National Ambient Air Quality Standards (NAAQS). Weber County is currently a non-attainment area for large particulate matter and fine particulate matter.

Wildfire policies should be implemented as needed. This applies to nuisance discharge of fireworks in the City to prevent fire.

Rocky Mountain Power maintains the electric grid and sells electricity to customers in the City.

The City should consider measures to protect air quality, water quality, wildlife habitat and other environmental consideration that benefit the community. Poor air quality causes severe health problems in Utah. Contamination of the water supply is a danger to the environment. The City conducts regular checks of the water supply to monitor any contaminations that may occur. The City regularly educates residents on conservation efforts and participates in a recycling program.

Policy and Goals

1. Encourage reinvestment in, and the beautification of established neighborhoods.
2. Eliminate visual blight through careful and calculated policies.
3. Make use of volunteers and community clean-up efforts.
4. Identify existing and potential natural hazards in the City and its surroundings, such as mudslides, steep slopes, and flooding.
5. Require developers to comply with regulations for sensitive lands.
6. Manage the City's growing water needs, and explore the recommendations for capital planning for waterworks. Support the metering of secondary water by the secondary water authority.

PARKS, RECREATION, AND TRAILS

Washington Terrace is committed to the preservation of parks and open spaces. Acquisition of property for public parks is limited. However, better utilization of existing park areas within the City is possible. Park and recreational opportunities are identified as active or passive recreation. Active recreation includes diverse team sports and active sports. Passive recreation includes hiking, biking, and running and related activities. The City has many recreation programs and coordinates with such with surrounding communities. The City offers: baseball, softball, volleyball, soccer, basketball, and football programs. The park space can include school open spaces. Rohmer Park is located on the west side of the City and is an outstanding example of a regional park. The City has a good distribution of recreational facilities, activities, amenities and open spaces throughout the City. As new development occurs attention should be made to future parks and recreation needs.

Rohmer Park

Rohmer Park is a community park and serves as the venue for the City's annual "Terrace Days" event. This park also hosts a variety of tournaments and sporting games for the region, it also has other amenities such as a horse shoe pit. This park can be modified and improved in the future.

Van Leeuwen Park

This large park is located adjacent to the Washington Terrace Elementary School. There is ample parking and the majority of the park is open space with a grass landscape and a walkable concrete trail. The School playground equipment doubles as the park playground equipment. Wayfinding signs can be installed to identify recreational facilities.

Victory Park

Victory Park is located on the northeast quadrant of the City. It is the old site of the City Hall Building. Using CDBG funding, along with Weber County RAMP funding, a bowery and restroom has been constructed, alongside a playground and open space grassy area.

Lions Park

Lions Park is located adjacent to Washington Blvd., between 4700 South and 4800 South. There is a basketball court, playground, and bowery for residents.

4800 S 300 W Church Park

This Park does is not city property, however, it is enjoyed by the entire community and maintained by the Community Methodist Church.

Trails

The City has the potential to annex and develop trail facilities along the Weber River Corridor and also include the future Terrace Bluff Trail. The City should continue to promote trails and pathways for resident and alternative transportation for pedestrians and bicyclists to connect with the proposed trail. Much of this trail has already been completed in neighboring communities. At the time of this Plan, the City is working in cooperation with Wasatch Regional Front, UDOT, Riverdale, and South Ogden City in creating regional trails.

Civic Center

The Civic Center is centrally located within the City. It serves as the senior center and supports senior services that are provided by Weber Human Services, such as daily meals, entertainment, activities, social interaction, and excursions. The building was updated and expanded in 2009. Additional updates and expansion may be needed in the future.

Policy and goals

1. Evaluate existing park sites and determine future needs for expansion and improvement.
2. Implement regional trails planning and development in conjunction with other entities.
3. Identify grant funding for recreation, arts, museums, and parks in the City.
4. Promote events that unite and foster a sense of community.
5. Promote quality infrastructure, update wayfinding, and improve accessibility.

ECONOMIC DEVELOPMENT

Existing Commercial Development and Revenue

The City recognizes the need to invigorate the economy and use land wisely. It is important to ensure that appropriate commercial development is being considered. The City needs to develop a feasible economic development plan to encourage commercial development.

Community Reinvestment Agency

The City created an Community Reinvestment Agency (formerly the Redevelopment Agency (RDA) in 1987. There are two (2) project areas in the City. The first area is designed to enhance the area surrounding the Terrace Playhouse. It encompasses the area between 4600 South and 4700 South. The second area surrounds a portion of City Hall, along Adams Avenue Parkway, including areas both north and south of the Ogden Regional Medical Center between 200-300 East on the west and Washington Boulevard on the east. The first area is a neighborhood center. The Terrace Playhouse and its parking lot dominate the first area, surrounded by various small businesses. The second area is made up developed commercial areas. Ogden Regional Medical Center and its associated professional offices make up a large segment of the developed commercial base in this area. Overlays of the Community Reinvestment Agency can be found in Appendix 6.

Unincorporated Land

There is a large area of unincorporated land on the south end of the community in which primarily includes sensitive lands not conducive for development due to hillside and slope hazards. Although a majority of this area is sensitive lands, some site may be developed.

Commercial Core Development

The City is generally not a prime area for retail development. The City does offer prime location for multi-story office development. Leveraging the strengths of convenient transportation, proximity to education centers, medical facilities, and a motivated workforce are all collective factors to expand the City's commercial base.

Growth and Annexation

Urbanization in the region places new demands on local government to provide services. Some of the services such as culinary water, secondary water, sanitary sewer, storm water, flood control, code enforcement, recycling, solid waste collection and disposal, street, and public safety, fire protection and snow removal will need to be expanded with growth. Consideration will need to be made to effectively implement these and other services despite growing demands. Appropriate fee increases will be necessary when needed. Rates will also need to be addressed in the future.

Annexation that can expand the City is limited as the region is urbanized. Unincorporated areas should be annexed as some point. The City has an Annexation Policy Plan that can be implemented and updated as needed. The Annexation Policy Plan is in Appendix 9.

Policy and Goals

1. Determine strategies to best capitalize on the Community Reinvestment Agency.
2. Foster economic development opportunities for commercially areas, and implement strategies to bring retail business and quality office space.
3. Implement strategic economic planning and development strategies as part of development.
4. Annex unincorporated areas adjacent to the City.
5. Foster a relationship with Ogden Regional Medical Center, other medical services, and promote strategies for future expansion and sustainability.

PUBLIC UTILITY INFRASTRUCTURE, FACILITIES AND SERVICES

There are various public facilities and services in the City. These services represent the public's investment in the development and operation of the City. Detailed plans are developed for many of these services and should be reviewed periodically to meet the needs of the City. The City maintains a Capital Improvements/Investment Plan (CIP) that should be updated as needed and are automatically incorporated into this General Plan.

Culinary Water

The culinary water system is the drinking water for the public. The City participates in the Weber Basin Water Conservancy District to provide culinary water. The City is conscious of water conservation, demand, and capacity. New development is required to supply its own water source capacity, which shall be dedicated to the City or the District as part of approval process.

Secondary Water.

Secondary water for the City is provided by two sources, Pineview Water and Weber Basin Water District. Support for metering and other improvements is provided by the City.

Storm Water

The City is subject to regulation of the U.S. Environmental Protection Agency (EPA) under Phase II of the Federal Clean Water Act. The EPA requires the City to administer a Storm Water Pollution Prevention Program (SWPPP). The City adopted a Storm Water Management Plan along with related codes and documents, including best practices, for storm water management. Maps of the Storm Water System are in Appendix 10.

Sanitary Sewer

The City operates a sanitary sewer collection system consisting of pipelines and facilities to collect sewage. The state requires the City to adopt and implement a Sanitary Sewer Management Plan. This plan requires the City to operate an efficient and effective sanitary sewer system and make regular reports to the state. Sanitary Sewer maps are in Appendix 11.

Public Works and Roads

The City maintains its own public works that provides for operation of the City's public facilities and services some of which include: culinary water, sanitary sewer, roads, and storm water. A new Public Works Shop was constructed recently and the old facility was demolished in 2019.

Solid Waste and Recycling Services

The City currently contracts with Republic Services to collect and transport solid waste to the Weber County Transfer Station. The City should review its contracts on occasion to ensure it is competitive. The City promotes recycling as a means of reducing the waste stream.

Public Safety

The City currently contracts with Weber County Sheriff for law enforcement services. The City currently contracts with South Ogden City for animal control services.

Accomplishments of Washington Terrace City

1. Construction of a Fire Station/Civic Center complete with seismic upgrades.
2. Construction of a Public Works Facility.
3. Demolition of the old Public Works facility.
4. Maintaining a modern and effective City Hall.
5. Upgrade and improvements of City parks.
6. Adoption of the MIHP and in-fill development regulations.
7. Leveraging multiple grants for multiple projects, including the seismic upgrades to both water tanks.
8. OTIS project improving roadways.
9. GIS program to improve location of public facilities and infrastructure.

Recommendations

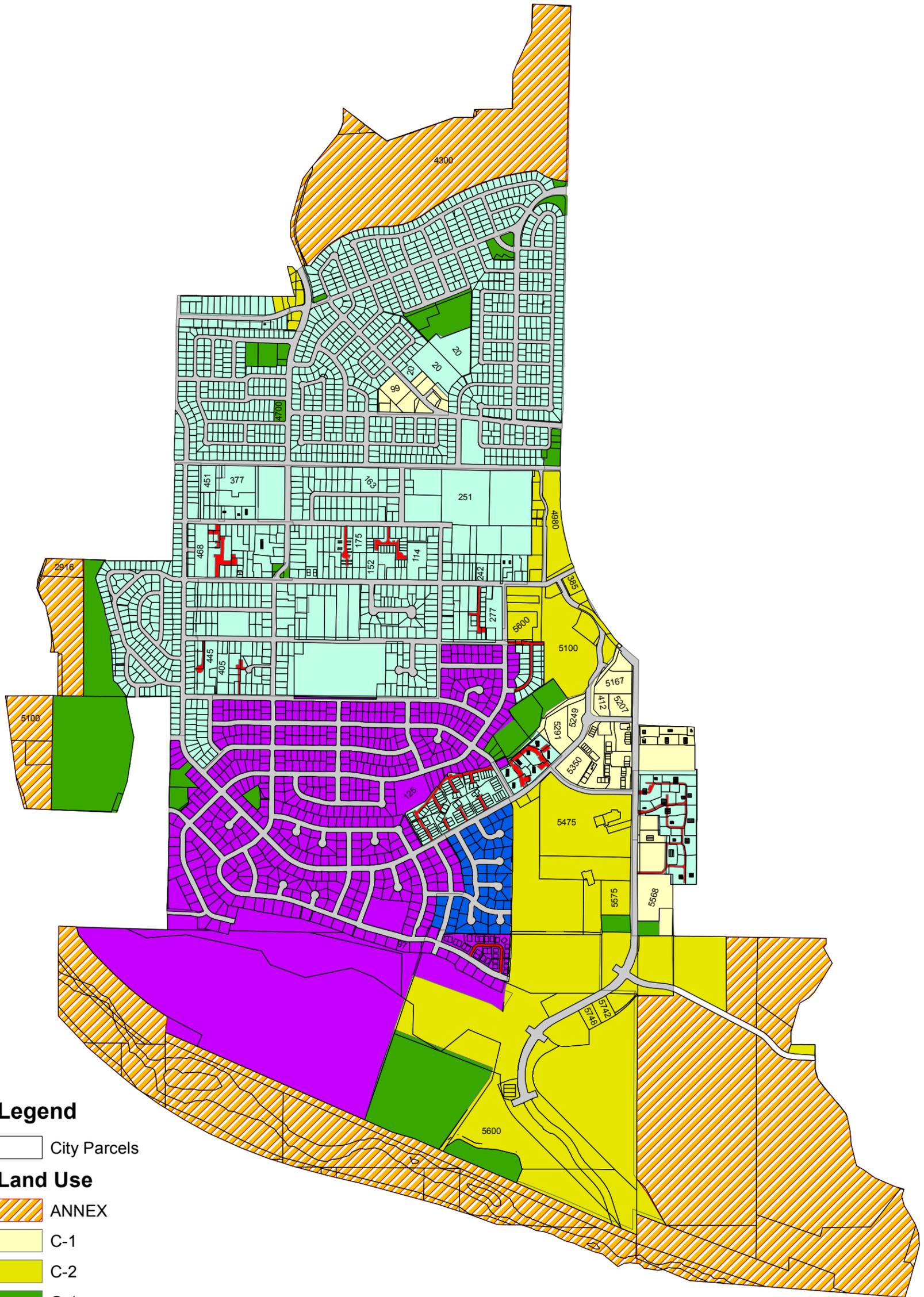
1. Continue to evaluate the growth of the City's undeveloped areas.
2. Evaluate departmental structure and reorganize as needed for efficiency and effective administration.
3. Evaluate the feasibility of an ambulance service.
4. Encourage Moderate Income Housing.
5. Explore grant opportunities to lessen the burden on residents for infrastructure improvements.
6. Explore grant opportunities for parks and recreation improvements.
7. Continue to monitor routes and traffic flow.
8. Explore options concerning the future of the toll road.
9. Review annexation policies, code enforcements, and other planning strategies for improvement.

APPENDIX

**APPENDIX 1: LAND USE MAP AND
GENERAL PLAN MAP**

Washington Terrace City

Land Use 2014



Legend

 City Parcels

Land Use

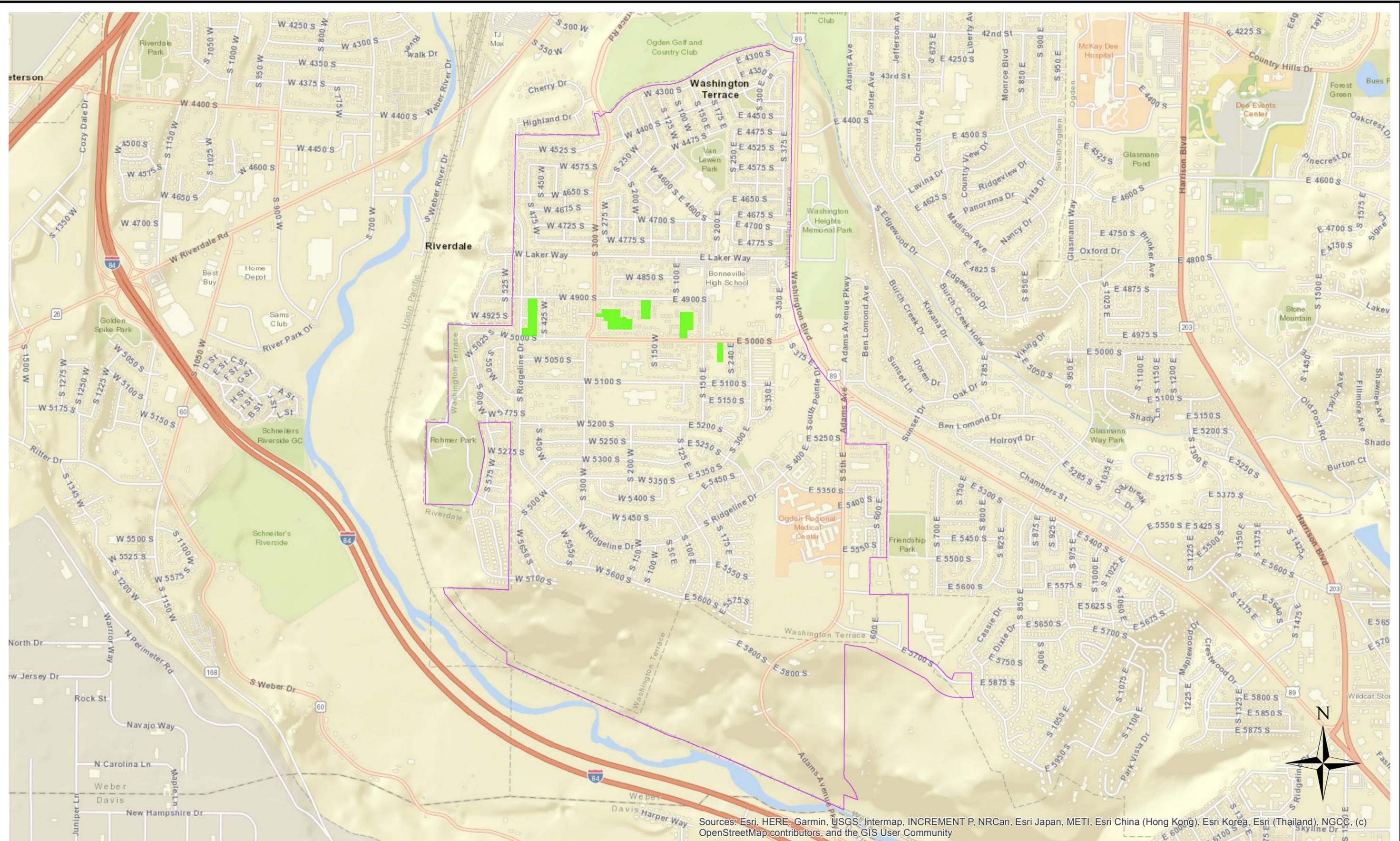
-  ANNEX
-  C-1
-  C-2
-  O-1
-  PRIV RD
-  R-1-10
-  R-1-6
-  R-1-8

The information contained in the document is for reference use only. The data is based on the interpretation of the municipal code and other governing law as determined by the City of Washington Terrace. Every effort is made to ensure its accuracy and completeness, however the City makes no warranty, expressed or implied due to completeness of the information.



B. Badley

APPENDIX 2: IN-FILL OVERLAY MAP



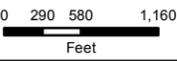
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Infill Building Progress

- Washington Terrace City Infill Locations
- Municipal Boundary

1 in = 1,375 ft



DATE:
9/19/2019

Washington Terrace City Infill Locations

The data contained in this document is for reference use. This data is based upon the interpretation of the municipal code and other governing law as determined by the City of Washington Terrace. The data was compiled from the best sources available in order to minimize error. While the data has been tested for accuracy and content, the City of Washington Terrace disclaims any responsibility and makes no warranty, expressed or implied, as to the accuracy or completeness of the information, text, graphics or other items contained on this map, and it being within surveying or engineering standards. Neither is the City of Washington Terrace responsible or liable for any third party reliance, data derivatives of any kind, or any misuse of this data. Any measurements taken from the data may not be accurate without a formal survey.

APPENDIX 3: IN-FILL ORDINANCE

**WASHINGTON TERRACE CITY
ORDINANCE 18-06**

IN-FILL RESIDENTIAL DEVELOPMENT AMENDED

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, AMENDING SECTION 17.10.020.(7), RELATING TO “DENSITY”, WITHIN THE “IN-FILL RESIDENTIAL DEVELOPMENT” STANDARDS; 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, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on April 28, 2016, and again on March 30, 2017, to take public comment on this Ordinance, and subsequently gave its recommendation to approve this Ordinance on April 13, 2017;

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: Adoption. Chapter 17.10 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

**Chapter 17.10
IN-FILL RESIDENTIAL DEVELOPMENT STANDARDS**

Sections:

- 17.10.010 Purpose and intent.**
- 17.10.020 Eligibility.**
- 17.10.030 In-fill Planning Commission Approval Required.**

17.10.010 Purpose and intent.

The purpose of this chapter is to encourage the development of underutilized parcels in zones which, have been identified as areas where in-fill residential development should be encouraged. This chapter identifies conditions under which in-fill development is supported and relaxes certain development requirements in those instances in an effort to promote the construction of in-fill development at appropriate locations in the city.

17.10.020 Eligibility.

1. Definition. In-fill development is the process of developing vacant or under-used parcels within existing urban areas that are already largely developed. The City has identified significant vacant land parcels within city limits, which, for various reasons, has been passed over in the normal course of urbanization and are eligible for In-fill status.
2. Eligible Parcels. The In-fill Development Map set forth in Exhibit “A” adopted and incorporated herein by this reference specifies the eligible parcels that may be used for in-fill development subject to the requirements of this title. Parcels not identified on the In-fill Development Map are not eligible.
3. Development Agreement. In-fill development is entirely subject to a written “Development Agreement” negotiated by the City and Owner that meets or exceeds the requirements of this Chapter.
4. Additional Eligibility Criteria. In order for any parcel on the In-fill Development Map to obtain a permit for in-fill development the following additional criteria must be met:
 - a. Be zoned residential.
 - b. The Owner of any parcel not identified on the In-fill Development Map may request to be added to said Map by Ordinance if the size and configuration meet the purpose and intent of this Chapter.
5. Size and Access. Meet the size and access criteria as follows:
 - a. Being accessed from a public street.
 - b. Be of sufficient size for egress without interfering with adjoining properties, and be of sufficient size for a residential use without reduction of residential setbacks for the zone by more than twenty-five (25%).
 - c. Be of sufficient size for fire access in accordance with the specifications of the Fire Marshall and the applicable code.
 - d. Be capable of being serviced by utilities and infrastructure.
 - e. Be no more than two (2) stories.
6. Architecture and Design. Meet the architecture and design criteria as follows:
 - a. Each unit shall have a minimum two (2) car attached garage, private driveway parking in the front set-back area equivalent to one (1) vehicle, and off-street guest parking located in the overall development site plan equal to one (1) additional vehicle for each unit.
 - b. Provide for the following architectural features:
 - i. Front of the home may consist of combined materials, but at least 60 percent of the front shall consist of either brick or stone (the home may also be 100 percent brick and stone if so desired). With the other 40

percent of materials shall be blended and defined as Engineered Wood (hardy board), Wood (decorative shingles, heavy Timber, etc) and Cultured Stone and stucco, no vinyl or metal siding shall be allowed to be installed on the front of the home.

- ii. Color schemes that promote curb appeal.
- iii. Varied rooflines that provide include, decorative dormers, gabled or hipped pitched roofs, and parapets or cornices.
- iv. Flat roofs shall not be allowed.
- v. Front porches with outdoor lighting.

7. Density. The density of lots in any in-fill development shall be calculated based upon the average density of the surrounding residential uses on a per acre basis as calculated by the Building Official. ~~However, no in-fill development shall exceed the maximum of ten (10) units per acre regardless of the average density of surround residential uses.~~

17.10.030 In-fill Planning Approval Required.

Development proposals desiring to utilize the in-fill standards of this chapter shall be subject to a site plan that meets the minimum requirements of this Chapter with the overall development plan of the entire parcel to include the proposed residential uses (such as patio homes, condominiums, or townhouses) to be submitted for recommendation before the Planning Commission and action (approval, modification, or denial) by City Council prior to issuance of any building permit.

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 _____, 2018.

MARK C. ALLEN, Mayor,
Washington Terrace City

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this ____ day of _____, 2018.

PUBLISHED OR POSTED this ____ day of _____, 2018.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

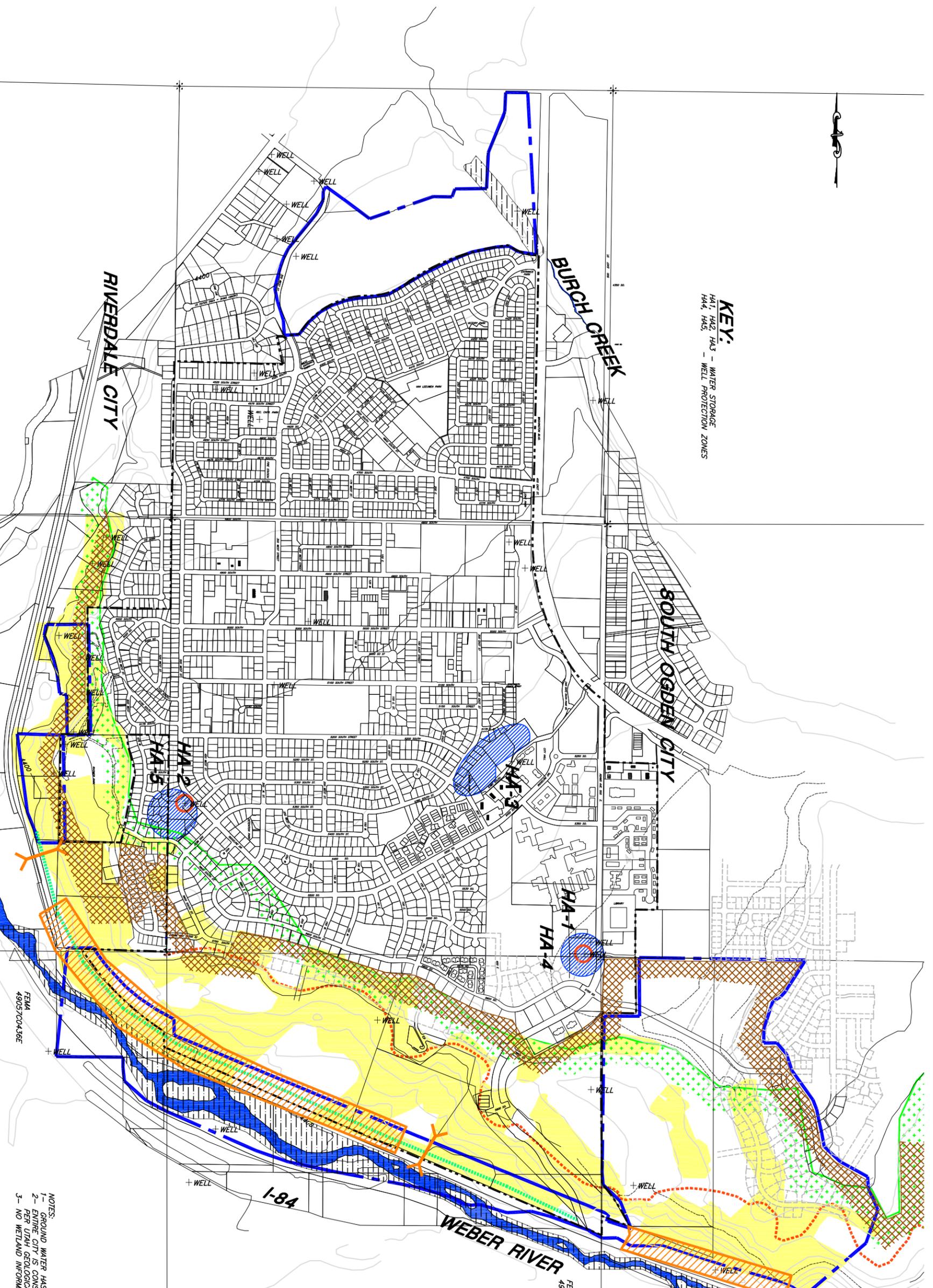
_____ DATE: _____

AMY RODRIGUEZ, City Recorder

APPENDIX 4: SENSITIVE LANDS OVERLAY



KEY:
 HA1, HA2, HA3 - WATER STORAGE
 HA4, HA5 - WELL PROTECTION ZONES



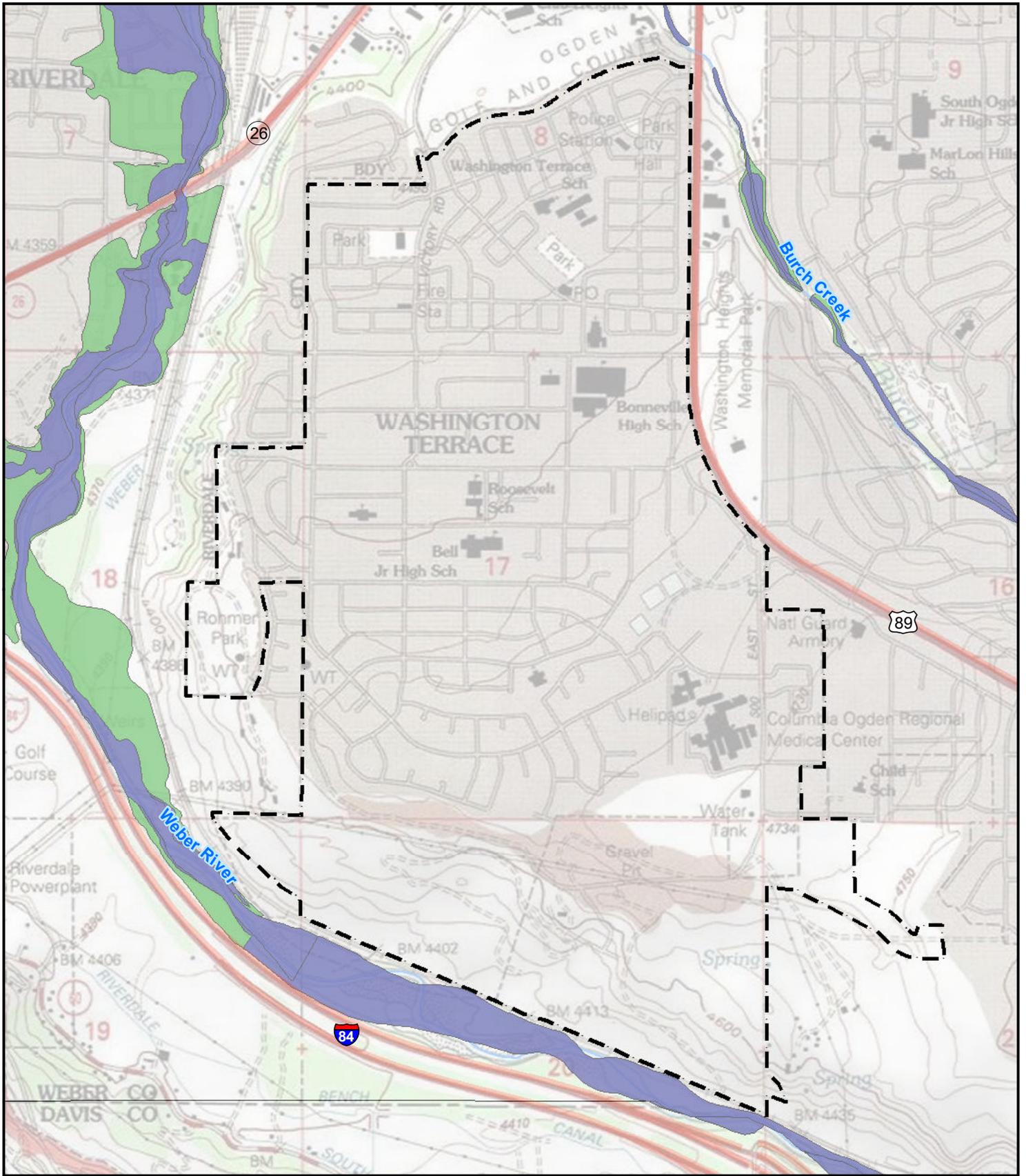
LEGEND:

- PUBLIC ACCESS TRAILS
- IDENTIFIED NATURAL DRAINS
- UNIDENTIFIED NATURAL DRAINS
- POTENTIAL WILDFIRE AREA
- WELL
- SLOPES 10% OR GREATER (BASED UPON USGS CONTOURS)
- SECTION CORNER
- LANDSLIDE RISK
- HAZARDOUS AREA SEE KEY
- LANDSLIDE HAZARD AREA
- CITY LIMIT
- RIVER
- DRINKING WATER SOURCE PROTECTION ZONES
- ANNEXATION POLICY PLAN LIMITS
- FEMA FLOOD ZONE
- USGS MAJOR CONTOUR
- USGS MINOR CONTOUR
- USGS EXTRA CONTOUR

NOTES:
 1- GROUND WATER HAS BEEN ENCOUNTERED IN ALL AREAS THROUGHOUT THE CITY.
 2- ENTIRE CITY IS CONSIDERED TO HAVE MODERATE EARTHQUAKE LIQUEFACTION POTENTIAL, PER UTAH GEOLOGICAL SURVEY 1994
 3- NO WETLAND INFORMATION AVAILABLE

| | |
|--|---|
| <p>PROJECT ENGINEER _____</p> <p>DESIGNED _____ SLS</p> <p>DRAWN _____ SLS</p> <p>CHECKED _____ GLS</p> | <p>SCALE: 1" = 1200'</p> |
| <p>DATE _____</p> <p>REV. DATE APPR. _____</p> | <p>DESIGNED _____ SLS</p> <p>DRAWN _____ SLS</p> <p>CHECKED _____ GLS</p> |
| <p>JA IONES & ASSOCIATES</p> <p>CONSULTING ENGINEERS</p> <p>1716 East 5600 South South Ogden, Utah 84403 (801) 476-9767</p> | |
| <p>WASHINGTON TERRACE CITY</p> <p>AUGUST 2006</p> <p>SENSITIVE LAND OVERLAY MAP</p> | |
| <p>SHEET: 1</p> <p>OF 1 SHEETS</p> | |

APPENDIX 5: FLOOD HAZARD OVERLAY



Washington Terrace City FEMA Flood Zones



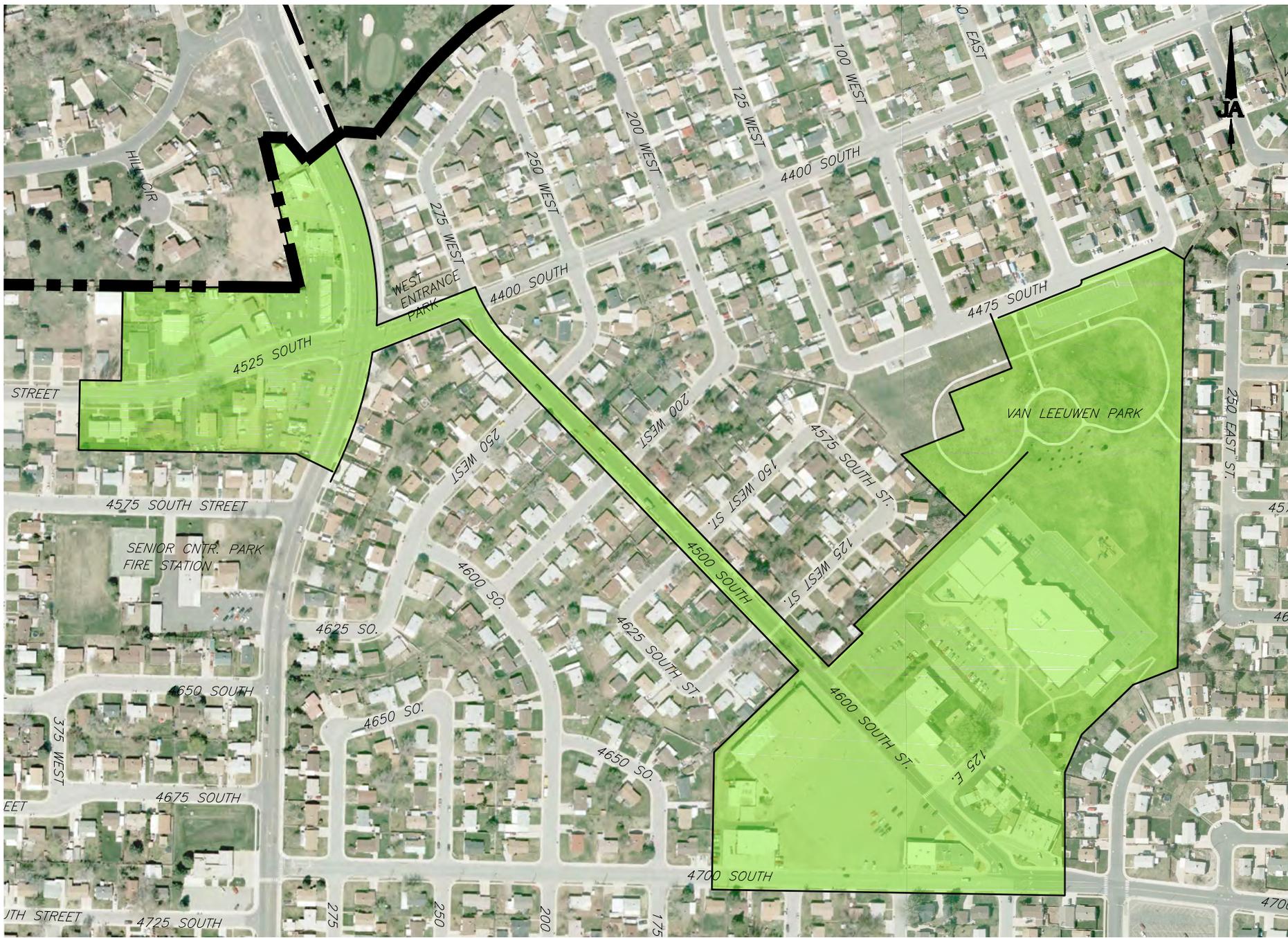
Sources:
 FEMA Flood Zones, Utah AGRC 2018
 USA TOPO Basemap, ESRI 2018
 Map Created: 2019



Legend

- City Boundary
- 0.2 % Annual Chance Flood Hazard
- AE
- X

APPENDIX 6: COMMUNITY REINVESTMENT AREAS (RDA) MAP



CONSULTING ENGINEERS

1716 East 5600 South
 South Ogden, Utah 84403 (801) 476-9767

SCALE:

1" = 300'

WASHINGTON TERRACE CITY CORPORATION

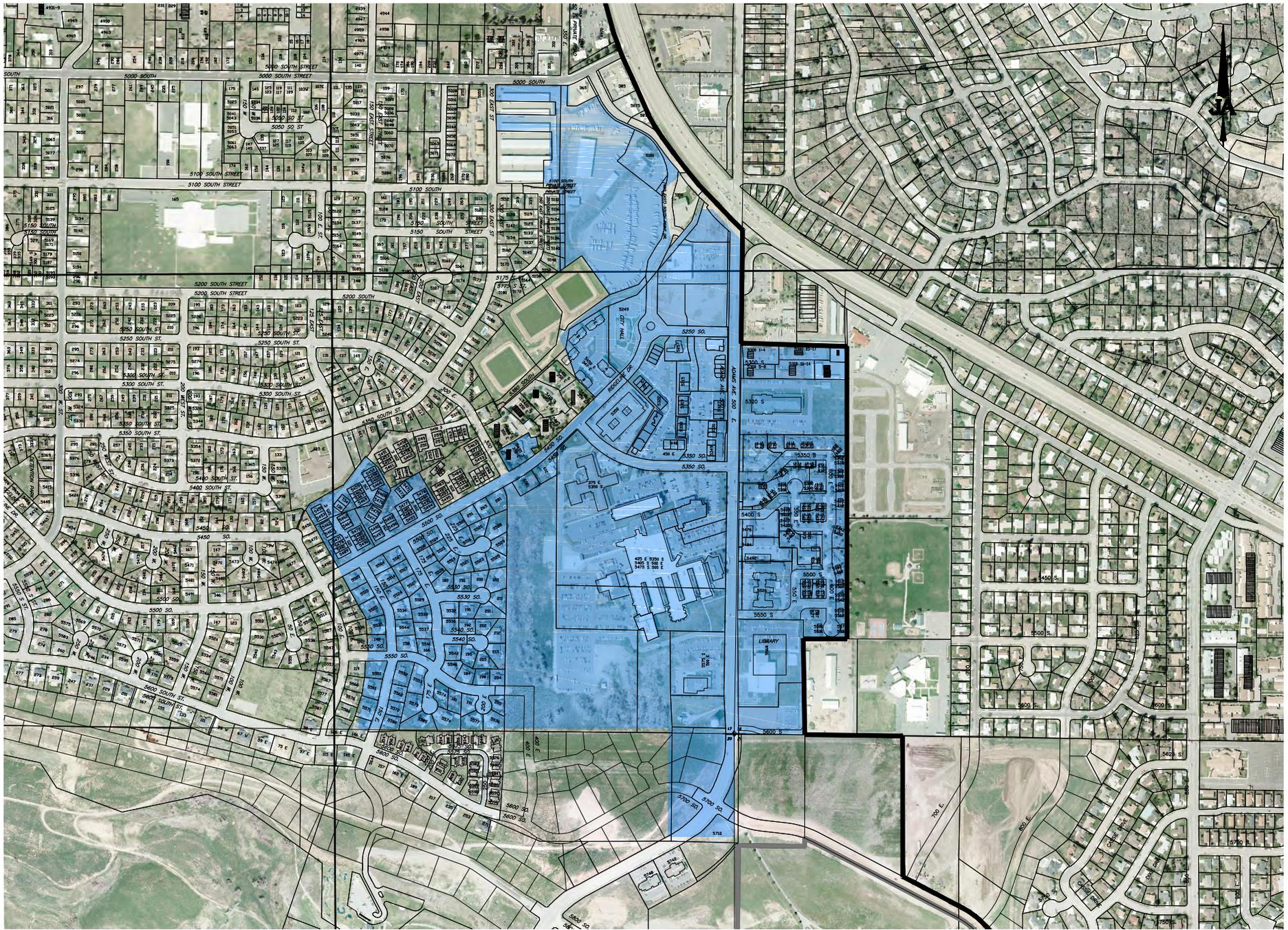
SOUTH EAST R.D.A. PROJECT AREA

TAX UNIT 253

SHEET:

1

OF 1 SHEETS
 0



CONSULTING ENGINEERS

1716 East 5600 South
 South Ogden, Utah 84403 (801) 476-9767

SCALE:

1" = 300'

WASHINGTON TERRACE CITY CORPORATION
SOUTH EAST R.D.A. PROJECT AREA

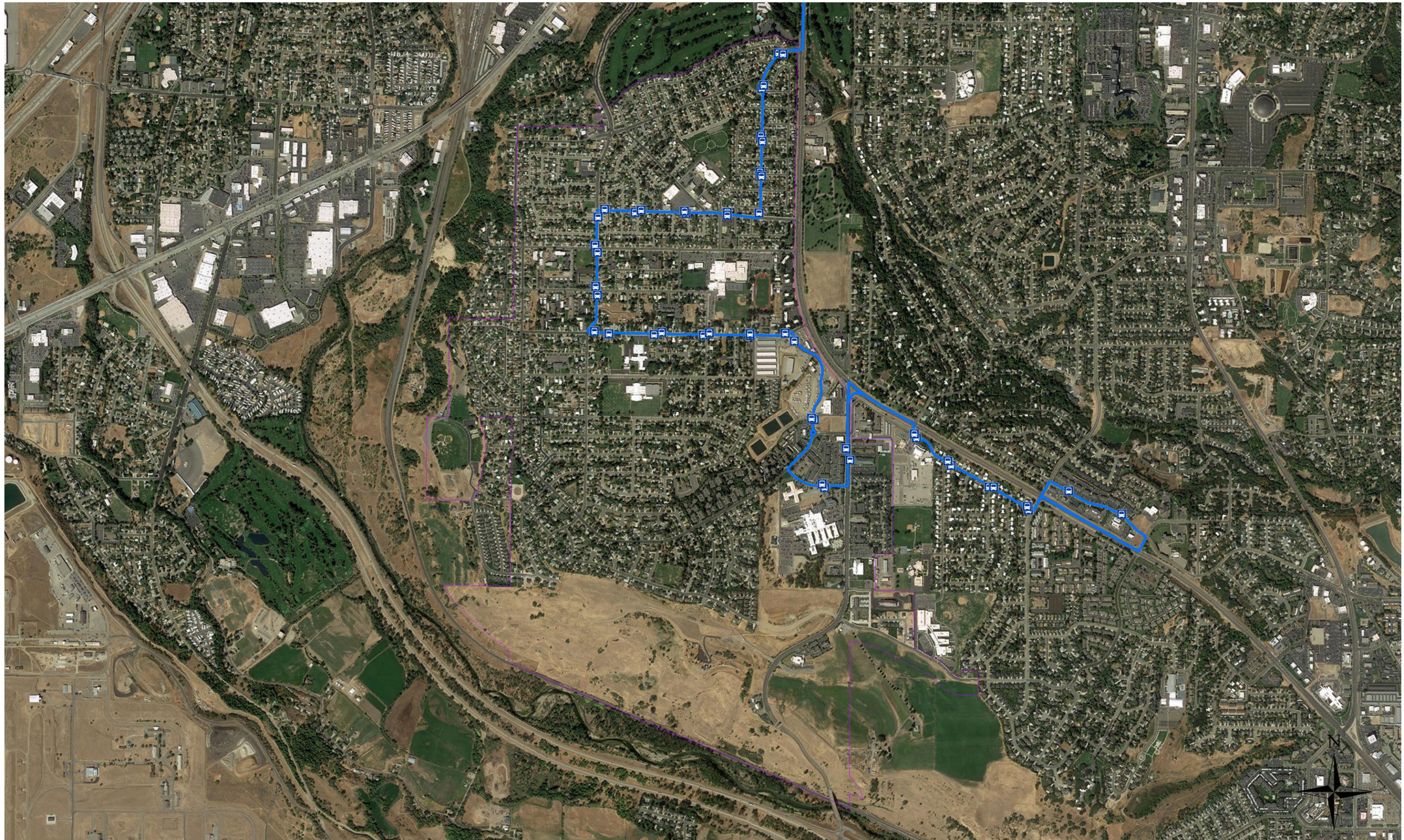
TAX UNIT 255

SHEET:

1

OF 1 SHEETS
 0

APPENDIX 7: UTA BUS ROUTE

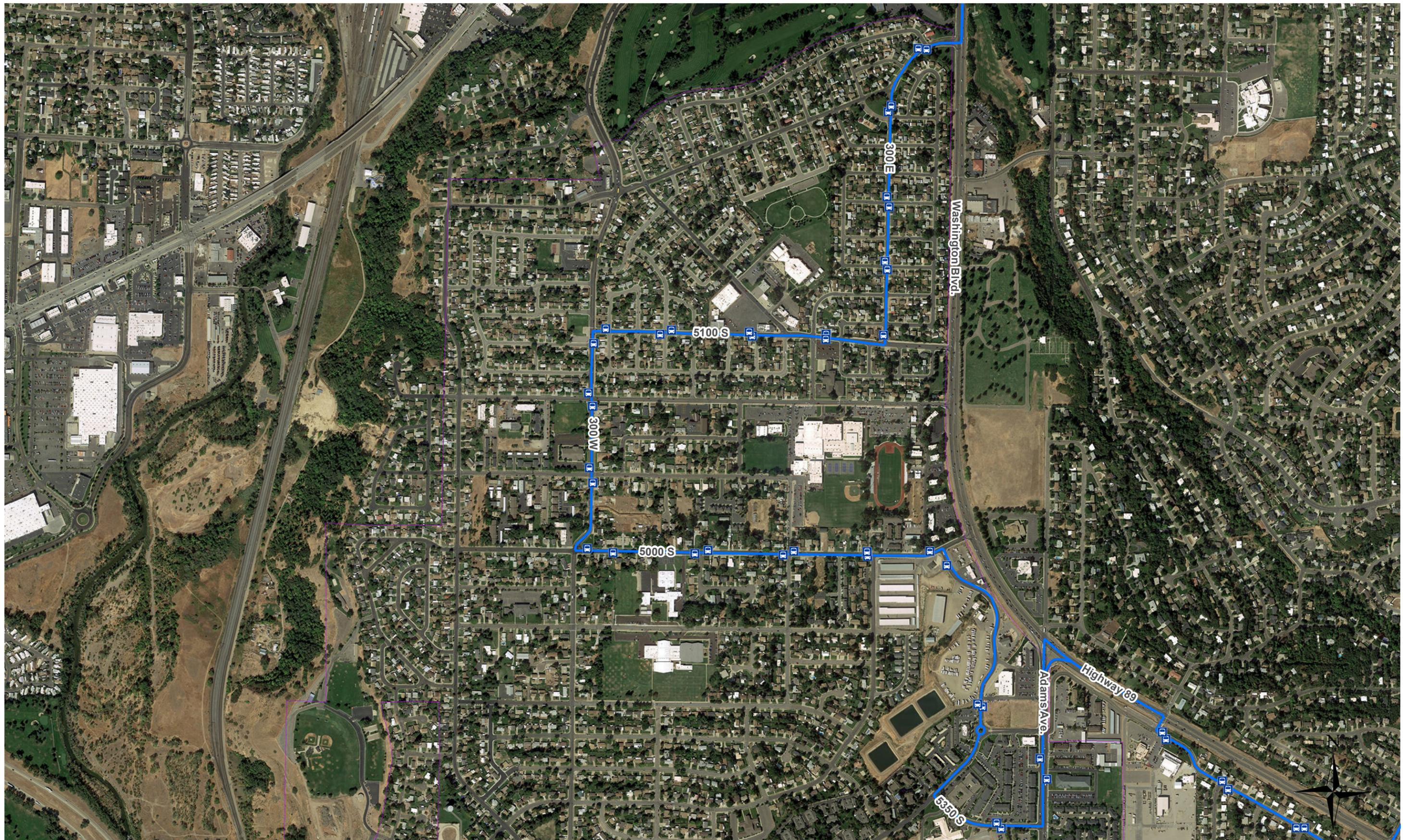


| Legend | | | |
|---|-------------------------|---|--------------------|
|  | UTA Route 612 |  | Municipal Boundary |
|  | UTA Route 612 Bus Stops | | |

| |
|-----------------|
| 1 in = 1,375 ft |
| 0 295 590 1,180 |
| Feet |
| DATE: 9/19/2019 |

Washington Terrace City UTA Bus Route 612

The data contained in this document is for reference use. This data is based upon the interpretation of the municipal code and other governing law as determined by the City of Washington Terrace. The data was compiled from the best sources available in order to minimize error. While the data has been tested for accuracy and content, the City of Washington Terrace disclaims any responsibility and makes no warranty, expressed or implied, as to the accuracy or completeness of the information, text, graphics or other items contained on this map, and it being within surveying or engineering standards. Neither is the City of Washington Terrace responsible or liable for any third party reliance, data derivatives of any kind, or any misuse of this data. Any measurements taken from the data may not be accurate without a formal survey.



Legend

- UTA Route 612
- UTA Route 612 Bus Stops
- Municipal Boundary

1 in = 765 ft

0 170 340 680

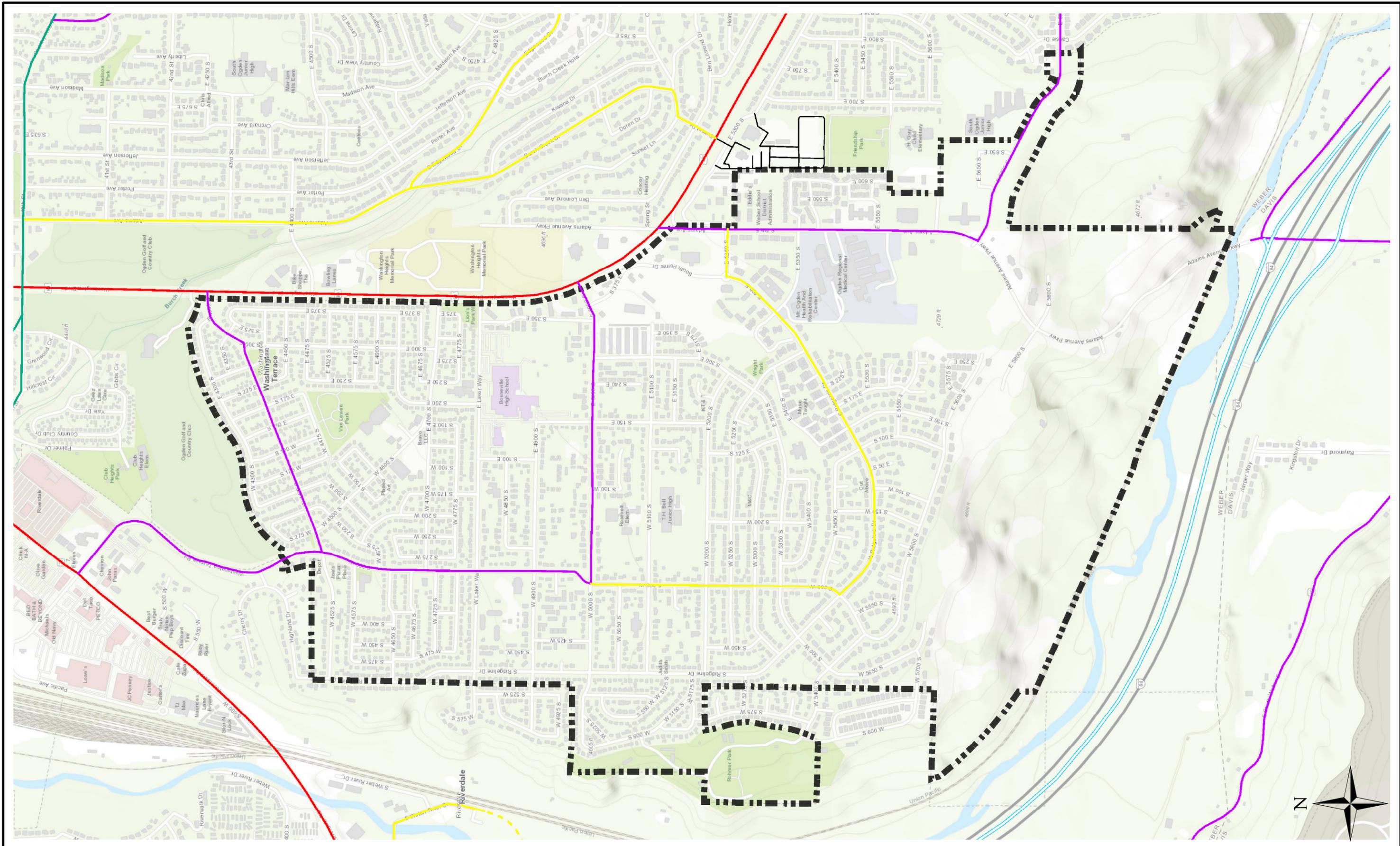
Feet

DATE:
9/19/2019

Washington Terrace City UTA Bus Route 612

The data contained in this document is for reference use. This data is based upon the interpretation of the municipal code and other governing law as determined by the City of Washington Terrace. The data was compiled from the best sources available in order to minimize error. While the data has been tested for accuracy and content, the City of Washington Terrace disclaims any responsibility and makes no warranty, expressed or implied, as to the accuracy or completeness of the information, text, graphics or other items contained on this map, and it being within surveying or engineering standards. Neither is the City of Washington Terrace responsible or liable for any third party reliance, data derivatives of any kind, or any misuse of this data. Any measurements taken from the data may not be accurate without a formal survey.

APPENDIX 8: TRAFFIC MAP OF ARTERIAL AND COLLECTOR STREETS



| Legend | |
|---|--------------------|
|  | Principal Arterial |
|  | Major Collector |
|  | Minor Collector |
|  | Municipal Boundary |

| |
|----------------------------------|
| SCALE: 1 in = 1,000 ft |
| DATE: 9/30/2019 |

| |
|---|
| WASHINGTON TERRACE CITY Roads - Functional Class |
| Sources: UDOT Functional Class Layer https://maps.udot.utah.gov/arcgis/services , 2019; World Topographic Map, ESRI 2019 |

| |
|-----------------------------------|
| SHEET: 1 OF 2 SHEETS |
|-----------------------------------|

APPENDIX 9: ANNEXATION PLAN

WASHINGTON TERRACE CITY CORPORATION

ANNEXATION POLICY PLAN

JANUARY 2003



CONSULTING ENGINEERS
4768 South Harrison Boulevard
Ogden, Utah 84403
Phone (801) 476-9767
Fax (801) 476-9768

WASHINGTON TERRACE CITY CORPORATION

ANNEXATION POLICY PLAN



prepared by

JONES AND ASSOCIATES
Consulting Engineers

4768 South Harrison Boulevard
Ogden, Utah 84403

476-9767

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for

ANNEXATION POLICY PLAN

for

WASHINGTON TERRACE CITY CORPORATION

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| C. Justification for Excluding from the Expansion Area Any Area Containing Urban Development Within one Half Mile of the City's Boundary. | 4 |
| D. Statements Addressing Any Comments Made by Affected Entities at or Within Ten Working Days after the Public Meeting under Subsection (2)(A)(ii) in section 10-2401.5 of the Utah Code | 5 |
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APPENDIX

Annexation Policy Map
Comments by Affected Entities

WASHINGTON TERRACE CITY ANNEXATION POLICY PLAN

This annexation policy plan has been developed in accordance with Section 10-2-401.5 of the Utah Code. As such, it represents a statement by the City of its intent and willingness to incorporate the property shown on the attached map within the corporate boundary of the City.

A. ANNEXATION POLICY MAP.

A map of the expansion area is included in the Appendix as figure 1. This map shows the existing City Boundary, as well as the future growth area. There are predominately three areas for future annexation. They are described below.

Some areas show overlap with adjacent communities. Efforts have been made with the respective communities to coordinate plans, however some discrepancies still exist.

The Ogden Country Club area (Area 1 on Figure 2) shown to the North of the city would be annexed at either the request of Ogden Country Club or the request of a developer if the golf course were to be abandoned. The City's interest is the part of the golf course west of Washington Boulevard. The east portion would be better serviced by South Ogden City. Utilities for the club house are currently provided by Washington Terrace City. Much of the area could not be developed because of the grade of the land and the Federal Emergency Management Agency (FEMA) flood zone around Burch Creek. South Ogden City's plan shows this same area intended for open space.

The second area (Area 2 on Figure 3) is to the west of the City near Rhomer Park. Washington Terrace City owns property on the hillside, which is currently within Riverdale City's corporate limits. The intent is to incorporate this property into Washington Terrace City to better maintain control.

The third area (Area 3 on Figure 4) is on the south hill-side of the City to either the north side of I-84 or to the Weber County Limit, whichever is closer. Within this area are several development-limiting items including: the Weber River, Union Pacific Railroad (UPRR) right of way, and some steep slopes. These areas are included to maintain control of the area only. The remaining areas are developable and are intended for residential growth.

B. SPECIFIC CRITERIA THAT WILL GUIDE WASHINGTON TERRACE CITY'S DECISION TO GRANT OR NOT TO GRANT FUTURE ANNEXATION PETITIONS, ADDRESSING MATTERS RELEVANT TO THOSE CRITERIA.

1. Character of the community:

Washington Terrace City has a bedroom community character. Since the City's creation in the 1940's the residents have commuted to nearby Hill Air Force Base and other communities for employment. The community has provided parks, playgrounds and activities typical for the character of such bedroom communities. In this annexation plan this character will be considered.

2. Need for municipal services in developed and undeveloped unincorporated areas:

Washington Terrace City provides the following municipal services:

- Police Protection/Animal Control
- Fire Protection
- Ambulance Service
- Culinary Water
- Sanitary Sewer
- Storm Drainage
- Waste Pickup and Disposal
- Electrical Service
- Parks and Recreation
- Senior Citizen Services
- Planning and Economic Development

Secondary water service is provided by either Pineview Water Systems or by Weber Basin Water.

Areas within the annexation policy plan boundary either concurrently receive or will in the future receive one or more of these services. In considering proposed annexations, Washington Terrace City will assess the existing capacity of the services along with the additional demand for services that will be placed upon the City by the annexation. Additional service demands will be weighed against additional revenues and other benefits that can be expected to accrue to the City as a result of the proposed annexation. These revenues and benefits may include:

- Property tax revenue
- Sales tax revenue
- Utility hookup fees
- Monthly billings
- Impact fees
- Intangible benefits that can be obtained that accomplish a stated goal of the Washington Terrace City General Plan or other Washington Terrace City planning documents.

The City Council will use this assessment in determining whether or not to grant a petition for annexation.

3. Plans for expansion of municipal services:

Washington Terrace City will extend municipal services in the following areas:

- Police protection

The Washington Terrace City provides, through the Weber County Sheriffs office, police services within the corporate boundaries of Washington Terrace City, as well as back-up services to police departments in neighboring cities. Upon annexation, this service will become part of the suite of municipal services as a benefit of annexation.

- Fire protection

The City Fire Department provides fire protection services to areas within the annexation policy plan boundary. Upon annexation, this service will become part of the suite of municipal services provided as a benefit of annexation.

- Ambulance service

The Weber County Fire Department provides ambulance services to areas within the annexation policy plan boundary. Upon annexation, this service will become part of the suite of municipal services provided as a benefit of annexation.

- Culinary Water

Washington Terrace City's culinary water system currently services only the City. A master plan for culinary water, prepared by Jones & Associates and presented to the City Council in the year 2000. This plan is incorporated by reference into the Washington Terrace City General Plan. The culinary water master plan is schematic and general in nature, and assumes future use densities will be consistent with present City densities.

- Sanitary Sewer

Washington Terrace City's sanitary sewer system currently services only the City. A master plan for sanitary sewer was prepared by Jones & Associates and presented to the City Council in the year 2000. This plan is incorporated by reference into the Washington Terrace City General Plan. The sanitary sewer master plan is schematic and general in nature, and assumes future use densities will be consistent with present City densities.

- Storm Drainage

Washington Terrace City's storm sewer system currently services only the City. A master plan for the storm sewer system was prepared by Jones & Associates and presented to the City Council in the year 2000. This plan is incorporated by reference into the Washington Terrace City General Plan. The storm sewer master plan is schematic and general in nature, and assumes future use densities will be consistent with present city densities.

- Secondary Water

Secondary water service expansion shall be presented and approved by Pineview Water Systems or Weber Basin Water.

4. How services will be financed:

The revenues and benefits used to finance the expansion of services may include:

- Property tax revenue
- Sales tax revenue

- Utility hookup fees and monthly billings
- Impact fees

The City Council will use this assessment in determining whether or not to grant a petition for annexation.

In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all city ordinances and policy criteria and will be paid for by the individual developer or property owner. An annexation agreement will be prepared between the City and future developers outlining specific circumstances relating to storm water, sewer, streets, electricity, telecommunications, fiber optic/broadband, and other specific improvements prior to annexation approval. All developments and expansions shall comply with Washington Terrace City specifications and applicable development ordinances and all improvements shall be installed pursuant to Washington Terrace City's standards.

5. Estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area:

It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates between Weber County and Washington Terrace City. It is further anticipated that as newly annexed territory property taxes are received by the City, the City will increase the total level of services within the total community. Additionally, persons in the newly annexed territory may experience reductions in their fire insurance rates and property insurance rates.

6. Interests of all affected entities:

Washington Terrace City is concerned about the interests of all affected entities. Washington Terrace City does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services. It is not the intent of the City to annex a territory for the sole purpose of acquiring revenue.

It is not anticipated that the annexation will cause any adverse consequences to the residents in the City or in the area annexed. As service areas increase, the City will need to evaluate the staffing needs to attempt to maintain a constant ratio of staff members per service area for the future of both the existing area and the annex areas.

C. JUSTIFICATION FOR EXCLUDING FROM THE EXPANSION AREA ANY AREA CONTAINING URBAN DEVELOPMENT WITHIN ONE HALF MILE OF THE CITY'S BOUNDARY.

There are no unincorporated areas within one half mile of Washington Terrace City's boundary containing urban development that are excluded from the expansion area map.

D. STATEMENTS ADDRESSING ANY COMMENTS MADE BY AFFECTED ENTITIES AT OR WITHIN TEN WORKING DAYS AFTER THE PUBLIC MEETING UNDER SUBSECTION (2)(a)(ii) IN SECTION 10-2401.5 OF THE UTAH CODE

Comments made by affected entities are included in the appendix. The affected entities to consider would include:

- South Ogden City
- Riverdale City
- Property owners within the future annexation areas
- Weber County
- Weber County Library
- Weber County Sheriffs Office
- Weber County School District
- Weber County Mosquito Abatement District
- Pineview Water District
- Weber Basin Water District
- Central Weber Sewer Improvement District
- Utah Power & Light
- Questar Gas
- Qwest
- AT&T Broadband

E. AVOIDANCE OF GAPS BETWEEN OR OVERLAPS WITH THE EXPANSION AREAS OF OTHER MUNICIPALITIES

The City favors eliminating and/or not creating islands and peninsulas of unincorporated territory, consolidating overlapping functions of government, promoting efficient delivery of services, encouraging the equitable distribution of community resources and obligations, and giving consideration to the tax consequences of property owners within the area annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.

F. POPULATION GROWTH PROJECTIONS FOR WASHINGTON TERRACE CITY AND ADJOINING AREAS FOR THE NEXT 20 YEARS.

Population in Washington Terrace City has grown steadily since incorporation. Population projections released by the Governor's Office of Planning and Budget (GOPB), Demographic and Economic Analysis section as part of the annual Economic Report to the Governor (2002), projected Weber County's population in the year 2020 to be 286,919. The projected Washington Terrace City population has been established based on the projections contained in the Economic Report to the Governor. These projections have estimated the population of Washington Terrace City to be 12,149 in the year 2020.

Washington Terrace City's growth rate (as a percentage of the total population) has been less than that of the State of Utah since the 1990 census, but projections indicate that it will be greater than Weber County and the State of Utah in the next 20 years.

| Table 1. Comparison of Washington Terrace City, Weber County, and the State of Utah Population Rates of Change | | | | | | |
|---|--------|----------|---------|----------|-----------|----------|
| Year | City | % Change | County | % Change | State | % Change |
| 1990 | 8,189 | | 158,330 | | 1,722,850 | |
| 2000 | 8,551 | 4.4% | 196,533 | 24.1% | 2,223,169 | 29.0% |
| 2010 | 9,971 | 16.6% | 237,877 | 21.0% | 2,787,670 | 25.4% |
| 2020 | 12,149 | 21.8% | 286,919 | 20.6% | 3,371,071 | 20.9% |

Growth within the expansion areas will add somewhat to these projections, however, it is likely that the greatest population growth within Weber County will be in other cities within the county. This is due, largely, to the amount of commercial development that presently exists within other communities, and other issues like slope stability issues on the south hill.

G. CURRENT AND PROJECTED COSTS OF INFRASTRUCTURE, URBAN SERVICES, AND PUBLIC FACILITIES NECESSARY

The following table estimates the costs of services for the respective areas. These costs should be considered by the City prior to annexation of any property.

Table 2. Infrastructure Costs

| Service | Within Washington Terrace City | Expansion Area |
|-----------------------------|--------------------------------|----------------|
| Police | \$1,100,000.00 | See note 1 |
| Fire and Ambulance | \$497,500.00 | See note 1 |
| Culinary Water ² | \$3,451,704.00 | \$567,349.00 |
| Sanitary Sewer ³ | \$3,382,528.00 | \$76,209.00 |
| Storm Drainage ⁴ | \$2,726,246.00 | \$1,200,375.00 |
| Waste Disposal | \$195,487.00 | See note 1 |
| Planning & Econ. Devel. | \$40,000.00 | See note 1 |

¹Costs for the expansion area are proportionately the same as those within the current city limits.

²Washington Terrace City Culinary Water Master Plan, Aug 2000

³Washington Terrace City Sanitary Sewer Capital Facilities Plan, July 2000

⁴Washington Terrace City Storm Drainage Master Plan, Oct 2000

H. NEED OVER 20 YEARS FOR ADDITIONAL LAND SUITABLE FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT.

The Comprehensive plan is currently being updated for the City. It is anticipated that area 1

would either be residential or open space, area 2 would remain as parks and area 3 will become either residential, hillside open space with possibly some commercial.

I. REASONS FOR INCLUDING AGRICULTURAL LANDS, FORESTS, RECREATIONAL AREAS, AND WILDLIFE MANAGEMENT AREAS IN WASHINGTON TERRACE CITY.

There are no areas included in the future annexation areas that fit within these categories.

J. PRINCIPLES GUIDING ESTABLISHMENT OF EXPANSION AREA BOUNDARIES

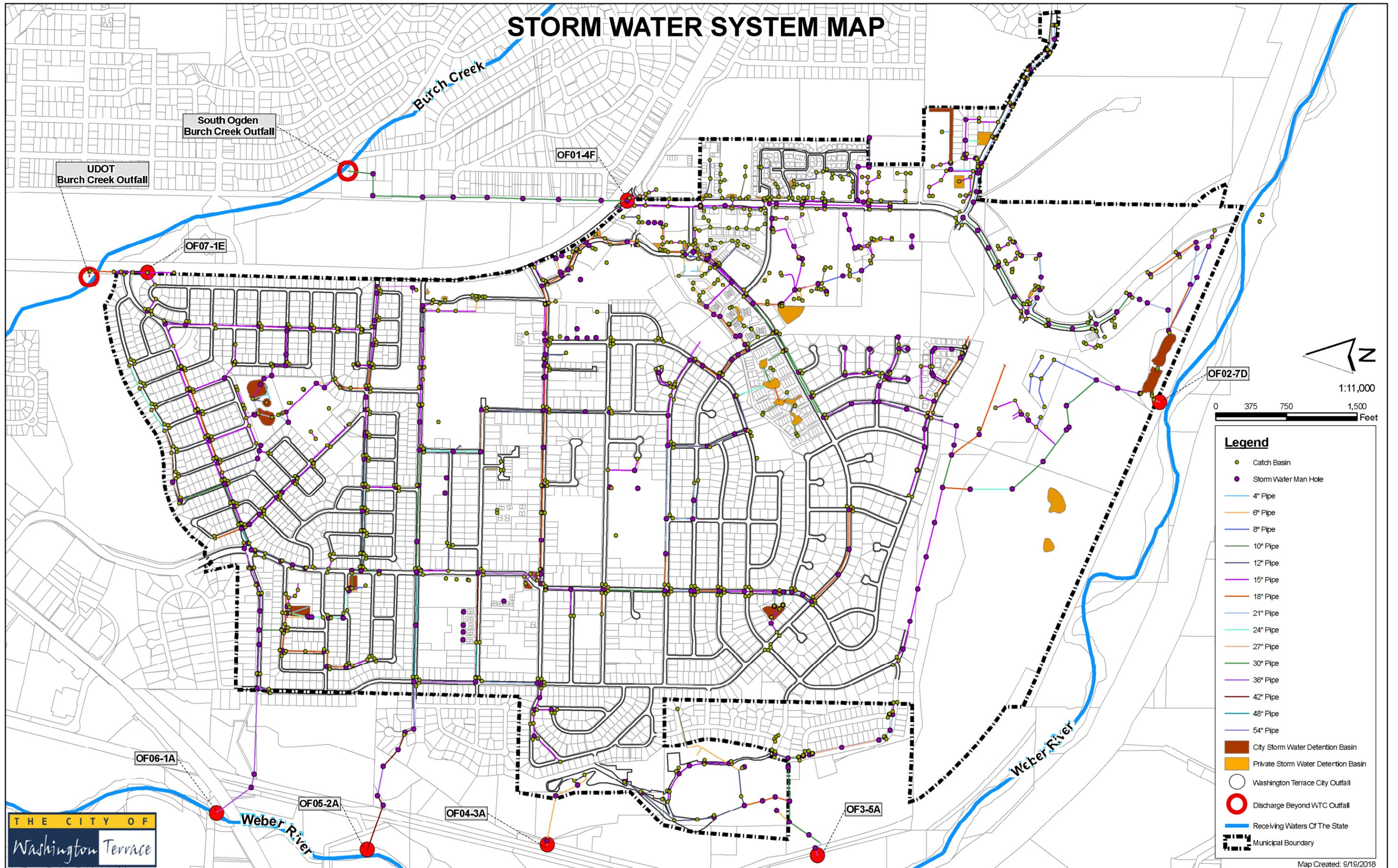
This annexation policy plan and the associated expansion areas are guided by the principles in the Utah Code Section 10-2-401-5, which states:

If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:

- A. Along the boundaries of existing special service districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow City boundaries, and along the boundaries of other taxing entities.
- B. To eliminate islands and peninsulas of territories that are not receiving municipal-type services.
- C. To facilitate the consolidation of overlapping functions of local government.
- D. To promote the efficient delivery of services.
- E. To encourage the equitable distribution of the community.

APPENDIX 10: STORM DRAIN SYSTEM MAP

STORM WATER SYSTEM MAP



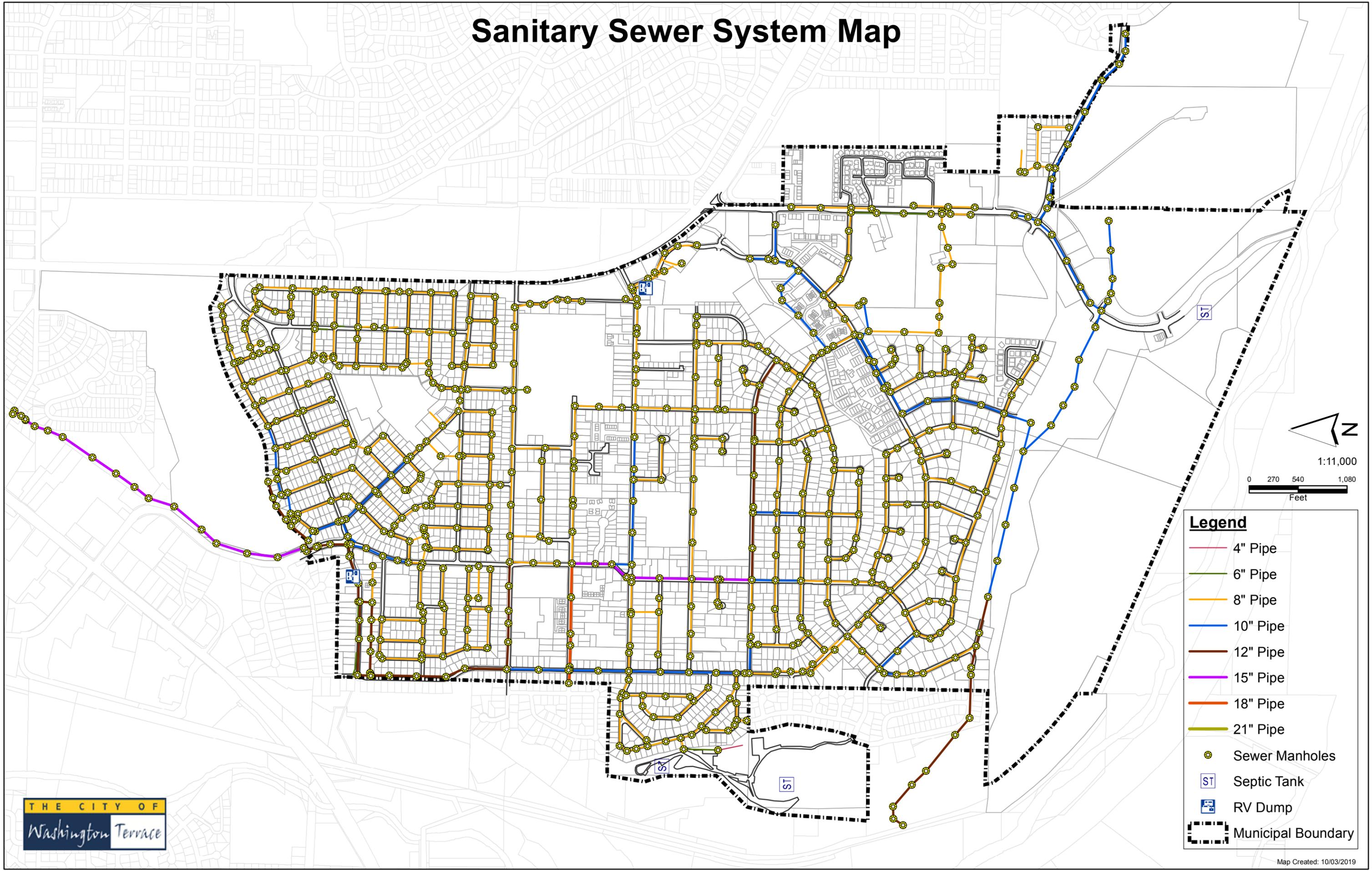
Legend

- Catch Basin
- Storm Water Man Hole
- 4" Pipe
- 6" Pipe
- 8" Pipe
- 10" Pipe
- 12" Pipe
- 15" Pipe
- 18" Pipe
- 21" Pipe
- 24" Pipe
- 27" Pipe
- 30" Pipe
- 36" Pipe
- 42" Pipe
- 48" Pipe
- 54" Pipe
- City Storm Water Detention Basin
- Private Storm Water Detention Basin
- Washington Terrace City Outfall
- Discharge Beyond WTC Outfall
- Receiving Waters Of The State
- Municipal Boundary

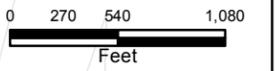
THE CITY OF
Washington Terrace

APPENDIX 11: SANITARY SEWER SYSTEM

Sanitary Sewer System Map



1:11,000



- Legend**
- 4" Pipe
 - 6" Pipe
 - 8" Pipe
 - 10" Pipe
 - 12" Pipe
 - 15" Pipe
 - 18" Pipe
 - 21" Pipe
 - Sewer Manholes
 - ST Septic Tank
 - RV Dump
 - Municipal Boundary

APPENDIX 12: PERMITTED USES FOR C-1 AND C2 ZONES

C-1 AND C-2 PERMITTED USES

| | | |
|---|--------------------|-------------|
| Accessory buildings and uses customarily incidental to a permitted use. | Permitted | Permitted |
| Altering, pressing, and repairing of wearing apparel | Permitted | Permitted |
| Ambulance base stations | Permitted | Permitted |
| Amusement enterprises, including seasonal or transient amusement | Conditional | Conditional |
| Animal / Vet care hospital | Permitted | Permitted |
| Antique, import or souvenir shop | Permitted | Permitted |
| Arcade | Conditional | Permitted |
| Art and artists supply store | Permitted | Permitted |
| Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats, or motors | Permitted | Permitted |
| Athletic club or gym | Permitted | Permitted |
| Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within a completely enclosed building | None | Conditional |
| Automobile, new or used, sales and service <u>and on-line sales</u> | <u>Conditional</u> | Conditional |
| Bakery with retail shop | Permitted | Permitted |
| Bank or financial Institution | Permitted | Permitted |
| Barber shop | Permitted | Permitted |
| Beauty and cosmetic business or school | Permitted | Permitted |
| Bed and breakfast inn | Conditional | Conditional |
| Bicycle sales and service | Permitted | Permitted |
| Boat sales and service | None | Conditional |
| Book store, retail | Permitted | Permitted |
| Bowling alley | None | Conditional |
| Cafe or cafeteria | Permitted | Permitted |
| Camera store | Permitted | Permitted |
| Candy store | Permitted | Permitted |
| Car wash, automatic or manual | Conditional | Conditional |
| Carbonated beverage or non-alcoholic beverage sales | Permitted | Permitted |
| Carpet, rug, floor covering, and linoleum sales and service | Permitted | Permitted |
| Cash advance establishments | None | Conditional |
| Cash register sales and service | Permitted | Permitted |
| Catering establishment | Permitted | Permitted |
| China, crystal and silver shop | Permitted | Permitted |
| Christmas tree sales | Permitted | Permitted |
| Church | Permitted | Permitted |
| Clothing and accessory store | Permitted | Permitted |
| Coin shop | Permitted | Permitted |

| | | |
|---|-------------|------------------|
| Communication equipment building | Permitted | Permitted |
| Computer service, printing, and supplies | Permitted | Permitted |
| Convenience store | Permitted | Permitted |
| Costume and clothing rental | Permitted | Permitted |
| Dairy products store | Permitted | Permitted |
| Data processing or office machine services, sales, and supplies | Permitted | Permitted |
| Daycare, nursery, or preschool, Montessori schools | Conditional | Conditional |
| Delicatessen | Permitted | Permitted |
| Department store | Permitted | Permitted |
| Detective/security agency | Permitted | Permitted |
| Drapery and curtain store | Permitted | Permitted |
| Drug store/Pharmacy | Permitted | Permitted |
| Dry cleaning establishment | Permitted | Permitted |
| Educational institution | Permitted | Permitted |
| Electrical and heating appliances, fixtures, sales, and service | Conditional | Permitted |
| Electronic equipment sales and service | Permitted | Permitted |
| Employment agency | Permitted | Permitted |
| Fabric and textile store | Permitted | Permitted |
| Florist shop | Permitted | Permitted |
| Food truck sales | Permitted | <u>Permitted</u> |
| Fraternal organization | Permitted | Permitted |
| Fruit or vegetable stand | Permitted | Permitted |
| Furniture sales and repair | Permitted | Permitted |
| Garden supplies and plant material sales | Permitted | Permitted |
| Gift store | Permitted | Permitted |
| Glass sales and service | Permitted | Permitted |
| Golf course/ driving range | Permitted | Permitted |
| Government buildings or uses; non-industrial | Permitted | Permitted |
| Greenhouse and nursery, soil and lawn service | Conditional | Conditional |
| Grocery store | Conditional | Permitted |
| Grooming for cats and dogs | Permitted | Permitted |
| Gymnasium | Permitted | Permitted |
| Hardware store | Permitted | Permitted |
| Health club | Permitted | Permitted |
| Health food store | Permitted | Permitted |
| Hobby and crafts store | Permitted | Permitted |
| Hospital supplies | None | Permitted |
| Hotel | Conditional | Conditional |
| House cleaning | Permitted | Permitted |
| Ice cream parlor or ice sales | Permitted | Permitted |

| | | |
|--|------------------|------------------|
| Insurance agency, stock broker, or investments | Permitted | Permitted |
| Interior decorating and design establishment | Permitted | Permitted |
| Janitor service and supply | Permitted | Permitted |
| Jewelry store sales and services | Permitted | Permitted |
| Laboratory, dental or medical | Permitted | Permitted |
| Laundromat | Permitted | Permitted |
| Lawn mower and small engine equipment sales and service | Conditional | Permitted |
| Leather goods sales and service | Permitted | Permitted |
| Legal office | Permitted | Permitted |
| Library | Permitted | Permitted |
| Linen store | Permitted | Permitted |
| Liquor store; | Permitted | Permitted |
| Locksmith | Permitted | Permitted |
| Luggage store | Permitted | Permitted |
| Lumber yard and building material sales, retail only | None | Conditional |
| Manufacture of goods retailed on premises | Conditional | Conditional |
| Meat, fish, and seafood retail store | Permitted | Permitted |
| Miniature golf | Conditional | Conditional |
| Mortuary | None | Conditional |
| Motel | None | Conditional |
| Movie theater, indoor only | Conditional | Permitted |
| Museum | Permitted | Permitted |
| Music store | Permitted | Permitted |
| Needlework, embroidery, quilting, or knitting store | Permitted | Permitted |
| Newsstand | Permitted | Permitted |
| Novelty store, except adult novelties as per definition per sexual oriented businesses | Conditional | Permitted |
| Office where no goods are created, exchanged, or sold | Permitted | Permitted |
| Office supply store | Permitted | Permitted |
| <u>Online office sales</u> | <u>Permitted</u> | <u>Permitted</u> |
| Optometrist or optician office | Permitted | Permitted |
| Ornamental iron sales or repair | Conditional | Permitted |
| Paint or wallpaper store | Permitted | Permitted |
| Park and playground | Permitted | Permitted |
| Pet supply store, Grooming and Boarding | Conditional | Permitted |
| Photo studio and photo supplies | Permitted | Permitted |
| Physician or surgeon | Permitted | Permitted |

| | | |
|--|-------------|-------------|
| Plumbing shop | Conditional | Permitted |
| Popcorn or nut shop | Permitted | Permitted |
| Post office | Permitted | Permitted |
| Printing, publishing, or reproductions sales and services | Permitted | Permitted |
| Public Building | Permitted | Permitted |
| Public utilities substation | Conditional | Conditional |
| Radio and television sales and service | Permitted | Permitted |
| Radio <u>or</u> television broadcasting station | Conditional | Conditional |
| Real estate agency | Permitted | Permitted |
| Reception center or wedding chapel | Conditional | Conditional |
| Recreation center | Conditional | Conditional |
| Rental equipment | Permitted | Conditional |
| Restaurant, no alcohol | Permitted | Permitted |
| Restaurant with alcohol | Conditional | Conditional |
| Restaurant, drive-in or drive-thru | Conditional | Permitted |
| Service station automobile, excluding painting, body, fender, and upholstery work. | Conditional | Permitted |
| Service station, automobile with car wash as accessory use | Conditional | Conditional |
| Sewing machine sales and repair | Permitted | Permitted |
| Shoe repair or shoe shine shop | Permitted | Permitted |
| Shoe Store | Permitted | Permitted |
| Spa and massage establishment | Permitted | Permitted |
| Supermarket | Permitted | Permitted |
| Tailor shop | Permitted | Permitted |
| Taxidermist | Permitted | Permitted |
| Telecommunication office | Permitted | Permitted |
| Television or satellite array store | Permitted | Permitted |
| Temporary building for uses incidental to construction work, such buildings shall be removed upon the completion of the construction work. | Permitted | Permitted |
| Thrift store | Conditional | Conditional |
| Tire sales and service | None | Conditional |
| Tobacco sales, smoke shop, or vapor shop | Conditional | Conditional |
| Toy store, retail | Permitted | Permitted |
| Trailer sales and service | None | Conditional |
| Travel agency | Permitted | Permitted |
| Upholstery shop | Permitted | Permitted |
| Vehicle rental | Conditional | Permitted |
| Vending booth | Permitted | Permitted |
| Window washing establishment | Permitted | Permitted |

**WASHINGTON TERRACE CITY
RESOLUTION 19-29**

MODERATE INCOME HOUSING PLAN UPDATE

**A RESOLUTION OF WASHINGTON TERRACE CITY, UTAH, ADOPTING
THE 2019 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 2019 Biannual Report is hereby adopted and incorporated herein by this reference.

PASSED AND APPROVED by the Washington Terrace City Council this day of _____.

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

The City of Washington Terrace Moderate Income Housing Plan



REVISED NOVEMBER 2019

HOUSING

Introduction

Under state law, the Housing Element is a required element of the General Plan under state law. This element of the General Plan identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City.

The private sector largely drives the housing market and shapes how and where people live. Traditionally, planning for housing largely focused on the needs of households, in relation to the housing market, and financing options available to the public. As the population ages in communities, demographics change. As household size shrinks, needs for housing shift to meet modern demands. The City can shape housing by transportation, taxes, land use regulations, and supporting various housing programs. The City can also aid in housing rehabilitation as necessary to preserve a viable housing stock in the City.

This Plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This Plan specifically focuses on moderate income housing as required under state law. This Plan also provides that the City desires to promote the provisions of the Federal Fair Housing Act and the Americans with Disabilities Act in order to foster a diverse and dynamic community. Unlawful housing discrimination that would violate these federal laws is not tolerated.

General Housing Policy

The City consists of primarily single-family housing units, and the policies of the City will continue to support this demographic for housing in the future. It is the policy of the City to adopt a sensitive lands map to manage development in sensitive areas that include poor soils, high water table, flood plain, storm water, and related hazards. Further, it is the policy of the City to customarily require a comprehensive geotechnical report for all development to address these challenges. The City should adopt ordinances that address geotechnical requirements and sensitive lands.

The residential areas in the City are general not impacted by the FEMA flood plain. Flood prone areas are typically the result of high water table or other geological sensitive lands. The City policy favors development in areas where there are not geological hazards, negative environmental impacts, or sensitive lands. The City should continue to update and develop its land use regulations consistent with these policies.

Housing and land use discrimination is an ongoing concern in the United States. Land use regulations have been cited as a discriminatory tool by critics, who argue that ordinances are used to deter the entry of certain minority or moderate income residents into some neighborhoods through density restrictions (exclusionary zoning), or locate such populations in areas with environmental hazards, sensitive lands, areas prone to flooding, or near manufacturing or hazardous activities (environmental discrimination). However, identifying discrimination in regulations is complicated by the fact that land use and zoning have been co-evolving for nearly a century in most American cities, rendering residential sorting and inequitable treatment observationally equivalent. It is acknowledged that the best approach in the City to eliminate

such discrimination is to adopt land use policies that preclude the placement of populations within hazard areas such as the FEMA flood plain, within manufacturing zones, and detrimental sensitive lands.

The City can play a vital role in neighborhood revitalization by maintaining public infrastructure, adequate transportation, and creating walkable communities. The City has been very diligent, and should be commended for efforts that have kept older neighborhoods vibrant and well maintained. Future efforts by the City should continue this trend to identify projects and maintain and upkeep neighborhood infrastructure. Housing rehabilitation is a more difficult challenge as such is primarily in the hands of the home-owner. The City can provide support and should consider policies that prevent slum and blight from entering a neighborhood by using nuisance and code enforcement protocols in addition to supporting housing rehabilitation programs of other agencies and organizations.

Moderate Income Housing

This portion of the Housing Element is dedicated specifically to Moderate Income Housing. This Plan is generally based on a five-year projection on the housing aspect for the City. Nearly all housing in the City is owner occupied homes. As required by Utah Code this General Plan contains the City's plan to provide a realistic opportunity to meet estimated needs of moderate-income housing. This portion, identified as Moderate-Income Housing Element, is included below.

Background

This Housing Plan element analyzes existing housing supply, specifically for moderate income households where the income level is at or below 80% of the median income of the community. It also makes a projection of housing needs and factors that will affect housing.

State Law

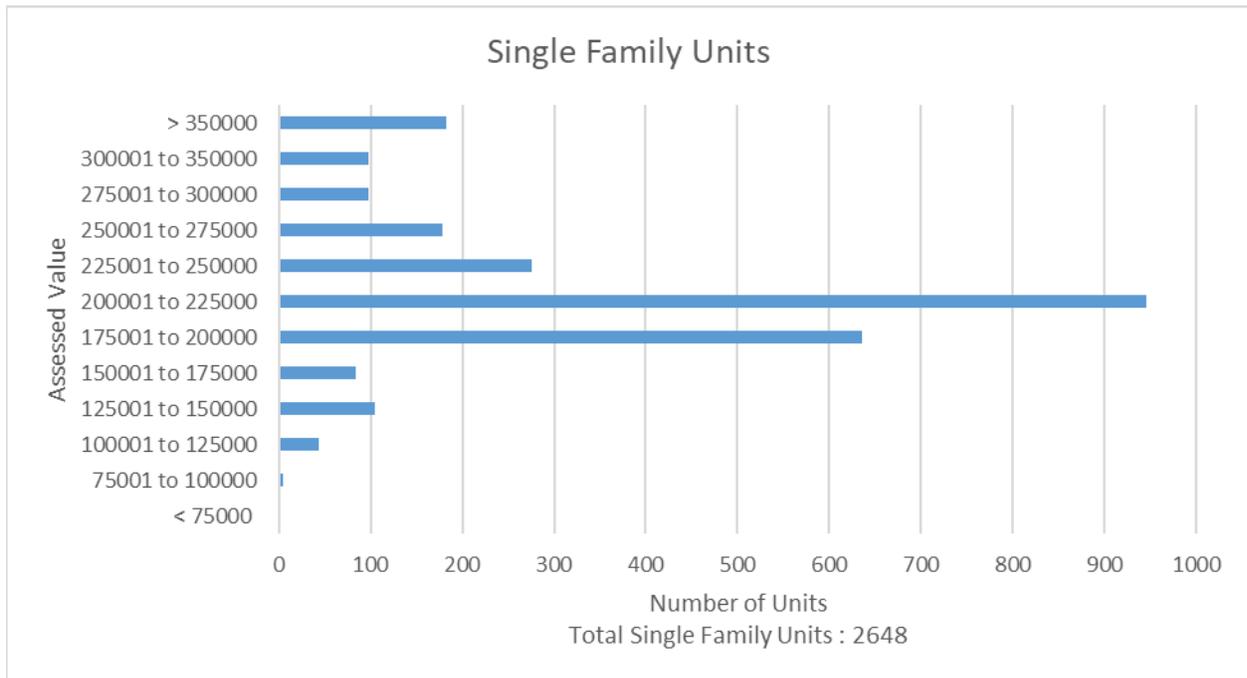
The City is required to adopt a Moderate-Income Housing Plan in accordance with Utah Code Annotated §10-9a-408. In 2019, the Utah Legislature adopted SB 34 to require the City to address additional measures to support moderate income housing which are included as part of this General Plan. Utah Code Annotated §10-9a-103(47) sets the components for the Moderate Income Housing Plan.

Moderate Income Housing Plan Components

The following components of the City's Moderate Income Housing Plan comply with Utah Code Annotated §10-9a-103(47) as follows:

1. An estimate of the existing supply of moderate income housing located within the municipality;
 - This plan reports approximately ten (10) residential units in the City, including rental units. Within the last year, Ten (10) new single-family housing units have been constructed in the City.
 - 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 |
|--|------------------------|------------|------------------------|
| 0 | Up to \$75,000 | 945 | \$200,001 to \$225,000 |
| 4 | \$75,001 to \$100,000 | 275 | \$225,001 to \$250,000 |
| 44 | \$100,001 to \$125,000 | 178 | \$250,001 to \$275,000 |
| 104 | \$125,001 to \$150,000 | 97 | \$275,001 to \$300,000 |
| 84 | \$150,001 to \$175,000 | 98 | \$300,001 to \$350,000 |
| 636 | \$175,001 to \$200,000 | 183 | \$350,001 and more |
| Total Single-family Housing Units: 2,648 | | | |



- An estimate of the need for moderate income housing in the municipality for the next five (5) years;

Section 4: Housing vacancy in Washington Terrace city

| Table B25004 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|--------------------------------|--------------------------------|----------------------------|-----------------|----------------------------------|
| Total vacant units (ACS Table B25004) | 141 | 399 | 20 | 421 | 22 |
| For rent (ACS Table B25004) | 64 | 269 | 21 | 343 | 74 |
| Rented, not occupied (ACS Table B25004) | 27 | 0 | -5 | -43 | -43 |
| For sale only (ACS Table B25004) | 50 | 31 | -3 | 1 | -30 |
| Sold, not occupied (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 |
| For seasonal, recreational, or occasional use (ACS Table B25004) | 0 | 12 | 2 | 31 | 19 |
| For migrant workers (ACS Table B25004) | 0 | 0 | 0 | 0 | 0 |
| Other vacant (ACS Table B25004) | 0 | 87 | 5 | 89 | 2 |

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

3. A survey of total residential land use;
The City is presently reaching building maximum. A majority of future residential development will be as a result of redevelopment of existing developed areas, or utilizing mixed-use or in-fill regulations. There are approximately 441.98 acres of residential land in the City that are undeveloped, however, much of this is located on sensitive land and will not be developed in the future. There are 8.26 acres of land that is considered infill property and is expected to be developed under the infill ordinance.
4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing;
 - The City has outlined in this housing element the land use and zoning opportunities that are being implemented to encourage moderate income for residents.
 - Practical consideration must be afforded to preventing housing discrimination and exclusionary zoning.
5. A description of the City's program to encourage an adequate supply of moderate income housing.
 - The City has set forth an effective housing program in this Plan that outlines strategies and barrier reductions that can have positive impacts on encouraging adequate moderate income housing in the City.
 - However, the housing market is presently seeing significant growth and increasing housing prices as a result of economic conditions on a national level which are impacting households and creating problems outside the control of local government. With these factors, it creates a complex approach to managing housing in general.

Existing Conditions

Monthly housing costs in Washington Terrace city

| Table B25088 Table B25064 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|---|---|-------------------------------------|--------------------|---|
| Total owner-occupied housing unit costs (ACS Table B25088) | \$1,006 | \$904 | -\$23 | \$733 | \$ (171) |
| Units with a mortgage (ACS Table B25088) | \$1,164 | \$1,129 | -\$9 | \$1,058 | \$ (71) |
| Units without a mortgage (ACS Table B25088) | \$290 | \$386 | \$14 | \$497 | \$ 111 |
| Median gross rent (ACS Table B25064) | \$653 | \$697 | \$3 | \$715 | \$ 18 |

Land Use

State law requires that in order to provide general guidelines for proposed future development of land within the City, each municipality shall prepare and adopt a comprehensive, long-range general plan. The legislative body of the City adopts the plan, or any comprehensive amendment to the plan, upon recommendations made by the Planning Commission.

Concerning moderate-income housing, the proposed general plan, including the accompanying maps, charts, and descriptive and explanatory matter, shall include the Planning Commission's recommendations for a land use element plan, or a comprehensive general plan amendment, to provide for the protection and promotion of, among other things, an estimate of the need for the development of additional moderate-income housing within the city including a plan to provide a realistic opportunity to meet estimated needs if long-term projections for land use and development occur. The City is implementing In-Fill Development Regulations to provide multiple housing variations and costs for all sizes of families. These regulations will also provide housing needs for future residents of the City and future reduce land use barriers.

MODERATE INCOME HOUSING SUPPORTING DATA

Population

3 According to the 2018 census, the City has a total population of 9,187 residents compared to 9,067 in 2010. The median age of the City residents is estimated at 34.2 years of age. The average household size has not seen an increase since 2010, with the average household estimated at 2.8.

Population by tenure in Washington Terrace city

| Table B01003 Table B25008 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|--|---|---|-------------------------------------|--------------------|---|
| Total Population: (ACS Table B01003) | 8,391 | 9,122 | 66 | 9,723 | 601 |
| Total Population in occupied housing units (ACS Table B25008) | 8,185 | 8,982 | 70 | 9,627 | 645 |
| Total Population in owner-occupied housing (ACS Table B25008) | 6,121 | 6,625 | 26 | 6,527 | -98 |
| Total Population in renter-occupied housing (ACS Table B25008) | 2,064 | 2,357 | 45 | 3,100 | 743 |

Median household income in Washington Terrace city

| Table B25119 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|---|---|---|-------------------------------------|--------------------|---|
| Median household income (ACS Table B25119) | \$48,882 | \$53,070 | -\$173 | \$46,566 | \$(6,504) |
| Owner-occupied income (ACS Table B25119) | \$57,766 | \$67,935 | \$763 | \$70,323 | \$2,388 |
| Renter-occupied income (ACS Table B25119) | \$30,739 | \$20,957 | -\$1,418 | \$10,722 | \$ (10,235) |

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Households Projections

Housing occupancy in Washington Terrace city

| Table B25003 Table B25081 | 2009 American Community Survey | 2017 American Community Survey | Annual Growth Rate (Slope) | 2024 Projection | Difference between 2017 and 2024 |
|---|---|---|-------------------------------------|--------------------|---|
| Total households in occupied housing units (ACS Table B25003) | 2,824 | 3,258 | 31 | 3,675 | 417 |
| Total households in owner-occupied housing (ACS Table B25003) | 2,013 | 2,206 | 4 | 2,197 | -9 |
| With a Mortgage (ACS Table B25081) | 1,441 | 1,466 | -25 | 1,237 | -229 |
| Without a Mortgage (ACS Table B25081) | 572 | 740 | 29 | 960 | 220 |
| Total households in renter-occupied housing (ACS Table B25003) | 811 | 1,052 | 27 | 1,478 | 426 |

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

MODERATE INCOME HOUSING POLICY

The requirement for municipalities to support moderate income housing has been in state statute for a number of years, but in 2019, the legislature passed SB34. This bill requires communities take additional measure to support moderate income housing in the community. Jurisdictions with “fixed guideway public transit station” must include option G or H from “the menu”. In order to do this, the City shall include three (3) or more of the strategies prescribed in statute in the General Plan. In this General Plan, the City has taken the additional effort to identify four (4) strategies to support moderate income housing.

**CITY POLICY
COMPLIANCE**

**STATE POLICY
RECOMENDATIONS**

- A. The City will rezone or allow for higher density to promote Moderate Income Housing through the use of the infill property allowance .
- B. Facilitate housing rehabilitation or expansion of infrastructure that will
- C. The City is and will encourage higher density housing in proximity to major transit corridors.
- D. The City will preserve existing Moderate Income Housing through careful planning and code enforcement.

- Rezone for higher densities.
- A. Facilitate housing rehabilitation or expansion of infrastructure that will encourage construction.
- B. Facilitate the rehabilitation of existing uninhabitable housing stock.
- C. Consider general fund subsidies or other sources of revenue to waive construction-related fees.
- D. Create or allow for, and reduce regulations related to, accessory dwelling units.
- E. Allow for higher density or moderate-income residential development in commercial.
- F. Encourage higher density residential development near major transit investment corridors.
- G. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle.
- H. Allow for single room occupancy developments.
- I. Implement zoning incentives for low to moderate income units in new developments.
- J. Utilize strategies that reserve subsidized low to

Moderate housing on a long-term basis.

L. Preserve existing moderate-income housing.

M. Reduce impact fees related to low- and moderate-income housing.

N. Participate in a community land trust program for low- or moderate-income housing.

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

P. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing.

Q. Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation.

R. Apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.

S. Apply for or partner with an entity that applies for programs administered by an association of governments.

T. Apply for or partner with an entity that applies for services provided by a public housing authority.

U. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance.

V. Utilize a moderate-income housing set aside from a community reinvestment

agency, redevelopment agency, or community development and renewal agency.

- W. Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

HOUSING AND REGIONAL TRANSPORTATION PLAN (RTP)

The RTP produced by the Wasatch Front Regional Council (WRFC) shows several active transportation areas throughout the City. One of the requirements of SB 34 is that the City considers increasing density adjacent to major transportation centers. The City has three (1) transit routes centrally located to the more vulnerable population center. UTA and the city have worked collaboratively to address public transportation and have successfully mitigated barriers to mass transit. The transit plan successfully links population centers with medical facilities, businesses, and extend reach to the greater Weber County area. Along these routes the Future Land Use Map provides for increased density as a mixed-use consisting of higher density residential and commercial development. See the [Wasatch Choice: 2019-2050 Regional Transport Plan](#).

Policy and Goals

1. The City will continually make efforts to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
2. Promote individuals who desire to live near family, and relatives in the City.
3. The City desires to maintain its local culture and lifestyle in conjunction with its housing policies.
4. As resources are available, the City will support the Weber Housing Authority Emergency Home Repair Program to assist in housing maintenance for moderate to low income homeowners.
5. Facilitate the development of a mix of housing and open space within the City.
6. The City will provide additional housing reports as required by unfunded mandates under state law.
7. Encourage the maintenance of older homes in the City as a means of providing moderately priced housing for families of moderate income.
8. Maintenance of the City's residential zones, unless area is specifically targeted for economic development
9. Encourage owners of in-fill properties to consider low to moderate income housing when developing their properties.
10. Comply with City specific requirements under state law by:
 - Encouraging a variety of housing and residential opportunities by establishing a range of residential densities and lot sizes near major transit investment corridors
 - Encourage infill development as appropriate.
 - Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.



City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, November 5, 2019
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 15, 2019

4. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by Board, Chair opens public hearing, citizen input; Chair closed public hearing, then Board final decision.

4.1 PUBLIC HEARING: TO HEAR COMMENT ON AMENDING THE FISCAL YEAR 2020 BUDGET

5. **NEW BUSINESS**

5.1 RESOLUTION 19-31: RESOLUTION ADOPTING THE FISCAL YEAR 2020 AMENDED BUDGET

5.2 DISCUSSION/ACTION: SALE OF COMMERCIAL PROPERTY ON ADAMS AVENUE

6. **COMMENTS CONSIDERED**

7. **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.

For Packet Information, please visit our website at www.washingtonterracecity.org

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City of Washington Terrace

Minutes of a Redevelopment Meeting
Held on October 15, 2019
following the Regular City Council Meeting
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

10 **CHAIR, BOARD, AND STAFF MEMBERS PRESENT**

11 Chair Allen
12 Board Member Monsen
13 Board Member Brown
14 Board Member Weir
15 Vice- Chair Barker
16 Board Member West
17 City Manager Tom Hanson
18 City Recorder Amy Rodriguez
19 Public Works Director Jake Meibos
20 Building Official Jeff Monroe
21 Fire Chief Clay Peterson

22
23 **Others Present**

24 Charles and Reba Allen

25
26 **1. ROLL CALL**

27
28 **2. INTRODUCTION OF GUESTS**

29
30 **3. CONSENT ITEMS**

31
32 **3.1 APPROVAL OF AGENDA**

33 **3.2 APPROVAL OF MEETING MINUTES FROM JULY 16, 2019**

34 Items 3.1 and 3.2 approved by general consent.

35
36 **4. DISCUSSION/ACTION: PROPOSED GOLDEN WEST CREIT UNION**
37 **BUILDING CONSTRUCTION**

38 Hanson stated that Golden West Credit Union would like to start construction on their new
39 building right away. He stated that there has been talk at Golden West to postpone and stack a
40 CDA to have more time. He stated that the Credit Union Board is at a retreat discussing the
41 issue. Hanson stated that he does not have numbers for Council to consider. He stated that he has
42 a meeting scheduled with an advisor next week. Hanson stated that they are looking for a thicker
43 tax increment.

44 Hanson stated that any incentives would go to construction costs and site improvement costs so
45 that they can get started on their construction sooner rather than later. He stated that we would
46 receive tax benefits sooner if the building was constructed sooner.

47 Vice-Chari Barker stated that once they start building, it opens the way for others to come into
48 the City. Hanson stated that they would like to build a four story Class "A" office building.
49 Board Member Brown is open to the incentives because it builds momentum for other
50 businesses.

51 Hanson stated that he would like to shift away from retail and going into Class "A" offices. He
52 stated that they are more reliable than a big box store that only has a shelf life of 15 years.

53
54 Hanson stated that he has spoken to the Realtors Association as well, stating that the RDA is
55 coming to a close and we have funds that we can spend on businesses coming into the City.

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58 **5. ADJOURNMENT OF MEETING: CHAIR ALLEN**

59 Chair Allen adjourned the meeting at 8:18 p.m.

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Date Approved

_____ **City Recorder**

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City of Washington Terrace
County of Weber, State of Utah

RESOLUTION NO. 19-31

**A RESOLUTION AMENDING THE WASHINGTON TERRACE
REDEVELOPMENT AGENCY FISCAL YEAR 2019-2020 BUDGET**

WHEREAS, it is the desire of the Redevelopment Agency Board of the City of Washington Terrace to continue to function in an efficient and cost efficient manner in providing the citizens with a safe and healthy environment; and

WHEREAS, the Washington Terrace Redevelopment Agency Board deems it necessary to amend the Fiscal Year 2020 Redevelopment Agency Budget as detailed in the attached budget worksheet.

NOW THEREFORE BE IT RESOLVED by the Redevelopment Agency Board of Washington Terrace City to amend the Redevelopment Agency Fiscal Year 2019-2020 budget as attached hereto.

APPROVED and Effective this 5th day of November 2019.

City of Washington Terrace

Mark C. Allen, Mayor/ Chair

ATTEST:

(SEAL)

Amy Rodriguez, City Recorder

Roll Call Vote:
Board Member Blair Brown
Board Member Larry Weir
Board Member Scott Barker
Board Member Scott Monsen
Board Member Jeff West

City Owned Property

RDA project sale discussion

Total property area including parking lot: 144' x 352' 50,688 SF

Grass area only: 114 X 244 27,816 SF

