



MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, November 1, 2016 – 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Russell Porter, Brent Strate, Sallee Orr, Bryan Benard, and Adam Hensley

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Walt Bausman, Randy Jeffries, Nathan Jeffries, Mitch Parry, Carson Anderson, Trevor Marriott, Lorimur Toben, Justin Cowley, Brad Jensen, Brandon Dickamore, Jory Wahlen, Wes Stewart, Tennessee Nichols, Coleman Vasas, Sherri Vasas, Joyce Hartman, Bruce Hartman, Leon Tillett, Terry Tillett, Amy Orr, Jerry Cottrell

I. OPENING CEREMONY

A. Call To Order

Mayor Minster called the meeting to order at 6:01 pm and called for a motion to open.

Council Member Benard moved to convene as the South Ogden City Council, followed by a second from Council Member Porter. In a voice vote Council Members Orr, Porter, Benard, and Strate all voted aye.

Note: Council Member Hensley was late to the meeting and was not present for this vote.

The mayor welcomed all those present. He noted that Council Member Hensley had not arrived and asked Council Member Porter to lead those present in the Pledge of Allegiance.

B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence.

C. Pledge Of Allegiance

Council Member Porter directed the Pledge.

Mayor Minster then opened the meeting for public comments, stating that no decisions would be made on comments made that evening. He asked those speaking to limit their comments to three minutes.

II. PUBLIC COMMENTS

Wes Stewart, 3625 Jefferson – gave several handouts to the Council (see Attachment A). Mr. Stewart said he would like to address the poor in South Ogden, specifically the residents along Adams Avenue where the Form Based Code (FBC) had been passed. It had come to his attention that one of the main reasons the Council had passed the FBC was because they did not like the way some of the homes looked in his neighborhood. Some of the neighborhood had also been called blighted, according to the 2008 General Plan. He pointed to a recent article from the Deseret News that talked about earned income credit as a solution to Utah’s inequality. Mr. Stewart cited some of the statistics from the article, and stated that many of the residents fell into the poverty category. He appreciated the Council trying to make the area look nice, but did not appreciate it being done without residents’ consent. Mr. Stewart said he was a republican, and one of the primary republican values was to respect the right of property owners. Democrats should also be concerned that this did not help the poor either. If property values went up, people on fixed incomes would not be able to afford paying taxes. He cited some of his handouts, stating that people in his area paid more taxes per acre than the City Council or Planning Commission members. Residents did not exist to support the City, the City existed to provide services to the residents that they couldn’t provide for themselves.

There were no more public comments.

Note: Council Member Hensley arrived at 6:06 pm, during Mr. Stewart’s comments.

III. RECOGNITION OF SCOUTS/STUDENTS PRESENT

Mayor Minster invited the Boy Scouts present to come forward and introduce themselves. Council Member Strate presented each scout with a South Ogden City pin. Scouts present from Troop 464 were Brandon Dickamore, Lorimur Toben, Trevor Marriott, Carson Anderson, Mitch Parry, and Nathan Jeffries. They were there to earn their Communications Merit Badge. Scouts from Troop 220 were Coleman Vasas and Tennessee Nichols, present to earn their Citizenship in the Community Merit Badge. Leaders present were Justin Cowley, Randy Jeffries, and Sherri Vasas.

IV. CONSENT AGENDA

A. Approval of October 18, 2016 Council Minutes

The mayor asked if anyone had corrections to the minutes. There were no corrections requested. The mayor entertained a motion to approve the consent agenda.

Council Member Porter moved to approve the consent agenda, followed by a second from Council Member Orr. In a voice vote, Council Members Benard, Strate, Orr, Hensley, and Porter all voted aye.

The consent agenda was approved.

V. DISCUSSION ITEMS

A. 40th Street Project

City Manager Matt Dixon spoke to this item. He introduced Brad Jensen and Jory Wahlen from Wasatch Civil Engineering, who were present to answer any questions. City Planner Mark Vlasic was also present. Mr. Dixon explained the City was in the process of acquiring properties to obtain the necessary rights-of-way for the widening project. The discussion that evening would help finalize the design of the project. The representatives from Wasatch Civil gave a handout to the Council (see Attachment B) showing some design options reflecting the Council's last discussion on the widening project. Mr. Dixon emphasized that a decision on the design needed to be made soon so as not to hold the project up.

Mr. Wahlen presented the various options, which showed islands on the east and west ends of the project. One option had two islands and the other had three islands. He pointed out that the project did not include much work to the sidewalk and gutters between Washington and Adams, so an island would be the only means of giving the street a "boulevard" feel. He and Mr. Jensen answered several questions from the Council concerning the project. They discussed the placement of crossings and the reasons for where they were placed. The Council expressed their concerns for mid-block crossings and discussed ways to make them more visible to motorists. Mr. Wahlen informed the Council that traffic counts did not justify a light at any of the intersections, so if the City wanted a light, they would have to pay for it. The estimated cost for the light and land needed for the light would be between \$300,000 and \$350,000 more than currently budgeted. However, a light may make a crossing safer. The Council also discussed and asked questions concerning emergency vehicles and issues the islands might present for them.

Council Member Benard said he preferred the two island design option. Council Members Orr and Porter agreed. Mr. Jensen pointed out the length of the islands was optional as long as they did not interfere with intersections.

Council Member Orr said she was concerned that the islands be designed so they had minimal maintenance, perhaps using a hardscape design. City Planner Mark Vlasic said hardscape options did not add to the "boulevard" feeling the Council wanted to achieve, so they would have to balance the look they wanted with how much maintenance they wanted.

There was then some discussion on County Road and whether access onto 40th Street should be blocked. Staff said access issues would need to be researched and addressed.

Mr. Wahlen said they would do some more technical analysis on whether a light would be recommended on the road and provide a more exact cost for it. He also said they had looked at overhead power on the road and if it could be routed underground. Rocky Mountain Power said it would be a substantial additional cost, between \$750,000 and \$1,000,000, to put the existing power underground. Currently the design had the power poles located in the park strip and the cost of locating them there was included in the current cost estimate. They had also asked Rocky Mountain Power about putting the poles all on one side of the street; it would cost approximately one third of putting the power underground.

B. Discussion on Trail Maintenance

City Manager Dixon pointed out the Council had had several discussions on whether the City should try and maintain trails in the winter. Trail maintenance was a challenge due to lack of equipment and the poor condition of the trails; however the City had recently slurry sealed the trails to help with their condition. Mr. Dixon informed the Council there was currently a line item in the budget to replace a 4-wheeler, but they could instead use the money to purchase a piece of equipment that could remove snow from the trails.

Council Member Porter said he thought they should do their best to maintain the trails at Nature Park, and perhaps add other trails as time went on. The plowing of the trails should be secondary to the roads and a sign should be put in place stating that there would be minimal maintenance and people would use them at their own risk.

Council Member Hensley pointed out the City may be putting itself at risk by saying they would only sometimes maintain the trail.

Council Member Strate said other cities had a policy that if there were 2" or less of snow, it would not be removed. They also had a policy that if snow were to be removed, it could be within 12 to 24 hours of a storm, and they requested that people not use the trail until it was cleared. He thought there would be less liability if the City posted clear parameters of what it would do. The Nature Park was well used and they should make a way for winter trail maintenance to work.

Council Member Benard agreed with Council Member Hensley; you either always maintained the trail in the winter, or not. You could not "policy" your way around potential liability. Until the city attorney advised them that they could do some winter maintenance and avoid liability, Council Member Benard did not think the risk was worth it. There was also not a clear answer as to what plowing would do to the trail; it may rip it up.

The Council asked Parks and Public Works Director Jon Andersen several questions as to the plowing of the trail and the equipment needed to plow it. Mr. Andersen gave the Council a handout showing the Bobcat they were proposing to purchase for trail maintenance; they had been able to test it out for a week and used it for many things. The cost for the new Bobcat was \$49,500 plus the needed attachments. With the trade in of the current Bobcat and the amount already budgeted for a 4-wheeler, the additional amount needed to purchase the new Bobcat would be \$19,000. The new Bobcat was much more versatile than the old model.

The Council discussed maintenance and liability further. Council Member Strate felt the City would not be taking on any more liability than it already had. Council Members Hensley and Benard felt that trying to maintain the trails would put the City at greater risk of liability and they should not do it. Mr. Hensley also pointed out the cost of the equipment and the \$500 per storm estimate to plow the trail were not in the budget, nor were they a top budget priority. He suggested waiting until the Council retreat to prioritize and budget for winter trail maintenance if they decided it was important. Council Member Benard announced he had to leave the meeting, but agreed this item was not high on the priority list, especially for the few citizens that used the park in the winter. If they decided to maintain the trail, they would also have to budget for increased premiums on liability insurance. Mr. Benard left the meeting at 7:16 pm.

The Council continued discussion. Council Member Strate said he would like to make a decision on the matter. Council Members Orr and Hensley said they would rather wait to make a decision. City Manager Dixon asked what information staff could provide to help the Council

make a decision; staff was in limbo about what equipment to purchase. Council Member Porter requested a memo from City Attorney Bradshaw on liability. He also requested information about other cities and how they got around the liability issues in plowing their trails. The Council determined this issue should be put on the next agenda for a vote.

C. Discussion on Economic Development Corporation of Utah (EDCUtah) Membership

City Manager Dixon introduced Scott Harbertson and Kevin Bischoff from EDCUtah who were present to answer any questions the Council may have concerning the organization. Mr. Harbertson said the goal of EDCUtah was to bring business to Utah and help businesses in Utah thrive and grow. He spoke of the many benefits to cities in joining the organization, including resources for economic development e.g. providing business leads, research and development, and access to the Suresite program. If the City became a member, the mayor would also become a member of EDCUtah's advisory board.

The Council asked several questions of Mr. Harbertson and Mr. Bischoff concerning a recent audit of the organization and the fees involved. Mr. Harbertson answered the questions. The council members expressed their support for membership in EDCUtah. City Manager Dixon informed the Council the matter would be on the November 15 agenda for a vote.

At this point in the meeting, Mayor Minster invited former Council Member Wayne Smith to come forward. A presentation to Mr. Smith had been on the agenda the previous meeting, but did not take place. The mayor thanked Mr. Smith for serving for two terms on the city council and presented him with the framed photo that had hung in City Hall. There was applause from the audience.

VII. REPORTS

A. Mayor – encouraged those present to get out and vote. He also reminded everyone of the Veterans Memorial Ceremony which would be held on Wednesday, November 9 at 6 pm.

B. City Council Members

Council Member Strate – nothing to report.

Council Member Porter – reported he had attended an open house for the dialysis center on 40th Street. It was a nice facility to have in the City. He also had attended a Governor's Youth Council Dinner at the Weber/Morgan Health Center. The youth council was seeking support to raise the tobacco use age to 21.

Council Member Orr – reminded those present that SOBA would be held the next day at noon. She also said she had been able to attend a seminar on ethics at the Utah Local Government Trust. It had been very good.

Council Member Hensley – nothing to report.

C. City Manager – Mr. Dixon's report came later in the meeting.

D. City Attorney – not present.

VIII. COUNCIL COMMUNICATION/DIRECTION TO CITY MANAGER

Council Member Porter- nothing to report.

Council Member Strate – had noticed the many crosswalks on Eastwood Boulevard and the large backup of cars on the street. There had also been a backup at the 4-way stop. He was concerned with the traffic flow once Skyline Drive was opened. He said the City needed to decide what it was going to do when Skyline Drive opened.

Council Member Orr – reported that the residents bordering the Ogden Avenue alley had decided to not pursue vacation of the alley but allow the City to continue to maintain it. Ms. Orr felt the City should send residents a notice that dumping was not allowed in the alley.

Council Member Hensley – reported he still had not had his emergency training. He also said internet access in the EOC needed to be improved.

Mr. Hensley then said the Council had allocated money to the police department without having a budget in front of them. He thought it was appropriate to have a resolution or ordinance that said a budget had to be provided once a month and no allocation of money could happen until a budget had been presented to the Council.

Mayor Minster then gave City Manager Dixon an opportunity to report. Mr. Dixon stated that staff had held a debriefing meeting after the tornado event and the activation of the EOC. They had created a list of things they needed to work on, one of which was emergency training. Staff was looking into a hybrid training that would allow the whole Council to complete in one work session.

Mr. Dixon also reported that a meeting was held for victims of the tornado to determine if there were any unmet needs. One family from South Ogden had attended and officials had provided information as to where they could get assistance.

IX. ADJOURN

There were no more items of business. Mayor Minster then called for a motion to adjourn.

Council Member Porter moved to adjourn. The motion was seconded by Council Member Strate. The voice vote was unanimous in favor of the motion.

The meeting concluded at 8:08 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, November 1, 2016.


Leesa Kapetanov, City Recorder

Date Approved by the City Council _____ November 15, 2016

Attachment A

Public Comment Handout

TROUT A4 will give cultural troupe places to rest as they finish up...
From Deseret News September 23rd, 2016

Earned income credit presented in Utah as solution to inequality

BY WENDY LEONARD
 DESERET NEWS

SALT LAKE CITY — Rising inequality between the top wage earners in the country and the working poor is a growing issue for economic policy analysts and something governments have attempted to tackle for years.

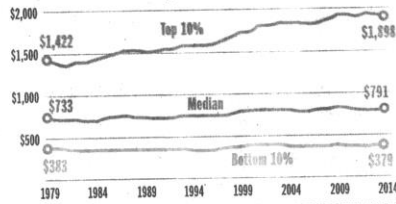
Michael Strain, a scholar with the American Enterprise Institute, told a room full of Utah economists Thursday that it's a "complicated issue"

the public doesn't really know much about.

"There is a general sense in the United States that people are being left behind and that the economy is working for a tiny group of people and it's not working well for more people," he said, adding that the sense may or may not be valid, but "what really matters is how people are feeling."

The Utah economy, measured by job growth, ranks

U.S. real weekly wages, 1979-2014



SOURCE: U.S. Bureau of Labor Statistics, May 2015
 DESERET NEWS GRAPHIC

INCOME AS Source: U.S. Bureau of Labor Statistics, May 2015

than a week after unarmored black street and just released graphic in court documents "reacted unreasonably by Tulsa officer B by fatally shot 41 Terence Crutcher. The affidavit file charge says She unreasonably by



BUSINESS

NEWEST ADDITION TO SALT LAKE'S SKYLINE — 111 MAIN — OPENS FOR BUSINESS, A7



FEATURES

TUMBLEWEEDS FILM FESTIVAL BRINGS KID-CENTERED FILMS TO SALT LAKE, C1



SPORTS

UTES READY OFF PAC-12 PLAY AGAINST SOUTHERN C

INDEX

VOL. 167 / NO. 102

BUSINESS.....A7
 CLASSIFIEDS.....Y1-4
 COMICS.....C10, 11

COMMENT.....A8-9
 DEATHS.....B5-7
 LEGAL NOTICES.....D5

MOVIES.....C2-5
 TELEVISION.....C12
 WEATHER.....B8



COOLER TODAY
HIGH: 57

U.S. Real Yearly Wages

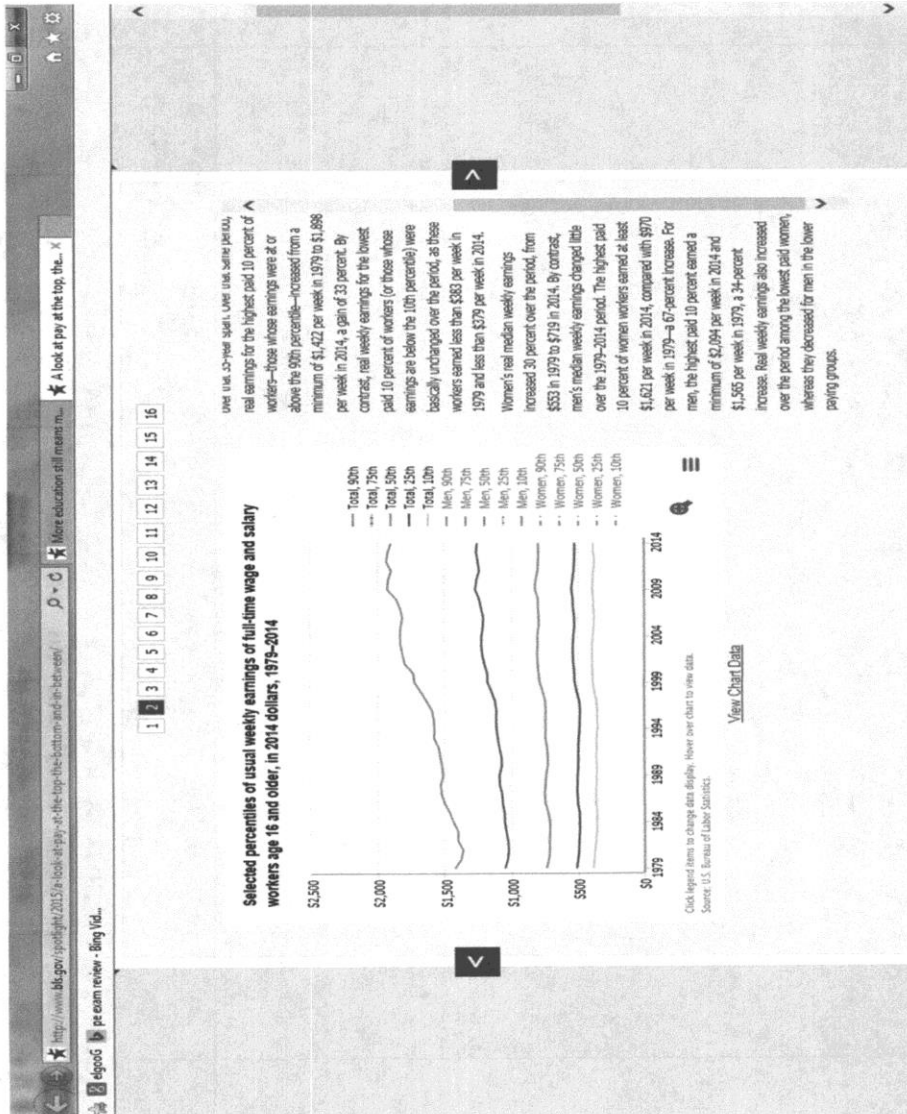
Bottom 10% \$ 379 x 52 weeks = \$19,708/Year

Median \$ 791 x 52 Weeks = \$41,132/Year

Top 10% \$ 1898 x 52 Weeks = \$98,696/Year

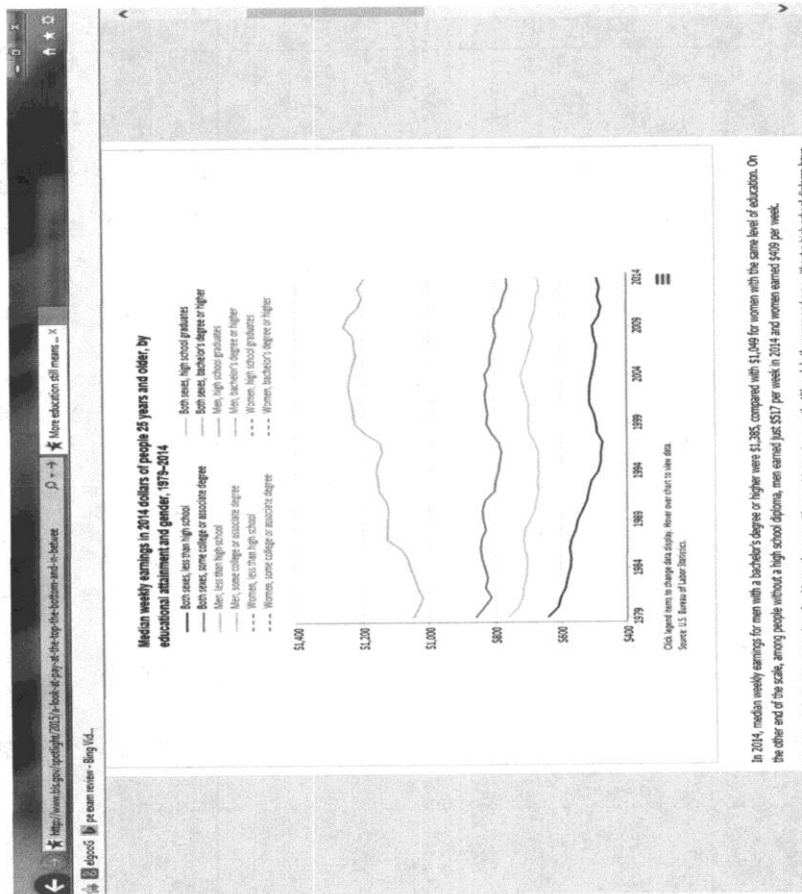
<http://www.bls.gov/spotlight/2015/a-look-at-pay-at-the-top-the-bottom-and-in-between/>

(After clicking on the link, arrow over to the right to see the chart with some additional information).



So if our bottom 10% of wage earners earn \$379 per week (national average for bottom 10%).

Multiplying \$379 x 52 weeks = \$19,708 per year.



What happens when the poor get pushed out from their currently modest affordable homes?

On May 12th, 2016, KSL reported that family homelessness made up the largest increase in homelessness at an alarming 17 percent rate increase.

<http://www.ksl.com/?sid=39735143&nid=148&title=family-homelessness-in-utah-up-17-new-data-shows>

On September 29th, 2016, KSL reported that 1 out of 3 impoverished Utahns spend over half of their income on housing. Please click on link to read the full article.

<http://www.ksl.com/?sid=41664256&nid=148&title=report-13-of-impoverished-utahns-spend-12-of-their-income-on-housing>

Most adults experiencing intergenerational poverty in Utah cost burdened for housing

1/3 of adults in intergenerational poverty in Utah pay more than **50 percent** of their income on housing. Half of the adult cohort pays more than **30 percent** of income toward housing.

HUD: Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

SOURCES: Utah Department of Workforce Services; U.S. Department of Housing and Urban Development

DESERET NEWS GRAPHIC

South Ogden VOICES Survey

AILEY IRVINE
COMMUNITY ENGAGED LEADER FOR COMMUNITY RESEARCH TEAM

Background

- ▶ South Ogden city administered a city wide survey in 2007
- ★ → ▶ However, this response rate was low and not representative of the population
- ▶ South Ogden approached the CCEL to administer a second survey to raise the response rate and survey a representative sample of the population



Demographics of the Respondents



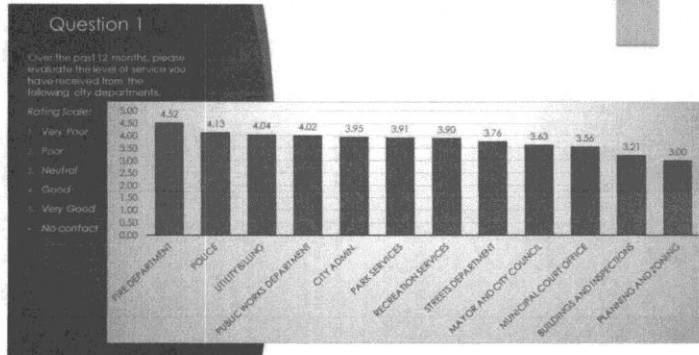
- ▶ Overall, the majority of the respondents were White individuals who speak English
- ▶ A third of the respondents have lived in South Ogden for over 25 years
- ▶ Half of the sample have children at home
- ▶ The majority own their homes and half are employed full time
- ▶ Slightly more women responded (52%) than men (46%)
- ▶ 85% are registered voters



SOUTH OGDEN CITY



WEBER STATE UNIVERSITY
Center for Community Engaged Learning



POVERTY IN THE UNITED STATES²⁷

Highlights

- The official poverty rate in 2015 was 13.5 percent, down 1.2 percentage points from 14.8 percent in 2014 (Figure 4 and Table 3).²⁸
- In 2015 there were 43.1 million people in poverty, 3.5 million less than in 2014 (Figure 4 and Table 3).

²⁷ The Office of Management and Budget determined the official definition of poverty in Statistical Policy Directive 14. Appendix B provides a more detailed description of how the Census Bureau calculates poverty.

²⁸ All percentages shown in this report are rounded to one decimal place but differences between estimates are calculated using unrounded numbers. Therefore, published estimates of the differences may not equal the result of subtracting the rounded numbers. In this report, the change in the poverty rate for all people is presented as -1.2 percentage points, resulting from using the more precise estimates of 13.54 percent for 2015 and 14.77 percent for 2014.

- The 2015 poverty rate was 1.0 percentage point higher than in 2007, the year before the most recent recession (Figure 4).
- For most demographic groups, 2015 poverty rates and estimates of the number of people in poverty decreased from 2014 (Table 3 and Table 4).
- Between 2014 and 2015, poverty rates decreased for all three major age groups. The poverty rate for children under age 18 dropped 1.4 percentage points, from 21.1 percent to 19.7 percent. Rates for people aged 18 to 64 dropped 1.1 percentage points, from 13.5 percent to 12.4 percent. Poverty rates for people aged 65 and older decreased 1.1 percentage

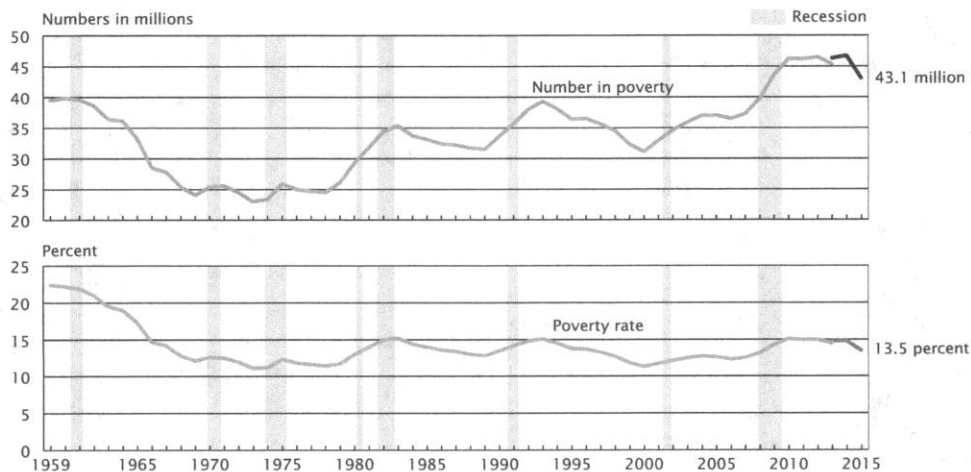
points, from 10.0 percent to 8.8 percent (Table 3 and Figure 5).²⁹

Race and Hispanic Origin

For non-Hispanic Whites the poverty rate decreased to 9.1 percent in 2015, down from 10.1 percent in 2014. The number in poverty decreased to 17.8 million, down from 19.7 million. The poverty rate for non-Hispanic Whites was lower than the poverty rates for other racial groups. Non-Hispanic Whites accounted for 61.4 percent of the total population and 41.2 percent of people in poverty (Table 3).

²⁹ Since unrelated individuals under 15 are excluded from the poverty universe, there were 364,000 fewer children in the poverty universe than in the total civilian noninstitutionalized population.

Figure 4.
Number in Poverty and Poverty Rate: 1959 to 2015



Note: The data for 2013 and beyond reflect the implementation of the redesigned income questions. The data points are placed at the midpoints of the respective years. For information on recessions, see Appendix A. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see <www2.census.gov/programs-surveys/cps/techdocs/cpsmar16.pdf>.
Source: U.S. Census Bureau, Current Population Survey, 1960 to 2016 Annual Social and Economic Supplements.

Weber Country - Tax History from 10-29-2016

Lot Type	Address	Taxable Values				2008-16 8YR Change	2008-16 Last 8 YR Change	1990-08 19 YR % Change	1990-16 26 Year Change	Home SF	Normalized Taxable Value Per SF	Acres	Normalized Taxable Value Per Acre
		1990	2008	2015	2016								
Residential	818 24TH	\$43,350	\$44,366	\$56,998	\$69,671	\$25,305	57%	2%	61%	2,000	\$28	0.15	\$464,473
Residential	824 24TH	\$16,500	\$45,581	\$45,541	\$48,678	\$3,097	7%	176%	195%	1,348	\$34	0.14	\$347,700
Residential	830 24TH	\$17,000	\$38,500	\$36,993	\$42,769	\$4,269	11%	126%	152%	1,134	\$33	0.14	\$305,493
Residential	838 24TH	\$42,450	\$62,038	\$63,199	\$80,492	\$18,454	30%	46%	90%	2,772	\$23	0.49	\$164,269
Residential	846 24TH	\$43,360	\$109,121	\$47,743	\$47,743	-\$61,378	-56%	152%	10%	1,996	\$24	0.34	\$140,421
Residential	864 24TH	\$43,661	\$72,837	\$65,801	\$74,695	\$1,858	3%	67%	71%	3,468	\$19	0.28	\$266,768
Residential	870 24TH	\$23,700	\$49,415	\$44,410	\$54,754	\$5,339	11%	109%	131%	2,350	\$19	0.10	\$547,540
Residential	874 24TH	\$28,150	\$53,226	\$43,895	\$43,896	-\$9,330	-18%	89%	56%	2,092	\$21	0.14	\$313,543
Residential	878 24TH	\$22,650	\$64,328	\$62,890	\$62,890	-\$1,438	-2%	184%	178%	3,504	\$18	0.13	\$483,769
Multiple Unit	884 24TH	\$25,823	\$72,654	\$82,302	\$111,108	\$38,454	53%	181%	330%	3,398	\$24	0.14	\$793,629
Totals		\$306,644	\$812,066	\$549,772	\$636,696	\$24,630						2.05	
24th Street Residential		\$30,664	\$61,207	\$54,977	\$63,670	\$2,463	4%	100%	108%	2,406	\$24	0.21	\$310,583

Ogden 24th Street (Monroe to Quincy) Blight Labeled Commercial Area Comparison (Break Out Comparison - Including Ogden City RDA Purchased Properties)
Weber Country - Tax History from 10-29-2016

Lot Type	Address	Taxable Values				2008-16 8YR Change	2008-16 Last 8 YR Change	1990-08 19 YR % Change	1990-16 26 Year Change	Home SF	Normalized Taxable Value Per SF	Acres	Normalized Taxable Value Per Acre
		1990	2008	2015	2016								
Commercial	808 24TH	\$26,150	\$58,525	\$66,492	\$69,960	\$11,435	20%	124%	168%	1,060	\$63	0.08	\$874,500
Commercial	804 24TH	\$173,700	\$286,442	\$369,123	\$367,353	\$80,911	28%	65%	111%	2,400	\$154	0.36	\$1,020,425
Commercial	851 24TH	\$1,623,970	\$1,594,800	\$1,701,934	\$627,078	-\$967,722	-61%	-2%	-61%	20,644	\$82	4.70	\$133,421
Commercial	893 24TH	\$61,340	\$715,813	\$547,545	\$580,994	-\$134,819	-19%	1067%	847%	3,600	\$152	0.40	\$1,452,485
Totals		\$1,885,160	\$2,655,580	\$2,685,094	\$1,645,385	-\$1,010,195						5.54	
24th Street Commercial		\$471,290	\$663,895	\$671,274	\$411,346	-\$252,549	-38%	41%	-13%	6,926	\$179	3.85	\$297,001

Ogden City Council Property Taxible Value Comparison

Weber County - Tax History from 10-29-2016

Ogden City Council Members	Address	Taxable Values				2008-16	2008-16	1990-08	1990-16	Home SF	Normalized Taxible Value Per SF	Acres	Normalized Taxible Value Per Acre
		1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change				
Mike Caldwell (Address not listed for Weber County under Mike's name)													
Marcia White & Nancy Knape (Address not listed for either partner)													
Bart Blair	4225 Coll	\$63,300	\$122,045	\$113,005	\$116,341	-\$5,704	-5%	93%	84%	3,354	\$34	0.28	\$415,504
Richard Hyer & B	984 E 950	\$35,900	\$80,637	\$68,928	\$92,028	\$11,391	14%	125%	156%	1,931	\$36	0.21	\$438,229
Bonnie Hyer	539 E 800	\$29,950	\$60,500	\$51,439	\$69,442	\$8,942	15%	102%	132%	1,888	\$27	0.16	\$434,013
Richard Hyer	768 Healy	\$38,900	\$76,076	\$64,039	\$85,632	\$9,556	13%	96%	120%	2,416	\$27	0.27	\$317,156
Neil K. Garner	3184 Mac	\$38,450	\$70,067	\$52,411	\$63,931	-\$6,136	-9%	82%	66%	2,214	\$24	0.17	\$376,065
Luis Lopez	1110 SUN	\$24,400	\$53,262	\$42,777	\$44,382	-\$8,880	-17%	118%	82%	1,008	\$42	0.17	\$261,071
Ben Nadołski	3211 Tayl	\$71,050	\$152,296	\$172,225	\$206,189	\$53,893	35%	114%	190%	4,589	\$38	0.44	\$468,611
Doug Stephens	1416 CAP	\$30,350	\$69,445	\$66,939	\$76,224	\$6,779	10%	129%	151%	1,864	\$36	0.13	\$586,338
Totals		\$332,300	\$684,328	\$631,763	\$754,169	\$69,841						1.83	
Ogden City Council Avg.		\$41,538	\$85,541	\$78,970	\$94,271	-\$6,571	10%	106%	127%	2,408	\$33	0.23	\$412,114

Adams Avenue - (West Side)
Weber County - Tax History from 10-17-2016

Address	Taxable Values				2008-16	2008-16	1990-08	1990-16	Home SF	Normalized Taxable Value Per SF	Acres	Normalized Taxable Value Per Acre
	1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change				
3905 Adams	\$28,972	\$108,737	\$92,559	\$110,179	\$1,442	1%	275%	280%	2,354	\$39	0.20	\$550,895
3879 Adams	\$18,750	\$53,996	\$51,400	\$58,169	\$4,173	8%	188%	210%	1,374	\$37	0.15	\$387,793
3875 Adams	\$40,800	\$60,349	\$75,674	\$97,895	\$37,546	62%	48%	140%	2,184	\$35	0.25	\$391,580
3861 Adams	\$26,300	\$96,387	\$85,380	\$87,063	-\$9,324	-10%	266%	231%	2,399	\$36	0.24	\$362,763
3851 Adams	\$23,100	\$49,376	\$52,121	\$52,121	\$2,745	6%	114%	126%	1,300	\$40	0.16	\$325,756
3857 Adams	\$32,550	\$93,500	\$64,014	\$69,498	-\$24,002	-26%	187%	114%	2,696	\$24	0.16	\$434,363
3841 Adams	\$33,200	\$61,263	\$72,387	\$72,387	\$11,124	18%	85%	118%	2,016	\$36	0.16	\$452,419
3835 Adams	\$11,900	\$44,131	\$38,773	\$47,602	\$3,471	8%	271%	300%	676	\$57	0.16	\$297,513
3829 Adams	\$26,550	\$51,446	\$52,424	\$52,424	\$978	2%	94%	97%	1,337	\$39	0.25	\$209,696
3825 Adams	\$19,250	\$54,718	\$61,387	\$66,695	\$11,977	22%	184%	246%	1,600	\$38	0.16	\$416,844
3815 Adams	\$18,100	\$52,312	\$62,324	\$72,184	\$19,872	38%	189%	299%	1,922	\$32	0.16	\$451,150
3803 Adams	\$17,750	\$53,226	\$53,711	\$65,202	\$11,976	23%	200%	267%	1,488	\$36	0.16	\$407,513
3769 Adams	\$16,850	\$56,547	\$53,533	\$62,579	\$6,032	11%	236%	271%	1,696	\$32	0.18	\$347,661
3767 Adams	\$21,600	\$58,616	\$51,911	\$51,911	-\$6,705	-11%	171%	140%	2,016	\$26	0.18	\$288,394
3765 Adams	\$21,200	\$59,627	\$59,688	\$64,212	\$4,585	8%	181%	203%	1,872	\$32	0.18	\$356,733
3761 Adams	\$27,050	\$59,627	\$67,230	\$80,229	\$20,602	35%	120%	197%	2,256	\$30	0.18	\$445,717
3753 Adams	\$20,000	\$51,686	\$43,501	\$47,446	-\$4,240	-8%	158%	137%	1,632	\$27	0.18	\$263,589
3739 Adams	\$21,950	\$54,863	\$58,246	\$68,273	\$13,410	24%	150%	211%	2,240	\$26	0.18	\$379,294
3735 Adams	\$21,550	\$62,611	\$74,322	\$74,578	\$11,967	19%	191%	246%	2,800	\$27	0.18	\$414,322
3731 Adams	\$14,350	\$65,113	\$111,711	\$111,712	\$46,599	72%	354%	678%	2,688	\$42	0.17	\$657,129
3721 Adams	\$26,700	\$55,248	\$66,145	\$66,146	\$10,898	20%	107%	148%	1,840	\$36	0.18	\$367,478
3711 Adams	\$28,800	\$60,493	\$68,600	\$70,646	\$10,153	17%	110%	145%	2,080	\$33	0.18	\$392,478
3703 Adams	\$23,000	\$60,253	\$55,180	\$55,181	-\$5,072	-8%	162%	140%	2,080	\$27	0.18	\$306,561
3697 Adams	\$16,900	\$62,418	\$70,649	\$72,287	\$9,869	16%	269%	328%	2,766	\$26	0.14	\$516,336
3683 Adams	\$20,750	\$47,788	\$51,668	\$54,641	\$6,853	14%	130%	163%	1,412	\$37	0.11	\$496,736
Totals	\$577,922	\$1,534,331	\$1,594,538	\$1,731,260	\$196,929						4.43	
West Side Adams Ave. Avg.	\$23,117	\$61,373	\$63,782	\$69,250	\$7,877	13%	165%	200%	1,949	\$34	0.18	\$390,804

South Ogden City Council & Planning Commission
Weber Country - Tax History from 10-17-2016

Address	Taxable Values				2008-16	2008-16	1990-08	1990-16	Home SF	Normalized Taxable Value Per SF	Acres	Normalized Taxable Value Per Acre
	1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change				
4999 Sunset Ln	\$47,300	\$109,450	\$101,731	\$108,207	-\$7,719	-7%	131%	115%	2,760	\$37	0.44	\$245,925
4693 Maddison	\$77,500	\$127,243	\$130,875	\$130,875	\$3,632	3%	64%	69%	3,146	\$42	0.49	\$267,092
625 E 4300 S	\$28,650	\$87,347	\$101,102	\$106,467	\$13,755	16%	205%	253%	2,428	\$42	0.15	\$709,780
4282 Porter Ave	\$38,400	\$75,460	\$78,523	\$78,534	\$3,063	4%	97%	104%	2,024	\$39	0.26	\$302,054
785 41st St	\$42,752	\$113,869	\$129,109	\$143,399	\$15,240	13%	166%	202%	3,712	\$35	0.54	\$265,554
Totals	\$234,602	\$513,369	\$541,340	\$567,482	\$54,113						1.88	
City Council & Planning Commission (Central Average)	\$46,920	\$102,674	\$108,268	\$113,496	\$5,594	11%	119%	142%	2,814	\$39	0.38	\$301,852

South Ogden City Council & Planning Commission & Recorder's Comparison
Weber Country - Tax History from 10-17-2016

Address	Taxable Values				2008-16	2008-16	1990-08	1990-16	Home SF	Normalized Taxable Value Per SF	Acres	Normalized Taxable Value Per Acre
	1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change				
5841 S Cedar Ln	\$35,650	\$70,946	\$68,107	\$83,346	\$12,400	17%	99%	134%	1,680	\$41	0.14	\$595,329
5685 Maplewood	\$48,500	\$94,397	\$98,138	\$102,704	\$8,307	9%	95%	112%	2,128	\$46	0.19	\$540,547
820 Oak Dr	\$40,141	\$87,945	\$91,273	\$95,061	\$7,116	8%	119%	137%	2,156	\$42	0.36	\$264,058
5136 S Sunset Ln	\$50,050	\$92,950	\$79,296	\$79,296	-\$13,654	-15%	86%	58%	2,004	\$40	0.27	\$293,689
Totals	\$174,341	\$346,238	\$336,814	\$360,407	\$14,169						0.96	
Southern Avg	\$43,585	\$86,560	\$84,204	\$90,102	\$3,542	4%	99%	107%	1,992	\$42	0.24	\$375,424

South Ogden City - Summary
 Weber Country - Tax History from 10-17-2016

Location	Taxable Values				2008-16	2008-16	1990-08	1990-16	Avg Acres	Normalized Taxable Value Per Acre	Ranking
	1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change			
West Side Adams Ave. Avg.	\$23,117	\$61,373	\$63,782	\$69,250	\$7,877	13%	165%	200%	0.18	\$390,804	1
Southern Avg	\$43,585	\$86,560	\$84,204	\$90,102	\$3,542	4%	99%	107%	0.24	\$375,424	2
City Council & Planning Commission (Central Average)	\$46,920	\$102,674	\$108,268	\$113,496	\$5,594	11%	119%	142%	0.38	\$301,852	3

Ogden City (Comparison) - Excluding RDA Purchases and Commercial Lots Summary
 Weber Country - Tax History from 10-29-2016

Location	Taxable Values				2008-16	2008-16	1990-08	1990-16	Avg Acres	Normalized Taxable Value Per Acre	Ranking
	1990	2008	2015	2016	8YR Change	Last 8 YR Change	19 YR % Change	26 Year Change			
Ogden City Council Avg.	\$41,538	\$85,541	\$78,970	\$94,271	\$8,730	10%	106%	127%	0.23	\$412,114	NA
24th Street Residential	\$31,202	\$59,935	\$51,941	\$58,399	-\$1,536	-3%	92%	87%	0.21	\$275,177	4

Conclusion: Based upon the tax value (which is what South Ogden City collects tax revenue from lots), existing lots along Adams Avenue are not blighted. They infact rank higher in per Acre taxable value than lots owned by city council members and planning commissioners deciding upon land use rezoning (on the presumption of "blight prevention") as the premise for the rezone. When compared to residential neighborhoods where mixed commercial use is allowed (24th street between Monroe & Quincy) the lot values (excluding Ogden's RDA purchased residential lot), are more than \$115,000 higher than the Ogden area labeled as "blighted" on 24th street. These homes are largely affordable to those resident who live within these homes. Just because city council members may not like the way the homes look in comparison to their homes does not constitute blight. The rezoned residential properties which was done without the consent or representation of the land owners should be zoned back to its original R-2 zoning on behalf of the residents living here (all except for 1 property owner who I have personally contacted that one owning a home that is not his primary residence, did not desire their property to be rezoned and many notified city council) with their opposition in the form of a letter presented by Mr. Stewart on their behalf at a Town Hall meeting where facebook posting and flier said come discuss "Form Based Code" with South Ogden City Council. Why were their signatures of opposition ignored?



Report: 1/3 of impoverished Utahns spend 1/2 of their income on housing

By Marjorie Cortez | Posted Sep 29th, 2016 @ 5:21pm

1 photo
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SOUTH SALT LAKE — As the single mother of two young sons and a college student, Isabell Archuleta's plate is full.

Her life may be hectic, but Archuleta has very specific goals in mind: completing her studies at Salt Lake Community College, then transferring to a university to obtain a degree in elementary education.

She wants to be a first-grade teacher and to provide for her sons, ages 4 and 6, a childhood that is healthier and more economically secure than her own spent in poverty.

"If I have a better education and have my life together, then I can give them a better life and make sure they don't follow in the same steps I did," she said.

Archuleta, 28, is a participant in the Department of Workforce Services' Next Generation Kids program. The initiative, part of the department's efforts to reduce intergenerational poverty in Utah, is a financial assistance program that focuses on entire families.

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Next Generation Kids is but one example of the boots-on-the-ground initiatives that have resulted from years of study of adults and children who experience intergenerational poverty.

In the latest phase of the initiative, state officials shared county-level data with local government leaders in 10 rural counties where a significant portion of their children are at risk of remaining in poverty as adults. New initiatives are underway to address issues unique to their own communities.

State leaders have been researching public assistance dependency and intergenerational poverty since 2012, after passage of legislation sponsored by former Sen. Stuart Reid, R-Ogden, that requires the Utah Department of Workforce Services to produce an annual report on the issues.

This year's report, made public Thursday, showed some improvements and other areas of challenge for families living in intergenerational poverty.

For instance, one-third of Utahns experiencing intergenerational poverty are spending half of their household incomes on housing — yet another indication of the affordable housing pinch affecting the Beehive State.

The fifth-annual Report on Intergenerational Poverty, Welfare Dependency and the Use of Public Assistance also found that half of adults in the cohort spend more than 30 percent of their incomes on housing.

U.S. Department of Housing and Urban Development guidelines consider families that spend more than 30 percent of their income for housing as "cost burdened."

"When affordable housing is not available, family stability is affected. In those instances, families may be subject to frequent moves and, in some cases, homelessness," the state report says.

The report shows that families that struggle to pay for housing may also experience difficulty meeting other basic needs such as food, clothing, transportation or medical care.

Under the Next Generation Kids program, family success coaches help guide parents into employment, high school completion, post-secondary education and work with children on preschool and kindergarten preparation. The program also offers workshops on nutrition and financial stability.

Maren Stevens, who coaches Archuleta's family and three others, said she met Archuleta four years ago when she was working in a different capacity for Workforce Services as an employment counselor.

Although Stevens, while in that capacity, helped Archuleta complete high school, she and her family have blossomed with more intensive services offered through the Next Generation Kids program.

Archuleta said she felt overwhelmed with family demands and untreated depression. Through Next Generation Kids, she obtained counseling and has honed her organizational skills, which helps her better manage her time.

"She's a different person. She has gained so much confidence working with our program," Stevens said.

Early on, Stevens accompanied Archuleta through college visits, the financial aid process and helped her enroll her older son in school. Now Archuleta is comfortable handling most things on her own, although Stevens remains her sounding board and her go-to person when she needs help or a little boost.

"Just to see her balance her family obligations with her dreams and going back to school, it's been amazing over the past year to see how she's learned to do this and be successful at that. She's overcome obstacles that I think would stump a lot of people," Stevens said.

The state's latest report on intergenerational poverty report takes a deeper dive into the lives of Utah families experiencing multiple generations of poverty. There has been some progress over the previous year such as an 11 percent increase in average annual wages, up \$13,423 from \$11,506, but other indicators changed only a little.

According to the report, 37,512 adults and 57,602 children experienced intergenerational poverty in 2015.

About one-third of Utah children — 291,753 youths — are at risk of remaining in poverty as they become adults, the report says.

But the report suggests that outcome is not a foregone conclusion. Rates of child poverty slightly improved over the previous year, and 206 children experiencing intergenerational poverty received scholarships to attend preschool.

Moreover, 98 preschool classrooms serving 3,155 low-income children have received funding to improve program quality since 2014.

"Now we can say how many kids are connecting not just to preschool, but high quality preschool," said Tracy Gruber, author of the report and director of the state Office of Child Care.

High school graduation rates of children in the cohort have increased 9 percent since 2012, another positive trend, Gruber said.

Most adults experiencing intergenerational poverty in Utah cost burdened for housing

1/3 of adults in intergenerational poverty in Utah pay more than **50 percent** of their income on housing. Half of the adult cohort pays more than **30 percent** of income toward housing.

HUD: Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

SOURCES: Utah Department of Workforce Services; U.S. Department of Housing and Urban Development

DESERET NEWS GRAPHIC

(Photo: Joseph Tolman)

But this year's report, as in previous years, notes that children who live in poverty and have other stressors during early childhood "are more likely to experience developmental setbacks that follow them throughout their life."

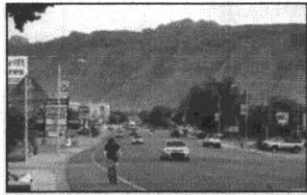
Sixty percent of these children grow up in single-parent households.

"Unfortunately, children growing up in single-parent households are more likely to live in poverty. In 2014, among single-mother families, 33 percent were impoverished. Among the children receiving public assistance, children within the intergenerational poverty child cohort were more likely to live in a single-parent household — primarily single women — than the non-(intergenerational poverty) children," the report says.

Economic stability remains a key factor for families experiencing intergenerational poverty.

Sixty-two percent of adults in intergenerational poverty had some employment during 2015 but underemployment is prevalent, which contributes to their household's challenges. Their earning potential is also limited by a lack of postsecondary education or training. "Seventy-two percent of adults in intergenerational poverty lack education beyond high school, compared to 32 percent statewide," the report states.

Related:



Rural Utah: 'We owe it to them' to break cycles of poverty

In the sanctuary of a former church now occupied by a nonprofit organization, Moab Mayor Dave Sakrison issues a call to action.

Another complicating factor is 17 percent of adults in intergenerational poverty have criminal histories that resulted in incarceration in the state prison system.

While the report sheds light on new efforts for early childhood education, many school-age children in intergenerational poverty struggle with school attendance and mastery of math and language arts.

Just 19 percent of students in intergenerational poverty were proficient in third-grade language arts, compared to 44 percent of all third-graders statewide, according to the report.

Less than 20 percent of children chronically absent in kindergarten and first grade read on grade level after third grade.

The report also highlights the health, mental health and dental care needs of children experiencing intergenerational poverty that will enhance their healthy development.

Access to health care has improved since 2011, but the rates of people utilizing preventive care, behavioral health and dental services remain low.

"From 2014 to 2015 there was little change in the use of preventive care across all age groups," the report says.

Overall, the report also noted "progress toward addressing the gaps revealed in the data" the past four years.

A comprehensive plan that involves extensive data collection, reporting and guidance from stakeholders from all areas of state government is underway, which now involves efforts at the local government level.

"Although state government plays an important role in gathering and analyzing the data to inform decision-making, it must leverage additional systems to meet its priorities," the report concludes.

Photos



Attachment B
Design Options for 40th Street



