

## NOTICE AND AGENDA

### SOUTH OGDEN CITY COUNCIL MEETING

Tuesday, April 15, 2014 – 6:00 p.m.

*Notice is hereby given that the South Ogden City Council will hold their regular City Council Meeting, Tuesday, April 15, 2014, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the council may be joining the meeting electronically.*

#### I. OPENING CEREMONY

- A. **Call to Order** – Mayor James F. Minster
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Bryan Benard

- II. **PUBLIC COMMENTS** – This is an opportunity for the public to address council members regarding issues or concerns that are not on the agenda for public discussion.

*Please limit your comments to three minutes.*

#### III. RECOGNITION OF SCOUTS/STUDENTS

#### IV. PRESENTATION

- A. Leanne Povey Jackson – Bonneville Communities That Care

#### V. CONSENT AGENDA

- A. Approval of April 1, 2014 Council Minutes
- B. Set Date For Public Hearing (May 6, 2014 At 6 Pm Or As Soon As The Agenda Permits) To Receive and Consider Comments On The Proposed Vacation of Utility Easements on Lots 10, 11, and 12 Located in the Hidden Creek Subdivision
- C. Approval of Proclamation Declaring May 8, 2014 as Arbor Day In South Ogden City
- D. Approval of Proclamation Declaring May 18-24, 2014 as National Public Works Week in South Ogden City

#### VI. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING

See separate agenda

#### VII. RECONVENE AS SOUTH OGDEN CITY COUNCIL

**VIII. DISCUSSION / ACTION ITEMS**

- A. Consideration of **Ordinance 14-03** – Amending the Consolidated Fee Schedule to Add Newsletter Advertising Fees

**IX. DEPARTMENT DIRECTOR REPORTS**

- A. Parks and Public Works Director Jon Andersen – Project Updates
- B. Police Chief Darin Parke – Code Enforcement Quarterly Report
- C. Recorder Leesa Kapetanov – Good Landlord Program Quarterly Report

**X. REPORTS**

- A. Mayor
- B. City Council Members
- C. City Manager
- D. City Attorney

**XI. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO WORK SESSION**

- A. Discussion on Possible Amendment to the Annexation Policy Plan

**XII. ADJOURN WORK SESSION**

Posted and emailed to the State of Utah Website [April 11, 2014](#)

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1<sup>st</sup> and 2<sup>nd</sup> floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on April 11, 2014. Copies were also delivered to each member of the governing body.

  
Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

**FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA**



# MEMORANDUM

Date: April 12, 2014  
To: Mayor and City Council  
From: Matthew J. Dixon, City Manager  
Re: **April 15, 2014 Council Meeting**

A handwritten signature in black ink that reads "Matthew J. Dixon".

Call it a break from your last meeting's "monster" agenda or just a nice spring treat, either way Tuesday's meeting is shaping up to be a shorter (yet still valuable) meeting.

## Presentation

- Leanne Povey Jackson from the Bonneville Communities that Care is coming to provide an update on the program's progress.

## Consent Agenda Items

- *Hidden Creek Subdivision Utility Easement Vacations.* You may recall a recent amendment to this subdivision that combined three lots into one. This amendment now vacates some of the unnecessary utility easements (the ones that ran between the lots that were combined) and will help avoid having recorded utility easements where the new home is to be built.
- *Arbor Day.* This proclamation declares May 8, 2014 as Arbor Day in South Ogden. As a part of Arbor Day staff will teach kids in the schools about trees. The city has held an Arbor Day event for the last 13 years.
- *National Public Works Week.* Mark your calendars for the week of May 18-24. This week will be South Ogden's week to recognize and show support of our Public Works Department. This is being done in conjunction with the American Public Works Association. This department plays a vital role in helping to improve the quality of life for our communities.

## Discussion & Action Items

- *Ordinance 14-03 – Amending Consolidated Fee Schedule.* This ordinance adopts the newsletter sponsorship fees discussed during the last city council meeting and will enable staff to move forward in securing sponsorships from local businesses.

## Work Meeting Items

- *Discussion on Annexation Policy.* The planning commission has reviewed the council's request to consider possible annexation policy amendments. During this work meeting staff will review the

planning commission's feedback and staff's thoughts on possible annexation policy amendments in hopes that by the end of the meeting the council will be able to direct staff on what amendments, if any, you'd like staff to include in the annexation policy.

#### **Other Items**

- *Quarterly Reports.* Chief Parke will be providing a quarterly report on code enforcement efforts for the period of January through March 2014. City Recorder, Leesa Kapetanov, will provide us with a quarterly report on the Good Landlord Program.



Bonneville Communities That Care (CTC) is a coalition-based community prevention operating system that uses a public health approach to prevent youth problem behaviors including underage drinking, tobacco use, violence, delinquency, school dropout and substance abuse, and issues related to mental health such as depression and anxiety.

### Program Targets

Ultimately, the beneficiaries of CTC are the entire community. As children become more healthy and make fewer poor choices, communities see less vandalism, gang activity, shoplifting, drug use, school drop out, and fewer unwanted teen pregnancies. CTC helps decision-makers in the community select & implement effective prevention policies and programs to address the most pressing issues facing their youth. CTC guides the community coalition through an assessment and prioritization process that identifies the risk and protective factors most in need of attention, and links those priorities to prevention programs that are scientifically proven to work in addressing them.

### Who is involved in CTC?

*CTC is only effective if it has the support of the community.* For this reason, CTC recruits local government, school officials, youth, parents, law enforcement, members of service organizations, local businesses, political leaders, members of the faith based community and public health officials to be involved in the CTC process. In short, CTC wants to involve people who want to help youth and help improve our community. ***We need you – please consider serving with us.***

### Program Outcomes

When done with fidelity to CTC process:

Results from a rigorous study across our nation show that *within four years of adopting the CTC system, community coalitions can significantly reduce the incidence of delinquent behaviors including alcohol, tobacco and other drugs. Some examples:*

Initiation of substance use and delinquency: By the end of 8th grade,:

- 24% less likely to initiate delinquent behavior
- 32% less likely to initiate the use of alcohol
- 33% less likely to initiate cigarette use
- 33% less likely to initiate the use of smokeless tobacco

Substance use: By 8th grade,:

- 23% less likely to use alcohol in the past 30 days
- 49% less likely to use smokeless tobacco in the past 30 days
- 37% less likely to have engaged in binge drinking in the past two weeks

Delinquent behaviors:

- In 8th grade, students from CTC communities committed 31% fewer different delinquent behaviors than students in the control communities.

***For more information, please go to our facebook page: Bonneville Communities That Care; visit our website: <http://www.bonnevillectc.org/>; call Leann @ 801-625-3687 or email [leannp@weberhs.org](mailto:leannp@weberhs.org)***

During January – March, Bonneville Communities That Care:

- January 7<sup>th</sup> – Hosted our first Town Hall at Bonneville High School, with Brad Barton, motivational speaker, presenting to the youth, and Steve Wright (Parents Empowered) presenting to parents. Much was learned from this first experience and we will capitalize on lessons learned for upcoming Town Halls. We had a total of 124 people in attendance. This was planned and carried out by a Task Force, chaired by Sallee Orr (City Council member, South Ogden).
- The Town Hall was featured in the Standard Examiner print edition and on the Standard Examiner online website which included a video and interviews of Steve Write and Marci Edwards.  
<http://digital.olivesoftware.com/Olive/ODE/StandardExaminer/LandingPage/LandingPage.aspx?href=U1NFLzIwMTQvMDEvMTM.&pageno=MTE.&entity=QXIwMTEwMA..&view=ZW50aXR5;>  
<http://www.standard.net/stories/2014/01/12/youth-group-told-about-dangers-underage-drinking>
- The Youth presented their powerpoint presentation to the Community Board and they spoke with the cities attorneys for clarification on alcohol codes. They plan to present a report regarding our area's alcohol policy and issues in April to city councils and others as requested. .
- We received a positive report from Dan Fletcher's Site Visit (Program Manager at SAMHSA) which included only one item which needs action (updating Coalition Involvement Agreement) which is being revised and will be resubmitted by the end of April. Dan was very pleased the progress towards stated goals, and the intentional effort to develop environmental strategies to combat underage drinking. He was also impressed with the efforts of our four cities combining efforts to reduce problems in the Bonneville cone.
- Resource, Assessment and Evaluation workgroup has been working on a Resource List for police officers to give to parents whose children have been caught drinking.. They invited police officers to give input on design and information included, this will be disseminated in May.
- Funding group applied for a small grant to host a town hall meeting regarding underage drinking. We received the grant and will hold the town hall before the end of the school year.
- The Youth Workgroup was invited to attend the Kick Butts Day at the Legislature, provided through the Health Department. The youth learned about the legislative process and how to contact their lawmakers and let them know their concerns and suggestions.
- CTC staff and coaches worked with State Division of Substance Abuse and Mental Health in tracking bills which had anything to do with underage drinking and substance abuse. This information was forwarded to the coalition. They were encouraged to attend a Town Hall hosted by Representative Brad Dee who brought with him the Governor.
- The CTC website <http://www.bonnevillectc.org/> and facebook page are now online. South Ogden City donated the website and Brian Minster developed the page. A volunteer (Amy Frandsen) is keeping both sites running with information and updates.
- The Board Maintenance workgroup has been started, Teresa Hunsaker is the Chair. Teresa attended a one-week train the trainers for the CTC model and has been recruiting new members for the board. Monthly training will now be set for new members, or any members who want a refresher.
- A job announcement was sent out for facilitators for the STEP and Guiding Good Choices parenting classes. Training will be provided for the teachers upon hire and we will start looking for venues to provide classes (in addition to the cone schools.)
- Phase 5 training was provided – since we had several new members who are working in the Implementation phase it was decided to provide the training. Steps are being taken to hire the parenting class facilitators, planning dates and locations to disseminate Parents Empowered materials, and discussions are occurring around Prevention Dimensions.
- The Community Board has been meeting monthly, and last month voted to continue monthly meetings while the CTC system is still being practiced/refined. These meetings are used to report progress of each of the five workgroups on the various tasks assigned them from the 12 Month Action Plan, as well as to vote on any ideas/suggestions of activities the coalition might participate in.

# Environmental Scan

BCTC Youth Workgroup  
Summer of 2013

# Starting Off

- 14 youth
- 5 groups
- 40 establishments
- 5-10 hours for each group
- Trainings by Weber Human Services

**Group 1**

**Bethany Michaels**

Elana Lewis

Quinn Michaels

T1, T2, T6, T3, T4

A2, A4, A5

**Group 2**

**Emily Rhead**

Jessica Jacobson

Kylee Strate

T8, T9, T10, T5, T7

A6, A7, A9

**Group 3**

**Kodi Parkhurst**

Rachel Barowski

Kori Wills

McKayli Crocker

T12, T17, T11, T14, T15

A10, A11, A12

**Group 4**

**Brynlee Malan**

Holly Johnson

T18, T22, T24, T16, T19

A13, A14, A15

**Group 5**

**Josh Campbell**

Austin Campbell

Brenton Strate

T25, A19, T20, T23, T21

A17, A18, A20

1		<b>Gas Stations (13)</b>		
2	<b>ID</b>	<b>Outlet</b>	<b>Address</b>	<b>Washington Terrace</b>
3	T1	7-Eleven Store #35632H	490 40th Street	Riverdale
4	T2	7-Eleven Store #35035H	5699 Harrison Blvd.	South Ogden.
5	T6	Barin Markets Sinclair #102	925 Chambers	
6	T8	ER2 Gar-N-Graceries	1498 E. 5600 S. #B	
7	T9	Fat Stop #611	495 40th Street	
8	T10	Fat Stop Food Stores	490 40th Street	
9	T12	Skyline Chevron, LLC	1855 Skyline Dr.	
10	T17	7-Eleven	4090 Riverdale Rd.	
11	T18	Lighthouse (Chevron)	4104 Riverdale Rd.	
12	T22	PCF Salaco #6610 (Canaco)	1053 W. Riverdale Rd.	
13	T24	Maverik	5153 S. Adams Ave.	
14	T25	Terrace Depot	314 W. 4525 S.	
15	A19	Barin Market (Sinclair)	686 W. Riverdale Rd.	
16				
17		<b>Grocery Stores (12)</b>		
18	<b>ID</b>	<b>Outlet</b>	<b>Address</b>	
19	T3	Associated Fresh Markets	5691 Harrison Blvd.	
20	T4	Associated Fresh Markets	3945 Washington Blvd.	
21	T5	Associated Fresh Markets Convenience Store	5691 Harrison Blvd.	
22	T7	Cartco Wholesale #770	3656 Wall Ave.	
23	T11	Macey's Food & Drug	325 36th Street	
24	T14	Walgreen's #02527	255 E. 36th Street	
25	T15	Walgreen's #15013	6016 S. 1550 E	
26	T16	Wal-Mart Neighborhood Market #5206	1710 Skyline Dr.	
27	T19	Sam's Club	4949 S. 900 W	
28	T20	Super Target	1125 W. Riverdale Rd.	
29	T21	Walmart	4848 S. 900 W.	
30	T23	Frugal Flamingo Quick Stop	4425 S. 300 W.	
31				
32		<b>Restaurants (15)</b>		
33	<b>ID</b>	<b>Outlet</b>	<b>Address</b>	
34	A2	Carta Vida Fresh Mexican Grill	1657 E. Skyline Drive #1	
35	A4	Kabe Japanese Steak House & Sushi Bar	6024 S. 1550 E.	
36	A5	Mt. Ogden Grill	440 E 4400 S	
37	A6	Sakura Sushi Bar	1735 Skyline Dr. #3	
38	A7	Texas Roadhouse	3969 Wall Ave.	
39	A9	Zucca Trattaria	1479 E 5600 S #A101	
40	A10	Applebee's	1125 W. Riverdale Rd.	
41	A11	Blazin' Wings, Inc	700 W Riverdale Rd.	
42	A12	Bambay Bites	4129 Riverdale Rd.	
43	A13	Chill's Grill & Bar	1047 W. Riverdale Rd.	
44	A14	Goodwood BBQ	4237 S. Riverdale Rd.	
45	A15	Ruby River	4236 Riverdale Rd.	
46	A17	TGI Friday's	4029 S. Riverdale Rd.	
47	A18	The Noodle Shop Co.	4245 S. #B Riverdale Rd.	
48	A20	Olive Garden	4079 S. Riverdale Rd.	
49				

# Alcohol Summary

- Total of 37 Establishments
- 11 % sell high strength alcohol
- 35% have outside advertising
- 62% have inside advertising
- 62% have “No Sales to Minors” signs
- 31 saw ID checked
- 5 did not see ID check



# Tobacco Summary

- Total of 36 Establishments
- 61% sell cigarettes or tobacco products
- 22% have outside advertising
- 61% have inside advertising
- 36% have “No Sales to Minors” signs



# Compliance Checks

## Tobacco:

- T17 failed a check in Jan-Mar Riverdale
- T7 failed a check in Jan-Mar in South Ogden

## Alcohol:

- A9 failed a check in 2013 in South Ogden
- T12 failed a check in 2013 in South Ogden

## E-Cigarettes:

- In July-Sep there was a fail in South Ogden
- A8 failed a check in South Ogden

These checks are done by Weber-Morgan County Health Department with the assistance of Riverdale and South Ogden Law Enforcement

# E-Cigarettes

- *“The e-cigarette stores are not considered tobacco retailers, they do not need a license to sell e-cigarettes and do not fall under any of the tobacco compliance check procedures. There is currently no repercussions that happen to the store owner if the employee sells.”*
- Weber Morgan County Health Department

# Riverdale Summary

Total of 14 Establishments

## Alcohol Summary

- 21 % sell high strength alcohol
- 36% have outside advertising
- 79% have inside advertising
- 50% have “No Sales to Minors” signs
- 13 saw ID checked
- 1 did not see ID check

## Tobacco Summary

- 50% sell cigarettes or tobacco
- 7% have outside advertising
- 36% have inside advertising
- 29% have “No Sales to Minors” signs



# South Ogden Summary



Total of 21 Establishments

## Alcohol Summary

- 4% sell high strength alcohol
- 28% have outside advertising
- 47% have inside advertising
- 71% have “No Sales to Minors” signs
- 18 saw ID checked
- 6 did not see ID check

## Tobacco Summary

- 62% sell cigarettes or tobacco
- 24% have outside advertising
- 38% have inside advertising
- 48% have “No Sales to Minors” signs



# Washington Terrace Summary

Total of 3 Establishments

## Alcohol Summary

- 0% sell high strength alcohol
- 100% have outside advertising
- 100% have inside advertising
- 33% have “No Sales to Minors” signs
- 2 saw ID checked
- 1 did not see ID check

## Tobacco Summary

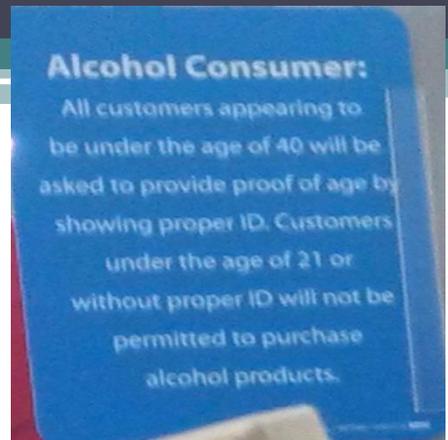
- 100% sell cigarettes or tobacco
- 66% have outside advertising
- 66% have inside advertising
- 66% have “No Sales to Minors” signs



# Uintah City

- Although Uintah city does not have any outlets that sale alcohol or tobacco, it is still important to note these summaries because Uintah city's youth are influenced by the other 3 cities and youth from these areas.

# Other Info and Stories



- One group of youth was seated at the bar of an on-premise establishment. They were then asked if they wanted 'cold draft beer' and margaritas.
- On an off-premise establishment a store clerk stated that there was an 'online training' staff are supposed to complete in regards to beer sales. She stated that she had not yet completed it, and she only ID's someone 'who looks younger than 30 years old.'

# Alcohol Ordinances

- Utah State Code trumps City Ordinances (Supremacy Clause)
  - State Code regulates
    - Ads cannot be misleading
    - Ads cannot be obscene/indecent
    - Ads cannot be illegal, such as
      - Drunk driving
      - Minors selling/drinking
    - Ads cannot appeal to minor audiences
    - Ads may not imply better life with consumption
    - Ads may not offer free alcoholic beverages
    - Alcoholic Beverages must be distinctly separate

# Tobacco Ordinances

- It is illegal to advertise any tobacco product via billboard, streetcar sign, streetcar, bus, placecard or on any other object or place of display
  - Magazines, newspapers, or other periodical in the state are not included
  - Retailer may have sign stating the sale of tobacco products
  - Smokeless tobacco product ads must state warning on ad
- Retailers may only sell tobacco products face-to-face with purchaser, this also includes e-cigs.
- It is a class C misdemeanor to purchase tobacco products (including electronic cigarettes) if you are under the age of 19, or if you purchase for an individual under the age of 19



**TAKE BACK YOUR FREEDOM**  
with bluu electronic cigarettes.  
No Ash  
No Smoke, Only Vapor  
No Go Rechargeable Pack

**AVAILABLE NATIONWIDE!**  
Visit us at [bluu.com/store-locator](http://bluu.com/store-locator)

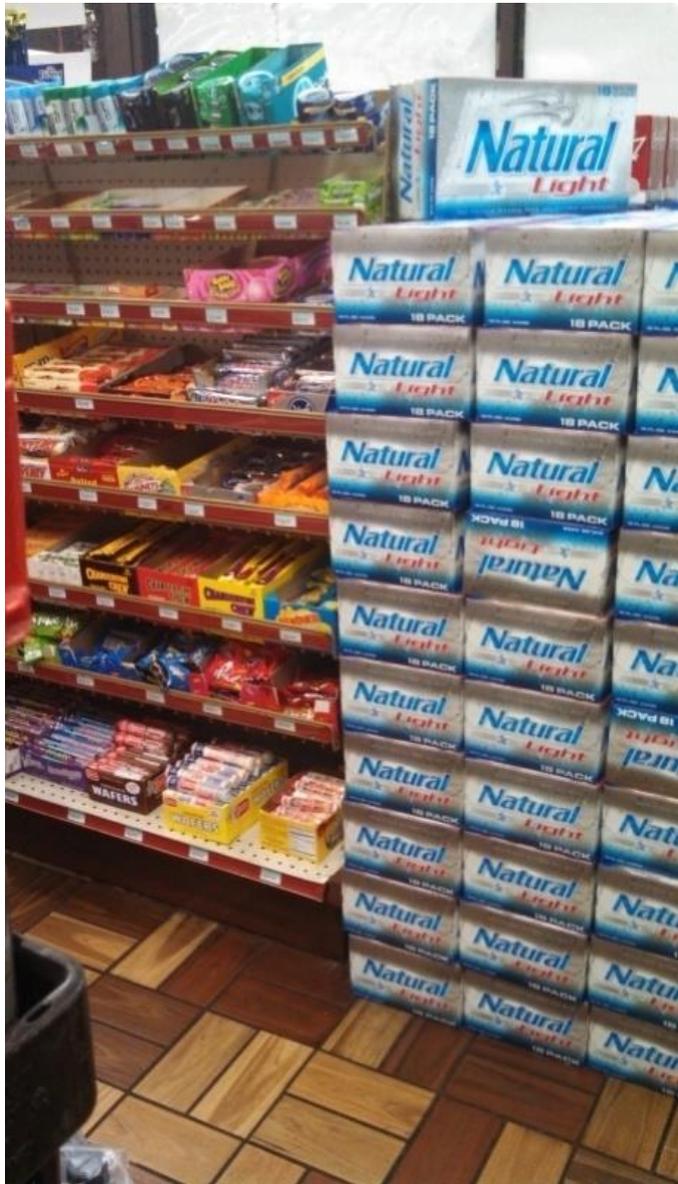
**NEW PACK!**  
bluu



**NEW PACK!**  
Corona LIGHT  
30 PACK 12oz 100% SOFT DRINKS  
\$19.99 \$10.99  
99¢ 99¢





A black and white advertisement for blu electronic cigarettes. The main image shows a man in a dark jacket smoking a cigarette, with smoke rising from his mouth. The text 'TAKE BACK YOUR FREEDOM' is overlaid in large, bold letters. Below this, smaller text reads 'with blu™ electronic cigarettes.' and 'No Tar, No Ash', 'No Tobacco Smoke, Only Vapor', and 'On-the-Go Rechargeable Pack'. In the bottom right corner, there is a pack of 'blu STARTER PACK CLASSIC TOBACCO (RECHARGEABLE)' and a single cigarette. The text 'NEW PACK' is in a blue box. At the bottom, it says 'AVAILABLE NATIONWIDE!' and 'Visit us at [blucigs.com/store-locator](http://blucigs.com/store-locator)'.

**TAKE BACK YOUR FREEDOM**

with blu™ electronic cigarettes.

No Tar, No Ash  
No Tobacco Smoke, Only Vapor  
On-the-Go Rechargeable Pack

**NEW PACK**

**AVAILABLE NATIONWIDE!**  
Visit us at [blucigs.com/store-locator](http://blucigs.com/store-locator)

blu  
STARTER PACK  
CLASSIC TOBACCO  
(RECHARGEABLE)

blu  
CLASSIC TOBACCO

NOT FOR SALE TO MINORS. blu eCigs® electronic cigarettes are not a smoking cessation product and have not been evaluated by the Food and Drug Administration, nor are they intended to treat, prevent or cure any disease or condition. ©2011 iQOR, Inc. blu™ and blu eCigs® are trademarks of iQOR Inc. All other trademarks are the property of their respective owners.







# What the Youth Learned

- “By doing this scan, I have gained a knowledge of how the community is targeted by advertisements. It was startling to see just how many advertisements are around me.”
- “This was amazing to me. To realize how prominent alcohol and tobacco are in our community. We need to find a way to save ourselves and friends from these things.”

# What Next?

- Strategies for improvement:
  - Counter Advertisements
    - Children's Anti-Alcohol/Anti-Drug Drawings
      - Inside businesses
      - Inside city buildings
      - On Grocery bags inside stores
    - Introduce more Parents Empowered ads into the community
      - Billboards
      - In city newsletters
      - In businesses
      - Aprons/Stickers at stores

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**MINUTES OF THE  
SOUTH OGDEN CITY COUNCIL MEETING  
Tuesday, April 1, 2014 – 6:00 p.m.  
Council Chambers, City Hall**

Note: An open house concerning the widening of 40<sup>th</sup> Street was held before the council meeting. Members of Horrocks Engineers were present to answer resident's questions; forms were also available for residents to give their public input. Council Members Sallee Orr, Brent Strate and Russell Porter were present to speak with those in attendance and help answer questions. No minutes were taken of this informal open house, and although three members of the council were in attendance, they did not discuss any issues with each other.

**COUNCIL MEMBERS PRESENT**

Mayor James F. Minster, Council Members Sallee Orr, Russell Porter and Brent Strate

**COUNCIL MEMBERS EXCUSED**

Wayne Smith and Bryan Benard

**STAFF MEMBERS PRESENT**

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, Administrative Services Director Kristen Hansen, Deputy Fire Chief Rick Rasmussen, Good Landlord Program Coordinator Ben Robbins and Recorder Leesa Kapetanov

**CITIZENS PRESENT**

Jim Pearce, Eric Johnson, Juan Chavez, Patrick Conlin, Tammy Taylor, Debbie & Mike Sacco, Jeff & Jean Bonham, Kim & Dave Aldrich, Steve Williamson, Troy Callister, John & Marta Mathews, Paul Wamsley, Ryan Snow, David Harvey, David Smith, Kent Singleton, Eric Pehrson

**I. OPENING CEREMONY**

**A. Call to Order**

Mayor James F. Minster called the meeting to order at 6:04 p.m. and asked for a motion to convene.

**Council Member Porter moved to convene as the South Ogden City Council, seconded by Council Member Strate. Council Members Orr, Strate and Porter all voted aye.**

**B. Prayer/Moment of Silence**

The mayor led those present in a moment of silence.

**C. Pledge of Allegiance**

Council Member Strate directed everyone in the Pledge of Allegiance.

Mayor Minster invited anyone who wished to address the council to come forward, reminding them that if they wanted to speak concerning the widening of 40<sup>th</sup> Street, their comments would be taken later in the meeting.

**II. PUBLIC COMMENTS**

No one came forward for public comments.

50           A. **Recognition of Scouts/Students**

51           There were no scouts or students present.

52  
53 Mayor Minster then informed those present that the order of the agenda would be changed slightly.  
54 Item VI, a presentation by Mainline Construction, would take place next, before the consent agenda.

55  
56  
57 **VI. PRESENTATION**

58           **Mainline Construction - Have A Heart Homes**

59           Stuart Smith, 2764 E 3575 N, Layton, Utah from Mainline Construction, came forward. He was  
60 there to represent *Have A Heart Homes*, a joint effort of the Home Builders Association and the  
61 Realtors Association. *Have A Heart Homes* helped special needs families by constructing a home  
62 for them at reduced costs. They were able to cut the cost of the home greatly due to donated  
63 work and materials from participating groups. They had recently found a family to help and had  
64 bought a property in South Ogden on which to build a home. Mr. Smith provided the council a  
65 picture of the house they were planning on building (see Attachment A).  
66 Mr. Smith asked the council for as much financial help as the city could offer, specifically by reducing  
67 some of the building fees the city had the authority to negotiate.  
68 Mayor Minster thanked Mr. Smith and informed him the council would discuss the matter later on  
69 in the meeting.

70  
71  
72 **III. CONSENT AGENDA**

73           A. **Approval of March 4, 2014 Council Minutes**

74           B. **Approval of February 7, 2014 and February 8, 2014 Council Retreat Minutes**

75           C. **Approval of March Warrants Register**

76           D. **Declaring Sewer Truck and Two Mowers as Surplus Property**

77           E. **Approval of Proclamation Declaring April 1, 2014 as National Service Recognition Day**

78           F. **Ratify Date For Public Hearing (April 1, 2014 at 6 pm or as soon as the agenda permits) to**  
79           **Receive and Consider Comments On the Proposed Widening of 40<sup>th</sup> Street**

80  
81 Mayor Minster read the items listed on the consent agenda, including the proclamation, and  
82 asked if anyone would like to comment concerning the items listed. There were no  
83 questions or comments. The mayor called for a motion.

84  
85           **Council Member Strate moved to approve the consent agenda. The motion was seconded**  
86           **by Council Member Orr. The mayor called a voice vote. Council Members Porter, Orr,**  
87           **and Strate all voted aye.**

88  
89 Mayor Minster then indicated it was time to move into a public hearing and called for a  
90 motion to do so.

91  
92           **Council Member Porter moved to leave the council meeting and move into a public**  
93           **hearing to discuss 40<sup>th</sup> Street, with a second from Council Member Orr. Council**  
94           **Members Porter, Orr and Strate all voted aye.**

95  
96 **IV. PUBLIC HEARING**

97           **To Receive and Consider Comments On the Proposed Widening of 40th Street**

98           City Manager Dixon gave a brief introduction on the project, thanking the members of the public for  
99 attending. Mr. Dixon then asked Stan Jorgenson, from Horrocks Engineers, the company who had  
100 done the environmental study for the project, to come forward. Mr. Jorgenson said he and his

101 team, as well as some representatives from UDOT, were available to answer any questions people  
102 may have. He went on to explain the widening project would be between Washington Boulevard  
103 and Gramercy. The purpose of the environmental study was to determine present and future  
104 travel demand, pointing out the previously mentioned section of 40<sup>th</sup> Street was currently a  
105 bottleneck for traffic. He said the study was looking at widening the street to 84 feet, which would  
106 meet traffic demands to the year 2040. Currently, 20,000 vehicles traveled the road daily; and  
107 projections anticipated that number would increase to 30,000 before the year 2040. Mr.  
108 Jorgenson pointed out this study did not include any improvements UTA may want to make to the  
109 project, for example adding a dedicated bus lane or adding a bus route; the city was currently in  
110 talks with UTA concerning such matters. He went on to explain the environmental study for the  
111 project did not look at things like wetlands and wildlife, but rather what the effects would be on  
112 people.

113 Mr. Jorgensen then explained the different methods people could use to make their voices heard:  
114 they could use comment forms provided that evening, send comments via email, or comment  
115 verbally at the microphone that evening. Mr. Jorgenson indicated three people had signed up to  
116 comment at the microphone and called the first person's name to come forward. No one  
117 responded, so he moved to the second person.  
118

119 **David Harvey**, owner of the property located at 635 40<sup>th</sup> Street, came forward. He said they had  
120 planned to build a multi-unit project, but had only built one building before the economy forced  
121 them to stop. They were just now beginning the process to build again. However, with the  
122 widening of the street, it would bring the road to within 8 feet of one of the proposed buildings.  
123 Mr. Harvey felt the nearness of the road would make the units unmarketable, and asked the city to  
124 work with them in shifting the project away from the street. It would involve some redesign of  
125 retention ponds, turn-a-rounds for emergency vehicles and adjustments to parking. Mr. Harvey  
126 said City Manager Dixon had indicated the city would meet with him and the city engineer to work  
127 something out. Mr. Harvey was hoping they could hurry the process in order to start building  
128 soon.  
129

130 The other person on the list was a business partner of Mr. Harvey, and declined to come forward.  
131 Mr. Jorgenson invited anyone else who wished to comment to come forward.  
132

133 **Tammy Taylor**, 4020 Jefferson, came forward. She pointed out the setback between the road and  
134 the houses looked very narrow between Jefferson and Orchard. She was aware there had already  
135 been accidents where cars had ended up in front yards and even hit one of the homes. She felt  
136 there was a safety issue that needed to be addressed. She also had questions as to whether traffic  
137 lights were being considered, and also what the designations for the historic structures were.  
138

139 The mayor asked Mr. Jorgenson to address the question concerning the historic structures. Mr.  
140 Jorgenson referred to the map, explaining the homes shaded in blue were potential historic  
141 structures. Since this project might receive federal funding, the federal highways had regulations  
142 regarding protection of historic property. Any structure older than 45 years old, passed the first  
143 test. The next test had to do with the exterior features of the structure. The buildings marked in  
144 blue had passed both those tests. If federal money is used to help fund the project, the city would  
145 be required to minimize impacts to those structures and avoid them when possible. He also  
146 pointed out that even though some properties had been designated as potential historic structures,  
147 it did not impact a property owner's ability to do what they wanted with the property.  
148

149 There were no more comments from the public. Mayor Minster called for a motion to close the  
150 public hearing.  
151

152 **Council Member Orr moved to close the public hearing and reconvene as the South Ogden City**  
153 **Council. Council Member Porter seconded the motion. Council Members Orr, Porter and**  
154 **Strate all voted aye.**

155 V. **DISCUSSION/ACTION ON PUBLIC HEARING**

156 **Discussion on Widening of 40<sup>th</sup> Street**

157 Mayor Minster asked if City Manager Dixon had further comment about 40<sup>th</sup> Street. Mr. Dixon  
158 reminded those present that if after talks with UDOT were completed, the scope or any other part  
159 of the proposed widening changed, the city would have another open house and public hearing to  
160 let everyone know and comment on it. The mayor then asked if the council had any further  
161 comments. There was no more discussion on this item.  
162

163 At this point, the mayor remembered to excuse Council Members Wayne Smith and Bryan Benard  
164 from the meeting, as they were both out of town.  
165  
166

167 VII. **DISCUSSION / ACTION ITEMS**

168 A. **Discussion on Have A Heart Homes**

169 Mayor Minster turned the time to City Manager Dixon to comment on this item. Mr. Dixon  
170 said the *Have A Heart* group had already pulled a building permit for their project so they  
171 could move forward; if the city wanted to discount the fees it was able to negotiate on the  
172 permit, it would be done by refunding some of the money. He explained the total cost of  
173 the permit had been \$7,159.27. Some of the fees were outside the city's control, such as  
174 Central Weber Sewer fees. If the city were to reduce by 50% the fees it was able to, the  
175 building permit fee would be \$4,753.74, which was a 34% overall reduction. This  
176 information was simply to give the council an idea of what they could do.

177 Council Member Porter said he was in favor of waiving the fees. Council Member Orr said  
178 it sounded like a good idea, but wondered if the city would be setting a precedent that may  
179 cause problems in the future.

180 City Attorney Bradshaw said the council may want to look at giving assistance through the  
181 context of the CDRA housing program. City Manager Dixon pointed out that currently  
182 under the CDRA program, the homeowner would have to apply as well as meet certain  
183 income requirements. He was not sure how that would help the *Have a Heart* group;  
184 however, he told the council they still had the authority to take a vote and waive the fees if  
185 they wanted to. Mr. Bradshaw advised the council to have staff look at other and better  
186 ways of assisting the *Have A Heart Homes* that would not set a legal precedence. The  
187 council determined they would like staff to look at other ways for the city to contribute to  
188 the *Have A Heart* group.  
189

190 B. **Consideration of Ordinance 14-02 – Amending Title 10, Chapter 21, Article E, Appendix A**  
191 **to Allow Monolithic Signs In the R-5zc(AB) Zone, and Changing Maximum Height to 25'**  
192 **to be Consistent With the R-5 Zone**

193 City Planner Mark Vlastic came forward to address this item. He gave some background  
194 information concerning this change to the sign ordinance, explaining that an R-5 zone was  
195 meant to be a transition between low density residential and commercial zones. He gave a  
196 definition and showed some examples of monolithic signs, explaining the planning  
197 commission had recommended that monolithic signs only be allowed in an R-5zc(AB) zone if  
198 they were located directly across from a commercial zone. The council viewed a zoning  
199 map and clarified where such signs would be allowed.

200 Council Member Porter said he was in favor of this ordinance, first, because he trusted the  
201 planning commission's recommendation and second, because it was more friendly to  
202 businesses.

203 Mayor Minster then called for a motion concerning Ordinance 14-02.  
204

205 Council Member Porter moved to approve Ordinance 14-02, amending the sign ordinance  
206 to allow monolithic signs at 25 feet in certain zones. The motion was seconded by  
207 Council Member Strate. There was no further discussion, so the mayor called the vote:  
208

209 Council Member Porter-	Yes
210 Council Member Strate-	Yes
211 Council Member Orr-	Yes
212	

213 Ordinance 14-02 was passed.  
214  
215

216 C. **Consideration of Previously Tabled Resolution 14-07 – Approving an Agreement With**  
217 **Better City for Business License Services**

218 City Manager Dixon reminded the council of their previous discussion on this item and  
219 their concerns about it. The council had been concerned as to how the businesses  
220 would be approached. Mr. Dixon had been reassured the city would be in total control  
221 as to how Better City approached businesses. Mr. Dixon had also addressed the  
222 council's other concern, getting references from other cities that had used the services,  
223 by contacting Ogden City. Ogden had been using Better City for a while and had seen  
224 some success. Staff recommended using Better City's services. The council had no  
225 further questions or discussion. Mayor Minster called for a motion.  
226

227 Council Member Orr moved to adopt 14-07, followed by a second from Council  
228 Member Porter. Seeing no further discussion, the mayor made a roll call vote:  
229

230 Council Member Orr-	Yes
231 Council Member Porter-	Yes
232 Council Member Strate-	Yes
233	

234 Resolution 14-07 was adopted.  
235

236 D. **Consideration of Resolution 14-08 – Approving an Agreement With SCA for Ambulance**  
237 **Billing Collections**

238 Fire Chief Cameron West came forward to speak to this resolution. He said this  
239 agreement further helped to streamline the ambulance billing process. Staff had  
240 looked at several different options, and working with SCA seemed to be the best  
241 solution for the city. The council had no further questions for Chief West. The mayor  
242 called for a motion.  
243

244 Council Member Strate moved to adopt Resolution 14-08, approving the SCA  
245 agreement. Council Member Porter seconded the motion. After ascertaining there  
246 was no further discussion, Mayor Minster called the vote:  
247

248 Council Member Strate-	Yes
249 Council Member Porter-	Yes
250 Council Member Orr-	Yes
251	

252 The motion carried.

253 E. **Consideration of Resolution 14-09 – Approving an Agreement with Midway West**  
254 **Amusements for South Ogden Days Carnival**

255 The Mayor asked City Manager Dixon to speak to this matter. Mr. Dixon reminded the  
256 council the city had used Midway West for many years for the South Ogden Days  
257 carnival. Staff recommended approval of the agreement.

258 Council Member Orr asked if the agreement contained everything it needed to; she  
259 knew there had been an issue in previous years that had not been addressed in the  
260 agreement. City Attorney Bradshaw said one of the good things about using the same  
261 company for many years was that the city was able to “fine tune” the agreement so it  
262 worked well for everyone. There were no further questions so the mayor called for a  
263 motion.

264  
265 **Council Member Porter moved to adopt Resolution 14-09, approving and agreement**  
266 **with Midway West Amusements for South Ogden Days carnival. The motion was**  
267 **seconded by Council Member Orr. There was no further discussion. The mayor**  
268 **made a roll call vote.**

269  
270 **Council Member Porter- Yes**  
271 **Council Member Orr- Yes**  
272 **Council Member Strate- Yes**  
273

274 **Resolution 14-09 was adopted.**

275  
276 **F. Consideration of Resolution 14-10 – Approving an Agreement with Petsmart for**  
277 **Participation in Adoption Program**

278 City Manager Dixon commented that Petsmart was a great company to work with for  
279 animal adoptions. They allowed the city to use their facility for adoption events  
280 throughout the year and were a big part of the success the animal services department  
281 had had over the past several years. This agreement just spelled out the terms of  
282 using their facilities. Staff had reviewed the agreement and recommended the council  
283 approve it. There was no further comment or questions from the council. Mayor  
284 Minster called for a motion concerning Resolution 14-10.

285  
286 **Council Member Orr moved to adopt Resolution 14-10, approving an agreement with**  
287 **Petsmart. The motion was followed by a second from Council Member Strate.**  
288 **Seeing no further discussion, the mayor called the vote:**

289  
290 **Council Member Orr- Yes**  
291 **Council Member Strate- Yes**  
292 **Council Member Porter- Yes**  
293

294 **The agreement with Petsmart was approved.**

295  
296 **G. Consideration of Resolution 14-12 - A Resolution Authorizing Not More Than**  
297 **\$1,700,000 Sales And Excise Tax Revenue Refunding Bonds, Series 2014 To Refinance**  
298 **At A Savings The Issuer’s Outstanding Sales Tax Revenue And Refunding Bonds, Series**  
299 **2004 Issued To Build The City Hall Complex; Appointing A Pricing Committee;**  
300 **Providing For Publication Of A Notice Of Bonds To Be Issued; Providing For A Pledge Of**  
301 **Sales And Excise Tax Revenues For Repayment Of The Bonds; Fixing The Maximum**  
302 **Amount, Maturity, Interest Rate, And Discount At Which The Bonds May Be Sold;**  
303 **Providing For The Running Of A Contest Period; And Related Matters**

304 City Manager Dixon introduced Eric Pehrson, a representative from Zion’s Bank, to  
305 explain about the bond resolution. Mr. Pehrson said that with falling interest rates, it  
306 would save the city money to refinance the bonds it had purchased when building the  
307 new city hall facility. This resolution was the legal framework to start the refinancing  
308 process. Mr. Pehrson gave the council a handout (see Attachment B) showing the  
309 refunding savings history, pointing out the city could save close to \$100,000 by

310 refinancing at this time. The resolution also established a financing committee which  
311 would determine which refinancing package to select once all the bids had been  
312 returned. He warned the interest rate was always fluctuating, so the exact amount of  
313 savings could not be determined until a package with a set interest rate was selected.  
314 Eric Johnson, from Blaisdell, Church & Johnson, then came forward. He pointed out  
315 that since the resolution created a pricing committee to make decisions concerning the  
316 bonds from this point, the council would probably no hear anything else concerning the  
317 bonds. In essence, the council was giving their approval now.  
318 Mayor Minster asked Mr. Johnson if refinancing the bonds affected the city's rating.  
319 Mr. Pehrson said the bid was for unrated bonds, since the cost for rated bonds would be  
320 too much and the city would not see any savings.  
321 Council Member Orr asked if the bonds had been refinanced in 2009, after initially being  
322 taken out in 2004. Mr. Johnson explained a portion of the bonds had been refinanced  
323 in 2009, but because there was a clause saying that some of the bonds could not be  
324 refinanced within the first ten years, the city had to wait until now to refinance the rest  
325 of the bonds.  
326 There were no further questions. The mayor entertained a motion to adopt  
327 Resolution 14-12.  
328

329 **Council Member Strate moved to approve Resolution 14-12, providing for bonds to be**  
330 **issued. Council Member Porter seconded the motion. The mayor called for further**  
331 **discussion, if any. There was no discussion, so the vote was called:**  
332

333	<b>Council Member Strate -</b>	<b>Yes</b>
334	<b>Council Member Porter-</b>	<b>Yes</b>
335	<b>Council Member Orr-</b>	<b>Yes</b>

336  
337 **Resolution 14-12 was adopted.**  
338  
339

340 **H. Consideration of Resolution 14-13 - Approving an Agreement with Professional Micro**  
341 **Systems Inc for Ambulance Billing Services**

342 Fire Chief Cameron West came forward. He explained this agreement would cover  
343 ambulance billing for a month gap between the time the city stopped doing ambulance  
344 billing and the current provider began. The current billing company did not want to bill  
345 for that month.

346 Council Member Strate asked several questions concerning the billing, including how  
347 much was outstanding and what PMI had bid. Council Member Orr asked if PMI would  
348 be willing to work hard to collect the estimated \$22,000 since they would only receive  
349 10% of it. City Manager Dixon said in the industry, 10% was very high. Chief West  
350 commented PMI was anxious and ready to go. There was no further discussion on the  
351 matter. Mayor Minster called for a motion.  
352

353 **Council Member Orr moved to adopt Resolution 14-13, approving an agreement with**  
354 **Professional Micro Systems for ambulance billing services. The motion was**  
355 **seconded by Council Member Porter. Seeing no more discussion, the mayor made a**  
356 **roll call vote:**  
357

358	<b>Council Member Orr-</b>	<b>Yes</b>
359	<b>Council Member Porter-</b>	<b>Yes</b>
360	<b>Council Member Strate-</b>	<b>Yes</b>

361  
362 **The agreement was approved.**

363 I. **Discussion on Possible Boundary Adjustment With Ogden City**  
364 City Manager Dixon described where the boundary adjustment was being proposed,  
365 explaining the properties along that boundary had two parcels, one in South Ogden and  
366 a smaller one in Ogden. He said it made sense for the city to make the adjustment, not  
367 only to clean things up, but also for the benefit of the homeowners along the boundary.  
368 City Recorder Leesa Kapetanov gave some background as to why there were two parcels  
369 for the properties that bordered Ogden and the IHC property where McKay-Dee  
370 Hospital was located. She said in 2000, IHC had quit claimed the smaller parcels to the  
371 owners of the property they were immediately adjacent to, as well as quit claiming to  
372 the city land immediately adjacent to the three streets that dead ended into IHC's  
373 property. Staff was not sure, but thought IHC had deeded the properties so the city  
374 would have easy access to a storm sewer line that was located in the area. Staff had  
375 contacted Ogden City to see if they would be interested in a boundary adjustment;  
376 Ogden's City Council was scheduled to discuss the matter and decide.  
377 There were some questions concerning easements and access. City Attorney  
378 Bradshaw stated that easements would not change, even if the boundary of a property  
379 did. City Manager Dixon informed the council the estimated cost of the boundary  
380 adjustment would be approximately \$2,000.  
381 The council's consensus was that South Ogden should pursue the boundary adjustment  
382 with Ogden City.  
383

384 J. **Discussion on City Newsletter**  
385 City Manager Dixon reminded the council they had discussed the newsletter at their  
386 annual retreat. He had asked Special Events Coordinator Jill McCullough to take over  
387 the newsletter and she had put a full color newsletter with new features together, in  
388 hopes of getting approval at the previous council meeting. Unfortunately, that  
389 meeting had been cancelled due to caucus meetings on the same night. Staff had  
390 taken the liberty to go ahead with the newsletter for April, knowing there might be  
391 some things the council would want to change. Mr. Dixon pointed out that residents  
392 found value in the newsletter, and the city wanted to make it of the most value to them  
393 as possible. He then invited Ms. McCullough to comment.  
394 Ms. McCullough went over the optional costs of the newsletter, noting the different  
395 costs between full color, black and white, and using different types of paper. Staff  
396 recommended the full color version, even though it would cost more. She explained  
397 that staff had found a way to offset the extra costs by offering advertising with the  
398 newsletter. It would involve adding a 1/3 sheet of paper to the utility bill mailing.  
399 The 1/3 sheet would be used for advertising, with smaller sections offered at a certain  
400 price and the whole sheet offered for more. If the 1/3 sheet could produce \$450 per  
401 month revenue, it would offset the extra cost for printing the newsletter in color. Ms.  
402 McCullough asked the council for input.  
403 Council Member Porter said he liked the color, but also suggested the activities calendar  
404 somehow highlight the activities that were in South Ogden. Council Member Orr  
405 suggested the free activities be marked somehow as well. Council Member Strate  
406 suggested Ms. McCullough highlight past city events with photos and articles to  
407 encourage people to attend future events.  
408 The council was in agreement the city should set the fees and sell advertising for the 1/3  
409 advertising page to try and offset the costs of printing the newsletter in color.  
410

411 **VIII. DEPARTMENT DIRECTOR REPORTS**

412 Mayor Minster then asked Parks and Public Works Director Jon Andersen if he had a report. Mr.  
413 Andersen came forward to report the city had applied for funding to install sidewalks along Sunset  
414 Drive and Burch Creek Drive from Highway 89 to Edgewood Drive in a three phase project. The  
415 total cost of the project would be \$162,000, but staff had broken it down into three phases costing

416 \$54,000 each, with the city being responsible for \$13,000 of each phase, for a total obligation of  
417 almost \$40,000. The city would do one phase a year for the next three years. Staff hoped to hear  
418 soon if they had received the funding.

419 Mr. Andersen then reported that construction would soon begin on about 800 feet of waterline on  
420 Sunset that had not been completed last year due to the weather.

421 Mr. Andersen finished his report by letting the council know the off-leash dog park would be  
422 opening soon, weather permitting.

423 Police Chief Darin Parke then came forward. He reported that weed abatement season was upon  
424 the city and the police department would use the same method of dividing the city into sections and  
425 assigning certain squads to each area.

426 There were no other department director reports.

427

428 **IX. REPORTS**

429 **A. Mayor** – nothing to report.

430

431 **B. City Council Members**

432 **Council Member Porter** – reported he had taken eight members of the Bonneville Key  
433 Club to the city's animal shelter for a tour. Some of the students had signed up to be  
434 volunteers and were anxious to help out.

435

436 **Council Member Orr** – reminded everyone of Safe Kids Day at Dinosaur Park on April  
437 26<sup>th</sup>. She also reported the Bonneville Communities That Care program was looking  
438 forward to another town hall meeting in May. Ms. Orr had also had some  
439 complaints about some tagged stop signs by Monroe and Nancy Drive. There was  
440 also an unrepaired street cut at 4400 South and Vista Drive; she asked Mr. Andersen  
441 to look into both issues.

442

443 **Council Member Strate** – asked for some clarification on the zoning map. He had  
444 remembered a rezone that had been denied and didn't think the map looked correct.  
445 Ms. Kapetanov pointed out the property that had requested the rezone and assured  
446 him that it had remained a C-2 zone.

447

448

449 **C. City Manager** – reminded the council he had shirt orders in his office and they should  
450 stop by and pick them up. He also needed to know who was planning on attending the  
451 Thursday night activity at the Utah League of Cities and Towns Conference.

452

453

454 **D. City Attorney Ken Bradshaw** – nothing to report.

455

456 Mayor Minster then indicated it was time to adjourn city council meeting and convene into a work  
457 session; he entertained a motion to do so.

458

459

460 **X. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO WORK SESSION**

461

462 **At 7:54 pm, Council Member Orr moved to adjourn city council meeting recess into a work**  
463 **session. Council Member Porter seconded the motion. Council Members Porter, Orr and**  
464 **Strate all voted aye.**

465

466 The council moved to the EOC for the work session. After a brief break, the work session  
467 began at 8:09 pm.  
468

469 **A. Discussion on Fire Department**

470 City Manager Dixon explained this analysis on the fire department was similar to the  
471 one completed on the police department a few months earlier. Staff had found other  
472 departments that were similar with South Ogden's Fire Department, and sought to  
473 make comparisons on staffing, costs and call volume. Chief West had put the data  
474 together to present to the council. Mr. Dixon turned the time to Chief West.

475 The chief gave a visual presentation, explaining the data and showing how South Ogden  
476 compared with the North View, Roy, Riverdale, Clinton, North Davis and Syracuse fire  
477 departments. From the analyzed data, it was concluded that South Ogden: 1) receives  
478 a higher proportion of calls than all but one city surveyed, 2) spends less per call than all  
479 but one city surveyed, and 3) South Ogden's minimal staffing is lower than any other city  
480 surveyed.

481 Chief West said he felt the higher call volume was due to the older population of the  
482 city. Police Chief Darin Parke commented the geographic location of the city and the fact  
483 that there were three major road ways that went through the city, also contributed to  
484 the higher volume.

485 Council Member Porter asked if making some staffing changes would help the  
486 department. Chief West said he had some suggestions and gave a handout concerning  
487 staffing (see Attachment C) to the council members.

488 The council discussed staffing at the two stations, taking into consideration the OSHA  
489 requirement of two in and two out in life threatening situations. They talked about  
490 different ways of staffing the two stations, taking into consideration ambulance calls,  
491 the required number of firefighters to man a truck and the OSHA requirements.

492 Council Member Strate asked if there were certain times of the day or week that  
493 consistently had more calls; if so, those times could be staffed more fully than other  
494 times, saving the city money. Chief West said Riverdale City had tried that method,  
495 and ended up just being fully staffed all the time. It was also a gamble because if there  
496 were ever a full structure fire during a low staffed period, it could be very detrimental.

497 However, the chief said he would get the data and chart when the highest volume of  
498 calls came in. Deputy Fire Chief Rick Rasmussen commented that having minimal  
499 staffing was also not good in holding up the mutual aid agreements with other cities.  
500 South Ogden depended on other cities to help us, just as they depended on our help  
501 when they needed it; if we did not have enough staff on hand to offer assistance, we  
502 could not expect others to step in and give us assistance.

503 There was more discussion on different staffing alternatives at the two stations and  
504 what would work most efficiently with the least amount of cost to the city. The  
505 council also talked about the possibility of using the county station that was located  
506 close to Station 82. The council determined they would like to approach the county to  
507 discuss better use of their station as well as Station 82. The discussion on the fire  
508 department was concluded.  
509

510 **B. Discussion on General Fund Budget**

511 City Manager Dixon began the budget discussion by pointing out the budget sent out in  
512 the packet did not include any additional personnel requests nor any capital projects.  
513 Mr. Dixon stated the object of that evening's discussion was to get some policy direction  
514 on certain items. He then turned the time to Finance Director Steve Liebersbach.  
515 Mr. Liebersbach pointed out he had included quite a few notes in the budget to explain  
516 line items over \$20,000. He also said money had been budgeted for items discussed in  
517 the annual council retreat, such as a city survey, safety/wellness program, community  
518 branding, the SOFI recognition program, and money for an appraisal for the Club

519 Heights property. Mr. Liebersbach said he had also included a 5% increase for dental  
520 insurance, a 9% increase in health insurance costs, and had calculated the costs for the  
521 city's obligation to retirement funds based on the new rates. In addition, he had  
522 included a 3% COLA for employees as well as a 1 ½% 401k match.  
523 Finance Director Liebersbach said this was the time for the council to let staff know if  
524 there were certain items they felt strongly about that needed to be included in the  
525 budget. He then informed the council it appeared there would not be as much one  
526 time money for capital projects as the city had seen in the past two years; however,  
527 there was 20% or more of fund balance that the council could determine how they  
528 wanted to use. City Manager Dixon cautioned the council about using fund balance for  
529 any type of ongoing expenses such as wage or personnel increases, as they would have  
530 to continue funding those every year. The options to funding ongoing expenses would  
531 be to cut the budget in other areas to allow for them, hope for increases in sales tax  
532 revenues or economic development, or increase taxes. Mr. Dixon also pointed out  
533 that the reason for less money was not because the departments had increased  
534 spending, but because sales tax revenues had not come in at the expected level.  
535 The council asked several questions concerning the budget, trying to get an  
536 understanding of what dollar amount each percent quoted represented. City Manager  
537 Dixon asked the council if there was any specific direction they wanted to give staff  
538 concerning what was in the budget or anything that needed to be added. The council  
539 had no specific direction; they wanted to study the present budget more fully.  
540 Mr. Liebersbach asked the council to look at utility rates and consider what projects  
541 related to utilities needed to be funded in the next five years and how they would like  
542 them funded. The council needed to schedule some budget work sessions to discuss  
543 the matter. The council then determined they would like to discuss different options  
544 of funding road repair in the city at one of the work sessions.  
545 The evening's discussion concluded. Mayor Minster called for a motion to adjourn.

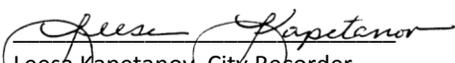
546  
547

548 **XI. ADJOURN WORK SESSION**

549 **Council Member Strate moved to adjourn the work session, with a second from Council Member**  
550 **Porter. All present voted aye. The meeting adjourned at 9:49 pm.**

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559

560 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting  
561 held Tuesday, April 1, 2014.

562  
563   
564 Leesa Kapetanov, City Recorder

565 Date Approved by the City Council \_\_\_\_\_  
566

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**Attachment A**

Have A Heart Homes Handout



[http://houseplans.co/media/cache/images/house\\_plan\\_images/5033-AMDA-3781-2012\\_bil...](http://houseplans.co/media/cache/images/house_plan_images/5033-AMDA-3781-2012_bil...) 9/13/2013

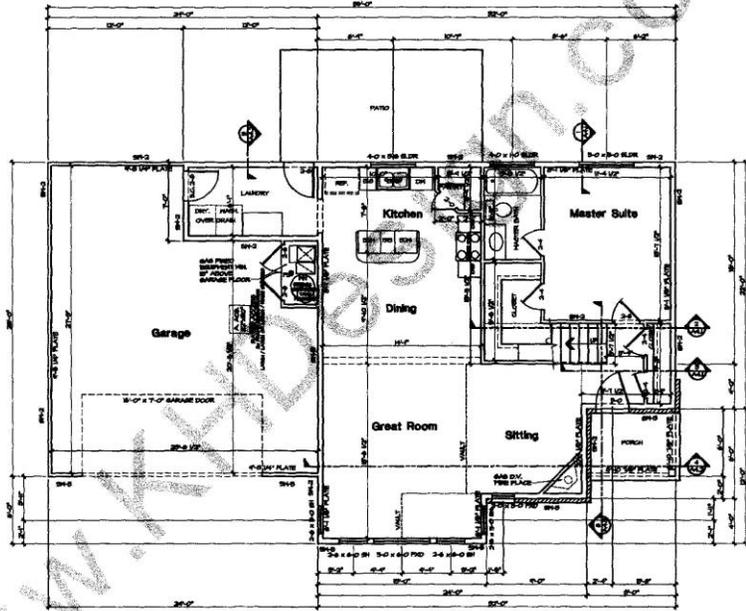
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1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.  
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.  
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
 4. ALL WINDOWS ARE 6" MINIMUM CLEARANCE UNLESS OTHERWISE NOTED.  
 5. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.  
 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 9. ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE ARCHITECT.  
 10. ALL ELECTRICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.  
 11. ALL MECHANICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.  
 12. ALL PLUMBING SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.  
 13. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 14. ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.  
 15. ALL NOTES ARE TO BE DETERMINED BY THE ARCHITECT.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CEILING	1000	SQ. FT.	1.00	1000.00
2	FLOOR	1000	SQ. FT.	1.00	1000.00
3	WALL	1000	SQ. FT.	1.00	1000.00
4	DOOR	10	EA.	100.00	1000.00
5	WINDOW	10	EA.	100.00	1000.00
6	STAIR	1	EA.	1000.00	1000.00
7	BATH	1	EA.	1000.00	1000.00
8	KITCHEN	1	EA.	1000.00	1000.00
9	DINING	1	EA.	1000.00	1000.00
10	GREAT ROOM	1	EA.	1000.00	1000.00
11	SITTING	1	EA.	1000.00	1000.00
12	MASTER SUITE	1	EA.	1000.00	1000.00
13	LAVATORY	1	EA.	1000.00	1000.00
14	LAUNDRY	1	EA.	1000.00	1000.00
15	GARAGE	1	EA.	1000.00	1000.00



Main Level Floor Plan  
 DATE: 01-17-13


A2.1

**HousePlans.com**  
 12345 Main Street  
 Anytown, CA 90210  
 Phone: 801-774-3813  
 Email: info@houseplans.com  
 Visit: www.houseplans.com

**SILVERPEAK**  
 ARCHITECTURE  
 177 E. Avenue 10, Salt Lake City, UT 84143  
 Phone: 801-462-1111  
 Email: info@silverpeak.com

Job: 14  
 Drawn by: [Name]  
 Checked by: [Name]

Main Level Floor Plan  
 See See Sheet



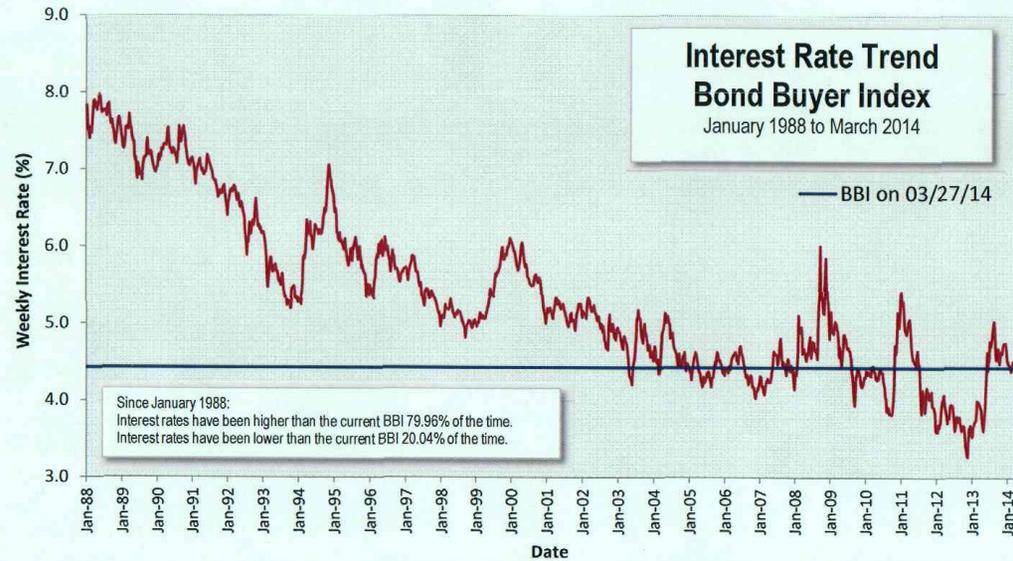
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**Attachment B**

Bond Refunding Savings History

## South Ogden City, Utah Refunding Savings History

Date	Par Amount	Indicative AIC	Indicative TIC	Total P+I	NPV Savings (\$)	NPV Savings (%)
12/18/2013	\$ 1,554,000	2.25%	1.51%	\$ 1,618,117	\$ 68,101	4.57%
1/15/2014	1,534,000	1.67%	1.04%	1,576,503	95,663	6.42%
1/15/14 (MKT)	1,495,000	2.08%	1.07%	1,591,344	79,512	5.34%
3/25/2014	1,514,000	1.71%	1.14%	1,556,540	96,901	6.50%



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Not Yet Approved

**Attachment C**

Proposed Fire Department Staffing

# Proposed Changes

- Increase Min. Staffing to 3 FT & 1 PT on all shifts
  - Would allow 4-firefighter staffing at both stations
  - Allow FFs to follow OSHA rules for 2-in-2-out
- Conversion of 1 PT Support position to FT

# Proposed Changes

## – Phased-in Staff Changes

- Year 1
  - 58,500 per F/T (\$175,500 for 3 FT positions) – Station 81
  - 32,420 F/T Support Specialist
- Year 2
  - 58,500 per F/T (\$175,500 for 3 FT positions) – Station 82

	Pop.	FY 13 Exp.	FY 13 Calls (Fire/EMS)	FTEs/ year	Exp./FTE	Calls/1000	Exp./C all	Exp./ 1000	Calls/ Staff
Current	16,738	1,245,542	1876	21.85	<b>56,997</b>	112.1	<b>663.93</b>	<b>74,400</b>	<b>85.84</b>
Proposed (2015)	16,738	1,453,462	1876	24.85	<b>58,489</b>	112.1	<b>774.77</b>	<b>86,836</b>	<b>75.48</b>
Proposed (2016)	16,738	1,628,962	1876	27.85	<b>58,490</b>	112.1	<b>868.32</b>	<b>97,321</b>	<b>67.36</b>

# Proposed Changes

	Pop.	FY 13 Exp.	FY 13 Calls (Fire/EMS)	FTEs/year	Exp./ FTE	Calls/1000	Exp./Call	Exp./ 1000	Calls/ FTE
North View	31,935	2,044,623	2,135	27.82	73,485	66.85	957.66	64,024	76.73
Roy	37,604	3,181,454	5,171	36.95	86,100	137.51	615.24	84,600	139.94
Riverdale	8,560	1,324,180	834	16.49	80,283	97.4	1,587.75	154,600	50.56
Clinton	20,805	1,129,415	982	13.00	60,333	47.2	1,150.11	54,286	52.46
North Davis	40,195	2,741,958	2,657	27.82	98,558	66.1	1,031.98	68,200	95.50
Syracuse	25,118	1,610,073	667	19.43	82,856	26.55	2,413.90	64,100	34.32
So Ogden (Current)	16,738	1,245,542	1876	21.85	<b>56,997</b>	112.1	<b>663.93</b>	<b>74,400</b>	<b>85.84</b>
Proposed (2015)	16,738	1,453,462	1876	24.85	<b>58,489</b>	112.1	<b>774.77</b>	<b>86,836</b>	<b>75.48</b>
Proposed (2016)	16,738	1,628,962	1876	27.85	<b>58,490</b>	112.1	<b>868.32</b>	<b>97,321</b>	<b>67.36</b>

# City Council Staff Report



**Subject:** Arbor Day Proclamation  
**Author:** Jon Andersen  
**Department:** Public Works  
**Date:** 4-22-14

---

## **Recommendation**

City staff recommends passing the proclamation for Arbor Day 2014. It is part of the requirements for the City to keep the Tree City USA status.

## **Background**

South Ogden City has held an Arbor Day event for the past 13 years. The State Arbor Day is the last day of April every year. Last year the Urban Forestry Commission recommended we change the date to the second Thursday in May.

## **Analysis**

By passing the proclamation the City will be eligible to apply for their 14<sup>th</sup> Tree City USA award. It is one of several things the City is required to complete. By keeping the date in May, it will allow us to continue to educate the kids on trees. The schools complete core testing the last few weeks in April so it was very hard to schedule time to go to the schools and teach.

## **Significant Impacts**

There is no impact to the budget. The Urban Forestry has money budgeted for the Arbor Day celebration in current fiscal year.

## **Attachments**

See the attached proclamation

# Proclamation

Declaring May 8, 2014

as

"Arbor Day"

In South Ogden City

- Whereas,** In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- Whereas,** This special day, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- Whereas,** Arbor Day is now observed throughout the Nation and the world; and
- Whereas,** Trees can reduce the erosion of our precious topsoil by abating wind and water, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
- Whereas,** Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- Whereas,** The Pioneers and our forefathers knowing the necessity and value of trees, brought trees with them on their long, hard journey and these trees are living legacies in our community; and
- Whereas,** Trees in South Ogden City increase property values, enhance the economic vitality of business areas, beautify our community and are a source of joy and spiritual renewal; and
- Whereas,** South Ogden City has realized the importance of the urban forest and has been instrumental in enhancing the management of this precious resource;

**Now, Therefore,** I, James F. Minster, Mayor of South Ogden City, Utah, do hereby proclaim May 8, 2014, as

**"Arbor Day"**

in South Ogden City and urge all people to join me and the City Council in celebrating Arbor Day and supporting South Ogden City's efforts and commitment to developing and protecting our trees and woodlands, and, further I encourage all people to plant trees to elevate the human spirit and promote the well-being of this and future generations.

Dated this 15<sup>th</sup> day of April, 2014.

---

James F. Minster, Mayor

Attest:

---

Leesa Kapetanov  
City Recorder

# City Council Staff Report



**Subject:** National Public Works Week Proclamation  
**Author:** Jon Andersen  
**Department:** Public Works Week  
**Date:** 4-15-14

---

## **Recommendation**

City staff recommends passing the National Public Works Week proclamation. This will help establish a week that we can recognize the Public Works.

## **Background**

National Public Works Week will be honored on a yearly basis. 2103 was the first year South Ogden City honored this week. It is a good way to recognize the Public Works department, employees and the work accomplished each year.

## **Analysis**

Using the National Public Works Week that is established through the American Public Works Association will be a great tool to show recognition to the Public Works Department. The Public Works Department has only been a member of the APWA for a few years. This will be the second time the City has recognized this week.

## **Significant Impacts**

There will be little impact to the budget. .

## **Attachments**

See attached Proclamation

# Proclamation

Declaring May 18-24, 2014

as

“National Public Works Week”

In South Ogden City

- Whereas,** Public Works services provided in our community are an integral part of our citizens everyday lives; and
- Whereas,** The support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collection; and
- Whereas,** The health, safety and comfort of this community greatly depends on these facilities and services; and
- Whereas,** The quality and effectiveness of these facilities, as well as their planning, design, and construction are vitally dependent upon the efforts and skill of public works officials and employees; and
- Whereas,** The efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by citizens’ attitudes toward and understanding of the importance of the work they perform; and

**Now, Therefore, I,** James F. Minster, Mayor of South Ogden City, Utah, do hereby proclaim May 18<sup>th</sup>-24<sup>th</sup>, 2014, as

**“National Public Works Week”**

in South Ogden City and call upon all citizens and civic organizations to join me and the City Council in becoming well acquainted with the issues involved in providing our public works services and to recognize the contributions which public works officials and employees make every day to our health, safety, comfort, and quality of life here in South Ogden City.

Dated this 15<sup>th</sup> day of April, 2014.

---

James F. Minster, Mayor

Attest:

---

Leesa Kapetanov  
City Recorder

**NOTICE AND AGENDA**  
**SOUTH OGDEN CITY**  
**COMMUNITY DEVELOPMENT & RENEWAL AGENCY**  
**BOARD MEETING**

**Tuesday, April 15, 2014**

*Notice is hereby given that the South Ogden City Community Development and Renewal Agency will hold a meeting on Tuesday, April 15, 2014, at 6 p.m., or as soon as the agenda permits, in the council chambers located at 3950 Adams Avenue, South Ogden, Utah.*

- I. **CALL TO ORDER** – Chairman James F. Minster
  
- II. **CONSENT AGENDA**
  - A. Approval of March 4, 2014 CDRA Board Meeting Minutes
  - B. Set Date for Public Hearing (June 3, 2014 at 6 pm or as soon as the agenda permits) To Receive and Consider Comments on the FY2015 CDRA Proposed Budget
  
- III. **DISCUSSION/ACTION ITEMS**
  - A. Discussion on CDRA Housing Program
  
- IV. **ADJOURN**

Posted and faxed to the Standard Examiner April 11, 2014

The undersigned duly appointed Community Development and Renewal Agency Board Secretary hereby certifies that a copy of the foregoing notice and agenda was posted in three public places within the South Ogden City limits on April 11, 2014. These public places being: the State of Utah Public Notice Website, the Municipal Center (1<sup>st</sup> and 2<sup>nd</sup> floors), the South Ogden Senior Center, and on the City's website (southogdencity.com). Copies were also provided to the governing body.

  
Leesa Kapetanov, Board Secretary

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the board secretary at least 72 hours in advance of the meeting.

**FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA**

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**MINUTES  
OF THE SOUTH OGDEN CITY  
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING  
Held Tuesday, March 4, 2014 in the Council Chambers of City Hall**

**BOARD MEMBERS PRESENT**

Chairman James F. Minster, Board Members Brent Strate, Russell Porter, Wayne Smith, Sallee Orr and Bryan Benard

**STAFF MEMBERS PRESENT**

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, Recorder Leesa Kapetanov

**CITIZENS PRESENT**

Brevan Benard, Breonca Benard, Monique Benard, Isabelle Palmer, Tristen Palmer, Matt Hansen, Chloe Hansen, Cole Combe, Cheryl Combe, Victor Dea, Jim Pearce

(Motion from city council meeting to enter CDRA Board Meeting):

**Council Member Porter moved to recess into a Community Development and Renewal Agency Board Meeting, followed by a second from Council Member Benard. Council Members Benard, Smith, Porter, Orr and Strate all voted aye.**

**I. CALL TO ORDER**

Chairman Minster called the CDRA Board Meeting to order at 6:56 p.m. and moved to the first item on the agenda.

**II. CONSENT AGENDA**

**A. Approval of January 7, 2014 CDRA Minutes**

The chairman asked if there were any questions concerning the minutes, and seeing none, called for a motion to approve.

**Board Member Porter moved to approve the consent agenda, with a second from Board Member Benard. Board Members Smith, Porter, Benard, Orr and Strate all voted aye.**

**The consent agenda was approved.**

Chairman Minster then indicated it was time to recess into a closed executive session, and called for a motion to do so.

**Board Member Benard moved to recess into an executive session. Board Member Orr seconded the motion. All present voted aye.**

Note: The Board moved to the adjacent conference room for the executive session at 6:58 pm).

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III. **ADJOURN EXECUTIVE SESSION, RECONVENE CDRA BAORD MEETING AND ADJOURN**

At 7:05 pm, the board returned to the council chambers, and Board Chairman Minster called for a motion to reconvene the CDRA Board Meeting.

**Board Member Porter moved to adjourn the executive session, reconvene the CDRA Board Meeting, adjourn and reconvene City Council meeting. The motion was seconded by Board Member Benard. All present voted aye.**

Not Yet Approved

I hereby certify that the forgoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, March 4, 2014.

  
\_\_\_\_\_  
Leesa Kapetanov, Board Secretary

Date approved by the CDRA Board \_\_\_\_\_



Community Development and Renewal Agency  
Of  
South Ogden City

**HOUSING PROGRAM**

1. The **HOUSING** to be rehabilitated may be an owner occupied residence or a non-owner occupied residence located within the city limits of South Ogden City. This program includes multifamily as well as single family housing.
2. Annual household **INCOME** of the property owner, not renter (non-owner occupied), must not exceed 80% of the median annual income of the county, as verified by the applicant's federal income tax return. *(Please refer to the attached '**Household Income Guidelines**')* The applicant, if applying for a loan, must also meet minimum underwriting criteria.
3. Rehabilitation **WORK** must qualify as to type and quality. *(Please refer to the attached '**Rehabilitation Standards and Property Improvements**')*
4. **MAXIMUM LOAN** amount is **\$20,000**. Loan rate and repayment terms depend upon qualifying household income. *(Please refer to the attached '**Lending Parameters and Criteria**')*
5. **MAXIMUM GRANT** amount is **\$5,000**. Actual grant amount depends upon qualifying household income. *(Please refer to the attached '**Lending Parameters and Criteria**')*

For additional information, or to confirm your eligibility to apply for a rehabilitation loan, visit or telephone (Monday – Friday 8:00 a.m. – 5:00 p.m.).

In Person: CRDA Housing Program  
Attn: City Manager  
South Ogden City  
3950 S. Adams Ave.  
South Ogden, UT 84405

By Telephone: City Manager  
(801) 622-2702

## CRDA Housing Residential Rehabilitation Standards and Property Improvements

**Residential Rehabilitation, as defined in the ordinance, means the acquisition, construction, reconstruction, renovation, demolition, replacement, extension, repair, betterment, equipping, developing, embellishing, or otherwise improving Property consistent with the following standards:**

<p><b>Rehabilitation Standards</b></p>	<ol style="list-style-type: none"> <li>1. All rehabilitation work shall be completed by the property owner, or his/her contractor, in such a manner as is consistent with existing standards of workmanship required for such work to be completed and as is called for in the existing South Ogden City codes, or any higher standard adopted by the CRDA.</li> <li>2. All rehabilitation work shall enhance usefulness, fire resistance, durability, and safety, so that the property is safe to occupy and is not conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of any one or more of the following factors:             <ol style="list-style-type: none"> <li>a. Defective design and character of physical construction;</li> <li>b. Faulty interior arrangement and exterior spacing;</li> <li>c. Inadequate provisions for ventilation, lighting, and sanitation;</li> <li>d. Age, obsolescence, deterioration, dilapidation, mixed-character or shifting of uses.</li> </ol> </li> </ol>
<p><b>Property Improvements</b></p>	<p>Property improvements shall include those items which improve the “curb appeal” of the property and are necessary for a residence to meet the rehabilitation standards and may include, but are not limited to, the following structural or system work:</p> <ol style="list-style-type: none"> <li>a. Roofing systems</li> <li>b. Windows</li> <li>c. Disability enhancements such as ramps, rails, and doorways</li> <li>d. Siding, brick, stucco, paint or other, as approved by the City</li> <li>e. Improvements to front yard fencing, sidewalks, walkways, driveways</li> <li>f. Landscaping</li> <li>g. Other improvements as approved by the City in accordance with the objectives of this Housing Program</li> </ol>

## Lending Parameters and Criteria Rehabilitation Loan & Grant Program

For Owner and Non-Owner Occupied Real Properties within South Ogden boundaries\*

	<b>Very Low Income Borrower (max. \$20,000)</b>	<b>Low Income Borrower (max. \$20,000)</b>	
Maximum Household Income	50% of Median (per Income Schedule)	80% of Median (per income schedule)	
Interest Rate	No Interest 0.00 % APR	Fixed rate at 50% of the USA Today internet Prime Rate	
Loan to Value Ratio	80% of Appraised value (per county tax notice); or 95 % of estimated value after rehabilitation		
Payment	No monthly payment required	Automatic direct transfer monthly payments required based upon loan amount.  Loan < \$10,000 - 10 year amortization	
Requirements	Due in full upon the sale, transfer of ownership, or change of use of the property. Due in full upon 6 months following death of last surviving qualifying borrower(s) with interest to accrue at a rate of 12% APR from that date until full payment of principal and interest is received.		
Amounts	<b>Loan: Maximum of \$20,000                      Grant: Maximum \$5,000</b>		
Loans Secured by	1st, 2nd or 3rd mortgage (Combined total of which must not exceed Loan to Value Ratio)		
Loan Fees and Closing Costs	All actual 3 <sup>rd</sup> party costs incurred by the CRDA related to loan processing, document preparation, loan closing and recording will be charged to the borrower(s) and will be financed as part of loan amount.		

\*Grants and/or loans are available for property owners and **not renters** of the residential unit(s)

## Household Income Guidelines \*

# of Persons in Household	1	2	3	4	5	6	7	8
<b>Median Income</b>	\$49,600	\$56,700	\$63,750	\$70,800	\$76,500	\$82,150	\$87,800	\$93,500
<b>Low Income (80% of Median)</b>	\$39,700	\$45,350	\$51,000	\$56,650	\$61,200	\$65,750	\$70,250	\$74,800
<b>Very Low Income (50% of Median)</b>	\$24,800	\$28,350	\$31,900	\$35,400	\$38,250	\$41,100	\$43,900	\$46,750
	(70% of Base)	(80% of Base)	(90% of Base)	BASE	(108% of Base)	(116% of Base)	(124% of Base)	(132% of Base)

\*Source: HUD Guidelines per State of Utah CDBG – Fiscal Year 2013 (see [http://www.huduser.org/portal/datasets/il/il13/IncomeLimits\\_Section8.pdf](http://www.huduser.org/portal/datasets/il/il13/IncomeLimits_Section8.pdf))

Note: For each household member in excess of eight, 8% of the four-person base should be added to the eight-person income limit, e.g. nine-person-family is 140% of Base (132% + 8%).

1 pm to 5 pm, and 5 pm to 9 pm. Some of the students would be at the stations during that time, while others would be in a classroom setting. There would be two instructors there most of the time. The state required that there be one instructor per twenty students; they hoped to have one per ten. Ms. Brown hoped they could have twenty students on the floor and five waiting in the classroom. They could have a total of 60 students enrolled at one time, but only about 20-25 there at any one given time. Commissioner Heslop asked if there would also be clients coming. Ms. Brown answered that only a small percentage would have clients come; most of the time they would be working on mannequin heads. The commissioners asked Ms. Brown what the highest number of people would be at the school at any one time. She said that forty would probably be the highest. Mr. Vlastic pointed out to the commissioners that the parking requirement was based on number of students, and available parking met that requirement; however, the commission had discretion as to what they felt was right.

Tom Hart, representing the applicant and owner of the complex, Moyes Investments, came forward. He pointed out the last thing the owner wanted to do was bring a business in that would cause parking problems and drive other tenants out. He reviewed the current tenants in the complex, and said the aerial view of the parking lot showed the typical number of cars in the parking lot at any given time. He stated they were planning on designating the 24 parking stalls on the very southernmost side of the lot for the use of the beauty school students; they would paint them a different color to set them apart. They would also paint some additional stalls right next to the unit of the beauty school a different color so they could be used as well. They felt there was plenty of parking so as not to affect the other tenants.

Chairman Hansen asked if there were any other issues besides parking the commission should look at. No one came forward with other issues. Chairman Hansen called for a motion.

**Commissioner Gurr moved to allow the cosmetology school located at 1682 E 5600 S as a conditional use. Commissioner Sebahar seconded the motion.** Commissioner Pruess asked if they needed to specify a percentage of parking or a specific number in the motion. Commissioner Sebahar said they met the parking requirement set forth in the zoning ordinance, and she didn't see an issue. City Planner Vlastic said either way the parking was calculated, whether by square footage or per student, the parking requirement was met. **Chairman Hansen then made a roll call vote.**

<b>Commissioner Gurr-</b>	<b>Aye</b>
<b>Commissioner Sebahar-</b>	<b>Aye</b>
<b>Commissioner Layton-</b>	<b>Aye</b>
<b>Commissioner Heslop-</b>	<b>Aye</b>
<b>Commissioner Pruess-</b>	<b>Aye</b>

**The conditional use was granted.**

**III. SPECIAL ITEMS**

**A. Review and Discussion of CDRA Housing Plan**

**Commissioner Sebahar began the discussion by saying she agreed with Planner Vlastic's recommendation that the improvements allowed in the CDRA Housing Program not include landscaping. Commissioner Gurr agreed, but said landscaping such as concrete repair should be allowed; however, it should only include repairing existing concrete.**

not pouring new. He also thought sprinkling systems should be allowed. The commissioners discussed water-wise landscaping, and whether it should be allowed as an acceptable use of a CDRA grant or loan. They then discussed the council's term of curb appeal, which seemed to only focus on improvements to the front of the house. Chairman Pruess commented there was too much on a house that worked together; i.e. one normally wouldn't just replace the windows or siding on the front of house, but on the whole house. He suggested using wording that would specify improvements had to start with the front of the house, but could continue with the sides and rear as well. Commissioner Sebahar suggested other wording besides "curb appeal" be used. The commissioners determined the word "exterior" or "exterior envelope" would be better. They then looked at the list of items under "Property Improvements". They discussed how strict or precise the guidelines should be for some of the items. Questions were raised whether they should restrict paint or stucco colors. Planner Vlasic said it had been his experience that the fewer restrictions the better. The commissioners agreed. Commissioner Sebahar suggested staff get examples of other programs from other cities to see how they handled the restrictions and guidelines. Chairman Hansen asked if the applications were going to be first come, first served, or if there was going to be an application deadline where everyone would be considered at once. The commissioners agreed that there should be a deadline and all applications be considered together. They also agreed that any type of landscaping should not be included. City Recorder Kapetanov reviewed what she had written down as far as changes: landscaping should not be included as an acceptable project; existing concrete could only be repaired or replaced, no new could be added. Commissioner Sebahar said fencing should not be allowed either. The commission then discussed the cost of projects and the amount of money available. Commissioner Sebahar stated they could limit the project to one type of improvement, such as roofs, and still use all the money up quickly, if only \$50,000 were available. The commissioners looked at the lending parameters and criteria. The suggestion was offered that the loan maximum be decreased to \$10,000 so more people could take advantage of the program. They also asked who would pay for the appraisal after the rehabilitation was done (as per the Loan to Value Ratio row in the chart). Other questions arose such as would the city allow a homeowner to do their own work, who would oversee that the work was completed, and what would the city do if the work wasn't completed. Chairman Hansen said it was his understanding that in other programs, the homeowner had to submit bids from contractors with their applications, and then the city worked with the contractors. Commissioner Sebahar asked staff to find information from other city's programs to see how they were run. The point was also made that with only \$50,000 available, perhaps the program should be limited to disabled people only. If there was more money available, the program could be expanded to not only providing grants and loans, but to actually have the city buy properties, fix them up, and then resell them, as Ogden City did. Chairman Hansen commented Weber County Housing also had a program that made money available for improvements. The discussion was then concluded.

#### **IV. APPROVAL OF MINUTES OF PREVIOUS MEETING**

##### **A. Approval of December 12, 2013 Briefing Meeting Minutes**

Chairman Hansen asked if there were any edits or comments on the minutes, and seeing none, called for a motion.



Dear Homeowner:

Thank you for your interest in the Home Exterior Loan Program (HELP). We look forward to assisting you with your home repairs. The HELP guidelines and application are included with this letter.

Along with your application, you will need to provide all of the following items. Please use this as a checklist. We cannot accept incomplete applications.

- Income Verification for all persons 18 and older.
  - Previous year tax return
  - Latest pay stub from employer, or other source of income.
- Mortgage Information
  - Copy of loan documents for all loans against the property
  - Last billing from mortgage lender(s)
  - Name, address, and account numbers of lenders on above loans
- Other Information
  - Copy of homeowner's insurance policy
  - Copy of picture identification (we can copy your ID in our office)
  - Verification Approval Form (this is provided with the application)
  - Owner's Work List filled out with suggested repair items (this is provided with the application)

**We will help you get bids from contractors after we have processed your application.**

Return complete application packages to:

Ogden City Community Development  
2549 Washington Blvd., Suite 120  
Ogden, UT 84401

Please call us at (801) 629-8940 if you have any questions.



## **HOME EXTERIOR LOAN PROGRAM (HELP)**

### **PROGRAM GUIDELINES**

#### **A. PROGRAM SUMMARY**

The Community Development Division administers the HELP Program. Under this program, property owners may obtain loans to assist with repair of the exterior of their homes. The purpose of the HELP Program is to work with neighborhood residents/owners to improve homes and neighborhoods through achieving significant, visible improvements to homes and to help bring properties into compliance with building and zoning codes.

#### **B. PROCEDURES**

Eligibility of a specific property will be based on the need for exterior rehabilitation which will stabilize deterioration and improve the appearance of the home, and the need for repairs to bring the property into compliance with building and zoning codes. Ogden City staff will have final approval of the scope of work.

Prospective borrowers begin by filling out a Loan Application and returning it to Ogden City's Community Development Division along with home ownership documentation (Deed), income verification, and documentation of other loans secured against the property. As long as there is money available, the applications will be reviewed and the property will be inspected.

Once the borrower is qualified, a staff member of the Community Development Division will assist the borrower to obtain a contract with a contractor for the improvements. This involves providing technical assistance in 1) developing a description of the work, 2) overseeing the contracting process, 3) monitoring construction, and 4) making payments to the contractor. The contract is between the borrower and the contractor. The City will not be a party to the contract. It is the responsibility of the borrower to make sure that the work is done to his/her satisfaction.

When the borrower is qualified, the City will issue a loan to the borrower, secured against the improved property by a Deed of Trust. All loan proceeds will remain on account with the City and will be disbursed to the contractor at the completion of the work. Disbursement is subject to the approval of the borrower and the City.

## **C. REQUIREMENTS**

### **1. Borrower Qualifications**

- a. Owner-Occupancy: Applicant must own and occupy the property being considered for this program. Non-owner occupants are eligible if the property is located in the East Central Planning Community (Ogden River to 30<sup>th</sup> Street, from Harrison Blvd to Washington Blvd). Funding for non-owner occupants is limited to 20% of the annual program budget.
- b. Income: Applicant's income must be sufficient to afford the monthly payment. There is no income limit.
- c. Credit: subject to review.

### **2. Property Qualifications**

- a. The program is available citywide for owner-occupant home owners. However, non-owner occupied properties are only eligible in the East Central Planning Community. Priority will be given to properties in the East Central Planning Community.
- b. Property Standards: The rehabilitation work must comply with the Building Code adopted by Ogden City.
- c. Zoning: The home and property must be in compliance with applicable zoning regulations.

### **3. Construction**

- a. Eligible Work Items: The scope of work will be approved by Ogden City staff, and will include items that are determined to stabilize deterioration and approve the appearance of the home. These items may include roofing, porch repair, windows, exterior paint, concrete driveway and walks, fencing, and sprinkler systems. Also eligible are work items which will bring the property into compliance with building and zoning codes.
- b. Contractor: All work must be done by a licensed contractor that is approved by Ogden City.

### **4. Historic Preservation**

- a. National Historic Register: Regardless of the fund source (federal or local) used, and for every property assisted or impacted by the Program, the procedures described in Section 106 of the National Historic Preservation Act of 1966, as outlined in regulations 36 CFR Part 800, will be followed for consultation with the Utah State Historic Preservation Office. This is a means of determining the effect that any city sponsored action may have relative to identifying and determining the effect on historic resources as well as gaining the input of a qualified entity on how to mitigate and reduce negative effects on the historic resource.

- b. Ogden Landmarks Register: For any property listed on the Ogden City Landmarks Register, the city will follow all procedures established by ordinance prior to conducting any construction or demolition activity.

**D. LOAN TERMS**

- 1. Maximum Loan Amount: To be determined based upon eligible scope of work, available equity, available funds, and ability to pay.
- 2. Term: Monthly payments over ten years or fifteen years
- 3. Interest Rate: 3% for ten-year loans, 4% for fifteen-year loans.
- 4. Minimum Payment: \$50 per month
- 5. Loan-to-Value: up to 100%
- 6. Debt-to-Income: up to 50%, subject to credit review

**For Further Information call or write:  
Ogden City  
Community Development Division  
2549 Washington Blvd., Suite 120  
Ogden, UT 84401  
(801) 629-8940  
info@ogdencityhomes.com  
www.ogdencityhomes.com**



HELP \_\_\_\_\_

## Ogden City HOUSING REHABILITATION LOAN APPLICATION - OWNER OCCUPIED

Address of property to be rehabilitated: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_ SSN \_\_\_\_\_ Birth date: \_\_\_\_\_

Present Address: \_\_\_\_\_ How long have you lived at this address? \_\_\_\_\_

Home Telephone # \_\_\_\_\_ Work Telephone # \_\_\_\_\_

I own and occupy this home as my principal residence \_\_\_\_\_

Previous Address \_\_\_\_\_ How long did you live at this address? \_\_\_\_\_

Marital Status:  Married  Unmarried (single, divorced or widowed)  Separated Is the head of household female?  Yes  No

Current Employer: \_\_\_\_\_ Employer Address: \_\_\_\_\_

Position/Title: \_\_\_\_\_ How long with this employer: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Previous Employer Address: \_\_\_\_\_

Position/Title: \_\_\_\_\_ How long with this employer: \_\_\_\_\_

### CO-APPLICANT INFORMATION

Co-Applicant Name: \_\_\_\_\_ SSN \_\_\_\_\_ Birth date: \_\_\_\_\_

Present Address: \_\_\_\_\_

Home Telephone # \_\_\_\_\_ Work Telephone # \_\_\_\_\_

Current Employer: \_\_\_\_\_ Address: \_\_\_\_\_

Position/Title: \_\_\_\_\_ How long with this employer: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Previous Employer Address: \_\_\_\_\_

Position/Title: \_\_\_\_\_ How long with this employer: \_\_\_\_\_

**HOUSEHOLD COMPOSITION** (List the head of your household and all members who live in your home. Give the relationship, age, social security number and ethnicity of each family member to the head of household)

NO.	FULL NAME	RELATIONSHIP	AGE	SOCIAL SECURITY #	ETHNICITY	HISPANIC
1						Yes or No
2						Yes or No
3						Yes or No
4						Yes or No
5						Yes or No
6						Yes or No
7						Yes or No

Do you anticipate any change in your family composition in the near future? ( ) Yes ( ) No

If you answered "Yes" to this question, please explain on a separate sheet:

Name, address & phone # of a contact person not living with you: \_\_\_\_\_



Name(s): \_\_\_\_\_

**MONTHLY HOUSING EXPENSES**

ITEM (P&I= Principal & Interest)	MONTHLY PAYMENT	UNPAID PRINCIPAL BALANCE	PAST DUE AMOUNT (IF ANY)
a. First mortgage (P&I)	\$ _____	\$ _____	\$ _____
b. Other financing secured by property (P&I)	\$ _____	\$ _____	\$ _____
c. Homeowner's insurance	\$ _____	\$ _____	\$ _____
d. Real estate taxes	\$ _____	\$ _____	\$ _____
e. Other (please specify)	\$ _____	\$ _____	\$ _____
<b>TOTAL</b>	\$ _____	\$ _____	\$ _____

-Is there a balloon payment due? ( ) Yes ( ) No Balloon amount: \$ \_\_\_\_\_ Due date: \_\_\_\_\_  
 -Describe any special circumstances relative to your housing or its financing: \_\_\_\_\_

The information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of such information for purposes of verification related to my/our application for financial assistance. I/We understand that any willful misstatements will be grounds for disqualification. I/We hereby acknowledge receipt of the Home Exterior Loan Program Guidelines and agree to comply with procedures and requirements specified therein.

**PENALTY FOR FALSE OR FRAUDULENT STATEMENT.** U.S.C. Title 18, Sec 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both."

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Co-applicant Date

**Ogden City USE ONLY Project Coordinator** \_\_\_\_\_ **Date** \_\_\_\_\_

**PLEASE ATTACH TO THIS APPLICATION:**

**Employment/Income information**

(for all persons 18 and older)

- Previous year tax return
- Latest pay stub from employer, Public Assistance, retirement, etc

**Mortgage information**

- Copy of loan documents and last billing for all loans against property
- Name, address, and account number of lender on above loan(s)

**Other information**

- Copy of Homeowners insurance policy
- Copy of picture identification

Activity No: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Census Tract: \_\_\_\_\_  
 Ethnicity: \_\_\_\_\_  
 Female Head of Household: \_\_\_\_\_  
 Underwriting Criteria \_\_\_\_\_ / \_\_\_\_\_ Documentation  
 Appraised Value \$ \_\_\_\_\_  
 Principal Residence: \_\_\_\_\_  
 Fee Simple Ownership: \_\_\_\_\_  
 % Area Median Income (n/a)  
 Household Size: \_\_\_\_\_  
 Median Income: \$ n/a / (year) n/a  
 Annual Income for: \_\_\_\_\_ \$ \_\_\_\_\_ / \_\_\_\_\_  
 Annual Income for: \_\_\_\_\_ \$ \_\_\_\_\_ / \_\_\_\_\_  
 Annual Income for: \_\_\_\_\_ \$ \_\_\_\_\_ / \_\_\_\_\_  
 Annual Household Income: \_\_\_\_\_

**OGDEN CITY**

**VERIFICATION APPROVAL FORM**

This is your authority to verify my bank accounts, employment, outstanding debts, including any present or previous mortgages, to order a consumer credit report, and to make any other inquiries pertaining to my qualifications for a mortgage loan from you. You may make copies of this letter for distribution to any party with which I have a financial or credit relationship and that party may treat such copy as an original.

**Privacy Act Notice:** This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information but if you do not your application for approval as a prospective mortgagor or borrower may be delayed or rejected.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant

\_\_\_\_\_  
Date



Commissioner Sebahar moved to approve the site plan for the proposed accessory building located at 1190 E 5425 S. The motion was seconded by Commissioner Layton. There was no further discussion. The chairman made a roll call vote:

Commissioner Sebahar-	Yes
Commissioner Layton-	Yes
Commissioner Heslop-	Yes
Commissioner Pruess-	Yes

The site plan was approved.

### III. SPECIAL ITEMS

#### A. Review of Annexation Plan

Chairman Hansen said it was difficult to lead the discussion without staff present. Commissioner Pruess noted that when the southern area of the city was being developed, it was brought to the planning commission's attention that it would be very difficult and expensive to build any infrastructure to service the areas south of the city's present boundary. He understood it was the council's responsibility to look at possible land to annex, but it was his understanding that it did not make economic sense for the city. There was no more discussion on annexation.

#### B. Discussion on CDRA Housing Program

Chairman Hansen began the discussion on the CDRA Housing Program by pointing out the information staff had included in the packet concerning Ogden City's program. He felt Ogden's program was clear and detailed and contained many of the elements the commission had discussed at the last meeting. Commissioner Pruess commented it was obvious Ogden had the staff and funding to run the program and help applicants through the process. He liked the fact that all work had to be done by a licensed contractor and not the homeowner; he felt it would eliminate many problems. He also felt the city's building inspector should review the projects to avoid any issues. Commissioner Sebahar had noticed that Ogden City only did loans, not grants. She felt that if South Ogden included grants in the program, the requirements should be strict, so the money was used appropriately. She also said that if not much money was available, the eligibility of the grants or loans should be reduced to a certain area or group of people. Commissioner Pruess suggested using Ogden's plan as a model and then modifying it for our city.

### IV. OTHER BUSINESS

Chairman Hansen asked if there was any other business to discuss, and seeing none, he moved to the next agenda item.

### V. APPROVAL OF MINUTES OF PREVIOUS MEETING

#### A. Approval of January 16, 2014 Briefing Meeting Minutes

The chairman asked if there were any edits or comments on the minutes. There were no changes, so he called for a motion.

Commissioner Pruess moved to approve the South Ogden City Planning Commission Briefing Minutes for January 16, 2014. Commissioner Sebahar seconded the motion. In a voice vote Commissioners Pruess, Heslop, Layton, and Sebahar all voted aye.

#### B. Approval of January 16, 2014 Meeting Minutes

## **ORDINANCE NO. 14-03**

### **ORDINANCE OF SOUTH OGDEN CITY AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE BY AMENDING THE CITY'S NEWSLETTER ADVERTISING FEES; AND PROVIDING AN EFFECTIVE DATE FOR THESE ACTIONS.**

#### **Section 1 - Recitals**

WHEREAS, the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

WHEREAS, the City Council finds that certain fees and rates should be adjusted and that all fees should be reviewed as part of the ongoing management of the City; and,

WHEREAS, the City Council finds it is in the best interest of the citizens of the City to confirm, accept, adopt and implement the results, conclusions and recommendations of the staff review of these fees and costs; and,

WHEREAS, the City Council finds that providing this information in the City's Consolidated Fee Ordinance is an effective way to make this information available to the public; and,

WHEREAS, the City Council of South Ogden City finds it is in the best interest of the City to again amend the consolidated fee schedule set out in prior Ordinances; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires administrative action to be taken by the City; now,

**THEREFORE, BE IT ORDAINED** by the City of South Ogden that:

#### **Section 2 - Amendment of the City's Consolidated Fee Ordinance & Fee Schedule**

Under UC §10-3-717, UC §10-1-203, and based upon the recommendation of responsible city staff and the City Manager, and the findings of the City Council, the City's Consolidated Fee Ordinance and Fee Schedules of South Ogden City are amended to provide for and to be now constituted as those fees and changes as set out above and the same are adopted as a part of, and shall constitute their respective part of, the official fee schedule for South Ogden City as attached hereto as **Attachment "A"**, made a part by this reference and as then set out in the full Consolidated Fee Ordinance.

#### **Section 3 - Prior Ordinances and Resolutions**

That the above fees, where they may have been taken from prior City Ordinances and Resolutions, are listed here for centralization and convenience; and that the body and substance of those prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

**Section 4 - Repealer of Conflicting Enactments**

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which are in conflict with this Ordinance, are, to the extent of such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

**Section 5 - Savings Clause**

If any provision of this Ordinance shall be held or deemed , or shall be invalid, inoperative or unenforceable such shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

**Section 6 - Date of Effect**

**BE IT FURTHER ORDAINED** that this Ordinance, and the fees listed, shall become effective on the 15<sup>th</sup> day of April, 2014, and after publication or posting as required by law.

**PASSED AND ADOPTED AND ORDERED POSTED** by the City Council of South Ogden City, Utah this 15<sup>th</sup> day of April, 2014.

SOUTH OGDEN, a municipal corporation

By: \_\_\_\_\_  
James F. Minister, Mayor

Attested and recorded

\_\_\_\_\_  
Leesa Kapetanov  
City Recorder

# **ATTACHMENT “A”**

## **ORDINANCE NO. 14-03**

Ordinance Of South Ogden City Amending The City’s Consolidated Fee Schedule By Amending The City’s Newsletter Advertising Fees; And Providing An Effective Date For These Actions.

15 Apr 14

<b>Miscellaneous Fees</b>	
<b>Description</b>	<b>Amount</b>
Returned check fee	<sup>aa</sup> 25.00
Copies of minutes	10 cents per page
Copies of all other City documents <sup>*</sup>	25 cents per page
Fireworks sales permit	200.00
Business license list purchase	5.00
Bicycle license	2.00
Audio tape of Council meetings, Planning Commission and Board Of Adjustment	7.50
Copy of Video Tape of a City Council Meeting <sup>^^</sup>	25.00
Copy of Court Audio (CJA Rule 4-202.08) <sup>+</sup>	\$10.00
Copies of Customer Utility Billing History	5.00
Notary Fee <sup>**</sup>	5.00
Youth Court Registration Fee <sup>***</sup>	30.00
Special Events Permit <sup>#</sup>	25.00
Overpayment Refund Processing Fee	<sup>aa</sup> 5.00
Newsletter Advertising Fees <sup>++</sup>	Full Side / mo. \$250
	Full Front & Back / mo \$450
	Half Side / mo. \$150

<sup>^^</sup> Amount amended 15 May 07 – Ordinance 07-09

<sup>\*</sup> One copy of Council agendas will be provided at no charge

<sup>\*\*</sup> Cost is not applicable to city employees or city-related documents

<sup>\*\*\*</sup> Costs to be paid prior to attendance at “Court” session – City staff member responsible for administration of the program may grant waiver of fee for good cause shown.

<sup>#</sup> **Special Events Permit** – 5k runs; parades, etc., require a permit from the Police Department and are subject to traffic control requirements and restrictions. (Adopted 06 Feb 07)

<sup>aa</sup> Amount Amended 15 Jun 10 - Ordinance 10-06

<sup>+</sup> Amount added 07 May 13 – Ord 13-05

<sup>++</sup> Fees Added 15 Apr 14 – Ord 14-03

# City Council Staff Report



**Subject:** Quarterly Ordinance Enforcement Report  
January-March 2014  
**Author:** Darin Parke  
**Department:** Police  
**Date:** April 15, 2014

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## **Recommendation**

This is the quarterly report on ordinance enforcement as part of strategic goal 3.1.1. There is no recommendation.

## **Background**

Elected officials established strategic goal 3.1.1 wanting to be updated each quarter on ordinance enforcement activities, specifically proactive vs. reactive measures.

## **Analysis**

This information is for January – March 2014. There were 96 incidents of ordinance enforcement. Officers continue to generate more than double the number of calls received from the public. 66 cases were generated by Officers and 30 originated from the public. 19 cases required more than one contact and were assigned for completion. Eleven of those assigned cases were closed and 8 remain open at the end of the quarter.

Violations involving vehicles or trailers accounted for 61 of the cases (63%), weeds 3 (2%), junk 18 (17%), and Other issues such as skateboarders, solicitors etc. were 14 (18%). Five citations were issued: four for parking violations, and one junk ordinance.

The breakdown by month follows.

January	February	March
33 calls	29 calls	29 calls
23 officer viewed	23 officer viewed	20 officer viewed
10 dispatched	6 dispatched	9 dispatched

For the same time last year there were 185 incidents. The decline is primarily due to the light winter and reduced snow removal activity.

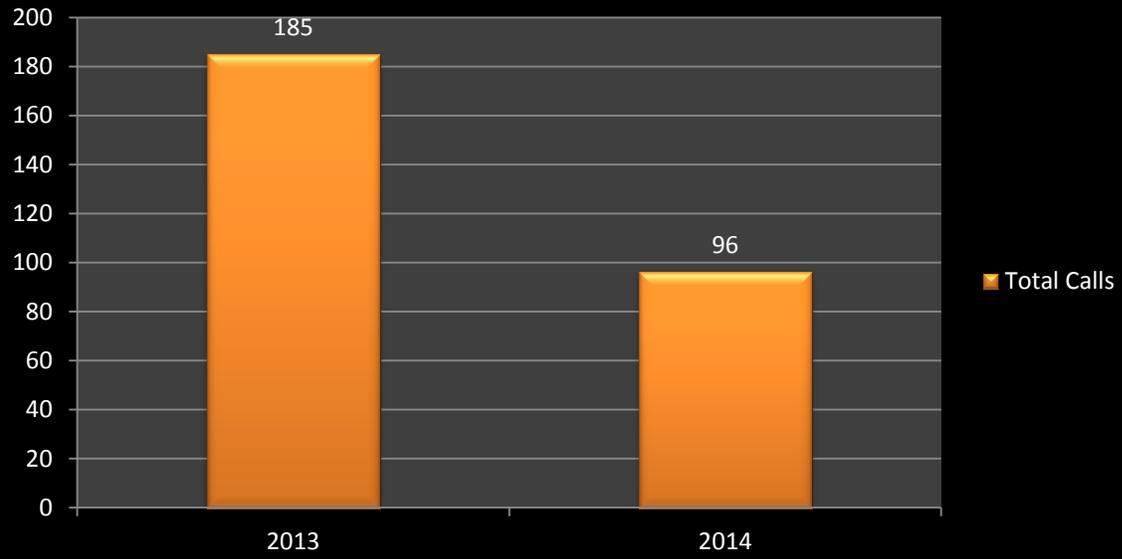
## **Significant Impacts**

No financial impact

## **Attachments**

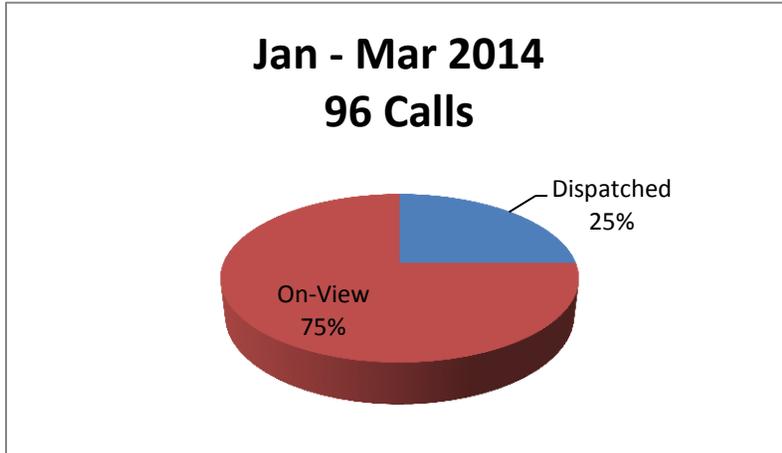
1<sup>st</sup> quarter comparison, pie chart illustrations.

## Total Calls, First Quarter

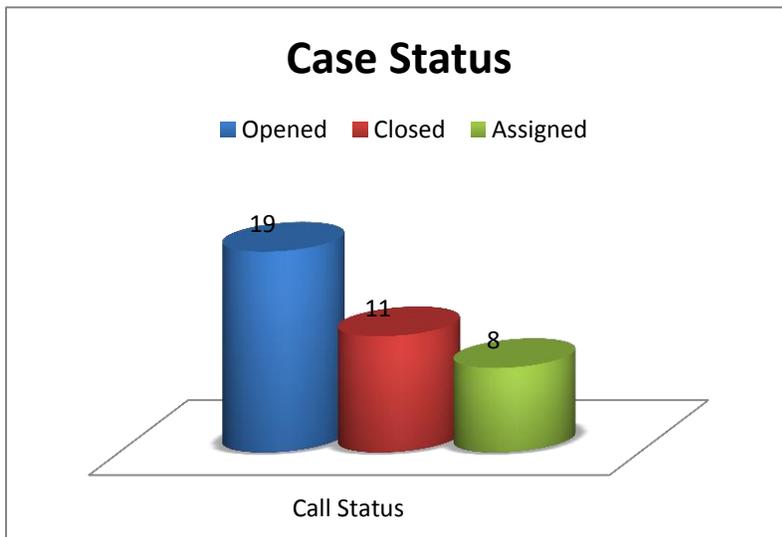


# Code Enforcement Quarterly Data

January – March, 2014



Jan – Mar, 2014, a total of 96 calls for ordinance violations were received/noted. Of those 96, 30 were dispatched and 66 were self-initiated.

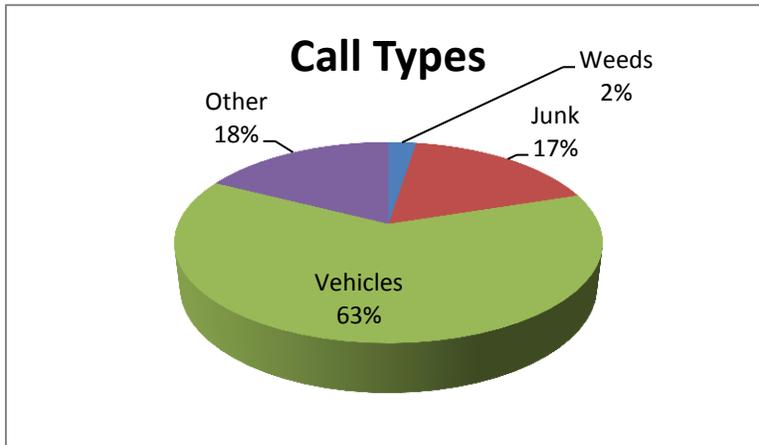


Of the 96 calls, a total of 19 cases were generated for investigation and follow up.

As of the end of the quarter, 8 remain open for investigation and 11 were closed.

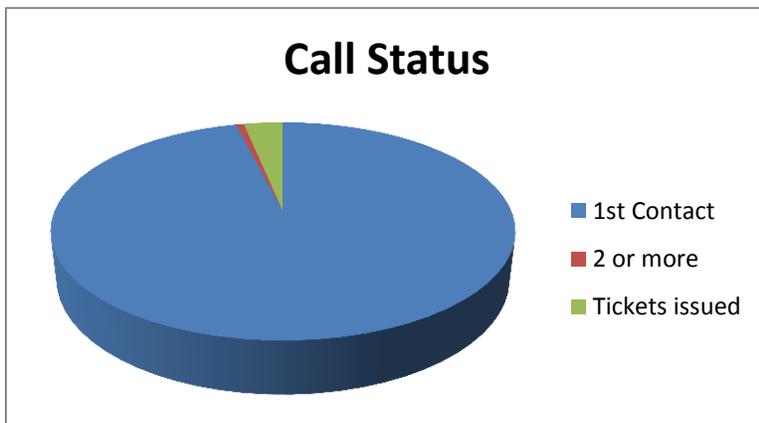
# Code Enforcement Quarterly Data

January – March, 2014



3 weed    18 junk    61 veh    14 other

The “vehicle” percentage also reflects contact with snowbound vehicles in the roadway. “Other” is any other contact that officers handled regarding city ordinance, i.e. skateboarders, solicitors, juvenile issues (not including those handled by the school resource officer.)



One of the 19 cases in the 1<sup>st</sup> quarter required more than the initial contact with the violator.

Four citations were issued for ordinance parking violations, and one for junk ordinance, for a total of 5 citations.

## January

33 calls  
23 officer viewed  
10 dispatched

## February

29 calls  
23 officer viewed  
6 dispatched

## March

29 calls  
20 officer viewed  
9 dispatched

# City Council Staff Report



**Subject:** Good Landlord Quarterly Report  
**Author:** Leesa Kapetanov  
**Department:** Administration  
**Date:** April 15, 2014

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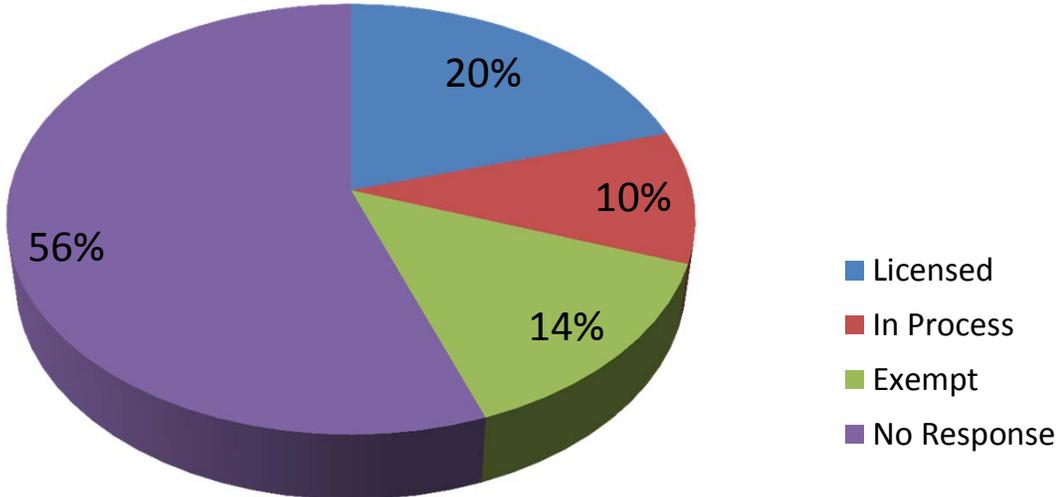
## **Analysis**

The Good Landlord Program has been in effect for about eight months. In that time, staff has sent out five mailings contacting what we believe to be 1,180 individual landlords in South Ogden.

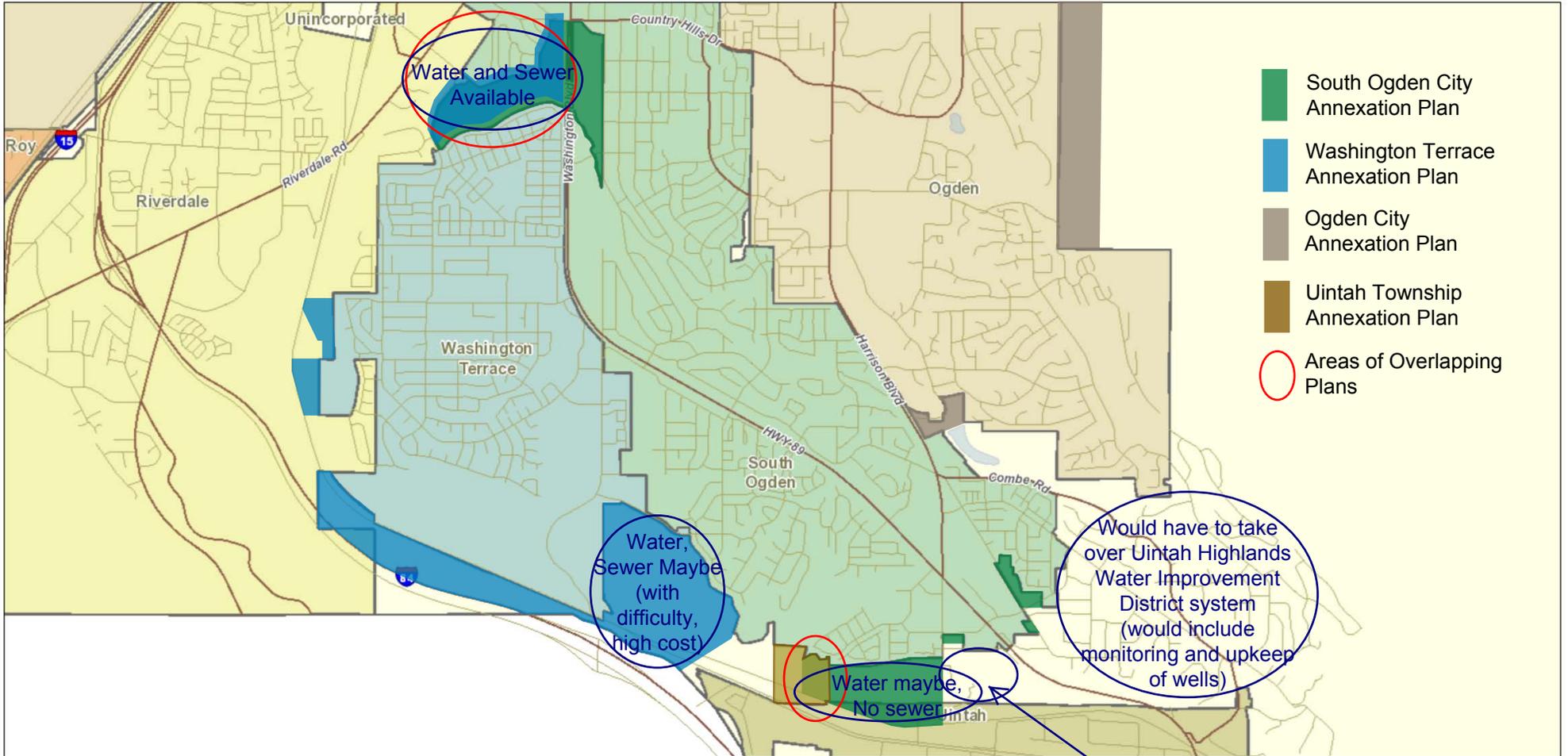
Of those contacted, only 44% have responded, either by licensing or calling to say they were in the process of licensing or that they were exempt.

We knew going into this program, that the licensing process would take a few years to implement. We realize we will never be able to identify all rentals in the city, but are utilizing the tools we do have to contact as many landlords as possible.

# Good Landlord Program



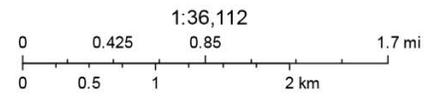
# Annexation Plans



- South Ogden City Annexation Plan
- Washington Terrace Annexation Plan
- Ogden City Annexation Plan
- Uintah Township Annexation Plan
- Areas of Overlapping Plans

February 12, 2014  
 Major Roads Labels  
 City Labels

No water,  
 Sewer on top  
 of hill costly,  
 no sewer  
 down hill





# FactSheet

**Extension**

## Ohio State University Fact Sheet

### Community Development

700 Ackerman Road, Columbus, OH 43202-1578

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## Costs of Community Services

**CDFS-1260-98**

### Land Use Series

**Allen M. Prindle**  
**Thomas W. Blaine**

The term, costs of community services (COCS), usually refers to a growing body of literature which focuses upon how various types of land use affect local government taxation and spending. This body of literature generally summarizes studies that use fiscal impact analysis as their primary method of determining whether various forms of land use contribute to or detract from local government budgets.

During the period immediately following World War II, many communities sought to attract business, industrial, and residential growth for a number of reasons. Among these was that economic growth would raise the property tax base and generate increased revenues for local infrastructure, including schools, roads, and fire/police protection. During the 1980s however, many skeptics began to question whether economic development in rural areas "paid its own way" in terms of local taxation. When farmland, open space and woodlands are converted to residential development, for example, local tax revenues increase substantially, since property values increase. But the local government and school district are also required to provide added services to the new residents. Does the increased revenue balance the increased demand for services? That is the question the COCS studies set out to answer.

### The COCS Ratio

It has become conventional in COCS studies to divide land use into three categories: residential, commercial/industrial, and farmland/open space. One of the most common procedures used is the calculation of a COCS ratio for each land use category. The ratio compares how many dollars worth of local government services are demanded per dollar

collected. A ratio greater than 1.0 suggests that for every dollar of revenue collected from a given category of land, more than one dollar is spent in association with it.

Many of the early studies providing estimates of COCS ratios were either sponsored or conducted by the American Farmland Trust. But in recent years a great number of other researchers from a variety of backgrounds have undertaken such studies. The results seem to corroborate each other. Virtually all of the studies show that for residential land, the COCS ratio is substantially above 1. That is, residential land is a net drain on local government budgets. The average estimate ranges from about 1.15 to 1.50, which means that for every dollar collected in taxes and non-tax revenue, between \$1.15 and \$1.50 gets returned in the form of services by the local government and school district.

On the other hand, the COCS ratios for the other two land use categories are both substantially below 1. For commercial/industrial, the ratio usually ranges from 0.35 to 0.65, indicating that for every dollar collected, only about 35 to 65 cents worth of services are provided by the local government. For agriculture and open space, the ratios are only slightly smaller, usually ranging from 0.30 to 0.50.

The largest single expenditure category for communities, according to the studies, is the public school system, accounting for 60 to 70 percent of spending. Since open space and commercial development in themselves do not place any burden on the schools, it should not be surprising that their ratios are less than the residential category.

Several questions emerge from these results. These include the following: are these studies reliable, and why do the numbers vary?

The studies do appear to be reliable because of the way in which taxes and service expenditures are calculated and imputed. The methods used in the studies have been laid out clearly. Regarding the variation in COCS ratios, it should be noted that they do not vary in any profound manner. The studies are unanimous in showing that residential land use ratios are above 1 and that the other types of land uses are below 1. The primary reason that the ratios do have some variation is that all communities are not identical. If, for example, many homes in a community are in an extremely high price range, and occupied by "empty nesters," the COCS ratio should be expected to be relatively low. On the other hand, low or middle income property occupied by families with numerous children would produce a higher ratio. Some communities have gone beyond simply calculating a COCS ratio and have actually calculated the "break even" home value for their community. Not surprisingly, these values tend to be substantially higher than the median (average) home value.

## **Another Approach**

Other researchers have attempted to measure the costs of growth simply by statistically measuring the relationship between population growth rates and per capita local government spending. Most of these results have shown that for very small growth rates (in the area of 1-2 percent per year), costs do not escalate rapidly. For communities with higher growth rates, however (above 3 percent per year) per capita spending begins to increase very dramatically.

The findings of the various types of studies on costs of services seem to be in agreement that, as farmland and open space are converted to residential development, local public per capita spending increases.

## **Criticisms of the COCS Literature**

Initially, critics of the COCS studies argued that it may be difficult to generalize from these studies. This criticism has lost some credibility, however, because so many studies have been conducted in a wide range of communities nationally. The results seem to be unambiguous.

More recently, critics have developed the argument that only looking at the fiscal impacts on local governments and school districts is too limited in scope. They maintain that new residents do much more than simply pay taxes and demand services. Residents work, earn money, and spend much of it locally, and therefore contribute to the economic base of the community in a substantial way that is not captured in the COCS studies. The critics argue that future work should include these impacts.

But if COCS studies do not include these "multiplier" effects, it also must be said that they do not include non-economic costs to the community, such as the loss of scenic landscape, increased traffic congestion, and other variables associated with quality of life either.

Another argument against COCS studies is that they are based on a "cost theory of taxation" and do not consider how growth, even with increased taxation, increases the values of properties. The rival "benefit theory of taxation" states that as new taxes pay for better infrastructure such as schools and roads, property values (and thus the net worth of property owners) increase. Considerations such as this have not been measured within the context of COCS.

## Implications

One of the most important implications of the COCS literature is that proponents of farmland and open space preservation now have an important economic argument on their side. Some proponents of economic development have argued that a system that allows land to go to the highest bidder provides the most efficient economic results. The COCS findings, however, indicate that residential development often brings costs to the community that are not fully borne by the new residents, but instead are distributed throughout the community. Local leaders should be aware that efforts to "promote growth" in their communities will have substantial impacts on revenues and expenditures. They should be able to estimate these impacts when planning for the future.

Two things emerge when reflecting on the COCS issue. The first is that residential development in any area invariably leads to increased per capita demand for publicly provided services, placing increased burdens on local infrastructure and public agencies. As a result, increases in local tax rates to provide additional services tend to follow growth. Second is that members of each community should ask themselves the broader question, "How do we manage growth in our community, along with all of the impacts (both positive and negative) that it brings?"

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DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands, which is very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 151 communities in the United States.

FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

COCS studies help address three misperceptions that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their “highest and best use.”
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Colorado</b>				
Custer County	1 : 1.16	1 : 0.71	1 : 0.54	Haggerty, 2000
Sagauche County	1 : 1.17	1 : 0.53	1 : 0.35	Dirt, Inc., 2001
<b>Connecticut</b>				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Brooklyn	1 : 1.09	1 : 0.17	1 : 0.30	Green Valley Institute, 2002
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Lebanon	1 : 1.12	1 : 0.16	1 : 0.17	Green Valley Institute, 2007
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
Windham	1 : 1.15	1 : 0.24	1 : 0.19	Green Valley Institute, 2002
<b>Florida</b>				
Leon County	1 : 1.39	1 : 0.36	1 : 0.42	Dorfman, 2004
<b>Georgia</b>				
Appling County	1 : 2.27	1 : 0.17	1 : 0.35	Dorfman, 2004
Athens-Clarke County	1 : 1.39	1 : 0.41	1 : 2.04	Dorfman, 2004
Brooks County	1 : 1.56	1 : 0.42	1 : 0.39	Dorfman, 2004
Carroll County	1 : 1.29	1 : 0.37	1 : 0.55	Dorfman and Black, 2002
Cherokee County	1 : 1.59	1 : 0.12	1 : 0.20	Dorfman, 2004
Colquitt County	1 : 1.28	1 : 0.45	1 : 0.80	Dorfman, 2004
Columbia County	1 : 1.16	1 : 0.48	1 : 0.52	Dorfman, 2006
Dooly County	1 : 2.04	1 : 0.50	1 : 0.27	Dorfman, 2004
Grady County	1 : 1.72	1 : 0.10	1 : 0.38	Dorfman, 2003
Hall County	1 : 1.25	1 : 0.66	1 : 0.22	Dorfman, 2004
Jackson County	1 : 1.28	1 : 0.58	1 : 0.15	Dorfman, 2008
Jones County	1 : 1.23	1 : 0.65	1 : 0.35	Dorfman, 2004
Miller County	1 : 1.54	1 : 0.52	1 : 0.53	Dorfman, 2004
Mitchell County	1 : 1.39	1 : 0.46	1 : 0.60	Dorfman, 2004
Morgan County	1 : 1.42	1 : 0.25	1 : 0.38	Dorfman, 2008
Thomas County	1 : 1.64	1 : 0.38	1 : 0.67	Dorfman, 2003
Union County	1 : 1.13	1 : 0.43	1 : 0.72	Dorfman and Lavigno, 2006
<b>Idaho</b>				
Booneville County	1 : 1.06	1 : 0.84	1 : 0.23	Hartmans and Meyer, 1997
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
Kootenai County	1 : 1.09	1 : 0.86	1 : 0.28	Hartmans and Meyer, 1997
<b>Kentucky</b>				
Campbell County	1 : 1.21	1 : 0.30	1 : 0.38	American Farmland Trust, 2005
Kenton County	1 : 1.19	1 : 0.19	1 : 0.51	American Farmland Trust, 2005
Lexington-Fayette County	1 : 1.64	1 : 0.22	1 : 0.93	American Farmland Trust, 1999
Oldham County	1 : 1.05	1 : 0.29	1 : 0.44	American Farmland Trust, 2003
Shelby County	1 : 1.21	1 : 0.24	1 : 0.41	American Farmland Trust, 2005

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Maine</b>				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, 1994
<b>Maryland</b>				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.17	1 : 0.34	1 : 0.66	American Farmland Trust, 2001
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994
Frederick County	1 : 1.14	1 : 0.50	1 : 0.53	American Farmland Trust, 1997
Harford County	1 : 1.11	1 : 0.40	1 : 0.91	American Farmland Trust, 2003
Kent County	1 : 1.05	1 : 0.64	1 : 0.42	American Farmland Trust, 2002
Wicomico County	1 : 1.21	1 : 0.33	1 : 0.96	American Farmland Trust, 2001
<b>Massachusetts</b>				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Dartmouth	1 : 1.14	1 : 0.51	1 : 0.26	American Farmland Trust, 2009
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Deerfield	1 : 1.14	1 : 0.51	1 : 0.33	American Farmland Trust, 2009
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.43	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Middleboro	1 : 1.08	1 : 0.47	1 : 0.70	American Farmland Trust, 2001
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Sterling	1 : 1.09	1 : 0.26	1 : 0.34	American Farmland Trust, 2009
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.34	1 : 0.40	Hazler et al., 1992
<b>Michigan</b>				
Marshall Twp., Calhoun County	1 : 1.47	1 : 0.20	1 : 0.27	American Farmland Trust, 2001
Newton Twp., Calhoun County	1 : 1.20	1 : 0.25	1 : 0.24	American Farmland Trust, 2001
Scio Twp., Washtenaw County	1 : 1.40	1 : 0.28	1 : 0.62	University of Michigan, 1994
<b>Minnesota</b>				
Farmington	1 : 1.02	1 : 0.79	1 : 0.77	American Farmland Trust, 1994
Independence	1 : 1.03	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
<b>Montana</b>				
Carbon County	1 : 1.60	1 : 0.21	1 : 0.34	Prinzing, 1997
Flathead County	1 : 1.23	1 : 0.26	1 : 0.34	Citizens for a Better Flathead, 1999
Gallatin County	1 : 1.45	1 : 0.16	1 : 0.25	Haggerty, 1996
<b>New Hampshire</b>				
Brentwood	1 : 1.17	1 : 0.24	1 : 0.83	Brentwood Open Space Task Force, 2002
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley, et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Groton	1 : 1.01	1 : 0.12	1 : 0.88	New Hampshire Wildlife Federation, 2001
Hookset	1 : 1.16	1 : 0.43	1 : 0.55	Innovative Natural Resource Solutions, 2008
Lyme	1 : 1.05	1 : 0.28	1 : 0.23	Pickard, 2000
Milton	1 : 1.30	1 : 0.35	1 : 0.72	Innovative Natural Resource Solutions, 2005

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>New Hampshire (continued)</b>				
Mont Vernon	1 : 1.03	1 : 0.04	1 : 0.08	Innovative Natural Resource Solutions, 2002
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994
<b>New Jersey</b>				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
<b>New York</b>				
Amenia	1 : 1.23	1 : 0.25	1 : 0.17	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
North East	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.88	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
Rochester	1 : 1.27	1 : 0.18	1 : 0.18	Bonner and Gray, 2005
<b>North Carolina</b>				
Alamance County	1 : 1.46	1 : 0.23	1 : 0.59	Renkow, 2006
Chatham County	1 : 1.14	1 : 0.33	1 : 0.58	Renkow, 2007
Henderson County	1 : 1.16	1 : 0.40	1 : 0.97	Renkow, 2008
Orange County	1 : 1.31	1 : 0.24	1 : 0.72	Renkow, 2006
Union County	1 : 1.30	1 : 0.41	1 : 0.24	Dorfman, 2004
Wake County	1 : 1.54	1 : 0.18	1 : 0.49	Renkow, 2001
<b>Ohio</b>				
Butler County	1 : 1.12	1 : 0.45	1 : 0.49	American Farmland Trust, 2003
Clark County	1 : 1.11	1 : 0.38	1 : 0.30	American Farmland Trust, 2003
Hocking Township	1 : 1.10	1 : 0.27	1 : 0.17	Prindle, 2002
Knox County	1 : 1.05	1 : 0.38	1 : 0.29	American Farmland Trust, 2003
Liberty Township	1 : 1.15	1 : 0.51	1 : 0.05	Prindle, 2002
Madison Village, Lake County	1 : 1.67	1 : 0.20	1 : 0.38	American Farmland Trust, 1993
Madison Twp., Lake County	1 : 1.40	1 : 0.25	1 : 0.30	American Farmland Trust, 1993
Madison Village, Lake County	1 : 1.16	1 : 0.32	1 : 0.37	American Farmland Trust, 2008
Madison Twp., Lake County	1 : 1.24	1 : 0.33	1 : .030	American Farmland Trust, 2008
Shalersville Township	1 : 1.58	1 : 0.17	1 : 0.31	Portage County Regional Planning Commission, 1997
<b>Pennsylvania</b>				
Allegheny Twp., Westmoreland County	1 : 1.06	1 : 0.14	1 : 0.13	Kelsey, 1997
Bedminster Twp., Bucks County	1 : 1.12	1 : 0.05	1 : 0.04	Kelsey, 1997
Bethel Twp., Lebanon County	1 : 1.08	1 : 0.17	1 : 0.06	Kelsey, 1992
Bingham Twp., Potter County	1 : 1.56	1 : 0.16	1 : 0.15	Kelsey, 1994
Buckingham Twp., Bucks County	1 : 1.04	1 : 0.15	1 : 0.08	Kelsey, 1996

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Pennsylvania (continued)</b>				
Carroll Twp., Perry County	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Twp., York County	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Kelly Twp., Union County	1 : 1.48	1 : 0.07	1 : 0.07	Kelsey, 2006
Lehman Twp., Pike County	1 : 0.94	1 : 0.20	1 : 0.27	Kelsey, 2006
Maiden Creek Twp., Berks County	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Twp., Berks County	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Twp., York County	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Twp., Potter County	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Twp., Adams County	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Twp., Potter County	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
<b>Tennessee</b>				
Blount County	1 : 1.23	1 : 0.25	1 : 0.41	American Farmland Trust, 2006
Robertson County	1 : 1.13	1 : 0.22	1 : 0.26	American Farmland Trust, 2006
Tipton County	1 : 1.07	1 : 0.32	1 : 0.57	American Farmland Trust, 2006
<b>Texas</b>				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar County	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Bedford County	1 : 1.07	1 : 0.40	1 : 0.25	American Farmland Trust, 2005
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpepper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
<b>Washington</b>				
Okanogan County	1 : 1.06	1 : 0.59	1 : 0.56	American Farmland Trust, 2007
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

Note: Some studies break out land uses into more than three distinct categories. For these studies, AFT requested data from the researcher and recalculated the final ratios for the land use categories listed in this table. The Okanogan County, Wash., study is unique in that it analyzed the fiscal contribution of tax-exempt state, federal and tribal lands.

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.

# COST OF COMMUNITY SERVICES STUDIES

a community's bottom line. In areas where agriculture or forestry are major industries, it is especially important to consider the real property tax contribution of privately owned working lands. Working and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted over the last 20 years show working lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In nearly every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for

public services. This is true even when the land is assessed at its current, agricultural use. However as more communities invest in agriculture this tendency may change. For example, if a community establishes a purchase of agricultural conservation easement program, working and open lands may generate a net negative.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of working and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an "unfair" tax break and that farmland is an interim land use just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies are not meant to judge the overall public good or long-term merits of any land use or taxing structure. It is up to communities to balance goals such as maintaining affordable housing, creating jobs and conserving land. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

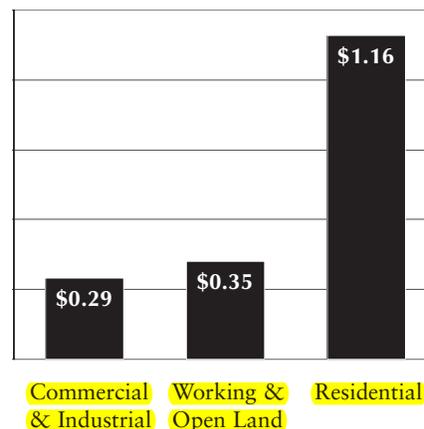
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**Median COCS Results**



*Median cost per dollar of revenue raised to provide public services to different land uses.*



# A Meta-Analysis of Cost of Community Service Studies

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Cost of community service (CCS) studies, which compare the ratio of expenditures-to-revenues for different land uses, are increasingly influential in debates about municipal land-use planning. In this article, we conduct a quantitative meta-analysis of 125 CCS studies that focus on three land-use categories: residential, commercial/industrial, and agricultural/open-space. We estimate models to investigate underlying patterns regarding the effect of different methodological assumptions and of geographic and financial characteristics of communities. Many of the results have implications for the conduct and interpretation of CCS studies in particular and the fiscal impacts of land use in general. Key findings include the following: residential ratios of expenditures-to-revenues increase with population but decrease with school budget as a proportion of total budget; commercial/industrial ratios increase with density but decrease with population, home value, and school budget; agricultural/open space ratios increase with density. Ratios are affected little by municipality type or population change. Ratios for all land uses decrease as their share of property tax increases. Two key methodological decisions have a large impact on study results: inclusion of school budget in the analysis and of farmhouses in the agricultural/open space category. Finally, the type of sponsoring agency has little affect, with the exception of government studies, which find higher residential ratios and lower commercial/industrial ratios than the American Farmland Trust.

## I. Introduction

Land use largely determines the revenues and expenditures of municipal governments. Different land uses—including residential, commercial, industrial,

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**Authors' Note:** This article was written in honor of Roger Bolton and presented at the colloquium "Understanding Place and the Economics of Space: The Career of Roger Bolton" at Williams College in April 2008. We are grateful to colloquium participants and an anonymous reviewer for many helpful comments. We are also grateful to Elizabeth Brabec for useful feedback at the early stages of this project and to Michael Hinke for creating the map of study locations.

agricultural, and open space—generate different amounts of revenue because they are taxed at different rates and are responsible for different amounts of intergovernmental aid. They also demand different expenditures for municipal services ranging from public education, police protection, roads, and other forms of infrastructure. When land uses change, therefore, the balance of municipal revenues and expenditures changes as well. Recognizing these relationships, municipalities, planners and land-use advocates are becoming increasingly concerned with the long-term financial implications of land-use decisions.

Cost of Community Service (CCS) studies are a well-known methodology for estimating the fiscal impact of different land uses within a municipality. Local governments, land-use planners, and advocacy groups frequently use CCS studies to quantify the fiscal costs and benefits of existing land uses. The studies are also used, albeit with some controversy, as an indicator of how land-use change is likely to affect municipal budgets. The American Farmland Trust (AFT) first developed the CCS methodology in the mid-1980s, following two seminal publications, *The Fiscal Impact Handbook* (Burchell and Listokin 1978) and *Cost of Sprawl* (Real Estate Research Corporation 1974), which demonstrate the importance of cost-effectiveness for land-use planning.

The basic methodology of CCS studies is to first partition land uses into three classes: residential, commercial/industrial, and agricultural/open-space. Expenditures and revenues from the municipal budget are then allocated to the three different land-use categories. Although the specific methodology for fiscal allocations differs among CCS studies, the final result is always a ratio of expenditures over revenues for each of the three land uses. For example, a residential ratio of 1.2 means that for every U.S.\$1.00 of revenue raised from residential land uses, U.S.\$1.20 of expenditures is spent on residential land uses. Studies then report a separate ratio for residential, commercial/industrial, and agricultural/open-space land uses.

A general finding of CCS studies is that commercial/industrial and agricultural/open-space ratios are less than one while residential ratios are greater than one. This is often interpreted to mean that commercial/industrial and agricultural/open-space land uses “pay their own way” while residential land uses do not. AFT and other land conservation advocates use these ratios to argue against the common perception that further residential development will decrease the property tax burden for current residents. The results are also used to argue that open lands provide fiscal benefits and that current use valuation, rather than potential development value, is justified for tax purposes.

One reason for the popularity of CCS studies is the relative ease of conducting them and understanding the results, but their simplicity also exposes them to criticism and calls for caution with interpretation. The main concerns are the following: partitioning land uses into only three classes obscures potentially important variation within a given class (Crompton 2000; Deller 2002). CCS studies measure demand for services rather than benefits, which often include public goods for the greater

community, and land-use decisions should account for public benefits (Kelsey 1996; Deller 1999). The use of ratios does not reflect the magnitudes of surplus or deficit for a given land use (Kelsey 1996; Deller 1999). The fact that CCS studies are based on *average* expenditures, and revenues is problematic because understanding the impacts of land-use change requires information about *marginal* costs and benefits (Deller 1999; Staley 1999; Crompton 2000).

Despite these concerns, CCS studies have become increasingly popular and influential in debates about municipal land-use decision making. CCS studies are frequently cited in land-use planning documents, government reports, academic research, and advocacy materials. Although in the past, land-use debates have focused on social, aesthetic, environmental, and legal concerns, CCS studies have promoted greater emphasis on economic considerations. The increased emphasis on economic arguments through CCS studies has been particularly apparent among supporters of open-space/farmland conservation and in efforts to limit urban sprawl.

Although CCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results. How important are different methodological assumptions? In what ways do the geographic and financial characteristics of a community affect CCS ratios? Are there general insights that can be learned from CCS studies about local public finance? In order to answer these questions, we conduct a meta-analysis of existing CCS studies. We structure the methodology according to standard protocol for conducting quantitative meta-analysis. According to Stanley (2001), the method involves five fundamental steps: (1) include all relevant studies, (2) choose a summary statistic and reduce the evidence to a common metric, (3) choose explanatory variables that are thought to be consequential, (4) conduct a meta-regression analysis, and (5) subject the meta-regression analysis to specification testing.

Our final dataset consists of 125 studies that took place in communities across the United States. Using the studies themselves, along with U.S. Census data, we create explanatory variables for different methodological assumptions, geographic characteristics of each study area, and financial details of the local community. One contribution of the article, therefore, is simply the collection of CCS studies. We report citation information for all studies included in the analysis, and the simple descriptive statistics provide a general sense of patterns within the CCS literature. The meta-analysis is then based on a system of multivariate regression equations to examine how the different variables affect the expenditure-to-revenue ratios within each land-use class. The meta-analysis takes advantage of information among all studies to investigate underlying patterns regarding the effect of methodological assumptions, as well as the geographic and financial characteristics of communities.

The remainder of the article is organized as follows. In the next section, we describe our data collection and preparation. Section III reports the details of the meta-regression analysis, namely our approach for estimating a system of seemingly unrelated regression (SUR) equations. Section IV reports the results. Section V

concludes with a discussion of the main results and their implications for the conduct of CCS studies in particular and the fiscal implications of land use in general.

## II. Data Collection and Preparation

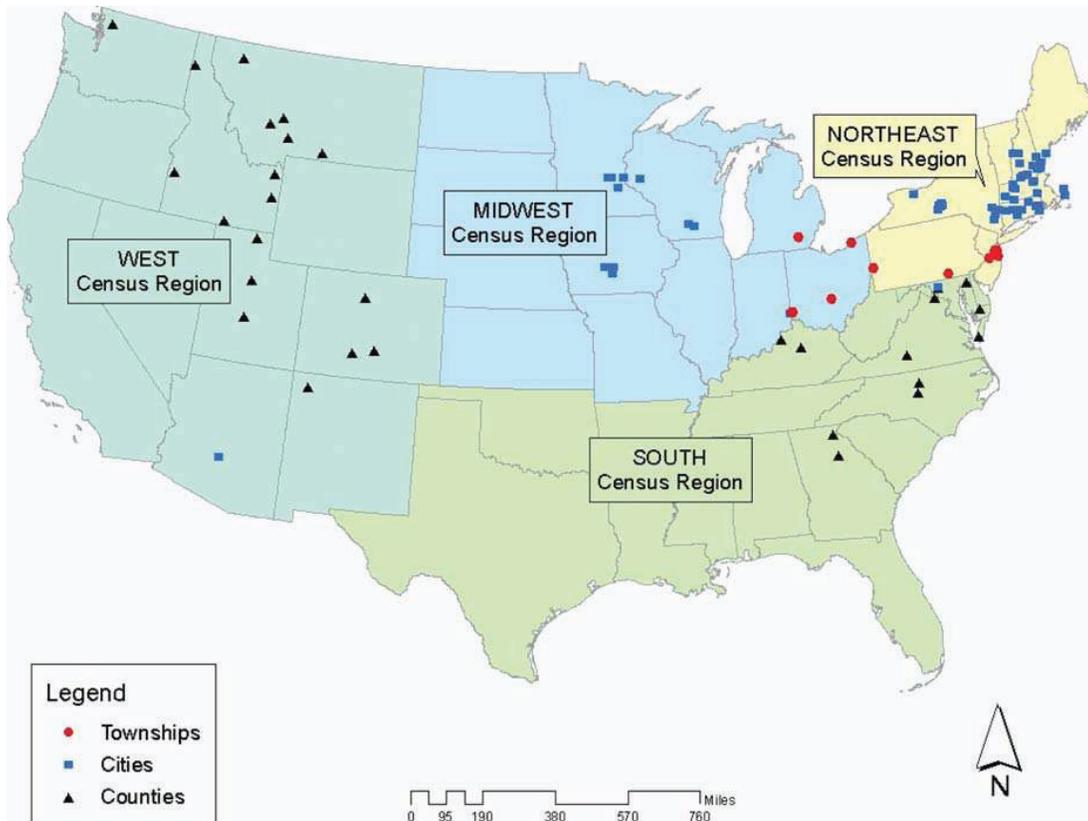
We attempted to compile all CCS studies that were conducted through 2007. We searched for studies using AFT references, citations in journal articles and CCS reports, references from CCS study authors, technical reports, and Web searches. We identified CCS studies for 168 different locations. The report for forty-three of these locations could not be obtained or did not include sufficient data. Hence, the final dataset used in our analysis consists of 125 observations. The Appendix Table includes a list of all 125 CCS locations with a complete citation for each.

The studies show variation in location and results. Figure 1 shows the geographic distribution of studies across the United States. The vast majority of studies take place in the northeast and the mountain west, with fewer in the mid-west and mid-Atlantic regions. The figure also shows the corresponding level of governance for each study, which we discuss below. Figure 2 shows the frequency distributions of the CCS ratios for each of the three land-use categories. Consistent with the general perception that comes from these studies, we find that nearly all residential ratios exceed one, meaning that residential expenditures exceed revenues. One residential ratio, an outlier at 3.25 for Broadwater County in Montana, is not included in figure 2 or any of the subsequent analysis. Also consistent with expectation is the finding that the vast majority of commercial/industrial and agricultural/open-space ratios are less than one, meaning that expenditures for these land uses are less than revenues. Within all three land-use categories, the ratios indicate substantial variation. In what follows, we aim to identify variables that explain the variation in results among studies.

We collected data from the CCS studies themselves and the U.S. Census to create variables in three broad categories: geographic, methodological, and financial. Table 1 lists and defines all variables. Among the geographic variables, we categorize studies based on the corresponding level of governance: city, county, and township level. Figure 1 shows the geographic distribution of studies that take place at each level of governance. We do not create variables for geographic location, such as census regions, because they are highly correlated with the variables on level of municipal governance. When creating the variable for county-level governance, we also distinguish between studies that exclude subset municipal finances (countyonly) and studies that include them (countyall). Other geographic variables include population, population growth, total land area, and population density.

The methodological variables include categories for different types of sponsoring organizations, including the AFT, other nongovernmental organizations, government agencies, and academic institutions. We create dummy variables for several other

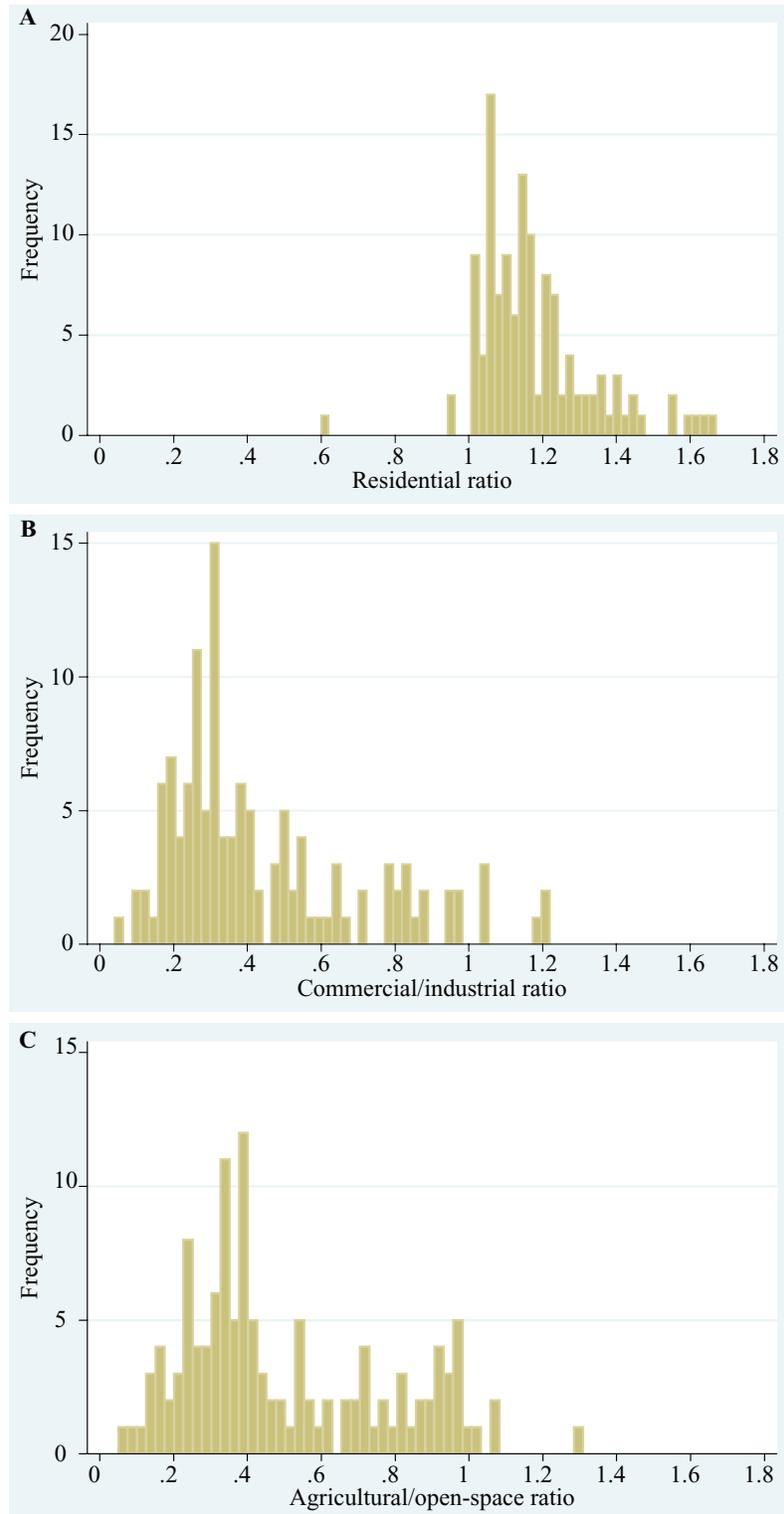
**Figure 1**  
**Geographic Distribution of Cost of Community Service Studies and**  
**Corresponding Level of Governance**



methodological choices as well: whether the school budget is included in the analysis, whether the financial allocations come from only normal operating budgets, whether agricultural residences are included in the agricultural/open-space category rather than the residential category, whether researchers conduct interviews with government officials to help allocate budget items, and whether researchers use standard fallback percentages (based on proportional property tax revenues) to allocate expenditures not directly tied to a particular land use.

The financial variables include municipal expenditures, revenues, surplus, expenditures per capita, and median home value. These are all reported in year 2000 dollars. We also create a variable for school expenditures as a proportion of total expenditures, where the variable is coded as zero if the study did not take account of the school budget. The final three variables are property taxes for each of the three land-use categories as a proportion of total property taxes.

**Figure 2**  
**Frequency Distributions of Cost of Community Service Study Ratios for Residential, Commercial/Industrial, and Agricultural/Open-Space Land Uses**



**Table 1**  
**List of Variables and Definitions**

Variable	Definition
Ratios	
Residential	Ratio of expenditures over revenues for residential land uses
ComInd	Ratio of expenditures over revenues for commercial/industrial land uses
AgOs	Ratio of expenditures over revenues for agricultural/open space land uses
Geographic	
City	Dummy for budget at the city, town, or village level
Countyonly	Dummy for budget at the county level, excluding subset municipalities
Countyall	Dummy for budget at the county level, including subset municipalities
Township	Dummy for budget at the township level, excluding subset municipalities
Population	Total population for year study conducted (10,000s)
Sqmiles	Land area (square miles)
Density	People per square mile (100s people)
Popchng	Proportionate population change from five years prior to study year to two years after
Methodological	
AFT	Dummy for study sponsored by AFT
Org	Dummy for study sponsored by some other nongovernmental organization
Gov	Dummy for study sponsored by a government agency
Academic	Dummy for study sponsored by an academic institutions
Scholuse	Dummy for school budget used in the study
Genfund	Dummy for budget allocations from general fund only, that is, normal operating finances
Agres	Dummy for agricultural residences included in AgOS rather than residential ratios
Intervu	Dummy for interviews with government officials used to help allocate budget items
Standfallbk	Dummy for using standard fallback percentages to allocate expenditures
Financial	
Expenditures	Total expenditures in year of study (100,000s in year U.S.\$2000s)
Revenue	Total revenues in year of study (100,000s in year U.S.\$2000s)
Surplus	Total revenues minus total expenditures (Revenue – Expenditures)
Expercap	Total expenditures per capita (1000s in year U.S.\$2000s)
Homevalu	Median home value (100,000s in year U.S.\$2000s)
Scholbdg	School expenditures as a proportion of total expenditures (= 0 if Scholuse = 0)
Restax	Residential property tax as a proportion of total property tax
ComIndtax	Commercial/industrial property tax as a proportion of total property tax
AgOstax	Agricultural/open-space property tax as a proportion of total property tax

Notes: All variables are derived from COCS studies themselves, except for population, Sqmiles, density, Popchng, and Homevalu, which are taken directly or derived from the U.S. Census. Homevalu is taken from the 1990 census for studies done before 2000 or the 2000 census for studies done after 2000. Other census variables are from projections for the specific years corresponding to the COCS study.

Table 2 reports descriptive statistics for all variables. The majority of studies take place at the city level of governance (54 percent), followed by countyonly (29 percent), township (10 percent), and countyall (7 percent). The municipalities vary substantially with respect to population, land area, and population density. The average population

**Table 2**  
**Descriptive Statistics**

Variable	Mean	SD	Minimum	Maximum
<b>Ratios</b>				
Residential	1.18	0.16	0.60	1.67
ComInd	0.44	0.27	0.04	1.22
AgOs	0.50	0.28	0.05	1.31
<b>Geographic</b>				
City	0.54	0.50	0	1
Countyonly	0.29	0.45	0	1
Countyall	0.07	0.26	0	1
Township	0.10	0.30	0	1
Population	4.26	13.21	0.02	139.29
Sq miles	537.09	1028.22	0.40	5514.00
Density	3.75	6.05	0.02	28.00
Popchng	0.16	0.19	-0.13	1.63
<b>Methodological</b>				
AFT	0.25	0.43	0	1
Org	0.18	0.39	0	1
Gov	0.19	0.40	0	1
Academic	0.38	0.49	0	1
Scholuse	0.70	0.46	0	1
Genfund	0.20	0.40	0	1
Agres	0.24	0.43	0	1
Intervu	0.77	0.42	0	1
Standfallbk	0.70	0.46	0	1
<b>Financial</b>				
Expenditures	512.05	1650.06	0.27	17,576.46
Revenue	516.51	1682.10	0.48	17,937.58
Surplus	4.46	42.99	-115.48	361.12
Expercap	1.44	0.76	0.11	3.63
Homevalu	1.30	0.65	0.48	4.02
Scholbdg	0.43	0.32	0.00	0.94
Restax	0.69	0.18	0.00	0.99
ComIndtax	0.20	0.14	0.00	0.68
AgOstax	0.10	0.13	0.00	0.76

Notes: All variables have 125 observations, with a few exceptions. One outlier observation is dropped for residential, and data is available for only 118 observations for Restax, ComIndtax, and AgOstax.

growth rate is 16 percent. The most common sponsor of a study is an academic institution (38 percent), followed by AFT (25 percent), a governmental agency (19 percent), and other nongovernmental organizations (18 percent). Seventy percent of the studies account for school budgets in the analysis, 20 percent use financial allocations based on normal operating budgets, and 24 percent include agricultural residences in the calculation of AgOs rather than residential. Seventy-seven percent

of the studies report using interviews with government officials to help allocate budget items, and 70 percent report using standard fallback percentages. The municipalities are highly variable with respect to expenditures, revenues, expenditures per capita, and median home value. Although the mean for Scholbdg reported in table 2 includes all the zeros for studies that did not consider the school budget, the mean among those that did consider the school budget is 0.62, meaning that for these municipalities the school budget accounts for 62 percent of total expenditures. Finally, the average proportion of property tax attributable to each of the land-use categories of residential, commercial/industrial, and agricultural/open-space is 69 percent, 20 percent, and 10 percent, respectively.

We can make predictions based on the existing literature about the effect of some variables on the results of CCS studies. A wide body of research finds that greater density of development is associated with lower costs of providing community services (Knaap and Nelson 1992; Altshuler et al. 1993; Ladd 1994; Duncan and Nelson 1995; Pendall 1999; Edwards et al. 2000 Carruthers and Ulfarsson 2003). In the context of CCS studies, researchers have compared residential results in two different communities and found that density has a negative impact on ratios (Edwards et al. 2000). Although population density is a coarse and sometimes difficult variable to interpret, it follows that in a meta-analysis one might expect density to have a negative affect on residential ratios and possibly ComInd ratios as well.

Two of the methodological variables generate priors about how they might be associated with CCS ratios. The first is Scholuse. Although property taxes from all land uses typically contribute to the revenues used in school budgets, CCS studies that account for the school budget allocate school expenditures solely to the residential category. Moreover, because educational expenses are such a large portion of many budgets, residential ratios are primarily a reflection of the school budget when they are accounted for in CCS studies (Kelsey 1996; Crompton 2000; Edwards et al. 2000). Not surprisingly, therefore, researchers find that the inclusion of a school budget in the analysis tends to increase residential ratios (Kelsey 1996; Edwards et al. 2000). We expect a similar finding in our analysis here; that is, we expect Scholuse to have a positive affect on residential ratios. At the same time, because only school revenues are counted against the other land uses, we expect Scholuse to have a negative affect, if any, on ComInd and AgOs ratios.

The second methodological variable thought to be important is Agres, which indicates that agricultural residences are included in the calculation of AgOs rather than residential ratios. Two studies find that including farmhouses in the agricultural/open-space category increases AgOs ratios (American Farmland Trust 1993; Piedmont Environmental Council 1993). Two factors in combination help explain this result: residential ratios tend to be greater than one and agricultural residences are likely to comprise a large proportion of the agricultural/open-space category. For these reasons, we expect that Agres will have a positive affect on AgOs ratios in the meta-analysis. However, because agricultural residences are likely to be a relatively

small proportion of all residences, we expect that Agres will have no affect on residential ratios.

Among the financial variables, median home value is expected to have a negative effect on residential ratios and possibly the others as well. Although we have seen that residential land uses tend to not “pay their own way,” more detailed studies find that high-value homes are more likely to pay for the services they receive (Englehart 1997; Dorfman et al. 2002). This suggests that with higher home values, revenues tend to increase faster than expenditures. Hence, the prediction here is that Homevalu will have a negative effect on residential ratios. Furthermore, to the extent that higher home values are positively correlated with other property values, and revenues increase faster than expenditures for other land uses as well, we expect Homevalu to have a negative effect on ComInd and AgOs ratios.

Many of the other variables are thought to be consequential, although prior expectations about the directional effects are less clear. Whether a study takes place at the city, county, or township level may matter because different levels of governance tend to provide different services, and there are no established trends about how this affects the balance of expenditures and revenues for different land uses (Snyder and Ferguson 1994; DeBoer and Zhou 1997). Population might capture diseconomies of scale, and Popchng might capture the affect of recent land-use change primarily in the residential and commercial/industrial categories. We test explicitly for effects of the methodological variables *Intervu*, *Standfallbk*, and type of study sponsor (AFT, Org, Gov, Academic). The type of study sponsor is included to investigate potential bias beyond that attributable to the other methodological assumptions for which there are controls (Bunnell 1997, 1998;Deller 1999). Although we examine the effects on CCS ratios of the remaining explanatory variables, we have no clear prior expectations about the potential consequences.

### III. Statistical Model

The meta-regression analysis aims to investigate the effects of different explanatory variables on CCS ratios for the three different land-use categories. We estimate a system of regression equations with the following general specification:

$$Residential_i = f(Methodology_{iR}, Geographic_{iR}, Financial_{iR}, \beta_R) + \epsilon_{iR}$$

$$ComInd_i = f(Methodology_{iC}, Geographic_{iC}, Financial_{iC}, \beta_C) + \epsilon_{iC}$$

$$AgOs_i = f(Methodology_{iA}, Geographic_{iA}, Financial_{iA}, \beta_A) + \epsilon_{iA},$$

where the subscript  $i$  denotes an observation, and subscripts  $R$ ,  $C$ , and  $A$  correspond with the residential, commercial/industrial, and agricultural/open-space land uses, respectively. *Methodology*, *Geography*, and *Financial* denote vectors of the corresponding variables that may differ among equations. The betas are coefficients to

be estimated, and the epsilons are error terms. Throughout the analysis, we consider both linear and log-linear functional form specifications.

We began with ordinary least squares (OLS) estimation of each equation separately with different sets of explanatory variables. The goal of this first step is to reduce the number of explanatory variables, given the relatively small number of observations in the dataset. We estimate each equation with different combinations of the Methodology, Geographic, and Financial variables: each set separately, each combination of two sets, and all three sets. The only exceptions are the property tax variables of Restax, ComIndtax, and AgOstax, which were always included in the equations for the corresponding land-use equation. Another exception in the omission of Sqmiles to avoid colinearity with density and population. If a variable never came through as statistically significant at the 90-percent level in any of the runs, we conclude that it has no significant effect on the CCS ratios for that particular land-use category and thus drop it from further analysis. We do not report these results here, but they, along the complete data, are available upon request.

With the remaining set of explanatory variables for each equation, we estimate a system of SUR (Zellner 1962). Compared to OLS estimation, the SUR estimator has the advantage of increased efficiency when the explanatory variables differ among the equations. The reason is that correlation across the errors in different equations provides a link that is exploited in estimation (see Wooldridge 2002), and given that the cross-equation ratios come from the same municipalities and studies, correlation may exist and be meaningful. Table 3 reports the SUR estimates for the linear and log-linear specifications for all three land-use categories. We do not report OLS estimates of these same equations because they do not differ in any substantial way. We also estimate OLS models with standard errors (and therefore  $t$  statistics) that are robust to cross-equation correlation, heteroskedasticity, and clustering to account for cases in which a CCS study reported more than one set of ratios (see the Appendix Table). We ran these models as a robustness check of the statistical inference, as the standard errors account for the fact that not all studies are published separately and therefore may not be entirely independent observations. However, we do not report these results either, as accounting for this feature of the data has no qualitative effect.

All the equations reported in table 3 include 117 observations. Seven observations are dropped because of missing data for the property tax variables, which are important to the analysis. We also ran models without these variables and including the dropped observations, but the pattern of results was very similar. One remaining observation is dropped because its residential ratio is an outlier, as discussed previously. All the equations fit reasonably well, with  $R^2$  values ranging from .29 to .37. AFT is the omitted category for the sponsoring organization, meaning that the coefficients on the other categories are interpreted relative to the AFT baseline. City is the omitted category and therefore the baseline for interpreting coefficients on the level of governance variables. Overall, the qualitative results, in terms of statistical significance, are similar between the linear and log-linear specifications.

**Table 3**  
**Seemingly Unrelated Regression Results for all Three Land-Use**  
**Categories**

	Residential		Commercial/Industrial		Agricultural/Open Space	
	Linear	Log-Linear	Linear	Log-Linear	Linear	Log-Linear
<b>Geographic</b>						
Population	0.012*** (3.93)	0.010*** (3.77)	-0.011** (2.14)	-0.020* (1.72)	0.005 (0.82)	0.006 (0.48)
Density	-0.003 (1.46)	-0.003 (1.32)	0.008** (2.07)	0.020** (2.32)	0.010*** (2.48)	0.020** (2.27)
Countyonly	-0.019 (0.46)	-0.009 (0.25)	0.064 (0.94)	0.169 (1.07)	0.012 (0.17)	0.074 (0.48)
Countyall	-0.109* (1.67)	-0.081 (1.48)	0.089 (0.82)	0.192 (0.76)	-0.102 (0.90)	-0.144 (0.57)
Township	0.129*** (2.74)	0.117*** (2.96)	-0.089 (1.16)	-0.239 (1.35)	-0.057 (0.67)	-0.179 (0.96)
City	-	-	-	-	-	-
<b>Methodology</b>						
Scholuse	0.187*** (2.66)	0.153*** (2.59)	0.104 (0.91)	0.339 (1.29)	0.082 (0.65)	0.381 (1.36)
Agres	-	-	-	-	0.267*** (4.34)	0.600*** (4.47)
Gov	0.090** (2.24)	0.090*** (2.67)	-0.126* (1.91)	-0.323** (2.11)	-0.048 (0.67)	-0.192 (1.21)
Academic	0.023 (0.66)	0.034 (1.16)	0.063 (1.12)	0.113 (0.87)	0.010 (0.16)	-0.130 (0.90)
Org	0.053 (1.26)	0.055 (1.56)	-0.030 (0.44)	-0.025 (0.16)	-0.122 (1.47)	-0.359** (1.98)
AFT	-	-	-	-	-	-
<b>Financial</b>						
Homeval	0.025 (0.95)	0.022 (1.01)	-0.130*** (3.06)	-0.252*** (2.57)	-0.091* (1.88)	-0.156 (1.47)
Scholbdg	-0.204** (1.98)	-0.161* (1.85)	-0.372** (2.22)	-0.966*** (2.49)	-0.211 (1.14)	-0.785* (1.92)
Restax	-0.384*** (4.88)	-0.302*** (4.53)	-	-	-	-
ComIndtax	-	-	-0.469*** (2.82)	-1.056*** (2.74)	-	-
AgOstax	-	-	-	-	-0.181 (0.95)	-0.299 (0.72)
Constant	1.309*** (17.18)	0.233*** (3.62)	0.789*** (9.42)	-0.293 (1.51)	0.601*** (6.30)	-0.611*** (2.91)
$R^2$	0.32	0.33	0.37	0.34	0.31	0.29
Observations	117	117	117	117	117	117

Notes:  $t$  statistics are given in parentheses. One, two, and three asterisks indicate statistical significance at the 90-, 95-, and 99-percent levels, respectively.

## IV. Results

Let us first consider results for the geographic variables. We find that population has a statistically significant effect on the residential and ComInd ratios, but the two effects have opposite signs. An increase in population increases residential ratios but decreases commercial/industrial ratios. In discussing magnitudes, here and throughout, we focus on the log-linear specifications, which are intuitive because marginal effects are interpreted as percentage changes in the CCS ratios. We find that an increase of 10,000 people increases residential by 1 percent and decreases ComInd by 2 percent. These results suggest that, with respect to the ratio of expenditures-to-revenues, population exhibits decreasing returns to scale for residential land uses, but increasing returns to scale for commercial/industrial land uses. A possible explanation for the latter result is that larger populations are associated with greater density of commercial districts, which may have smaller expenditure-to-revenue ratios.

Population density has a positive and statistically significant effect on both the ComInd and the AgOs ratios. The magnitude of the effect in terms of a percentage change is similar between the two land-use categories: an increase of 100 people per square mile increases both ratios by 2 percent. We have no obvious explanation for the ComInd result, but the effect of density on AgOs ratios may be due to the fact that open spaces in higher density areas tend to be smaller, more urban parks. Although parks of this type do not generate revenue, they tend to require sizable expenses for routine upkeep, resulting in higher ratios.

Somewhat surprisingly, we find no statistically significant effect of density on the residential ratios, although the coefficient is negative. Recall that the existing literature provides evidence that greater density tends to decrease the expenditure-to-revenue ratio of residential land use and that a significant emphasis in planning literature and policy is to promote density for economic and other concerns. One general concern, however, is that our measure of density is crude, despite its frequent use in research. Population divided by total land area is an estimate of aggregate population density, but it may not provide a good proxy for the actual density of development in different areas.

Among the categorical variables for different levels of governance, the most general result is that they seem to not matter very much. Although different levels of governance manage different categories of expenditures and revenues, the breakdown in terms of ratios for different land uses is relatively constant and/or is estimated with little precision for ComInd and AgOs. We do, however, find some statistically significant differences in the residential equation. Most notably, township is associated with greater residential ratios than city, by a magnitude of nearly 12 percent. Although it is difficult to provide a clear interpretation, one possible explanation is once again related to the density of development. To the extent that townships have less dense residential development, the result can be interpreted as

consistent with the existing literature. Another possible explanation is that townships are able to defer provision of services to overlapping municipalities like cities and counties. This may be especially true for townships in or near more urban areas, as seems to be the case with many of those in the dataset being located in New Jersey. A further observation about the level of governance variables is that the sign of all coefficients for the residential and ComInd equations have the opposite sign, although most of the estimates are not statistically distinguishable from zero.

The remaining geographic variables that are not statistically significant in any of our specifications are square miles of the municipality and population change. The later result is particularly interesting, given that CCS studies are most frequently used to affect decision making about growth management. It is surprising, therefore, that Popchng is not a significant determinant of CCS ratios, especially for residential land uses. The finding of no effect may lend support to critics of CCS studies who question whether the average ratios are useful for making inferences about marginal effects. Although the residential ratios, which are based on an overall average, indicate the residential land uses do not “pay their own way,” we find that marginal changes in population growth have no effect on the ratio of expenditures-to-revenues.

Let us now turn to the methodological variables. As expected, CCS studies that include the school budget in the analysis report higher residential ratios. The coefficients on Scholuse in the residential models are positive and highly statistically significant. In terms of the magnitude, we find that inclusion of the school budget increases ratios by an average of more than 15 percent. As explained previously, this is due to the fact that school expenditures are allocated solely to residential land uses, while the revenues come from all land uses. The implication, regardless of whether one believes the budget should be included, is that including the school budget in a CCS analysis causes residential land uses to appear less likely to “pay their own way.” We also find, as expected, that Scholuse has an insignificant effect on the other land-use categories.

The methodological decision to include expenses and revenues associated with farmhouses in the AgOs category, rather than the residential category, has a large effect on the AgOs ratios. In both models, the coefficient on Agres is positive and highly statically significant. In the log-liner model, the magnitude is substantial: the variable increases AgOs ratios by an average of 60 percent. As described above, this result is expected because residential ratios tend to be greater than agricultural/open-space ratios and farm houses are likely to comprise a large fraction of AgOs land uses in terms of revenues and expenditures. In contrast, farm houses are less likely to comprise a large fraction of overall residential land uses if included in the residential category. This explains why we found no significant results of Agres on residential ratios.

Among the categorical variables for the organization that sponsored each study, we find significant differences between Gov and AFT (the omitted category).

Government sponsored studies have higher residential ratios and lower ComInd ratios. The pattern is of interest though it is difficult to determine whether these results reflect a bias in the CCS studies, omitted variables in the regression equation, or sample selection of the sponsoring organization. Nevertheless, to the extent that local governments seek to promote development, perhaps with the idea of increasing the tax base, they appear to find more favorable results for commercial and industrial land uses. This may also reflect sample selection bias of governments that carry out CCS studies. Municipalities that conduct a CCS study may be those that know they serve current residents better by restricting residential growth and encouraging commercial and industrial land uses.

The more surprising result, however, is that AFT finds lower residential ratios than Gov and the other sponsoring organizations. If anything, one might expect that AFT, as a conservation organization, would find larger ratios for residential land uses to show that residential development does not “pay its own way,” thereby providing an argument against further residential development. However, this appears not to be the case. We also find that AFT does not significantly differ from Gov and Academic with respect to the AgOs ratios. AFT is, however, associated with higher ratios than Org, meaning that other nongovernmental organizations tend to produce more favorable agricultural and open-space results than AFT. The difference is close to 30 percent, which is substantial. Because the other nongovernmental organizations that tend to carry out CCS studies advocate open-space conservation, it is perhaps not surprising that they find more favorable AgOs results than other sponsoring organizations. However, the fact that AFT is so different may lend support to the credibility of AFT studies.

Several of the other methodological variables did not produce statistically significant results in any of the specifications and, therefore, are not included in the models reported in table 3. Specifically, we find conducting interviews with government officials to help allocate budget items (Intervu) has no effect; whether researchers use standard fallback percentages (based on proportional property tax revenues) to allocate expenditures not directly tied to a particular land use (Standfallbk) or whether the financial allocations come from only normal operating budgets (Genfund). Thus, these methodological differences appear to be unimportant in terms of reported ratios.

Turning now to the financial variables, we find that median home value does not have a statistically significant effect on residential ratios. This result appears contrary to the expectation that higher home values would cause residential land uses to be more likely to “pay their own way” (e.g., Englehart 1997; Dorfman et al. 2002), but it may point instead to the fact that an overall community median might be too broad to capture the effect. We do, however, find statistically significant results for Homevalu on the ComInd and AgOs ratios, although those for the former result are more robust. Even still, the magnitude is quite small: a U.S.\$10,000 increase in median home value is associated with a 0.25 percent decrease in the commercial/industrial land-use ratios.

School expenditures as a proportion of total expenditures have a negative effect on ratios for all three land-use categories. The result for residential is somewhat surprising. Our prior was that when the school budget comprises a larger fraction of the overall budget, it would push up residential ratios because of larger expenditures being allocated to that land use. However, the result here suggests that as school budgets increase, proportionally more revenue is being allocated to the residential sector, possibly through property taxes, state aid, or other funding sources earmarked for education as a result of state equalization in many states. The results for AgOs and ComInd are more intuitive: as the school budget comprises a larger share of the overall budget, more revenue is likely to be reallocated from these land uses toward the residential category.

A consistent set of results is that when a particular land use generates a larger proportion of total property taxes, it is more likely to “pay its own way.” The results are particularly strong for the residential and ComInd models. In terms of the magnitudes, a 10-percent increase in the proportion of total property tax that comes from residential land uses is associated with a 3-percent decrease in the residential ratios. A potential driver of this result may be Tiebout-type sorting or Fischel’s (2001) “home voter” perspective, meaning that when greater property tax burden falls on the residential sector, it is because voters that live in this sector demand services they can pay for. The result for commercial/industrial land uses is even bigger: a 10-percent increase in the proportion of total property tax is associated with a 10-percent decrease in the ComInd ratios. Together these results suggest that as the property-tax burden increases for a particular land use, the land use appears to not receive a proportional increase in expenditures.

Finally, several of the financial variables were never statistically significant in any of the estimated equations. We had no prior expectations about Expenditures, Revenue and Surplus, and they appear to make little difference on reported ratios for each land-use category. The same holds for Expercip, but one might nevertheless expect this variable to play an important role. For instance, with greater expenditures per capita, it would be reasonable to expect that certain land uses would benefit more or less. Although we find no evidence for this based on differences in ratios between studies, it may still be the case that it explains differences among the ratios for land uses within a municipality.

## V. Conclusion

Quantitative meta-analysis is a statistical technique that is useful for summarizing and reviewing the results of existing research. In this article, we conduct a meta-analysis of CCS studies. Using 125 studies, along with U.S. Census data, we create explanatory variables to investigate underlying patterns regarding the effect of methodological assumptions, as well as the geographic and financial characteristics

of communities. The overall objective is to exploit variation across studies to explain differences in reported ratios of expenditures-to-revenues within the three land-use categories of residential, commercial/industrial, and agricultural/open-space. Understanding what drives differences is important because CCS studies are increasingly popular and influential in debates about municipal land-use decision making. In particular, arguments are made in favor of land uses associated with lower ratios, which are interpreted to mean that the land use is more likely to “pay its own way.”

The main findings of our analysis are the following. We find clear support for the common perception that residential land uses tend to have ratios greater than one, while commercial/industrial and agricultural/open-space land uses tend to have ratios less than one. Recent population growth has no effect on CCS ratios for all land-use categories. The level of governance—city, county, or township—is also of little consequence to CCS results. Among the methodological decisions that CCS researchers must make, two have particularly large effects. Including the school budget in a CCS study increases residential ratios by more than 15 percent, and including farm houses in the agricultural/open-space category, rather than the residential category, increases agricultural/open-space ratios as much as 60 percent. After controlling for different methodological assumptions, differences remain for the effect of the type of organization that sponsored the study. CCS studies carried out by local governments find less favorable residential ratios and more favorable commercial/industrial ratios than studies carried out by the AFT. Furthermore, when other non-governmental organizations conduct a study, they find more favorable agricultural/open-space ratios than the AFT. Median home values have no effect on the residential ratios, but they do tend to decrease the ratios for other land uses. Finally, when a particular land-use accounts for a greater share of overall municipal property tax revenue, that land use has a lower expenditure-to-revenue ratio.

In terms of guidance for the conduct and interpretation of CCS studies, we find that several methodological assumptions make little difference. In particular, researchers may want to simply take the least costly approach when deciding whether to conduct interviews, use standard fallback percentages, or analyze only the general fund. The important methodological decisions are whether to include the school budget and whether to include farm houses in the agricultural/open-space land-use category. CCS researchers should make these assumptions transparent and perhaps provide sensitivity analysis. Those transferring the results of CCS studies from one municipality to another should also be aware of the substantial effect that these methodological decisions have on the results. Users of CCS studies should also be aware of potential bias, although we find somewhat surprising results in this regard.

A more general implication follows from our findings that density and median home value have no effect on residential ratios. Although many planning decisions about residential development tend to focus on density and factors that affect home values, the results here suggest that these planning dimensions may have relatively

little affect on the balance of expenditures and revenues for different land-use categories. Future research should further investigate the effect of density with more refined measures of the actual density of development. The fact that population change had no effect on residential ratios is also an important result that some may point to as undermining the value of CCS studies for predicting the financial impacts of future land-use change. The result suggests that using averages from existing patterns of land use may be of questionable value for making predictions about future, marginal changes. Finally, the meta-analysis conducted in this article focuses on explaining differences in CCS ratios within each of the three land-use categories between municipalities, but future research should also focus on explaining differences in the ratios between land-use categories. This would be useful because municipalities themselves are not only interested in the financial balance within each land-use category, they must also consider the overall budget balance among all types of land use.

**Appendix Table**  
**List of Cost of Community Service Studies and Locations for all**  
**Observations Included in the Meta-Analysis**

Report Citation	Study Location
American Farmland Trust (1986). The Cost of Community Services in Hebron, Connecticut. Washington, D.C.	Hebron, CT; Madison Township, OH; Madison Village, OH
American Farmland Trust (1992). Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns. Northampton, MA	Agawan, MA; Deerfield, MA; Gill, MA
American Farmland Trust (1994). Farmland and the Tax Bill: The Cost of Community Services in Three Minnesota Cities. Washington, D.C.	Farmington, MN; Independence, MN; Lake Elmo, MN
American Farmland Trust (1997). The Cost of Community Services in Frederick County, Maryland. Washington, D.C.	Burkettsville, MD; Frederick City, MD; Frederick County, MD; Walkersville, MD
American Farmland Trust (1998). The Cost of Community Services in Monmouth County, New Jersey. Washington, D.C.	Freehold Township, NJ; Holmdel Township, NJ; Middletown Township, NJ; Upper Freehold Township, NJ; Wall Township, NJ
American Farmland Trust (1999). Cost of Community Services Study: Northampton County, Virginia. Washington, D.C.	Northampton County, VA
American Farmland Trust (1999). Cost of Community Services Study: Skagit County, Washington. Washington, D.C.	Skagit County, WA

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**Appendix** (continued)

Report Citation	Study Location
American Farmland Trust (1999). The Cost of Community Services in Lexington-Fayette County Kentucky. Washington, D.C.	Lexington-Fayette County, KY
American Farmland Trust (2002). Finding the Balance: Ranching and Rapid Growth in Bandera County, Texas: A Cost of Community Services Study. Washington, D.C.	Bandera County, TX
American Farmland Trust (2002). Kent County, Maryland. Cost of Community Services Study. Washington, D.C.	Kent County, MD
American Farmland Trust (2002). Wimico County, Maryland. Cost of Community Services Study. Washington, D.C.	Wimico County, MD
American Farmland Trust (2003). The Cost of Community Services, Oldham County, Kentucky. Washington, D.C.	Oldham County, KY
American Farmland Trust (2004). A Report on the Cost of Community Services in San Juan County, Washington. Washington, D.C., w/ Friends of the San Juans.	San Juan County, WA
American Farmland Trust (2005). The Cost of Community Services. Bedford County, Virginia. Washington, D.C.	Bedford County, VA
American Farmland Trust (2007). The Cost of Community Services. Okanogan County, Washington. Washington, D.C.	Okanogan County, WA
American Farmland Trust Cost of Community Services Study: The Value of Farmland and Open Space in Bexar County, Texas. Washington, D.C.	Bexar County, TX
Annett, S., R. Cooksey, et al. (1993). Cost of Community Services, Fiscal Impact Analysis, City of Dover. Durham, NH, Department of Resource and Economic Development, University of New Hampshire.	Dover, NH
Auger, P. A. (1996). Does Open Space Pay? Durham, NH, University of New Hampshire, Cooperative Extension	Deerfield, NH; Freemont, NH; Stratham, NH
Bonner, M. and F. Gray (2005). Cost of Community Services Study. Town of Rochester, New York.	Rochester, NY*
Bowden, M. A. (2000). The Cost of Community Services in Hays County, TX. Community and Regional Planning Program, University of Texas at Austin.	Hays County, TX
Brentwood Open Space Task Force (2002). Does Open Space Pay in Brentwood. Part 1: Housing and Taxes.	Brentwood, NH

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### Appendix (continued)

Report Citation	Study Location
Bucknall, C. The Real Cost of Development. Poughkeepsie, NY, Scenic Hudson, Inc	Amenia, NY; Fishkill, NY; Red Hook, NY
Cecil County Office of Economic Development (1994). Fiscal Impact of Residential, Commercial/Industrial, and Agricultural Land Uses in Cecil County, Maryland. North East, MD	Cecil County, MD
Citizens for a Better Flathead (1999). The Fiscal Impact of Different Land Uses on County Government and School Districts in Flathead County, Montana for the Fiscal year 1997. Kalispell, MT	Flathead County, MT
Commonwealth Research Group (1995). Cost of Community Services in Southern New England. Southern New England Forest Consortium, Inc. Chepachet, RI	Becket, MA; Durham, CT; Farmington, CT; Franklin, MA; Hopkinton, RI; Leverett, MA; Litchfield, CT; Pomfret, CT; West Greenwich, RI; Westford, MA
Cornell Cooperative Extension of Dutchess County and American Farmland Trust (1989). Cost of Community Services Study: Towns of Beekman and Northeast, Dutchess County, New York. Millbrook, NY	Beekman, NY; North East, NY
Costa, F. J. and G. Gordon-Sommers (1999). Cost of Community Services for 1998 for Auburn Township, Geauga County, Ohio, Center for Public Administration and Public Policy, Kent State University	Auburn Township, OH
Crane, L. P., M. M. Manion, et al. (1996). A Cost of Community Services Study of Scio Township. School of Natural Resources and the Environment. Ann Arbor, MI, University of Michigan	Scio Township, MI
Dirt, Inc. (2002). A Revenue/Cost Analysis of Community Service Provision in Grand County, Colorado	Grand County, CO
Dirt, Inc. (2002). A Revenue/Cost Analysis of Community Service Provision in Saguache County, Colorado	Saguache County, CO
Dirt, Inc. (2002). A Revenue/Cost Analysis of Community Service Provision in San Juan County, New Mexico	San Juan County, NM
Edwards, M., D. Jackson-Smith, et al. (1999). The Cost of Community Services for Three Dane County Towns: Dunn, Perry, and Westport, Wisconsin Land Use Program, University of Wisconsin-Madison	Dunn, WI**; Perry, WI**; Westport, WI**

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### Appendix (continued)

Report Citation	Study Location
Fallon, Ed, Office of Iowa State Representative. (1998). The Cost of Community Services in Three Central Iowa Cities	Altoona, IA; Indianola, IA; Waukee, IA
Haggerty, M. (1997). Fiscal Impacts of Alternative Development Patterns: Broadwater and Gallatin Counties. Bozeman, MT, Local Government Center, Montana State University	Broadwater County, MT; Gallatin County, MT
Haggerty, M. (2000). The Cost of Community Services in Custer County, Colorado. Sonoran Institute, Bozeman, MT	Custer County, CO
Hartmans, M. and N. Meyer (1997). Financing Services for Residential, Commercial and Agricultural Parcels: The Cases of Canyon and Cassia Counties. Moscow, ID, Department of Agricultural Economics and Rural Sociology, College of Agriculture, University of Idaho	Canyon County, ID*; Cassia County, ID*
Innovative Natural Resource Solutions LLC (undated) Cost of Community Services Study. Town of Mont Vernon, New Hampshire	Mont Vernon, NH
Innovative Natural Resource Solutions LLC (2005). Cost of Community Services Study. Town of Milton, New Hampshire	Milton, NH
Innovative natural Resource Solutions LLC (2005). Cost of Community Services Study. Town of Jaffrey, New Hampshire	Jaffrey, NH
Johnson, R. J. (1997). The Cost of Community Services in Portsmouth, Rhode Island. Narragansett, RI, The Aquidneck Island Partnership, Coastal Resources Center, University of Rhode Island	Portsmouth, RI
Leighton, M. and N. Meyer (1999). Financing Services for Residential, Commercial and Agricultural Parcels: The Cases of Kootenia and Booneville Counties. Moscow, ID, Department of Agricultural Economics and Rural Sociology, College of Agriculture, University of Idaho	Bonneville County, ID*; Kootenia County, ID*
Littleton Planning Board (2002). Littleton Master Plan. Fiscal Impacts	Littleton, MA
MacFadden, S. (1997). Cost of Community Services Study: Town of Peterborough, New Hampshire, Antioch New England, Peterborough Conservation Commission, SPACE	Peterborough, NH
Murphy, B. (2001). Cost of Community Services in Jefferson County, Montana. Boulder, MT, Jefferson County Planning Board	Jefferson County, MT

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**Appendix** (continued)

Report Citation	Study Location
Neibling, C. R. (1997). Town of Exeter, New Hampshire: Cost of Community Services Study. Concord, NH, Innovative Resource Solutions, Submitted to Exeter Conservation Commission: 17	Exeter, NH
Nellis, L. (1998). Cost of Community Services Study. Freemont County, Idaho, Freemont County Planning and Zoning Commission. Freemont County Planning and Zoning Commission	Freemont County, ID
Nelson, N. and J. H. Dorfman (2000). Cost of Community Services for Habersham and Oconee Counties, Georgia. Athens, GA., Center for Agribusiness and Economic Development. The University of Georgia	Habersham County, GA; Oconee County, GA
Pickard, C. (2000). 1998 Cost of Community Services Study: Town of Lyme, New Hampshire, The Lyme Hill and Valley Association	Lyme, NH
Piedmont Environmental Council (1993). Financial Analysis of the 1991 Loudoun County Budget. Charlottesville, Virginia	Loudoun County, VA*
Prindle, A. M. (2002). Fairfield County Development Strategy and Land Use Plan, Fiscal Impacts Chapter. Fairfield, OH	Hocking Township, OH; Liberty Township, OH
Prinzing, K. (1999). The Cost of Providing Community Services: Carbon County, Montana. Red Lodge, MT, Carbon County Commissioners	Carbon County, MT
Renkow, M. (1998). The Cost of Community Services in Chatham County: A Report to the Chatham County Planning Department. Raleigh, NC, Department of Agricultural and Resource Economics, North Carolina State University	Chatham County, NC
Renkow, M. (2006). The Cost of Community Services in Orange County. Raleigh, NC, Department of Agricultural and Resource Economics, North Carolina State University	Orange County, NC
San Martin, I. (1998). Town of Gilbert: The Cost of Community Services. Tempe, AZ, Herberger Center for Design Excellence, College of Architecture and Environmental Design, Arizona State University	Gilbert, AZ
Smith, L. J. and P. Henderson (2001). Cost of Community Services Study for Truro, Massachusetts: A Report on the Fiscal Implications of Different Land Uses, Association for the Preservation of Cape Cod	Truro, MA

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### Appendix (continued)

Report Citation	Study Location
Smith, L. J. and P. Henderson. (2001). Cost of Community Services Study for Brewster Massachusetts: A Report on the Fiscal Implications of Different Land Uses. Association for the Preservation of Cape Cod	Brewster, MA
Snyder, D. L. and G. Ferguson (1994). Cost of Community Services Study: Cache, Sevier and Utah Counties. Logan, UT, Economics Department, Utah State University	Cache County, UT*; Sevier County, UT*; Utah County, UT*
South Central Assembly for Effective Governance (2002). Cost of Community Services: Hopewell Township, York County Pennsylvania	Hopewell Township, PA
South Central Assembly for Effective Governance (2002). Cost of Community Services: Shrewsbury Township, York County Pennsylvania	Shrewsbury Township, PA
Sutton Cost of Community Services Study Ad Hoc Committee (1998). Town of Sutton, New Hampshire: Cost of Community Services Study	Sutton, NH
Taylor, D. T. (2000). 1997 Cost of Community Services Study: Groton, New Hampshire. Concord, NH, New Hampshire Wildlife Federation	Groton, NH
Tompkins County Agriculture & Farmland Protection Board (1996). Study of Tompkins County Agriculture, Phase I Tompkins County Agriculture & Farmland Protection Plan	Caroline, NY; Danby, NY; Dryden, NY; Enfield, NY; Groton, NY; Ithaca, NY; Lansing, NY; Newfield, NY; Tompkins County, NY; Ulysses, NY
Wintersteen, J. (1996). Economics of Land Conservation, Scarbrough, Maine	Scarborough, ME

Notes: Study locations with one or two asterisks report two or three sets of ratios, respectively. All other study locations report one set of ratios.

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# A Meta-Analysis of Cost of Community Service Studies

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Cost of community service (CCS) studies, which compare the ratio of expenditures-to-revenues for different land uses, are increasingly influential in debates about municipal land-use planning. In this article, we conduct a quantitative meta-analysis of 125 CCS studies that focus on three land-use categories: residential, commercial/industrial, and agricultural/open-space. We estimate models to investigate underlying patterns regarding the effect of different methodological assumptions and of geographic and financial characteristics of communities. Many of the results have implications for the conduct and interpretation of CCS studies in particular and the fiscal impacts of land use in general. Key findings include the following: residential ratios of expenditures-to-revenues increase with population but decrease with school budget as a proportion of total budget; commercial/industrial ratios increase with density but decrease with population, home value, and school budget; agricultural/open space ratios increase with density. Ratios are affected little by municipality type or population change. Ratios for all land uses decrease as their share of property tax increases. Two key methodological decisions have a large impact on study results: inclusion of school budget in the analysis and of farmhouses in the agricultural/open space category. Finally, the type of sponsoring agency has little affect, with the exception of government studies, which find higher residential ratios and lower commercial/industrial ratios than the American Farmland Trust.

## I. Introduction

Land use largely determines the revenues and expenditures of municipal governments. Different land uses—including residential, commercial, industrial,

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agricultural, and open space—generate different amounts of revenue because they are taxed at different rates and are responsible for different amounts of intergovernmental aid. They also demand different expenditures for municipal services ranging from public education, police protection, roads, and other forms of infrastructure. When land uses change, therefore, the balance of municipal revenues and expenditures changes as well. Recognizing these relationships, municipalities, planners and land-use advocates are becoming increasingly concerned with the long-term financial implications of land-use decisions.

Cost of Community Service (CCS) studies are a well-known methodology for estimating the fiscal impact of different land uses within a municipality. Local governments, land-use planners, and advocacy groups frequently use CCS studies to quantify the fiscal costs and benefits of existing land uses. The studies are also used, albeit with some controversy, as an indicator of how land-use change is likely to affect municipal budgets. The American Farmland Trust (AFT) first developed the CCS methodology in the mid-1980s, following two seminal publications, *The Fiscal Impact Handbook* (Burchell and Listokin 1978) and *Cost of Sprawl* (Real Estate Research Corporation 1974), which demonstrate the importance of cost-effectiveness for land-use planning.

The basic methodology of CCS studies is to first partition land uses into three classes: residential, commercial/industrial, and agricultural/open-space. Expenditures and revenues from the municipal budget are then allocated to the three different land-use categories. Although the specific methodology for fiscal allocations differs among CCS studies, the final result is always a ratio of expenditures over revenues for each of the three land uses. For example, a residential ratio of 1.2 means that for every U.S.\$1.00 of revenue raised from residential land uses, U.S.\$1.20 of expenditures is spent on residential land uses. Studies then report a separate ratio for residential, commercial/industrial, and agricultural/open-space land uses.

A general finding of CCS studies is that commercial/industrial and agricultural/open-space ratios are less than one while residential ratios are greater than one. This is often interpreted to mean that commercial/industrial and agricultural/open-space land uses “pay their own way” while residential land uses do not. AFT and other land conservation advocates use these ratios to argue against the common perception that further residential development will decrease the property tax burden for current residents. The results are also used to argue that open lands provide fiscal benefits and that current use valuation, rather than potential development value, is justified for tax purposes.

One reason for the popularity of CCS studies is the relative ease of conducting them and understanding the results, but their simplicity also exposes them to criticism and calls for caution with interpretation. The main concerns are the following: partitioning land uses into only three classes obscures potentially important variation within a given class (Crompton 2000; Deller 2002). CCS studies measure demand for services rather than benefits, which often include public goods for the greater

of communities. The overall objective is to exploit variation across studies to explain differences in reported ratios of expenditures-to-revenues within the three land-use categories of residential, commercial/industrial, and agricultural/open-space. Understanding what drives differences is important because CCS studies are increasingly popular and influential in debates about municipal land-use decision making. In particular, arguments are made in favor of land uses associated with lower ratios, which are interpreted to mean that the land use is more likely to “pay its own way.”

The main findings of our analysis are the following. We find clear support for the common perception that residential land uses tend to have ratios greater than one, while commercial/industrial and agricultural/open-space land uses tend to have ratios less than one. Recent population growth has no effect on CCS ratios for all land-use categories. The level of governance—city, county, or township—is also of little consequence to CCS results. Among the methodological decisions that CCS researchers must make, two have particularly large effects. Including the school budget in a CCS study increases residential ratios by more than 15 percent, and including farm houses in the agricultural/open-space category, rather than the residential category, increases agricultural/open-space ratios as much as 60 percent. After controlling for different methodological assumptions, differences remain for the effect of the type of organization that sponsored the study. CCS studies carried out by local governments find less favorable residential ratios and more favorable commercial/industrial ratios than studies carried out by the AFT. Furthermore, when other non-governmental organizations conduct a study, they find more favorable agricultural/open-space ratios than the AFT. Median home values have no effect on the residential ratios, but they do tend to decrease the ratios for other land uses. Finally, when a particular land-use accounts for a greater share of overall municipal property tax revenue, that land use has a lower expenditure-to-revenue ratio.

In terms of guidance for the conduct and interpretation of CCS studies, we find that several methodological assumptions make little difference. In particular, researchers may want to simply take the least costly approach when deciding whether to conduct interviews, use standard fallback percentages, or analyze only the general fund. The important methodological decisions are whether to include the school budget and whether to include farm houses in the agricultural/open-space land-use category. CCS researchers should make these assumptions transparent and perhaps provide sensitivity analysis. Those transferring the results of CCS studies from one municipality to another should also be aware of the substantial effect that these methodological decisions have on the results. Users of CCS studies should also be aware of potential bias, although we find somewhat surprising results in this regard.

A more general implication follows from our findings that density and median home value have no effect on residential ratios. Although many planning decisions about residential development tend to focus on density and factors that affect home values, the results here suggest that these planning dimensions may have relatively

little affect on the balance of expenditures and revenues for different land-use categories. Future research should further investigate the effect of density with more refined measures of the actual density of development. The fact that population change had no effect on residential ratios is also an important result that some may point to as undermining the value of CCS studies for predicting the financial impacts of future land-use change. The result suggests that using averages from existing patterns of land use may be of questionable value for making predictions about future, marginal changes. Finally, the meta-analysis conducted in this article focuses on explaining differences in CCS ratios within each of the three land-use categories between municipalities, but future research should also focus on explaining differences in the ratios between land-use categories. This would be useful because municipalities themselves are not only interested in the financial balance within each land-use category, they must also consider the overall budget balance among all types of land use.

**Appendix Table**  
**List of Cost of Community Service Studies and Locations for all**  
**Observations Included in the Meta-Analysis**

Report Citation	Study Location
American Farmland Trust (1986). <i>The Cost of Community Services in Hebron, Connecticut</i> . Washington, D.C.	Hebron, CT; Madison Township, OH; Madison Village, OH
American Farmland Trust (1992). <i>Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns</i> . Northampton, MA	Agawan, MA; Deerfield, MA; Gill, MA
American Farmland Trust (1994). <i>Farmland and the Tax Bill: The Cost of Community Services in Three Minnesota Cities</i> . Washington, D.C.	Farmington, MN; Independence, MN; Lake Elmo, MN
American Farmland Trust (1997). <i>The Cost of Community Services in Frederick County, Maryland</i> . Washington, D.C.	Burkettsville, MD; Frederick City, MD; Frederick County, MD; Walkersville, MD
American Farmland Trust (1998). <i>The Cost of Community Services in Monmouth County, New Jersey</i> . Washington, D.C.	Freehold Township, NJ; Holmdel Township, NJ; Middletown Township, NJ; Upper Freehold Township, NJ; Wall Township, NJ
American Farmland Trust (1999). <i>Cost of Community Services Study: Northampton County, Virginia</i> . Washington, D.C.	Northampton County, VA
American Farmland Trust (1999). <i>Cost of Community Services Study: Skagit County, Washington</i> . Washington, D.C.	Skagit County, WA

*(continued)*



# FactSheet

**Extension**

## Ohio State University Fact Sheet

### Community Development

700 Ackerman Road, Columbus, OH 43202-1578

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## Costs of Community Services

CDFS-1260-98

### Land Use Series

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The term, costs of community services (COCS), usually refers to a growing body of literature which focuses upon how various types of land use affect local government taxation and spending. This body of literature generally summarizes studies that use fiscal impact analysis as their primary method of determining whether various forms of land use contribute to or detract from local government budgets.

During the period immediately following World War II, many communities sought to attract business, industrial, and residential growth for a number of reasons. Among these was that economic growth would raise the property tax base and generate increased revenues for local infrastructure, including schools, roads, and fire/police protection. During the 1980s however, many skeptics began to question whether economic development in rural areas "paid its own way" in terms of local taxation. When farmland, open space and woodlands are converted to residential development, for example, local tax revenues increase substantially, since property values increase. But the local government and school district are also required to provide added services to the new residents. Does the increased revenue balance the increased demand for services? That is the question the COCS studies set out to answer.

### The COCS Ratio

It has become conventional in COCS studies to divide land use into three categories: residential, commercial/industrial, and farmland/open space. One of the most common procedures used is the calculation of a COCS ratio for each land use category. The ratio compares how many dollars worth of local government services are demanded per dollar

collected. A ratio greater than 1.0 suggests that for every dollar of revenue collected from a given category of land, more than one dollar is spent in association with it.

Many of the early studies providing estimates of COCS ratios were either sponsored or conducted by the American Farmland Trust. But in recent years a great number of other researchers from a variety of backgrounds have undertaken such studies. The results seem to corroborate each other. Virtually all of the studies show that for residential land, the COCS ratio is substantially above 1. That is, residential land is a net drain on local government budgets. The average estimate ranges from about 1.15 to 1.50, which means that for every dollar collected in taxes and non-tax revenue, between \$1.15 and \$1.50 gets returned in the form of services by the local government and school district.

On the other hand, the COCS ratios for the other two land use categories are both substantially below 1. For commercial/industrial, the ratio usually ranges from 0.35 to 0.65, indicating that for every dollar collected, only about 35 to 65 cents worth of services are provided by the local government. For agriculture and open space, the ratios are only slightly smaller, usually ranging from 0.30 to 0.50.

The largest single expenditure category for communities, according to the studies, is the public school system, accounting for 60 to 70 percent of spending. Since open space and commercial development in themselves do not place any burden on the schools, it should not be surprising that their ratios are less than the residential category.

Several questions emerge from these results. These include the following: are these studies reliable, and why do the numbers vary?

The studies do appear to be reliable because of the way in which taxes and service expenditures are calculated and imputed. The methods used in the studies have been laid out clearly. Regarding the variation in COCS ratios, it should be noted that they do not vary in any profound manner. The studies are unanimous in showing that residential land use ratios are above 1 and that the other types of land uses are below 1. The primary reason that the ratios do have some variation is that all communities are not identical. If, for example, many homes in a community are in an extremely high price range, and occupied by "empty nesters," the COCS ratio should be expected to be relatively low. On the other hand, low or middle income property occupied by families with numerous children would produce a higher ratio. Some communities have gone beyond simply calculating a COCS ratio and have actually calculated the "break even" home value for their community. Not surprisingly, these values tend to be substantially higher than the median (average) home value.

## Another Approach

Other researchers have attempted to measure the costs of growth simply by statistically measuring the relationship between population growth rates and per capita local government spending. Most of these results have shown that for very small growth rates (in the area of 1-2 percent per year), costs do not escalate rapidly. For communities with higher growth rates, however (above 3 percent per year) per capita spending begins to increase very dramatically.

The findings of the various types of studies on costs of services seem to be in agreement that, as farmland and open space are converted to residential development, local public per capita spending increases.

## Criticisms of the COCS Literature



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## DESCRIPTION

Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. A subset of the much larger field of fiscal analysis, COCS studies have emerged as an inexpensive and reliable tool to measure direct fiscal relationships. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

## METHODOLOGY

In a COCS study, researchers organize financial records to assign the cost of municipal services to working and open lands, as well as to residential, commercial and industrial development. Researchers meet with local sponsors to define the scope of the project and identify land use categories to study. For example, working lands may include farm, forest and/or ranch lands. Residential development includes all housing, including rentals, but if there is a migrant agricultural work force, temporary housing for these workers would be considered part of agricultural land use. Often in rural communities, commercial and industrial land uses are combined. COCS studies findings are displayed as a set of ratios that compare annual revenues to annual expenditures for a community's unique mix of land uses.

COCS studies involve three basic steps:

1. Collect data on local revenues and expenditures.
2. Group revenues and expenditures and allocate them to the community's major land use categories.
3. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, but ensuring reliable figures requires local oversight. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant amount of research, including extensive interviews with financial officers and public administrators.

## HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that would benefit from fiscal impact analysis may not have the expertise or resources to conduct a study. Also, fiscal impact analyses rarely consider the contribution of working and other open lands, which is very important to rural economies.

American Farmland Trust (AFT) developed COCS studies in the mid-1980s to provide communities with a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base. Since then, COCS studies have been conducted in at least 151 communities in the United States.

## FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and local leaders to understand the relationships between residential and commercial growth, agricultural land use, conservation and their community's bottom line.

COCS studies help address three misperceptions that are commonly made in rural or suburban communities facing growth pressures:

1. Open lands—including productive farms and forests—are an interim land use that should be developed to their "highest and best use."
2. Agricultural land gets an unfair tax break when it is assessed at its current use value for farming or ranching instead of at its potential use value for residential or commercial development.
3. Residential development will lower property taxes by increasing the tax base.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about

SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

Community	Residential including farm houses	Commercial & Industrial	Working & Open Land	Source
<b>Pennsylvania (continued)</b>				
Carroll Twp., Perry County	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
Hopewell Twp., York County	1 : 1.27	1 : 0.32	1 : 0.59	The South Central Assembly for Effective Governance, 2002
Kelly Twp., Union County	1 : 1.48	1 : 0.07	1 : 0.07	Kelsey, 2006
Lehman Twp., Pike County	1 : 0.94	1 : 0.20	1 : 0.27	Kelsey, 2006
Maiden Creek Twp., Berks County	1 : 1.28	1 : 0.11	1 : 0.06	Kelsey, 1998
Richmond Twp., Berks County	1 : 1.24	1 : 0.09	1 : 0.04	Kelsey, 1998
Shrewsbury Twp., York County	1 : 1.22	1 : 0.15	1 : 0.17	The South Central Assembly for Effective Governance, 2002
Stewardson Twp., Potter County	1 : 2.11	1 : 0.23	1 : 0.31	Kelsey, 1994
Straban Twp., Adams County	1 : 1.10	1 : 0.16	1 : 0.06	Kelsey, 1992
Sweden Twp., Potter County	1 : 1.38	1 : 0.07	1 : 0.08	Kelsey, 1994
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
<b>Tennessee</b>				
Blount County	1 : 1.23	1 : 0.25	1 : 0.41	American Farmland Trust, 2006
Robertson County	1 : 1.13	1 : 0.22	1 : 0.26	American Farmland Trust, 2006
Tipton County	1 : 1.07	1 : 0.32	1 : 0.57	American Farmland Trust, 2006
<b>Texas</b>				
Bandera County	1 : 1.10	1 : 0.26	1 : 0.26	American Farmland Trust, 2002
Bexar County	1 : 1.15	1 : 0.20	1 : 0.18	American Farmland Trust, 2004
Hays County	1 : 1.26	1 : 0.30	1 : 0.33	American Farmland Trust, 2000
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Augusta County	1 : 1.22	1 : 0.20	1 : 0.80	Valley Conservation Council, 1997
Bedford County	1 : 1.07	1 : 0.40	1 : 0.25	American Farmland Trust, 2005
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
Culpepper County	1 : 1.22	1 : 0.41	1 : 0.32	American Farmland Trust, 2003
Frederick County	1 : 1.19	1 : 0.23	1 : 0.33	American Farmland Trust, 2003
Northampton County	1 : 1.13	1 : 0.97	1 : 0.23	American Farmland Trust, 1999
<b>Washington</b>				
Okanogan County	1 : 1.06	1 : 0.59	1 : 0.56	American Farmland Trust, 2007
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994
Dunn	1 : 1.02	1 : 0.55	1 : 0.15	Wisconsin Land Use Research Program, 1999
Perry	1 : 1.20	1 : 1.04	1 : 0.41	Wisconsin Land Use Research Program, 1999
Westport	1 : 1.11	1 : 0.31	1 : 0.13	Wisconsin Land Use Research Program, 1999

Note: Some studies break out land uses into more than three distinct categories. For these studies, AFT requested data from the researcher and recalculated the final ratios for the land use categories listed in this table. The Okanogan County, Wash., study is unique in that it analyzed the fiscal contribution of tax-exempt state, federal and tribal lands.

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about Cost of Community Services studies. Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.