City of WASHINGTON TERRACE Utah

Regular City Council Meeting

Tuesday November 3 , 2026
5249 South 400 East
Washington Terrace, UT 84405
801.393.8681
www.washingtonterrace.gov

As a public service, Council Meetings are streamed on the City of Washington Terrace YouTube channel at : www.youtube.com/@WashingtonTerraceCity

INTELLECTUAL PROPERTY PERMISSION NOTICE
By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of Washington Terrace. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City Manager.

1. ROLL CALL — 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. CONSENT ITEMS

4.1 APPROVAL OF AGENDA AND OCTOBER 20, 2026, COUNCIL MEETING MINUTES

Any point of order or issue regarding items on the agenda or the order of the agenda needs to be addressed here prior to the approval of the agenda. Minutes approved in an open meeting become the official record.

5. SPECIAL ORDER

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions/comments by Council, Chair opens public hearing and invites citizens to comment on hearing; Chair closes hearing, final Council discussion.

5.1 PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FIRST PUBLIC HEARING TO CONSIDER POTENTIAL PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES PROGRAM FOR PROGRAM YEAR 2027

6. CITIZEN COMMENTS

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes. “Washington Terrace City is committed to civility. We strive to act and speak with dignity, courtesy, and respect at all times.”

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

CERTIFICATE OF POSTING

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

7. NEW BUSINESS

7.1 PRESENTATION: STORMWATER MANAGEMENT PLAN (SWMP) UPDATE WITH MS4 PERMIT RENEWAL

The City SWMP is reviewed annually, and the results reported to ensure that City Officials and the public are aware of City stormwater practices. Formatting changes and limited additions have been made for greater efficiency and to match changes made to the Utah State Permit under which Washington Terrace discharges stormwater

7.2 DISCUSSION: REVIEW OF PROPOSED ORDINANCE 26-05 "SURFACE PARKING AND JUNK" REGARDING REGULATIONS TO PROVIDE SOFT SURFACE PARKING AND JUNK REGULATING ZONING FOR A CERTAIN PARCEL; ADOPTING THE CONCEPT PLAN; AND AMENDING THE O-1 ZONE

Proposed ordinance regarding soft surface parking and junk and storage regulations. A public hearing on the proposed ordinance will be held on October 29,2026, at the City Planning Commission Meeting to hear citizen comments.

8. COUNCIL COMMUNICATION WITH STAFF

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

9. ADMINISTRATION REPORTS

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

10. UPCOMING EVENTS

November 11th: City Hall Closed in observance of Veteran's Day
November 13th and 14th: Council Retreat Sessions
November 17th: City Council Meeting 6:00 p.m.
November 19th: Planning Commission Meeting Tentative
November 26 and 27: City Office closed for Thanksgiving

11. ADJOURN THE MEETING

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

CERTIFICATE OF POSTING

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

City of Washington Terrace

Minutes of a Regular City Council meeting
Held on October 20, 2026
City Hall, 5249 South 400 East, Washington Terrace City, Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT
Mayor Mark C. Allen
Council Member Anna Davidson – virtual attendance
Council Member Zunayid Z. Zishan
Council Member Cheryl Parkinson
Council Member Jeff West
Council Member Michael Thomas
Finance Director Shari' Garrett
Public Works Director Jake Meibos
City Recorder Amy Rodriguez

OTHERS PRESENT:
Leah Brown, Jeci Zavone, Stacey Nixon, Zuzie Hernandez

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

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. CONSENT ITEMS

4.1 APPROVAL OF AGENDA AND OCTOBER 6, 2026, COUNCIL MEETING MINUTES
Item 4.1 was approved by general consent.

5. SPECIAL ORDER
Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions/comments by Council, Chair opens public hearing and invites citizens to comment on hearing; Chair closes hearing, final Council discussion.

5.1 PUBLIC HEARING: TO RECEIVE AND CONSIDER COMMENT ON AMENDING THE FISCAL YEAR 2026-27 BUDGET

Garrett presented the adjustment proposals to Council, highlighting the Interlocal Agreement with Weber Human Services and South Ogden Human Services. Garrett stated that there is additional funding in Recreation for the two new programs as well as additional funding in Basketball. Garrett stated that this is

a one time funding and the programs will need to be reconsidered for ongoing funding for the projects. Garrett stated that the funds from the Fleet Program is reinvested into the Fleet Program. She stated that the capital rollover for projects that have not been completed are typical for the first adjustment of the fiscal year. Garrett stated that the fee schedule for the two new recreation programs is attached to the resolution.
Garrett stated that the expenditure for the football program has not been submitted for this adjustment, however, she noted that it may appear in future adjustments once the football season is over.
Council Member Parkinson stated that she was concerned that we may not have the funds to cover the flag football program and the tackle football program at the same time. She believed that some of the unexpended funds from tackle would be used for the flag football program. Garrett noted that it may be a strategy

Mayor Allen opened the public hearing at 6:12 p.m.
There were no citizen comments
Mayor Allen closed the public hearing at 6:13 p.m.

6. CITIZEN COMMENTS

Zuzie Hernandez voiced her opinion on the ALPR mass surveillance program and thanked Council for including the flock question in the citizen survey in an effort to listen to the residents. She also thanked Council for attending the Flock Meeting held a few weeks ago. She stated that Hanson had followed up with her and suggested bringing in a Flock representative to speak to residents. She stated that she feels that it would be a good idea, however, she suggested an engineer, or someone working on the back end to present and answer technical questions rather than a company salesperson.
Hernandez wanted to voice her displeasure on hearing reports that Weber County may be using an AI dispatch system. She stated that time is of the upmost importance during emergency situations. and there is no room for any AI errors or malfunctions.

Jeci Zavonel stated that she was very disappointed after the last Council Meeting to hear that Council had made their mind up on the Flock Cameras. She read several report on recent issues concerning Flock Cameras, including a misidentification of a vehicle resulting in imprisonment of a woman, reports that over 459 agencies had access to a city in Texas Flock Camera system without their knowledge. She questioned whether our information will be sold based on interests or what vehicles we drive, and other information obtained by AI.
She stated that there are countless cases of police officers stalking ex-partners and others. She stated that this is an unregulated infrastructure and asked how can we prevent authorized users for misusing the Flock systems. She stated that no one is taking accountability for the Flock Camera system. She begged Council to remove the Flock Cameras and put human life over property values.
Council Member Zishan added that the woman falsely identified was imprisoned for 14 days an 86 hours in solitary confinement.

7. NEW BUSINESS

7.1 MOTION/RESOLUTION 26-14: A RESOLUTION AMENDING THE FISCAL YEAR 2026-2027 BUDGET

Motion by Council Member West
Seconded by Council Member Zishan
To approve Resolution 26-14 amending the
City of Washington Terrace Fiscal year 26-27 budget and Fee Schedule
Approved unanimously (5-0)
Roll Call Vote

7.2 DISCUSSION/MOTION: RATIFICATION OF CHANGE ORDER FOR 2026 STREET MAINTENANCE PROJECT

Meibos stated that the quantities of each item are estimated by the engineer at the time of the bid and once the application is complete the contractor submits the actual quantity. He stated that the Department monitors the overruns throughout the project. Meibos stated that the total quantities for the asphalt soft spot repair, asphalt overlay, and the chip seal exceeded the engineer's estimate, increasing the total contract amount by 10.3 percent. Meibos stated that City purchasing policy requires that any project that is over 10 percent of the original contract amount, must be approved by Council. Meibos stated that the change orders 1 and 2 increase the original contract amount by a little over 10 percent.
Meibos stated that the soft spot repair needed more repairs once the project was underway.
Meibos stated that the additional funds will come from the Class B&C road fund.
Mayor Allen stated that the Slurry Seal in the Bear's Area headed to Rohmer Park is one of his favorite areas of the project. He stated that it looks very nice and likes the extra striping put into the city.
Council Member Parkinson asked about the soft spot repairs. She asked what happens with soft spot repairs. Meibos explained that the material under the road fails over time and it reflects up the asphalt. He stated that more structural fill is added and the area is built back up. If it is not taken care of, the road may crack and potholes may form. Meibos stated that the subgrade may be starting to fail. Meibos stated that it depends on what the native soil is doing under the road to determine damage. Meibos stated that there are different sections throughout the city that have different types of soil.
Council Member Thomas asked if infrastructure was damaged. Meibos stated that there was no damage to water lines or any other infrastructure.

Motion by Council Member Thomas
Seconded by Council Member West
To ratify the change orders for the
2026 Street Maintenance Project
Approved unanimously (5-0)

7.3 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT

South Ogden City Animal Control Officer Stacey Nixon stated that it is the time of year when we slow down. She stated that there have been five impound dogs returned before they went to the County. She stated that most of the impounds were taken for protective custody. She stated that as it cools down, things slow down. She addressed the Weber Dispatch AI system that was brough up in customer comments. She stated that it will filter you to the department needed. She stated that it is a frustrating system for her to use, as it sometimes gets confused as to where to direct the call. She stated that multiple people show up irate because the system is filtering them to the wrong departments. Nixon stated that she is unsure if it is being using for emergency services and noted that it is being used for non-emergency services.

Mayor Allen stated that he has been in meetings with the new Weber County Director and noted that she has nothing but good things about South Ogden and their animal control.

8. COUNCIL COMMUNICATION WITH STAFF

Council Member Thomas asked Meibos to look contact a resident about her sidewalk at 5200 South 300 East to see if it is a trip hazard and if it needs to be ground down, as she notices people tripping over the sidewalk.

Council Member Parkinson stated that she appreciates the Public Works Crew and the work that they do. She stated that the citizen survey has come out and she is interested in all the feedback that will result from citizen input.

Council Member Zishan stated that Sheboygan Wisconsin was approached by the Flock Corporation to see if the city wanted to buy five years of saved data that they had compiled. He noted data is in the cloud even if the video is deleted. He stated that the city cancelled their contract with Flock.
Council Member Zishan stated that there is a question in the citizen survey asking if people would be willing to help other people out with yard or code violations. He stated that he residents have mentioned to him that they have provided their information in past surveys and were frustrated that they have not been contacted to help. He asked that something should be done with the data that was collected. Council Member West stated that he noticed the same and noted that the city cannot dispatch anyone to work on someone's home. He stated that the residents have to request help and then we can put them in contact with the residents willing to help. Council Member West suggested that Code Enforcement Officer Nish could relay this information and option to residents that he is working with to correct their code violations**.**

9. ADMINISTRATION REPORTS

Rodriguez reminded everyone to vote, stating that the drop box will be open until November 3rd at 8:00 p.m. Rodriguez stated that ballots should have been received by registered voters last week.

10. UPCOMING EVENTS

October 27-28th: ULCT annual Conference
October 29th: Planning Commission Meeting – 6:00 p.m.
November 3RD Election Day
November 3rd: City Council Meeting 6:00 p.m.
November 11th: City Hall Closed in observance of Veteran's Day
November 13th and 14th: Council Retreat Sessions
November 17th: City Council Meeting 6:00 p.m.
November 19th: Planning Commission Meeting Tentative
November 26 and 27: City Office closed for Thanksgiving

11. ADJOURN THE MEETING

Motion by Council Member West

Seconded by Council Member Thomas
To adjourn the meeting
Approved unanimously (5-0)
Time: 6:47 p.m.

12. <u>REDEVELOPMENT AGENCY MEETING:</u>

The RDA Meeting was held immediately following the regular meeting

_____ _____

Date Approved City Recorder

City Council Staff Report

City of Washington Terrace Utah

Author: Amy Rodriguez
Subject: CDBG FIRST PUBLIC HEARING
Date: 11-03-26
Type of Item: Public Hearing

Admin Dept.

Description:

A. Topic: CDBG FIRST PUBLIC HEARING

B. **Background:**
The City may be applying for a Community Development Block Grant (CDBG) for the 2027 grant period. CDBG requires that a public hearing be held to receive comments and suggestions from the community concerning eligible projects to be considered for application.
CDBG Funds must be spent on projects benefitting primarily low and moderate income persons**.** A City Wide Survey which was conducted last year is viable for a three year period. The City will be able to apply for a city wide project this year without having to survey. Staff at the Community Development Block Grant Program will determine if our project(s) meet eligibility for grant application.

C. Analysis:
CDBG further requires that the first public hearing to be conducted as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC HEARING

The Public Hearing was opened at

Mayor Allen opened the public hearing for the CDBG program and stated that the purpose of the hearing is to provide citizens with pertinent information about the Community Development Block Grant Program and allow for discussion of possible applications for the 2027 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Wasatch Regional Front, in which Washington Terrace is a member, is expected to receive approximately $1,000,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time.

Mayor Allen read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters.

Mayor Allen indicated that in the past Washington Terrace has received 17 CDBG grants which were used to purchase Fire Department Equipment to include a skid loader for the brush truck, thermal imaging equipment, and breathing apparatus, Seismic upgrades to

two Water Tanks, a restroom and bowery at Victory Park, the 4525 Sewer Main Replacement, construction of the Civic/Senior and Fire Station ,Water Main Feeds, installation of water valves throughout the city, a cab and chassis for the Fire Department, the AMI water metering system, the removal and reconstruction of the Parking Lot at Rohmer Park, the Sidewalk Accessibility and Safety Project at the north end of Rohmer Park, Playground Equipment at Victory Park, and currently the 500 West Trenchless Sewer Replacement Project. The city has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community.

It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

The Mayor asked if there were any suggestions.

The hearing was adjourned at _____.

City Council
Staff Report

Author: Tanon Mathews
Subject: SWMP Update, Annual Report, and Permit Renewal
Date: 11/3/2026
Type of Item: Report

Summary: Annual report/notification

Description:

A. **Topic:**
The City of Washington Terrace's stormwater program is governed by the City Storm Water Management Plan (SWMP). The SWMP regulates the City's response to the 6 Minimum Control Measures (MCMs) mandated by the state of Utah in the General Permit for Discharges from Small MS4s. These MCMs are as follows:

1. Public Education and Outreach on Storm Water Impacts
2. Public Involvement/Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Storm Water Runoff Control
5. Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)
6. Pollution Prevention and Good Housekeeping for Municipal Operations

B. **Background:**
To ensure that the City Council and public are aware of stormwater practices and to ensure that the SWMP remains effective, it is reviewed annually and a report made. Additionally, the Utah Pollutant Discharge Elimination System (UPDES) General Permit for Discharges from Small Ms4s expired and has been renewed with some changes. The previous SWMP required associated changes to ensure appropriate compliance.

C. **Analysis:**
Upon review, it was decided that in addition to making the required changes, the SWMP would undergo significant re-work and re-formatting. The new format mirrors and contains actual permit text enabling direct responses to permit requirements for greater clarity and efficiency. The SWMP also now incorporates new tools such as an annual task calendar that will promote greater permit knowledge and compliance with appropriate documentation. Best Management Practices (BMPs) and stormwater controls from the previous iteration were maintained and additional controls added if necessary to ensure ongoing permit compliance.

D. **Fiscal Impact:**
The work on the SWMP review and update was performed as part of the Environmental Specialist's normal duties. Applying ongoing stormwater controls as constituted in the

updated SWMP will also be performed as part of City staff duties without anticipated additional fiscal impact.

E. Department Review: Public Works

The SWMP update was performed by:
Tanon Mathews: Environmental Specialist

The SWMP Update has been/will be reviewed by:
Jake Meibos: Public Works Director

Comments from City Council members and the public on SWMP formatting, stormwater controls, or other program features are welcomed at the time of this meeting and throughout the life of the permit. They can be submitted to Tanon Mathews at tanonm@washingtonterrace.gov.

The current SWMP can be found on the city website at:
www.washingtonterracecity.com/storm-water

City Council
Staff Report

Author: **Martin Nish**
Subject: **Residential Parking, and Junk, Inoperable vehicles & storage**
Date: **October 29, 2026**
Type of Item**: Ordinance modifications**

Summary Recommendation:

It is recommended that the Planning commission adopt the proposed ordinance Sections 17.08.030 and 17.08.040 for the Washington Terrace Municipal Code to establish residential surface parking requirements and update regulations regarding junk, inoperable vehicles, and outdoor storage in residential zones.

Topic:.

The proposed ordinances establish standards for surface parking and create clear regulations governing the storage of junk, debris, and inoperable vehicles in residential zones

Background:

Last October, city Inspection and abatement nuisance code was rewritten to more closely align with state statute. Since then, the city code enforcement office has received complaints regarding vehicles being parked on lawns, dirt surfaces, and landscaped areas, as well as concerns about the outdoor storage of junk, debris, and inoperable vehicles in residential neighborhoods. These conditions can negatively affect neighborhood appearance, property maintenance, stormwater management, public safety, and adjacent property values as we know.

Nuisance and zoning code regulations address some of these issues, however a need for clearer and more objective standards has been identified so that it can be consistently applied and enforced.

Analysis: The proposed regulations provide several community benefits:
1.**Residential Parking Requirements (Section 17.08.030)** are intended to:

- Improves community and neighborhood appearance, aesthetics, and character.
- Supports property maintenance standards.
- Reduces visual blight.
- Improves public health and safety.
- Improve compliance and enforcement consistency.by providing objective clear standards.
- Reduces neighborhood frustrations/conflicts from outdoor storage and vehicle-related nuisances.
- Prevent rutting, erosion, and property damage and reduce mud and sediment tracking onto streets
- Helps protect stormwater drainage from sediment and debris associated with unpaved parking.
- Minimize nuisance conditions affecting adjoining properties

The proposed ordinance would:

- Prohibit the parking or storage of vehicles and trailers on grass, lawns, dirt, landscaped areas, and other soft surfaces within residential zones.
- Require vehicles to be parked only on approved parking surfaces.
- Define approved parking surfaces as permanent asphalt or concrete surfaces designed and maintained for vehicle parking and storage.

- Clarify that gravel, crushed rock, brick, pavers, and similar materials do not qualify as approved parking surfaces.
- Provide an exception for winter parking circumstances as established elsewhere in the Municipal Code.10.11.030

2. Junk and Vehicle Storage Restrictions (Section 17.08.040)
The proposed ordinance would:

- Prohibit the outdoor storage of junk, scrap materials, debris, tires, abandoned furniture, appliances, machinery, and similar items in residential yards.
- Declare such conditions to be nuisances subject to enforcement and abatement.
- Establish criteria for determining when a vehicle is presumed to be junked, dismantled, wrecked, or inoperable.
- Allow one inoperable or unregistered vehicle to be stored in a rear yard if fully screened from public view.
- Require junk, parts, and similar materials to be stored indoors, within a shed or garage, or beneath a covered carport and out of public view.
- Prohibit the storage of non-residential hazardous materials in residential zones.

Vehicle Presumption Standards
A vehicle may be considered junked or inoperable if:

- It is substantially damaged or dismantled.
- Major operating components are missing.
- It cannot be legally or safely operated on public roads.
- It is primarily being used for storage rather than transportation.
- It remains in an inoperable condition for more than forty-five (45) consecutive days unless otherwise authorized by code.

Impact:

1. Property owners currently utilizing dirt, lawn, or landscaped areas for vehicle parking may be required to improve parking areas to comply with the ordinance.
2. Residents storing inoperable vehicles, junk, or materials in visible yard areas may be required to remove or properly screen and store those items.
3. Staff anticipate these impacts will be offset by improved neighborhood conditions and enhanced property maintenance standards citywide.

Minimal fiscal impact is anticipated. The ordinances are expected to be handled through existing Code Enforcement resources.

Department Review:

The proposed ordinance supports City goals related to:

- Protection of public health, safety, and welfare.
- Neighborhood preservation and beautification.
- Consistent land use regulation.
- Effective nuisance abatement.
- Protection of public infrastructure and stormwater systems.

Alternatives:

1. Approve the Request Adopt the ordinance as presented. Sections 17.08.030 and 17.08.040 for the Washington Terrace Municipal Code.
2. Adopt the ordinance with modifications.
3. Deny the request.
4. Continue the item for further review and input.

CITY OF WASHINGTON TERRACE
ORDINANCE 2026-05

SURFACE PARKING AND JUNK

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, ADOPTING SECTION 17.08.030 AND 17.08.040 UNDER REGULATIONS APPLICABLE TO MORE THAN ONE ZONE TO PROVIDE FOR SOFT SURFACE PARKING AND JUNK REGULATIONS THE ZONING MAP FOR A CERTAIN PARCEL; ADOPTING THE CONCEPT PLAN; AMENDING THE O-1 ZONE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on _____, 2026, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

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

Section 1: **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Adoption.** Section 17.08.030 and 17-08-040 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

17.08.030 Residential Parking Requirements.

1. Purpose and Findings. The purpose of this Section is to ensure that, in residential zones, vehicles are parked on a solid surface that is sufficiently stable and adequately maintained to support any parked vehicle without rutting, sinking, displacement, deterioration, or erosion. The City finds that solid surface parking also prevents landscaping damage, supports healthy lawns and controls weed growth, promotes a healthy stormwater system free from sediment, mud, and dirt being

tracked onto roads, and prevents nuisance conditions that adversely affects adjoining properties, sidewalks, roads, and infrastructure.

2. Prohibited. In all residential zones, soft surface parking or storage of vehicles of any kind or trailers of any kind on grass, lawns, soil, dirt, landscaped areas, or other soft-surface areas is prohibited, except as may be expressly provided in Section 10.11.030 outlining Winter Parking Restrictions.
3. Approved Surface. All motor vehicles, recreational vehicles, trailers, boats, campers, and any other type of vehicle or equipment whatsoever shall be parked, kept, maintained, or otherwise stored only on an approved parking surface. An approved parking surfaces means a permanent, durable, and reasonably maintained solid asphalt or concrete surface that is been specifically designed and constructed for the parking or storage of vehicles.
4. Violations. Solid surface does not include materials such as gravel, crushed rock, brick, pavers, and any similar materials whatsoever that is not expressly permitted in this Section.

17.08.40 Junk and Vehicle Storage Restrictions.

1. Junk Prohibited. It is unlawful for any person to cause or store in any residential zone yard area any debris, junk, tire, tools, parts of any kind, dilapidated furniture of any kind, appliance(s), machinery, scrap including scrap plastics and metal. It is also prohibited to keep it maintain in any residential yard zone dismantled item(s), wrecked, abandoned or inoperable items including but not limited to any type of vehicle, machinery, or equipment such as a: body, chassis, parts, or similar item. Such is hereby declared a nuisance and subject to abatement of the same
2. Presumption. For purposes of this Section, a nuisance vehicle is deemed presumed junked, wrecked, dismantled, or inoperable when one (1) or more of the following conditions exist:
    a. The vehicle is substantially damaged, wrecked, or dismantled;
    b. The vehicle is missing one or more major components necessary for normal operation, including an engine, transmission, wheels, tires, doors, hood, or other essential components;
    c. The vehicle cannot be safely operated on a public road under its inoperable condition, lack of registration, or because it is missing equipment;
    d. The vehicle is being used primarily for storage of parts, materials, debris, or other items rather than transportation; or
    e. The vehicle has remained in an inoperable, dismantled, or substantially damaged condition for more than forth-five (45) consecutive calendar days, unless otherwise permitted by the Municipal Code.
3. Storage. One (1) inoperable or unregistered vehicle may be stored in the rear yard so long as it is completely screened from the sidewalk and road. All items specified above in Subsection 1, shall only be stored off-premises, indoors, in a shed or garage, or under a covered carport out of view from the road. Storage of non-residential hazardous materials of any kind is prohibited in all residential zones.

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

full force and effect.

Section 5: **Effective date.** This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2026.

_____
MARK C. ALLEN,
Mayor

ATTEST:

_____
City Recorder

RECORDED this ___ day of _____, 2026.
PUBLISHED OR POSTED this ___ day of _____, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace, City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted as required by State Law.

_____ DATE:_____
City Recorder