Planning Commission Meeting
Thursday, October 24, 2019
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681

1. **ROLL CALL** **6:00 p.m.**

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**

   4.1 MOTION: APPROVAL OF AGENDA
   Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

   4.2 MOTION: APPROVAL OF MINUTES FOR AUGUST 29, 2019

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

   5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND OPPOSITION TO AMENDING AND UPDATING THE WASHINGTON TERRACE CITY GENERAL PLAN

6. **NEW BUSINESS**

   6.1 MOTION/ORDINANCE 19-09: RECOMMENDATION TO APPROVE THE THE ADOPTION OF THE ANNEXATION AND GENERAL PLAN

7. **BUILDING AND PLANNING UPDATES**

8. **MOTION: ADJOURN THE MEETING**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 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 faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, April 29, 2019
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT
Chairman Scott Larsen
Commissioner Dwight Henderson
Commissioner T.R. Morgan
Commissioner Wallace Reynolds
Commissioner Charles Allen
Commissioner Darren Williams - Excused
Commissioner Dan Johnson - Excused
Chief Building Inspector Jeff Monroe
City Recorder Amy Rodriguez

Others Present
Randy Emero, Tiffany Emero

1. **ROLL CALL** **6:00 p.m.**

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**

4.1 MOTION: APPROVAL OF AGENDA
Motion by Commissioner Reynolds
Seconded by Commissioner Henderson
To approve the agenda
Approved unanimously (5-0)

4.2 MOTION: APPROVAL OF MINUTES FOR MAY 30, 2019
Motion by Commissioner Allen
Seconded by Commissioner Morgan
to approve the minutes of May 30, 2019
Approved unanimously (5-0)

5. SPECIAL ORDER

5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND OPPOSITION TO THE PROPOSED ORDINANCE AMENDING SECTION 17.44.080 "FENCES, WALLS, AND HEDGES" REGARDING FENCING ALLOWED WITHIN A SIGHT TRIANGLE

Chairman Larsen opened the public hearing at 6:04 p.m.
There were no citizen comments.
Chairman Larsen closed the public hearing at 6:05 p.m.

5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPOR AND OPPOSITION TO THE COMMISSION CONSIDERATION OF AN APPLICATION TO ALLOW FOR A CONDITIONAL USE PERMIT AT 200 E 5100 S TO ALLOW FOR A FENCE HIGHER THAN 6 FEET

Chairman Larsen opened the public hearing at 6:05 p.m.

Tiffany and Randy Emero - 200 E 5100 S- are requesting to put a fence larger than 6 feet in their yard. Mr. Emero stated that a new HOA community is being built on the side of their property. He stated that they have had incidences in the past with the HOA on the other side of their home. He stated that there has been issues with animal feces and garbage being thrown over the fence into their yard. He stated that someone has driven through their fence before not realizing that the property was theirs. They stated that this will allow for more privacy from the HOA developments.

Chairman Larsen closed the public hearing at 6:09 p.m.

6. NEW BUSINESS

6.1 MOTION/ORDINANCE 19-07: MOTION TO RECOMMEND APPROVAL OR DENIAL OF ORDINANCE 19-07 AMENDING SECTION 17.44.080 "FENCES, WALLS, AND HEDGES" TO DEFINE AND DESCRIBE THE TYPE OF FENCING ALLOWED WITHIN A SIGHT TRIANGLE

Monroe stated that the ordinance adds a line that allows scalloped fencing to be allowed on a corner lot. He stated that the posts can be up to 2.5-3 feet and the scallop fencing would be 2 feet. He stated that he does not see this as a line of sight problem. He stated that the City Manager agrees that the decorative type of fence should be allowed in the city.
Monroe stated that the fence will look like an ocean wave, with the highest points at 3 feet, lending to more privacy.
Commissioner Allen clarified that the Planning Commission is considered the "local authority".

Motion by Commissioner Morgan
Seconded by Commissioner Reynolds
To recommend approval of Ordinance

19-07 amending section 17.44.080 "Fences, Walls and Hedges"
To define and describe the type of fencing allowed within a sight triangle
Approved unanimously (5-0)

6.2 MOTION: CONSIDERATION OF A CONDITIONAL USE PERMIT FOR 200 E 5100 S TO ALLOW FOR A FENCE HIGHER THAN 6 FEET

Commissioner Morgan asked if there are any material requirements for the fence if they are allowed to go higher than 6 feet. Monroe stated that they would have to maintain the standards of the city. There are no standards for the height limit if it is allowed to go above 6 feet. The Emero's stated that they would only be fencing their property. Commissioner Reynolds stated that it would look strange if they have a 10 foot fence alongside a regular 6 foot fence.
The Emero's stated that materials have intentionally been have thrown over the fence from the property next to them. The Emero's stated that they are looking to put up a vinyl fence, possibly concrete. They stated that they want it to look nice and be durable.
Commissioner Allen stated that the applicants should comply with the ordinance and bring in plans to be in compliance. Commissioner Allen stated that the applicants must comply with code 17.68.040 "application requirements". He stated that the questions being asked will be answered if they follow the process.
Monroe stated that he directed the applicants directly to the Commission for review. He stated that he is not sure what other information is needed for the Commission.
Commissioner Allen stated that he wants to see a site plan. Morris confirmed that it does required a site plan. Morris stated that a conditional approval could be approved with the condition that an acceptable site plan be submitted to the Building Department.
Commissioner Morgan asked if the applicants can draw out a site plan here at the meeting to be approved. Morris stated that would be all that would be needed. Monroe brought in a plat map and the applicants drew on the plat as to where the fence would be located. Commissioner Morgan stated that all the requirements of the permit must be met to make sure that the fence is structurally sound. Monroe would determine if the fence has to be engineered depending on slope and height.
Monroe showed the proposed subdivision plat to the Commission explaining where the Emero's property sits.
Randy Emero stated that they are proposing to fence all along the east side of the property and along their backyard.
Commissioner Morgan explained that it would be level across so where the property raises it will be level and not 10 feet of fence.

Commissioner Morgan stated that the motion should be specific. He supports a motion to allow a 10 foot fence. Commissioner Henderson stated that 12 feet would allow more privacy. Monroe stated that the motion should include that the fence be engineered.

Motion by Commissioner Henderson
Seconded by Commissioner Morgan
To approve a conditional use permit
For a fence to be constructed up to 12 feet
That has been engineered

With a retaining wall
subject to the ordinance being approved by City Council
Approved 4-1
Aye: Commissioners Morgan, Henderson, Larsen, Reynolds
Nay: Commissioner Allen

7. BUILDING AND PLANNING UPDATES

Monroe stated that there are a few minor infill lots that have not been developed, but the majority of the properties are being developed.

Monroe stated that the City is waiting for street lights on 5700 South before the plat can be recorded.

8. MOTION: ADJOURN THE MEETING

Motion by Commissioner Reynolds
Seconded by Commissioner Allen
To adjourn the meeting
Approved unanimously
Time: 6:50 p.m.

_____ _____

Date Approved **City Recorder**

CITY OF WASHINGTON TERRACE
ORDINANCE NO. 19-09

ANNEXATION AND GENERAL PLAN

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

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

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

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

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

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

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

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

Section 1: **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Adoption.** Chapter 18.01 and Chapter 18.03 of the *Washington Terrace Municipal Code* is hereby adopted to read as follows:

Chapter 18.01
General Plan

Sections:
18.01.010 **General Plan.**

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

18.01.010 General Plan.

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

18.01.020 Plan Amendment.

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

of the community.

f. The fiscal impact to the City and all other affected entities.

g. The concept plan of the requested amendment that includes:

i. The area of the request;

ii. The types of uses proposed; and

iii. The general layout of the area proposed as part of a development project.

6. Amendment. If the Planning Commission votes to consider the amendment then it may consider the following:

a. Depending on the complexity, size, impact, or extent of a General Plan amendment, require the requesting party to submit an independent economic and land use feasibility study of the area considered for amendment.

b. Determine whether any other studies or additional follow up studies may be required, including but not limited to traffic and studies, sprawl assessment, environmental impact study, wetland delineation, and any other related study.

c. Outline the scope, time frame, and extent of an amendment, and provide for any limits of such for any amendment.

d. Take any other measures in the consideration on any amendment.

7. Study. An economic and land use feasibility study commissioned in under this Chapter as part of an amendment shall consider:

a. The population and population density within the area proposed for amendment and the surrounding area under the existing plan and the proposed amendment.

b. The history, geography, geology, and topography of and natural boundaries within the area proposed for amendment, any flood concerns, drainage ways or flood plain area, natural hazards, and soil compatibility, and the impact on the surrounding area.

c. Environmental factors including, but not limited to:

i. Past environmental history and geological hazards in the area;

ii. Water quality;

iii. Storm water;

iv. Air quality;

v. Transportation impacts;

vi. Wetlands;

vii. Flood Plain or flood prone areas;

viii. Public safety; and

ix. Other related factors as determined by the Planning Commission.

d. Whether the proposed amendment creates inconsistency in the overall General Plan, an island, or peninsula of competing or conflicting land uses.

e. Whether the proposed amendment will hinder or prevent a future and more logical and beneficial plan amendment.

f. The fiscal impact on the City and all affected entities.

g. Current and five year projections of demographics, economic base, and anticipated additional municipal type services for the proposed plan amendment area resulting from the proposed amendment;

h. Projected growth in the City and in adjacent areas during the next five (5) years as

based upon building permits issued by the City from the prior five (5) years.

i. Present and projected long term costs to the City, including overhead of additional governmental services, both direct and indirect, attributed the proposed amendment compared to the present and projected revenue generated by the proposed amendment.

j. The projected impacts the proposed amendment may cause, including but not limited to:
   i. The need for supporting public and non-public infrastructure, services, facilities, and otherwise.
   ii. Additional services or other costs attributed from the proposed plan amendment.
   iii. Possible tax increases that may result from the amendment.
   iv. Anticipated increased costs and services for public safety; and
   v. Past expansion in terms of population and construction in the surrounding area.

k. An assessment of whether the proposed amendment constitutes a use that justifies deviation of the existing plan.

l. An analysis of future potential uses of the property consistent with current growth trends and surrounding properties.

m. The need for the proposed plan amendment based upon housing, transportation, access, services, growth trends, the use of surrounding property, and other relevant indicators or information.

n. Any other information that would assist in consideration of the proposed amendment.

8. Recommendation Criteria. In giving its recommendation on a proposed amendment to the General Plan, the Planning Commission shall prepare a report to the City Council considering each of the following:

a. Whether the proposed amendment will benefit the health, safety, and general welfare of the community.

b. Whether the proposed amendment is consistent with the general plan as a whole, the extent the proposed amendment may contribute to:
   i. Urban sprawl.
   ii. Impact on surrounding properties.
   iii. Its impact on natural resources.
   iv. The overall needs of the greater community.

c. That the proposed amendment will not reduce City finances or the budget, or detrimentally affect the service capabilities of the City or any affected entity, environmental quality, or transportation.

d. The results and recommendation of any economic and land use study or other relevant studies made under this Section.

e. Other considerations helpful or necessary based upon the facts and circumstances of the proposed amendment.

18.01.030 Effect of the Plan.

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

18.01.040 General Plan Elements.

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

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

18.01.050 Capital Plans.

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

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

Chapter 18.03
Annexation

18.03.010 Annexation.

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

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

Section 4: **Effective date.** This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2019.

_____
Mayor Mark C. Allen

ATTEST:

_____
City Recorder Amy Rodriguez

RECORDED this ___ day of _____, 2019.
PUBLISHED OR POSTED this ___ day of _____, 2019.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE:_____

City Recorder

The City of Washington Terrace General Plan

REVISED NOVEMEBER 2019

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WASHINGTON TERRACE CITY GENERAL PLAN

INTRODUCTION

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

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

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

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

BACKGROUND AND CITIZEN INPUT

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

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

COMMUNITY CONTEXT

Washington Terrace History

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

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

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

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

Demographics

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

Vision Statement

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

Elements

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

LAND USE

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

Zoning

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

Zoning/Land Use Map

Land-use Zones:

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

Residential land use

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

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

Low Density Housing

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

Medium Density Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Ensure the City has Adequate and sustainable transportation facilities.
2. Designate arterial and collector streets.
3. Maintain Capital Improvements/Investments Plans to ensure roads are properly maintained.
4. Give priority to traffic and parking to commercial and other high demand areas such as the CBD.
5. Implement proper traffic control devices.
6. Identify gaps and enhance infrastructure to accommodate potential increase in traffic.
7. Identify routes and coordinate with UTA for public transit, accessibility, best practices, and upgrading facilities.
8. Encourage LMI housing adjacent to or near accessible public transportation infrastructure.
9. Correlate the transportation planning with population, employment projections, and land use.

HOUSING

Introduction

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

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

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

General Housing Policy

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

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

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

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

Moderate Income Housing

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

Background

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

State Law

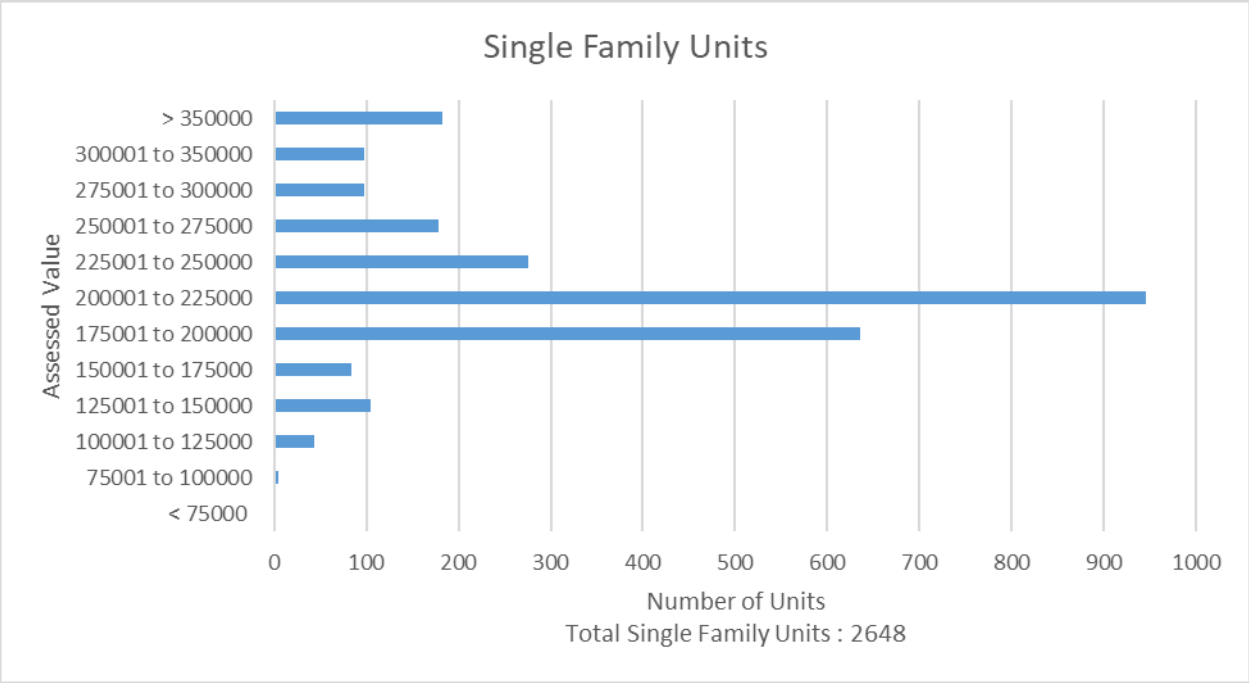
The City is required to adopt a Moderate-Income Housing Plan in accordance with Utah Code Annotated §10-9a-408. In 2019, the Utah Legislature adopted SB 34 to require the City to address additional measures to support moderate income housing which are included as part of this General Plan. In accordance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

Moderate Income Housing Plan Components

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

1. An estimate of the existing supply of moderate income housing located within the municipality;
    - This plan reports approximately ten (10) residential units in the City, including rental units. Within the last year, Ten (10) new single-family housing units have been constructed in the City.
    - The number of dwelling units as provided by the Weber County Assessor's Office and updated with new permits is as follows:

# of Units	Price Range	# of Units	Price Range
0	Up to $75,000	945	$200,001 to $225,000
4	$75,001 to $100,000	275	$225,001 to $250,000
44	$100,001 to $125,000	178	$250,001 to $275,000
104	$125,001 to $150,000	97	$275,001 to $300,000
84	$150,001 to $175,000	98	$300,001 to $350,000
636	$175,001 to $200,000	183	$350,001 and more
Total Single-family Housing Units: 2,648			



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

Section 4: Housing vacancy in Washington Terrace city

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

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

3. A survey of total residential land use;

The City is presently reaching building maximum. A majority of future residential development will be as a result of redevelopment of existing developed areas, or utilizing mixed-use or in-fill regulations. There are approximately 441.98 acres of residential land in the City that are undeveloped, however, much of this is located on sensitive land and will not be developed in the future. There are 8.26 acres of land that is considered infill property and is expected to be developed under the infill ordinance.

4. An evaluation of how existing land uses and zones affect opportunities for moderate income housing;
   - The City has outlined in this housing element the land use and zoning opportunities that are being implemented to encourage moderate income for residents.
   - Practical consideration must be afforded to preventing housing discrimination and exclusionary zoning.
5. A description of the City's program to encourage an adequate supply of moderate income housing.
   - The City has set forth an effective housing program in this Plan that outlines strategies and barrier reductions that can have positive impacts on encouraging adequate moderate income housing in the City.
   - However, the housing market is presently seeing significant growth and increasing housing prices as a result of economic conditions on a national lever that are impacting households and creating problems outside the control of local government. With these factors, it creates a complex approach to managing housing in general.

Existing Conditions

Monthly housing costs in Washington Terrace city

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

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

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

MODERATE INCOME HOUSING SUPPORTING DATA

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

Population by tenure in Washington Terrace city

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

Median household income in Washington Terrace city

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

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

Housing occupancy in Washington Terrace city

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

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

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

MODERATE INCOME HOUSING POLICY

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

CITY POLICY COMPLIANCE	STATE POLICY RECOMENDATIONS
A. The City will rezone or allow for higher density to promote Moderate Income Housing through the use of the infill property allowance . B. Facilitate housing rehabilitation or expansion of infrastructure that will G. The City is and will encourage higher density housing in proximity to major transit corridors. L. The City will preserve existing Moderate Income Housing through careful planning and code enforcement.	Rezone for higher densities. A. Facilitate housing rehabilitation or expansion of infrastructure that will encourage construction. B. Facilitate the rehabilitation of existing uninhabitable housing stock. C. Consider general fund subsidies or other sources of revenue to waive construction-related fees. D. Create or allow for, and reduce regulations related to, accessory dwelling units. E. Allow for higher density or moderate-income residential development in commercial. F. Encourage higher density residential development near major transit investment corridors. G. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle. H. Allow for single room occupancy developments. I. Implement zoning incentives for low to moderate income units in new developments. J. Utilize strategies that preserve subsidized low to

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

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

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

HOUSING AND REGIONAL TRANSPORTATION PLAN (RTP)

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

Policy and Goals

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

- Encouraging a variety of housing and residential opportunities by establishing a range of residential densities and lot sizes near major transit investment corridors
- Encourage infill development as appropriate.
- Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.

HEALTH, SAFETY & WELFARE

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

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

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

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

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

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

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

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

There are 6 churches located in Washington Terrace City. Four churches belong to The Church

of Jesus Christ of latter-day Saints (LDS) denomination. There is a Spanish-speaking Seventh Day Adventist Church, called "Iglesia Adventista de Septimo Dia." It is located on 5200 South between 300 West and 500 West. The other church is a United Methodist Church, located on 4800 South, west of Bonneville High School. There is also a LDS Church-owned park, located on 5600 S between 100 W and 100 E.

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

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

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

Policy and Goals

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

ENVIRONMENT AND CONSERVATION

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

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

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

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

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

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

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

Policy and Goals

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

PARKS, RECREATION, AND TRAILS

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

Rohmer Park

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

Van Leeuwen Park

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

Victory Park

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

Trails

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

Civic Center

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

Policy and goals

1. Evaluate existing park sites and determine future needs for expansion and improvement.
2. Implement an effective recreation program.
3. Consider new trends in parks and recreation that may be implemented in the City.
4. Implement regional trails planning and development in conjunction with other entities.
5. Identify grant funding for recreation, arts, museums, and parks in the City.
6. Evaluate and improve public facilities where appropriate and feasible.
7. Promote events that unite and foster a sense of community.
8. Promote quality infrastructure, update wayfinding, and improve accessibility.

ECONOMIC DEVELOPMENT

Existing Commercial Development and Revenue

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

Community Reinvestment Agency

The City created an Community Reinvestment Agency (formerly the Redevelopment Agency (RDA) in 1987. There are two (2) project areas in the City. The first area is designed to enhance the area surrounding the Terrace Playhouse. It encompasses the area immediately west of 300 West between approximately 4400 South and 4550 South. The second area surrounds a portion of City Hall, along Adams Avenue Parkway, including areas both north and south of the Ogden Regional Medical Center between 200-300 East on the west and Washington Boulevard on the east. The first area is a neighborhood center. The Terrace Playhouse and its parking lot dominate the first area, surrounded by various small businesses. The second area is made up developed commercial areas. Ogden Regional Medical Center and its associated professional offices make up a large segment of the developed commercial base in this area. Overlays of the Community Reinvestment Agency can be found in Appendix 6.

Unincorporated Land

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

Commercial Core Development

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

Growth and Annexation

Urbanization in the region places new demands on local government to provide services. Some of the services such as culinary water, secondary water, sanitary sewer, storm water, flood control, code enforcement, recycling, solid waste collection and disposal, street, and public safety continue will need to be expanded with growth. Consideration will need to be made to effectively implement these and other services despite growing demands. Appropriate fee increases will be necessary at time. Rate rates will also need to be addressed in the future. Annexation that can expand the City is limited as the region is urbanized. Unincorporated areas should be annexed as some point. The City has an Annexation Policy Plan that can be implemented and updated as needed. The Annexation Policy Plan is in Appendix 9.

.

Policy and Goals

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

PUBLIC UTILITY INFRASTRUCTURE, FACILITIES AND SERVICES

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

Culinary Water

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

Secondary Water.

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

Storm Water

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

Sanitary Sewer

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

Public Works and Roads

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

Solid Waste and Recycling Services

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

Public Safety

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

Accomplishments of Washington Terrace City

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

Recommendations

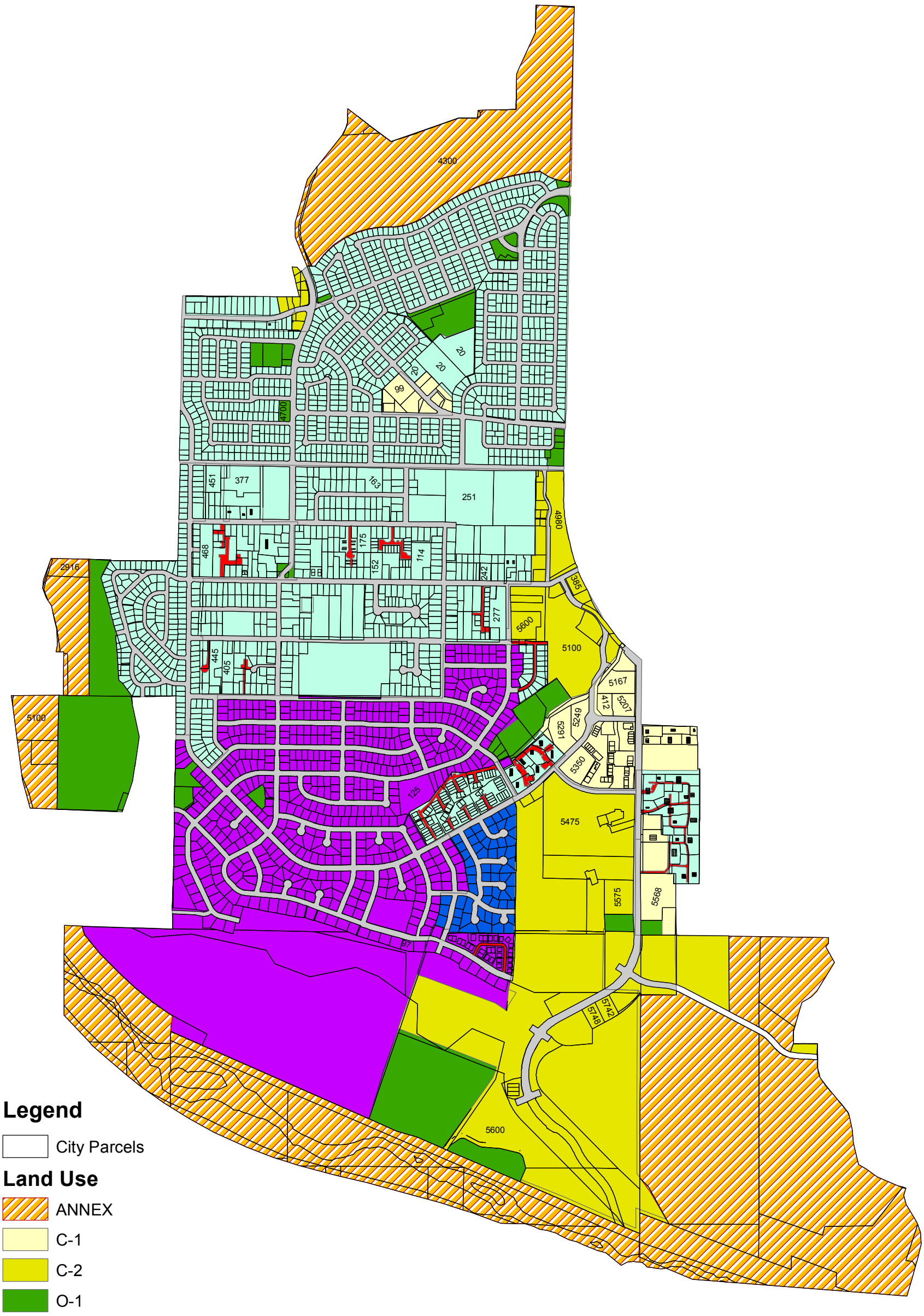
1. Continue to evaluate the growth of the City's undeveloped areas.
2. Evaluate departmental structure and reorganize as needed for efficiency and effective administration.
3. Evaluate the feasibility of an ambulance service.
4. Encourage Moderate Income Housing.
5. Explore grant opportunities to lessen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

APPENDIX

APPENDIX 1: LAND USE MAP AND GENERAL PLAN MAP

Washington Terrace City

Land Use 2014



Legend

- City Parcels

Land Use

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

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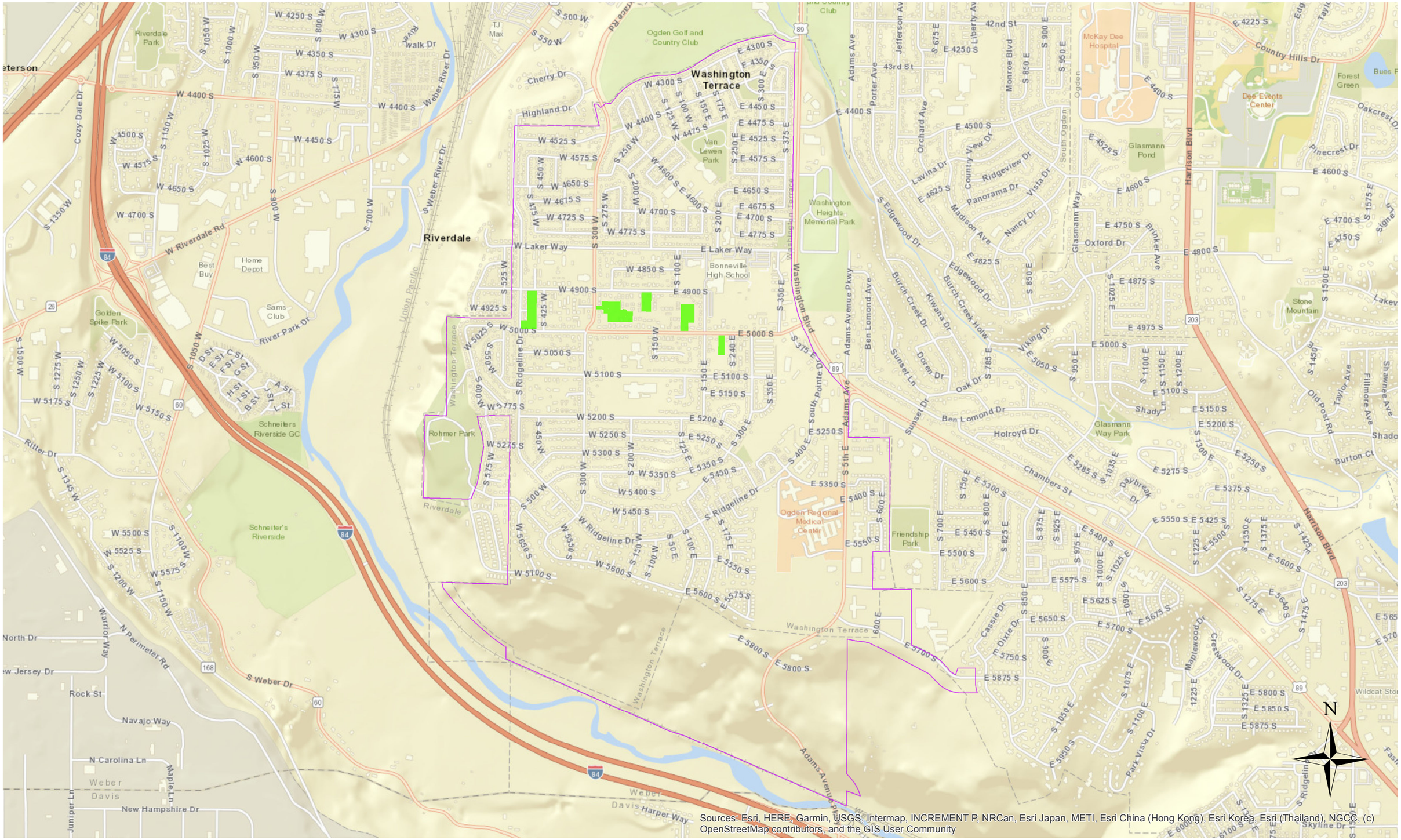
N
W E
S

THE CITY OF Washington Terrace

B. Badley

APPENDIX 2: IN-FILL OVERLAY MAP



THE CITY OF Washington Terrace

Infill Building Progress

Washington Terrace City Infill Locations

Municipal Boundary

1 in = 1,375 ft

0 290 580 1,160

Feet

DATE:

9/19/2019

Washington Terrace City Infill Locations

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SHEET:

1

OF 1 SHEETS

APPENDIX 3: IN-FILL ORDINANCE

WASHINGTON TERRACE CITY
ORDINANCE 18-06

IN-FILL RESIDENTIAL DEVELOPMENT AMENDED

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, AMENDING SECTION 17.10.020.(7), RELATING TO "DENSITY", WITHIN THE "IN-FILL RESIDENTIAL DEVELOPMENT" STANDARDS; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

Section 1: **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Adoption.** Chapter 17.10 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

Chapter 17.10
IN-FILL RESIDENTIAL DEVELOPMENT STANDARDS

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

17.10.010 Purpose and intent.

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

17.10.020 Eligibility.

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

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

ii. Color schemes that promote curb appeal.

iii. Varied rooflines that provide include, decorative dormers, gabled or hipped pitched roofs, and parapets or cornices.

iv. Flat roofs shall not be allowed.

v. Front porches with outdoor lighting.

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

17.10.030 In-fill Planning Approval Required.

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

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

Section 4: **Effective date.** This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2018.

_____

MARK C. ALLEN, Mayor,
Washington Terrace City

ATTEST:

_____

AMY RODRIGUEZ, City Recorder

RECORDED this ___ day of _____, 2018.

PUBLISHED OR POSTED this ___ day of _____, 2018.

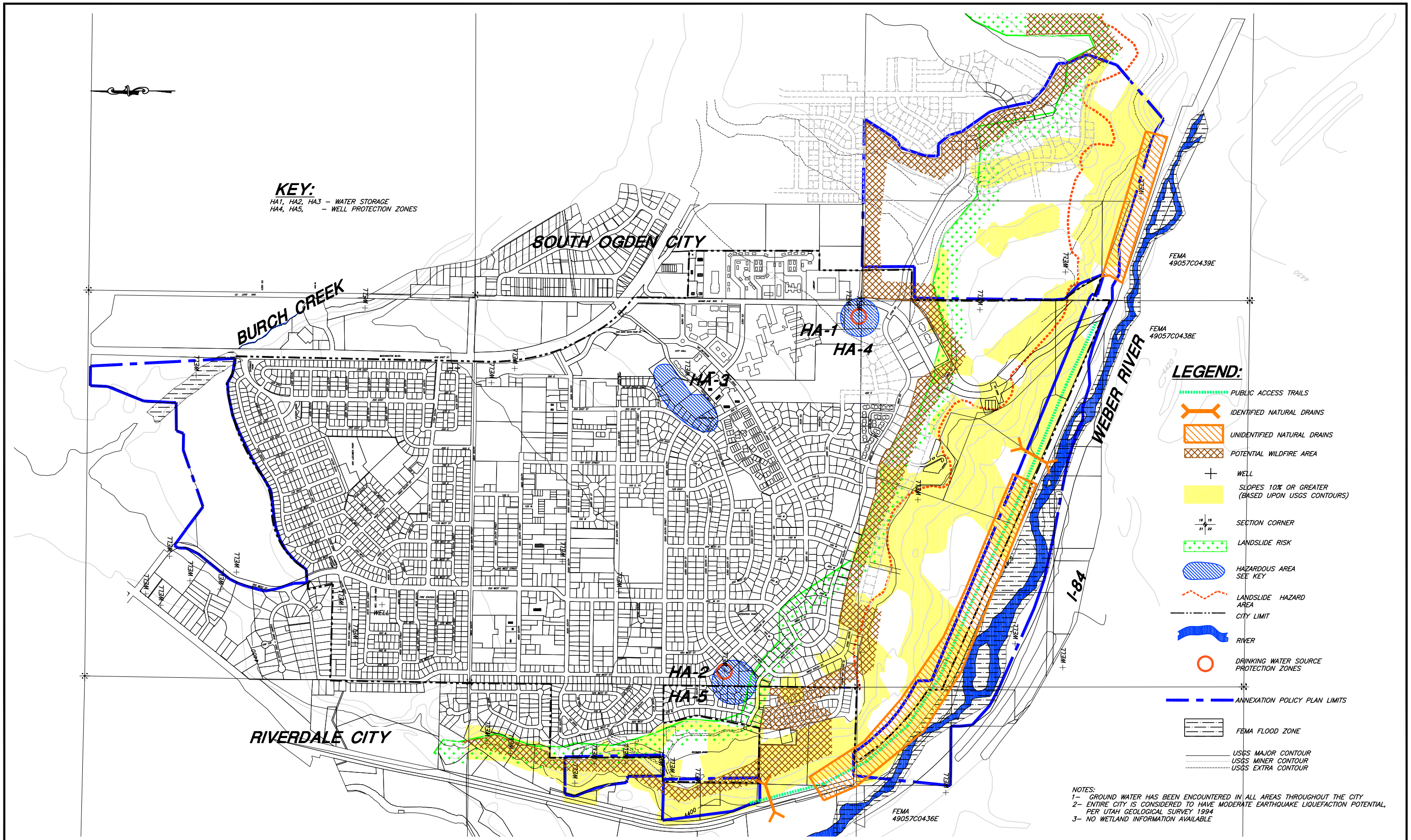
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

_____ DATE:_____

AMY RODRIGUEZ, City Recorder

APPENDIX 4: SENSITIVE LANDS OVERLAY



PROJECT ENGINEER

DATE

REV.	DATE	APPR.	

SCALE: 1" = 1200'

DESIGNED SLS
DRAWN SLS
CHECKED GLS

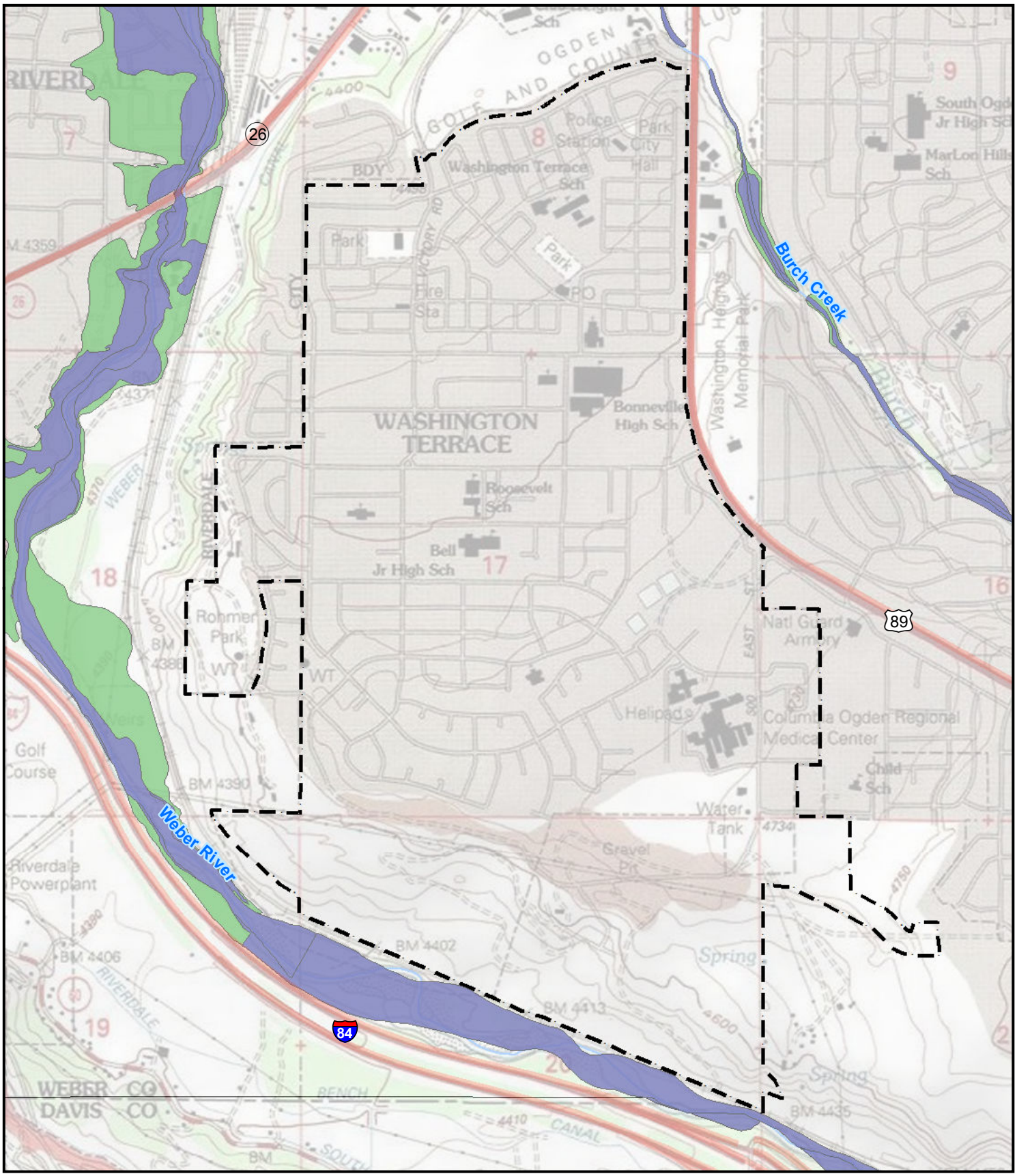
JONES & ASSOCIATES
CONSULTING ENGINEERS
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

WASHINGTON TERRACE CITY
AUGUST 2006

SENSITIVE LAND OVERLAY MAP

SHEET: 1 OF 1 SHEETS
0

APPENDIX 5: FLOOD HAZARD OVERLAY



Washington Terrace City

FEMA Flood Zones

THE CITY OF Washington Terrace

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

N

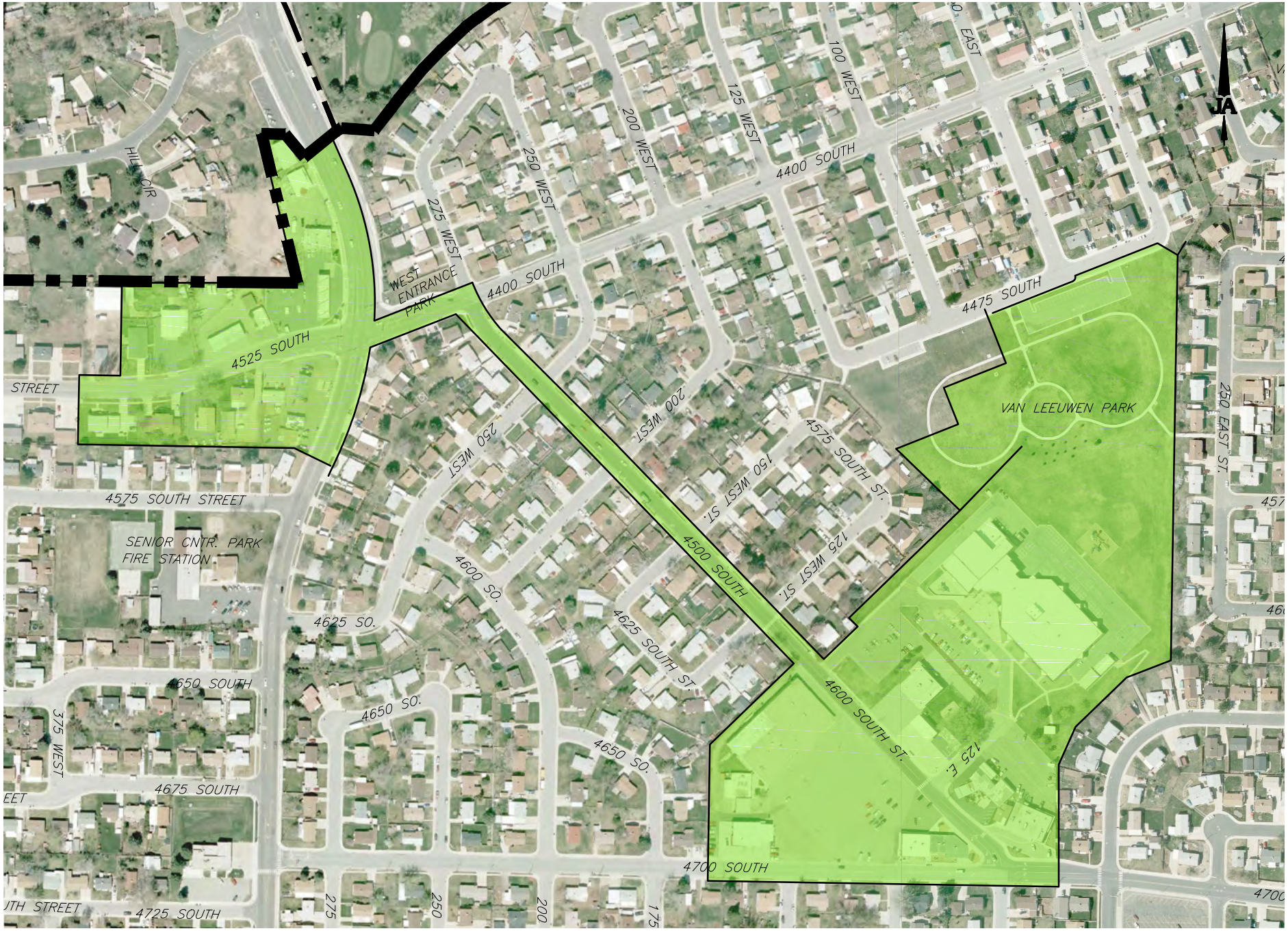
0 2,000 Feet

Map Scale: 1:24,000

Legend

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

APPENDIX 6: COMMUNITY REINVESTMENT AREAS (RDA) MAP



JONES & ASSOCIATES

CONSULTING ENGINEERS

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

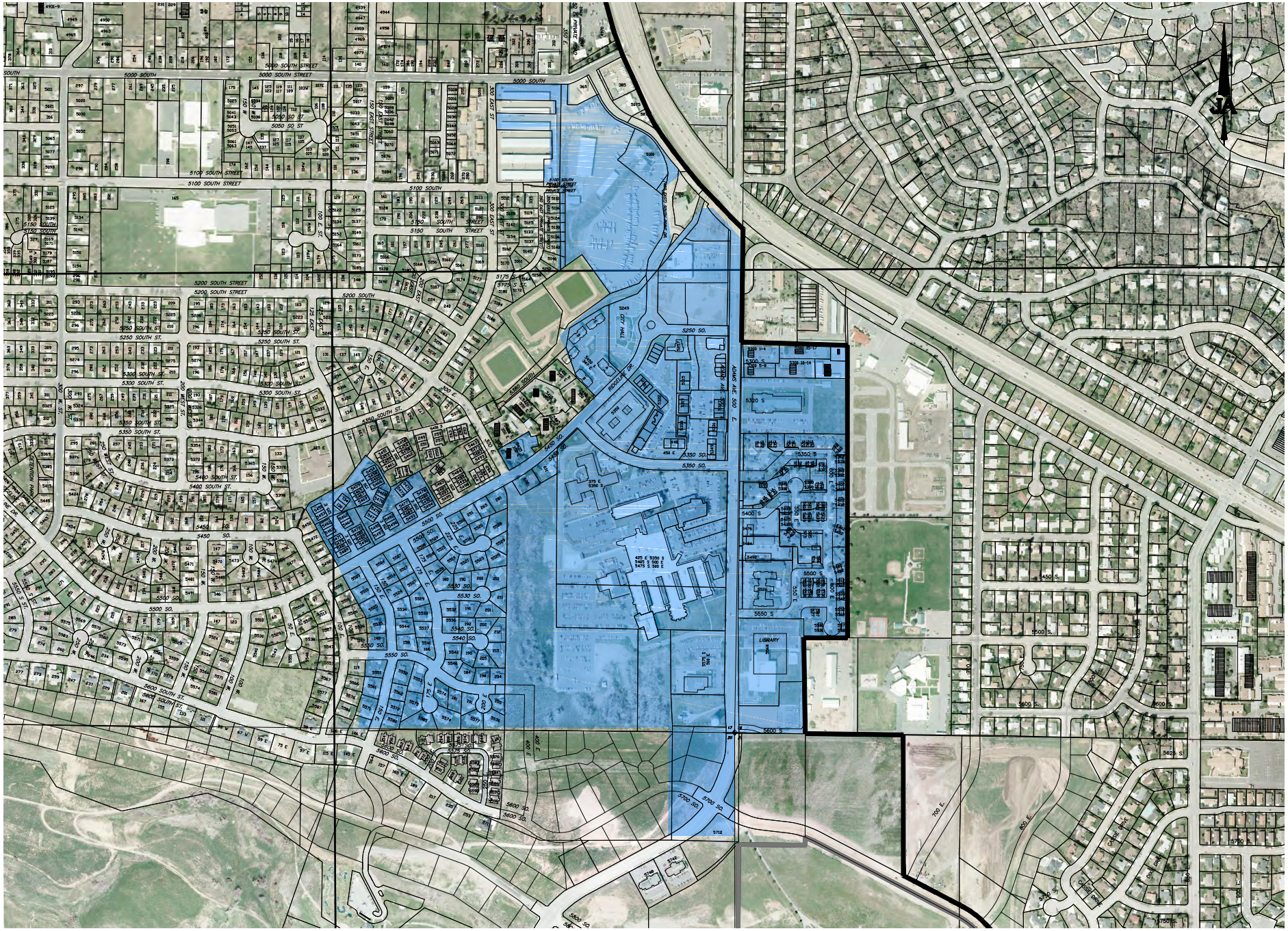
SCALE:
1" = 300'

WASHINGTON TERRACE CITY CORPORATION

SOUTH EAST R.D.A. PROJECT AREA

TAX UNIT 253

SHEET:
1
OF 1 SHEETS
0



JONES & ASSOCIATES

CONSULTING ENGINEERS

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

SCALE:

1" = 300'

WASHINGTON TERRACE CITY CORPORATION

SOUTH EAST R.D.A. PROJECT AREA

TAX UNIT 255

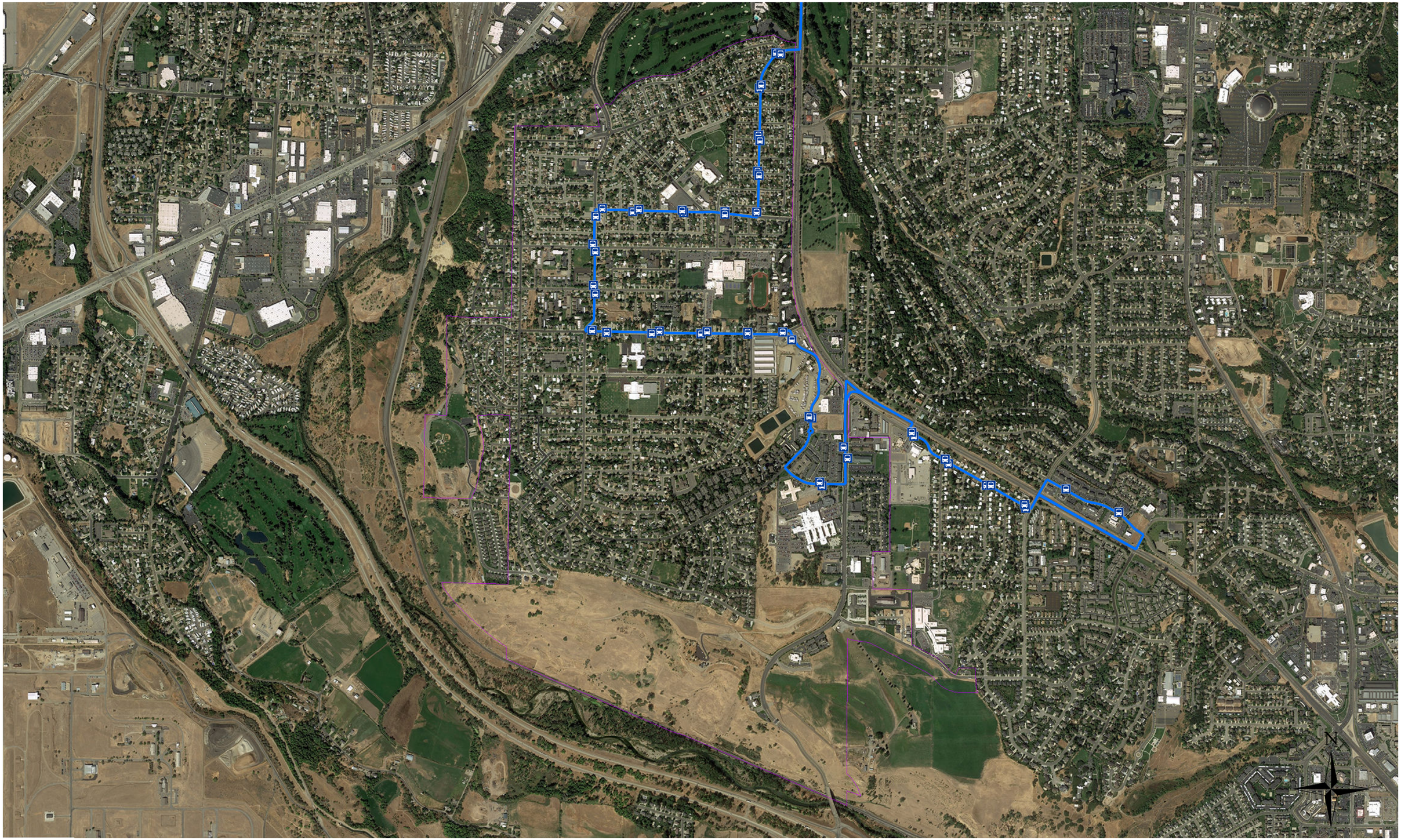
SHEET:

1

OF 1 SHEETS

0

APPENDIX 7: UTA BUS ROUTE



THE CITY OF Washington Terrace

Legend

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

1 in = 1,375 ft

0 295 590 1,180

Feet

DATE:

9/19/2019

Washington Terrace City UTA Bus Route 612

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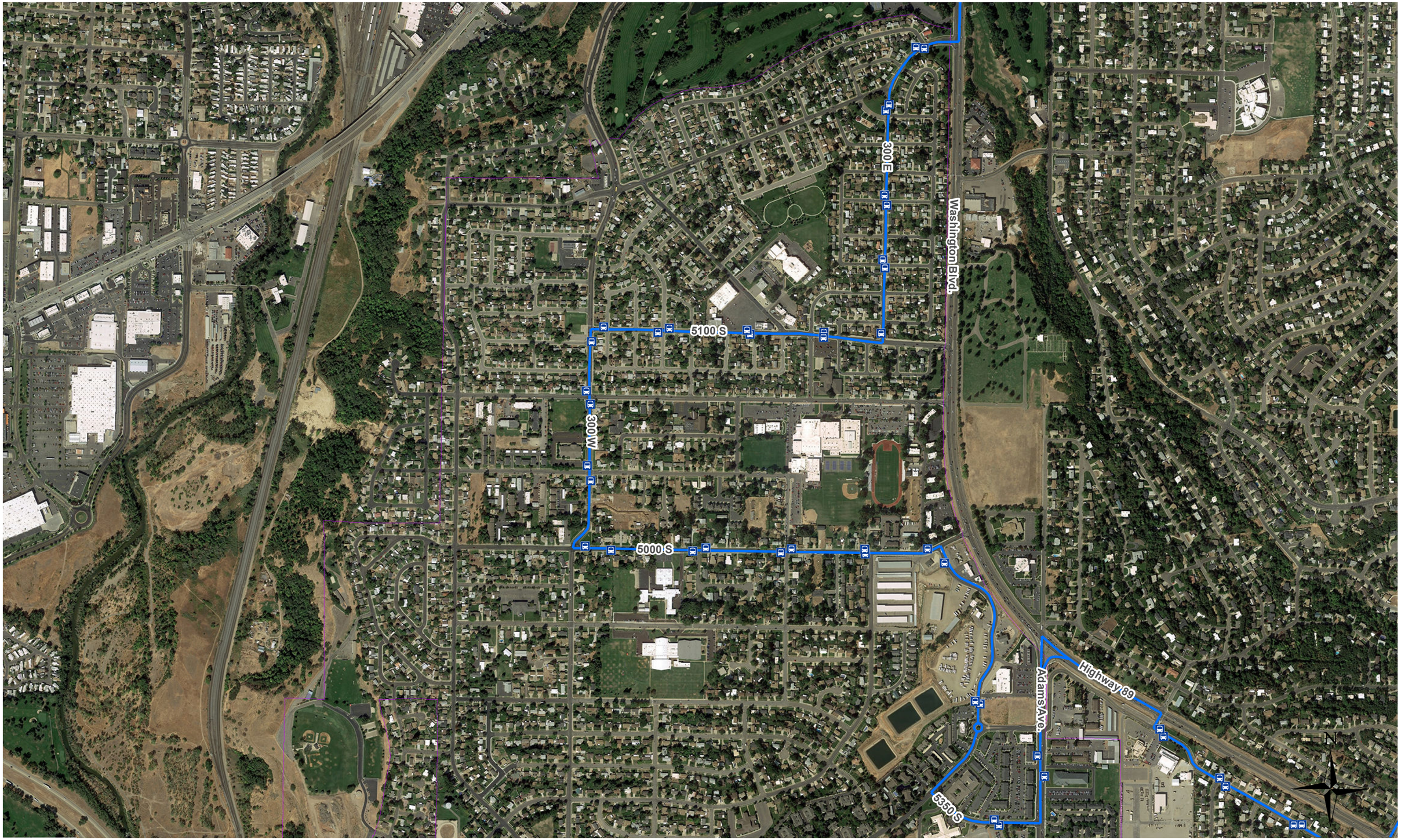

THE CITY OF Washington Terrace

Legend

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

1 in = 765 ft

0 170 340 680
Feet

DATE:
9/19/2019

Washington Terrace City UTA Bus Route 612

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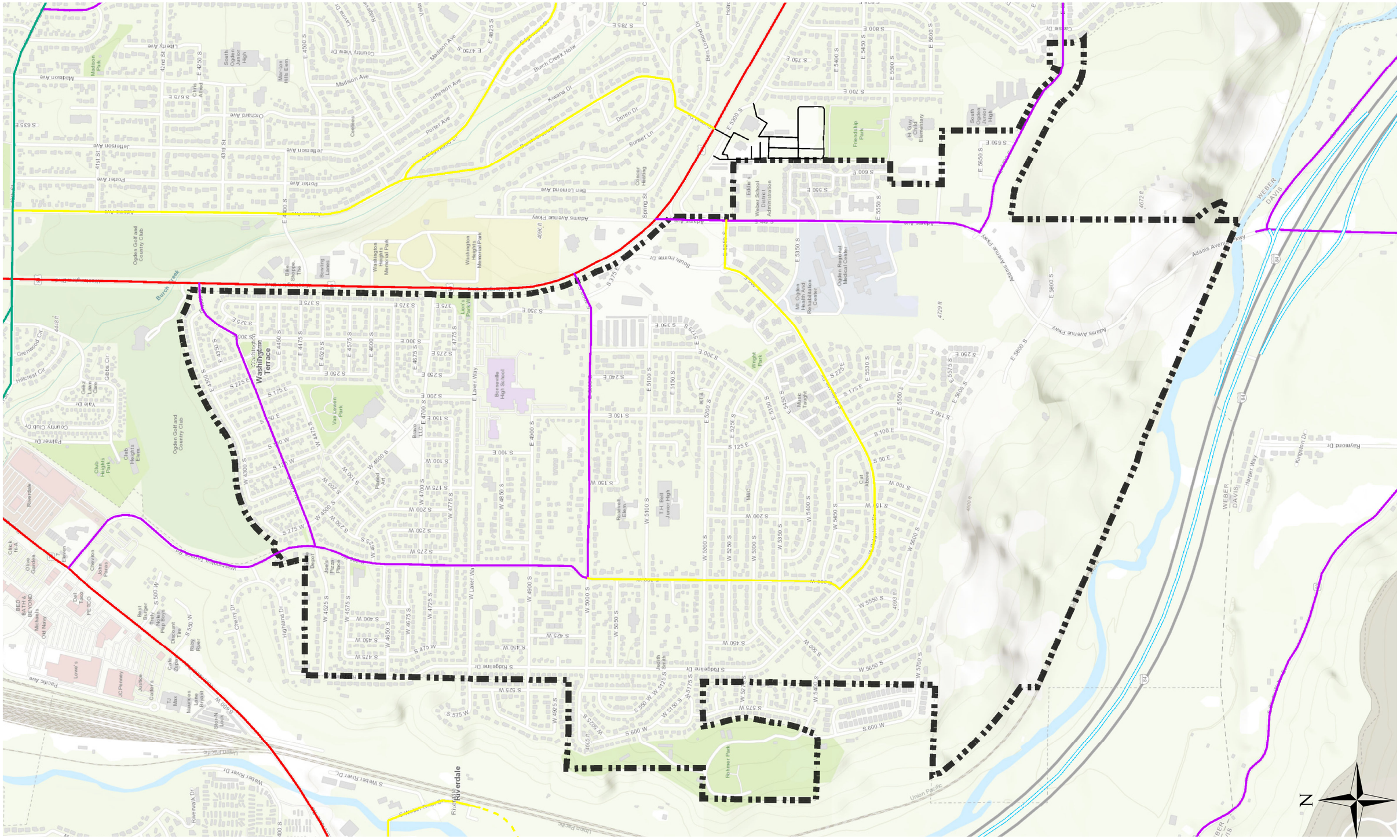
APPENDIX 8: TRAFFIC MAP OF ARTERIAL AND COLLECTOR STREETS



THE CITY OF Washington Terrace

Legend

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

SCALE: 1 in = 1,000 ft

DATE: 9/30/2019

WASHINGTON TERRACE CITY
Roads - Functional Class

Sources:
UDOT Functional Class Layer https://maps.udot.utah.gov/arcgis/services, 2019;
World Topographic Map, ESRI 2019

SHEET: 1 OF 2 SHEETS

APPENDIX 9: ANNEXATION PLAN

WASHINGTON TERRACE CITY CORPORATION

ANNEXATION POLICY PLAN

JANUARY 2003

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

WASHINGTON TERRACE CITY CORPORATION

ANNEXATION POLICY PLAN

LICENSED PROFESSIONAL ENGINEER
No. 181126
GREGORY L. SEEGMILLER
STATE OF UTAH
1/30/03

prepared by

JONES AND ASSOCIATES
Consulting Engineers

4768 South Harrison Boulevard
Ogden, Utah 84403

476-9767

TABLE OF CONTENTS

for

ANNEXATION POLICY PLAN

for

WASHINGTON TERRACE CITY CORPORATION

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APPENDIX

Annexation Policy Map

Comments by Affected Entities

WASHINGTON TERRACE CITY
ANNEXATION POLICY PLAN

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

A. ANNEXATION POLICY MAP.

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

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

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

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

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

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

1. Character of the community:

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

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

Washington Terrace City provides the following municipal services:

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

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

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

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

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

3. Plans for expansion of municipal services:

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

- <u>Police protection</u>

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

- Fire protection

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

- Ambulance service

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

- Culinary Water

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

- Sanitary Sewer

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

- Storm Drainage

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

- Secondary Water

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

4. How services will be financed:

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

- Property tax revenue
- Sales tax revenue

- Utility hookup fees and monthly billings
- Impact fees

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

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

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

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

6. Interests of all affected entities:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2. Infrastructure Costs

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

[1]Costs for the expansion area are proportionately the same as those within the current city limits.
[2]Washington Terrace City Culinary Water Master Plan, Aug 2000
[3]Washington Terrace City Sanitary Sewer Capital Facilities Plan, July 2000
[4]Washington Terrace City Storm Drainage Master Plan, Oct 2000

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

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

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

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

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

J. PRINCIPLES GUIDING ESTABLISHMENT OF EXPANSION AREA BOUNDARIES

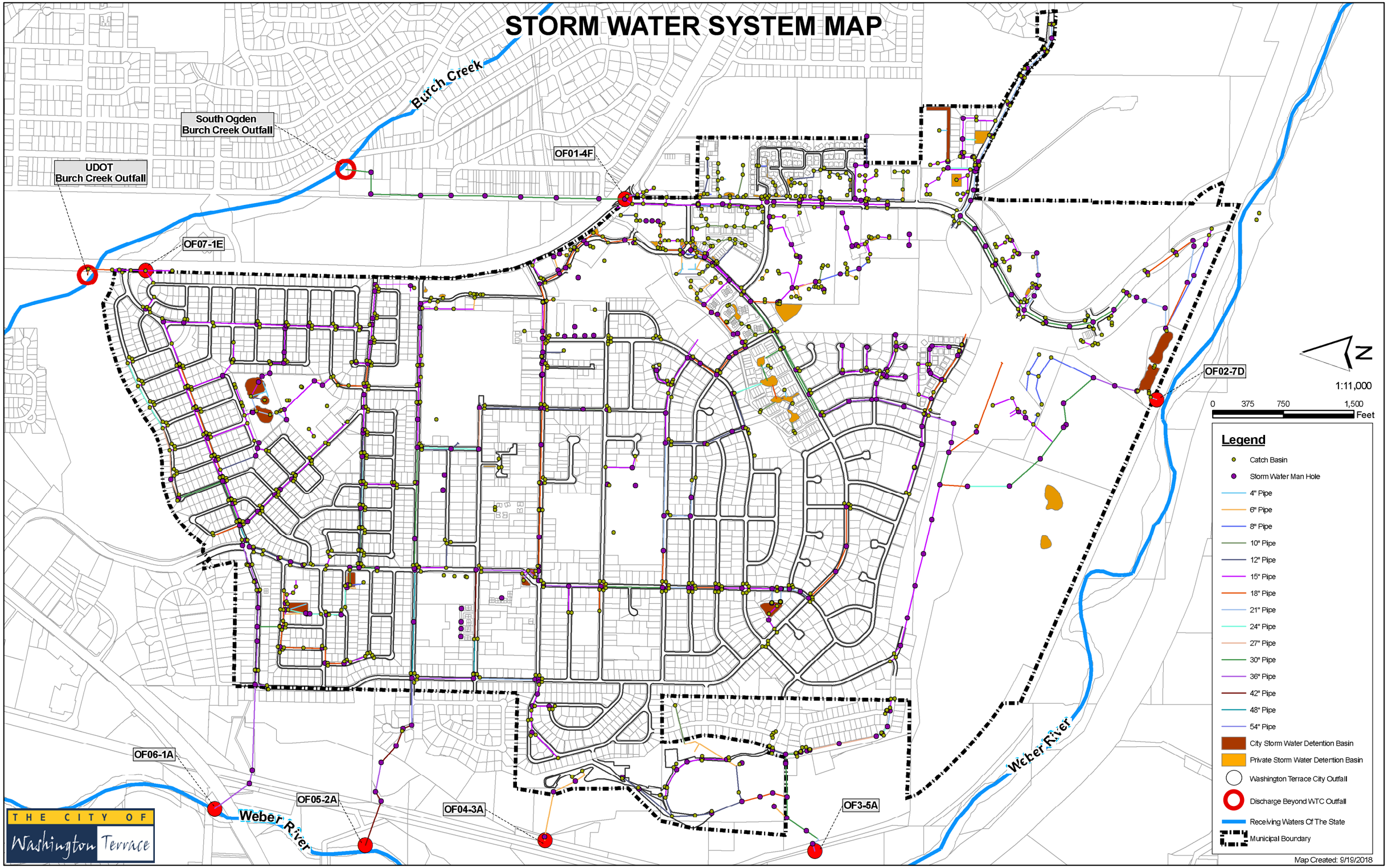
This annexation policy plan and the associated expansion areas are guided by the principles in the Utah Code Section 10-2-401-5, which states:

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

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

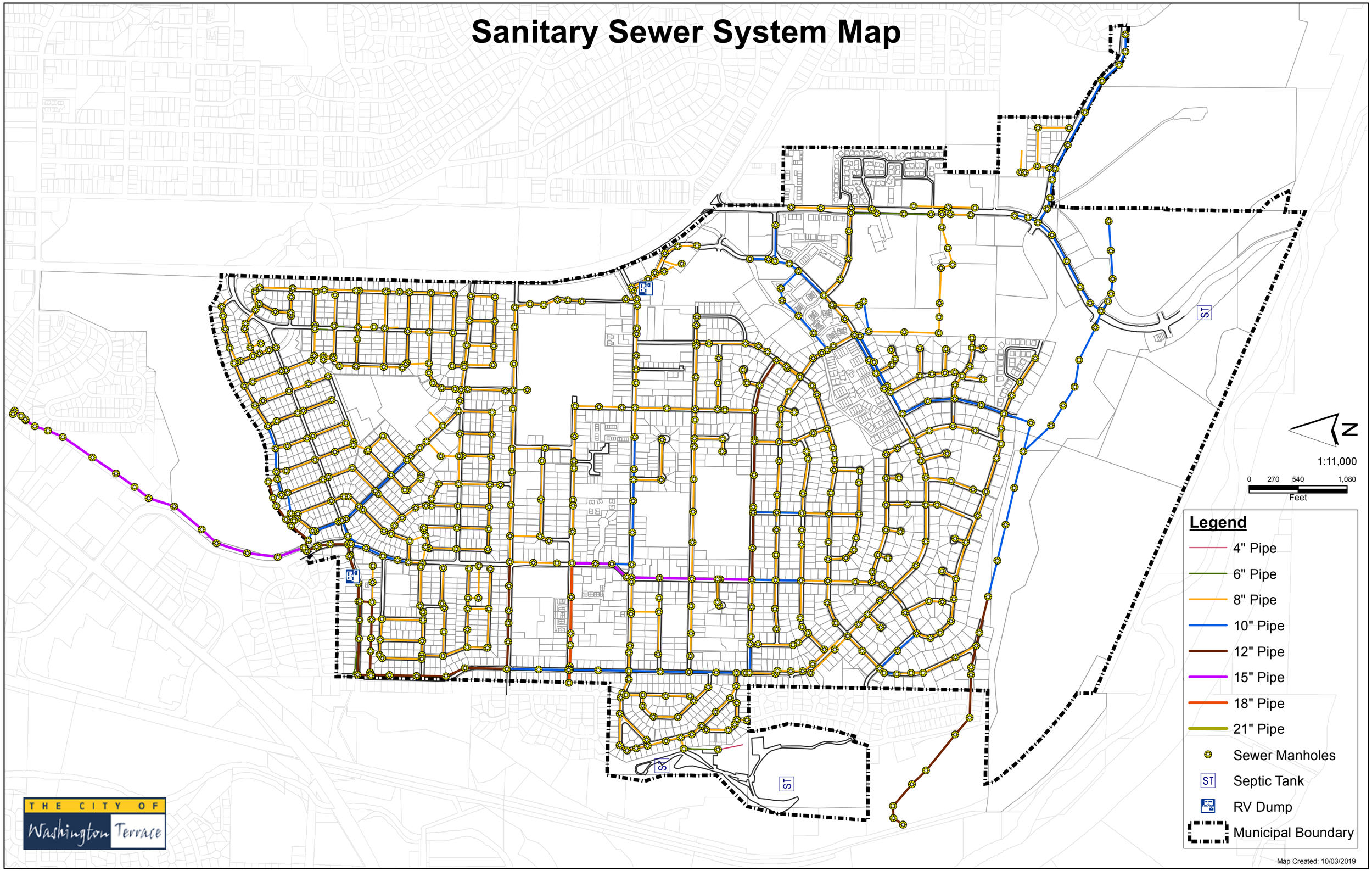
APPENDIX 10: STORM DRAIN SYSTEM MAP

STORM WATER SYSTEM MAP



APPENDIX 11: SANITARY SEWER SYSTEM

Sanitary Sewer System Map



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

C-1 AND C-2 PERMITTED USES

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

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

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

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