

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: February 23, 2022

ACTION REQUESTED: Amended Final Plat approval for the Canyon Greens Commercial Center, located at 2303 North Coral Canyon Boulevard

APPLICANT: Aaron Langston

OWNER: School and Institutional Trust Lands Administration (SITLA)

ENGINEER: Alliance Consulting (Mike Bradshaw)

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Final plat for the Canyon Greens Commercial Center, located at 2303 North Coral Canyon Boulevard. The reason for this amendment is to platt each individual office suite. This will allow each office space to be individually owned.

Staff has reviewed the proposed amended final plat and finds it conforms to the original PCD zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

The Planning Commission reviewed this request on February 16, 2021 and unanimously recommended approval of the Amended Final Plat for the Canyon Greens Commercial Center, based on the following original findings and subject to the following original conditions:

Findings

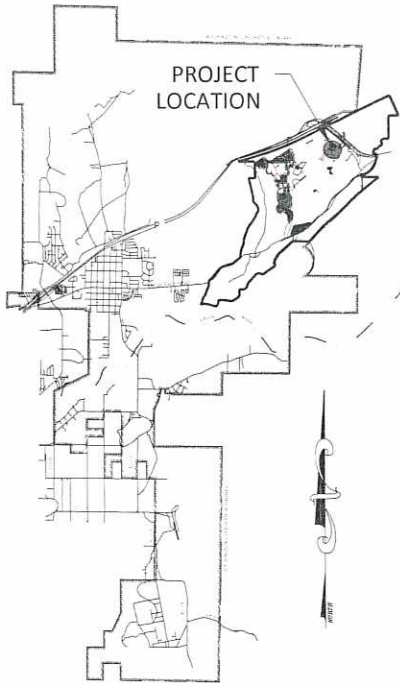
1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and

Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

FINAL PLAT - AMENDED/CONDOMINIUM
CANYON GREENS COMMERCIAL CENTER - PHASE A
LOCATED IN CORAL CANYON
CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH



WASHINGTON CITY VICINITY MAP

GENERAL NOTES AND RESTRICTIONS

- All Drainage improvements within this condominium subdivision are private and are not owned, maintained, or repaired by Washington City. The Association shall be responsible for the maintenance and repair of all Drainage improvements within this condominium subdivision unless otherwise approved and accepted by Washington City as public.
- All Power and Water mainline improvements are public and maintained by Washington City up to and including the Meters. All Fire Hydrants, fire lines and their appurtenances with this condominium subdivision are private and are maintained by the Association. All Sewer mainline and manholes are public and maintained by Washington City. The Sewer Laterals to Buildings are private and shall be maintained by the Association.
- The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this condominium subdivision resulting from damage or destruction caused by Washington City in installing, maintaining, repairing, or replacing public power, water, and sewer improvements.
- In addition to annual, usual, and special assessments for maintenance and common non-public improvements contained within this condominium subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this condominium subdivision resulting from damage or disruption caused by Washington City, their franchisees, in installing, maintaining, repairing, or replacing power, water, and sewer improvements.
- By recording this condominium subdivision plat, easements are hereby granted within all common and limited common areas within this condominium subdivision for installation access, maintenance, and repair of all public utilities.

NOTES

- To the extent that Washington City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of the Association, its successors or assigns, Washington City is hereby granted authority to require that the Association, its successors or assigns, assess its members for the purpose of reimbursing Washington City for the reasonable expense of any such maintenance or repairs.
- All Common and Limited Common areas shown on this plat are subject to a public utilities, drainage, and irrigation easement for installation and maintenance of improvements and such easement shall be subject to the right of Washington City to require the Association to assess its members to repair streets, landscaping, etc., where needed to repair or replace the public utilities. (See Declaration)
- The Basis of Bearing is the East Section Line of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, between the Northeast Corner and the East 1/4 Corner. The bearing is South 00°22'33" West and measures 2655.06 feet.
- The Benchmark for this project is the Southeast Corner of Sec. 7, T42S, R14W. The elevation is 2940.24 ft.
- The plat is to be amended to change the current building to include condominium spaces.

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into private streets, private area, common area, limited common area and public easements in compliance with the provisions of 57-8-13(1) of the Condo Act, to be hereafter known as:

CANYON GREEN COMMERCIAL CENTER - PHASE A

And that the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

Date: _____

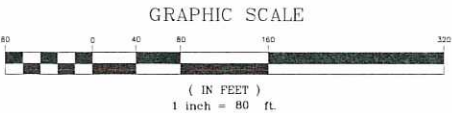
Michael W. Bradshaw, R.L.S.

Certificate No. 4804681



NOTES:

- Limited Common Areas include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other apparatus or area intended to serve a particular unit, but located outside the boundaries of the Units.
- All angles of the building are at 90° or 45° unless otherwise noted on plat.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the above-described tract of land having caused the same to be subdivided into units, easements, common area, and limited common area, to be known hereafter as:

FINAL PLAT - AMENDED/CONDOMINIUMS
CANYON GREENS COMMERCIAL CENTER - PHASE A

do hereby dedicate to Canyon Greens Commercial Center Owners Association the common use of the property owners, but not to the use of the general public, all common and limited common areas shown on this plat, in accordance with the "Declaration of Covenants, Conditions and Restrictions" applicable to Entry No. _____, Book _____, Pages _____, recorded in the office of the Washington County Recorder, and any amendments thereto. Said declaration and any amendments there to are hereby incorporated and made part of this plat. Reference is made to said Declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to Washington City and to each public utility providing utility services, non-exclusive easements for installation and maintenance of public utilities and drainage facilities over, on under and across the utility easements as shown on this plat, subject however, to a prior reservation of the mineral estate in the lands so conveyed and dedicated. All units, common and limited common areas, lots, parcels, streets and easements are as noted or shown.

In witness whereof, we have set our hands this _____ day of _____, 2022.

CORAL CANYON TOWN CENTER, L.L.C.
CORAL CANYON TOWN CENTER, A LIMITED LIABILITY COMPANY

Name: _____ Date: _____
Title: _____

ACKNOWLEDGMENT

State of _____
County of _____ } S.S.

On the _____ day of _____, 2022, personally appeared before me _____, who being by me duly sworn did say that he is the manager of Coral Canyon Town Center, L.L.C., and that he executed the foregoing Owner's Dedication in behalf of said entity, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

My Commission Expires: _____

Notary Public
Residing In: _____

APPROVAL OF PUBLIC WORKS

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ 2022.

PUBLIC WORKS, WASHINGTON CITY

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2022.

ENGINEER, WASHINGTON CITY

APPROVAL of the PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 2022, THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.

CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH

APPROVAL and ACCEPTANCE by WASHINGTON CITY, UTAH

WE, THE MAYOR AND THE CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF ITS _____ DAY OF _____, A.D. 2022, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING NO THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL as to FORM

APPROVED AS TO FORM,
THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY, WASHINGTON CITY

RECORDED No.

WASHINGTON COUNTY RECORDER

received
1-26-22

Revised

SHEET
1
OF 4 SHEETS

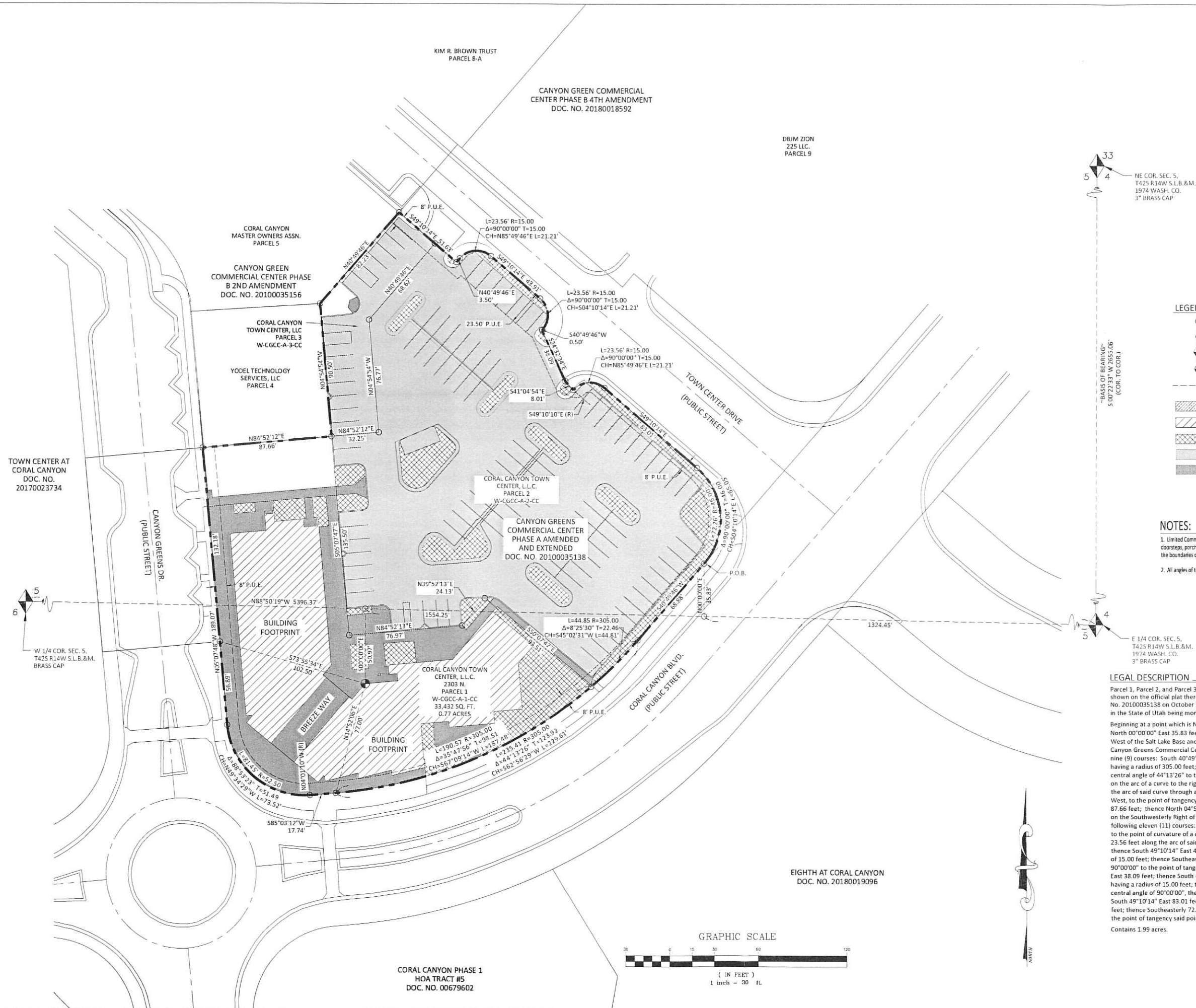
ALLIANCE CONSULTING
A Planning and Engineering Firm



CONDOMINIUM PLAT
FOR
CORAL CANYON TOWN CENTER
LOCATED IN
CORAL CANYON
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

DATE:	11-9-20
JOB NUMBER:	4553-20
SCALE:	1"=80'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME:	Coral Canyon Office #1 Condo Plat

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84790-0577 Tel (435) 673-8060 Fax (435) 673-8065

[illegible]

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N. Coral Canyon Blvd., Suite 201, Washington, Utah 84780-0577 Tel. (435) 673-8868, Fax. (435) 673-8865

CONDOMINIUM PLAT
FOR
CORAL CANYON TOWN CENTER
LOCATED IN
CORAL CANYON
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

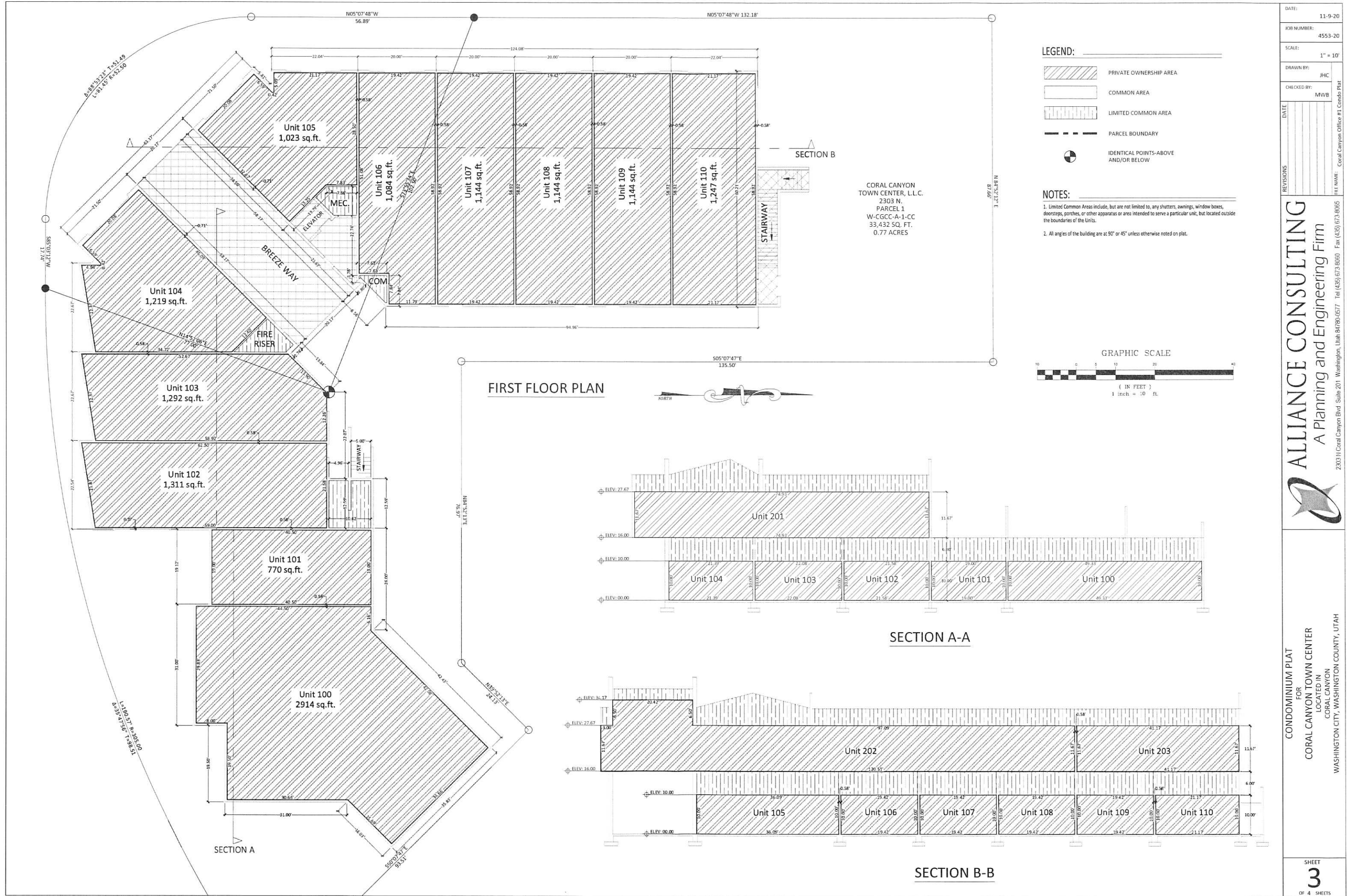
SHEET
2
OF 4 SHEETS

LEGAL DESCRIPTION

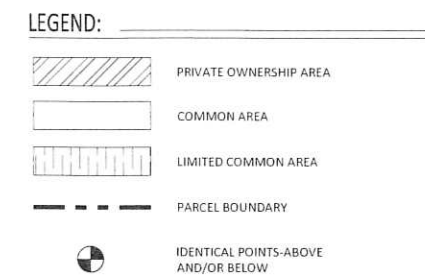
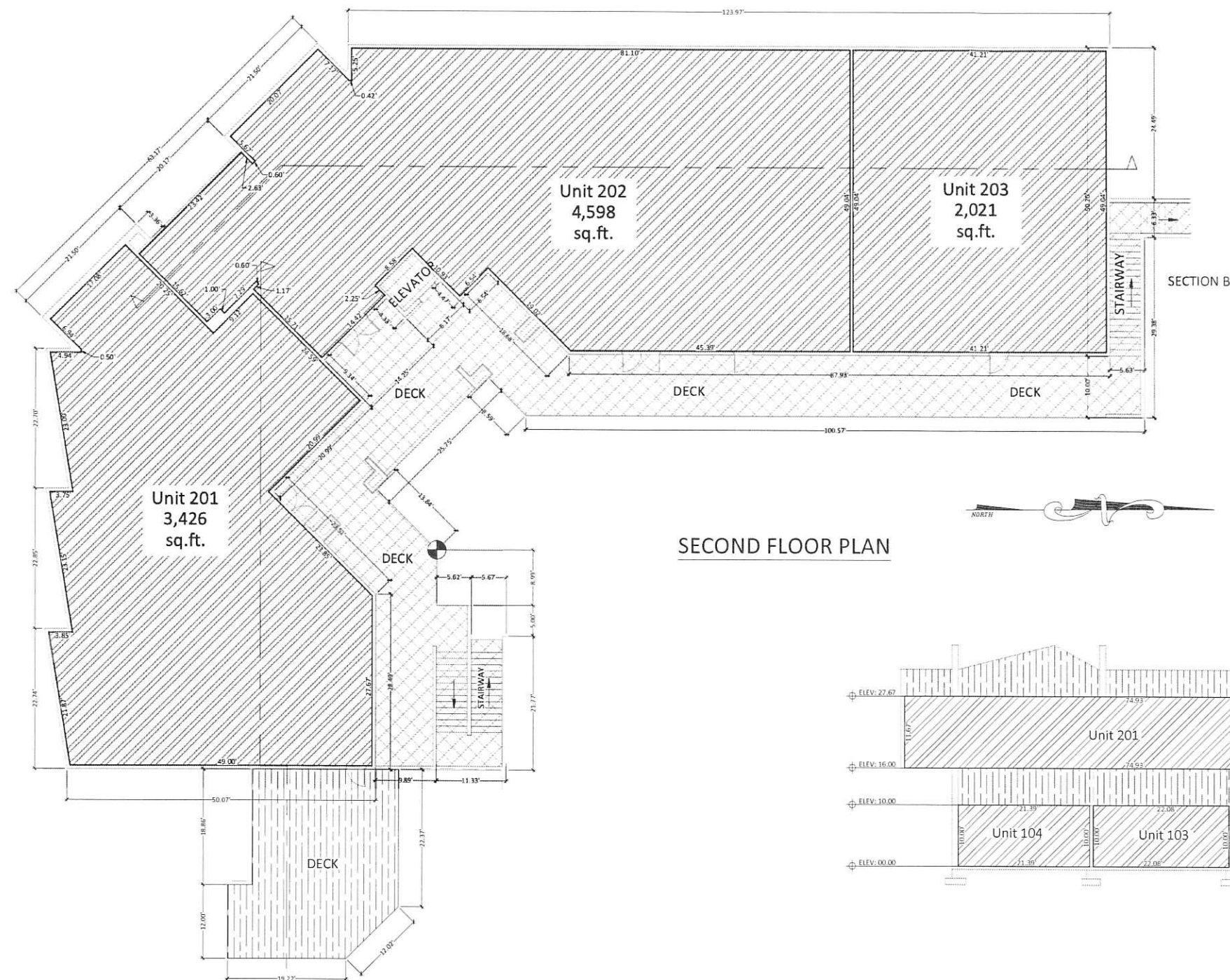
Parcel 1, Parcel 2, and Parcel 3 of Canyon Greens Commercial Center Phase A - Amended & Extended as shown on the official plat thereof and recorded as document No. 20100035138 on October 20, 2010 in the office of the Washington County Recorder, in said County, in the State of Utah being more particularly described as follows:

Beginning at a point which is North 88°50'19" West 132.4745 feet along the Center section line and North 00°00'00" East 35.83 feet from the East 1/4 corner of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian said point also being a point on the Easterly boundary line of Canyon Greens Commercial Center and running thence said boundary line through the following nine (9) courses: South 40°49'46" West 68.88 feet to the point of curvature of a curve to the right having a radius of 305.00 feet; thence Southwesterly 235.41 feet along the arc of said curve through a central angle of 44°13'26" to the point of tangency; thence South 85°03'12" West 17.74 feet to a point on the arc of a curve to the right having a radius of 52.50 feet; thence Northwesterly 81.45 feet along the arc of said curve through a central angle of 88°53'23", the radial direction bears North 04°01'10" West, to the point of tangency; thence North 05°07'48" West 189.07 feet; thence North 84°52'12" East 87.66 feet; thence North 04°54'54" West 90.50 feet; thence North 40°49'46" East 82.23 feet to a point on the Southwesterly Right of Way of Town Center Drive; thence said said Right of Way through the following eleven (11) courses: South 49°10'14" East 51.63 feet; thence North 40°49'46" East 3.50 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence Northeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 49°10'14" East 43.91 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence Southeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency; thence South 40°49'46" West 0.50 feet; thence South 24°32'34" East 38.09 feet; thence South 41°04'54" East 8.01 feet to a point on the arc of a curve to the right having a radius of 15.00 feet; thence Northeasterly 23.56 feet along the arc of said curve through a central angle of 90°00'00", the radial direction bears South 49°10'10" East, to the point of tangency; thence South 49°10'14" East 83.01 feet to the point of curvature of a curve to the right having a radius 46.00 feet; thence Southeasterly 72.26 feet along the arc of said curve through a central angle of 90°00'00" to the point of tangency said point also being the point of beginning.

Contains 1.99 acres.

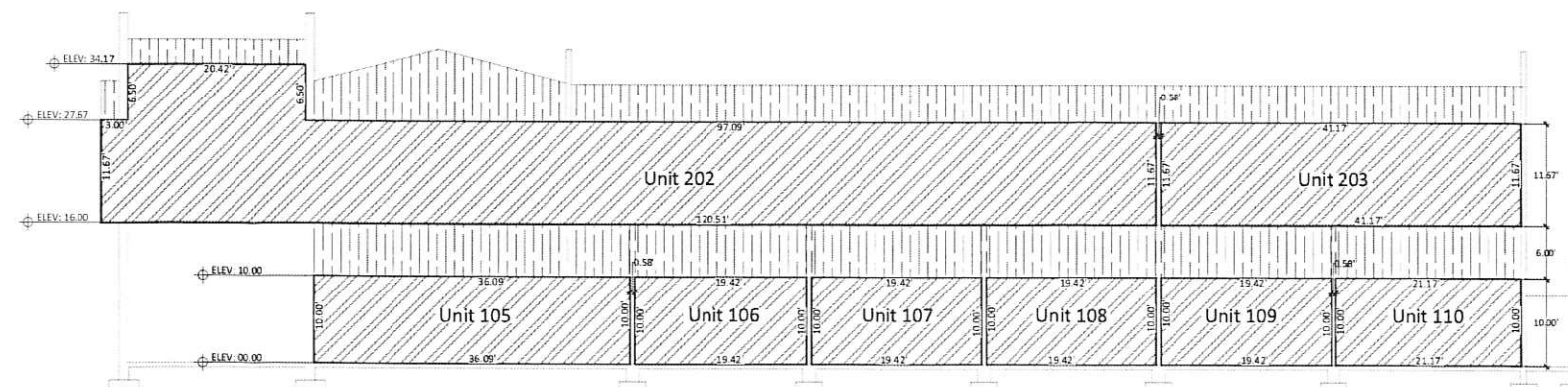
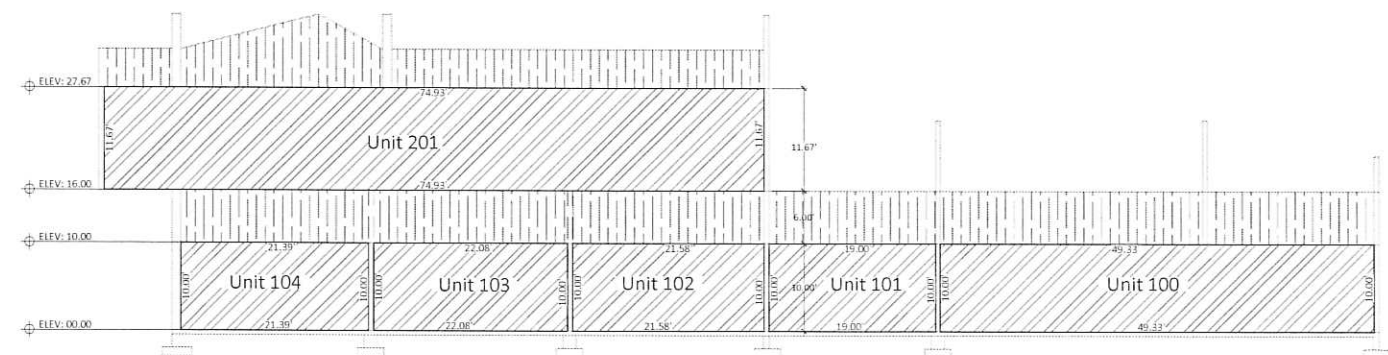
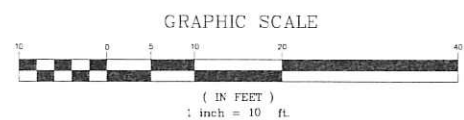


DATE:	11-9-20
JOB NUMBER:	4553-20
SCALE:	1" = 10'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	



NOTES: _____

1. Limited Common Areas include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other apparatus or area intended to serve a particular unit, but located outside the boundaries of the Units.
2. All angles of the building are at 90° or 45° unless otherwise noted on plat.



Washington City

Printed: 02/17/2022

Washington County Fair Parade and Kick Off Party

04/19/2022 - 04/19/2022

Special Event

General

Permit/License #

Special Event 22-002

Reference Number

81634880-7fad-11ec-817e-05fae7f006c0

Status

Active

Application Status

Under Review

Event Information

Event Name (this is a custom event)

Washington County Fair Parade and Kick Off
Party

Start and End Dates

04/19/2022 - 04/19/2022

Location

Dates

04/19/2022 - 04/19/2022

Application Review Status

Pre-Review Approved

Date Submitted

01/27/2022

Zoning Approved

Fire Approved

Police Approved

Wastewater Approved

Management

City Council Not Reviewed

Public Works Approved

Leisure Services Approved

Final-Review Not Reviewed

Fees

Over 300 Attendees (First Block) \$150.00

Subtotal **\$150.00**

Amount Paid **\$0.00**

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Marcia

Applicant Last Name

Whitney

Mailing Address

1802 S 30 W

City

Washington

State

UT

Zip

84780

Contact Phone

(435) 668-6626

Contact Email

marcia.whitney80@gmail.com

Event Location Address

75 E Telegraph

City

Washington

State

UT

Zip

84780

Purpose of Event

Celebrate Washington County Fair with kick off parade and party

Expected Attendance

Over 300

Event Duration

4 hours or less

Description of Event

Parade line up at 4:30pm on corner of 300 E and 200 N. Parade starts at 6pm (city parade route). 4 announcer stations. Following parade will be free inflatables, contests and giveaways at Veterans Park 7-9pm.

Will you be using a PA sound system?

Yes

Type of sound system:

standard PA speaker with microphone

Please list all types of entertainment at the Event

At Veterans Park will have a DJ for music and announcements, Bingo game and Menchie's Frozen Yogurt eating contest. Free bounce houses to play on.

Will there be vendors at this event?

Yes

Will event include sale of goods?

Yes

Please upload Event Site Diagram/Layout

 County Fair Kick off Party Layout .pdf

Please upload signage plan

 Parade Map (2).pdf

Please upload Certificate of Liability Insurance

 WAS Washington City.pdf

Security Director First Name

Brock

Security Director Last Name

Bentley

Security Director Mobile Phone #

(435) 773-8240

Security Director Email

bbentley@washeriff.net

Will the event require any street closures?

Yes

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Marcia Whitney - 01/27/2022 1:12 pm

Messages

01/31/2022 11:36 am - Lexi Ruesch

Marcia,

The Police Department is requesting that there be a maximum number of floats allowed in the parade. They also would appreciate verbal confirmation that there will be no parade stacking on Community Center Drive.

Please let me know if you can consent to these conditions.

Thank you,

Lexi

Comments:

01/31/2022 14:18 pm -

In order to answer the parade entry limit, I would need to know exactly where we can stage everyone, is it just on 300 E between 200 N and 300 N. Cuz that would limit how many and what kind of entries I could take. Since I wouldn't be able to use Community center drive.

01/31/2022 14:34 pm - Jason Williams

You can stack on 300 E North of Community Center Drive as far north as needed. As long as we can keep Community Center Drive open so residents can access their property north of the staging point. Last year this parade was nearly 2 hours long and we can't impact the roadways for that amount of time.

01/31/2022 15:11 pm -

We can stage on 300 East. We average 55 parade entries for the fair parade. Last year we saw 70 entries, a record. I think moving the parade up from the August heat made a difference in entries.

02/03/2022 14:09 pm -

Chief Williams, We are planning on having the County Sheriff officers come help with the parade. We will line up only along 300 East north of 200 N and move the check in table to north east corner of 300 E and 200 N. Line up will be between 4:30-5:30pm. At 5:30pm we will have the commissioners judge the parade entries and then at 5:45pm we will do a ribbon cutting ceremony in front of the museum to officially kick off the fair. Please let me know if you have any other concerns. We love this city, its a great parade city and we want to make sure you are happy.

02/04/2022 11:14 am - Jason Williams

Can I get the names of the deputies coming over to help so we can add them to our traffic plan for the parade route. Are they also staying on scene for the events in the park?

02/04/2022 11:16 am - Jason Williams

Can you also update or upload a new map to show the designated staging area? Will there be advanced notification given to the residents of the road closures and detours?

02/04/2022 11:32 am -

I will send you a new parade map. Deputy Bentley will know who will be working and right now its too far out to know, but we will have officers at the parade and the kick off party.

Would a digital sign on 300 E be sufficient in letting the residents know of the parade? As well as

social media posts, the fair magazine, mailers, and the parade A-frame signs on 300 E and 200 N and in front of Veterans park. We want to accommodate the best we can.

Internal Notes

01/27/2022 16:36 pm - Jason Williams

I want there to be a maximum number of floats allowed in the parade. Also I will not approve any stacking on Community Center Dr. Can these details be added in the application, prior to approval.

01/31/2022 14:25 pm - Lexi Ruesch

@{{user||5e824d2d3f125800107dbc62||Jason Williams}} Could you clarify and answer her questions regarding this in the chat?

01/31/2022 14:36 pm - Jason Williams

yes I responded

02/03/2022 14:13 pm - Lexi Ruesch

@{{user||5e824d2d3f125800107dbc62||Jason Williams}}@{{user||617707999c3e91001c1a223d||Benjamin Rae}} If you could review to make sure everything looks okay, that would be awesome!

02/04/2022 9:51 am - Jason Williams

They haven't changed anything that I have requested. My status will remain denied.

02/04/2022 11:17 am - Jason Williams

I saw the additional messages. Im communicating with the applicant.

Main Street

Food Vendors

CHURCH

Power source

Museum

Bathroom

Pavilion

CONTESTS
Bingo and
menchie's

playground

Announcer

Gazebo

Dance Party

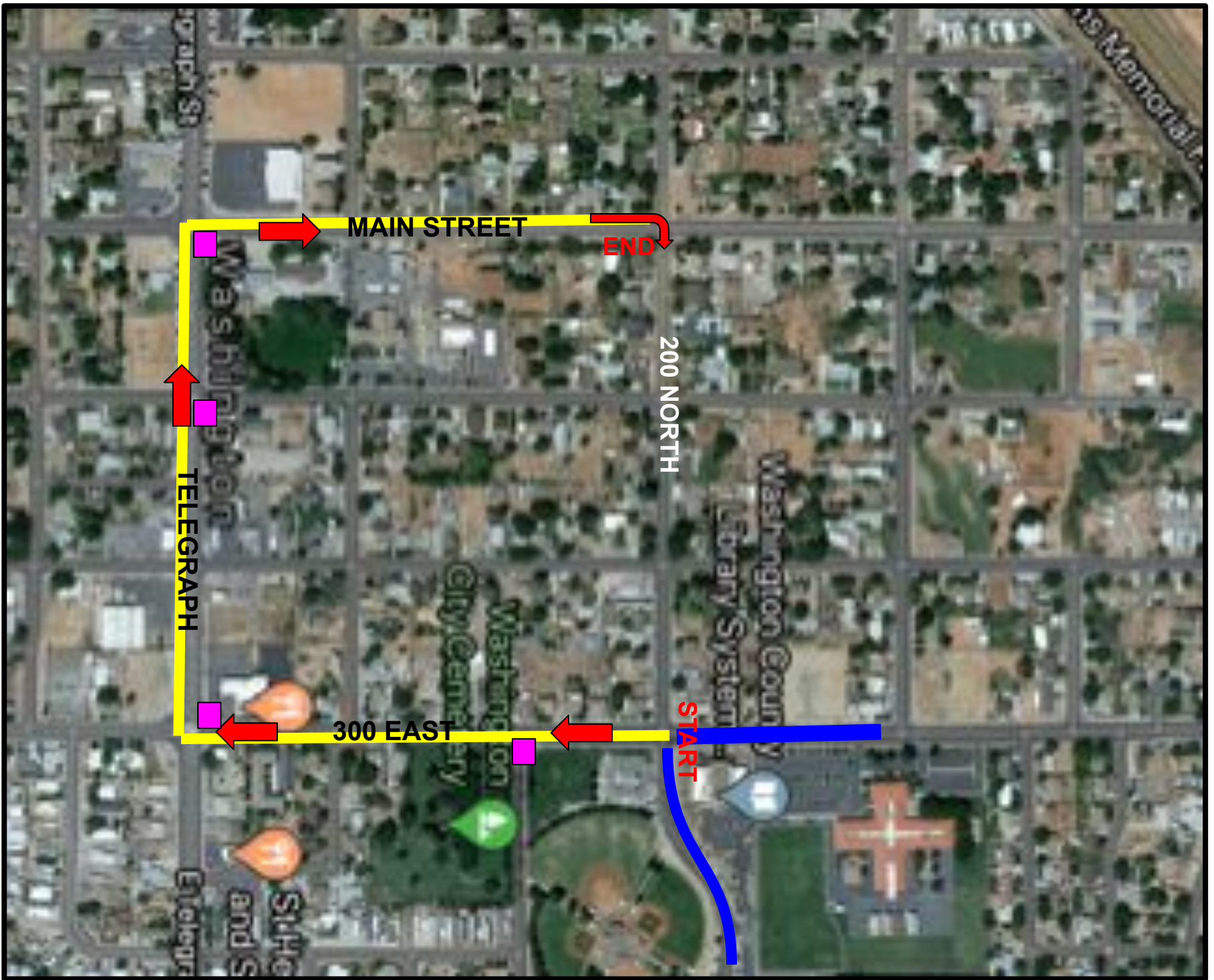
INFLATABLES

FOOD VENDORS (2 OR 3)

Parking Lot

N

100 E



Wilson Electronics Company Picnic

Special Event 22-004

05/05/2022 - 05/05/2022

59c7e600-8840-11ec-81b0-eda77b5c4cc0

Special Event

General

Active

Under Review

Event Information

Wilson Electronics Company Picnic

05/05/2022 - 05/05/2022

Dates

05/05/2022 - 05/05/2022

1:00 pm - 4:00 pm

Setup: 12:00 pm

Takedown Complete: 5:00 pm

Application Review Status

Pre-Review	Approved	02/07/2022
Zoning	Approved	
Fire	Approved	
Police	Approved	
Wastewater Management	Approved	
City Council	Not Reviewed	
Public Works	Approved	
Leisure Services	Approved	
Final-Review	Not Reviewed	

Fees

200-300 Attendees (First Block)	\$75.00
Subtotal	\$75.00
Amount Paid	\$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name

Mary

Applicant Last Name

Curtis

Mailing Address

3301 E Deseret Dr

City

St George

State

UT

Zip

84790

Contact Phone

(816) 582-4004

Contact Email

mcurtis@wilsonelectronics.com

Event Location Address

1250 N Highland Pkwy

Park/Trail Name

Highland Park

City

Washington

State

UT

Zip

84780

Purpose of Event

Company Picnic

Expected Attendance

200-300

Event Duration

4 hours or less

Description of Event

200 people maximum. Will cater food; play music, volleyball, kickball, cornhole, tug-o-war.

Will you be using a PA sound system?

Yes

Type of sound system:

Will use playlist from a computer, with a few speakers and a microphone.

Please list all types of entertainment at the Event

Music from playlist. May have a dance off contest.

Will there be vendors at this event?

No

Will event include sale of goods?

No

Please upload Event Site Diagram/Layout

 Highland Park Set Up Wilson Electronics 9-9-21.pdf

Please upload signage plan

 No Signage Summer Picnic 22.pdf

Please upload Certificate of Liability Insurance

 Washington City Parks and Recreation.pdf

Washington City Tax ID #

61-1707635

Security Director First Name

Travis

Security Director Last Name

Alexander

Security Director Mobile Phone #

(435) 256-7597

Security Director Email

talexander@wilsonelectronics.com

Will the event require any street closures?

No

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Mary Curtis - 02/07/2022 11:04 am

TOP OF HILL
POSSIBLY
VOLLEYBALL

CORN HOLE
TUG OF WAR
FRISBEE

GRASSY AREA

PAVILLIONS

GRASSY AREA
VOLLEYBALL & SOCCER

WILSON ELECTRONICS

SEPT 9. HIGHLAND PARK

Cotton Days

04/25/2022 - 05/01/2022

Washington City Event

22-001 WC Event

a21f03e0-8f50-11ec-8b9c-b176373c9ed3

Under Review

Active

Event Information

Cotton Days

04/25/2022 - 05/01/2022

Dates

04/25/2022 - 05/01/2022

Application Review Status

Pre-Review	Approved	02/16/2022
Zoning	Approved	
Fire	Approved	
Police	Approved	
Wastewater Management	Approved	
City Council	Not Reviewed	
Public Works	Approved	
Leisure Services	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Event Title

Cotton Days

Department

Events

Contact Person

Tess Prisbrey

Contact Phone

4356566322

Contact Email

tprisbrey@washingtoncity.org

Event Location Address

75 E Telegraph St

City

Washington

State

UT

Zip

84780

Purpose of Event

Cotton Days

Expected Attendance

Over 300

Event Duration

Over 4 hours

Event Description

City Celebration

Will you be using a PA sound system?

Yes

Please list all types of entertainment at event

Parade, vendors, breakfast, field trips, rodeo, 5K, movie in the park, Live Band (Thursday)

Will there be vendors at this event?

Yes

Will event include the sale of goods?

Yes

Security Director Name

Kory Klotz

Security Director Mobile Phone Number

4352181915

Security Director Email

kklotz@washingtoncity.org

Will this event require street closures?

Yes

Event Site Plan/ Layout

 copy@washingtoncity.org_20220217_145104 (1).pdf

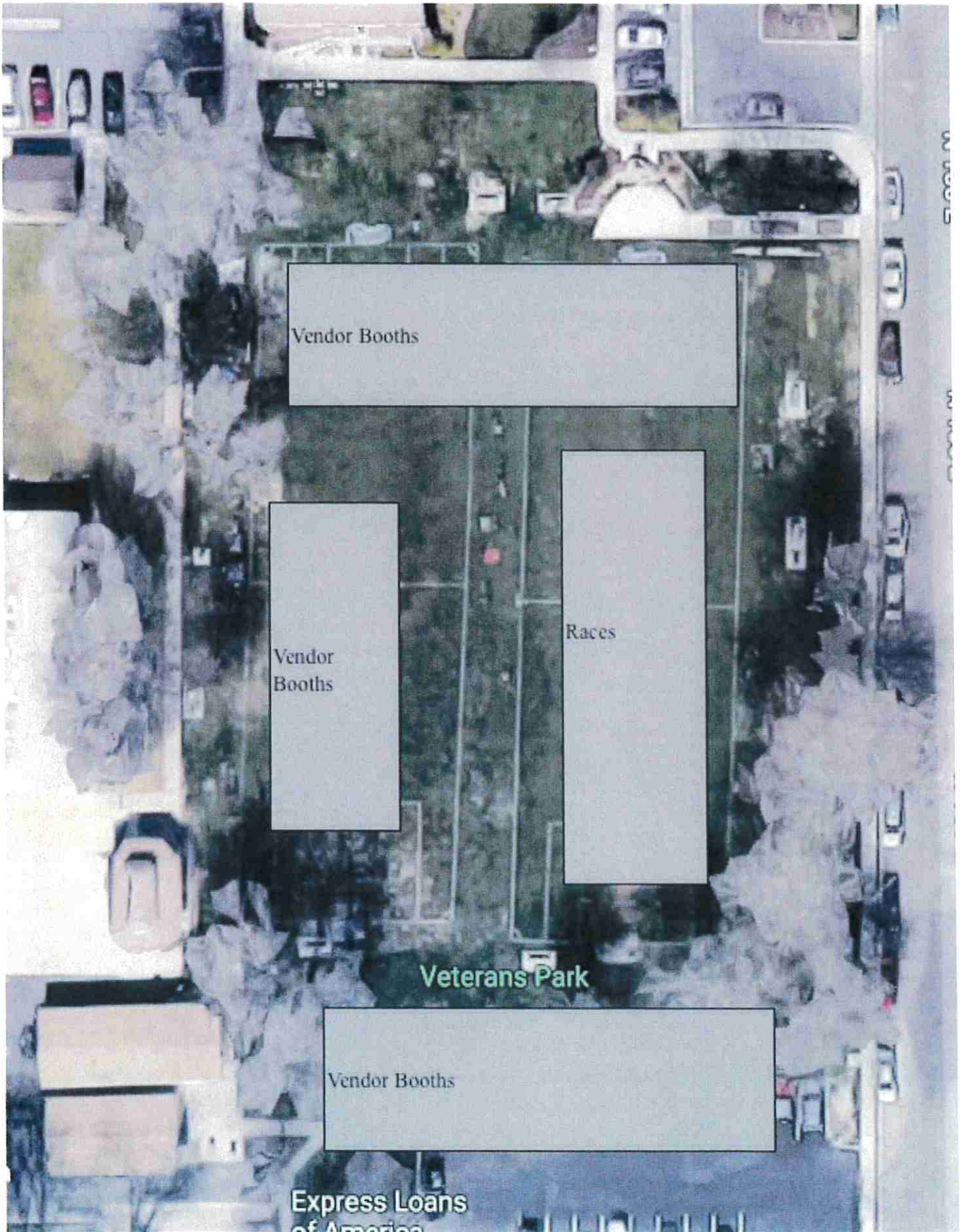
Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Tess Prisbrey - 02/16/2022 10:48 am

Internal Notes

@{{user||5e824c7f3f125800107dbc60||Juliette Curtis}} If you get a chance to review these that would be wonderful. Thank you!



Vendor Booths

Vendor Booths

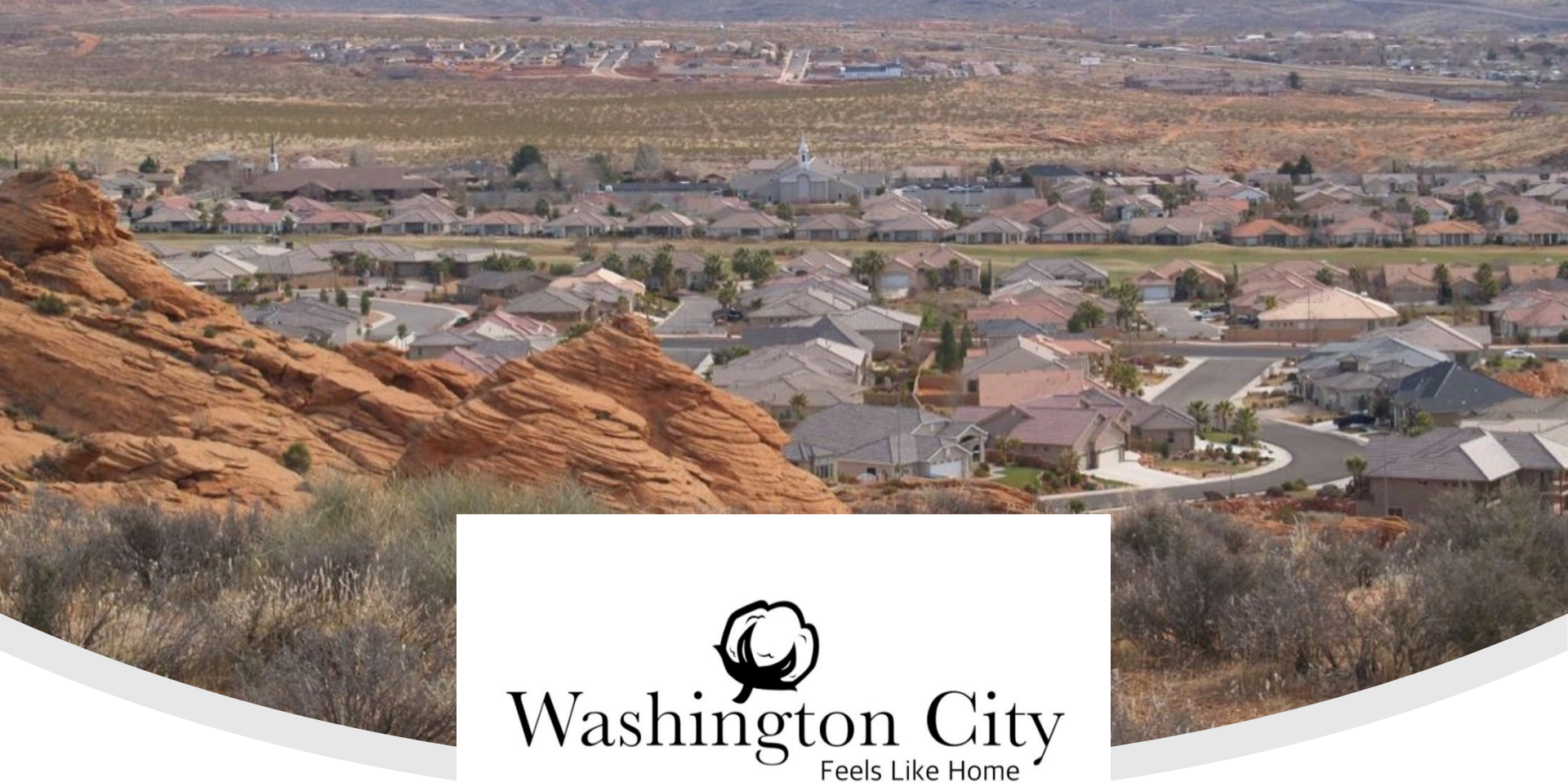
Races

Veterans Park

Vendor Booths

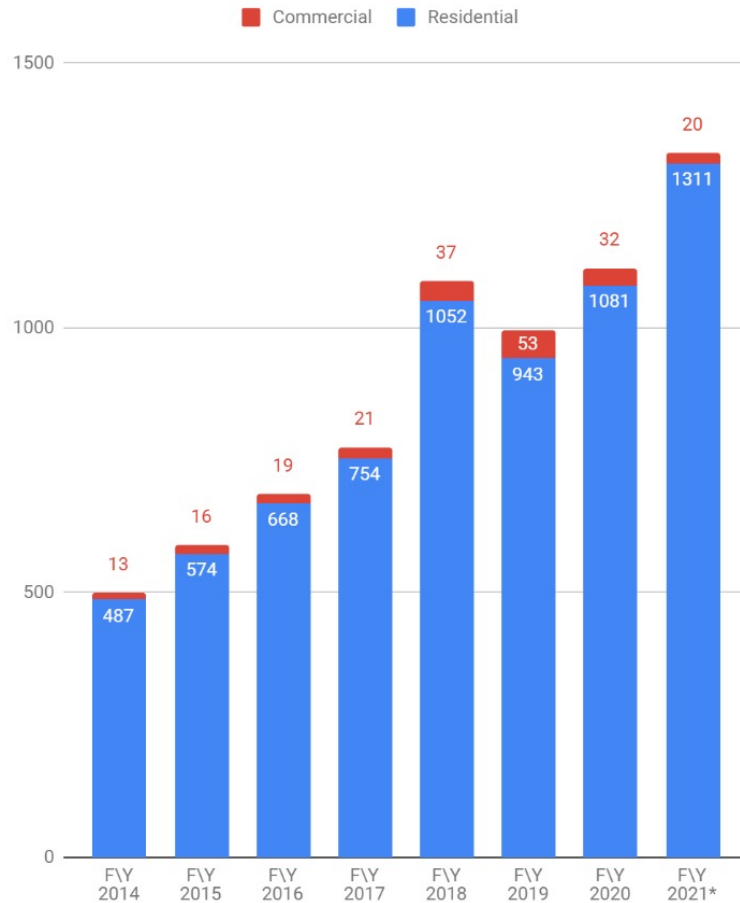
Express Loans
of America



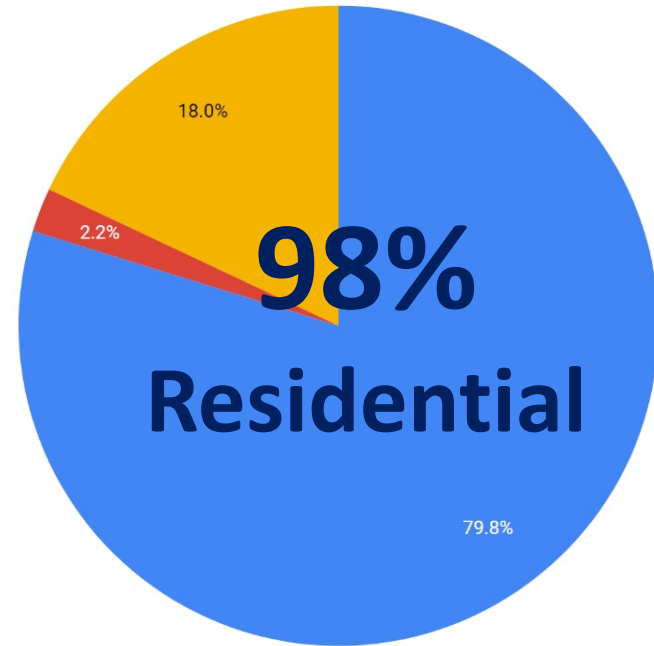


Washington City
Feels Like Home

Residential\Commercial Permit Ratios

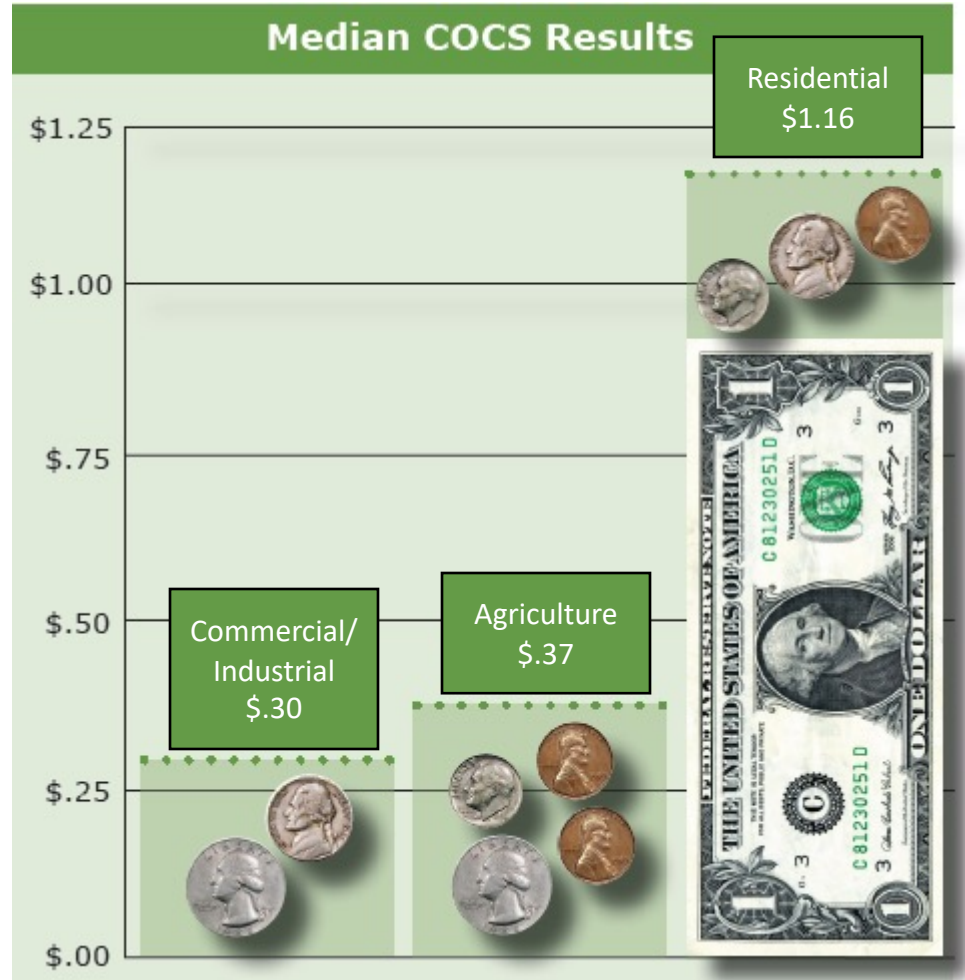


Residential VS Commercial Permits

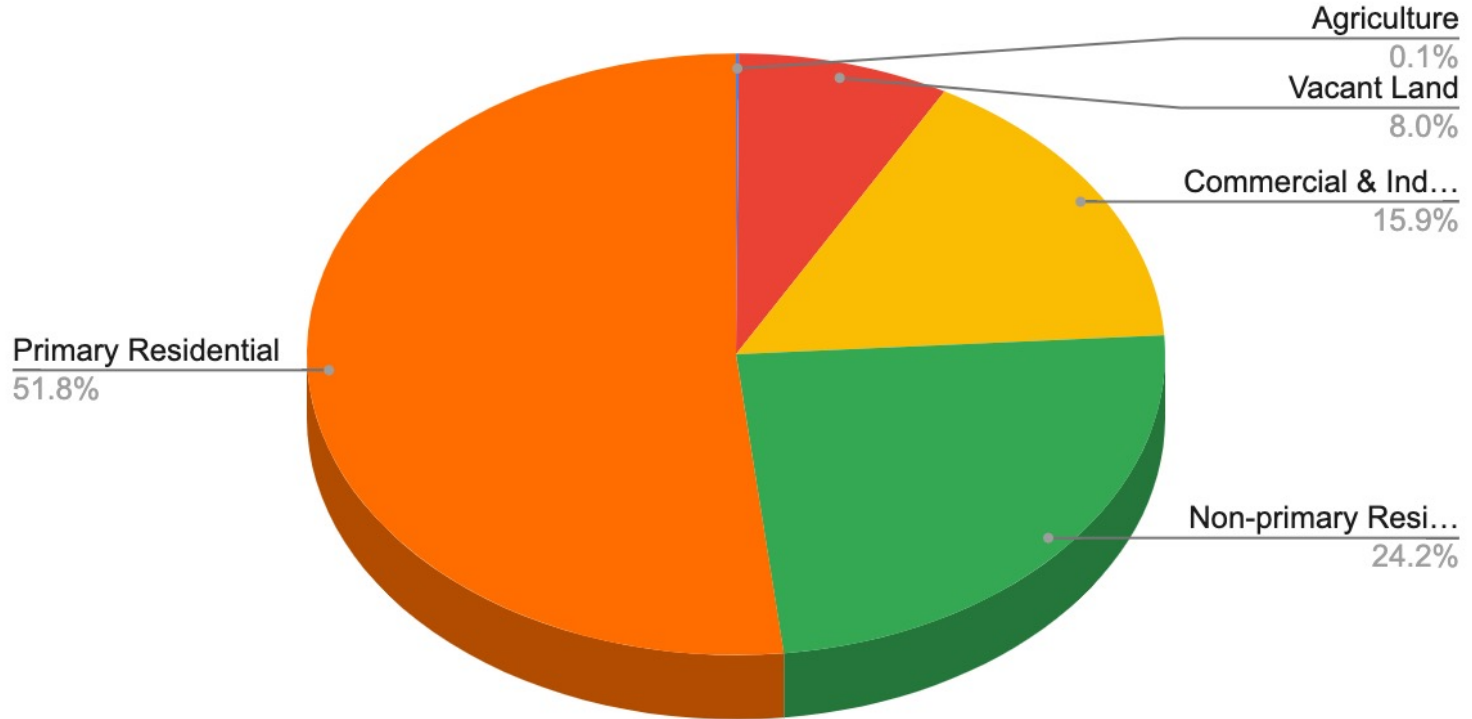




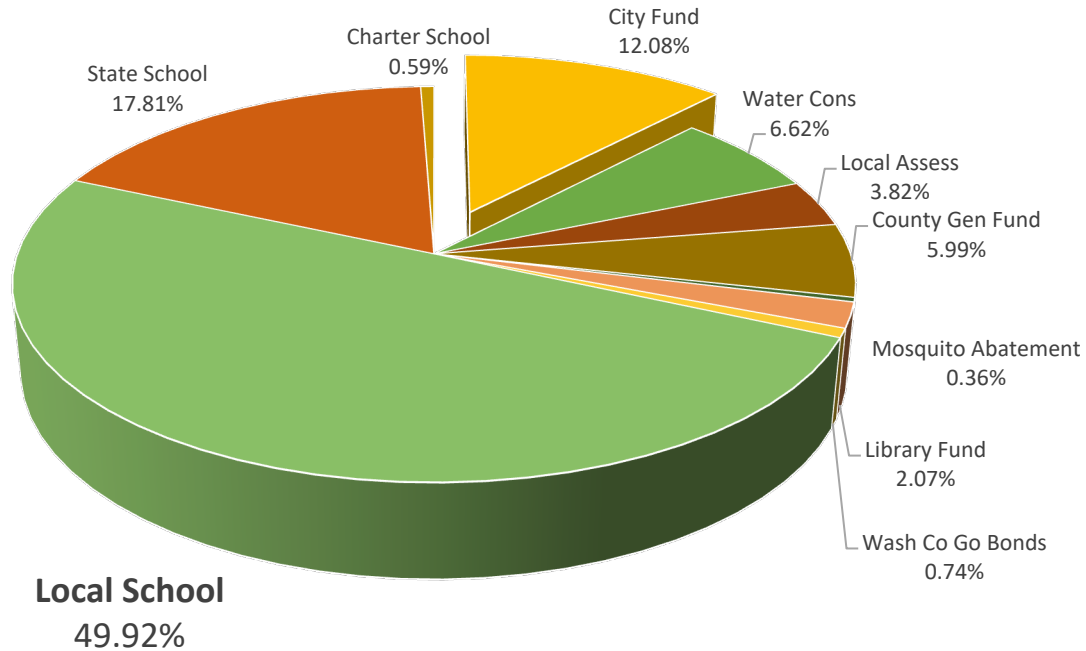
Median cost to
provide
community
services for each
dollar of revenue
raised



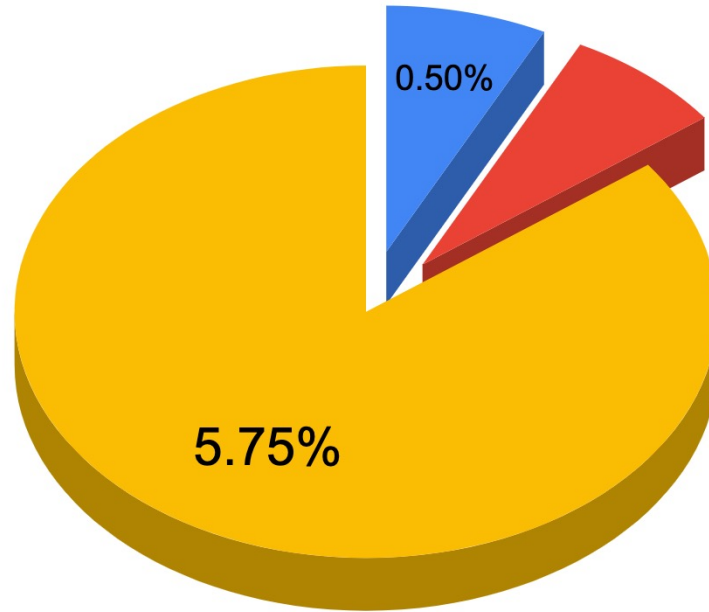
Washington County Assessed Taxable Value for 2020



Property Tax Revenues

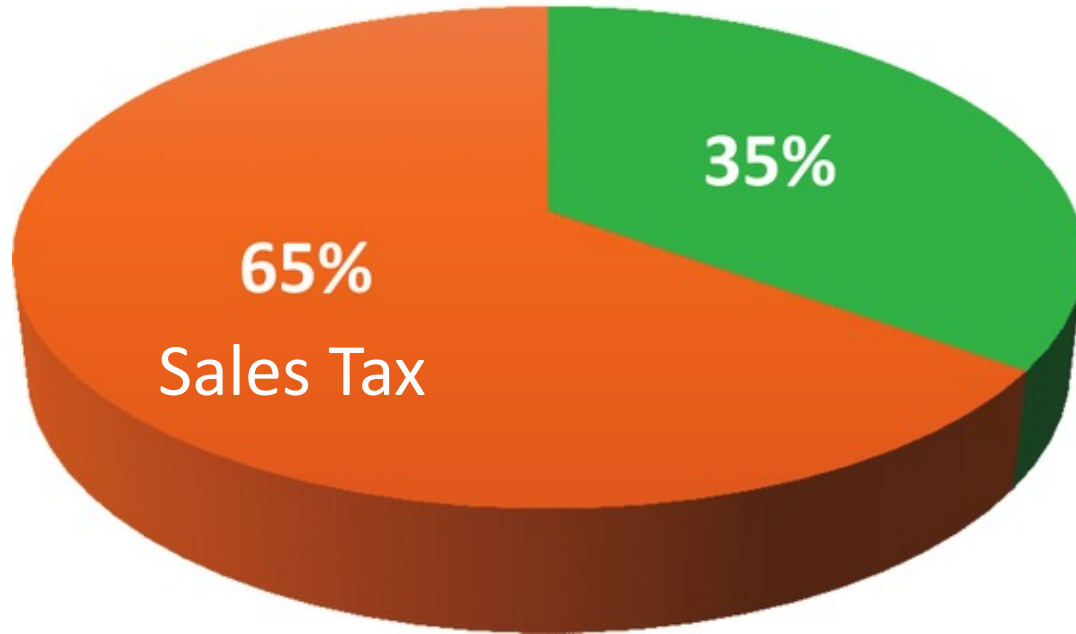


Sales Tax Revenues



● Washington City POST ● Washington City ● Utah

Sales Tax vs Property Tax





GOAL: Establish a well-balanced and sustainable economic base through a three-fold approach that expands and strengthens the City's:

- **Sales tax base**
- **Property tax base**
- **Buying power through well-paying jobs**

Residential



Retail



Sales tax revenues offset
cost of community service



Provides goods & services
for residents & visitors



Reduces traffic

Office



Attract businesses that offer higher wages



Provide daytime customers to support retail



Reduces traffic

Industrial



Capital & Infrastructure
Investment



Diversifies the industry base



Provides quality jobs



Reduces Traffic

Finding the right state

- Tax environment
- State incentives
- Transportation infrastructure
- Education
- Quality of life
- Geographic location
- Workforce training programs
- Business friendly government

STATE

Business
climate,
taxes, quality
of life

REGION

Operational
costs, workforce,
universities

Finding a region within Utah

- Labor quality
- Availability of experienced labor
- Labor costs
- Transportation infrastructure
- Availability of entry level labor
- Higher education assets
- Cost of living
- Quality of life
- Total population
- Operational costs
- Geographic location

Finding a specific community/site

- Local tax incentives
- Local tax environment
- Utilities infrastructure and costs
- Real estate/construction costs
- Quality of life
- Zoning and other land use policies
- Permitting
- Geographic location

CITY

Specific site,
real estate

SITE SELECTION PROCESS

Finding a specific community/site

- Local tax incentives
- Local tax environment
- Utilities infrastructure and costs
- Real estate/construction costs
- Quality of life
- Zoning and other land use policies
- Permitting
- Geographic location



Economic Development Tools

- **Public Infrastructure Districts (PIDs)**
- **Community Reinvestment Areas (CRAs)**
- **Tax Increment Financing (TIF)**
- Go Utah Economic Development Tax Increment Financing (EDTIF)
- Transportation Reinvestment Zones (TRZs)
- Housing and Transit Reinvestment Zones (HTRZs)
- Go Utah Rural Economic Development Tax Increment Financing (REDTIF)
- Federal Economic Development Administration (EDA)
- Opportunity Zones (OZ)



Economic Development Engagement

- **EDC Utah Committee** – (State) Development Ready Communities, Site Marketing, Research, Business Development, Strategy & Outreach
- **So Utah Committee** – (Region) Coordination, Site visits, Fam Tours, What's Up Down South event
- **Washington City Advisory Committee** – (City) Commercial Corridors, Incentives Evaluation Criteria, Product Development, Infrastructure, Policy & Permitting

Thank you!



Briefing Document

Description: Washington City Investment Quarterly Report

Presenter: Kerry Wheelwright

Submitted By: Kerry Wheelwright

Recommendation: Review information

Background Information: A report on the outside investing of Washington City discretionary funds and the revenue created by the investment of those.

Fiscal Impact: Additional revenue for the city.

Impacted Fund: All

Washington City Investment Policy

For Investment of Public Funds

I. Governing Authority

Legality

The investment program shall be operated in conformance with federal, state and other legal requirements, including the Utah State Money Management Act and Rules of the Utah State Money Management Council.

II. Scope

This policy applies to the investment of all funds, excluding the investment of employees' retirement funds. Proceeds from certain bond issues, as well as separate foundation or endowment assets, may be covered by a separate policy.

Pooling of Funds

Except for cash in certain restricted and special funds, Washington City will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

III. General Objectives

The primary objectives, in order of priority, of investment activities shall be safety, liquidity and yield:

1. Safety

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.

a. Credit Risk

Washington City will minimize credit risk, which is the risk of loss due to failure of the security issuer or backer by:

- 1) Limiting investments to the types of securities listed in Section VII of this Investment Policy.
- 2) Pre-qualifying the financial institutions, brokers/dealers, intermediaries and advisers with which Washington City will do business in accordance with Section V.

- 3) Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any individual issuer will be minimized.

b. Interest Rate Risk

Washington City will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by:

- 1) Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- 2) Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limiting the average maturity of the portfolio in accordance with this policy (see section VIII).

2. Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). Alternatively, a portion of the portfolio may be placed in money market mutual funds or local government investment pools which offer same-day liquidity for short-term funds.

3. Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core of investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities shall generally be held until maturity with the following exceptions:

- 1) A security with declining credit may be sold early to minimize the loss of principal.
- 2) A security swap would improve the quality, yield or target duration in the portfolio.
- 3) Liquidity needs of the portfolio require that the security be sold.

IV. Standards of care

1. Prudence

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio.

Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this policy.

The "prudent person" standard states that, "Investments shall be made with judgement and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

2. Ethics and Conflict of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions.

Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of Washington City.

The Investment Officer and committee members should refrain from accepting gratuities, or other gifts from financial institutions, depositories, brokers or dealers.

3. Delegation of Authority

Authority to manage the investment program is granted to the City Treasurer, hereinafter referred to as Investment Officer, and derived from the following: approval by majority vote of the Washington City Council. Responsibility for the operation of the investment program is hereby delegated to the Investment Officer, who shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this policy.

Procedures should include references to: safekeeping, delivery vs. payment, investment accounting, wire transfer agreements and collateral/depository agreements. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officer. The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

V. Authorized Financial Institutions, Depositories, and Broker/Dealers

1. Authorized Financial Institutions, Depositories and Broker/Dealers

A list will be maintained of financial institutions and depositories authorized to provide investment services. In addition, a list will be maintained of approved security brokers/dealers selected by creditworthiness (e.g., a minimum capital requirement of \$10,000,000 and at least five years of operation). These may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission (SEC) Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified for investment transactions may be required to supply the following as deemed appropriate:

- 1) Proof of state registration.
- 2) Certification of having read and understood and agreeing to comply with Washington City's investment policy
- 3) Certification of having read and understood and agreeing to comply with the Utah State Money Management Act and Rules of the Utah Money Management Council and proof of being listed on the UMMC approved list.
- 4) Evidence of adequate insurance coverage.

An annual review of the financial condition and registration of all qualified financial institutions and broker/dealers will be conducted by the Investment Officer.

VI. Safekeeping and Custody

1. Delivery vs Payment

All trades of marketable securities will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds.

2. Safekeeping

Securities will be held by a [centralized] independent third-party custodian selected by Washington City as evidenced by safekeeping receipts in Washington City's name. The safekeeping institution shall annually provide a copy of their most recent report on internal controls (Statement of Auditing Standards No. 70 or SAS 70).

3. Internal Controls

The Investment Officer shall establish a system of internal controls, which shall be documented in writing. The internal controls shall be reviewed by the investment committee and with the independent auditor. The controls shall be designed to prevent loss of public funds arising from fraud, employee error, misrepresentation by third

parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of Washington City.

The internal controls shall address the following points:

- 1) Separation of transaction authority from accounting and recordkeeping.
- 2) Clear delegation of authority to staff members.
- 3) Written confirmation of transactions for investments and wire transfers.
- 4) Dual authorizations of transactions and wire transfers.
- 5) Control of collusion.

VII. Suitable and Authorized Investments

1. Investment Types

Consistent with the GFOA Policy Statement on State and Local Laws Concerning Investment Practices, the following investments will be permitted by this policy and are those defined by state and local law where applicable:

- 1) U.S. Treasury obligations which carry the full faith and credit guarantee of the United States government and are considered to be the most secure instruments available.
- 2) U.S. government agency and instrumentality obligations that have a liquid market with a readily determinable market value.
- 3) Certificates of deposit and other evidences of deposit at financial institutions.
- 4) Commercial paper, rated at the highest tier (e.g., A-1, P-1, F-1, or D-1 or higher) by a nationally recognized rating agency.
- 5) Investment grade obligations of state, provincial and local governments and public authorities.
- 6) Money market mutual funds regulated by the Securities and Exchange Commission and whose portfolios consist only of dollar-denominated securities.
- 7) Local government investment pools, either state-administered or developed through joint powers statutes and other intergovernmental agreement legislation.
- 9) Corporate obligations that qualify under the rules of the Utah Money Management Act.

2. Collateralization

Where allowed by state law and in accordance with the GFOA Recommended Practices on the Collateralization of Public Deposits, full collateralization will be required on all demand deposit accounts, including checking accounts and non-negotiable certificates of deposit.

VIII. Investment Parameters

1. Diversification

It is the policy of Washington City to diversify its investment portfolios. To eliminate risk of loss resulting from the over-concentration of assets in a specific maturity, issuer, or class of securities, all cash and cash equivalent assets in all Washington City funds shall be diversified by maturity, issuer, and class of security. Diversification strategies shall be determined and revised periodically by the investment committee or Investment Officer for all funds except for the employee retirement fund.

In establishing specific diversification strategies, the following general policies and constraints shall apply: Portfolio maturities shall be staggered to avoid undue concentration of assets in a specific maturity sector. Maturities selected shall provide for stability of income and reasonable liquidity.

For cash management funds:

- 1) Liquidity shall be assured through practices ensuring that the next disbursement date and payroll date are covered through maturing investments or marketable U.S. Treasury bills.
- 2) Positions in securities having potential default risk (e.g., commercial paper) shall be limited in size so that in case of default, the portfolio's annual investment income will exceed a loss on a single issuer's securities.
- 3) Risks of market price volatility shall be controlled through maturity diversification such that aggregate price losses on instruments with maturities exceeding one year shall not be greater than coupon interest and investment income received from the balance of the portfolio.
- 4) The investment committee/Investment Officer shall establish strategies and guidelines for the percentage of the total portfolio that may be invested in securities other than Treasury bills or collateralized certificates of deposit. The committee shall conduct a quarterly review of these guidelines and evaluate the probability of market and default risk in various investment sectors as part of its considerations.

2. Maximum Maturities

To the extent possible, Washington City shall attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, Washington City will not directly invest in securities maturing more than five (5) years from the date of purchase or in accordance with state and local statutes and ordinances.

Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as local government investment pools or money market funds to ensure that the appropriate liquidity is maintained to meet ongoing obligations.

IX. Reporting

1. Methods

The Investment Officer shall prepare an investment report monthly for the investment committee and quarterly for the legislative body, including a management summary that provides an analysis of the status of the current investment portfolio and the individual transactions executed over the time period (monthly or quarterly). This management summary will be prepared in a manner which will allow Washington City to ascertain whether investment activities during the reporting period have conformed to the investment policy. The report will be provided to the Washington City Manager and all members of the investment committee on a monthly basis and to all members of the legislative body on a quarterly basis. The report will include the following:

- 1) A listing of all individual securities held at the end of the reporting period by maturity date.
- 2) Average weighted yield to maturity of portfolio on investments as compared to applicable benchmarks.
- 3) Percentage of total portfolio which each type of investment represents.

2. Performance Standards

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average rate of return during a market/economic environment of stable interest rates. A series of appropriate benchmarks shall be established against which portfolio performance shall be compared on a regular basis. The benchmarks shall be reflective of the actual securities being purchased and risks undertaken, and the benchmarks shall have a similar weighted average maturity as the portfolio.

3. Marking to Market

The market value of the portfolio shall be calculated at least quarterly and a statement of the market value of the portfolio shall be issued at least quarterly. This will ensure that review of the investment portfolio, in terms of value and price volatility, has been performed consistent with the GFOA Recommended Practice on "Mark-to-Market Practices for State and Local Government Investment Portfolios and Investment Pools."

X. Policy Considerations

1. Amendments

This policy shall be reviewed on an annual basis. Any changes must be approved by the Investment Officer and the investment committee. Any changes approved must be provided as an amendment to the policy to the legislative body.

XI. Approval of Investment Policy

This investment policy shall be formally approved and adopted by the governing body of Washington City and shall be reviewed annually.

XII. List of Attachments

The following documents, as applicable, are attached to this policy

1. List of Internal Controls

Washington City Investment Policy Internal Controls Attachment

The following internal control procedures are suggested to be implemented to assist in the safety and proper reporting of public funds being invested under the Washington City Investment Policy:

1. Monthly statements outlining all investments being held, the market value of each investment, earnings for the month and any transactions that took place during the month be sent via regular mail to a member, other than the Investment Officer, of the Washington City investment committee.
2. All investment transactions recommended by the Investment Officer that would increase the total principal of the portfolio must be checked and approved by the investment committee. Reinvestment of interest earnings is exempt from this provision..
3. Dual authorization by the Investment Officer and City Manager is required on all transactions involving the disbursement of Washington City funds from Zions Bank, Wells Fargo Bank or any other financial institution.
4. A notice of transaction shall be sent via regular mail to a member, other than the Investment Officer, on each and every completed transaction in the investment portfolio.
5. A monthly reconciliation is to be completed by a member, other than the Investment Officer, of the investment committee.
6. A monthly report of all investments being held, the earnings from each investment and the market value of all investments shall be prepared by the Investment Officer and distributed on a timely basis to every member of the investment committee.



Washington City

Combined

Ryan Stoker 801-535-3651
Office 801-535-3650
Email team@moretoncm.com

1/25/22

Security	CUSIP	Rating	Term	Maturity Date	Amount	Coupon	Annual Income	Price	Total Cost	Principal	Unpaid Accrued Interest	Yield to Mat	Call Structure
3/18/20 Mizuho Financial Floater	60687YAJ8	A1/A-	1 mo	2/28/22	1,000,000	1.12%	11,156.00	98.856	988,561.00	988,561.00		2.46	Non Call
3/18/20 Mizuho Financial Floater	60687YAJ8	A1/A-	1 mo	2/28/22	100,000	1.12%	1,115.60	97.940	97,940.00	97,940.00		2.94	Non Call
8/16/19 Banco Santander Floater	05964HAA3	Baa1/A-/A-	3 mo	4/11/22	1,000,000	1.80%	17,961.00	101.962	1,019,620.00	1,019,620.00		2.97	Non Call
6/27/19 Banco Santander Floater	05964HAA3	Baa1/A-/A-	3 mo	4/11/22	395,000	1.80%	7,094.80	102.257	403,915.15	403,915.15		3.08	Non Call
9/30/20 Banco Santander Floater	05964HAA3	Baa1/A-/A-	3 mo	4/11/22	1,400,000	1.80%	25,145.40	101.850	1,423,100.00	1,423,100.00		0.72	Non Call
4/9/20 John Deere Cap Floater	24422EUZ0	A2/A	5 mo	6/13/22	1,450,000	0.69%	10,016.60	97.540	1,414,330.00	1,414,330.00		2.96	Non Call
3/18/20 American Honda Floater	0265WCX7	A2/A	6 mo	6/27/22	1,000,000	0.76%	7,597.50	98.535	985,350.00	985,350.00		2.05	Non Call
4/15/20 Mizuho Financial Floater	60687YAN9	A1/A-	8 mo	9/11/22	658,000	1.08%	7,112.19	97.960	644,576.80	644,576.80		2.95	Non Call
10/30/19 Goldman Sachs CD	38149MD6	FDIC	10 mo	10/31/22	240,000	1.85%	4,440.00	100.000	240,000.00	240,000.00		1.85	Non Call
3/18/20 TD Bank Floater	89114QCE6	Aa3/A/A	11 mo	12/1/22	1,000,000	0.70%	7,008.80	96.824	968,240.00	968,240.00		2.63	Non Call
6/18/20 Toyota Floater	88236TES0	A1/A+/A+	1 yr	1/25/23	1,000,000	0.32%	3,248.80	100.400	1,004,000.00	1,004,000.00		0.87	Non Call
5/19/20 Mitsubishi Bank Floater	606822AS3	A1/A-/A-	1.25 yr	3/2/23	1,000,000	0.91%	9,132.50	98.332	983,320.00	983,320.00		1.75	Non Call
5/19/20 Mizuho Financial Floater	60687YAO2	A1/A-	1.25 yr	3/5/23	1,000,000	0.97%	9,701.30	98.326	983,260.00	983,260.00		1.80	Non Call
7/2/20 Barclays Floater	06747PKW8	A1/A	1.25 yr	4/11/23	1,000,000	2.73%	27,312.90	104.926	1,049,260.00	1,049,260.00		1.00	Non Call
6/18/20 Bank of America Floater	06051GGJ2	A2/A-/A+	1.25 yr	4/24/23	1,000,000	1.12%	11,238.80	101.168	1,011,680.00	1,011,680.00		0.92	1 yr one time
10/5/20 Mizuho Financial Floater	60687YAY5	A1/A-	1.5 yr	7/16/23	300,000	0.96%	2,886.75	101.114	303,342.00	303,342.00		0.68	7/22 one time
10/29/20 Goldman Sachs Floater	38141GWN0	A3/BBB/A	1.5 yr	7/24/23	1,000,000	1.12%	11,238.80	101.376	1,013,760.00	1,013,760.00		0.72	7/22 one time
11/18/20 Goldman Sachs Floater	38141GWN0	A3/BBB/A	1.5 yr	7/24/23	1,295,000	1.12%	14,554.25	101.459	1,313,894.05	1,313,894.05		0.68	7/22 one time
10/5/20 Citigroup Floater	172867KX8	A3/BBB/A	1.75 yr	9/1/23	1,000,000	1.60%	16,008.80	102.250	1,022,500.00	1,022,500.00		0.89	9/22 one time
10/29/20 JP Morgan Floater	46825HRW2	A2/A-/A-	1.75 yr	10/24/23	1,000,000	1.35%	13,538.80	102.265	1,022,650.00	1,022,650.00		0.70	10/22 one time
12/15/20 JP Morgan Floater	46825HRW2	A2/A-/A-	1.75 yr	10/24/23	1,000,000	1.35%	13,538.80	102.398	1,023,980.00	1,023,980.00		0.62	10/22 one time
1/22/21 JP Morgan Floater	46825HRW2	A2/A-/A-	1.75 yr	10/24/23	1,000,000	1.35%	13,538.80	102.380	1,023,800.00	1,023,800.00		0.60	10/22 one time
1/22/21 Morgan Stanley Floater	81748BEC6	A2/BBB+/A	1.75 yr	10/24/23	1,000,000	1.52%	15,238.80	102.481	1,024,810.00	1,024,810.00		0.74	10/22 one time
1/28/21 Morgan Stanley Floater	81748BEC6	A2/BBB+/A	1.75 yr	10/24/23	2,000,000	1.52%	30,477.60	102.510	2,050,200.00	2,050,200.00		0.70	10/22 one time
8/9/21 Goldman Sachs Floater	38141GXW9	A2/BBB+/A	2.25 yr	3/8/24	1,000,000	0.63%	6,292.50	100.556	1,005,560.00	1,005,560.00		0.42	3/8/23 one time
7/30/21 BMW Bank CD	05580AB78	FDIC	2.5 yr	7/30/24	240,000	0.55%	1,320.00	100.000	240,000.00	240,000.00		0.55	Non Call
9/25/19 Sallie Mae Brokered CD	7954504F9	FDIC	2.75 yr	9/25/24	240,000	1.85%	4,680.00	100.000	240,000.00	240,000.00		1.95	Non Call
9/26/19 Morgan Stanley Pvt Bk CD	81760A2G3	FDIC	2.75 yr	9/26/24	240,000	1.95%	4,680.00	100.000	240,000.00	240,000.00		1.95	Non Call
9/26/19 Morgan Stanley Bank CD	81690UKY5	FDIC	2.75 yr	9/26/24	240,000	1.95%	4,680.00	100.000	240,000.00	240,000.00		1.95	Non Call
1/25/22 Federal Home Loan	3130APRA5	Aaa/AA+	2.75 yr	11/15/24	1,500,000	1.10%	16,500.00	99.900	1,501,708.33	1,498,500.00	3,208.33	1.14	1 mo monthly
1/25/22 Federal Home Loan	3130AQ3F8	Aaa/AA+	3 yr	12/10/24	1,500,000	1.15%	17,250.00	99.875	1,501,781.25	1,499,625.00	2,156.25	1.16	2 mo quarterly
6/30/21 Federal Home Loan	3130AMTQ5	Aaa/AA+	3 yr	12/30/24	1,000,000	0.50%	5,000.00	99.870	998,700.00	998,700.00		0.54	3 mo quarterly
8/25/21 Federal Home Loan	3130ANJR2	Aaa/AA+	3 yr	2/25/25	1,000,000	0.50%	5,000.00	100.000	1,000,000.00	1,000,000.00		0.50	6 mo quarterly
6/18/20 Texas Exchange Bank CD	88241THU7	FDIC	3.5 yr	6/19/25	240,000	1.00%	2,400.00	100.000	240,000.00	240,000.00		1.00	3 mo monthly
6/21/21 Medallion Bank CD	58404DKT7	FDIC	3.5 yr	6/23/25	240,000	0.50%	1,200.00	100.000	240,000.00	240,000.00		0.50	Non Call
6/29/20 State Bank India - Chicago CD	856283N89	FDIC	3.5 yr	6/28/25	135,000	0.95%	1,282.50	100.000	135,000.00	135,000.00		0.95	Non Call
6/30/21 NY Community Bank CD	649447UY3	FDIC	3.5 yr	7/1/25	240,000	0.50%	1,200.00	100.000	240,000.00	240,000.00		0.50	Non Call
9/17/21 Farmer Mac	31422XML3	Aaa/AA+	3.5 yr	9/8/25	1,000,000	0.60%	6,000.00	100.000	1,000,150.00	1,000,000.00	150.00	0.60	Non Call
8/25/21 Freddie Mac	3134GWA55	Aaa/AA+	3.5 yr	9/8/25	1,000,000	0.65%	6,500.00	100.000	1,000,000.00	1,000,000.00		0.65	2 wks quarterly
6/18/21 Bank Hapoalim NY CD	06251A2F6	FDIC	3.5 yr	9/15/25	240,000	0.45%	1,080.00	99.771	239,450.40	239,450.40		0.50	Non Call
9/17/21 Federal Farm Credit	3133EM5K4	Aaa/AA+	3.5 yr	9/15/25	1,000,000	0.68%	6,600.00	100.000	1,000,036.67	1,000,000.00	36.67	0.66	1 yr anytime
8/9/21 Freddie Mac	3134GWZV1	Aaa/AA+	3.75 yr	10/22/25	1,000,000	0.65%	6,500.00	100.000	1,000,000.00	1,000,000.00		0.65	2 mo quarterly
6/28/21 Federal Home Loan	3130AMTZ5	Aaa/AA+	3.75 yr	11/28/25	1,000,000	0.75%	7,500.00	100.000	1,000,000.00	1,000,000.00		0.75	3 mo quarterly
7/2/21 Federal Home Loan	3130AMUV2	Aaa/AA+	4 yr	12/30/25	1,000,000	0.80%	8,000.00	100.000	1,000,000.00	1,000,000.00		0.80	3 mo quarterly
5/11/21 Federal Home Loan	3130ALCV4	Aaa/AA+	4 yr	2/24/26	1,000,000	0.75%	7,500.00	100.000	1,000,000.00	1,000,000.00		0.75	1 mo quarterly
6/18/21 Federal Home Loan	3130ALEK6	Aaa/AA+	4 yr	2/28/26	1,000,000	0.78%	7,800.00	99.888	998,880.00	998,880.00		0.80	2 mo quarterly
4/28/21 Federal Home Loan	3130AKZ25	Aaa/AA+	4 yr	2/28/26	1,000,000	0.65%	6,500.00	99.300	993,000.00	993,000.00		0.60	1 mo quarterly
3/30/21 Federal Farm Credit	3133EMSK9	Aaa/AA+	4.25 yr	3/2/26	780,000	0.84%	6,552.00	100.000	780,000.00	780,000.00		0.84	3 mo anytime
4/14/21 Federal Farm Credit	3133EMSK9	Aaa/AA+	4.25 yr	3/2/26	1,000,000	0.84%	8,400.00	100.000	1,000,000.00	1,000,000.00		0.84	3 mo anytime
3/15/21 Federal Home Loan	3130ALFS8	Aaa/AA+	4.25 yr	3/10/26	1,000,000	0.80%	8,000.00	99.900	999,000.00	999,000.00		0.82	3 mo quarterly
3/18/21 Federal Home Loan	3130ALF33	Aaa/AA+	4.25 yr	3/18/26	1,000,000	0.75%	7,500.00	99.707	997,070.00	997,070.00		0.81	6 mo quarterly
3/31/21 BankUnited CD	066519QT9	FDIC	4.25 yr	3/31/26	240,000	0.95%	2,280.00	100.000	240,000.00	240,000.00		0.95	3 mo quarterly
6/18/21 Connectone Bank CD	20788ADK8	FDIC	4.5 yr	5/28/26	240,000	0.70%	1,680.00	100.000	240,000.00	240,000.00		0.70	Non Call
6/17/21 US Treasury	91282CCF8	AAA	4.5 yr	5/31/26	1,000,000	0.75%	7,500.00	99.610	996,100.00	996,100.00		0.83	Non Call
6/17/21 Federal Home Loan	3130AMFS6	Aaa/AA+	4.5 yr	6/12/26	1,000,000	0.75%	7,500.00	99.601	996,010.00	996,010.00		0.83	Non Call
6/18/21 UBS Bank CD	90348JM72	FDIC	4.5 yr	6/18/26	240,000	0.85%	2,040.00	100.000	240,000.00	240,000.00		0.85	1 yr semi-annual

7/29/21	Medallion Bank CD	58404DLB5	FDIC	4.5 yr	7/27/28	240,000	0.80%	1,920.00	100,000	240,000.00	240,000.00		0.80	Non Call		
7/29/21	Toyota Savings Bank CD	89235MLE9	FDIC	4.5 yr	7/29/28	240,000	0.85%	2,280.00	100,000	240,000.00	240,000.00		0.85	Non Call		
7/30/21	Live Oak Bank CD	538036RN6	FDIC	4.5 yr	7/30/28	240,000	0.75%	1,800.00	100,000	240,000.00	240,000.00		0.75	Non Call		
7/30/21	First National Bank CD	32110YU89	FDIC	4.5 yr	7/30/28	240,000	0.65%	1,560.00	100,000	240,000.00	240,000.00		0.65	3 mo monthly		
8/10/21	Federal Farm Credit	3133EMZ88	Aaa/AA+	4.5 yr	8/10/26	1,000,000	0.83%	8,300.00	100,000	1,000,000.00	1,000,000.00		0.83	3 mo anytime		
10/14/21	Federal Home Loan	3130AP4D4	Aaa/AA+	4.75 yr	10/14/26	1,000,000	1.00%	10,000.00	100,000	1,000,000.00	1,000,000.00		1.00	6 mo quarterly		
10/28/21	Federal Home Loan	3130APGT8	Aaa/AA+	4.75 yr	10/28/26	1,000,000	1.15%	11,500.00	99,930	999,300.00	999,300.00		1.18	3 mo quarterly		
11/8/21	Federal Home Loan	3130APFQ3	Aaa/AA+	4.75 yr	10/28/26	1,300,000	1.10%	14,300.00	99,896	1,299,084.94	1,298,648.00	436.94	1.12	6 mo quarterly		
10/28/21	Federal Home Loan	3130APFS9	Aaa/AA+	4.75 yr	10/28/26	700,000	1.05%	7,350.00	99,950	699,650.00	699,650.00		1.06	1 yr quarterly		
1/12/22	Federal Home Loan	3130APQP3	Aaa/AA+	4.75 yr	11/23/26	1,350,000	1.50%	20,250.00	100,000	1,352,756.25	1,350,000.00	2,756.25	1.50	1 mo quarterly		
11/24/21	Federal Home Loan	3130APTJ4	Aaa/AA+	4.75 yr	11/24/26	1,000,000	1.25%	12,500.00	100,000	1,000,000.00	1,000,000.00		1.25	6 mo quarterly		
11/24/21	Federal Home Loan	3130APUH6	Aaa/AA+	4.75 yr	11/24/26	1,000,000	1.25%	12,500.00	100,000	1,000,000.00	1,000,000.00		1.25	6 mo quarterly		
1/27/22	Federal Home Loan	3130AQLQ4	Aaa/AA+	5 yr	1/27/27	1,975,000	1.65%	32,587.50	100,000	1,975,000.00	1,975,000.00		1.65	1 yr quarterly		
						57,678,000	1.04%	614,087.88		57,844,106.84	57,835,382.40	8,744.44	1.13			
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Investments: NOT FDIC insured • May lose value • No bank guarantee																
*Unless otherwise specified.																

STATEMENT OF ACCOUNT

PTIF

UTAH PUBLIC TREASURERS' INVESTMENT FUND

Marlo M. Oaks, Utah State Treasurer, Fund Manager

PO Box 142315

350 N State Street, Suite 180

Salt Lake City, Utah 84114-2315

Local Call (801) 538-1042 Toll Free (800) 395-7665

www.treasurer.utah.gov

WASHINGTON CITY-NON IMPACT FEES

KERRY WHEELWRIGHT

111 N 100 E

WASHINGTON UT 84780-1632

Account	Account Period
1531	December 01, 2021 through December 31, 2021

Summary

Beginning Balance	\$ 11,526,965.55	Average Daily Balance	\$ 11,938,183.91
Deposits	\$ 4,454,272.66	Interest Earned	\$ 3,748.89
Withdrawals	\$ 2,942,875.97	360 Day Rate	0.3647
Ending Balance	\$ 13,038,362.24	365 Day Rate	0.3697

Date	Activity	Deposits	Withdrawals	Balance
12/01/2021	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 11,526,965.55
12/02/2021	WITHDRAWAL	\$ 0.00	\$ 2,000,000.00	\$ 9,526,965.55
12/10/2021	Nov. Tax	\$ 2,823,190.29	\$ 0.00	\$ 12,350,155.84
12/22/2021	Add TrnD	\$ 47,898.80	\$ 0.00	\$ 12,398,054.64
12/22/2021	Add TrnL	\$ 49,394.85	\$ 0.00	\$ 12,447,449.49
12/22/2021	HIGHWAY	\$ 143,773.82	\$ 0.00	\$ 12,591,223.31
12/22/2021	LIQUOR	\$ 25,485.31	\$ 0.00	\$ 12,616,708.62
12/22/2021	MUN ENRG	\$ 27,741.32	\$ 0.00	\$ 12,644,449.94
12/22/2021	ROOM TX	\$ 25,819.54	\$ 0.00	\$ 12,670,269.48
12/22/2021	SALES TX	\$ 549,495.42	\$ 0.00	\$ 13,219,764.90
12/22/2021	TELE TAX	\$ 7,724.42	\$ 0.00	\$ 13,227,489.32
12/27/2021	transfer	\$ 750,000.00	\$ 0.00	\$ 13,977,489.32
12/30/2021	monthly	\$ 0.00	\$ 942,875.97	\$ 13,034,613.35
12/31/2021	REINVESTMENT	\$ 3,748.89	\$ 0.00	\$ 13,038,362.24
12/31/2021	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 13,038,362.24

STATEMENT OF ACCOUNT

PTIF

UTAH PUBLIC TREASURERS' INVESTMENT FUND

Marlo M. Oaks, Utah State Treasurer, Fund Manager

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Salt Lake City, Utah 84114-2315

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WASHINGTON CITY-IMPACT FEES

KERRY WHEELWRIGHT

111 N 100 E

WASHINGTON UT 84780-1632

Account	Account Period
4850	December 01, 2021 through December 31, 2021

Summary

Beginning Balance	\$ 9,101,914.80	Average Daily Balance	\$ 9,283,713.25
Deposits	\$ 1,695,791.29	Interest Earned	\$ 2,915.32
Withdrawals	\$ 0.00	360 Day Rate	0.3647
Ending Balance	\$ 10,797,706.09	365 Day Rate	0.3697

Date	Activity	Deposits	Withdrawals	Balance
12/01/2021	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 9,101,914.80
12/27/2021	transfer	\$ 750,000.00	\$ 0.00	\$ 9,851,914.80
12/30/2021	monthly	\$ 942,875.97	\$ 0.00	\$ 10,794,790.77
12/31/2021	REINVESTMENT	\$ 2,915.32	\$ 0.00	\$ 10,797,706.09
12/31/2021	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 10,797,706.09

STATEMENT OF ACCOUNT

PTIF

UTAH PUBLIC TREASURERS' INVESTMENT FUND

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Salt Lake City, Utah 84114-2315

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WASHINGTON CITY-CORAL CANYON

KERRY WHEELWRIGHT

111 N 100 E

WASHINGTON UT 84780-1632

Account	Account Period
3793	December 01, 2021 through December 31, 2021

Summary

Beginning Balance	\$ 1,147,732.89	Average Daily Balance	\$ 1,556,879.50
Deposits	\$ 577,013.67	Interest Earned	\$ 488.90
Withdrawals	\$ 0.00	360 Day Rate	0.3647
Ending Balance	\$ 1,724,746.56	365 Day Rate	0.3697

Date	Activity	Deposits	Withdrawals	Balance
12/01/2021	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 1,147,732.89
12/10/2021	Nov. Tax	\$ 576,524.77	\$ 0.00	\$ 1,724,257.66
12/31/2021	REINVESTMENT	\$ 488.90	\$ 0.00	\$ 1,724,746.56
12/31/2021	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 1,724,746.56

Investment Meeting Spreadsheet Summary - February 2, 2022

Investments

Moreton Capital Markets

Par Value

Impact Fees \$17,122,000

Non-Impact fees \$40,556,000

Total \$57,678,000

Current average YTM

1.06%

Cash flow

Bonds Maturing

2022 \$8,243,000

2023 \$14,595,000

2024 \$5,960,000

2025 \$8,095,000

2026 \$18,810,000

2027 \$1,975,000

Total \$57,678,000

Annual income

\$614,067

PTIF

Impact fees \$10,797,706

Non-impact fees \$13,038,362

Total \$23,836,068

Coral Canyon SSD (restricted) \$1,724,747

Grand total \$25,560,815

Pool

Pool

Pool

Pool

Pool

Current average yield

0.36%

Annual income

\$93,231

Total investment income

\$707,297

Income comparison Moreton/PTIF

\$208,505

Briefing Document

Description: Quarterly Financial Report (Oct-Dec 2021)

Presenter: Brian Brown

Submitted By: Finance Department

Background Information:

Attached to this Briefing Document is the Quarterly Financial Report for December 31, 2021. The quarterly report includes combined summaries of all the revenues and expenditures for the fiscal year 2021-2022 (FY2022) through the end of the second quarter, which is 50% of the way through the fiscal year. Below are some of the highlights from this quarter's financial activity.

Information contained in this report is unaudited. Further adjusting journal entries may be made as part of the city's year-end close and audit processes. Many of the transfers and depreciation expenses are posted at the end of the fiscal year.

The attached Revenue and Expense Report shows a summary of all the revenues and expenses from the fiscal years 2020 to 2022.

Highlights

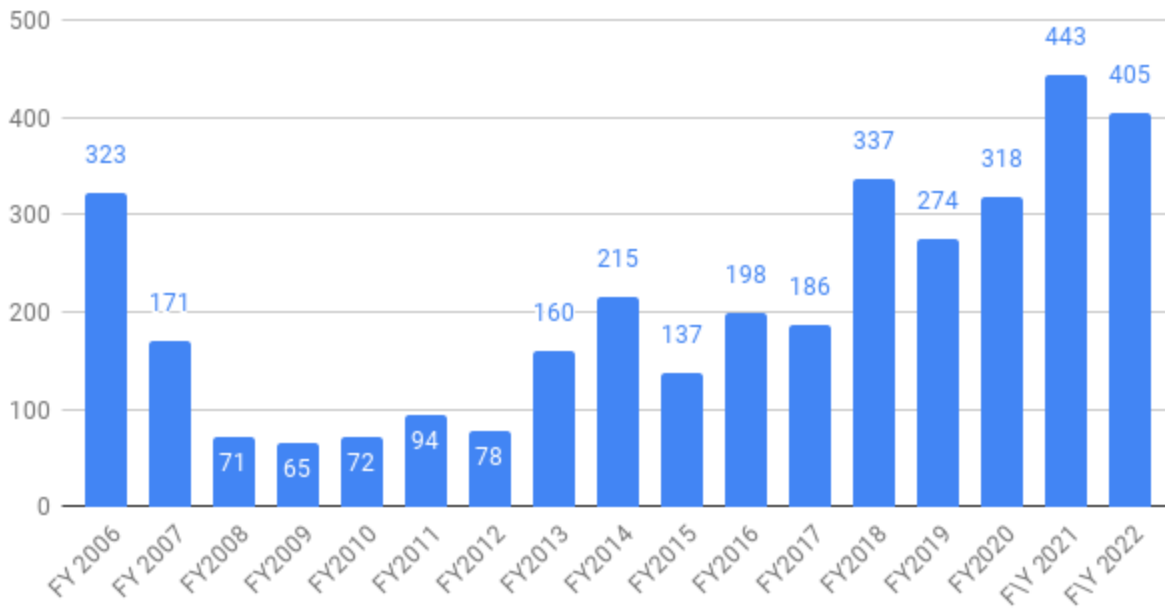
Revenue

The sales tax revenue collected last fiscal year was \$7.3 million. Sales tax revenue received through December 2021 is approximately 11 percent above sales tax collections from the last fiscal year during the same period. For the last ten years, the average increase per year for sales tax is around 10 percent.

We budgeted \$3.4 million for property taxes in the fiscal year 2022. We have received \$3.1 million in property tax revenues as of 12-31-21. In January 2022, we received another \$464,290 in property tax revenues. The property tax total revenue equals \$3,575,024 for the year when January's property tax collections are included.

The chart below shows the history of new residential permits since fiscal year 2006. Currently, residential building permits are down by about 8.0% when compared to the previous fiscal year. Even though new residential permits are slightly down. The city continues to see unprecedented growth.

July-Dec New Residential Permits:



The RAP tax is a special sales tax initiative approved by the Utah State Legislature for Recreation, Arts, and Parks. Below is a summary of the Rap Tax Fund:

Rap Tax Summary

Fiscal Year	Collections	Distributions	Balance
2016	369,646	94,333	275,314
2017	358,807	76,428	557,693
2018	418,192	633,612	342,274
2019	450,482	-	792,755
2020	493,074	583,450	702,380
2021	632,224	58,000	1,276,604
2022	185,814	219,150	1,243,268
Total	2,908,240	1,664,973	1,243,268

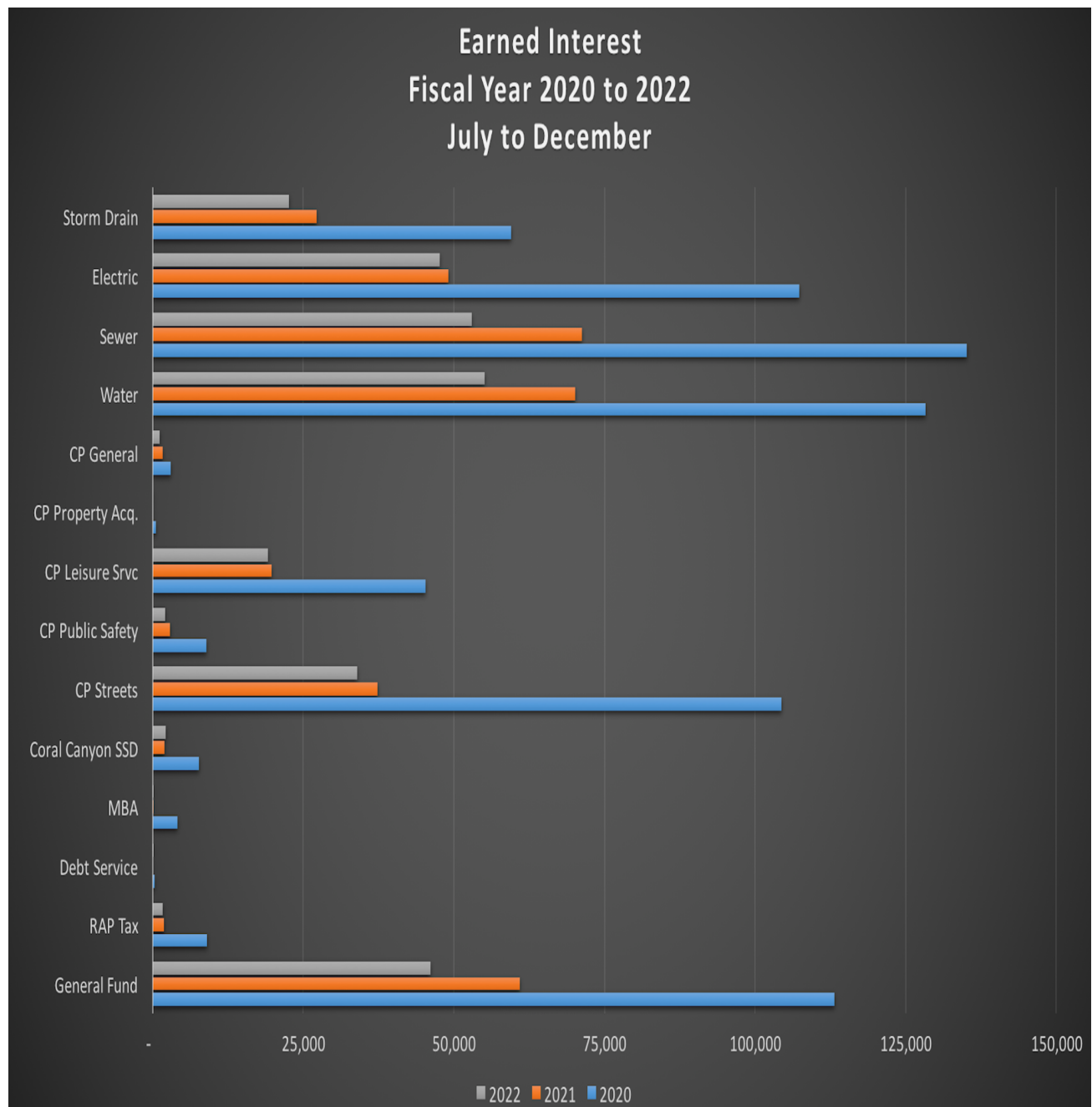
RAP Tax Balance 12-31-21	1,243,268
35% Committed for Cultural Facilities & Arts*	458,889
RAP Tax Uncommitted	784,378

*Resolution R2019-21

The Golf Course posted record revenues last year. At halfway through the year, the Golf Course revenues are trending about \$50,000 above the last fiscal year. The main reason for the increase is due to an increase in Green Fees.

The Community Center revenues are up by about \$290,000. The categories that have seen large increases are memberships, daily sales, and recreation.

Below is a comparison of the 2020 to 2022 interest earnings for July to December. Interest earnings revenues are down by about 17 percent from last year.



Expenditures

Through the month of December (50% of the fiscal year), General Fund expenditures of \$10,947,072 were spent on operations or about 40% of the budget was expended at the end of December 2021.

There are no major concerns regarding the General Fund expenditures. The Fleet department is over budget due to cost allocations. We will post the fleet cost allocations at year-end when we know the total fleet labor hours. The Finance Department is significantly over the 50% benchmark due to one-time expenditures. The Finance Department is over the budget benchmark because of auditor fees that are paid every year in the second quarter.

The percent of the operating and non-operating budget expended for Enterprise Funds at the end of December 2021 are listed below. The Power Department expenses are higher due to increased power costs and an increase in load. The Power Department adjusted its budget on the 2-9-22 Budget Amendment to reflect these increases.

Enterprise Funds July-December 2021

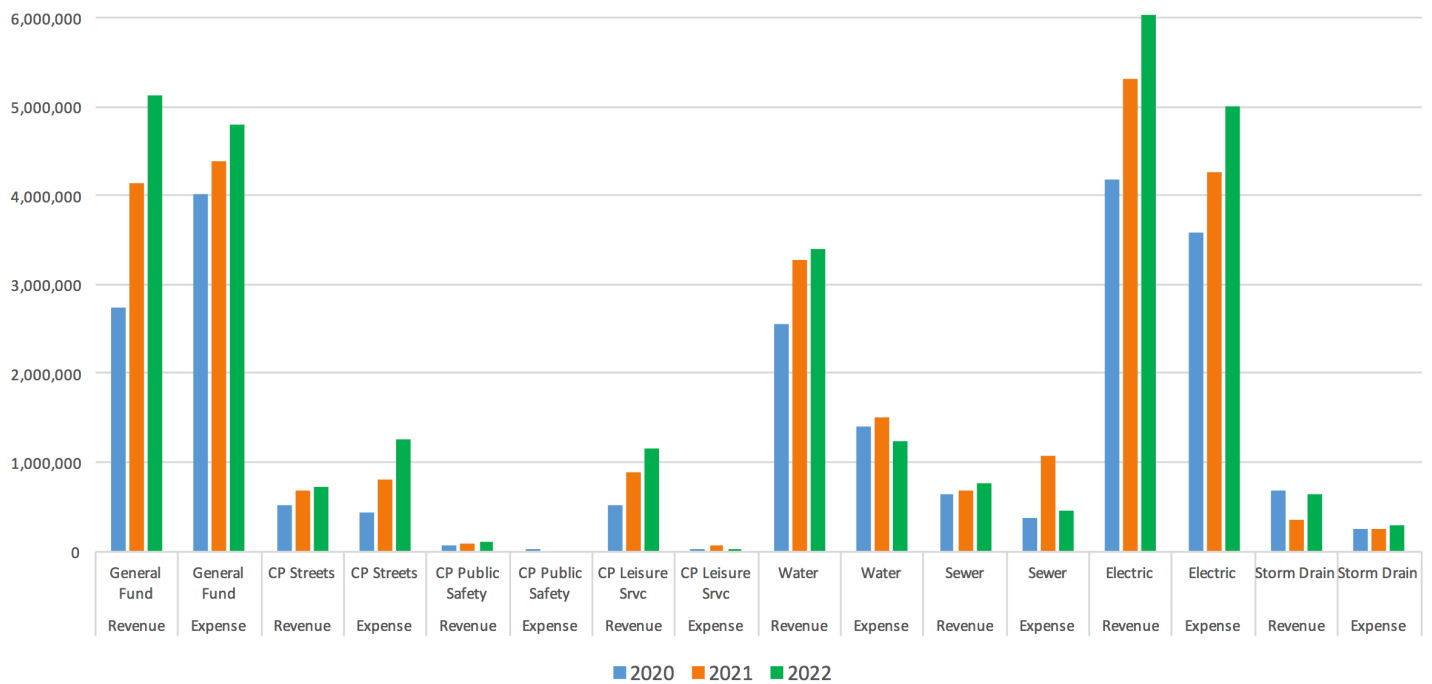
Percent Expended		
Department	Operating	Non-Operating*
Water Treatment	33.32%	27.13%
Water Distribution	31.29%	4.84%
Sewer	37.29%	0.82%
Electric	57.63%	8.35%
Irrigation	9.41%	0.00%
Storm Drain	42.45%	0.67%

*Non-Operating Expenses include Capital Projects, Capital Equipment, Depreciation, Impact Fee Expense, and Interest on Bonds.

Conclusion

This fiscal year continues to trend like the last fiscal year. Inflation continues to be a top economic challenge and the Federal Reserve is considering increasing interest rates to combat inflation.

Revenue & Expenses Fiscal Year 2020 to 2022 July to December



Quarterly Financial Report

July 2021 to December 2021

Period 01 - 06

Fiscal Year 2022

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
General Fund					
Taxes					
Property Taxes-current	3,421,011	3,110,734	2,825,931	90.93%	QTR 1-2 & Jan-2022 Collections=\$3,575,024
Property Taxes-delinquent	100,000	13,395	19,926	13.39%	
General Sales & Use Tax	10,173,554	3,005,697	3,283,405	29.54%	
Franchise Taxes	1,732,926	751,065	736,763	43.34%	
Fee-in-lieu Of Prsnl Prty Tx	258,595	124,252	103,498	48.05%	
Penalty/interest On Taxes	4,500	1,167	1,642	25.93%	
Taxes	15,690,586	7,006,309	6,971,165	44.65%	
Licenses & Permits					
Business Licenses/permits	96,500	111,689	77,949	115.74%	Building Permits
Non-business Lic/prmts	1,454,553	751,001	766,031	51.63%	
Licenses & Permits	1,551,053	862,689	843,980	55.62%	
Intergovernmental Revenue					
Federal Grants	205,500	122,079	297,695	59.41%	ARPA Deposit
Federal Shared Revenue	-	1,726,381	1,583,545	0.00%	
State Grants	50,000	2,757	59,279	5.51%	Class C Road Revenue
State Shared Revenue	1,322,235	448,917	455,067	33.95%	
Intergovernmental Revenue	1,577,735	2,300,133	2,395,587	145.79%	
Charges For Services					
General Government	844,221	487,226	468,141	57.71%	Plan Check Fees
Public Safety	376,650	238,255	45,946	63.26%	Resource Officer
Sanitation	2,067,116	1,190,142	1,033,570	57.58%	Park/Field Rental
Golf Course	1,236,481	721,044	674,759	58.31%	
Community Center	1,563,000	936,949	643,516	59.95%	
Parks/public Property	10,000	9,263	3,838	92.63%	
Cemeteries	75,000	93,300	51,200	124.40%	
Charges For Services	6,172,468	3,676,179	2,920,969	59.56%	
Fines & Forfeitures					
Fines	335,000	200,093	176,250	59.73%	Court
Fines & Forfeitures	335,000	200,093	176,250	59.73%	
Miscellaneous Revenue					
Interest Earnings	145,595	45,798	59,155	31.46%	Wireless Tower/Outdoor Advertising
Non-operating Rev	-	59,562	5,557	0.00%	
Rents	65,367	33,425	32,628	51.13%	
Sale Of Fixed Assets(loss)	61,268	3,800	7,560	6.20%	
Sundry Revenue	130,000	198,494	120,214	152.69%	
Miscellaneous Revenue	402,230	221,955	214,000	55.18%	
Contributions & Transfers					
Contributions & Transfers	1,687,285	2,445	1,306	0.14%	Fund Balance
Transf From Other Funds	93,172	-	93,172	0.00%	Transfer Fire Truck Lease
Contr From Prvt Source	-	500	15,138	0.00%	
Contributions & Transfers	1,780,457	2,945	109,616	0.17%	
Revenue	27,509,529	14,270,304	13,631,567	51.87%	
General Government					
Legislative	103,370	65,195	49,835	63.07%	ULCT Membership

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Judicial	331,979	139,293	131,535	41.96%	
City Manager	96,752	59,001	50,427	60.98%	Conference & Travel Expenses
Human Resources	229,514	94,308	70,304	41.09%	
Information Technology	140,412	61,163	52,606	43.56%	
Fleet	24,048	164,527	-	1275.01%	Post Fleet Cost Allocations
Finance	144,478	109,454	87,146	75.76%	Audit Fees
Treasurer	264,754	120,039	121,665	45.34%	
Recorder	126,753	75,276	51,862	59.39%	Civic Review Software
Attorney	74,179	33,829	30,818	45.60%	
Non-Departmental	1,007,664	274,949	240,654	27.29%	
Governmental Bldgs	717,325	241,495	342,930	33.67%	
General Government	3,261,228	1,438,530	1,229,783	44.26%	
Public Safety					
Police	6,091,844	2,705,963	2,511,118	44.42%	
Fire	3,273,541	1,244,919	1,913,436	38.03%	
Public Safety	9,365,385	3,950,882	4,424,554	42.19%	
Highways & Public Improvemen					
Streets	1,816,025	665,834	671,814	36.66%	
Waste Collection	1,831,028	903,476	755,412	49.34%	
Highways & Public Improvemen	3,647,053	1,569,310	1,427,226	43.03%	
Parks & Rec, Public Property					
Parks	2,198,707	975,348	847,399	44.36%	
Golf Course Maintenance	1,343,518	604,055	563,148	44.96%	
Golf Course Club House	444,624	217,566	204,502	48.93%	
Community Center	1,970,202	858,489	1,122,008	43.57%	
Community Center Aquatics	502,046	232,814	191,294	46.37%	
Community Center Preschool	209,398	99,683	73,294	47.60%	
Community Center Programs	55,603	7,916	6,586	14.24%	
Community Center Recreation	159,901	51,551	37,940	32.24%	
Community Center Special Event	19,240	1,140	655	5.92%	
Community Center Rentals	17,277	7,326	4,222	42.40%	
Cemeteries	393,094	120,550	82,948	30.67%	
Parks & Rec, Public Property	7,313,610	3,176,438	3,133,997	43.43%	
Community & Economic Dev					
Community Development	1,696,797	662,992	543,207	39.07%	
Economic Development	240,027	129,758	86,402	54.06%	
Community & Economic Dev	1,936,824	792,751	629,609	40.93%	
Transfers & Other Uses					
Trnsfr To Other Funds	161,198	19,161	141,422	11.89%	Debt Service Transfer
Contr To Other Funds	1,824,231	-	576,581	0.00%	Highway Tax Transfer to Streets Capital Projects
Transfers & Other Uses	1,985,429	19,161	718,003	0.97%	
Expense	27,509,529	10,947,072	11,563,172	39.81%	
General Fund	-	3,323,233	2,068,395	29820.82%	
RAP Tax Special Revenue Fund					
Miscellaneous Revenue					
Interest Earnings	3,871	1,642	1,812	42.43%	
Miscellaneous Revenue	3,871	1,642	1,812	42.43%	
Contributions & Transfers					
Contributions & Transfers	- 90,693	-	-	0.00%	Fund Balance
Contr other Governments	586,822	184,171	198,122	31.38%	
Contributions & Transfers	496,129	184,171	198,122	37.12%	
Revenue	500,000	185,814	199,934	37.16%	

Parks & Rec, Public Property

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Parks, Rec & Public Prprty	-	150,000	-	0.00%	Pickle Ball Court-Rap Tax Disbursement
Parks & Rec, Public Property	-	150,000	-	0.00%	
Transfers & Other Uses					
Local Grants	500,000	69,150	52,000	13.83%	
Transfers & Other Uses	500,000	69,150	52,000	13.83%	
Expense	500,000	219,150	52,000	43.83%	
RAP Tax Special Revenue Fund	- -	33,336	147,934	0.00%	
Washington City Foundation					
Contributions & Transfers					
Contributions & Transfers	- 5,000	-	-	0.00%	Fund Balance
Contr From Prvt Source	5,000	14,200	1,200	283.99%	
Contributions & Transfers	-	14,200	1,200	0.00%	
Revenue	-	14,200	1,200	0.00%	
Washington City Foundation	-	14,200	1,200	0.00%	
Debt Service Fund					
Miscellaneous Revenue					
Interest Earnings	-	68	-	0.00%	
Miscellaneous Revenue	-	68	-	0.00%	
Contributions & Transfers					
Transf From Other Funds	380,129	368,837	362,093	97.03%	
Contributions & Transfers	380,129	368,837	362,093	97.03%	
Revenue	380,129	368,905	362,093	97.05%	
Debt Service					
Debt Service	380,129	370,337	363,593	97.42%	Debt Service Transfer
Debt Service	380,129	370,337	363,593	97.42%	
Expense	380,129	370,337	363,593	97.42%	
Debt Service Fund	- -	1,432	- 1,500	0.00%	
Municipal Building Authority					
Miscellaneous Revenue					
Interest Earnings	260	5	15	2.11%	3650 Park
Debt Issuance	1,000,000	-	-	0.00%	
Miscellaneous Revenue	1,000,260	5	15	0.00%	
Contributions & Transfers					
Contributions & Transfers	7,949	-	-	0.00%	Fund Balance
Transf From Other Funds	1,234,324	530,977	1,163,258	43.02%	
Contributions & Transfers	1,242,273	530,977	1,163,258	42.74%	
Revenue	2,242,533	530,983	1,163,273	23.68%	
Municipal Building Authority					
Debt Service	2,242,533	1,002,118	1,166,358	44.69%	Debt Srv for WCCC, Police Station, and Sullivan Park
Municipal Building Authority	2,242,533	1,002,118	1,166,358	44.69%	
Expense	2,242,533	1,002,118	1,166,358	44.69%	
Municipal Building Authority	- -	471,135	- 3,085	0.00%	
Coral Canyon SSD					
Taxes					
Property Taxes-current	732,500	638,804	619,445	87.21%	

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Property Taxes-delinquent	17,000	2,656	7,173	15.62%	
Fee-in-lieu Of Prsnl Prty Tx	34,000	14,188	13,537	41.73%	
Penalty/interest On Taxes	800	160	291	20.01%	
Taxes	784,300	655,808	640,446	83.62%	
Miscellaneous Revenue					
Interest Earnings	4,160	2,119	1,918	50.94%	
Miscellaneous Revenue	4,160	2,119	1,918	50.94%	
Contributions & Transfers					
Contributions & Transfers	23,652	-	-	0.00%	Fund Balance
Contributions & Transfers	23,652	-	-	0.00%	
Revenue	812,112	657,927	642,363	81.01%	
Coral Canyon Special Srvc Dist					
Debt Service	812,112	737,498	727,483	90.81%	
Coral Canyon Special Srvc Dist	812,112	737,498	727,483	90.81%	
Expense	812,112	737,498	727,483	90.81%	
Coral Canyon SSD	- -	79,571 -	85,119	0.00%	
Capital Project Streets					
Taxes					
General Sales & Use Tax	-	661,959	-	0.00%	Highway Tax Transferred from General Tax
Taxes	-	661,959	-	0.00%	
Miscellaneous Revenue					
Interest Earnings	62,000	32,082	29,476	51.75%	
Non-operating Rev	- -	70,901	2,306	0.00%	Moreton Investments
Miscellaneous Revenue	62,000 -	38,818	31,782	-62.61%	
Contributions & Transfers					
Contributions & Transfers	2,632,584	-	-	0.00%	Fund Balance
Transf From Other Funds	3,004,097	-	-	0.00%	
Contr From Other Funds	-	-	576,581	0.00%	
Contributions & Transfers	5,636,681	-	576,581	0.00%	
Special Fund Revenue					
Interest Earnings	-	1,517	6,850	0.00%	
Special Fund Revenue	2,053,350	1,110,323	1,290,562	54.07%	Impact Fee Revenue
Special Fund Revenue	2,053,350	1,111,840	1,297,412	54.15%	
Revenue	7,752,031	1,734,980	1,905,775	22.38%	
Transfers & Other Uses					
Trnsfr To Other Funds	272,031	265,563	260,712	97.62%	Transfer for Debt Service-2011 Road Revenue
Transfers & Other Uses	272,031	265,563	260,712	97.62%	
Capital Projects Street					
Highways/public Imprvmt	7,480,000	1,329,849	1,584,584	17.78%	
Capital Projects Street	7,480,000	1,329,849	1,584,584	17.78%	
Expense	7,752,031	1,595,413	1,845,296	20.58%	
Capital Project Streets	-	139,568	60,479	0.00%	
Capital Project Public Safety					
Miscellaneous Revenue					
Interest Earnings	400	203	1	50.78%	
Miscellaneous Revenue	400	203	1	50.78%	

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Contributions & Transfers					
Contributions & Transfers	- 45,342	-	-	0.00%	Fund Balance
Contributions & Transfers	- 45,342	-	-	0.00%	
Special Fund Revenue					
Interest Earnings	-	1,815	2,830	0.00%	
Special Fund Revenue	250,250	188,648	219,898	75.38%	Impact Fee Revenue
Special Fund Revenue	250,250	190,463	222,728	76.11%	
Revenue	205,308	190,666	222,729	92.87%	
Transfers & Other Uses					
Trnsfr To Other Funds	73,086	8,852	65,335	12.11%	
Transfer To General Fund	93,172	-	-	0.00%	Transfer for Debt Service
Transfers & Other Uses	166,258	8,852	65,335	5.32%	
Capital Projects Public Safety					
Public Safety	39,050	-	-	0.00%	
Capital Projects Public Safety	39,050	-	-	0.00%	
Expense	205,308	8,852	65,335	4.31%	
Capital Project Public Safety	-	181,814	157,394	0.00%	
Capital Project Leisure Srvc					
Miscellaneous Revenue					
Interest Earnings	18,050	11,747	7,188	65.08%	
Non-operating Rev	- -	20,638	1,304	0.00%	Moreton Investments
Sundry Revenue	-	40	-	0.00%	
Miscellaneous Revenue	18,050 -	8,851	8,492	-49.04%	
Contributions & Transfers					
Contributions & Transfers	2,729,132	-	-	0.00%	Fund Balance
Contributions & Transfers	2,729,132	-	-	0.00%	
Special Fund Revenue					
Interest Earnings	-	7,302	12,309	0.00%	
Special Fund Revenue	3,120,000	2,156,069	2,403,800	69.10%	Impact Fee Revenue
Special Fund Revenue	3,120,000	2,163,370	2,416,109	69.34%	
Revenue	5,867,182	2,154,519	2,424,601	36.72%	
Transfers & Other Uses					
Trnsfr To Other Funds	1,067,182	1,036,422	1,017,684	97.12%	Debt Service Transfer
Transfers & Other Uses	1,067,182	1,036,422	1,017,684	97.12%	
Capital Projects Leisure Srvc					
Parks,Rec & Public Prpty	4,800,000	197,530	245,754	4.12%	
Capital Projects Leisure Srvc	4,800,000	197,530	245,754	4.12%	
Expense	5,867,182	1,233,952	1,263,438	21.03%	
Capital Project Leisure Srvc	-	920,567	1,161,163	0.00%	
Capital Project General					
Miscellaneous Revenue					
Interest Earnings	3,880	1,148	1,580	29.58%	
Non-operating Rev	- -	2,370 -	221	0.00%	Moreton Investments
Miscellaneous Revenue	3,880 -	1,223	1,358	-31.51%	
Contributions & Transfers					
Contributions & Transfers	37,076	-	-	0.00%	Fund Balance
Contributions & Transfers	37,076	-	-	0.00%	

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Revenue	40,956 -	1,223	1,358	-2.99%	
Transfers & Other Uses					
Trnsfr To Other Funds	40,956	40,956	40,199	100.00%	Transfer for Debt Service-2011 Road Revenue
Transfers & Other Uses	40,956	40,956	40,199	100.00%	
Expense	40,956	40,956	40,199	100.00%	
Capital Project General	- -	42,179 -	38,840	0.00%	
Water					
Miscellaneous Revenue					
Interest Earnings	177,933	50,482	59,149	28.37%	
Non-operating Rev	- -	78,136 -	5,778	0.00%	Moreton Investments
Water Operating Rev	-	3,811	3,138	0.00%	
Water Non-operating Rev	50,781	-	-	0.00%	Sales of Fixed Asset (Vehicle)
Miscellaneous Revenue	228,714 -	23,844	56,509	-10.43%	
Enterprise Revenue					
Water Operating Rev	8,385,768	4,767,822	4,822,114	56.86%	
Enterprise Revenue	8,385,768	4,767,822	4,822,114	56.86%	
Contributions & Transfers					
Water Non-operating Rev	7,255,509	-	-	0.00%	Fund Balance
Contributions & Transfers	7,255,509	-	-	0.00%	
Special Fund Revenue					
Interest Earnings	-	4,246	8,804	0.00%	
Water Non-operating Rev	1,567,800	1,108,658	1,149,619	70.71%	Impact Fee Revenue
Special Fund Revenue	1,567,800	1,112,904	1,158,422	70.99%	
Revenue	17,437,791	5,856,883	6,037,045	33.59%	
Water Treatment					
Water Operating Exp	4,098,708	1,365,541	1,661,166	33.32%	
Water Non-oper Exp	120,249	32,620	34,317	27.13%	*See Note Below
Water Treatment	4,218,957	1,398,161	1,695,483	33.14%	
Water Distribution					
Water Operating Exp	3,792,188	1,186,673	1,405,243	31.29%	
Water Non-oper Exp	9,426,646	456,403	926,429	4.84%	*See Note Below
Water Distribution	13,218,834	1,643,076	2,331,672	12.43%	
Expense	17,437,791	3,041,237	4,027,156	17.44%	
Water	-	2,815,646	2,009,890	0.00%	
Sewer					
Miscellaneous Revenue					
Interest Earnings	143,987	51,549	65,801	35.80%	
Non-operating Rev	- -	101,319 -	3,735	0.00%	Moreton Investments
Sewer Operating Rev	-	30	-	0.00%	
Sewer Non-operating Rev	40,383	-	-	0.00%	
Miscellaneous Revenue	184,370 -	49,740	62,066	-26.98%	
Enterprise Revenue					
Sewer Operating Rev	2,099,577	1,050,091	921,175	50.01%	
Enterprise Revenue	2,099,577	1,050,091	921,175	50.01%	
Contributions & Transfers					
Sewer Non-operating Rev	7,224,553	-	-	0.00%	Fund Balance
Contributions & Transfers	7,224,553	-	-	0.00%	

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Special Fund Revenue					
Interest Earnings	-	906	3,198	0.00%	
Sewer Non-operating Rev	637,000	453,524	466,642	71.20%	Impact Fee Revenue
Special Fund Revenue	637,000	454,431	469,840	71.34%	

Revenue	10,145,500	1,454,782	1,453,081	14.34%
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Sewer					
Sewer Operating Exp	1,959,200	730,675	757,136	37.29%	
Sewer Non-oper Exp	8,186,300	66,841	1,066,731	0.82%	*See Note Below
Sewer	10,145,500	797,517	1,823,867	7.86%	

Expense	10,145,500	797,517	1,823,867	7.86%
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Sewer	-	657,266	-	370,786	0.00%
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Electric

Miscellaneous Revenue					
Interest Earnings	109,500	46,393	43,020	42.37%	
Non-operating Rev	-	68,324	6,374	0.00%	Moreton Investments
Elec. Operating Rev	125,000	30,489	9,476	24.39%	
Elec. Non-operating Rev	84,500	-	10,257	0.00%	
Miscellaneous Revenue	319,000	8,559	56,380	2.68%	

Enterprise Revenue					
Elec. Operating Rev	283,500	277,313	300,051	97.82%	Connection Fees
Electric Sales Taxable	13,997,500	8,470,988	7,555,710	60.52%	
Electric Sales Non Taxable	1,207,000	637,831	610,093	52.84%	
Enterprise Revenue	15,488,000	9,386,131	8,465,854	60.60%	

Contributions & Transfers					
Elec. Non-operating Rev	1,602,836	-	-	0.00%	Fund Balance
Contributions & Transfers	1,602,836	-	-	0.00%	

Special Fund Revenue					
Interest Earnings	-	902	3,991	0.00%	
Elec. Non-operating Rev	575,000	548,612	677,863	95.41%	Impact Fee Revenue
Special Fund Revenue	575,000	549,514	681,854	95.57%	

Revenue	17,984,836	9,944,204	9,204,087	55.29%
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Electric					
Elec. Operating Exp	14,252,659	8,213,615	6,921,402	57.63%	
Elec. Non-oper Exp	3,732,177	311,822	700,365	8.35%	*See Note Below
Electric	17,984,836	8,525,437	7,621,767	47.40%	

Expense	17,984,836	8,525,437	7,621,767	47.40%
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Electric	-	1,418,767	1,582,320	0.00%
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Irrigation

Enterprise Revenue					
Irr. Operating Rev	17,730	16,950	17,190	95.60%	
Enterprise Revenue	17,730	16,950	17,190	95.60%	

Revenue	17,730	16,950	17,190	95.60%
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Irrigation					
Irri. Operating Exp	36,334	3,418	11,580	9.41%	
Irri. Non-oper Exp	74,000	-	-	0.00%	*See Note Below
Irrigation	110,334	3,418	11,580	3.10%	

Description	Budget	YTD Amount	Prior Year	% Expend/Collect	Notes
Expense	110,334	3,418	11,580	3.10%	
Irrigation	- 92,604	13,532	5,610	-14.61%	
Storm Drain					
Miscellaneous Revenue					
Interest Earnings	70,631	22,146	25,525	31.35%	
Non-operating Rev	- -	49,790 -	261	0.00%	Moreton Investments
Storm Operating Rev	-	400	8,200	0.00%	
Storm Non-operating Rev	33,123	-	-	0.00%	
Miscellaneous Revenue	103,754 -	27,244	33,464	-26.26%	
Enterprise Revenue					
Storm Operating Rev	1,467,600	672,668	625,384	45.83%	
Enterprise Revenue	1,467,600	672,668	625,384	45.83%	
Contributions & Transfers					
Storm Non-operating Rev	2,326,185	-	-	0.00%	Fund Balance
Contributions & Transfers	5,549,127	39,882	9,356	0.72%	Contributions from Other Governments
Contributions & Transfers	7,875,312	39,882	9,356	0.51%	
Special Fund Revenue					
Interest Earnings	-	191	728	0.00%	
Storm Non-operating Rev	478,005	608,593	113,639	127.32%	Impact Fee Revenue
Special Fund Revenue	478,005	608,784	114,367	127.36%	
Revenue	9,924,671	1,294,090	782,570	13.04%	
Storm Drain					
Storm Operating Exp	1,335,371	566,903	496,984	42.45%	
Storm Non-oper Exp	8,589,300	57,451	174,027	0.67%	*See Note Below
Storm Drain	9,924,671	624,354	671,011	6.29%	
Expense	9,924,671	624,354	671,011	6.29%	
Storm Drain	-	669,736	111,559	0.00%	
Revenue Total	100,820,308	38,673,985	38,053,612	38.36%	
Expense Total	100,901,768	29,151,496	31,373,688	28.89%	
Grand Total	- 81,460	9,522,489	6,679,924		



WASHINGTON CITY AMENDED 2022 MEETING SCHEDULE

PUBLIC NOTICE is hereby given that the Washington City Council, Planning Commission, and Power Board will hold their regularly scheduled meetings for the Calendar Year 2022 as follows:

CITY COUNCIL WORKSHOP MEETING

2nd and 4th Wednesday at 4:00 P.M.

CITY COUNCIL REGULAR MEETING

2nd and 4th Wednesday at 6:00 P.M.

PLANNING COMMISSION

1st and 3rd Wednesday at 6:00 P.M.

POWER BOARD

1st Tuesday at 5:00 P.M.

Any additional Committee / Board Meetings will be scheduled on an as needed basis.

All meetings are hosted in the Council Chambers of the Washington City Offices, (unless otherwise posted) located at 111 North 100 East.

POSTED on this 24th day of February 2022.

Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: February 23, 2022

ACTION REQUESTED: HW-22-02 - A request for a height waiver to exceed the maximum height allowed in the current zoning designation of Single Family Residential -10,000 Sq. Ft. Min. (R-1-10), located at approximately 4350 South Medallion Drive.

APPLICANT: Dennis Patten, Architect

OWNER: The Church of Jesus Christ of Latter Day Saints

ENGINEER: Chris Demille

Background

The applicant is requesting a waiver from the maximum height of buildings allowed for a structure in a Residentially zoned property. The location is located at approximately 4350 South Medallion Drive (just west of Crimson Middle and High Schools). The maximum allowable height as/per the Zoning Regulations is thirty-five feet (35'). The applicant is seeking approval to extend the height of their proposed new church with associated steeple (steeple only will extend beyond the limit) to seventy-one feet (71') at its highest point.

[See attached exhibits to this report]

HW-22-02

Additional Height Waiver

Title 9 Chapter 14 Section 22

Type of Request: Waiver for Steeple Height

Project Location: SE of 4200 S & Medallion - approx. 4251 S Medallion Dr.

Owner of Property: Name: The Church of Jesus Christ of Latter-day Saints

Address: 9933 N 5740 W City: Highland State: UT Zip: 84003

Phone: 801.763.4520 Fax: n/a E-Mail: lystrups@churchofjesuschrist.org

Applicant: Name: Dennis Patten, Architect

Address: P.O. Box 217 City: St. George State: UT Zip: 84770

Phone: 435.673.6579 Fax: n/a E-Mail: pcarch@pcarchinc.com

Engineer: Name: Chris Demille

Address: 2390 W Hwy. 56 City: Cedar City State: UT Zip: 84721

Phone: 435.704.4405 Fax: n/a E-mail: cdemille@cdce-utah.com

Contact Person and Information: Dennis Patten, 435.673.6579, pcarch@pcarchinc.com

Application will be reviewed by the City Council to determine if it should go to a regular Scheduled City Council meeting or the request is denied.

Please include with the application per Title 9 Chapter 14 Section 22 of the Washington City Ordinances:

- A. The proposed height waiver at the particular location, is necessary and desirable, and is to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
- B. The request will not create public health concerns; and
- C. Any aesthetic impacts on the surrounding area will be mitigated; and
- D. Any adverse effects the request may impose on the surrounding area will be addressed and mitigated.

1. One set of mailing labels for all property owners within a 300 foot radius from the border of the subject property.
 2. Detailed description of reason for the request. Detail Elevation of all sides of the building and site plat. An electronic copy of all items submitted for consideration to kspring@washingtoncity.org
- Filing Fee: \$200.00 + \$1.00 for each mailing notice for the request + additional costs that exceed the base fee for additional outside services if needed.

\$200.00 + \$1.00 x (25+20) = 245 Maps & names of property owners are available at:
Total Amount = 245

Washington County Recorder
87 North 200 East
St George, Utah 84770
(435) 634-6709

Signature of Applicant:  Date: 11 January 2022

Signature of Property Owner: Applicant is Agent of the Owner Date: n/a

Print name of Owner: n/a



---	ADJACENT PROPERTY
---	SECTION LINE
---	CENTERLINE
---	EASEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING WATER AS NOTED
---	EXISTING SEWER AS NOTED
---	EXISTING IRRIGATION
---	EXISTING FENCE
---	EXISTING OVERHEAD POWER
---	EXISTING RETAINING WALL / C.M.U. FENCE
---	EDGE OF PAVEMENT
---	SET NAIL AND WASHER (AS NOTED)
---	SET ICE REBAR AND CAP
---	CALCULATED POINT
---	SECTION CORNER (AS NOTED)
---	R.A. MONUMENT (AS NOTED)
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TRANSFORMER
---	EXISTING SWITCH BOX
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING IRRIGATION VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAIN MAN HOLE
---	EXISTING WATER MANHOLE
---	PUBLIC UTILITIES EASEMENT
---	EXISTING TOP BACK OF CURB ELEVATION

REFERENCE DOCUMENTS

COMMITMENT FOR TITLE INSURANCE No. 8-000000, EFFECTIVE DATE APRIL 22, 2013
 CRIMSON HIGH SCHOOL AND MIDDLE SCHOOL, MINOR SUBDIVISION
 CRIMSON FIELDS SUBDIVISION PRELIMINARY PLAT
 TREASURE VALLEY PHASE 4 SUBDIVISION
 R/S 7790-20

LOT DATA

AREA: PARCEL 1 - 2.1359 ACRES
 PARCEL 2 - 2.5019 ACRES
 TOTAL - 4.6378 ACRES

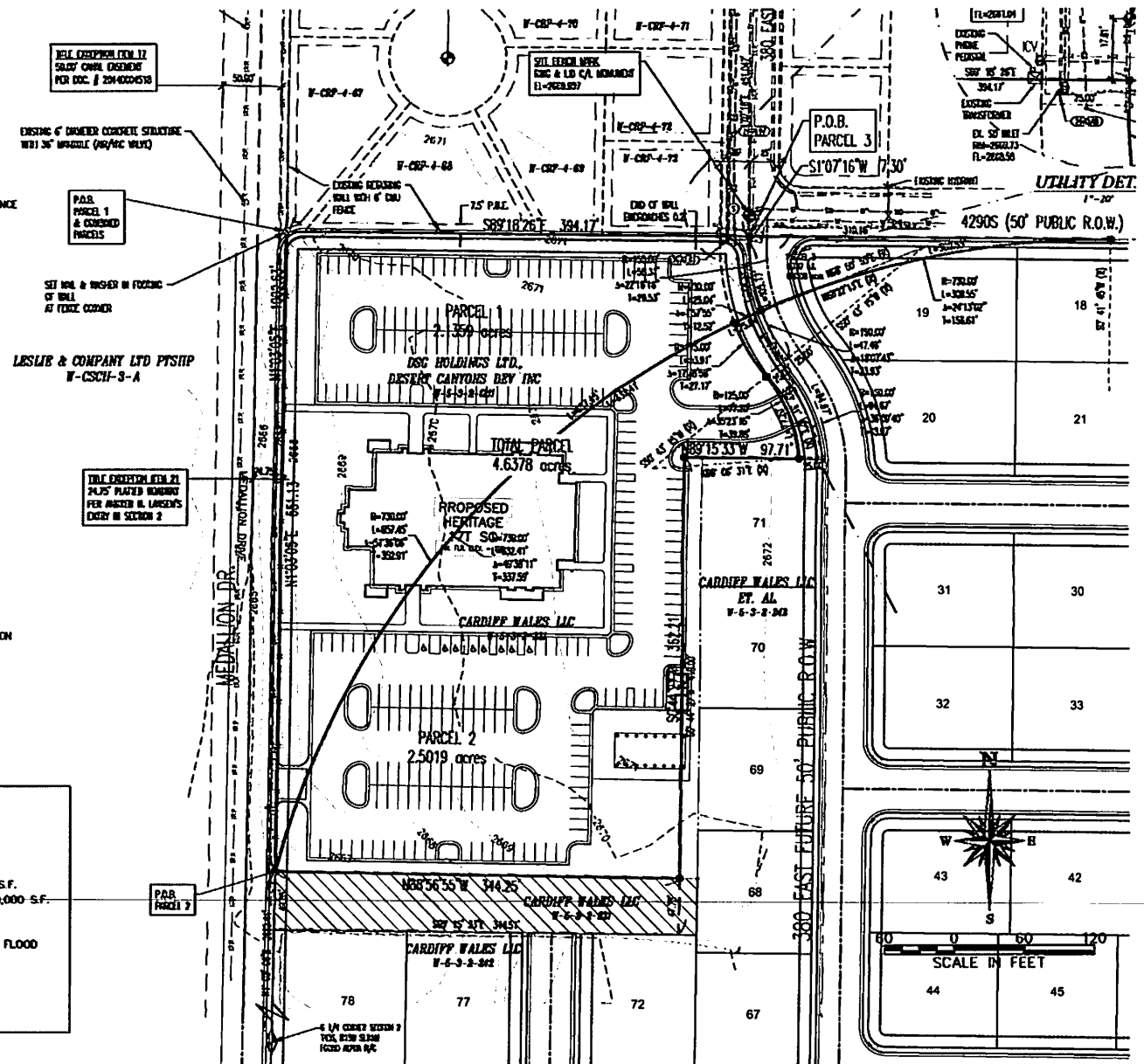
ADDRESS: NOT YET ASSIGNED

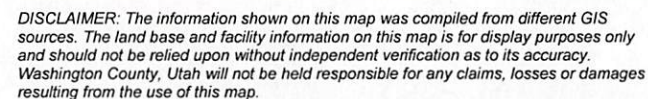
ZONED: (PARCEL 1) R-1-B RESIDENTIAL SINGLE FAMILY MIN 8,000 S.F.
 (PARCEL 2) R-1-10 RESIDENTIAL SINGLE FAMILY MIN 10,000 S.F.
 REQUIRED SET BACKS ARE 20' MIN. FRONT AND 10' MIN. SIDE

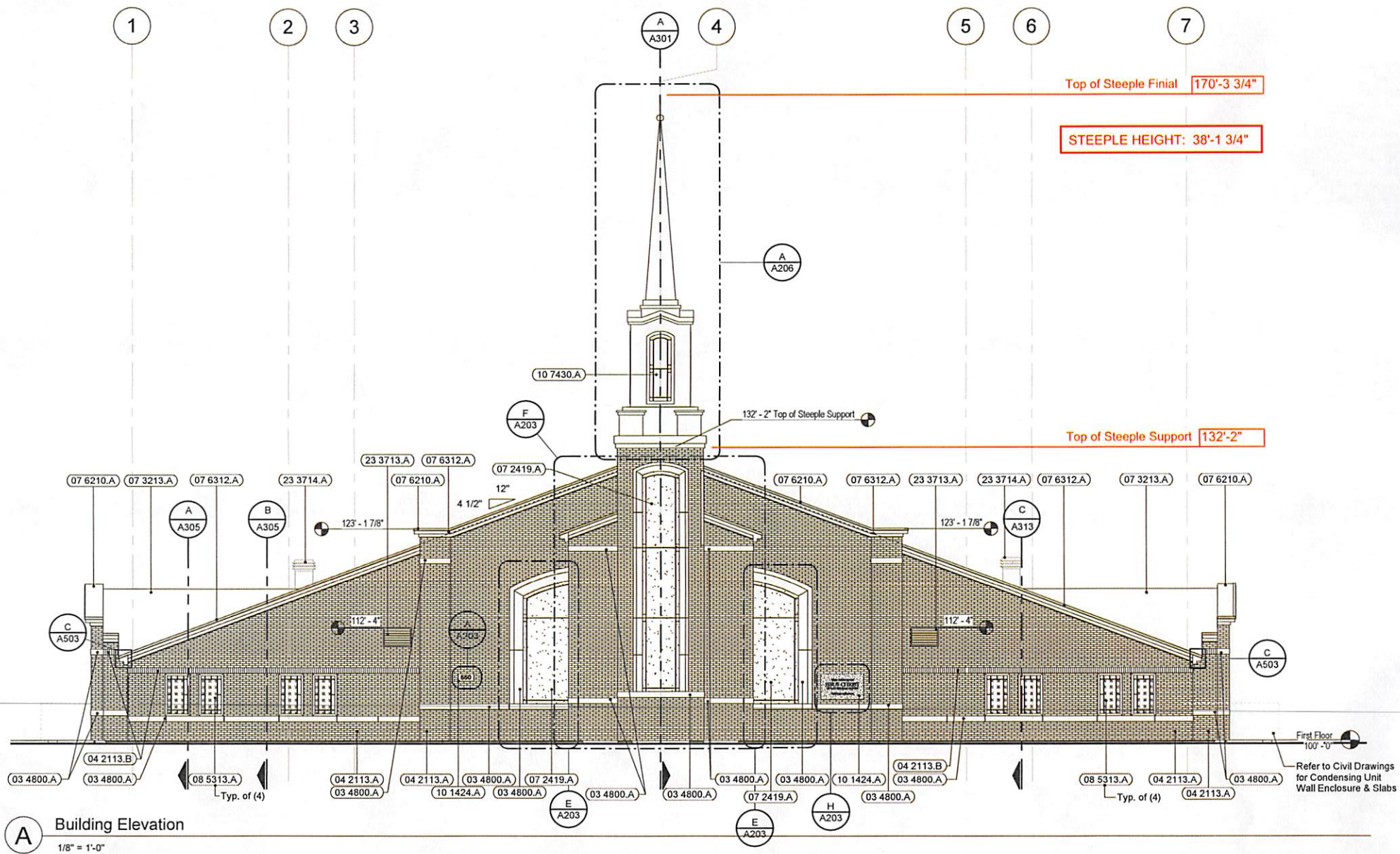
SUBJECT PARCEL FALLS WITHIN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD, PER FIRM MAP #49053C1038G EFFECTIVE 4/2/2009

SITE BENCHMARK IS THE RING & LID MONUMENT ON THE

EL.=2666.66







Briefing Document

Description: Discuss new landscape and water conservation ordinance

Presenter: Thad Seegmiller

Submitted By: Thad Seegmiller

Recommendation: Discussion & Consideration

Background Information: County-wide discussion on this ordinance has ensued for months. Recently the county work-group completed a draft ordinance. Washington City staff-level review then produced this Washington City draft for consideration.

Fiscal Impact: Yes. Not yet studied or known.

Impacted Fund: Not yet known.

ORDINANCE NO. 2022-XXXXX

**AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR
LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN
WASHINGTON CITY, UTAH**

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, Washington City is located in Washington County, which area is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a single water resource that is prone to drought, so it is essential that water conservation initiatives be enacted to protect Washington City and the county's population, economy and quality of life;

WHEREAS, Washington City, in partnership with Washington County and the Washington County Water Conservancy District, desires to establish uniform standards for water-efficient new development, to address limited regional water supplies, to plan for drought conditions, and provide for the sustainability of future water resources;

WHEREAS, Washington City, Washington County, and the Washington County Water Conservancy District desire to ensure that Washington City and its residents continue to have a reliable, resilient, and sustainable water supply;

WHEREAS, establishing standards for all new construction including single family residential, multi-family residential, commercial, and manufacturing developments will help sustain a reliable and resilient water supply to all residents of Washington City and Washington County;

WHEREAS, it is in the interest of Washington City and its citizens and in the public interest to conserve water resources and to promote water efficient construction and landscaping to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish standards for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, this proposed ordinance is necessary and proper for the safety, peace and good order of Washington City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of the lands of Washington City and its surrounding regions.

NOW THEREFORE, be it ordained by the City Council of Washington City, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 8, Chapter 8, Sections 1 through 5. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED this ____ day of _____, 20__.

_____ City

ATTEST:

Approved as to Form:

_____ City Attorney

TITLE 8, CHAPTER 8

SECTION 1: GENERAL PROVISIONS

8-8-1: APPLICABILITY

The provisions of this title are applicable to all new construction, new development, Rehabilitated Landscaping, and new landscape improvements in Washington City. The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

SECTION 2: DEFINITIONS

8-8-2: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: An area that is dedicated to active play where grass may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Drip Irrigation: An irrigation system that delivers water by adding water at the plant's base and root zone, usually measured in gallons per hour. Drip irrigation exhibits a droplet, trickle, umbrella or short stream pattern, to reduce evaporation, overspray, and water use, and promote water conservation.

Drip Emitter: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The grading plan shows all finish grades, spot elevations, drainage as necessary, and new and existing contours with the developed landscaped area.

Grass: A surface layer of earth containing irrigated grass with its roots.

Ground Cover: Material planted in such a way as to form a continuous cover over ground that can be maintained at a height no more than twelve (12) inches.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Hardscape includes patios, decks, and paths, but does not include driveways and sidewalks.

Hydrozone: Portion of landscape area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

Irrigation Plan: A plan that shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Irrigation Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied and that flows onto other areas.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Per State Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans.

Landscape Area: Area within a lot or parcel that is not the home footprint, driveway, or sidewalk.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture, and who generally focuses on residential design and horticultural needs of home landscapes. Landscape designers cannot legally create commercial landscape plans.

Landscape Documentation Package: The documentation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features to comply with the provisions of this ordinance. The Landscape Documentation Package shall include a project data sheet, a site plan, a planting plan, an irrigation plan, construction details, and a grading plan.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences, Hardscape, Pool, or benches that create an attractive and pleasing environment.

Landscape or Landscaping Maintenance: Maintaining or keeping any landscaping, or any area required to be landscaped:

- A. In a live and thriving condition, with consideration for normal growth and water needs; and,
- B. Fertilized, mowed, trimmed, edged, mulched and free from weeds, dead plants, litter, refuse, or debris in compliance with regionally accepted horticultural practice and city ordinances.

Landscape Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground covers, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Mulch: Any organic material such as leaves, bark, wood chips, straw; inorganic material such as crushed stone or gravel; other materials left loose and applied to the soil surface for the beneficial purpose of controlling weeds and conserving soil moisture.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Plant List: A list of locally adaptable and environmentally sustainable plants for compliant Planting Plans as provided by the Washington County Water Conservancy District.

Planting Plan: A Planting Plan that clearly and accurately identifies the type, size, and locations for new and existing trees, shrubs, planting beds, ground covers, grass areas, driveways, sidewalks, hardscape features, and fences.

Pool: Any exterior or outdoor pool of water for swimming, ambience or landscaping.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rehabilitated Landscaping: Landscape area in which over 50% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established, with possible supplemental irrigation needed or desirable during spring and summer months or during drought periods.

SECTION 3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES

These provisions are applicable to all new construction and new development in any residential zone, or for any single family or multiple family residential development in any zone.

8-8-3(i): Construction Standards

- A. New single family or multiple family residential dwellings 1,000 square feet or greater shall install hot water recirculation systems, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. New single family or multiple family residential dwellings shall install WaterSense labeled fixtures, including, but not limited to faucets, showerheads, toilets, and urinals.
- C. New single family or multiple family residential dwellings shall install Energy Star qualified appliances.
- D. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping.

8-8-3(ii): Landscape Standards

- A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, the landscaping shall meet the following requirements:
 - 1. Single Family Dwellings, and Multiple Family Dwelling Projects with Ten Units or Less:

a. The total grass area shall not exceed the following:

Lot size	Maximum grass
Up to 9,000 sf	750 sf
Up to 13,000 sf	1,000 sf
Up to 18,000 sf	1,250 sf
Up to 24,000 sf	1,500 sf
More than 24,000 sf	2,000 sf

b. In addition, grass is prohibited in park strips, any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%; and

c. Each single-family dwelling shall have a minimum of two water-efficient shade trees with a minimum one-and-one-half-inch (1½") caliper trunk. Each multiple family development with ten units or less shall follow city approved landscape plans for quantity of shade tree requirements.

2. Multiple Family Dwelling Projects with More than Ten Units: Comply with the Landscape Standards in 8-8-4, below.

8-8-3(iii): Restrictive Covenants in Conflict with Water Efficiency Standards

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, and that are recorded after passage of this ordinance, are preempted by this ordinance and unenforceable by the owners or association contrary to Washington City Code if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

8-8-4: Residential Pools

Any Pool of water that is proposed as part of any Landscape Plan shall be considered a use that is consumptive of potable (treated) water. Any Landscape Plan that includes a Pool, shall limit the extent of all potable (treated) water consumptive uses to achieve the effect that the proposed Landscape Plan including the Pool shall not use a greater amount of water than a property would be permitted to consume if the Landscape Plan did not include a Pool.

SECTION 4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS

These provisions are applicable to all new construction and new development in all nonresidential zones and nonresidential developments in any zone.

8-8-4(i): Construction Standards

- A. Hot water recirculation systems shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
- B. WaterSense labeled fixtures shall be installed, including, but not limited to faucets, showerheads toilets, and urinals.
- C. Energy Star qualified appliances shall be installed.
- D. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are excepted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.
- E. All carwash projects shall be built and operated to recirculate water and limit the maximum amount of new consumed water from the utility for carwashes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with both re-circulation and quantity maximums per vehicle washed.
- F. Exterior, decorative water features are prohibited, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception.
- G. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.
- H. Outside misting systems shall only operate during the May through August time period and only when the daily high temperature is 90 degrees Fahrenheit or greater.
- I. Outdoor or exterior Pools are prohibited as part of any non-residential Landscape Plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as a permitted exception. Indoor pools are not regulated under this ordinance.

8-8-4(ii): Landscape Standards

- A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:
1. Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in park strips, all landscape areas that measure less than eight feet in width, and on any slope that exceeds 15%.
 2. Landscape and irrigation installers shall follow the plans that have been reviewed and approved by the city.
 3. Each project shall propose and follow an approved Planting Plan that includes vegetative cover of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. The configuration of the vegetation in the Planting Plan is subject to review and approval at the sole discretion of the city.
 4. If secondary irrigation water is available, each project shall connect to the secondary water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of treated water for outdoor plantings that have secondary irrigation water available, subject to review and approval at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary water quality.
- B. Required Documentation
1. Landscape Documentation Package: A copy of a Landscape Documentation Package shall be submitted to the city for review and approval prior to the issue of any building permit. To certify ongoing compliance, the applicant shall certify that a copy of the city-approved Landscape Documentation Package be provided to the property owner or site manager.. The Landscape Documentation Package shall be prepared by a professional landscape architect (PLA) and shall consist of the following items:
 - a. Project Data Sheet containing the following:
 - i. Project name and address;

- ii. Applicant or applicant agent's name, address, phone number, and email address;
 - iii. Landscape architect's name, address, phone number, and email address; and
 - iv. Landscape contractor's name, address, phone number and email address, if available at this time.
- b. Planting Plan. A detailed Planting Plan shall be drawn at a scale that clearly identifies the following:
- i. Location of all plant materials, a legend with common and botanical names, and size of plant materials;
 - ii. Property lines and street names;
 - iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - iv. Existing trees and plant materials to be removed or retained;
 - v. Scale: graphic and written;
 - vi. Date of design;
 - vii. Designation of hydrozones, and
 - viii. Details and specifications for tree staking, soil preparation, and other planting work.
- c. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the Planting Plan and contain the following information:
- i. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 - ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;

- iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with irrigation equipment (i.e., sprinklers, drip emitters, bubblers, etc.); and
 - iv. Installation details for irrigation components.
 - d. Grading Plan. A grading plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:
 - i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements; and
 - ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements, as well as drainage.
- 2. Plan Review, Construction Inspection, and Post-Construction Monitoring.
 - a. As part of the building permit approval process, a copy of the Landscape Documentation Package shall be submitted to the city together with a city-provided pre-submittal checklist completed to initiate a review and approval process before construction begins.
 - b. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
 - c. During construction, construction activities and site improvement inspections of the landscaping may be required or performed by the city.
 - d. Following construction, and prior to issuing an occupancy permit, an inspection shall be scheduled with the city to verify compliance with the city-approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, developer, contractor or landscape architect and submitted to the city.
 - e. The city reserves the right to require or perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

CHAPTER 5: LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL NEW DEVELOPMENT, REHABILITATED LANDSCAPING, NEW CONSTRUCTION AND NEW LANDSCAPE IMPROVEMENTS IN ANY ZONE

8-8-5(i): Plant Selection

Plants shall be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable and environmentally sustainable plants are acceptable. The City recommends and refers applicants to the Washington County Water Conservancy District's recommended plant list on wewcd.org. Plants with similar water needs shall be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by the city shall not be planted.

- A. Areas with slopes greater than 15% shall be landscaped with deep-rooting, water-conserving plants that do not include grass.
- B. Park strips and other landscaped areas less than eight (8) feet in width shall be landscaped with water-conserving plants and/or mulch that do not include grass.

8-8-5(ii): Tree Selection

Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be suited for water-efficient landscapes. Trees shall be selected and planted in accordance with the following guidance:

- A. Broad canopy tree varieties shall be selected where shade or screening of tall objects is desired;
- B. Low-growing tree varieties shall be selected for spaces under utility wires;
- C. Where visual clearance or natural surveillance is a concern, select tree varieties from which lower branches or canopy shaping may occur while maintaining a healthy growth habit;
- D. Narrow or columnar trees shall be selected for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance;
- E. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions; and
- F. Trees shall be irrigated on a separate hydrozone as needed for efficient irrigation and allow for watering under water-shortage conditions when other plant material may not be watered

due to drought conditions.

8-8-5(iii): Irrigation Design Standards

- A. Pressure Regulation. A pressure regulating valve shall be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
- B. Irrigation Controller. It is required that Landscaped Areas use a WaterSense labeled smart irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and have memory retention capability to retain pre-programmed irrigation schedules.
- C. Each valve shall irrigate a landscape with a similar site, slope and soil conditions, and plant materials with similar watering needs. Grass, trees and non-grass areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- D. Low-volume irrigation equipment (i.e., drip emitters, bubblers) shall be provided for each tree.
- E. Drip irrigation shall be used to irrigate plants in non-grass areas. For rehabilitated landscape sites spray head conversion to efficient drip irrigation may be required with city approval of Irrigation Plans.
- F. High conservation efficiency spray nozzles are required for sprinkler applications.
- G. Sprinkler heads shall have matched precipitation rates with each control valve circuit.
- H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- I. Check valves are required. Pressure compensating valves and sprinklers are required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- J. Filters and end-flush valves shall be provided for drip irrigation lines.
- K. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to September 1, to maximize irrigation efficiency.
- L. Waste of water is prohibited. Waste of water includes overwatering, irrigating during a precipitation event, water that sprays or flows off the intended irrigated zone or off the property, failure to comply with drought restrictions and a failure to repair irrigation system leaks and malfunctions in a timely manner. Any person or entity who maintains or assists in maintaining the Waste of water is guilty of a class C misdemeanor, subject to penalty as

provided in Section 1-4-1 of the Washington City Code. No person shall be prosecuted under this subsection unless a public official first attempts to obtain voluntary compliance by oral or written notice and provision of at least 14 calendar days time to achieve correction, except where the Waste of water requires immediate emergency abatement and/or the responsible party is uncooperative in facilitating correction.

Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on wewcd.org. The generally recommended schedule is:

- Winter (Nov – Feb) – sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January
- Spring (Mar – April) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week
- Summer (May – Aug) – sprinkler irrigation up to 4 days a week and drip irrigation up to 3 days a week
- Fall (Sept – Oct) – sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

M. Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

Briefing Document

Description: Discuss replacement of Shade Tree ordinance

Presenter: Thad Seegmiller

Submitted By: Thad Seegmiller

Recommendation: Discussion & Consideration

Background Information: The Parks Department and the City Shade Tree Board has discussed and developed this ordinance for years. Recently the Parks Department and Shade Tree Board have completed this draft replacement ordinance and recommend it for City Council consideration.

Fiscal Impact: None

Impacted Fund: NA

ORDINANCE NO. 2022 - XX

**AN ORDINANCE OF WASHINGTON CITY APPROVING AND ADOPTING
REGULATIONS RELATING TO THE PLANNING, PLANTING, MAINTENANCE,
RESTORATION, PROTECTION AND SURVIVAL OF DESIRABLE TREES
LOCATED IN AND UPON PUBLIC AREAS AND RIGHTS-OF-WAY WITHIN**

WHEREAS, the City Council of Washington City, Utah, recognizes and attributes substantial economic, environmental and aesthetic value to the trees and other plantings within the community; and

WHEREAS, the City Council determines it is in the best interests of the citizens and public that a policy and plan be developed to standardize the planting and maintenance of trees within easements, in rights-of-way and all other public places within the City; and

WHEREAS, Chapter 4 of Title 6 of the Washington City Code, generally sets forth provisions regulating and relating to the planting and maintenance of trees in the vicinity of streets within Washington City; and

WHEREAS, the City desires to amend Chapter 4 of Title 6, entitled "Street Trees", by repealing all of Chapter 4, for the purpose of providing for the public safety, health and general welfare of the citizens of Washington City and replacing the current Chapter 4 with a more comprehensive and standardized policy and set of regulations pertaining to the planting and maintenance of trees within easements, in rights-of-way and all other public places within the City; and

WHEREAS, the City Council desires to give formal acceptance and approval of said policy and plan, referred to generally as the "Shade Tree Ordinance"; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a Public Hearing on **March __, 2022**, which public hearing was closed, for the purpose of considering the proposed amended section of the City Code and the making of formal recommendation to the City Council; and

WHEREAS, a public hearing was held by the Washington City Council pursuant to applicable notice requirements, conducted a public hearing on **April __, 2022**, which public hearing was closed, during which the City Council concurred with the recommendation of the Planning Commission and with the recommendation of staff:

NOW THEREFORE, BE ORDAINED by the City Council of Washington City as follows:

- I. Chapter 4 of Title 6 of the Washington City Code shall be amended by repealing Chapter 4 in its entirety and replacing Chapter 4 with: "CHAPTER 4: SHADE TREES", which shall read as follows:

Title 6 Chapter 4: **SHADE TREE:**

6-4-1: Purpose and Intent

6-4-2: Definitions

6-4-3: Designation of a Shade Tree Advisory Board

6-4-4: Ordinance Administration

6-4-5: Shade Tree Maintenance and Care by the City

6-4-6: Shade Tree Maintenance and Care by Citizens

6-4-7: Other Plantings

6-4-8: Shade Trees in New Development

6-4-9: Shade Trees in Previously Developed Areas

6-4-10: Care and Maintenance of Private Trees Affecting Public Property

6-4-11: Appeals

6-4-12: Penalties and Enforcement

6-4-1: PURPOSE AND INTENT

- (1) **Purpose.** Washington City recognizes and attributes substantial economic, environmental and aesthetic value to the trees and other plantings within the community. It is in the best interests of the citizens and public that a plan be developed to standardize the planting and maintenance of trees within easements, in rights-of-way and all other public places within the City.
- (2) **Intent.** It is the intent of the Washington City Council that the terms of this ordinance shall be construed as to promote:
 - a. The planning, planting, maintenance, restoration, protection and survival of desirable trees within the City; and,
 - b. The protection of community residents from personal injury and property damage, and the protection of Washington City from property damage caused or threatened by the improper planting, maintenance, or removal of trees located in and upon public areas and rights-of-way within Washington City.

If any provision or clause of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof which can be implemented without the invalid provision(s), clause(s) or application(s) hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.

This Ordinance shall take effect immediately upon publication or posting, as required by law.

6-4-2: DEFINITIONS

- (1) **Other Plants or Plantings.** Other Plants or Plantings shall mean any shrubs, grass or ground cover planted within street rights-of-way or easements or in proximity thereto.
- (2) **Parks Director.** Parks Director shall mean the person or designee responsible for maintenance of Shade Trees.
- (3) **Responsible Developer.** Responsible Developer shall mean a Developer who has chosen to install Shade Trees in a residential, commercial, industrial or multi-family development.
- (4) **Shade Tree.** Shade Tree shall mean any tree planted within the City right-of-way on either side of all streets, lanes, trails or ways within the City.
- (5) **Park Tree.** Park Tree shall mean any trees or other woody vegetation in public parks having individual names, and all areas owned by the City, or areas to which the public has free access as a park.
- (6) **Shade Tree Manual.** Shade Tree Manual shall mean a manual prepared by the Shade Tree Advisory Board and the Parks Director, or designee, pursuant to this ordinance containing regulations and standards for the planting, maintenance, and removal of trees in and upon public areas and rights-of-way within the City.
- (7) **Top or Topping.** Top or Topping shall mean the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree.
- (8) **Tree Trimming.** Tree Trimming shall mean the removal of plant parts to control growth and enhance performance or function in the landscape by developing and preserving tree structure and health. The removal of water sprouts, sucker growth, and hanging limbs is not considered tree trimming according to the provisions of this Chapter.

6-4-3: DESIGNATION OF A SHADE TREE ADVISORY BOARD

- (1) **Shade Tree Advisory Board.** The Parks Director, or designee, in consultation with City Staff shall designate a Shade Tree Advisory Board. The Board shall consist of members of the community interested in promoting the benefit, growth and health of the urban forest. Board members should include, but not be limited to, persons with expertise in the field of urban forestry, Parks Board members, City Staff such as the City Planning Office, Department of Public Works and the Department of Parks or any other appropriate City personnel.
- (2) **Assist The City.** It shall be the responsibility of the Shade Tree Advisory Board to study, investigate, counsel and assist the Parks Director, or designee with the development of a plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees in parks, along streets and in other public areas. The Shade Tree Advisory Board

shall also assist the City in the preparation and revision of its Shade Tree Manual including recommendations on tree species, tree planting locations and other related matters. The Shade Tree Advisory Board shall write and implement an annual community forestry work plan to qualify and be deemed a Tree City USA.

- (3) **Recommendation.** The Shade Tree Advisory Board, when requested by the Parks Director, or designee, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its work.
- (4) **Officers.** The Shade Tree Advisory Board shall choose its own officers, make its own rules and regulations and keep a journal of its proceedings.
- (5) **Service Without Pay.** All members of the Shade Tree Advisory Board shall serve without pay.

6-4-4: ORDINANCE ADMINISTRATION

- (1) **Authority.** The Parks Director, or designee shall be responsible for notifying code enforcement to administer and enforce the Shade Tree Ordinance. He or she shall:
 - a. Have supervision of all trees planted or growing in public rights-of-way or City-owned places within the City.
 - b. Supervise the planting, trimming, spraying, preservation and removal of Shade Trees and other plants in public streets, in City cemeteries and in City parks to promote safety, protect city utilities and preserve the beauty of such public places.
 - c. Supervise the maintenance of Shade Trees, Park Trees and Other Plants or Plantings consistent with the language of this Ordinance.
 - d. Review all development applications for proper design and planting of Shade Trees, Park Trees and Other Plants or Plantings in new development.
- (2) **Desirable Shade Tree List.** The Shade Tree Advisory Board under the direction of the Parks Director, or designee, shall prepare a "Suggested Shade Tree List" containing the botanical and common names of all trees approved to be planted in streets, trails, parks or easements. The Shade Tree Advisory Board shall also develop an undesirable Shade Tree list containing the botanic and common names of all trees NOT approved to be planted in streets, trails, parks or easements. These lists may be revised from time to time by the Shade Tree Advisory Board, to include other suitable or undesirable trees, or trees to be planted for evaluation purposes only. This list shall be included in the Shade Tree Manual.
- (3) **Public Awareness.** The Parks Director or designee, shall make copies of the Shade Tree Ordinance and the Shade Tree Manual available to any interested persons, through the City Office and on the City Website. Copies shall also be available electronically and one copy of the Shade Tree Manual will be available in the Washington City Library.

6-4-5: SHADE TREE MAINTENANCE AND CARE BY THE CITY

- (1) **Care and Maintenance.** The Shade Tree Advisory Board under the direction of the Parks Director, or designee shall initiate and administer a program to encourage the planting, maintenance, care, removal and replacement of Shade Trees, consistent with resources available.
- (2) **Standards.** All trees located within City streets, parks, rights-of-way, landscape borders, or on City-maintained property shall be maintained according to standards set by the Washington City Shade Tree Manual.
- (3) **City Tree Planting and Maintenance.** The City shall have the right to plant, prune, maintain and remove Shade Trees located within the public rights-of-way.
- (4) **Tree Replacement.** The City may replace Shade Trees or Other Plantings which have died or been removed for any reason, or plant additional Shade Trees deemed appropriate and consistent with available resources.
- (5) **Tree Topping.** A person shall obtain approval to top any Shade Tree, Park Tree, or other tree on public property including but not limited to electrical, gas, telephone and cable companies. Trees damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this Ordinance at the determination of the Parks Director, or designee.
- (6) **Debris Removal.** The person working on trees on a street, highway, or public area shall remove all debris from the rights-of-way by sunset of the same day, unless specifically authorized to do otherwise by the Parks Director, or designee. The acceptable standard shall be a broom clean finish or better.
- (7) **City Authority.** The City may condemn and remove, or order to be removed any tree, tree stump, shrub, or plant upon any of the public owned property within this City where the same is dead, diseased or for any reason whatsoever deemed undesirable or unsafe by the Parks Director, or designee.
- (8) **Root Guard.** Root guard products, devices, or that accomplish the same or similar results as a root guard application, shall be used on all trees planted near sidewalks or asphalt.

6-4-6: SHADE TREE MAINTENANCE AND CARE BY CITIZENS

- (1) **Planting.** Any person, firm, partnership, corporation or organization of any kind, must obtain written approval from the Parks Director, or designee prior to planting a tree that may infringe upon or impact any public right-of-way, whether by canopy, trunk, or underground roots. Said approval shall specify with a drawing/plan providing for each individual tree, the location and variety of trees to be planted.
- (2) **Trimming.** Any person, firm, partnership, corporation or organization of any kind, must obtain approval from the Parks Director, or designee prior to trimming any designated Shade Tree. Approval is not required for removing sucker growth, water sprouts, minor limbs causing obstructions, or for removal of less than ten percent (10%) of the tree canopy in any public right of way.

- (3) **Adjacent Property Owners to Maintain Trees on Their Property.** Trees and other plantings on adjacent property shall not inappropriately overhang or encroach upon sidewalks, streets, public rights-of-way or other designated pedestrian ways, nor obstruct the view of traffic signs or any street intersection. Trees and other plantings that project over any street or access road that may be used for emergency purposes shall be trimmed to a safe height and shape. Adjacent property owners, at their own expense and in accordance with this Chapter, shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs, which constitute a menace to public safety. Adjacent property owners, at their own expense and in accordance with this Chapter, shall also prune to eliminate encroachment on sidewalks and streets.
- (4) **Removing Stumps,** Any tree that shall be removed from any of the public streets or places within the City, shall be removed below the surface of the ground so that the top of the stump shall not project above the level of the ground, unless permission to leave a projecting stump is granted by the Parks Director, or designee.
- (5) **Abuse or Mutilation,** It shall be unlawful to intentionally damage, deface, destroy, injure or mutilate Shade Trees or Park Trees as defined in this Chapter. Any individual that intentionally violates this subsection shall be found guilty of a class C misdemeanor criminal act of criminal mischief as defined in Utah Code 76-6-106(2)(c) the penalty for which shall be as defined in Washington City Code 1-4-1.
- (6) **Considerations on Removing or Replacing a Shade Tree.** In determining whether a tree may be removed and replaced, the Parks Director, or designee, shall consider, among other things, the following:
- a. Whether the tree(s) pose a potential for safety problems despite a sound maintenance program;
 - b. Whether the roots from adjacent park strip trees are interfering with sewer lines servicing the adjacent property to the extent that the property owner requires frequent repair of said sewer lines;
 - c. Whether the tree is dead, dying or incurably diseased;
 - d. Whether the tree is diseased and weakened by age, storm, fire or other injuries so as to pose a danger to persons, property, improvements or other trees;
 - e. Whether the tree(s) is identified by the City as an undesirable species;
 - f. Whether the tree poses a hardship to the adjacent property owner such as, but not limited to, the cracking or raising of a garage floor or, in the case of a handicapped person, special circumstances exist which cause the location of the tree to become a hindrance for vehicle and handicapped access;
 - g. Whether removal is necessary for construction of a street widening or other public improvement project, or necessary street or public improvement repair work.
- (7) **Exceptions.** Shade Trees, Park Trees, or other plantings which are required by the City Council or Planning Commission to be planted by a Developer, City Crews or Contractor may be planted without approval, provided however, that such trees, species, and

plantings shall conform in all respects to the terms and details of the approved plans and specifications and shall also be planted according to the Shade Tree Manual.

6-4-7: OTHER PLANTINGS

- (1) **Considerations for Other Plantings.** For plantings in planting strips and public easement areas, a mixed variety of species that are classified as drought tolerant and approved for water-efficient landscape use shall be used and should not be varieties that will mature to a height not to exceed two feet (2') in height and which will not interfere with the functioning of any curb, gutter, sidewalk, water meter, fire hydrant, or other public facility, and will not interfere with or impair the growth of any approved Shade Tree, and will not constitute a public nuisance.

6-4-8: SHADE TREES IN NEW DEVELOPMENT

- (1) **Responsible Developers.** Where right-of-way park strip improvements require trees in accordance with an approved Development Plan/Agreement, the Developer shall install all Shade Trees and conform in all respects to the terms and details of approved development plans and shall bond with the City for the Shade Tree improvements. The bond will be sufficient to cover installation, maintenance and warranty of the trees for one year after planting.
- (2) **Shade Tree Manual.** All Shade Trees will be planted in accordance with the Shade Tree Manual. The Parks Director, or designee will inspect Shade Tree Plantings.
- (3) **Planting Shade Trees.** To ensure adequate care, irrigation, and landscape management, Shade Trees shall not be planted in planter strips in front of a home until construction of the development along any street in a new development is at least eighty percent (80%) complete or the home is occupied.
- (4) **Watering Shade Trees.** It will be the responsibility of the Developer to water and maintain Shade Trees for the first year after planting. After that time, the property owner, or their agent, will be responsible.
- (5) **Root Guard.** Root Guard as defined in subsection 6-4-5(8) hereof, shall be installed as described.

6-4-9: SHADE TREES IN PREVIOUSLY DEVELOPED AREAS

- (1) **Planting.** Planting of Shade Trees in previously developed areas will be approved and supervised by the Parks Director, or designee. Trees planted in these areas will be of suggested species where possible. Private Citizens may only plant Shade Trees in these areas with the approval of the Parks Director, or designee. The City, at the owner's expense, may remove unapproved plantings.
- (2) **Miscellaneous.** Planting of Shade Trees in previously developed areas will generally occur according to the Suggested Tree Selection Lists found in the Shade Tree Manual.

Areas with planter strips too narrow may not receive new Shade Trees, even if existing trees are removed.

6-4-10: CARE AND MAINTENANCE OF PRIVATE TREES AFFECTING PUBLIC PROPERTY

- (1) Property owners shall maintain their responsible park strips by watering Shade Trees and removing fallen leaves and branches from the adjacent gutter.
- (2) The City may remove, or suggest to be removed, any tree or part thereof which is in an unsafe condition or which by reason of its presence is injurious to sewer, electrical power lines, natural gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect, or other pest.
- (3) The City shall have the authority to condemn and remove, or order to be removed any tree, tree stump, shrub, or plant upon private property when the Parks Director, or designee, shall find such action necessary for public safety or to prevent the spread of disease or insects to public trees. Where no apparent emergency exists, the Parks Director, or designee, shall give at least fifteen (15) calendar days notice to adjacent property owners of the City's intent to remove any Shade Tree.

6-4-11: APPEALS.

Any person may appeal the decision of the Parks Director or designee. The appeal shall be in writing, signed by the applicant with a statement of reasons supporting the appeal. The appeal shall be filed with the City, no later than the fifteenth (15th) calendar day following delivery of the notice of the City's intent to remove a Shade Tree. The Shade Tree Advisory Board shall consider the appeal and render a written opinion within forty-five (45) calendar days after the appeal is filed.

Any person objecting to the decision rendered by the Shade Tree Advisory Board may appeal to the City Council, in writing, within ten (15) calendar days after the date of mailing of the decision to the applicant.

6-4-12: PENALTIES AND ENFORCEMENT.

Any individual, firm or corporation, whether as principal, agent, employee or otherwise that intentionally violates or causes the violation of this Chapter shall be found guilty of a class C misdemeanor and subject to the penalty for which shall be as defined in Washington City Code 1-4-1. Any such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this Chapter is committed, continues or is permitted by such person, firm or corporation. The provisions of this Section may be enforced by either civil or criminal actions in courts of appropriate and competent jurisdiction. The City's choice to pursue a civil judicial case shall not interfere with the City's right to prosecute

violations of this Section as criminal offenses. The City may bring actions for civil and equitable relief, including enjoining specific land uses and affirmative injunctions.

PASSED AND ORDERED POSTED on this__ day of February , 2022.

Washington City

Kress Staheli, Mayor

Attest:

Tara Pentz, CMC
City Recorder

Briefing Document

Description: Discuss addition of construction, building, and development noise regulation to city ordinances

Presenter: Thad Seegmiller

Submitted By: Thad Seegmiller

Recommendation: Discussion & Consideration

Background Information: Regulation of construction noise has been discussed by City for years. Recent citizen complaints and Police Department response commenced a renewed discussion among staff. This proposal adopts a standard and definitions that can allow City to address and enforce noise issues that become a public concern.

Fiscal Impact: None

Impacted Fund: NA

ORDINANCE NO. 2022 - XXXX

**AN ORDINANCE OF WASHINGTON CITY APPROVING AND ADOPTING
REGULATIONS RELATING TO THE NOISE OF BUILDING, CONSTRUCTION,
AND DEVELOPMENT ACTIVITIES**

WHEREAS, the City Council determines it is in the best interests of the citizens and public that an ordinance and regulation be adopted regarding the noise caused and emanating from development, construction and building activities within Washington City; and

WHEREAS, Chapter 8 of the Washington City Code generally sets forth provisions regulating and relating to building, construction and development activities within Washington City; and

WHEREAS, the City desires to amend Chapter 8 by adding Title 8, entitled "Noise", for the purpose of providing for the public safety, health and general welfare of the citizens of Washington City; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a Public Hearing on **March __, 2022**, which public hearing was closed, for the purpose of considering the proposed new section of the City Code and the making of formal recommendation to the City Council; and

WHEREAS, a public hearing was held by the Washington City Council pursuant to applicable notice requirements, conducted a public hearing on **April __, 2022**, which public hearing was closed, during which the City Council concurred with the recommendation of the Planning Commission and with the recommendation of staff:

NOW THEREFORE, BE ORDAINED by the City Council of Washington City as follows:

- I. Title 8 of the Washington City Code shall be amended by adding Chapter 8 with:
"CHAPTER 8: NOISE", which shall read as follows:

Title 8 Chapter 8: **NOISE:**

SECTION:

8-8-101: Generally

8-8-102: Construction Hours And Activities

8-8-103: Emergencies

8-8-104: Cease And Desist Orders

8-8-105: Penalties

8-8-101: GENERALLY:

It shall be unlawful for any person to disturb the peace or quiet of any neighborhood by making, continuing, or causing to be made or continued, any loud, unnecessary or unusual noise, or any noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the city.

8-8-102: CONSTRUCTION HOURS AND ACTIVITIES:

It shall be unlawful for any person to engage in the excavation, construction, demolition, alteration or repair of any building, street, walk, sewer or utility line, or to engage in any other construction activities related or incidental thereto, between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. of the day immediately following. However, pouring concrete during the months of April through October may begin at three o'clock (3:00) A.M. rather than six o'clock (6:00) A.M. It shall also be unlawful to make, continue or cause any construction noise associated with construction activities during prohibited hours, including, without limitation: noise attributed to workers arriving on the job (i.e., loud talking, laughing or singing); vehicular noise; the playing of radios or other music; assembling, moving or stacking of construction materials; deliveries; or other site related construction noise. If unusual circumstances exist that would cause extreme hardship, the city manager may issue a temporary written exception to the construction hours set forth herein, provided there has been a written request submitted therefor; and reasonable conditions can be imposed to minimize any adverse effects to neighboring or nearby property owners.

8-8-103: EMERGENCIES:

The foregoing shall not apply to city departments and employees attempting to preserve the public health, safety and welfare, including, without limitation, the preservation of life, public or private property and/or infrastructure in cases of flooding, earthquake, fire or other emergency.

8-8-104: CEASE AND DESIST ORDERS:

Law enforcement officers are hereby authorized and directed to order any person determined to be in violation of this chapter to immediately cease and desist from any and all activities which violate the provisions of this chapter.

8-8-105: PENALTIES:

(1) Any person who commits, permits, assists in or attempts any violation of this chapter, whether by act or omission, is hereby deemed to be a "responsible person" as used in the city administrative code enforcement ordinance and shall be liable for all civil penalties set forth therein.

(2) Any person who violates the provisions of this chapter shall be guilty of a class B misdemeanor and any person who knowingly violates or authorizes the violation of a cease and desist order from law enforcement concerning a violation of this chapter shall be subject to immediate arrest by law enforcement officers.