



Regular City Council Meeting

Tuesday, November 1, 2022

5249 South 400 East

Washington Terrace, UT 84405

801.393.8681

www.washingtonterracecity.com

1. **WORK SESSION** 5:00 P.M
Topics to include: but are not limited to;
 - Parks Master Plan
2. **ROLL CALL** 6:00 P.M.
3. **PLEDGE OF ALLEGIANCE**
4. **WELCOME**
5. **CONSENT ITEMS**
 - 5.1 **APPROVAL OF AGENDA**
Any point of order or issue regarding items on the agenda or the order of the agenda need to be addressed here prior to the approval of the agenda
 - 5.2 **APPROVAL OF OCTOBER 18, 2022, MEETING MINUTES**
6. **CITIZEN COMMENTS**
This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.
7. **NEW BUSINESS**
 - 7.1 **DISCUSSION: PARKS MASTER PLAN REVIEW**
A continuation of the work session discussion if needed. A recap of the discussion concerning the Parks Master Plan will be provided.
 - 7.2 **PRESENTATION/DISCUSSION: CODE ENFORCEMENT UPDATE**
A presentation on the evolution of the current code enforcement process and current standings.
 - 7.3 **MOTION/RESOLUTION 22-19: APPROVAL OF THE ANNUAL MODERATE INCOME HOUSING PLAN**
The City is required to review and update the Moderate Income Housing plan element of the General Plan annually. The Report is to be submitted to the state after adoption.
8. **COUNCIL COMMUNICATION WITH STAFF**

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

CERTIFICATE OF POSTING

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

9. ADMINISTRATION REPORTS

10. UPCOMING EVENTS

November 8th: Election Day (State)
November 15th City Council Meeting 6:00 p.m.
November 17th Planning Commission Meeting 6:00 p.m. (Tentative)
November 18th and 19th : Council Retreat 8:00 a.m.- 12:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

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Survey Results Summary

- WTC residents value city parks and use them often.
- Residents generally feel the system has enough parks but that park are in need of significant improvement and would not mind seeing additional parks.
- Rohmer Park is the most used park in the system
- Residents primarily use parks that are close to home and provide playground equipment and sport amenities

Survey Results Summary

- Parks outside Washington Terrace most used by WTC residents include parks in Riverdale, South Ogden, and Ogden.
 - Playgrounds, splash pad, trails/walking paths, pickleball, dog park
- Things to emulate from other communities:
 - Water features, challenging/bigger playgrounds, high adventure/obstacle/zipline, more trees and walking paths

Survey Results Summary

- Most desired improvements to parks (Q12):
 - Walking and jogging paths (50%)
 - Playground equipment (49%)
 - More trees (45%)
 - Restrooms (39%)
 - Lighting and safety (37%)
 - Sport fields and courts (32%)
 - Shade sails (30%)
 - Maintenance and cleanliness (30%)

Survey Results Summary

- Most desired new recreational opportunities (Q19):
 - Pickleball Courts (41%)
 - Dog Park (38%)
 - Picnic areas (36%)
 - Quiet Reflective Areas (30%)
 - Basketball courts (29%)
- Most desire new infrastructure (Q20):
 - Additional walking/biking trails (58%)
 - Upgrade existing parks and playgrounds (51%)
 - Additional athletic courts (39%)



Takeaways/Strategies for Master Planning

- A playground in every park (Lower Rohmer, Van Leeuwen, Fire Station) and upgraded/challenging equipment
- A park loop trail with a view (Rohmer)
- Shade, shade, shade (all parks)
- Strike a balance between active (sports) and passive uses in all parks
- Diversify parks to serve all age groups, incorporate nature and unique features
- Dedicate space for a dog park

ROHMER PARK [OVERALL]

LEGEND

- Proposed Pathways
- Dog Park
- Park Extension
- Amenity Areas
- Parking Areas
- Sports Fields
- Waterwise Plantings

PICNIC AREA

EX VOLLEYBALL COURT

LITTLE ROHMER - THE LIVING ROOM

PARKING, TYP.

EX MULTIPURPOSE FIELD

EX BASKETBALL COURT

EX SOFTBALL/BASEBALL

EX HORSESHOE PIT

SMALL PLAYGROUND

EX MULTIPURPOSE FIELD

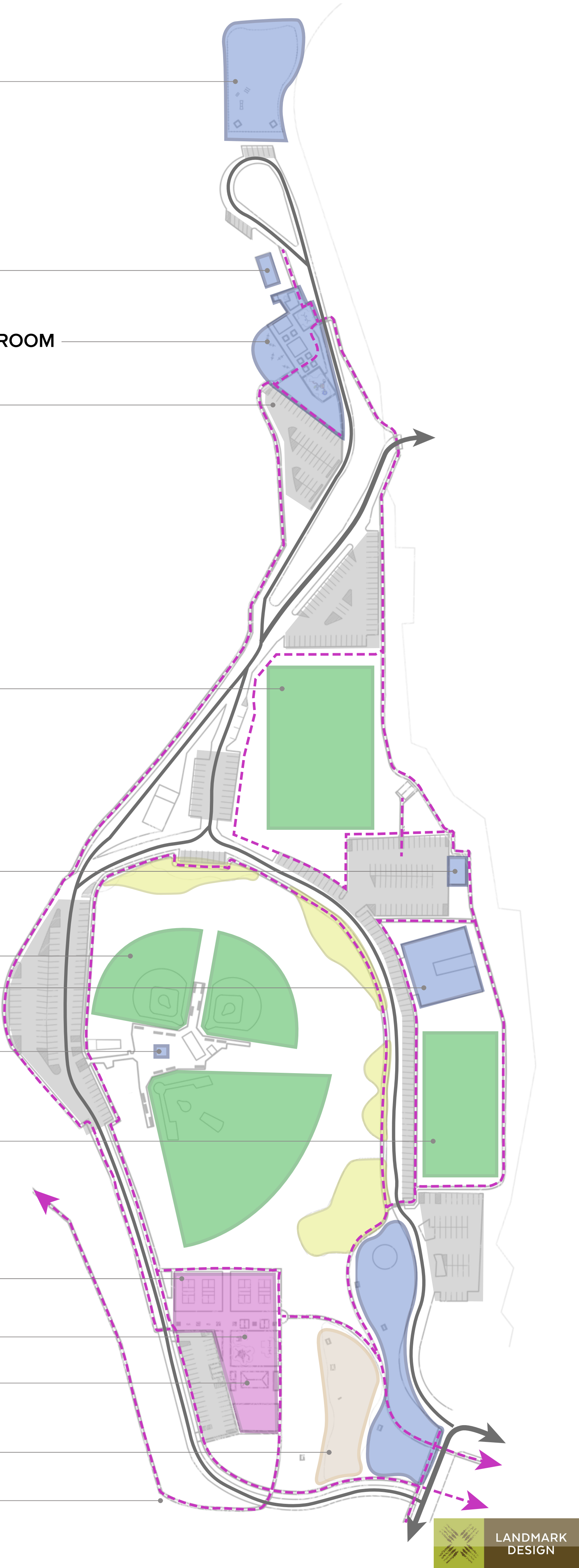
PICKLEBALL COURTS

PLAYGROUND

PAVILION

DOG PARK

WALKING TRAILS



ROHMER PARK [OVERALL]

EXAMPLE IMAGES



Dog Park



Pavilion



Botanical Garden



Water Tank Mural

LEGEND

- 1 Picnic Area
- 2 Existing Volleyball Court
- 3 Little Rohmer Living Room
- 4 Existing Parking, TYP.
- 5 Existing Multipurpose Field
- 6 Gathering Pavilion
- 7 Existing Half Court Basketball
- 8 Existing Softball/Baseball Field
- 9 Existing Horseshoe Pit
- 10 Park Extension
- 11 Tot Plot Playground
- 12 Walking Trail
- 13 Dog Park
- 14 Water Tank Mural & Picnic Area



LITTLE ROHMER [CONCEPT]



ROHMER EXTENSION [CONCEPT]



Pickleball Courts



Pavilion



Water Tank Mural

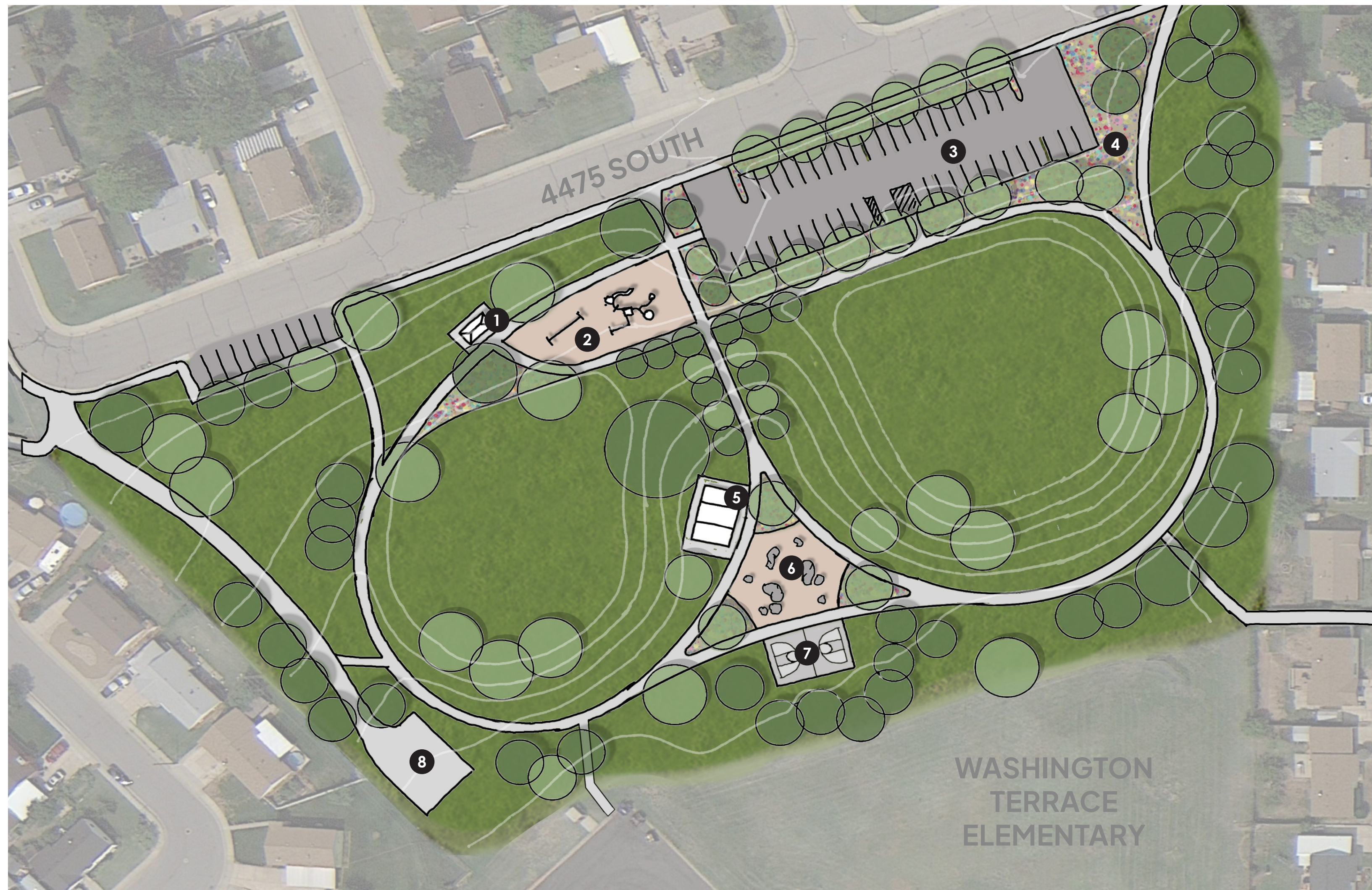


LEGEND

- 1 Pickleball Courts
- 2 Small Pavilions
- 3 Playground
- 4 Restrooms
- 5 Large Pavilion
- 6 Detention Basin
- 7 Parking Area
- 8 Lower Hill Area
- 9 Off-Leash Dog Area
- 10 Picnic Area
- 11 Water Tank

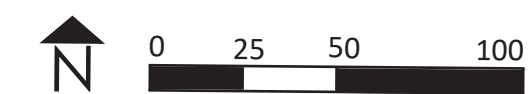


VAN LEEUWEN PARK [CONCEPT]



LEGEND

- ① Restroom
- ② Playground
- ③ Existing Parking
- ④ Waterwise Landscape
- ⑤ Pavilion/Outdoor Classroom
- ⑥ Bouldering Area
- ⑦ Basketball Court
- ⑧ Existing Cell Tower



EXAMPLE IMAGES



Play Equipment



Pavilion/Outdoor Classroom



Bouldering Area

VICTORY PARK [CONCEPT]



LEGEND

- 1 Existing Pavilion
- 2 Existing Playground w Shade Sail
- 3 Waterwise Demo Garden
- 4 Picnic Shelter
- 5 Memorial/Statue
- 6 Parking Area (20 stalls)
- 7 Small Plaza



EXAMPLE IMAGES



Shade Sail over Playground



Waterwise Demo Garden



10' x 10' Picnic Shelter



War Memorial

CIVIC PARK [CONCEPT]



LEGEND

- 1 Resurfaced Tennis Court
- 2 Waterwise Garden
- 3 Existing Basketball Court
- 4 Gathering Pavilion
- 5 Parking Area
- 6 Lawn Area/Detention Basin
- 7 Pedestrian Walkway

EXAMPLE IMAGES



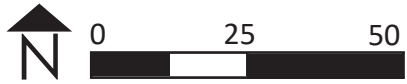
Waterwise Garden



Pavilion



Detention Basin Plantings



OLD FIREHOUSE PARK [CONCEPT]



LEGEND

- 1 Waterwise Landscaping
- 2 Existing Detention Basin
- 3 Playground
- 4 Grass Sitting Berms
- 5 Parking (11 Stalls)
- 6 Shade Sails
- 7 Dining Plaza
- 8 Food Truck Parking
- 9 Raised Planter with Bench

EXAMPLE IMAGES



Waterwise Landscaping



Grass Sitting Berms



Shade Sails



Food Truck Park

LIONS PARK [CONCEPT]



LEGEND

- 1 Waterwise Landscaping
- 2 Existing Pavilion
- 3 Existing Playground
- 4 Multi-Sport Court
- 5 Sand Volleyball Court
- 6 Small Plaza w/ Seating and String Lights

EXAMPLE IMAGES



Waterwise Landscape Buffer



Waterwise Landscape Buffer



Multi-Sport Court



String Lights

WRIGHT PARK [CONCEPT]



LEGEND

- 1 Existing Pavilion
- 2 Existing Playground w Shade Sail
- 3 Plant Screening
- 4 Lawn Area
- 5 ADA Pedestrian Access
- 6 Extend Basketball to Full Court



EXAMPLE IMAGES



Shade Sail over Playground



Plant Screen

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on October 18, 2022

City Hall, 5249 South 400 East, Washington Terrace City, Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member F. Carey Seal
Council Member Jeff West
Council Member Jill Christiansen
Council Member Scott Barker
Council Member Randy Ferlin- excused
Fire Chief Clay Peterson
City Manager Tom Hanson
City Recorder Amy Rodriguez
Lt. Colby Ryan, Weber County Sheriff Office

Others Present

Charles and Reba Allen, Steve Nielson, Sharae Nielson, Amy Miller, Kathleen Craynor, Stacy Nixon

1. ROLL CALL

6:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. CONSENT ITEMS

4.1 APPROVAL OF AGENDA

Item 6.4 has been postponed to a later date.

4.2 APPROVAL OF OCTOBER 4, 2022, MEETING MINUTES

Items 4.1 and 4.2 were approved by general consent.

5. CITIZEN COMMENTS

Amy Miller, representing the United Methodist Church, highlighted the Fall Boutique, to be held on the first weekend in November, and a “Fall-oween” Festival on October 28th. She stated that the events are free.

Paul Klema stated that there is a gang sign painted on the Church and stated gangs are moving into the City.

47 **6. NEW BUSINESS**

48
49 **6.1 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT**

50 Chief Peterson presented to Council, stating that there were 50 fire calls for the quarter (which encompasses
51 the fourth of July holiday). He noted that the crew are responding to South Ogden calls more than they have
52 in the past. He stated that there were 283 medical calls for the quarter.

53 Chief Peterson stated that calls for service have been increasing drastically.

54 Chief stated that the Candy Cane event will be held December 10th at 8:00 a.m. Chief Peterson stated that we
55 are staying consistent with a full staff, at around 29 firefighters.

56 Chief Peterson spoke about the CDBG grant that we received to switch our radio system to be compatible
57 with the State dispatch system.

58 Chief Peterson stated that the trailer in the Fire Bay was donated to Weber County by South Ogden. He
59 stated that it is in the process of being re-branded to show "Weber County Rehab". He stated that the City
60 will be responsible for the trailer during large scale events that need rehab facilities (water, supplies, etc.).
61

62 **6.2 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT**

63 Stacey Nixon, from South Ogden Animal Control, explained that Weber County Shelter is at max capacity
64 and they are no longer taking any of our animals. She stated that South Ogden has housed several of our
65 animals to take pressure off the Shelter. Nixon stated that the shelter will not allow Washington Terrace
66 residents to trap feral animals and bring to the county. She stated that she does not know how long this will
67 continue. She estimates at least about two more months. Nixon stated that the shelter has cancelled the
68 spay/neuter program.

69 Nixon stated that they have issued many tickets at Rohmer Park who are violating the leash law.

70 Hanson will determine if animals are being released for free, and if so, if the City is being charged for
71 housing the animals. There is a concern that repeat animals are not being charged the fee, and are being sent
72 back to the owners.

73 Council Member Barker suggested that Hanson speak to the Animal Board about the length of time animals
74 are kept, and if they euthanize if the animal is not viable for adoption.
75

76 **6.3 PRESENTATION: SHERIFF OFFICE QUARTERLY REPORT**

77 Lt. Colby presented to Council, noting that the third quarter calls for service are down a few hundred from
78 last year. This quarter totaled 1,582, including traffic stops.

79 Lt. Colby stated that most of the burglaries are due to open garages or unsecured vehicles.

80 Lt. Colby stated that there was a bomb threat phoned in to Ogden Regional Medical. He stated that there was
81 a sweep of the hospital with bomb dogs, officers, security, and drones were used for the outer of the building.
82 He stated that the phone number is registered to a burner phone, and at this time it is believed that the call
83 was a hoax.

84 Lt. Colby stated that the street crime units have been patrolling Rohmer Park more often, as there has been a
85 lot of activities happening. He stated that the park has become a hotspot for patrols recently.

86 Lt. Colby stated that there was a trespasser in Victory Park restroom last month, but has been spoken to
87 several times, and he has moved on.

88 There will be a Trunk or Treat held at the Weber County Sheriff's Office Training Warehouse on October
89 19th from 6:00-8:00 p.m.

90 Lt. Colby stated that the High School games have not had a lot of incidents, however, the deputies have been
91 showing up in force to help keep the peace.
92

93 **6.4 PRESENTATION/DISCUSSION: CODE ENFORCEMENT UPDATE**

94 This item has been postponed to a later date.
95

96 **6.5 DISCUSSION/ACTION: WASHINGTON TERRACE CITY BRANDING**

97 Hanson displayed several ideas concerning the Washington Terrace City logo.

98 He stated that he would like to update the look that we are using for newsletter, shirts, letterhead, and other
99 items. Hanson noted that we print our own letterhead as needed.
100

Hanson stated that our current logo has “scratch” lettering and would like it to look cleaner to show what we are about. He stated that this will not cost any money. He stated that staff has not spent any money creating the new logo. He stated that it is a fresh take on the logo, that could be used on items in the future. Hanson asked Council if they are interested in landing with one specific image to be consistent with what we are sending out and promoting. Council Member Barker stated that he likes the clean look of the proposed logo, and asked if we could throw the blue and yellow colors on the logo. He stated that he doesn’t mind the current logo either.

Hanson stated that the intent was that people know that we are a city in Utah. Mayor Allen stated that he likes the large “W” and “T”, as the “T” is the Titan “T”. Council Member West stated that he like the new branding, as it is clean and professional looking. He stated that there are other components to branding, but like the new logo and stated that it would be good on the water tower. Council Member West stated that this design lends itself to many things, where the current one often does not. Mayor Allen stated that this cleaner look is currently on our vehicles. Council Member Seal stated that he would also like to see color on it and suggests putting it in an arch. Hanson stated that an arch would take up more real estate and may be hard to replicate on items. Council Member Seal stated that this look is boring and would like to punch it up a bit. Hanson stated that if we add color, we would have to put it on a whole block and it would restrain how we can use. He stated that we can change the color of the lettering. He suggested not having a block background, and just use the letters.

Steve Neilson stated that he is concerned with copywriting of the older logo. He stated that he is concerned that the image of “Utah” may have been copywrite by the State, as it is a familiar use. Hanson stated that the City can call itself the City of Washington Terrace and abide by copywrite law. He stated that we have bought the copy write product that has been used on the shirt and there is no limit on how many times we can use it.

Hanson stated that this is use of fonts and we will have to look into copy write infringement law.

Hanson stated that there is not a lot of overhead in changing our branding. He stated that it would be a zero cost.

Council Member West stated that he likes the idea and is a good start. He suggested using the main “City of Washington Terrace” and then use a tag line after it instead of the “Utah”. He gave an example of “City of Washington Terrace” and then “Public Works”, “Fire”, or “Terrace Days”. He stated that this could give each department its own logo. He suggested a deep blue color as the primary color. He stated that a deep blue would be nice on a letterhead.

**Motion by Council Member Seal
Seconded by Council Member Christiansen
To recommend using the newest rendering for
“City of Washington Terrace City, Utah”
Our branding going forward
Approved unanimously (4-0)**

7. COUNCIL COMMUNICATION WITH STAFF

Council Member Seal stated that there is a house at 500 West and 4900 South that has a lot of pallets out front. Mayor Allen stated that code enforcement has been working on that case and has been in contact with the owners to clean up the area, as it is an eyesore and safety hazard.

Council Member Christiansen is concerned about sidewalk maintenance. She stated that there are weeds

that are growing around the catch basins and around the gutters and the blacktops. Hanson stated that the seem between the gutter and the road is city responsibility, however, it becomes a matter of capacity to take care of the weeds and balance out the essential projects. Council Member Christiansen stated that we need to take care of our responsibilities if we are expecting residents to take care of their property.

Council Member West stated that there are Weber County School District properties that need to have maintenance. Mayor Allen will follow up with the School District.

Mayor Allen asked what the plan is for winter parking. Hanson stated that we will have an active winter campaign. He stated that we will do flyers as reminders and warnings. Hanson stated that warnings are given after the time frame. Hanson stated that if they are parking overnight, regardless of snow events, they will be ticketed. Hanson stated that we need the cars off the street so that we can plow and take public safety into account. Hanson invited Council to do a ride along in a snow plow. Hanson stated that flyers are left on homes where trailers are present, or owners are contacted. Mayor Allen stated that cars can park on soft surfaces during the winter, but boats, trailers, and RV's are not.

8. ADMINISTRATION REPORTS

Hanson stated that there are a few areas on the 5200 South project and curb and gutter should be wrapped up by the beginning of next week. He stated that he realizes that it has taken longer than expected and residents in the area are frustrated.

Hanson stated that the sub-base work is moving along nicely at Rohmer Park. He stated that the goal is to get the curb, gutter, and asphalt in before the end of season.

Hanson stated that some of our equipment at the park bathrooms were damaged and we do not have any recordings of that incident.

Hanson stated that he is working on getting lights and cameras set up in the parks and City Hall.

9. UPCOMING EVENTS

October 27th: Planning Commission Meeting (tentative) 6:00 p.m.

November 1st: City Council Meeting 6:00 p.m.

November 8th: Election Day (State)

November 15th City Council Meeting 6:00 p.m.

November 18th and 19th : Council Retreat 8:00 a.m.- 12:00 p.m.

10. ADJOURN THE MEETING: MAYOR ALLEN

**Motion by Council Member West
Seconded by Council Member Barker
To adjourn the meeting
Approved unanimously (4-0)
Time: 7:30 p.m.**

Date Approved

City Recorder

**WASHINGTON TERRACE CITY
RESOLUTION 22-19**

MODERATE INCOME HOUSING PLAN UPDATE

**A RESOLUTION OF WASHINGTON TERRACE CITY, UTAH, ADOPTING
THE 2022 UPDATE REPORT TO THE MODERATE INCOME HOUSING
PLAN.**

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

WHEREAS, *Utah Code Annotated* §10-3-717 authorizes the City Council to “exercise all administrative powers by resolution”;

WHEREAS, *Utah Code Annotated* §10-9a-408 requires the City to prepare a biannual report that reviews the City’s Moderate Income Housing Plan Element of the General Plan and its implementation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Washington Terrace City that the attached Moderate Income Housing Plan 2022 Annual Report is hereby adopted and incorporated herein by this reference.

PASSED AND APPROVED by the Washington Terrace City Council this ____ day of _____.

Mayor Mark C. Allen

ATTEST:

Amy Rodriguez, City Recorder

Roll Call Vote

Council Member Barker

Council Member Ferlin

Council Member Seal

Council Member Christiansen

Council Member West

The City of Washington Terrace Moderate Income Housing Plan



REVISED September 2022

HOUSING

Introduction

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

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

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

General Housing Policy

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

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

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

such discrimination is to adopt land use policies that preclude the placement of populations within hazard areas such as the FEMA flood plain, within manufacturing zones, and detrimental sensitive lands.

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

Moderate Income Housing

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

Background

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

State Law

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

Moderate Income Housing Plan Components

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

1. An estimate of the existing supply of moderate-income housing located within the municipality.
 - This plan reports approximately twenty-two (22) residential units in the City, including rental units. Within the last year, three (3) new single-family housing units have been constructed in the City.
 - The number of dwelling units as provided by the Weber County Assessor's Office and updated with new permits is as follows:

# of Units	Price Range	# of Units	Price Range
10	Up to \$75,000	601	\$200,001 to \$225,000
9	\$75,001 to \$100,000	948	\$225,001 to \$250,000
34	\$100,001 to \$125,000	364	\$250,001 to \$275,000
96	\$125,001 to \$150,000	160	\$275,001 to \$300,000
51	\$150,001 to \$175,000	155	\$300,001 to \$350,000
154	\$175,001 to \$200,000	374	\$350,001 and more
Total Single-family Housing Units: 2,976			

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

Section 4: Housing vacancy in Washington Terrace city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	141	399	20	421	22
For rent (ACS Table B25004)	64	269	21	343	74
Rented, not occupied (ACS Table B25004)	27	0	-5	-43	-43
For sale only (ACS Table B25004)	50	31	-3	1	-30
Sold, not occupied (ACS Table B25004)	0	0	0	0	0
For seasonal, recreational, or occasional use (ACS Table B25004)	0	12	2	31	19
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	87	5	89	2

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

3. A survey of total residential land use.

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

4. An evaluation of how existing land uses, and zones affect opportunities for moderate income housing.

- The city has outlined in this housing element the land use and zoning opportunities that are being implemented to encourage moderate income for residents.
- Practical consideration must be afforded to preventing housing discrimination and exclusionary zoning.

5. A description of the City's program to encourage an adequate supply of moderate-income housing.

- The City has set forth an effective housing program in this Plan that outlines strategies and barrier reductions that can have positive impacts on encouraging adequate moderate-income housing in the City.
- However, the housing market is presently seeing significant growth and increasing housing prices because of economic conditions on a national level which are impacting households and creating problems outside the control of local government. With these factors, it creates a complex approach to managing housing in general.

Existing Conditions

Monthly housing costs in Washington Terrace city

Section 6: Monthly housing costs in Washington Terrace city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,006	\$904	-\$23	\$733	\$ (171)
Units with a mortgage (ACS Table B25088)	\$1,164	\$1,129	-\$9	\$1,058	\$ (71)
Units without a mortgage (ACS Table B25088)	\$290	\$386	\$14	\$497	\$ 111
Median gross rent (ACS Table B25064)	\$653	\$697	\$3	\$715	\$ 18

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Land Use

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

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

MODERATE INCOME HOUSING SUPPORTING DATA

Population

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

Population by tenure in Washington Terrace city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	8,391	9,122	66	9,723	601
Total Population in occupied housing units (ACS Table B25008)	8,185	8,982	70	9,627	645
Total Population in owner- occupied housing (ACS Table B25008)	6,121	6,625	26	6,527	-98
Total Population in renter- occupied housing (ACS Table B25008)	2,064	2,357	45	3,100	743

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Median household income in Washington Terrace city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	\$48,882	\$53,070	-\$173	\$46,566	\$ (6,504)
Owner-occupied income (ACS Table B25119)	\$57,766	\$67,935	\$763	\$70,323	\$ 2,388
Renter-occupied income (ACS Table B25119)	\$30,739	\$20,957	-\$1,418	\$10,722	\$ (10,235)

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

Households Projections

Housing occupancy in Washington Terrace city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	2,824	3,258	31	3,675	417
Total households in owner-occupied housing (ACS Table B25003)	2,013	2,206	4	2,197	-9
With a Mortgage (ACS Table B25081)	1,441	1,466	-25	1,237	-229
Without a Mortgage (ACS Table B25081)	572	740	29	960	220
Total households in renter-occupied housing (ACS Table B25003)	811	1,052	27	1,478	426

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

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

MODERATE INCOME HOUSING POLICY

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

CITY POLICY

COMPLIANCE

- A. The City will rezone or allow for higher density to promote Moderate Income Housing using the infill property allowance.
- B. Facilitate housing rehabilitation or expansion of infrastructure that will encourage construction.
- C. The city is and will encourage higher density housing in proximity to major transit corridors.
- D. The city will preserve existing Moderate Income Housing through careful planning and code enforcement.

STATE POLICY

RECOMENDATIONS

- Rezone for higher densities.
- A. Facilitate housing rehabilitation or expansion of infrastructure that will encourage construction.
- B. Facilitate the rehabilitation of existing uninhabitable housing stock.
- C. Consider general fund subsidies or other sources of revenue to waive construction-related fees.
- D. Create or allow for, and reduce regulations related to, accessory dwelling units.
- E. Allow for higher density or moderate-income residential development in commercial.
- F. Encourage higher density residential development near major transit investment corridors.
- G. Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle.
- H. Allow for single room occupancy developments.
- I. Implement zoning incentives for low to moderate income units in new developments.
- J. Utilize strategies that reserve subsidized low to

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

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

HOUSING AND REGIONAL TRANSPORTATION PLAN (RTP)

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

Policy and Goals

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