

# PUBLIC FACILITIES

The Public Facilities Element is a plan for municipal utilities, public structures, properties, and measures required to meet the needs of the community. It is an important part of the General Plan, and, periodically, it must be reviewed and updated within the context of all other plan elements and against the broader context of changing economic, social, and political standards of the city.

Investments in public facilities are designed to respond to the identified needs of both the existing population and the projected population.

	Decennial Census		Short Range Projection			Long Range Projection	
	2000	2010	2020	2030	2040	2050	2060
UTAH COUNTY	368,536	519,837	668,564	833,101	1,019,828	1,216,695	1,398,074
Woodland Hills	941	1,352	1,943	3,001	3,764	4,700	5,300

The annual capital budget provides for financing the construction of immediate projects for the current fiscal year. The 5-Year Capital Improvements Plan sets priorities for establishing and financing projects during the five succeeding fiscal years. The Public Facilities Element of the General Plan identifies policies that direct capital improvements within the city.

The location, size, timing, and financing of major streets, water, sewer, and drainage systems, parks and playgrounds, police and fire stations, and libraries must be planned well in advance of their construction as a means of minimizing their cost, optimizing their usefulness, and maximizing their public benefits and private sector support.

The interlinked features of the Public Facilities Element, Capital Improvements Plan, and Capital Budget provide a broad perspective of the existing and planned infrastructure of the community. This enables decision makers in the public and private sector to anticipate and prepare for future development.

Goal: The Goal is to have efficient, reliable public systems in place, sized to accommodate the immediate and most likely future demand, timed to need, and provided at a reasonable cost.

## WATER SYSTEM

The city owns the water system, including the production, distribution and storage facilities. The following policies guide the City's water management:

1. The current standard is .90 acre feet per single family dwelling. This standard may be amended by the City Council. The standard for other use categories will be determined by the City Council as required;
2. Conservation techniques for both water and energy will be incorporated into the planning and design of the water system;
3. Impact fees should be charged to assist in recovering the cost of the infrastructure and the purchase of new water rights;
4. Additional development can only proceed if developers provide capacity in the system. New development shall not proceed if capacity is not available, as determined by the City Engineer;
5. The amount of storage needed for fire flow is a minimum of 1,500 gallons per minute for two hours, or a minimum of 180,000 gallons.

## **SEWER**

Septic tanks are currently approved for use in Woodland Hills. Septic systems are all controlled by Utah County. The septic systems must comply with the Onsite Waste Water Systems Rule, Utah County Division of Water Quality, Utah Department of Environmental Quality, Utah Administrative Code R317-4.

The formation of a South Valley Sewer District in an attempt to prevent pollution of groundwater resources is under consideration. In anticipation, all future development shall include and incorporate dry sewer lines of adequate design and capacity as determined by the City Engineer. Some newer homes in the city which have dry sewer lines are being evaluated by their home owners for consideration to connect into the Payson City sewer system.

## **STORM DRAINAGE, DEBRIS FLOWS, AND FLOOD CONTROL**

The general slope is downward from south to north. Woodland Hills is not within a recognized flood zone on the FEMA flood plain maps. For new annexations, a review of FEMA maps is required to determine if the area under consideration is within a recognized flood plain.

Storm drainage should be controlled with retention devices constructed to specifications provided by the City Engineer. Natural drainages are used where appropriate. The roadsides are used to direct storm drainage and control the runoff rates.

The natural drainage zones should be left unencumbered by permanent building improvements.

Debris flow zones have been identified by Utah County. Debris flows from the north slope of Mt. Loafer are expected should a fire burn the vegetation on the mountain. These zones should be considered during the design of subdivisions within the boundaries of the City. New

development should incorporate appropriate design criteria to accommodate anticipated flows generated from the development of the site.

### **CITY BUILDINGS AND PROPERTY**

The fire station/city center, well houses, mailbox facility, water storage/distribution facilities and pump stations are the only structures owned by the City. A city hall and improvements to the mail facilities and fire station should be considered when funding is available. Salt storage facility as another facility that the city owns. All City property must be maintained to the same high standards as the surrounding property.

### **ELECTRICAL SERVICE**

Strawberry Water Users Association currently contracts with the City for electrical service. All distribution lines less than 69 KV shall be underground.

### **INTERNET SERVICE**

The City recognizes that demand for fiber optic telecommunications within the community is high. A major barrier to developing that network is the significant cost of installing the conduit. The City should do the following to promote future availability of these services.

1. Require conduit be a installed into all new roads.
2. Install conduit in existing roads whenever construction projects are undertaken that could accommodate that installation in an economical manor.
3. Coordinate with service providers to better understand how to add fiber to the community.