

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on January 6, 2015

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

County of Weber, State of

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION

Mayor Mark C. Allen

Council Member Mary Johnston

Council Member Blair Brown

Council Member Robert Jensen

Council Member Scott Monsen

Council Member Val Shupe

City Recorder Amy Rodriguez

Public Works Director Steve Harris

Recreation Director Aaron Solomon

City Manager Tom Hanson

Lt. Kevin Burns, Weber County Sheriff's Office

Sgt. Jason Talbot, Weber County Sheriff's Office

OTHERS PRESENT

1. WORK SESSION:

5:00 p.m.

Topics to include, but are not limited to, a discussion on Council Priorities and Goals, R.A.M.P. and CDBG Grant Application updates.

Rodriguez stated that the City will be applying for CDBG funds to be used on seismic upgrades to the Water Tank on Adams, as well as a restroom and bowery at Victory Park. Solomon stated that the projects that will be applied for under the RAMP Grant include new fencing and backstops at the baseball fields. He also stated that the swing set at Lions Park has been taken down for safety reasons, and a new swing set will be applied for under the RAMP grant. Hanson stated that the RAMP grant will also be used for the funding match for the Victory Park restroom and bowery CDBG Project.

Lt. Burns introduced Sgt. Jason Talbot as the new precinct Lieutenant. He will be replacing Lt. Burns on January 15, 2015.

Hanson reviewed the Council Priorities and Goals that were established at the retreat last month. Hanson explained formatting changes to the document. Mayor Allen suggested that a new Public Works Facility be added under the Public Utilities/Infrastructure heading as a short term goal. Mayor Allen also suggested the ariel truck for Public Safety. Council Member Shupe stated that when he spoke with Garrett concerning funding, she indicated that she would need direction from Council and she would be able to look at several funding items. Council Member Shupe agreed that an ariel truck is a high priority. He would like Council to give direction to Garrett to begin researching funding options. Council agreed that it should be moved higher up on the priorities list. Council Shupe recommended that Chief Bush should get specifications on the bay doors to make sure a new truck would fit. Council Member Shupe stated that he feels that a key area for a prime commercial street and economic

48 development is 5700 South. Mayor Allen suggested that a gymnasium facility with TH Bell may be a
49 long term goal. Council Member Johnston stated that a possible location for a gym could be the Public
50 Works Building if a new facility is built, stating that TH Bell is quite a few years out on their schedule
51 for a new gym. Council Member Shupe stated that he feels that the younger population will be growing,
52 and noted that our sports programs are increasing by 20 children each year. Hanson stated that the current
53 Public Works shop may not be big enough to handle a gym. Council Member Shupe stated that he agrees
54 that the City should stay in contact with the District so that we can be involved in any new gym projects.
55 Mayor Allen agreed that the City would want to be involved in any new gym opportunities presented by
56 the School District. Council Member Johnston stated that we should also be ready if a private entity
57 would want to work with the City on a gym. Council Member Brown stated that there are several tracks
58 of land in the City that are land-locked and the owners may be open to selling the land for a gym. Council
59 Member Shupe noted that if a landowner is willing to sell their land for a good price, the City could
60 always partner with a private entity in which they could supply the building and we could supply the
61 land. Harris stated that a facility could be built at Van Llewyn Park and it would fit in with the walking
62 trail.
63 Hanson noted that staff has been working on matching their goals with Council priorities.
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67 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

68 Mayor Mark C. Allen
69 Council Member Mary Johnston
70 Council Member Blair Brown
71 Council Member Robert Jensen
72 Council Member Scott Monsen
73 Council Member Val Shupe
74 City Recorder Amy Rodriguez
75 Public Works Director Steve Harris
76 Chief Building Inspector Jeff Monroe
77 City Manager Tom Hanson
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79 **OTHERS PRESENT**

80 Charles and Reba Allen, Ulis Gardiner, Nate Swain
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83 **2. ROLL CALL**

6:00 p.m.

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85 **3. PLEDGE OF ALLEGIANCE**

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87 **4. WELCOME**

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89 **5. CONSENT ITEMS**

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91 **5.1 APPROVAL OF AGENDA**

92 **5.2 APPROVAL OF DECEMBER 2, 2014, MEETING MINUTES AND DECEMBER 6,**
93 **2014 COUNCIL RETREAT MINUTES**

94 Items 5.1 and 5.2 approved by general consent.
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96 **6. CITIZEN COMMENTS**

97 There were no citizen comments.

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99 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
100 **COMMENTS**

101 Due to lack of citizen comments in item 6, item 7 is unnecessary

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103 **8. NEW BUSINESS**

104 **8.1 MOTION: MOTION: SITE PLAN APPROVAL OF THE NORTHERN WASATCH**
105 **REALTOR ASSOCIATION BUILDING TO BE LOCATED AT 412 EAST 5250**
106 **SOUTH**

107 Monroe stated that the Planning Commission has given a favorable recommendation for the site
108 Plan. He stated that the stipulations of the building will fall under the building permit process. The
109 Architect for the project is Dan Van Zeeben. He stated that more parking has been added to the
110 front of the building. He stated that the access has been moved to minimize any traffic concerns. He
111 stated that the materials will give stability to the building. Van Zeeben stated that the building is the
112 Corporate offices for the Northern Wasatch Realtor Association. He stated that the first level will
113 have retail potential for stores and offices. Mike Osterbeller stated that the association is comprised
114 of 1800 realtors. He stated that most of the realtors throughout the area are members. He stated
115 that there will be training facilities in the building as well as support industries. Council Member
116 Jensen asked what other types of support businesses (i.e. Coffee shops, retail) may be located in the
117 building. Osterbeller stated that the association is very open to any type of business that would like
118 to rent. He stated that their first floor is designed to be all rental space. He asked that Council consider
119 raising the building height requirements to allow for a three level building. Hanson stated that it is
120 critical that the height restriction be reviewed to allow for a three story building in commercial
121 areas. He stated that Monroe and Morris are looking at language that will come before the
122 Planning Commission and Council for consideration. Van Zeeben stated that they are looking to start
123 construction as soon as the weather is viable. Council Member Monsen stated that this will bring a lot of
124 activity to the area and has great potential.

125 Hanson stated that this project helps promote potential in the area.

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Motion by Council Member Shupe
Seconded by Council Member Jensen
To approve the site plan of the Northern
Wasatch Realtor Association Building to be
Located at 412 East 5250 South
Approved unanimously (5-0)

134 **8.2 MOTION: SITE PLAN APPROVAL OF BOYER OFFICE BUILDING LOCATED**
135 **AT 425 EAST 5350 SOUTH**

136 Monroe stated that the professional building attached to the hospital will be demolished and a new
137 building will be constructed. Monroe noted that the layout will be changed slightly and will also
138 allow for a better traffic flow. He stated that the new building will be brought up to fire and
139 safety codes. Monroe stated that the Planning Commission has given favorable recommendation to
140 approve the site plan. Nate Swain with the Boyer Company stated that this building was not part of
141 buildings that were remodeled on the campus. He stated that the materials are similar to the hospital
142 façade. He stated that the current tenants will be moved into a temporary space and will be brought back
143 once the building is completed. Swain stated that some of the tenants may not come back, but pre-leasing

144 has generated attention. He stated that there has been interest from two pharmacies. Monroe stated
145 that the new building will need to accommodate new code. Swain stated that surgical facilities
146 will be accommodated on the second floor.
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148 **Motion by Council Member Monsen**
149 **Seconded by Council Member Johnston**
150 **To approve the site plan of the Boyer Office Building to**
151 **Be located at 425 East 5350 South**
152 **Approved unanimously (5-0)**
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154 **8.3 MOTION/RESOLUTION 15-01: A RESOLUTION APPROVING THE MODERATE**
155 **INCOME HOUSING PLAN REPORT**
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157 Hanson stated that State code requires that the city review and amend its Moderate Income Housing Plan
158 report every two years. He stated that it has not changed much over the last few years. Monroe stated
159 that the reports will be filed with State Departments to remain in compliance.
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161 **Motion by Council Member Johnston**
162 **Seconded by Council Member Jensen**
163 **To approve Resolution 15-01**
164 **The Moderate Income Housing Plan Report**
165 **Approved unanimously (5-0)**
166 **Roll Call Vote**
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168 **8.4 DISCUSSION/MOTION: NOMINATION AND ELECTION OF MAYOR PRO**
169 **TEMPE**
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171 **Motion by Council Member Jensen**
172 **Seconded by Council Member Monsen**
173 **To nominate and elect Council Member Shupe**
174 **To continue to serve as Mayor Pro Tempe**
175 **Approved unanimously (5-0)**
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177 **9. COUNCIL COMMUNICATION WITH STAFF**

178 * Council Member Jensen stated that the snow plowing went well.
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180 * Mayor Allen agreed that Public Works did a great job at snow plowing. Mayor Allen noted that
181 there is a UTA meeting this Friday and invited Council to attend if they would like to meet
182 the UTA representatives. He also noted that there is a Legislative Policy Meeting on Monday.

183 *Mayor Allen stated that there is a Planning Commission/Council dinner on January 15th .
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185 **10. ADMINISTRATION REPORTS**
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187 *Hanson stated that Golden West Credit Union should be bringing in plans within the next two months.

188 *Hanson stated that staff has been revamping the website and noted that there is an active calendar on the
189 front page.
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- 192 **11. UPCOMING EVENTS**
193 January 19th: City Offices closed for Martin Luther King Jr. Holiday
194 January 20th: City Council Meeting 6:00 p.m.
195 January 29th: Planning Commission Meeting 6:00 p.m.

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197 **12. MOTION: ADJOURN INTO CLOSED SESSION**

- 198 Council adjourned into closed session to discuss:
199 ○ Strategy session to discuss pending or reasonably imminent litigation

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201 **Motion by Council Member Johnston**
202 **Seconded by Council Member Jensen**
203 **To adjourn into closed session**
204 **Approved unanimously (5-0)**
205 **Roll Call Vote**
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207 Council Member Brown recused himself from the closed session.

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209 **13. ADJOURN THE MEETING: MAYOR ALLEN**

210 Mayor Allen adjourned the meeting at 7:41 p.m.
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214 Date Approved

_____ City Recorder

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