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City of Washington Terrace

Minutes of a Regular City Council meeting
Held on September 6, 2016
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

10 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

11 Mayor Mark C. Allen
12 Council Member Scott Monsen
13 Council Member Blair Brown
14 Council Member Robert Jensen
15 Council Member Scott Barker
16 Council Member Val Shupe
17 Public Works Director Steve Harris
18 Finance Director Shari' Garrett
19 Building Official Jeff Monroe
20 City Manager Tom Hanson
21 City Recorder Amy Rodriguez
22 Lt. Jason Talbot, Weber County Sheriff

23
24 **Others Present**

25 Charles and Reba Allen, Jonathan Ward, Zions Bank, Dell Kraiima, Bruce Nilson, Ulis Gardiner, Brad
26 Larson

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

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30 **2. PLEDGE OF ALLEGIANCE**

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32 **3. WELCOME**

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34 **4. CONSENT ITEMS**

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36 **4.1 APPROVAL OF AGENDA**

37 Hanson asked to move item 8.5 before item 5.1.

38 **4.2 APPROVAL OF AUGUST 16, 2016, MINUTES**

39 Items 4.1 and 4.2 were approved by general consent.
40

41 **5. SPECIAL ORDER**

42 **5.1 PUBLIC HEARING: A PUBLIC HEARING ON THE WASHINGTON TERRACE**
43 **WATER, SEWER, STORM WATER AND REFUSE COLLECTION REVENUE**
44 **BONDS, SERIES 2016 IN THE AMOUNT NOT TO EXCEED \$6,000,000, IN ONE**
45 **OR MORE SERIES, FOR A PUBLIC WORKS BUILDING AND RELATED**
46 **MATTERS.**

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48 Zions Bank Financial Advisor Jonathan Ward addressed Council stating that the purpose of the hearing is
49 to allow the public to provide input to Council on the project. He stated that Council may respond, but it

50 is not a requirement. Ward stated that the resolution authorizes the issuance of the bonds.

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52 **Mayor Allen opened the public hearing at 6:24 p.m.**

53 There were no citizen comments.

54 **Mayor Allen closed the public hearing at 6:25 p.m.**

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56 **6. CITIZEN COMMENTS**

57 There were no citizen comments.

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59 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
60 **COMMENTS**

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

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64 **8. NEW BUSINESS**

65 **8.1 MOTION/RESOLUTION 16-14: A RESOLUTION OF THE CITY COUNCIL**
66 **OF CITY OF WASHINGTON TERRACE, WEBER COUNTY, UTAH (THE**
67 **“ISSUER”) AUTHORIZING THE TERMS AND CONDITIONS OF THE**
68 **ISSUANCE AND SALE BY THE ISSUER OF ITS WATER, SEWER, STORM**
69 **WATER AND REFUSE COLLECTION REVENUE BONDS, SERIES 2016 IN THE**
70 **AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000 (THE**
71 **“SERIES 2016 BOND”); APPOINTING A PRICING COMMITTEE;**
72 **AUTHORIZING A FIFTH SUPPLEMENTAL INDENTURE, AND OTHER**
73 **DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND**
74 **AUTHORIZING ALL OTHER ACTIONS NECESSARY AND DESIRABLE FOR**
75 **THIS FINANCING; AND RELATED MATTERS**

76 Council Member Monsen stated that he is uncomfortable with the wording because it does
77 not mention the Public Works Building. Hanson stated that the wording is within the
78 resolution documents.

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Motion by Council Member Shupe

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Seconded by Council Member Jensen

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To approve Resolution 16-14 approving the

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Authorizing the terms and conditions of the issuance and sale by the issuer of

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Its water, sewer, storm and refuse collection revenue bonds, series 2016 in the

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Aggregate principal amount not to exceed \$6,000,000; appointing a pricing

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committee; Authorizing a fifth supplemental indenture, and other documents

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required in connection therewith; and authorizing all other actions necessary and

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desirable for this financing; and related matters

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Approved unanimously (5-0)

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Roll Call Vote taken

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91 **8.2 MOTION: APPROVAL OF SITE PLAN FOR A TWO LOT SUBDIVISION**
92 **TO BE LOCATED AT APPROXIMATELY 286 WEST 5600 SOUTH**

93 Monroe stated that the property owner would like to divide the lot into two lots so that he can
94 build a second home. Monroe stated that the plans meet current codes. Land owner Mr. Rosser
95 stated that the house will be facing south. Council Member Monsen clarified that there is an
96 existing home one the lot. Mr. Rosser stated that his intention is to sell the existing home and
97 build a home next to it and live in the home.

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**Motion by Council Member Monsen
Seconded by Council Member Shupe
To approve the site plan for a two lot
Subdivision to be located at approximately 286 West 5600 South
Approved unanimously (5-0)**

8.3 MOTION/ORDINANCE 16-05: AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, ADOPTING SECTION 10.18.010 ALLOWING FOR ROAD CLASSIFICATION AND LIMITED ACCESS FACILITIES; ADOPTING SECTION 17.44.205 RELATING TO LANDSCAPING REQUIREMENTS FOR ARTERIAL AND COLLECTOR ROADS

Hanson stated that the Fieldcrest subdivision will not be a PRUD. He stated that the home owner's portion is only for the maintenance of the green space.
Monroe stated that the ordinance prevents driveway access onto roadways that may be considered heavier traffic. He stated that the landscaping portion gives direction as to what type of landscaping will be allowed so that it does not become obtrusive to the sidewalk facing the street. Staff recommendation is to identify 5700 South as one of the roadways limiting access to the street. Hanson stated that the road can be identified at a later meeting.
Monroe stated that roads will need to be identified by Council. He stated that existing homes will be grandfathered in. He stated that new developments will have a CC and R and will have to maintain their green space. Hanson stated that an HOA will be established to take care of the green space areas as directed by city code and standards. Hanson stated that the roads and infrastructure will be dedicated to the city; however, the detention pond will belong to the HOA and maintained as such. Hanson stated that the development agreement will be consistent with what the Council directs. Hanson stated that the north and south developments will have separate HOA because there are two separate developments.
Monroe stated that the new standards will be identified in the new ordinance and given out to new developers. Monroe stated that staff will be working with developers on the plans.
Council Member Brown asked who should take care of the weeds on Washington Blvd. Monroe stated that it is a state road and a UDOT responsibility. He stated that they have been called several times and they may come out a few times a year.

**Motion by Council Member Barker
Seconded by Council Member Brown
To approve ordinance 16-05 allowing for
Road classification and limited access facilities
And landscaping requirements for arterial and collector roads
Approved unanimously (5-0)
Roll Call Vote**

8.4 MOTION/ORDINANCE 16-06: AMENDING SECTION 17.12.050 RELATING TO RESIDENTIAL YARD SETBACKS

Monroe stated that the ordinance only address the R-1-6 zone, reducing the setback requirements for side yards to 5 feet. Monroe stated that the developers asked that it be reduced so that they could bring back a better product to the city. Monroe stated that the products will have good curb appeal and resale value because they will have 3 car garages, or more living spaces. Monroe stated that the lots are set. The developers would like to have the trend of today of 3 car garages.

147 Monroe stated that the setback is consistent with many neighboring communities. Council
148 Member Mosen asked if the setback reduction will impede fire protection. Monroe stated that
149 the setback meets the fire requirements for the structures.
150 Mayor Allen clarified that the change will apply to all R-1-6 properties. Monroe stated that it will
151 not change much with current lots, because the code allows for car ports to be within one foot of
152 the lot line.

153 **Motion by Council Member Jensen**
154 **Seconded by Council Member Mosen**
155 **To approve ordinance 16-05 relating to**
156 **Residential yard setbacks**
157 **Approved unanimously (5-0)**
158 **Roll Call Vote**
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160 **8.5 PRESENTATION/DISCUSSION: PUBLIC WORKS FACILITY UPDATE**

161 Hanson stated that staff has scaled the plans for the facility down and has removed an entire
162 building from the plans. He stated that staff has scaled it down to the tightest parameters needed,
163 with options that may add to the facility. Hanson stated that this will help with the bid process and
164 possibly have the project come in under budget. He stated that the bids will have a consolidated
165 piece and then be able to add different options depending on budget. Hanson stated that he has
166 met with the architect and engineer and laid out the options. Hanson stated that the city does not
167 want to overbuild. The intent is to be as frugal as possible and still cover the needs of the city.

168 Council Member Jensen clarified that the land size will not be changed.

169 Council Member Mosen stated that he would like clarification on the options, stating that if it
170 has been determined that the city can get by with the core building, he does not understand why
171 any other building options need to be considered. He stated that he does not want to build a bigger
172 building that is needed. Council Member Mosen stated that if other buildings will be needed, the
173 other options should be considered now. Council Member Shupe stated that he does not want to
174 see the building “wholesaled” where the Council will have to come back to the citizens later on
175 for more money. He stated that he agrees that the budget should be tightened, but wants it to be
176 completed in a manner that is efficient and not slapped together.

177 Hanson stated that the core option is that the main building and bays with additional climate
178 controlled buildings will remain, while the 60 by 45 building is completely out. He stated another
179 option is pricing out each 20 foot section to the 200 foot building to add capacity. Another option
180 is shrinking the 200 foot building by 60 feet and adding the 60 foot building back in as a
181 secondary building.

182 Mayor Allen stated that the city needs to anticipate at least 600-700 new homes of growth.

183 Council Member Mosen stated that the added growth may not happen for 15 years and we
184 should plan for what we need for the next 20 years, not what may happen 20 years from now.
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186 **9. COUNCIL COMMUNICATION WITH STAFF**
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188 * Council Member Mosen stated that Public Works did a great job patching up a sink
189 hole in his neighborhood.

190 *Council Member Shupe thanked the Public Works crew for removing a washer left out in
191 the street.

192 *Council Member Barker stated that 5540 S 175 E has a ruined road due to a broken water
193 main. He stated that he has spoken with Harris and the city is working on trying to fix the road.

194 *Mayor Allen stated that there are piles of weeds on Washington Blvd and wanted to
195 know who is going to pick up the piles. Harris stated that the state inmate crew cleaned up the
196 weeds and stated that he will look into who is responsible for cleaning up the piles.

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The Mayor read a letter from the Department of Workforce Services stating that CDBG state monitoring for the Victory Park Project and Seismic Upgrade to the Water Tank Project have been completed.

10. ADMINISTRATION REPORTS

Hanson stated that he appreciates staff and their work on the CDBG projects as well as other grants. Hanson stated that there was a fight at Little Rohmer a few weeks ago. Hanson stated that the surveillance tapes were reviewed and all the parties were contacted and dealt with the same day. Hanson stated that the video cameras will help with vandalism and other issues. Hanson stated that the dumpster at City Hall was full of moving trash and items. The Sheriff's Office was able to find the person and cite the person for illegal dumping and had the items removed by the perpetrator. Hanson stated that the Public Works crew is working on installing the meters, however, they are being delayed due to water breaks in the OTIS II area.

11. UPCOMING EVENTS

- September 14-16th :ULCT Conference to be held in Salt Lake City
- September 20th: City Council Meeting 6:00 p.m.
- September 29, 2016 Planning Commission Meeting (tentative)

12. ADJOURN THE MEETING: MAYOR ALLEN

Mayor Allen adjourned the meeting at 7:09 p.m.

Date Approved

City Recorder