

1 **City of Washington Terrace**

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3 Minutes of a Regular City Council meeting
4 Held on October 4, 2016
5 City Hall, 5249 South 400 East, Washington Terrace City,
6 County of Weber, State of Utah
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9 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION**

10 Mayor Mark C. Allen – Arrived at 5:30 p.m.
11 Council Member Scott Monsen
12 Council Member Blair Brown
13 Council Member Robert Jensen
14 Council Member Scott Barker - Excused
15 Council Member Val Shupe
16 Public Works Director Steve Harris
17 Chief Building Official Jeff Monroe
18 City Manager Tom Hanson
19 City Recorder Amy Rodriguez
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21 **Others Present**

22 None
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24 **1. WORK SESSION 5:00 p.m.**

25 Topics to include, but are not limited to: Clarification and application of the sensitive land ordinance

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27 Hanson stated that he would like to review the sensitive lands ordinance to make sure that anyone on
28 sensitive lands, or chose to build on sensitive lands will be safe and protected. Hanson stated that he has
29 spoken with the developer of Fieldcrest South and they have stated that they want to keep their clients
30 safe as well. Hanson stated that he met with the staff from North Salt Lake, along with Monroe and
31 Harris, to speak with them about their concerns on sensitive lands. Hanson stated that Washington
32 Terrace City has several slopes on the bluff.

33 Hanson reviewed the notes that he compiled from the NSL meeting with Council.

34 Hanson stated that the developers are looking to connect a walking trail through the development to
35 South Ogden. Hanson stated that the developers would need to obtain a utility easement on the land and
36 have the trails put in on their HOA so that it is their product and responsibility.

37 Council Member Monsen stated that South Ogden came to the City years ago wanting the City to annex
38 part of the Combe property into the City. He stated that he believed that the issue of sensitive lands came
39 into play and the City rejected that idea. The property was then annexed into Riverdale.

40 Hanson stated that the City Geo-Tech engineer needs to make sure that the City is protecting the area and
41 make sure that the area is safe before developers wish to build on the lands. Hanson stated that the
42 preliminary design of the subdivision shows some overlap with the sensitive lands. Hanson stated that
43 they will need to have a GEO-Tech survey completed and the factored risk will need to be created before
44 any development in the area can begin.

45 Hanson stated that the new ordinance would require the GEO-tech firm to certify the property after the
46 completion of the building.

47 Hanson stated that shoring up large slopes will not be effective. Hanson stated that the large rocks in NSL
48 did nothing to help stop the landslide. Hanson stated that limiting fill and water may possibly help.

49 Hanson stated that the City is trying to protect the person buying a home, as well as residents from the

50 cost of a city lawsuit if something were to happen, such as a landslide, in the area. He stated that he
51 would like the ordinance to stop a development from happening on unsafe sensitive lands, while still
52 protecting land rights of the property owner.
53 Hanson stated that the City is looking to pre-approve a GEO-tech firm and work with developers on
54 deciding which areas will be allowed to be developed.
55 Hanson stated that the Planning Commission will be reviewing a new version of the sensitive lands
56 ordinance and it will be worked through before it is brought back to Council.
57 Hanson stated that the City can require certain steps from the GEO-tech firm before an annexation would
58 occur. Hanson stated that some areas only require minor GEO-tech analysis and some require an
59 expanded analysis.
60 Hanson stated that the goal is to have the City and the developer be successful, while serving future and
61 current residents.
62 Hanson stated that the City should not accept open space on sensitive lands. The City can accept it in a
63 non-sensitive land area. The open space in the sensitive lands area would need to be owned and operated
64 by an HOA.
65 Hanson stated that the developers are doing preliminary work and are meeting with the City for
66 discussions. There have not been any submittals or applications turned into the City. Hanson stated that
67 the GEO-tech survey is one of the City's biggest concerns at this time.
68 Hanson stated that his intent is to have Council think about the new ordinance. He stated that he will be
69 working with the engineers and GEO-techs on developing the new sensitive lands ordinance.
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72 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

73 Mayor Mark C. Allen
74 Council Member Scott Monsen
75 Council Member Blair Brown
76 Council Member Robert Jensen
77 Council Member Val Shupe
78 Council Member Scott Barker - Excused
79 Public Works Director Steve Harris
80 Chief Building Official Jeff Monroe
81 City Manager Tom Hanson
82 City Recorder Amy Rodriguez
83

84 **Others Present**

85 Charles and Reba Allen, Ulis Gardiner, Gary Klema, John D. Kraaima, Dan Foncesbeck
86

87 **2. ROLL CALL**

6:00 p.m.

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89 **3. PLEDGE OF ALLEGIANCE**

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91 **4. WELCOME**

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93 **5. CONSENT ITEMS**

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95 **5.1 APPROVAL OF AGENDA**

96 **5.2 APPROVAL OF SEPTEMBER 6, 2016, MINUTES**

97 Items 5.1 and 5.2 were approved by general consent.
98

99 **6. CITIZEN COMMENTS**
100 Resident Gary Klema -429 W 4675 S –asked why there was not water in the retention ponds after the
101 storm. He also asked why Rohmer Park is being used if it is an unstable hillside. He stated that he still
102 has an issue with enforcement on single rental properties that are allowing two families to live in them.
103 He suggested allowing the rentals to be duplexes so that the city can make money from the license.
104

105 **7. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN**
106 **COMMENTS**
107 Hanson stated that staff complies with storm water regulations and is working on finding a way to retain
108 more of the storm water in the detention area.
109 Hanson stated that the concern for the public works facility is geological time, and not an instantaneous
110 event. Hanson stated that if there has been any sliding, it has come gradually with warning.
111 Hanson stated that the City works with landowners on rental properties and asked that any properties that
112 need to be reported be given to staff.
113 Council Member Monsen stated that the City cannot work with rentals when they do not know which
114 properties they are. He stated that the older houses are not designed for legal basement apartments.
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116 **8. NEW BUSINESS**
117 **8.1 MOTION/ORDINANCE 16-07: AMENDING CHAPTERS 17.20.50 AND**
118 **17.12.070 RELATING TO RESIDENTIAL SIDE YARD SETBACK**
119 **REQUIREMENTS**

120 Hanson stated that the amendment is to be in compliance with another section of the code that has
121 been approved recently. Monroe stated that the ordinance also includes an amendment for covered
122 patios. The new section would allow for extended footprints on homes that would like to have
123 covered patios. Monroe stated that it allows for the setback for the covered patios as long as it
124 does not exceed 45 percent of the backyard footprint.
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126 **Motion by Council Member Shupe**
127 **Seconded by Council Member Jensen**
128 **To approved Ordinance 16-07 amending Chapters 17.20.50 and**
129 **17.12.70 relating to residential side yard setback requirements**
130 **Approved unanimously (4-0)**
131 **Roll call vote**
132

133 **8.2 MOTION/ORDINANCE 16-03: AMENDING CHAPTER 17.28.050 USE**
134 **REGULATIONS FOR COMMERCIAL ZONES**

135 Monroe stated that it was found that duplicate descriptions for commercial uses were found in the
136 ordinance. He stated that the City is inundated with several types of uses and the amendment
137 clarifies some of the descriptions. Monroe stated that some of the uses will not be allowed in the
138 City. Council Member Brown asked if the ordinance limits storage units in the City. Monroe
139 stated that it would, along with other types of business, such as manufacturing businesses or
140 asphalt plants. He stated that Planning Commission and the Planning Attorney worked together
141 on the permitted uses in commercial zones.
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143 **Motion by Council Member Monsen**
144 **Seconded by Council Member Jensen**
145 **To approve Ordinance 16-03 amending chapter**
146 **17.28.050 Use regulations for commercial zones**
147 **Approved unanimously (4-0)**
148 **Roll call vote Jensen**

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8.3 MOTION: COUNCIL DESIGNATION OF 5700 SOUTH TO BE A LIMITED ACCESS ROAD

Hanson stated that the motion would be to designate 5700 South on the north side of the road and south side of 5600 South as a limited access road so that it limits people from pulling onto the road. It has been discussed with developers and they have included this requirement into their subdivision plans. The homes along the area of the road discussed will have backyards facing the street. The access limitation is for safety concerns.

**Motion by Council Member Jensen
Seconded by Council Member Shupe
To designate 5700 South as a limited access road
Approved unanimously (4-0)**

8.4 MOTION: APPROVAL OF THE PURCHASE AND INSTALLATION OF THE CONCRETE FENCING OF THE NEW PUBLIC WORKS FACILITY WITH FIELDCREST ESTATES SUBDIVISION

Hanson stated that the property line between the City and Fieldcrest develops will have an 8 foot fence so that there is a security barrier, as well as site barrier. Hanson stated that the developer will pay for their portion of a 6 foot vinyl fence. The developer will be purchasing and installing an 8 foot concrete fence, and the City will be paying their share of the fence. Hanson stated that the pricing came in under budget. He stated that the fence is noted in the land use agreement signed a few months ago allowing water, sewer, and storm drains onto their portion of the property. The City cost will be around \$36,000.

**Motion by Council Member Jensen
Seconded by Council Member Mosen
To approve the purchase and installation of
The concrete fencing for the new public works facility
Approved unanimously (4-0)**

8.5 DISCUSSION: AFTER ACTION REPORT AND UPDATES ON SEPTEMBER 22, 2016 TORNADO STORM EVENT

Mayor Allen stated that he attended an event at Chik-fil-A and stated that the proceeds will go to Washington Terrace and South Ogden City victims of the tornado. He stated that he appreciates all that they are doing to help the community.

Hanson stated that there were weather alerts the day of the tornado, but no warnings of a tornado. Hanson gave a slide show overview of the events of that day. Hanson stated that the staff set up the EOC as soon as it was realized that a tornado happened. Hanson stated that training prepared staff and every staff member understood their role in the process.

Hanson stated that Weber County was in immediate contact with the City and sent personnel immediately to help with the EOC and ground work. Hanson stated that Ogden, Roy, South Ogden, Riverdale, and other surrounding Cities came to help with inspections, clean up, and emergency services.

Hanson stated that staff worked in tandem with the Sheriff's Office on house to house wellness checks in the affected areas. Hanson stated that every unit in the Sheriff's Office helped with the event.

Hanson stated that transmission lines were snapped and caused power to go down for more than 24 hours.

Hanson stated that there was one home that was a total loss.

199 Hanson stated that the permanent generator automatically switched over when the City lost
200 power. Hanson stated that the generator powers the complete building. Hanson stated that the
201 generator at the Civic Center was used to help those who were evacuated to the building for
202 shelter.

203 Hanson stated that the hospital was never compromised.

204 Hanson stated that volunteer leadership worked hand in hand with the City. He stated that over
205 1,000 volunteers were processed through the volunteer center at the Civic Center.

206 Hanson stated that the Governor came to tour the site.

207 Hanson stated that the City received amazing support from the community.

208 Council Member Monsen asked about the progress with clean-up. Hanson stated that power is on
209 except for a few homes. Most everyone is back in their homes and working with Inspector
210 Monroe on fixing their homes and restoring power. Hanson stated that most of the debris has been
211 taken out of the City. Hanson stated that the City is documenting all of the staff and volunteer
212 time and working on paperwork processes.

213 Hanson stated that the City did not have much infrastructure damage.

214 Monroe stated that there are around 6 or 7 homes that are working with their insurance to be able
215 to go back into their homes.

216 Mayor Allen thanked Hanson and staff for their expertise and effort. Hanson stated that it was a
217 team effort.

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219 **9. COUNCIL COMMUNICATION WITH STAFF**

220 * Council Member Monsen stated that he also appreciates everyone's efforts.

221 * Council Member Brown expressed his thanks to everyone and all the people who offered to
222 come by and help.

223 * Council Member Jensen expressed his appreciation to everyone on their efforts, stating that no
224 one he has spoken too had a negative outlook to the city or situation and realized how fortunate
225 everyone was.

226 * Council Member Shupe asked Hanson to let staff know that Council appreciates their efforts.

227 * Mayor Allen asked about campaign signs in the City. Hanson stated that he has spoken to the
228 candidates to let them know the signs are on private property. The signs will be taken down
229 tomorrow.

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231 **10. ADMINISTRATION REPORTS**

232 * Hanson stated that he will be out of town the weekend of Terrace Days 2017.

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234 **11. UPCOMING EVENTS**

235 October 10th: City offices closed for Columbus Day

236 October 18th: City Council Meeting 6:00 p.m.

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

238 October 11th: Emergency Preparedness Fair 5:00 p.m.

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240 **12. ADJOURN THE MEETING: MAYOR ALLEN**

241 Mayor Allen adjourned the meeting at 7:19 p.m.

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Date Approved

City Recorder