

# City of Washington Terrace

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Minutes of a Regular City Council meeting  
Held on February 6, 2018  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

## **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT WORK SESSION**

Mayor Mark C. Allen  
Council Member Scott Monsen  
Council Member Blair Brown  
Council Member Larry Weir  
Council Member Scott Barker  
Council Member Jeff West  
City Manager Tom Hanson  
City Recorder Amy Rodriguez  
Public Works Director Steve Harris

## **Others Present**

### **1. WORK SESSION: COUNCIL FIELD TRIP TO EVALUATE INFRASTRUCTURE 5:00 PM**

Council toured the City while discussing infrastructure conditions. Harris and Hanson drove Council Members around the City and discussed different types of roads and the strengths and weaknesses of each type of road. The goal was to give a first hand look at where the City is at and a timeline of where the City wants to go within the next 20 years in regards to infrastructure.

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

Mayor Mark C. Allen  
Council Member Scott Monsen  
Council Member Blair Brown  
Council Member Larry Weir  
Council Member Scott Barker  
Council Member Jeff West  
City Manager Tom Hanson  
City Recorder Amy Rodriguez  
Public Works Director Steve Harris  
Chief Kasey Bush  
Finance Director Shari' Garrett  
Building Inspector Jeff Monroe  
City Attorney Bill Morris

## **Others Present**

Charles and Reba Allen, Darrell Williams, Wally Reynolds, Scott Larsen, Ulis Gardiner, Daniel Rhead, Cliff Richardson

2. **ROLL CALL** **6:00 P.M.**

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

5.1 **APPROVAL OF AGENDA**

5.2 **APPROVAL OF JANUARY 16, 2018, MEETING MINUTES**

Items 5.1 and 5.2 were approved by general consent.

5.3 **APPOINTMENT OF COUNCIL MEMBER MONSEN TO SERVE AS REPRESENTATIVE ON THE UTAH LEGISLATIVE POLICY COMMITTEE**

**Motion by Council Member Barker  
Seconded by Council Member Brown  
To appoint Council Member Monsen to serve  
As a representative of the City on the  
Utah Legislative Policy Committee  
Approved unanimously (5-0)**

5.4 **APPOINTMENT OF COUNCIL MEMBER BROWN TO SERVE AS BOARD MEMBER ON THE WEBER MOSQUITO ABATEMENT DISTRICT BOARD OF TRUSTEES**

**Motion by Council Member Weir  
Seconded by Council Member West  
To appoint Council Member Brown to serve as  
Board member on the Weber Mosquito Abatement  
District Board of Trustees  
Approved unanimously (5-0)**

5.5 **APPOINTMENT OF MAYOR ALLEN TO SERVE AS A BOARD MEMBER ON THE WEBER SEWER DISTRICT BOARD**

**Motion by Council Member Brown  
Seconded by Council Member Weir  
To reappoint Mayor Allen  
To serve as board member on the  
Weber Sewer District Board  
Approved unanimously (5-0)**

6. **CITIZEN COMMENTS**

Resident Wally Reynolds- 5200 S 300 E- asked if a future item in the newsletter could address residents walking their dogs in the parks. He would like reminders that residents need to clean up after their dogs.

Randi Tarantino- 4637 S 200 W- stated that she received a note from animal control concerning animal licensing. She stated that she was contacted and told that she would be issued a ticket for not notifying

animal control that her dog was not going to be re-licensed. She stated that she feels that it is ridiculous that she could be issued a ticket for fostering dogs, or even if a dog is seen in her home. She stated that she considers it harassment that she will be cited if she doesn't notify the city.

Ms. Tarantino stated that there are major water leaks in Washington Terrace that have not been reported and people are losing their homes.

Daniel Rhead-123 W 5200 S- represented Bonneville High School and asked for donations from the City for their graduation party. He stated that the graduation party is an alcohol and drug free event.

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

Hanson stated that the Bonneville donation is considered each year. He stated that the school historically does a community service project for the City. Hanson stated that the contribution could be made available with Council funds.

Hanson stated that animal control has been pro-active in licensing dogs in the City. Hanson stated that the City needs to know if someone has a dog that needs licensing. He stated that the first notice is a letter asking residents to let the city know if they need licensing for their pets. Hanson stated that he can look into procedures for someone fostering a dog. Council Member Monsen stated that he would like to see the letter that is sent out to people. He stated that it sounds like harassment. Hanson stated that residents who have been licensed in the past need to let the city know that they no longer have the animal. He stated that a phone call would suffice.

Hanson addressed the water efficiency report. Hanson stated that there is a difference between billable water and water that is distributed in the City. Hanson stated that we don't want to pay for water that we do not use. Hanson stated that we use water on city parks, testing, and we lose some of the water due to water breaks. Hanson stated that the report Ms. Tarantino is alluding to concerns the year that new meters were being installed. Small breaks would happen during this process, however, the Public Works crew was aware of these issues and took care of the problem immediately. Hanson stated that the "fingerprint" of the water that caused the Riverdale landslide is from spring water, and not Weber Basin culinary water. Hanson stated that the landslide was mainly caused by spring water. Hanson stated that the area is considered sensitive lands. Hanson stated that the area around Rohmer Park is the result of landslide sluffs. He stated that there are areas in the City that we do not allow people to build because of sensitive lands. Mayor Allen stated that we do water some of our green space with drinking water. He stated in cases where we can switch from culinary water to secondary water, we do so. He stated that we are not allowed to do that in some cases.

Hanson stated that there are doggy bags in all the parks and we try to encourage residents to use them as much as we can.

**8. NEW BUSINESS**

**8.1 PRESENTATION: OPEN MEETINGS AND ANTI-DISCRIMINATION TRAINING**

Attorney Bill Morris presented the annual training to Council and members of the Planning Commission.

## **8.2 PRESENTATION: QUARTERLY FINANCE REPORT**

Garrett presented the quarterly report, highlighting general fund activities.

### General Fund:

Garrett stated that we are seeing strength in Building Permits, as well as court revenues.

Garrett stated that we are seeing an increase in cash balances and return on investments.

Garrett stated that property tax revenue has a pretty sharp incline. She stated that the bulk of that came from truth in taxations. She stated that we will use the funds to continually pay for the law enforcement contract.

Garrett stated that sales tax is based on two factors 1. Local sales, 2. State wide population. She stated that our point of sales is increasing, however, we are seeing a decline in the state wide share because of our population. She stated that we are still reaping the benefits of point of sales sales tax.

Garrett stated that she looked at the make-up of our point of sales 1. Internet based sales (point of delivery) 2. Point of sale 3. Utility or telecommunication sales tax (quester, Comcast, etc).

Garrett stated that our composition in sales tax is diversifying. She stated that this is due to point of delivery sales tax. She stated that we are becoming less reliant on the other two sources.

Garrett stated that point of sale sales tax has flattened a bit over the last three years.

Garrett stated that there are some single family developments pulling permits and we expect it to stay high over the next few years.

Garrett stated that business license collections are down around 12 percent, largely due to SB81. She stated that this was expected.

Garrett stated that court fines are increasing significantly. She stated that there is a lot of activity in the court area.

Garrett compared the first quarter revenues over expenditures to the current quarter, noting that it is replenished from a deficit due to property taxes.

Garrett stated that we are hitting our numbers for revenues. She stated that there are some changes in expenditures, however nothing out of the ordinary.

### Utilities

Garrett stated that we are now being charged \$36.90 a ton for recycling costs. She stated this is around \$15,000 a year that is a new charge.

Garrett stated that we are meeting our billable gallon projections in water and she stated that there is nothing alarming there.

Garrett stated that the construction costs of the Public Works building is taken out of the water fund.

Garrett stated that storm water looks as expected.

Garrett gave a financial update on the construction on the Public Works building. She stated that year to date expenses and encumbered as around 4.1 million dollars. She stated that it looks as if it is on track and is going well. Hanson stated that he is working with the contractor to keep changes orders to a minimum. He stated that he is expecting more change orders as the project closes. Council Member Mosen asked what would happen to the extra money if we come in under budget. Hanson stated that we could choose to pay off bonds, but the intent is to use the proceeds for the parameters that were set by the Council. Garrett stated that the money would have to stay in the project.

## **8.3 PRESENTATION: QUARTERLY FIRE DEPARTMENT REPORT**

Chief Bush presented to Council, stating that there has been around 6 percent increase in calls. He stated that it has been business as usual. He stated that they are busy with medical calls. Chief Bush stated that the vast majority of the calls do require transports. Captain Peterson stated that there was a power pole on fire a few weeks back as a result of a snow/weather event.

#### **8.4 DISCUSSION/MOTION ORDINANCE 18-01: AMENDING THE OFF-STREET PARKING REGULATIONS SET FORTH IN CHAPTER 17.52.030 OF THE MUNICIPAL CODE**

Monroe stated that if a person is going to operate a commercial use business in the city, they will need to comply with the parking ordinance. Monroe stated that if it is a permitted use it is allowed in the city. If it is not listed, it is not allowed. Monroe stated that we modified the off-street parking ordinance. The changes includes definitions and descriptions. Monroe stated that shops, convenience store, service shops, and fueling stations had special regulations for parking.

Monroe highlight garage and vehicle repair shops, stating that parking is determined by floor area and does not penalize them for bays and employees. Monroe stated that those types of businesses may have a maximum as one tow truck as an accessory use. He stated that the ordinance states that they cannot use the location as an impound lot or storage area. Monroe stated that if they can apply for a conditional use permit if they require more space.

Monroe stated that the square footage calculation was based on having an adequate amount of space to continue to have serviceable parking stalls to conduct business while addressing city concerns.

Council Member Brown stated that he feels that that is too many parking spaces for a two bay, two employee business. He stated that he does not want it to look like a junkyard.

Mayor Allen asked for clarification on the special regulations section. Monroe stated that the special regulations should state garage and repair shops. Monroe stated that owners do not get penalized for any cars inside the garage.

Mayor Allen asked that the ordinance be re-worked to make it less confusing and be brought back to Council. The Mayor stated that he is not comfortable with the ordinance as written.

Planning Chairman Reynolds stated that one of the items considered was that the city does not restrict the businesses from performing or having the items that they need to conduct business.

Hanson stated that we have land use authority and we can allow as broad or as narrow a scope as we wish.

Council Member Monsen stated that the zoning allows the service shop to conduct business in that locations, noting that he agrees that we can set a standard of how presentable the business looks.

The Mayor asked if striping requirements, and a few changes be made to the ordinance. The Council agreed that 12 stalls are fine as long as it looks nice and organized. Another change would be clarification on the 300 ft limit. They would also like the size of tow trucks to be designated.

**Motion by Council Member Monsen  
Seconded by Council Member Barker  
To table the item to a future meeting  
Approved unanimously (5-0)**

#### **8.5 DISCUSSION/MOTION ORDINANCE 18-02: AMENDING THE VARIOUS PARKING REGULATIONS SET FORTH IN SECTION 1.12.040 AND SECTION 1.12.040 OF THE MUNICIPAL CODE**

Monroe stated that the ordinance states that vehicles cannot be parked with the intent to sell. This is to deter business to use lots to sell vehicles because then it becomes a car lot. They would need to get a conditional use permit to do so. This does not affect a resident from selling a vehicle on their property.

Monroe stated that no semi- truck or trailer rated for capacity of 10,000 pounds can be parked in residential areas. Monroe stated that the Commission did not want to single out just tow trucks, but widened it to all commercial vehicles. Monroe stated that it limits the size from 18,000 pounds rating to 10,000 pounds rating. Monroe stated that a small tow truck might be rated for 10,000 and would be

allowed into the city. Mayor Allen clarified that you cannot park any commercial vehicle on the street overnight, however, they can park it on their property.

Monroe stated that any commercial vehicle parked on residential property must be 25 feet behind the property line.

Mayor and Council would like the ordinance to be stated more clearly.

**Motion by Council Member Monsen  
Seconded by Council Member West  
To table the ordinance until  
A future meeting  
Approved unanimously (5-0)**

**8.6 MOTION: APPROVAL OF CITY CONTRIBUTION AMOUNT FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION**

The CDBG application for the 2018 grant year has been submitted. Staff is asking for formal approval for the contribution match of \$145,551 if we are awarded the grant.

**Motion by Council Member Monsen  
Seconded by Council Member Brown  
To approve the contribution amount of \$145,551  
For the 2019 CDBG Development Grant  
Approved unanimously (5-0)**

**8.7 MOTION: APPROVAL OF CITY CONTRIBUTION AMOUNT FOR  
R.A.M.P. GRANT APPLICATION**

Solomon stated that the City submitted two RAMP grants this year. He stated that priority project 1. is the fence along Rohmer Park (\$500 contribution match) 2. A new toddler playground at Lion's Park (\$ 2697 contribution match. Solomon stated that the boy scouts are teaming up with us as our volunteer contribution.

**Motion by Council Member Barker  
Seconded by Council Member Weir  
To approve the contribution match  
For the 2019 RAMP Grant funding cycle  
Approved unanimously (5-0)**

**8.8 DISCUSSION/DIRECTION: TO DISCUSS VALUES OF RECYCLABLE  
MATERIALS AND IMPACT**

Hanson stated that the Terrace will no longer accept plastic recycling. He stated that all plastic is going to the landfill. He stated that if we do not accept plastic we may be able to save some money on recycling. Hanson stated that our contract is up at the end of June. He stated that he will have to get information on what the contracts will look like if we decide to stop recycling. Hanson stated that plastics have no value and need to be removed from the recycling stream. Hanson stated that we will not pay more for recycling than we would for garbage. Hanson stated that we are not doing this to keep the recycler in business, we are trying to save money for the City. Council Member Brown stated that it is a space issue. He stated that at the point it starts to cost him money, he will care about recycling. He stated that we might have

residents needing more black cans. Mayor Allen asked what would happen to the blue cans if we discontinue recycling. Harris stated that we will have a big problems getting rid of the cans. We are heavily invested in the recycling cans. Harris stated that he receives calls regularly from residents who are interested in the recycling program.

**9. COUNCIL COMMUNICATION WITH STAFF**

Mayor Allen stated that the lockdown drill at Bonneville High School has been changed to February 14, 2018. There will be lockdown drills at TH Bell and Roosevelt Elementary on February 22, 2018. Mayor Allen stated that he participated at the “lunch with a sheriff” and stated it was a great experience. Mayor Allen invited Council to attend the Wasatch Choices 2050 held on February 28<sup>th</sup> held at South Ogden City Hall.

**10. ADMINISTRATION REPORTS**

There were no reports.

**11. UPCOMING EVENTS**

Feb19th: City offices closed for President’s day  
Feb 20<sup>th</sup>: City Council Work Session 5:00 p.m.  
Feb 20<sup>th</sup> : City Council Meeting 6:00 p.m.  
Feb 22<sup>nd</sup>: Planning Commission Meeting 6:00 p.m.

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

Mayor Allen adjourned the meeting at 9:04 p.m.

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**Date Approved**

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**City Recorder**