



Regular City Council Meeting

Tuesday, May 1, 2018

City Hall Council Chambers

5249 South 400 East, Washington Terrace City

801-393-8681

www.washingtonterracecity.com

1. **WORK SESSION:** **5:00 P.M.**

PRESENTATION: FY 2018 AMENDED BUDGET, FY 2019 TENTATIVE BUDGET, AND FY 2020-2023 BUDGET PLAN
Topics to include, but not limited to: Water, sewer, storm water, and refuse utility funds.

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

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

5.1 APPROVAL OF AGENDA
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

5.2 APPROVAL OF APRIL 17, 2018, MEETING MINUTES

6. **CITIZEN COMMENTS**
This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

7. **COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS**
Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda.

8. **NEW BUSINESS**
8.1 PRESENTATION: FY 18 AMENDED BUDGET, FY 2019 TENTATIVE BUDGET, AND FY 2020-2023 BUDGET PLAN
Staff will provide a summary of topics presented in the work session to include, but not limited to:.

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

Water, Sewer, Storm Water, and Refuse Utility Funds

8.2 MOTION: TO TENTATIVELY APPROVE THE TENTATIVE BUDGET

State law requires that the tentative budget be reviewed, considered, and tentatively adopted by the Governing body and may be amended or revised prior to its final adoption.

8.3 MOTION: FINAL APPROVAL OF LANGFORD SUBDIVISION TO BE LOCATED AT 4940 SOUTH 300 WEST SUBJECT TO CITY ENGINEER APPROVAL, MUNICIPAL CODE REGULATIONS COMPLIANCE, AND A COMPLETED DEVELOPMENT AGREEMENT SATISFACTORY TO THE CITY ATTORNEY

The Planning Commission approved the preliminary site plan contingent on Council approval of the Development Agreement.

8.4 PRESENTATION: FIRE DEPARTMENT QUARTERLY UPDATE

Presentation on activity in Washington Terrace from January-March 2018

8.5 DISCUSSION/MOTION: APPROVAL OF BENCHMARK CITIES TO BE USED FOR EMPLOYEE COMPENSATION COMPARISONS IN ACCORDANCE WITH THE PAY PLAN PHILOSOPHY

The Pay Plan Philosophy used to determine employee compensation consists of determining fair market pay for positions, along with considering budget sustainability and economic conditions. The market pay is determined by the average of comparable cities and positions using pre-determined benchmark cities.

8.6 DISCUSSION/MOTION: DIRECTION TO STAFF REGARDING THE YCC FAMILY CRISIS CENTER REQUEST FOR SPONSORSHIP

The YCC Family Crisis Center presented to Council and asked that the City consider contributing \$4,000 Yearly to help support the organization.

8.7 DISCUSSION/ACTION: DIRECTION ON ALLOWING FULL PAGE ADS AND INSERTS IN THE CITY NEWSLETTER

9. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

10. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

11. UPCOMING EVENTS

May 3rd: Central Weber Sewer District facility tour 4:00 p.m.

May 15th : City Council Work Session 5:00 p.m.

May 15th : City Council Meeting 6:00 p.m.

May 28th: City offices closed in observance of Memorial Day

May 30th: Planning Commission (Tentative) 6:00 p.m.

12. ADJOURN THE MEETING: MAYOR ALLEN

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4 **City of Washington Terrace**

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6 Minutes of a Regular City Council meeting
7 Held on April 17, 2018
8 City Hall, 5249 South 400 East, Washington Terrace City,
9 County of Weber, State of Utah
10

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

- 12 Mayor Mark C. Allen - Excused
13 Council Member Scott Monsen - Excused
14 Council Member Blair Brown
15 Council Member Larry Weir
16 Council Member Scott Barker
17 Council Member Jeff West
18 City Manager Tom Hanson
19 Public Works Director Steve Harris
20 City Recorder Amy Rodriguez
21

22 **1. WORK SESSION: 5:00 P.M.**

23 **PRESENTATION: FY 2018 AMENDED BUDGET, FY 2019 TENTATIVE BUDGET,**
24 **AND FY 2020-2023 BUDGET PLAN**

25 Hanson stated that the tentative budget has been given out to Council for review. He stated that he
26 realizes that there will be some edits to the budget, (typos and grammar). Hanson stated that a
27 cleaner draft will be given out to Council before the next meeting. Hanson stated that the final
28 budget approval will be on June 19th.
29

30 Hanson stated that the budget is fairly flat. He stated that the growth projections are conservative
31 and fiscally strong. Hanson stated that we are setting ourselves up to be economically flat, but
32 may have challenges later on. Hanson stated that the growth trend that we are seeing now is not
33 sustainable. Hanson stated that there is a fiscal first aid section in the budget that outlines what
34 could happen in there is a fiscal emergency or significant downturn.
35

36 Hanson stated that he recognizes that the policy statements need freshening up and is working on
37 editing the policy statements for Council to review. Hanson stated that we did not work on policy
38 statements at the retreat this year, however, he is going to match up the policy statements with the
39 goals of the Council. Some of the goals highlighted are: open and responsive government, fiscal
40 responsibility, infrastructure in public facilities, and public safety.
41

42 Hanson spoke on the Fire and Medical Emergency Services. He stated that he has not heard back
43 on the tri-city consolidation plan. Hanson stated that Chief Bush spoke with the Chief from
44 Ogden and Ogden has offered to pay \$45,000 a year on a cost share, or lease, on the building.
45 Hanson stated that this could help with the costs for the Fire Department volunteer system.
46 Hanson stated that the City would need to enter into a 3 year agreement, with an out clause if we
47 decide to go forward with our own ambulance service. There would need to be a six month notice.

48 Council Member Barker asked if the number was negotiable. Hanson stated that he would find
49 out how the number was reached. Council Member Weir stated that he likes the idea of the cost
50 share of the building because a decision has not been made concerning the ambulance service.
51 Hanson stated that Ogden said that they would help with securing the ambulance license.
52 Hanson stated that this is not in the tentative budget because it is a new development. Hanson
53 asked if Council was comfortable with the idea of having the funds help increase the shift pay for
54 the Volunteer Force. Hanson stated that the Ambulance service will stay in our building. The
55 change would be that they will now pay us the \$45,000 a year. Council Member Barker stated that
56 he feels that the funds should stay in the Fire Department. He stated that he does not know what
57 we need to bring our wages up to retain personnel and questions the amount of the funds. Hanson
58 stated that the increase would help with the wage increase. Hanson stated that it is estimated that
59 \$165,000 would be needed for a part-time force. Council Member Barker stated that we have to
60 pursue this option. Hanson stated that he will work on negotiating the numbers. Hanson stated
61 that the final budget will have the final numbers built in.

62
63 Hanson stated that the OTIS II project is a few years out, however, the parameters of the project
64 are being reviewed. Hanson stated that it is a big undertaking and therefore is included in the 5
65 year budget plan. Hanson stated that OTIS II will give us some capacity, but will not fix all of our
66 problems. Hanson stated that the bond for the project would be a 20 year bond.

67
68 Hanson stated that personnel is always a major budget item. Hanson stated that the policy
69 statement states that we will offer a competitive compensation plan. Hanson stated that there is an
70 increase to the fire Department based on CPI. Council Member Barker stated that he feels that it
71 would be beneficial to see where we would be if we had fully staffed departments. Hanson stated
72 that we have been able to maximize functionality on employees who have multiple jobs. Council
73 Member Barker stated that sometimes the Council may not realize that employees do several jobs
74 but yet they are compared to other cities where they may have just one job per employee.
75 Hanson stated that the stacking of employees is based on what we can do and what we can afford.
76 Hanson stated that we try to match our ability to pay and that is part of the reason we take the
77 wages down 10 percent. Hanson stated that because of the demand on public works and the
78 industry, he had spoken with Council of changing their trigger to 5 percent instead of the 5
79 percent. Council Member West stated that he is comfortable with that for that sector because of
80 the state of the industry. Council Member West stated that he is comfortable with the new
81 language as long as it is approved by Council before the changes are made.

82
83 Hanson stated that we will see a slight decrease in the law enforcement contract, however, we will
84 see an increase in Animal Shelter fees. He stated that there will be a net decrease. Hanson stated
85 that law enforcement operations is difficult to anticipate. He stated that law enforcement is
86 struggling with wage and retention. He stated that we are down some officers in Weber County.
87 He stated that the losses have been back-filled with overtime for the officers. Hanson stated that
88 there is a one-time decrease of \$30,000 this year. Hanson stated that he suggests to keep the finds
89 in a law enforcement capacity and use the funds for more security cameras in the parks and the
90 Public Works new facility. He would also like to use the funds for permanent mount speed signs.
91 He stated that he has researched the signs. He stated that the funds should be able to handle both
92 projects. Hanson stated that there have been a lot of complaints on speed on Ridgeline as well as
93 4400 South. Council Member Brown stated that a sign like that would do well in the areas
94 suggested. He stated that even a removable one would be appreciated on 4700 South.
95 Hanson stated that 5 of the employee's cars were keyed. He stated that he feels that it is possible

96 it is due to the graffiti removal. He asked how Council would feel about helping the employees
97 out with deductibles or help with repairs. Hanson stated that it is not covered under our insurance.
98 Hanson stated that he does not want to set a precedence, however, he is inquiring on their behalf.
99 He stated that it may be around \$2500. Council Member Brown stated that he doesn't want to set
100 a precedent on individual basis, however, he is fine paying the \$2500 on the group target. Council
101 Member West agreed with Council Member Brown. Harris stated that the Sheriffs were called
102 and fingerprints were tried to be obtained.

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

106 Mayor Mark C. Allen - Excused
107 Council Member Scott Monsen - Excused
108 Council Member Blair Brown
109 Council Member Larry Weir
110 Mayor Pro tempe Scott Barker
111 Council Member Jeff West
112 City Manager Tom Hanson
113 Public Works Director Steve Harris
114 Recreation Director Aaron Solomon
115 City Recorder Amy Rodriguez
116 Lt. Jeff Pledger

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118 **Others Present**

119 Charles and Reba Allen, Ulis Gardiner, Julee Smith, Carlotta Gomez, Jerry Seifert, Sandy Seifert, Stacy
120 Nixon

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122 **2. ROLL CALL**

6:00 P.M.

123

124 **3. PLEDGE OF ALLEGIANCE**

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126 **4. WELCOME**

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128 **5. CONSENT ITEMS**

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130 **5.1 APPROVAL OF AGENDA**

131 **5.2 APPROVAL OF APRIL 3, 2018, MEETING MINUTES**

132 Items 5.1 and 5.2 approved by general consent.

133

134 **6. SPECIAL ORDER**

135

136 **6.1 PUBLIC HEARING: TO HEAR COMMENT ON AMENDING THE FISCAL YEAR**
137 **2018 BUDGET**

138 Hanson stated that the budget adjustments are anticipated. He stated that we have had some
139 revenues come in stronger than expected, and some come in lower than expected. Hanson stated
140 that the GIS/Storm Water projections were finalized and there were some savings that are
141 reflected in the budget adjustment. Hanson stated that there has been an adjustment to lower
142 personnel costs due to reorganization. Hanson stated that other adjustments are just housekeeping
143 issues.

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Mayor Pro Tempe Barker opened the public hearing at 6:09 p.m.

There were no citizen comments.

Mayor Pro Tempe Barker closed the public hearing at 6:10 p.m.

7. CITIZEN COMMENTS

Resident Kathy McKay- 109 W 5150 S- stated that there is a raccoon issue over by the School and she is afraid that there may be children who think they are cats and will try to feed them.

She also stated that her neighbor put tile on their grass to park their cars on during the winter and is concerned that the tile will crack and end up in the streets.

Sandy Seifert- 4781 S 574 W- stated that she has helped families affected by the Riverdale Landslide and is representing a group of home owners who did not lose their home, but are affected by the value of their homes plunging due to landslide. She stated that she spoke to the Public Works Director who informed her that the city did not do an acoustic test to the area. She stated that there is an ecological report that gave recommendations to the residents to help stop further landslides. She stated that one of the recommendations is to keep an eye on the local utilities to make sure that they are not contributing to the problem. She stated that through fundraising, the citizens who are concerned about their homes may be able to raise funds for the acoustic test. She stated that this may help locate leaking water. She asked for permission to do acoustic testing to the system.

Resident Ulis Gardiner- 4608 S 450 W- asked why the city is putting flyers in the newsletter and if they are being paid for. He wanted to know if the advertisers are paying for the ad and where the money is going.

8. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS

Hanson stated that the Animal Control Officer will be able to answer the raccoon question during her quarterly report.

Hanson stated that advertisers have to pay a fee of \$283.00 for flyers. Hanson stated that the funds go back into city resources. He stated that advertising is available to anyone.

Hanson stated that he has met with some of the property owners affected by the landslide. He stated that it is a horrible situation. Hanson stated that we have done analysis on our water and the efficiency rating on our water is doing well. Hanson stated that we worked with Weber Basin Water who ran an ion test on the water. He stated that the water was tested to the molecular level. He stated that there is no evidence that there was any culinary affecting the landslide. He stated that the water was secondary water. He stated that the test was very conclusive and very detailed. He stated that it was identified as not culinary water. Hanson stated that we would not allow someone to do testing on our system. He stated that he could speak to Ms. Seifert about her concerns.

Ms. Seifert stated that as homeowners they would like to make sure that no stone is left unturned. She stated that they home owners are willing to pay for the testing out of their own money.

Hanson stated that he will have the Code Inspector take a look at the parking situation near Ms. McKay to determine if it is in violation of ordinance.

192 **9. NEW BUSINESS**

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194 **8.1 PRESENTATION: YCC FAMILY CRISIS CENTER**

195 Julee Smith and Carlotta Gomez spoke about a public safety factor. Smith stated that the number one
196 reason for homicides last year were due to domestic violence. Smith stated that they team with the law
197 enforcement officers and the officers can determine through survey questions how high of danger a
198 victim may be. Smith stated that once the assessment is completed, the officers will contact the crisis
199 center to speak to the individuals. Smith stated that the homicide rate is decreasing. Smith stated that the
200 cost of helping someone for 30-45 days in the shelter is around \$6000. She stated that they are asking the
201 Council’s help in protecting their residents by helping donate to the service. She stated that there were 11
202 residents of Washington Terrace take advantage of the service within the last 6 months. Smith stated
203 that the services include domestic violence, homeless housing, senior life care, and sexual assault
204 victims. She stated that the services are free. She stated that she is asking Washington Terrace to help
205 partner with the Crisis Center through donation. She stated that they are asking for a \$4000 yearly
206 donation.

207 Hanson asked what happened to the funding that should have been supplied through the county. Smith
208 stated that the Sisters of St. Benedicts, and the Utah Foundation have left. She stated that the cost of
209 \$4000 is based on population. Council Member Brown stated that the medium income in Washington
210 Terrace is \$44,000. He stated that the citizen’s capacity to pay is not as high as other populations. Smith
211 stated that she is aware of that and stated that sometimes the lowest income families need the services the
212 most.

213
214 **8.2 MOTION/RESOLUTION 18-03: FISCAL YEAR 2018 BUDGET AMENDMENT**

215
216 **Motion by Council Member Weir**
217 **Seconded by Council Member West**
218 **To approve Resolution 18-03**
219 **Amending the FY 2018 Budget**
220 **Approved unanimously (4-0)**
221 **Roll Call Vote**

222
223 **8.3 PRESENTATION: FISCAL YEAR 2018 AMENDED BUDGET, FISCAL YEAR 2019**
224 **TENTATIVE BUDGET, AND FISCAL YEAR 2020-2023 BUDGET PLAN**

225 Hanson stated that Council has received the tentative budget for 2019 and the 5 year budget plan. Hanson
226 stated that the budgets are available on our website for public review. Hanson stated that it is a flat
227 budget with flat anticipated growth in the budget. Hanson stated that Council discussed Fire and
228 Emergency Services during the work session this evening. The OTIS II project was also discussed. This
229 project is a few years out, however it is a major budget item. Hanson stated that the Law Enforcement
230 contract was discussed. Hanson stated that personnel was discussed, as this is always a major budget
231 issues.

232 Hanson stated that there are no increases to water, storm or sewer, however, Council may choose to use
233 this opportunity to increase storm water fees by .75 to help infrastructure funds.

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236 **8.4 PRESENTATION: ANIMAL CONTROL QUARTERLY UPDATE**

237 Stacy Nixon spoke about the raccoon issue. She stated that the problem is that something else is drawing
238 the raccoons into the city. She stated that they do not relocate the raccoons, that they would be
239 euthanized. Nixon stated that it is a federal crime to relocate raccoons. She stated that garbage, or food

240 left out is bringing the raccoons into the city. She stated that if the raccoons are euthanized, they are just
241 freeing up the food sources and they will produce more babies. She stated that if the source of food is
242 gone, the raccoons will eventually die off or leave the area. Nixon stated that they offer a \$50.00 service
243 to take the raccoons, however, this is counterproductive.

244

245 Nixon stated that there is an influx of stray animals, as well as barking issues. She stated that it is mating
246 season. She stated that they are gearing up for spring and dealing mostly with stray animals. Nixon stated
247 that they are working on licensing. She stated that they hold stray animals for a day at their facility and
248 then they are taken to Weber County. Hanson stated that he met with South Ogden to review animal
249 control procedures and appreciates the meeting. He stated that they spoke about off-leash animals and
250 appreciates their efforts in the parks.

251

252 **8.5 PRESENTATION: SHERIFF OFFICE QUARTERLY UPDATE**

253 Lt. Pledger spoke about an armed robbery at a convenience store in the city. He stated that there have
254 been 3 unattended deaths in the city, however, none were suspicious. He stated that there has been a rash
255 of stolen vehicles reported in the city. He stated that they have identified a group of juveniles related to
256 the crimes and several are in a juvenile facility. He stated that one of the teens had a stolen weapon on
257 him. He stated that there was a situation at Bonneville High School. He stated that someone called in the
258 tip line stating a shooting was going to happen at the school. Lt. Pledger stated that it was difficult to
259 track down the individual to see if it was a hoax. Lt. Pledger stated that over 174 man hours were put in
260 to keep the school safe. He stated that it turned out to be a hoax and the juvenile is in custody.

261 Lt. Pledger stated that there was a suicidal individual in February who injured two officers while they
262 were helping the individual.

263 Lt. Pledger stated that they are making progress on the vandalism that is occurring at Rohmer Park, as
264 well as employee vehicles.

265 Council Member Brown stated that he appreciates the in depth report by Lt. Pledger and would like to
266 know more on suicide attempts in the City. Lt. Pledger stated that he would love to bring the QVR
267 suicide prevention program to the City.

268 Lt. Pledger stated that there were 27 contacts with registered sex offenders in 2017.

269 Lt. Pledger stated that the County was able to refund \$30,000 back to the City this fiscal year.

270

271 **8.6 PRESENTATION/DISCUSSION: TERRACE DAYS PLANNING UPDATE**

272 Recreation Director Aaron Solomon spoke to Council concerning Terrace Days 2018. He stated that there
273 will be a movie in the park on June 8th sponsored by the Lion's Club. He stated that the parade and
274 activities will take place starting at 5:00 p.m. on June 9th. Solomon stated that he has fliers for Council to
275 hand out to any Scouts who are interested in the flag ceremony. Solomon stated that there will be
276 inflatables this year, as well as the dog race, watermelon derby, and give a ways. Solomon stated that we
277 have a great band this year. He stated that lead singer is popular from the TV Show "The Voice".
278 Solomon asked for suggestions on the Grand Marshall. Council can email Solomon on any suggestions.
279 Solomon asked for suggestions on how the Mayor and Council can navigate the parade. Mayor Pro tempe
280 Barker stated that suggestions should be given to Solomon this week. Solomon stated that he is open to
281 any suggestions on new events.

282 Solomon stated that he will make sure that there are a lot of variety in food vendors.

283

284 **10. COUNCIL COMMUNICATION WITH STAFF**

285 Council Member Brown stated that his 4-plex was damaged by a company that the city hired to shoot a
286 resin into the sewer. He stated that the bottom two apartments were partially flooded. He wanted to know
287 if it happened to anyone else, and what is the city doing to make sure it doesn't happen to anyone else.

288 He stated that he wanted to go on record to say he is concerned about the coverage of the material in the
289 sewer, the curability, and that he doesn't believe that anyone can tell him what is in the sewer behind
290 him. He stated that he is concerned about the warranty and what happens if the sewer backs up again in
291 a year or two. He would like to know who would be responsible for that. Council Member Brown does
292 not want it to happen to anyone else and reiterated that he would like his concerns about the curability,
293 the coverage of the material, and the warranty noted on record.

294 Hanson stated that he has been in communication with the company that caused the damage and worked
295 with them to have the damage covered by their insurance appropriately.

296 Hanson stated that he will follow up with Council on the warranty information. Hanson that the company
297 spent extra time on the cure because it is heat activated and they are standing behind their work. Hanson
298 stated that a secondary line was put in around the block to handle any pressures that builds up to help
299 keep problems within the line mitigated. Hanson stated that there are bellies in the line, but he felt that
300 this sewer system going around the block would help immensely.

301
302 Council Member Barker confirmed that the Sewer District Plan tour is scheduled for May 3rd at 4:00
303 P.M. Hanson stated that there will be a tour on June 6th at the Central Weber Water District.

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305 **11. ADMINISTRATION REPORTS**

306 There were no reports.

307

308 **12. UPCOMING EVENTS**

309 April 25th-27th: ULCT Training Conference: Dixie Center, St. George UT

310 April 26th: Planning Commission Meeting 6:00 p.m.

311 May 1st: City Council Work Session 5:00 p.m.

312 May 1st: City Council Meeting 6:00 p.m.

313 May 15th: City Council Work Session 5:00 p.m.

314 May 15th: City Council Meeting 6:00 p.m.

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

317 Mayor Pro Tempe Barker adjourned the meeting at 7:20 p.m.

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321 _____
Date Approved

City Recorder



**City Council
Staff Report**

Author: Planning Dept.
Subject: In-fill Development for Russell Langford Subdivision located at 4940 South 300 West.
Date: May 1, 2018
Type of Item: Action

Summary: The Planning Commission has held a Public Hearing and has given approval for an in-fill Subdivision for Russell Langford located at approximately 300 West 4940 South (it is the field/open space east of 4950 South 300 West home). The Approval of the Subdivision is subject to City Engineer Approval and a Development Agreement which outlines the requirements for the subdivision based on the City's Municipal Code Infill Ordinance.

Description:

The purpose of the In-fill ordinance is to permit the development of underutilized parcels of land in any zone, which has been identified as an area where in-fill residential development should be considered. These Parcels have been previously identified and are considered as properties that qualify for In-fill development within the City of Washington Terrace.

In-fill housing allows for buildable sites on vacant lands to be developed for new construction and allow allows the property owners to build or develop their property.

In-fill development has become a key component of growth within the City of Washington Terrace.

Benefits of In-fill:

- Reduce unsightly nuisance lots
- Smart growth
- Improve appearance of an area
- Contribute to the economy, (taxes – fees)
- Diverse housing
- Reduce crime

Topic: In-fill Subdivision for Mr. Langford

The applicant is proposing a Single Family project consisting of 13 Single Family lots. The lot sizes comply with the In-fill requirements to be considered for an In-fill subdivision.

In-fill requirements for Mr. Langford's property has been calculated using the surrounding uses of mixed twin homes, 4 plexes and single family homes. Mr. Langford's property and development under the In-fill Ordinance would **allow him to have up to 17 Units**. The average lot size would need to be a **minimum of 4500 Sqft**.

The scheme and design of the **buildings comply with architectural** requirements of the ordinance.

The parking requirement is for a **two car garage and two allowable spaces**. The developer has complied with the ordinance.

The submitted plans and renderings comply with the In-fill development procedures and will accomplish the desired outcome.

Background:

Landowner Mr. Langford ordinance wishes to develop his property in a manner in which they can get the best value for their property. The desire is for higher density use and still provide for single family lots and neighborhood. In November 2006, the City of Washington Terrace amended the City's zoning map which changed and eliminated all multi-family development/apartments and Planned Unit Development (PUD) within the city. This change prevented some of the current In-fill properties from being able to be developed as previously zoned prior to 2006. The Mayor and City Council have continued to provide direction in this matter and their desire is to not open or adopt zoning that would be interpreted to allow for multi-family development or apartment type of development, but still prefer and desire single family development.

Landowners have continued to request to amend or modify the zoning to allow their property to be developed or something other than single family residential housing. They feel that it is cost prohibited to develop with the current municipal standards and are requesting more flexibility in the In-Fill standards for higher density housing, and also to allow lot size reduction, incorporating additional design standards for buildings and flexibility in infrastructure.

Communities which have undeveloped, run-down, or vacant properties are eyesores and/or a safety hazards, and in-fill development can remove the blight of these properties within an areas.

While providing In-fill development to property owners, we should consider the rights of the property owner, the City, and the impact to existing neighborhoods and residents.

The impact of newer homes being built in the area can increase property values to surrounding homes.

Department Review:

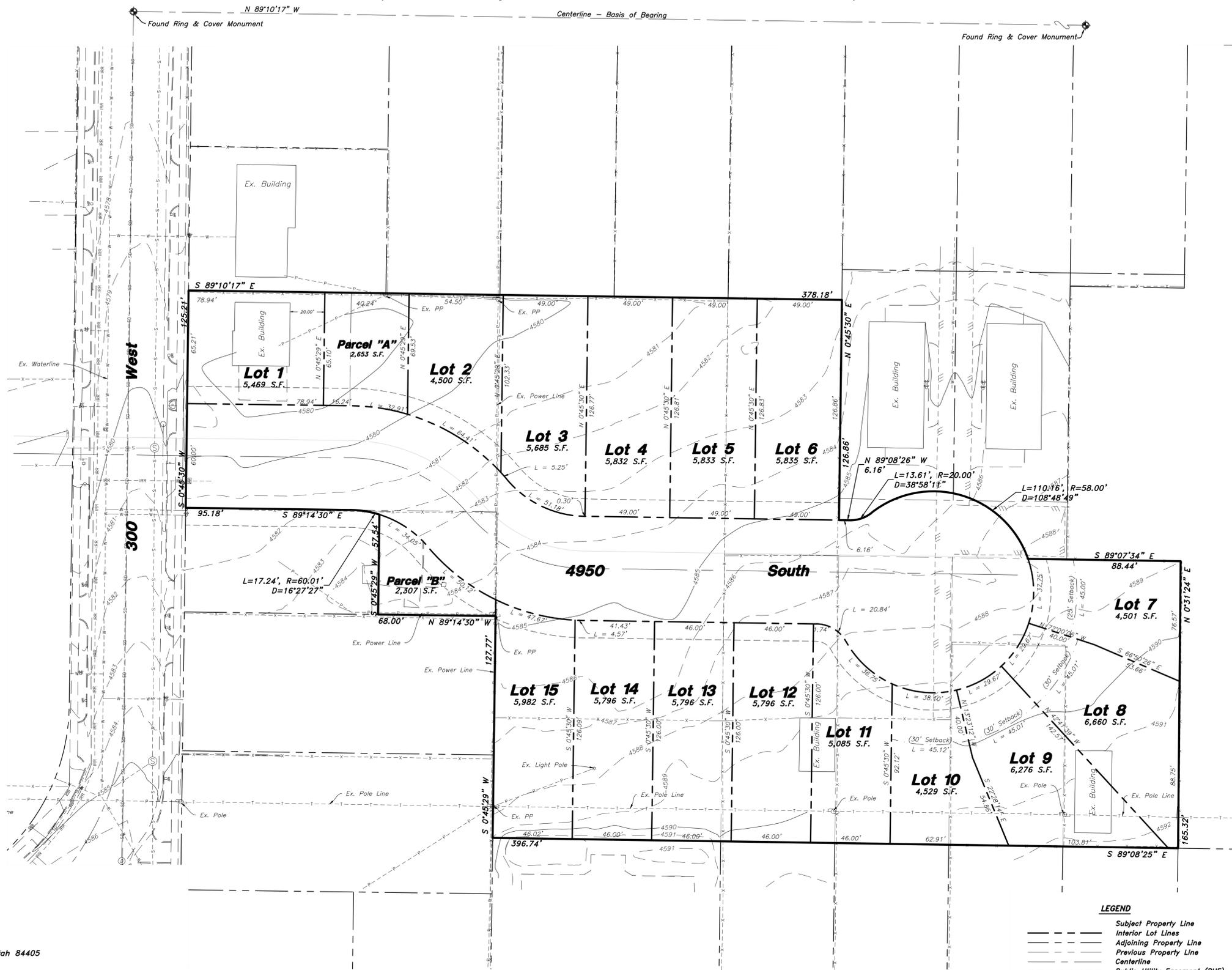
The Planning Commission has given favorable recommendation to approve the subdivision. A Development Agreement is being written by the Planning Attorney which will outline the requirements for the development in accordance with the Infill Ordinance. The Motion should include that the subdivision is approved subject to the Development Agreement.

Alternatives:

- A. **Approve the Request:** The City Council may approve the subdivision.
- B. **Deny the Request:** The City Council may deny the request.
- C. **Continue the Item:** The City Council may table the request to a later meeting; requesting additional information, or seek additional changes or clarification and or staff items have been completed.

Preliminary Plat
Langford Subdivision

Weber County, Utah
A Part of the Northwest Quarter of Section 17,
Township 5 North, Range 1 West, Salt Lake Base & Meridian February 2018



SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into fifteen (15) lots, known hereafter as Langford Subdivision in Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County Concerning Zoning Requirements regarding lot measurements have been complied with.

Signed this _____ day of _____, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET BEING LOCATED SOUTH 89°10'17" EAST 30.65 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 183.02 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET;

RUNNING THENCE SOUTH 89°10'17" EAST 378.18 FEET; THENCE SOUTH 00°45'30" WEST 126.86 FEET; THENCE SOUTH 89°08'26" EAST 6.16 FEET TO THE BOUNDARY LINE OF HAVEN COVE CONDOMINIUMS; THENCE ALONG THE BOUNDARY OF SAID HAVEN COVE CONDOMINIUMS THE FOLLOWING TWO (2) COURSES: (1) TO THE LEFT ALONG A TANGENT CURVE A DISTANCE OF 13.61 WITH A RADIUS OF 20.00 FEET; (2) TO THE RIGHT ALONG A REVERSE CURVE A DISTANCE OF 110.16 FEET WITH A RADIUS OF 58.00 FEET; THENCE SOUTH 89°07'34" EAST 66.06 FEET; THENCE SOUTH 0°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'25" WEST 396.74 FEET; THENCE NORTH 00°45'29" EAST 127.77 FEET; THENCE NORTH 89°14'30" WEST 68.00 FEET; THENCE NORTH 0°45'29" 57.54 FEET; THENCE ALONG A NON-TANGENT CURVE A DISTANCE OF 17.24 FEET WITH A RADIUS OF 60.00 FEET; THENCE NORTH 89°14'30" WEST 95.18 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'30" EAST 125.21 FEET TO THE POINT OF BEGINNING. CONTAINING 2.859 ACRES AND 15 LOTS.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Fifteen Lot Subdivision as shown and described hereon. This survey was ordered by Russell Langford. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 17, Township 5 North, Range 1 West, S.L.B.&M. The basis of bearing is the North line of the Northwest Quarter of said Section which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

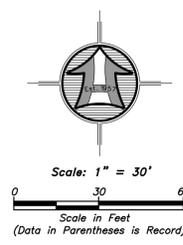
Developer:
Russell Langford
333 West 5650 South
Washington Terrace City, Utah 84405
(801) 476-0110



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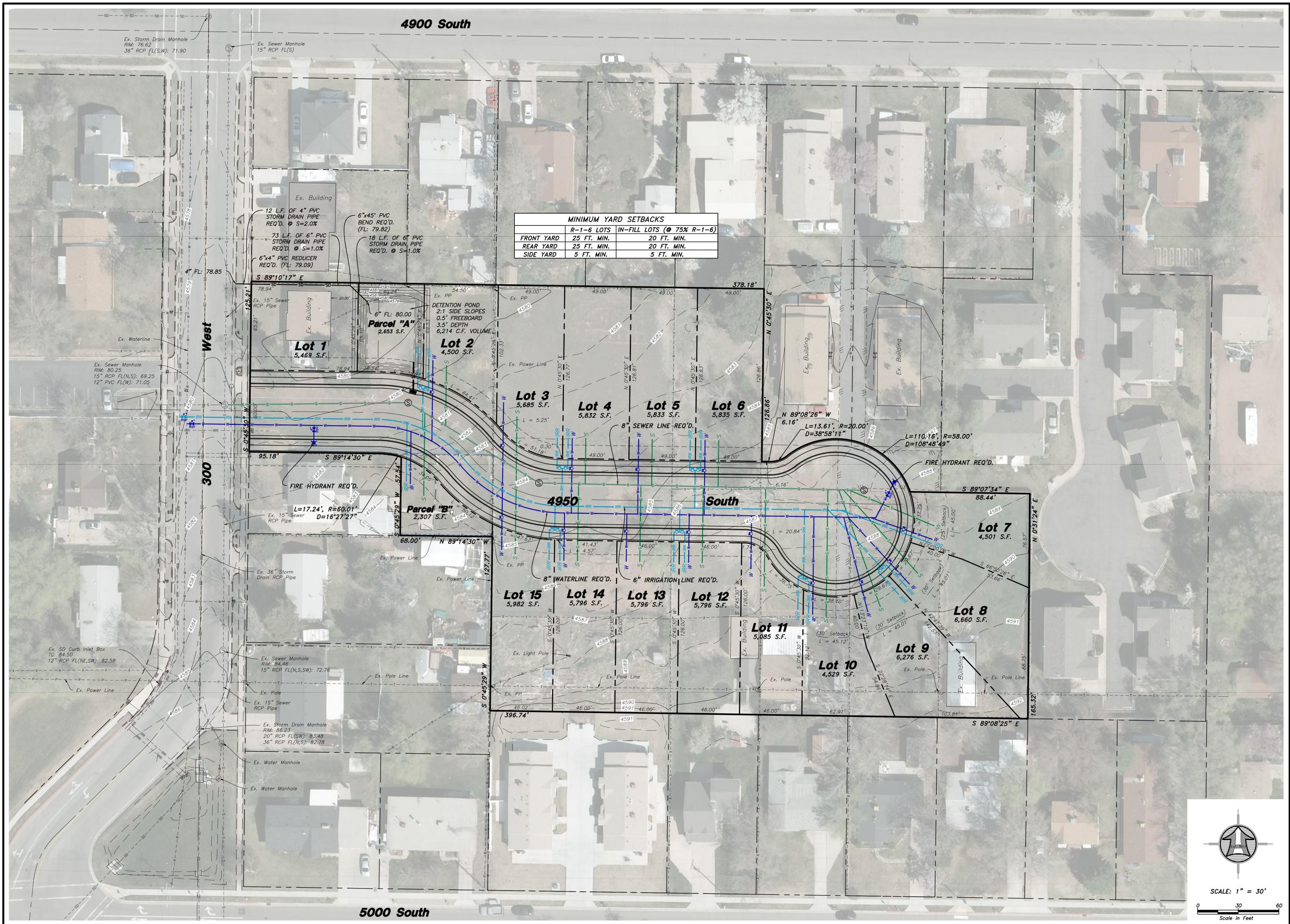
LEGEND

- Subject Property Line
- Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- Centerline
- - - Public Utility Easement (PUE)
- - - Ditch
- - - Field Separation Line
- - - Fence Line (Wire)
- - - Fence Line (wood or Vinyl)
- - - Street Monument
- - - Found rebar set by others
- - - Set 5/8"x24" Rebar With Cap
- - - Section Corner



WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



MINIMUM YARD SETBACKS		
	R-1-6 LOTS	IN-FILL LOTS (75% R-1-6)
FRONT YARD	25 FT. MIN.	20 FT. MIN.
REAR YARD	25 FT. MIN.	20 FT. MIN.
SIDE YARD	5 FT. MIN.	5 FT. MIN.

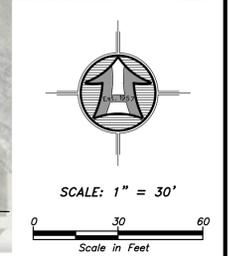
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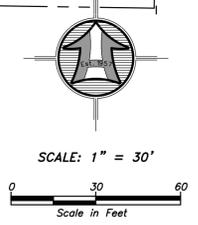
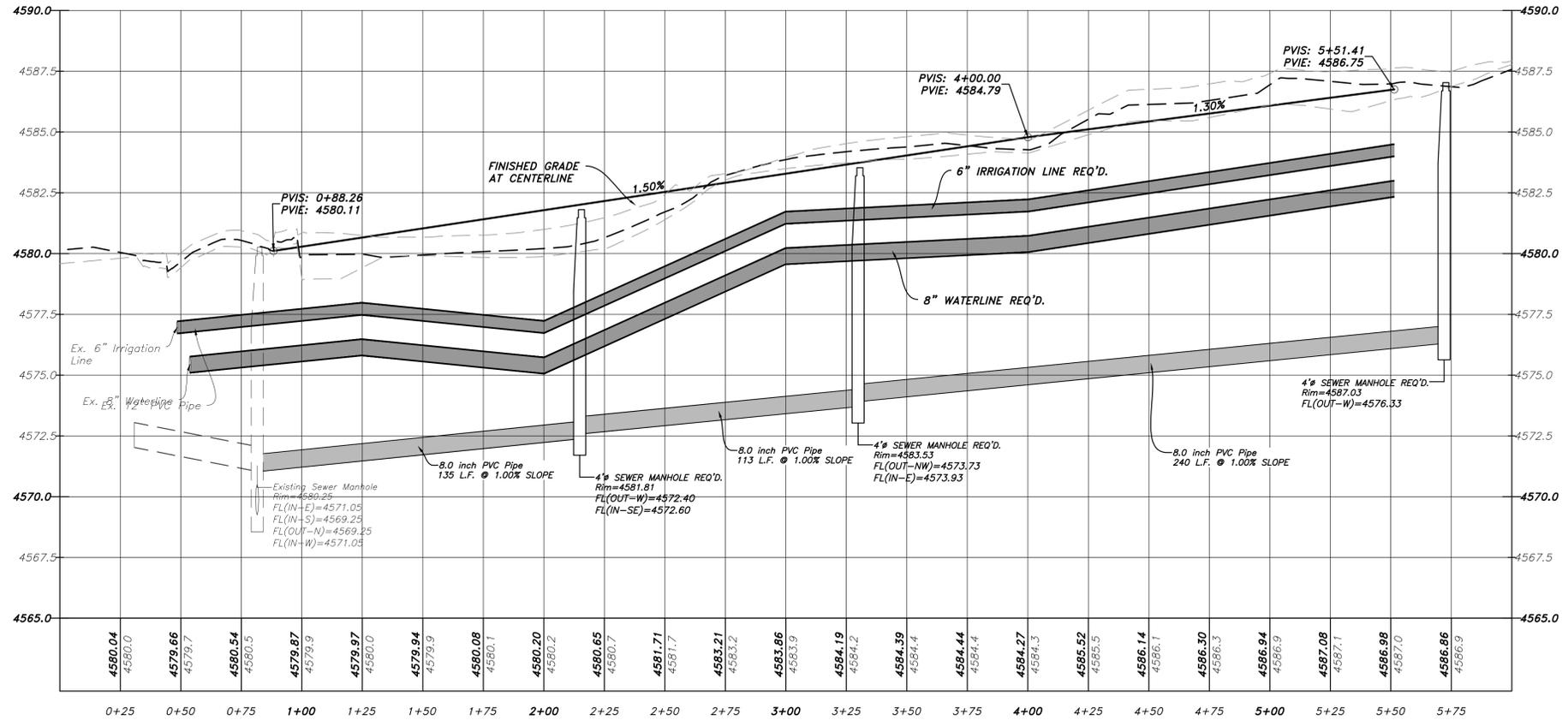
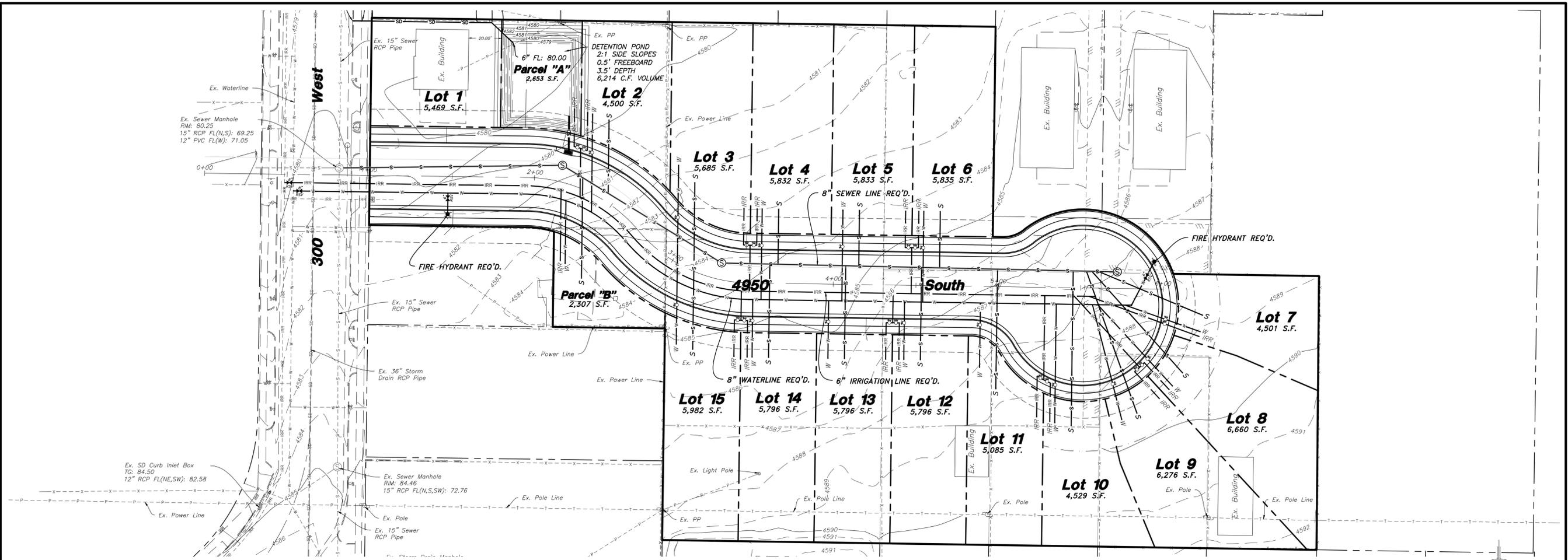


Drawn By: MTH Date: 02/15/18
 Designed By:
 Checked By:
 Approved By:
 Scale: 1" = 30'
 Drawing File: 17-141_2-7-18
 JOB NUMBER: 17-141

CONCEPT PLAN FOR
LANGFORD SUBDIVISION
 4950 SOUTH 300 WEST
 WASHINGTON TERRACE, UT

Sheet
1
 of
3
 Sheets





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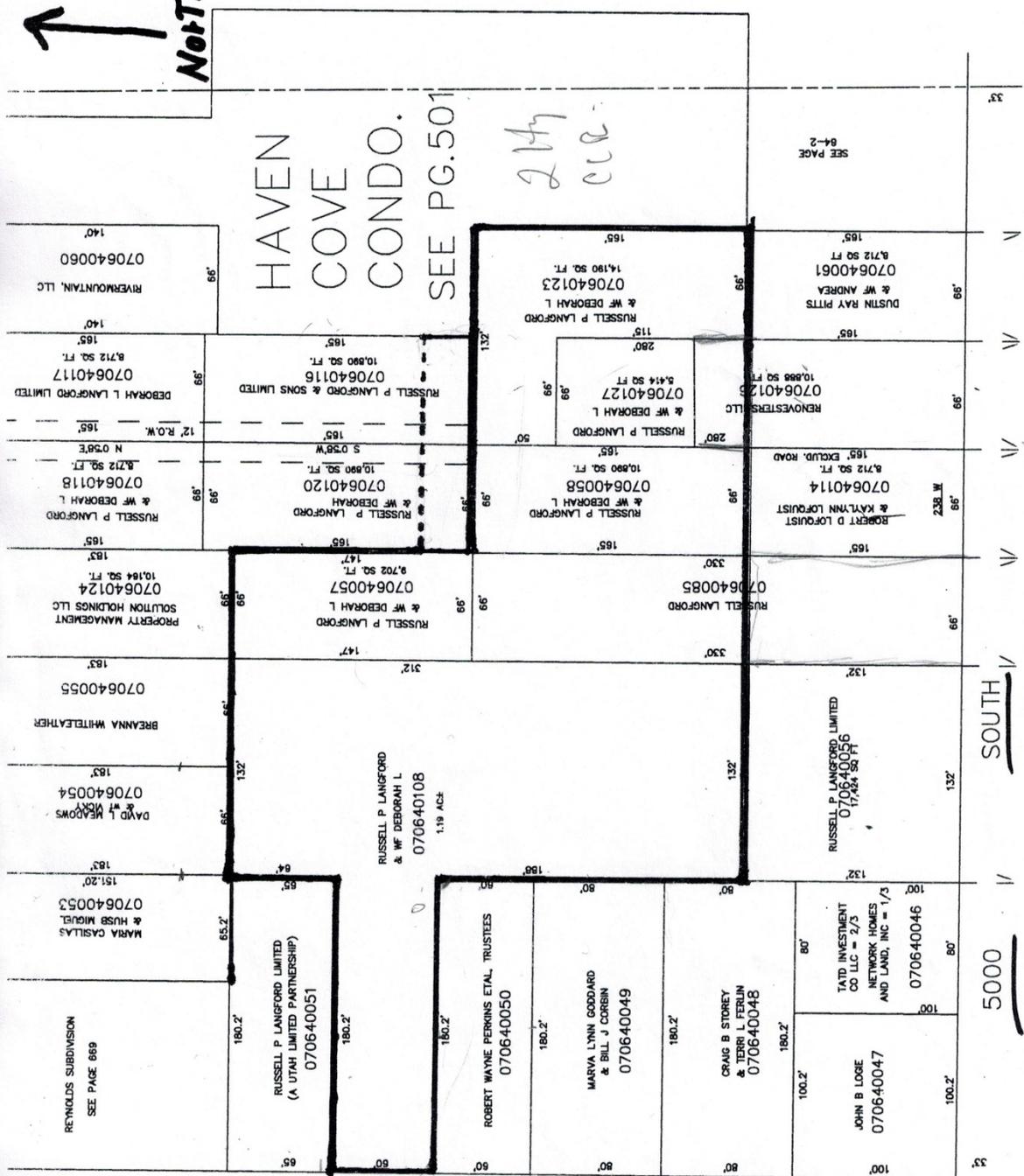
Drawn By: MTH Date: 02/15/18
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LANGSFORD SUBDIVISION
 4950 SOUTH 300 WEST
 TOWN
 A Part of the Northwest Quarter of Section 7
 Township 5 North, Range 1 West, S.L.B.&M.

Sheet
2
 of
3
 Sheets

North
↑

SEE PAGE 64-2



WEST

SEE PAGE 67

300 WEST

SOUTH

5000

SEE PAGE 65

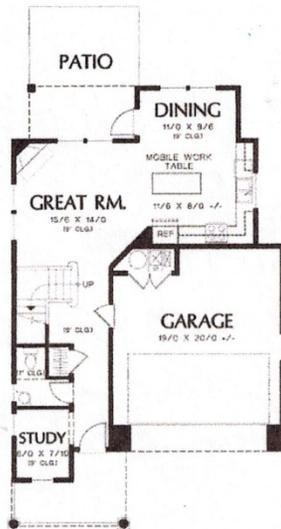
KST 12-92

7-64-3

7

Plan #HWBDO73375

Level 1 | Level 2



Keywords: Craftsman , 3 Bedroom , 2 Story

PRIMARY STYLE:	Craftsman
FIRST FLOOR:	734 sq.ft.
LIVING AREA:	1592 sq.ft.
BONUS SPACE:	0 sq.ft.
FOUNDATION:	Crawlspace
BEDROOMS:	3
BATHS:	2
HALF BATHS:	1
WIDTH:	31'
DEPTH:	50'
STORIES:	2
GARAGE BAYS:	2

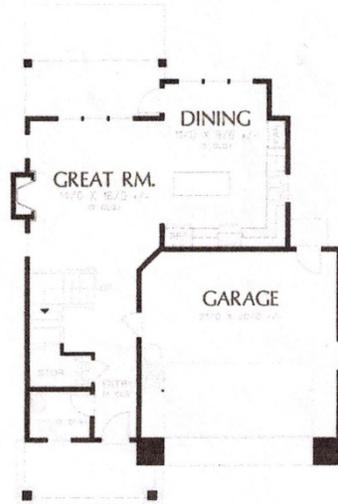
MORE DETAILS

[CUSTOMIZE THIS PLAN](#)

[SAVE PLAN](#)

Plan #HWBDO76510

Level 1 | Level 2



Keywords: Craftsman , 3 Bedroom , 2 Story

PRIMARY STYLE:	Craftsman
FIRST FLOOR:	720 sq.ft.
LIVING AREA	1635 sq.ft.
BONUS SPACE:	0 sq.ft.
FOUNDATION:	Crawlspace
BEDROOMS:	3
BATHS:	2
HALF BATHS	1
WIDTH:	34'
DEPTH:	47'
STORIES:	2
GARAGE BAYS:	2

MORE DETAILS

CUSTOMIZE THIS PLAN

SAVE PLAN

City Council Staff Report

Author: Admin
Subject: Benchmark Cities
Date: May 1, 2018
Type of Item: Motion



Summary Recommendations: By motion, approve the revised benchmark cities to be used in data comparison for employee compensation in accordance with the pay plan philosophy.

Description:

- A. **Background:** Currently, the City is using the Pay Plan Philosophy adopted by Council. The principles of the pay plan include maintaining employee wage ranges which are competitive with other Wasatch Front (particularly Weber County) communities of comparable size and complexity, while keeping budget and economic considerations in mind. The Plan is designed so that it is equitable and uniformed for all positions. The Plan uses market pay compensation based on the average of the comparable compensation of the City's Bench Mark Group. A position is eligible for a market adjustment when the position is at or greater than -10%. The pay scale is based on the job description of the position, and not performance of the individual.

In years past, the City used a benchmark group decided on by the City Manager, Human Resource Director, and City Council when the pay plan philosophy was first adopted. While reviewing the Pay Plan for this upcoming budget year, Council suggested that the benchmark cities be reviewed for relevance and fit for our community. Mayor Allen and Council Member Jeff West reviewed the list and considered several factors in determining which cities to maintain or add to the list. Some of the factors included geographical region, comparable organization of staff and positions, population and if the budget per resident are within a similar range.

Council has discussed the revised list in previous work sessions. The proposed list, if approved by Council, will be the benchmark cities used for market pay comparisons.

The Pay Plan is currently being revised to incorporate recent changes and suggestions made by Council and will be brought to Council at a later date for review and implementation for future budget considerations.

- B. **Department Review:** City Manager, HR/City Recorder

Benchmark group	Original Entities	Usec Pop.	Annual Budget	Udated Entitites	Pop.	Annual Budget
AREA: Communities that compete with Washington Terrace for Employees: particularly neighboring cities	RIVERDALE	8,900	16,176,741.00	RIVERDALE	8,900	16,176,741.00
	CLINTON	22,879	17,947,958.00	CLINTON	22,879	17,947,958.00
	CLEARFIELD	30,855	20,000,414.00	CLEARFIELD	30,855	20,000,414.00
	ROY	35,000	27,363,341.00	ROY	35,000	27,363,341.00
	SUNSET	5,122	4,490,280.00	SOUTH OGDEN	17,094	16,956,940.00
	SOUTH OGDEN	17,094	16,956,940.00	MORGAN	4,200	5,000,000.00
SIMILAR Communities which are roughly the same size/complexity of Washington	NORTH OGDEN	18,000	8,065,977.00	NORTH OGDEN	18,000	8,065,977.00
	WEST POINT	10000	8,370,584.00	WEST POINT	10000	8,370,584.00
	SOUTH WEBER	6500	5,292,496.00	SOUTH WEBER	6500	5,292,496.00
	WEST BOUNTIFUL	5200	5,400,000.00	WOODS CROSS	7600	9,088,682.00
	WOODS CROSS	7600	9,088,682.00	SMITHFIELD	11000	10,000,000.00
NEXT STEP Communities which are somewhat more complex or larger: they have higher populations or more department depth and complexity	KAYESVILLE	28,000	44,434,320.00	KAYESVILLE	28,000	44,434,320.00
	FARMININGTON	22,500	27,529,936.00	FARMINGTON	22,500	27,529,936.00
	CENTERVILLE, UT	16,667	15,648,570.00	CENTERVILLE	16,667	15,648,570.00
	NORTH SALT LAKE	19163	10,000,000.00	SYRACUSE	27365	30,096,884.00
	BRIGHAM	18,279	36,000,000.00	BRIGHAM	18,279	36,000,000.00
	SOUTH SALT LAKE	24700	27000000			
	SYRACUSE	27,365	30,096,884.00			

WASHINGTON TERR/ 9865 **8,238,403.00**

ADDED CITIES
DELETED CITIES

*** SUNSET NO LONGER PARTICIPATING IN BENCHMARK PROGRAM