

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on February 20, 2024

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

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member Jill Christiansen
Council Member Zunayid Z. Zishan
Council Member Cheryl Parkinson
Council Member Jeff West
Council Member Michael Thomas
City Manager Tom Hanson
City Recorder Amy Rodriguez
General Planner Tyler Seaman
Planning Commissioner Jacobson
Planning Commissioner Morgan
Planning Commissioner Henderson
Planning Commissioner Roper
Planning Commissioner Wilkins
Jethro Watson- Planning Commission Appointee

Others Present

Valerie Claussen (Planning Outpost), Fred Turner (audio) (Planning Outpost), Mike Lawrence

1. WORK SESSION: Joint work session with members of the Planning Commission 5:00 PM

Topics to include, but are not limited to:

- SB 174 “Local Land Use and Development Revisions

Hanson stated that there is state legislation (SB174) that will make changes to our subdivision code.

Claussen stated that developers did not like having different processes for different cities. Hanson stated that the state funded Claussen and Turner to help make the changes to our code in compliance with state law.

Claussen stated that SB174 changes the city processes to make it a technical review and not political. She stated that the Council is completely out of the process for subdivisions. She stated that the City has a Development Review Team in place already. This group does the technical review before it goes to Planning Commission. The preliminary plat will have one review cycle. Within 15 days it will be scheduled for Planning Commission. Claussen stated that the final plat will have three reviews for the final plat. She stated that a preliminary plat has 15 business days to respond and 20 business days for the

44 final plat. The goal is to have a timely review with comments. She stated that the complete application
45 checklist will be formalized and codified. A complete application is a quantitative review, not qualitative
46 review.

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48 Claussen stated that there is an appeal process if an application is incomplete and denied.

49 Claussen stated that the fee schedule needs to be reviewed to show a 50/50 split on the cost of engineer
50 reviews.

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52 Claussen stated that the city can send a formal letter after three reviews stating that the application is
53 denied. The developer can ask for appeal, or ask to work with the city to continue to review their project.
54 Hanson stated that the developer pays the DRT fee when they come into the review. Seaman stated that
55 the developers pay up front for the DRT meeting. Claussen stated that sketch plans can be optional, but
56 are not required for formal application. Hanson stated that we have seen people ask for a DRT and the
57 developer is not prepared. He asked if we are limited in asking for another fee for another DRT.

58 Claussen stated that before it goes to DRT, the application requirements must be met and completed. She
59 stated that the city can charge for a pre-application, but pre-applications cannot be required.

60 Seaman stated that he is working on creating a "gatekeeper" program to fill out the application before
61 they can be reviewed. He stated that the city needs to implement a program where we give developer's a
62 complete checklist and they would not be able to submit an application until it is completed and that
63 would start the timeclock on the process.

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65 Seaman stated that it is important that a preliminary review needs to be completed before it goes before
66 the DRT. Claussen stated that zoning is not subject to these provisions. She stated that there are zoning
67 issues that may come into play. She stated that public improvements control is still retained by the City
68 Council, along with acceptance of the public improvements. Hanson stated that that falls within the
69 construction standards of the city.

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71 Claussen stated that the easiest way to administer this ordinance is to have the subdivision ordinance
72 apply to residential and commercial properties.

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74 Seaman stated that the goal of the State Law is to standardize the process.

75 Chairman Jacobson stated that he is concerned on the time frames if Seaman is out for the 15 day review
76 time period required by ordinance. Hanson stated that we may have to get creative if needed. Hanson
77 stated that it is an administrative meeting. Seaman stated that it is a concern, but stated that he doesn't
78 believe it is an issue. He stated that the majority of the time, it is an outside engineer that is holding up
79 the process. Seaman stated that there is a software that will allow all the notes from the DRT team to be
80 seen by the entire team. Seaman stated that the city clock doesn't start until the checklist is completed.
81 Seaman stated that plan reviews have a similar requirement currently.

82 Claussen stated that policy will need to be set as to when the deadline clock will start.

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84 Seaman stated that the application process will be on the budget fee schedule.

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

96 Mayor Mark C. Allen
97 Council Member Jill Christiansen
98 Council Member Zunayid Z. Zishan
99 Council Member Cheryl Parkinson
100 Council Member Jeff West
101 Council Member Michael Thomas
102 City Manager Tom Hanson
103 City Recorder Amy Rodriguez
104 Parks and Recreation Director Carlos Grava
105 Lt. Colby Ryan, Weber County Sheriff

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107 **Others Present**

108 Mike Lawrence, Steve Jacobson, Matt Roper, Jethro Watson, Parker Mecham
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110 **2. ROLL CALL**

6:00 P.M.

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112 **3. PLEDGE OF ALLEGIANCE**

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114 **4. WELCOME**

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116 **5. CONSENT ITEMS**

117 **5.1 APPROVAL OF AGENDA**

118 **5.2 APPROVAL OF FEBRUARY 6, 2024, MEETING MINUTES**

119 Items 5.1 and 5.2 were approved by general consent.
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121 **6. CITIZEN COMMENTS**

122 Bonneville High School students Thera Bolthart and Lily Smith, representing the Student Body Council
123 stated that they are planning their senior graduation party. They stated that the party will be held at the
124 Junction. It is a drug and alcohol free party that is chaperoned so that the seniors have a safe environment
125 to go to after graduation. They asked for Council support in funding the party. Smith stated that they
126 appreciate the help the Council has given in the past. Hanson stated that the student council has helped in
127 the past with the Easter Egg hunt. They stated that they would be happy to help. The item will appear on
128 a future agenda.
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131 **7. NEW BUSINESS**

132 **71. MOTION: APPOINTMENT OF PLANNING COMMISSIONERS**

133 Mayor Allen re-appointed Commissioners Steve Jacobson and Matt Roper to serve another four year
134 term. He stated that he reviewed applications received for the vacant position and interviewed the
135 applicants. Council Member Zishan asked that the Commissioners introduce themselves.
136 Chairman Jacobson stated that he wanted to get involved in the Commission so that he can give input to
137 the Council who makes the decisions. Commissioner Roper stated that he grew up in the City, and felt

that he wanted to make a difference in the City and have a voice and contribute. Mayor Allen thanked them for their service.

**Motion by Council Member Zishan
Seconded by Council Member Thomas
To re-appoint Commissioners Jacobson and Roper to the
Planning Commission for a four year term
Approved unanimously (5-0)**

Mayor Allen stated that he reviewed applications and interviewed applicants. He stated that he would like to appoint Jethro Dee Watson to the Commission with Council consent. Watson stated that he wanted to be involved in the Planning Commission to give input and advice to the Council.

**Motion by Council Member Parkinson
Seconded by Council Member Thomas
To approve the Mayor's appointment of Jethro Dee Watson to serve as
Planning Commissioner
Approved unanimously (5-0)**

**7.2 DISCUSSION/MOTION: APPROVAL OF THE PARK'S TERRACE CAPITAL
INVESTMENT PROJECTS (TCIP)**

Grava stated that the projects have been discussed for over a year, with a work session held at the last meeting. He stated that approval of the TCIP plan will move the process along through the budget process so that the projects can continue. Council Member Parkinson stated that she loves the fact that we have a projection for projects. She stated that she appreciates that she can look confidently at the projects that are being proposed. She stated that she appreciates all the work that has gone into the TCIP by staff and the Council.

**Motion by Council Member West
Seconded by Council Member Parkinson
To approve the Terrace Capital Investment Projects for Parks
Approved unanimously (5-0)**

**7.3 MOTION: APPROVAL TO AWARD CONSTRUCTION CONTRACT FOR THE
4525 SOUTH TRENCHLESS SEWER REHABILITATION PROJECT**

Hanson stated that the project is located on 4525 South between 300 East and 250 East. He showed video of the process and a video of the current sewer line and explained the repairs needed. He stated that the sewer pipe is showing significant cracking that could lead to pipe failure. He stated that there is a log of the concrete pipe and how it has changed over time. Hanson stated that he is not sure, but believes that the liner will last for at least 20 years. He stated that a second liner will be able to be installed at a later time if needed.

Hanson stated that the bid were opened and would like the contract to be awarded to C&L Water Solutions for \$50,764, with the total project cost at \$55,840. Mayor Allen stated that this keeps the sewer line from clogging. He stated that Central Weber Sewer is doing a similar project for 50 miles. He stated that it also takes care of the infiltration of ground water into the sewer line. He stated that it helps the customer as well as the sewer treatment plant. Hanson stated that we have a cleaning and inspection schedule for sewer line maintenance. Hanson stated that we use a pro-active approach to our infrastructure and utilities. He stated that the evaluations help guide projects that need to come before Council. Hanson stated that this project will be paid for through utilities fees that are restricted to sewer funds.

**Motion by Council Member Christiansen
Seconded by Council Member West
To award the construction contract
For the 4525 South Trenchless Sewer Rehabilitation Project
To C&L Water Solutions
For \$55,840
Approved unanimously (5-0)**

7.4 DISCUSSION/ACTION: FUTURE OF WEBER MORGAN HEALTH DEPARTMENT SENIOR PROGRAMMING

Hanson stated that the Weber Morgan Health Department rescinded the termination of senior programs in the City. He stated that they felt it was in the best interest of the senior programs to continue within the City. Hanson stated that Weber Human Services had told the City that they were going to stop service for the senior programs in the county. Hanson stated that they want to shift the responsibility and funding of services to the cities instead of the county.

Hanson stated that we provide the building and infrastructure, while the county provides the services. Hanson stated that the challenge with shifting the responsibility to the City is that we do not have the manpower or expertise to manage senior programming.

Mayor Allen stated that Weber Human Services are providing one full time person, and three part time employees, for an estimated total of \$79,000. He stated that they came out with 3 proposals today. He stated that they want to shift to 4 part time employees. Mayor Allen stated that if we want to continue the services as is, we would have to make up funding and bring on employees. Hanson stated that Weber Human Services would manage the grant for the program that is being run by the City.

Hanson stated that there is a proposal where they would provide one program. Hanson stated that we are recommended that they provide one service for five days a week for six hours a day.

Hanson stated that the city will struggle with capacity to manage the programs. Hanson stated that the city will be responsible as to what to do with senior programming if the funding runs out.

Hanson stated that if Weber Human Services decides to end the aging/senior programming, that would be the decision Weber Human Services make, and not the Council.

Hanson stated that the City believes that the county could do a modest tax increase to raise the funds for the programs. Hanson stated that we do not have the tax base to raise funds for the program and a considerable challenge to take this on.

222 Mayor Allen stated that Weber Human Services for their 10 senior centers in Weber County is \$241,000.
223 He stated that it would cost the city a lot more to raise the funds through property taxes. Mayor Allen
224 stated that he is meeting with two of the Commissioners to see what their feelings are on the subject. He
225 stated that he will speak to the Mayors of the cities affected before he meets with the Commissioners.
226 Hanson stated that we are submitting a proposal that they provide continued support to sustain the
227 programs. He stated that the payment of services would be equal across the board. He stated that cities
228 can opt out if they wanted. He stated that senior services is a program provided by the county for the
229 senior services.

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231 Hanson stated that it is not just Washington Terrace residents who visit and use the services at the center.
232 Council Member Christiansen stated that the proposal is very clear that it is a County service, but is
233 concerned that they have not managed it very well and asked if there is any confidence that they will
234 make a change so that it is sustainable moving forward.

235 Council Member West asked what we can put in our proposal to hold the County responsible for
236 providing quality services.

237 Mayor Allen stated that we will work on this issue until it is resolved.

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239 **8. COUNCIL COMMUNICATION WITH STAFF**

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241 Council Member Christiansen asked if there are any projects for teens to accomplish. Hanson stated that
242 they can reach out to Grava for project ideas. She also stated that she received complaints from residents
243 who are tired of walking through dog mess within the parks and city. Hanson stated that there will be a
244 newsletter article concerning this topic in the March newsletter.

245 Council Member Christiansen stated that there is a town hall meeting for Congressman Moore tomorrow
246 at Weber State Education Building and asked if it could be posted on the City Website.

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248 Council Member Parkinson stated that there is a pothole on Adams Avenue and asked if it was a city
249 street or state street. Hanson stated that he is unsure, but will get it fixed.

250 Council Member Parkinson asked who does all the planning for Terrace Days. Hanson stated that it is
251 mainly Carlos Grava and welcomes any help from the Council.

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253 Council Member Thomas asked if there are any plans for movies in the park or a farmers market this
254 summer. Hanson stated that the licenses for the movies are \$500.00 each. He stated that we do hold them
255 at Terrace Days. Council Member West stated that this could be a good opportunity for business to
256 sponsor movies in the park. Hanson stated that we do not have the best capacity to hold the movies in the
257 park, as we would need to have staff involved. He stated that we would need staff capacity. Council
258 Member Zishan stated that Plain City has local farmers markets and they have really good products. He
259 stated that they also have a website to order local home-grown products. He stated that Ogden City also
260 holds farmers markets as well.

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262 **9. ADMINISTRATION REPORTS**

263 Hanson stated that staff is looking at ways to post information on our website concerning potholes or
264 problems within the city.

265 Hanson stated that he has received a proposal for video streaming in the Council chambers and it will be
266 part of the budget process.

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10. UPCOMING EVENTS

February 29th: Planning Commission Meeting 6:00 p.m. LEAP YEAR!!!!
March 5th: City Council Work Session (5:00p.m.) and Meeting (6:00p.m.)
March 19th: City Council Work Session (5:00p.m.) and Meeting (6:00 p.m.)
March 28th: Planning Commission Meeting (tentative) 6:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

**Motion by Council Member West
Seconded by Council Member Thomas
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:30 p.m.**

Date approved

City Recorder