

City of Washington Terrace

Minutes of a Regular City Council meeting Held on August 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
General Planner/Building Tyler Seaman
City Recorder Amy Rodriguez
City Manager Tom Hanson
City Attorney Bill Morris

Others Present

None

1. WORK SESSION

5:00 P.M.

Topics to include, but are not limited to:

- **Residential In-fill Ordinance Amendment**

Morris stated that the grammatical errors on the initial draft have been fixed. Morris stated that he has added options to discuss and if Council approves, he will revise the ordinance. He stated that one of the options is writing in a covenant that would stay with the land that the developer would agree to sell with the homes to people that were 80 percent or lower than the median income as provided by HUD and it would run in perpetuity. Morris stated that it would be enforced by a deed restriction with the title company.

Council Member Parkinson asked if placing the clause in our ordinance would meet State requirements. Hanson stated that there has been a discussion on deed restrictions and how a developer can still make the margin needed but have a certain number of units deed restricted. Hanson stated that if in-fill is all deed restriction, it may shut down in-fill development because the developers will not make the margin needed to make a project work. He stated that deed restrictions is a nice tool to use. Morris stated that the city can give more density if they choose the option for some of the units to be deed restricted. He stated that if a developer does not want to choose the option, Seaman as Building Official, will tell the developer their number of units based on the ordinance calculations.

Morris stated that a certified engineer must submit a plan to be presented to the Planning Commission and Development Review. Council Member Zishan asked how much the plans cost the developer. He asked if

45 we want to push people to bring on a full-on design. Morris stated that we usually just have a developer
46 bring in a preliminary design and if it is initially approved, an engineer design should be submitted. Morris
47 stated that an engineer design should be done to see if a project can feasibly be done because an engineer
48 will be able to locate sewer and water lines and see if the unit amount will work. Seaman stated that
49 developers typically bring in a concept design at the first meeting. Hanson stated that we work with
50 developers on their plan so that they do not come to the city with something that will not pass. Hanson
51 stated that staff will present concerns and recommendations to the Planning Commission. Hanson stated
52 that we are requiring them to go through certain benchmarks so that they can be successful. Seaman stated
53 that if the developer can put skin in the game, they should go to a professional that is trained in land use
54 and trained in city codes. The professional will be able to give them a design that works.

55
56 Council Member Zishan asked if we are being unfair if we have allowed people to build out of code in the
57 past and do not allow someone to do so now. Seaman stated that the former Building Official may have
58 counted the units differently than he does with the current ordinance. Seaman stated that moving forward,
59 the DRC and he use the calculations in accordance to code. Seaman stated that the DRC looks at the intent
60 of the code and helps apply it to the developer's plans. Morris stated that every development is it's own
61 ordinance so there is not precedent. Morris stated that each development is its own law, and it is not
62 dependent on what was allowed in the past. Morris stated that staff tries to be fair, however, each
63 development has its own challenges, and the city is not being unfair if we have allowed something in the
64 past, as each development is different and requires it's own laws.

65
66 Council Member Parkinson stated that fire safety must be considered when allowing for high density.
67 She stated that those are some of the conditions that need to be looked at and considered with each
68 development. Council Member Parkinson stated that she is concerned with Option One because it can
69 remove staff from the decision meeting. She stated that she does not want to take on a role to decide on
70 items in which she does not have the expertise. She stated that she feels that staff need to be involved in
71 the decision-making process. Morris will make amendments to add the areas in which staff will be
72 involved. Morris stated that he can add in design standards so that Council can review. Council Member
73 Christiansen wants to make sure that future Councils keep the same standards for the developments and
74 not allow derelict buildings to be built.

75
76 Hanson stated that there are some good projects that have come out of the in-fill ordinance. Hanson stated
77 that densities need to fit within the community. Mayor Allen stated that he is concerned that option one
78 may allow for higher density that may not fit in the community just to allow for affordable housing.
79 He is concerned that the deed restrictions may be allowed down the road and there may be 53 units next to
80 a single-family house. Hanson stated that the developments need to fit within the environment that it is
81 located.

82
83 Morris stated that it can be a difficult balance.

84 Morris stated that he can write that the density can be a guideline and not mandated. Council Member
85 West stated that the density cannot be thrown out of the ordinance completely. Morris will amend the
86 ordinance to include the items discussed tonight.

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Council Member Cheryl Parkinson
Council Member Jeff West
Council Member Michael Thomas
General Planner/Building Tyler Seaman
City Recorder Amy Rodriguez
City Manager Tom Hanson
Weber County Lt. Garth Cowley

Others Present

None

2. ROLL CALL 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA

Item 7.1 has been postponed to a later date based on work session discussions.

5.2 APPROVAL OF AUGUST 6, 2024, COUNCIL MEETING MINUTES

Items 5.1 and 5.2 were approved by general consent.

6. CITIZEN COMMENTS

There were no citizen comments.

7. RECURRING BUSINESS

**7.1 MOTION/ORDINANCE 24-05: APPROVAL OF AMENDMENT TO CHAPTER 17.10
RELATING TO RESIDENTIAL IN-FILL DEVELOPMENT**

This item has been postponed.

8. NEW BUSINESS

**8.1 MOTION/RESOLUTION 24-10: A RESOLUTION APPROVING AMENDMENT
NUMBER 1 TO THE INTERLOCAL AGREEMENT WITH WEBER BASIN WATER
CONSERVANCY DISTRICT FOR METERING TECHNOLOGY SUPPORT
SERVICES**

Hanson stated that the amendment to the servicing agreement with Weber Basin is adding the Customer Portal component to the agreement. Council Member Parkinson wanted to clarify that the customer portal will still be managed by the city even though we are using Weber Basin equipment. She stated that it will be a great tool for the city. Council Member Christiansen asked if we could put a training video on the website to help residents walk through setting up their portal. Hanson stated that staff is currently working on the training as well as paper versions.

Motion by Council Member Parkinson

Seconded by Council Member West

To approve Resolution 24-10

**Approving Amendment Number1 to the interlocal agreement with
Weber Basin Water Conservancy District for Metering Technology Support Services**

Approved unanimously (5-0)

Roll Call Vote

8.2 PRESENTATION: WEBER COUNTY SHERIFF QUARTERLY REPORT

Lt. Cowley presented the report to Council, stating that the office provided 9 officers for Terrace Days, noting that there were no major events. He stated that the street crime unit was temporarily absorbed into the patrol units until the new recruits are trained. Lt. Cowley stated that calls for service are down 14.2 percent from this time frame last year. Lt. Cowley stated that calls for service are steadily declining. He briefed Council on certain cases of note during the quarter.

Lt. Cowley stated that they are trying to bring attention to crosswalk awareness with the beginning of the school year tomorrow. He stated that there is a new House Bill and it has been challenging to find officers to fill the schools, as the new House Bill requires a School Resource Officer present throughout the entire day. Lt. Cowley stated that the School Guardian is in addition to the SRO. He stated that the SRO will be required to stay with the school, except for very rare circumstances. Council Member Parkinson thanked the Office for keeping the schools safe.

9. COUNCIL COMMUNICATION WITH STAFF

Council Member Christiansen thanked the Public Works team for their quick response to a cross light that was hit last night during an accident. Hanson stated that staff prioritizes work orders when requests come in.

Council Member Zishan asked for response data on the non-emergency program on our website.

Council Member Parkinson stated that she has noted that trees that have posed fire hazards have been taken down since the last meeting. She stated that she is not sure if it is because of city intervention, or residents realizing the hazards, but is happy to see them removed.

Council Member West stated that he has received good feedback on the Connex Fiber connections.

Council Member Zishan stated that he recently switched to Connex, however, he had a negative experience. He stated that things have been good since the installation process.

Mayor Allen stated that the non-emergency agency reporter is on the website. He stated that there were concerns posted on facebook last week concerning gravel and top seal. Mayor Allen stated that had the resident put the problem on the non-emergency site, the issue would have been addressed by the following

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182 morning. He suggested that residents use the site to let staff know of issues before they get upset. Hanson
183 stated that we are doing street sweeping to pick up the “fines”, which is the fine gravel that is worked into
184 the new asphalt and top seal process.

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186 **10. ADMINISTRATION REPORTS**

187 Hanson stated that the asphalt is being laid on the 300 West project. He stated that there is a detour set up
188 for limited access. He stated that we have been working with Riverdale on detour and options.
189 Hanson stated that we will work with the contractor and information boards to re-route traffic.

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191 Hanson stated that we are going to be promoting “phones down, eyes up” throughout the year. He stated
192 that the city is working with the county on promoting crosswalk safety.

193
194 Hanson stated that the Rohmer Park project will begin on Saturday, August 24th.

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196 Hanson stated that the contract with the new Fire Engine is signed. The truck will be driven down from
197 Oregon within the next few days.

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199 Hanson stated that all of the AMI meters are installed as of today. Hanson stated that the customer portal is
200 being linked into our Casselle system and will be operational in late fall.

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203 **11. UPCOMING EVENTS**

204 Aug 29th: Planning Commission Meeting 6:00 p.m.
205 Sept. 2nd : City Offices closed for Labor Day Holiday
206 Sept. 3rd: City Council Meeting 6:00p.m.
207 Sept. 4-5: ULCT Annual Conference Salt Lake City
208 Sept. 17th: City Council Meeting 6:00 p.m.
209 Sept. 26th : Planning Commission Meeting (tentative)

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211 **12. ADJOURN THE MEETING**

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213 **Motion by Council Member West**
214 **Seconded by Council Member Christiansen**
215 **To adjourn the meeting**
216 **Approved unanimously (5-0)**
217 **Time: 6:52 p.m.**

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Date Approved

City Recorder