

City of Washington Terrace

Minutes of a Regular City Council meeting Held on October 7, 2025 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
Code Enforcement Officer Martin Nish
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;

- **Review of Proposed Ordinance “Administrative Proceedings and Nuisances”**

Morris stated that the legislature had updated state code and he had to update the entire code. He stated that if the City wants to impose fines for nuisances, there must be an appeals process. Morris stated that he re-wrote the code to include the appeals process. He stated that he used references from state code so that Nish can cite the code and see if it has changed.

Morris stated that if there is an hazardous material nuisance and we issue a ten day notice and the owner does not clean it up, the city can follow the procedure and clean up the nuisance at the owner’s expense. The county treasurer will put the bill for the clean up on the property tax.

Morris stated that if it is not hazardous waste, the state legislature gives the property owner 180 days to clean up the property.

Morris stated that there is civil and criminal code written within the new ordinance.

Morris explained that there are provisions for the city to require a secure fence be put up around an abandoned home. Morris stated that this can go before a lawsuit immediately once the evidence has been built up concerning the nuisance. He stated that the owner will have had many notices before the lawsuit to deal with the situation.

Morris explained “appeal authority”, noting that Hanson will pick the appeal authority as City Manager. Morris stated that due process must be given. He stated that people will have a chance to appeal if they do

46 not agree with a violation or enforcement. Morris stated that there should be a third person (an unbiased
47 attorney without conflict of interest) to be the appeal authority. Morris stated that he most likely will
48 represent the city, as he would have been working with Nish on the violation notice. Morris stated that in
49 90 percent of cases, Nish will not be consulting with him, and then he would serve as the appeal authority.
50
51 Morris stated that Nish will need to be given a budget to hire contractors to go in and clean up properties.
52 He stated that the city will be reimbursed through property taxes for the bill.
53 Hanson stated that the city has been talking about this process for several years.
54
55 Nish stated that he estimates around 75 percent of the people that he deals with have not have to been
56 taken to court. Morris stated that the process would be best used for properties that we intend to go in and
57 clean up. Regular nuisances have 180 days to clean up the property in accordance with state law.
58 Morris stated that Nish must follow the notice written by the state to the letter of the law.
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60 Morris stated that he advises Council to pass the ordinance as soon as possible, noting that our current
61 ordinance is outdated and cannot be used.
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63 Morris stated that there is always a civil and criminal side to nuisances.
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65 Morris stated that we have other codes, however, this ordinance is for special circumstances. Hanson
66 stated that staff has always felt that going onto someone's property to clean it up is intrusive. He stated that
67 we will now give 6 months to have the property owner clean it up.
68 Morris stated that he budgets \$5,000 for this process in Marriott-Slaterville. He recommends budgeting
69 \$10,000 for Washington Terrace. Morris stated that we need to be very cautious now to do this. He stated
70 that law enforcement must accompany staff or contractors while the cleanup is occurring .
71
72 Morris stated that the fine is \$1,000 per day after the 180-day notice. He stated that the prosecutor or
73 judge can impose a lesser fine. Morris stated that he typically waives every day but one day. He stated that
74 it may be different for commercial properties of high value. Morris stated that the ordinance allows the
75 Mayor and Hanson to determine waiving fees.
76
77 Morris stated that someone can have a dilapidated property, however they must maintain it as such, but
78 fencing it in and securing the property.
79
80 Morris stated that five percent of the population will never take care of their property, no matter how many
81 notices are given. He stated that those may be the ones who are given the notice of non-compliance.
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83 Morris stated that hazardous materials are defined in code under 19-6-902.
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85 Hanson stated that if a resident says that they have retained legal counsel, staff and Council must stop
86 talking to the resident and refer them to talk to Morris. Morris stated that Hanson can let Council know
87 who has retained counsel, so that they can refer them to Morris if the resident reaches out. Morris stated
88 that neighbors can take photos from their backyard and take the neighbor to court themselves, as the city is
89 not allowed to use the photos, as it could be stricken from the case because there is not a warrant.
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91 Council Member West stated that there is a huge training component to this. Council Member Parkinson
92 stated that Nish does a wonderful job explaining issues to residents and believes that this should not be a
93 huge problem.

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95 Hanson stated that the ordinance will come before Council at a future meeting.

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181 **7. NEW BUSINESS**

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183 **7.1 PRESENTATION: UTAH LEAGUE OF CITIES AND TOWNS ANNUAL**
184 **CONVENTION RECAP**

185 Hanson stated that he and the Mayor, along with several Council Members attended the annual Utah
186 League of Cities and Towns Convention last week. Hanson stated that the highlight of the event was the
187 presentation by Mayor Allen on how to effectively run a meeting and how to interact with members in a
188 Council meeting. Hanson stated that decorum should be used at all times. He stated that the Mayor said
189 that the city should be run professionally and not politically. Hanson stated that there was good dialogue
190 and discussion. Mayor Allen stated that he thanks the Council, as they know what to expect at a meeting
191 and how to get the job done. He stated that he has appreciated all his Councils.

192
193 Mayor Allen stated that he enjoyed the Fraud Prevention class put on by the ULGT. He stated that Garrett
194 stated that she would like to see the presentation and have staff review as well. He would like to them to
195 present to Council if possible. He stated that he and Hanson spoke with the regional manager of Republic
196 Services to learn about some issues that are happening within the county.

197
198 Council Member Thomas stated that he learned about different ways to capture taxes that the county is
199 already capturing but we are not. He stated that there is an application to do so and it lasts for ten years. He
200 stated that he attended the Privacy Policy class and learned about GRAMA and other privacy information
201 that Council and staff should work on. Council Member Thomas stated that we may want to be involved in
202 the America 250 celebration happening next year and be involved in the Utah's biggest potluck event.

203
204 Council Member West stated that we learn as a city things that we can do better, but also things that we
205 should not do. He stated that there are many cities that struggle. He stated that it is important to maintain
206 our decorum. Council Member West stated that he attended a class on the different challenges between law
207 enforcement counties and cities. He stated that he believes we have a great relationship with our county.
208 He stated that we have challenges, however we have to work together to know what laws are applicable in
209 our county. He stated that cities and counties must work well together. He stated that the opportunity to
210 meet peers in other cities and collaborate with them is as valuable as the sessions themselves.

211
212 Council Member Parkinson stated that she appreciates the work Council Member Thomas is leading us to
213 in regards to the Healthy Utah Program.

214 She stated that South Ogden City was at her lunch table, and they were able to discuss what the city has
215 been doing with the transportation plan and the joint efforts of the cities.

216 Council Member Parkinson stated that she attended a caucus with other cities in regard to the buildouts in
217 their cities. She stated that they discussed the housing issues that accompany build outs. She stated that
218 the state took feedback from the cities. She stated that the League brought in new officers and they do a
219 great job representing all the cities.

220 Council Member Parkinson stated that Jennie Taylor spoke. She stated that there are many cities that are
221 dealing with sadness. She stated that there are many people in the state, as well as our own city, that are
222 working to make it a better place.

223
224 **8. COUNCIL COMMUNICATION WITH STAFF**

225 Council Member Christiansen stated that she noticed that traffic has backed up turning into the
226 Terrace on 300 West due to the restaurants on Riverdale Road. She asked if there is a way to speak
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227 to Riverdale City to see if there could be a double turn lane put in to help manage the traffic and
228 confusion that is occurring.

229 Council Member Christiansen stated that moving forward, she would like the city to look at
230 funding play structures like the ones in new Rohmer park that have a variety of buildings and
231 structures. She stated that as we are removing and replacing equipment, she would like the city to
232 look at funding things that are current and dynamic. She stated that it would be great to see the
233 variety of structures to meet the variety of interests. She also stated that she would like to have
234 more shaded structures in the playground to make it safer for the kids and their parents.

235
236 Council Member Zishan asked if we have any programs in the parks department for indoor
237 programs in the winter. Hanson stated that there is a basketball season and a volleyball season that
238 take place fall/winter/ and into spring. Council Member Parkinson stated that T.H. Bell is used for
239 practices. Hanson stated that the schedules are listed on our website.

240
241 Council Member Parkinson asked about the status on the 5350 South construction. She stated that a
242 resident was blocked into her driveway, as she was unaware that there would be construction done
243 that day right in front, leaving a huge hole. She stated that she was concerned that the resident was
244 not notified of the disruption.

245 Council Member Parkinson stated that a resident who lives in the condos by the carwash reached
246 out to her stating that there are people screaming behind the carwash in the residential area. She
247 also heard that there have been talks of drug deals, and other activities at the car wash. She stated
248 that she was able to speak with Lt. Endsley about her concerns.

249 Council Member Parkinson stated that she wanted to thank everyone who helped put on the
250 Emergency Preparedness Open House and feels that all those attended benefited from the event.

251
252 Council Member West agreed, stating that he also enjoyed the Open House and suggests that we
253 continue to hold the event.

254 Council Member Thomas stated that his kids loved going into the vac truck, fire truck, and the vac
255 truck exhibits.

256
257 Mayor Allen stated that he had several talks with the Riverdale Mayor to widen the road while
258 everything was being built up, noting that it would have been an easier time to do that at that point.
259 He stated that this would have helped with people turning in and out of the restaurants. He stated
260 that he was told that there were many issues with the concept because it was a state road. He stated
261 that he will reach out again and see if anything can be done.

262
263 Mayor Allen stated that the Weber County Transfer Station is experiencing competition from a
264 venture capitalist group. He stated that they have purchased several landfills and garbage
265 companies within Weber County. Mayor Allen stated that if the group takes over garbage in Weber
266 County, it will be very costly for the residents in the county. Mayor Allen stated that these types of
267 companies only want is tonnage. They don't care about making wood chips for residents, they don't
268 care about green waste, and they don't care where they dump the garbage. He stated that we have
269 got to get all cities on board to stay with Weber County or we will be in a real predicament. He
270 stated that it will cost Weber Transfer a little bit more to stay open. Council Member Zishan stated
271 that private equities exist so that they can double or triple their money, noting that they have no

soul. He stated that they invest to buy up as much as they can and undercut the pre-existing business. He stated that they buy other companies and run them out of town and then they double the prices a year or two later and we have no choice at that point. He thanked the Mayor for paying attention on this subject to keep the sharks out of the county. Mayor Allen stated that he wanted to give a heads up that this is in the wind. He stated that all cities need to be on board to keep Weber County Transfer Station.

9. ADMINISTRATION REPORTS

Hanson provided an update on the 5350 South Project. He stated that the project has had some challenges with some surprises underground. Hanson stated that he has been told that they have been working diligently to notify the residents of inconveniences. Hanson stated that it was found that some of the road needed to be torn out and have the subbase repaired. Hanson stated that the subbase holds up the asphalt. Hanson stated that the asphalt should be put in, and the project wrapped up by next Wednesday. Hanson stated that he apologizes that the resident Council Member Parkinson spoke of was not notified.

Hanson stated that he received notice that kids were riding e-bikes on the grass and hill at Rohmer Park. He stated that the Sheriff Office will keep a lookout for these types of activities. He also stated that the signs that were put up to tell people not to slide down the hill were used to slide down the hill.

Hanson stated that we are close to having the shade structures put in Rohmer Park. He noted that the concrete is being poured for the stakes and for areas around the restroom. Hanson is anticipating a ribbon cutting in the spring.

Council Member West stated that half of the sidewalk has been poured on the south end entrance of the park.

Hanson stated that the Council retreat will be held on November 21-22nd.

10. UPCOMING EVENTS

October 21st: City Council Meeting 6:00 p.m.
October 30th: Planning Commission Meeting (tentative)
November 4th: City Council Meeting 6:00p.m.
November 11th: City Offices closed for Veteran's Day Holiday
November 18th: City Council Meeting 6:00p.m.
November 20th : Planning Commission Meeting (Tentative)

11. ADJOURN THE MEETING

**Motion by Council Member Parkinson
Seconded by Council Member West
To adjourn the meeting
Approved unanimously (5-0)
Time: 6:55 p.m.**

Date Approved

City Recorder

12. REDEVELOPMENT AGENCY MEETING (The RDA meeting began immediately following the regular meeting)