

1 **City of Washington Terrace**

2
3 Minutes of a Regular City Council meeting
4 Held on March 1, 2016
5 City Hall, 5249 South 400 East, Washington Terrace City,
6 County of Weber, State of Utah

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

8 Topics to include, but are not limited to: Public Works Facility Planning
9

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

- 11 Mayor Mark C. Allen
- 12 Council Member Scott Monsen
- 13 Council Member Blair Brown
- 14 Council Member Robert Jensen
- 15 Council Member Scott Barker
- 16 Council Member Val Shupe- excused
- 17 Public Works Director Steve Harris
- 18 Finance Director Shari' Garrett
- 19 Building Inspector Jeff Monroe
- 20 City Manager Tom Hanson
- 21 City Recorder Amy Rodriguez

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23 **Others Present**

24 Charles Allen

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26 Hanson stated that a new Public Works Shop is a critical need for the City. He stated that the current shop
27 is in poor condition. Harris stated that the current shops are non-reinforced and would collapse during an
28 earthquake. He stated that the shops are on a hillside and the facility could fall into the area below during
29 a landslide or earthquake. It becomes an emergency preparedness issue because the shops house all the
30 equipment needed for clean-up and emergency repair and maintenance. Harris stated that geotechnical
31 consultants stated that the area is unstable and reinforcing the shops would cost a large amount of money.
32 Harris stated that land next to the South Ogden Shops in between the junior high and Stonehenge is an
33 ideal location for the new shops. Harris stated that the land would cover 5.08 acres with one access off
34 of 5600 South.

35 Harris stated that the project schedule for the new shops is aggressive. He stated that the City has made
36 an offer for the land acquisition. Hanson stated that the contract is being reviewed by attorneys. Harris
37 stated that the project could be bid late this year or early next year, with construction to begin next April.
38 Harris stated that the site layout will consist of office buildings, workshops for welding, carpentry, etc.,
39 bays for covered storage, storage for salt and road material, and storage for vehicles and equipment.
40 Harris stated that the project cost total is estimated at \$4,916,958.00. This includes land acquisition,
41 buildings, storage areas, engineering, cranes and lifts. Harris stated that the buildings will be metal.
42 Harris stated that the facility will be fenced. He stated that part of the property will be fenced with a
43 concrete wall.

44 Harris stated that the most important aspect is to get the land because there are not many locations
45 available for a Public Works shop. Hanson stated that a contract can be finished at any time and then
46 finalization of bonding as to how to pay for the shops would begin. He stated that easements will need to
47 be finalized. Harris stated that he would like to get the request for proposal for engineering and design
48 out to bid in May.

49 Garrett stated that the debt can be structured in any form. A financial advisor will be speaking to Council
50 concerning various options. Harris stated that the City is trying to get a grant to assist with the land
51 acquisition. He also stated that FEMA will be reviewing the site and may help with moving the shop out
52 of the area.

53 Harris stated that this facility will be more efficient. He stated that the new shop will allow for storm
54 water containment.

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61 Council Member Robert Jensen
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63 Council Member Val Shupe
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66 City Manager Tom Hanson
67 City Recorder Amy Rodriguez

68

69 **Others Present**

70 Charles and Reba Allen, Ulis Gardiner, Dell Kraaima

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72 **2. ROLL CALL**

6:00 P.M.

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74 **3. PLEDGE OF ALLEGIANCE**

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76 **4. WELCOME**

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78 **5. CONSENT ITEMS**

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80 **5.1 APPROVAL OF AGENDA**

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82 **5.2 APPROVAL OF FEBRUARY 16, 2016 MEETING MINUTES**

83 Items 5.1 and 5.2 were approved by general consent.

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85 **6. CITIZEN COMMENTS**

86 Resident Gary Klema 429 W 4675 S- stated that there are some homes in his area that rent out the bottom
87 apartments and wanted to know if they are single family homes.

88

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

91 Hanson stated that some homes may have been grandfathered in as rental homes if it was historically set
92 up as a rental unit with double meters. He stated that Inspector Monroe will be able to clarify exiting
93 rentals with Mr. Klema.

94

95 **8. NEW BUSINESS**

96 **8.1 DISCUSSION/MOTION: APPROVAL OF CITY COUNCIL DONATION TO**

97 **BONNEVILLE HIGH SCHOOL**

98 Hanson stated that the school has asked for a \$500 donation to help with the 2016 graduating class.
99 He stated that the class has helped with the Easter egg hunt as well as other projects in the
100 community. Mayor Allen stated that he believes that other surrounding cities participate in the
101 donation. Mayor Allen stated that the donation is included in the budget.

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103 **Motion by Council Member Monsen**
104 **Seconded by Council Member Brown**
105 **To approve the City Council Donation**
106 **To Bonneville High School**
107 **For the 2016 graduation party.**
108 **Approved unanimously (5-0)**
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112 **9. COUNCIL COMMUNICATION WITH STAFF**

113 * Council Member Monsen stated that he visited the fire station and found that the yellow truck was not
114 used for any purpose besides training and inquired if thought has been given to selling the vehicle.

115 Hanson stated that the vehicle is used for training purposes.

116 * Council Member Brown stated that he has heard from a few residents concerning a request for chickens
117 to be allowed in the city and a petition will be coming to Council soon.

118 * Council Member Shupe stated that he received calls from residents not wanting chickens in the city.

119 * Mayor Allen welcomed boy scout troop 271 to the meeting.
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121 **10. ADMINISTRATION REPORTS**

122 * Hanson stated that there is an interesting bill in legislation (SB 235) concerning elected officials
123 serving on Boards.

124 * Hanson stated that there are a lot of bills dealing with land use. He stated that the league has done a
125 great job dealing with municipality rights in concerns with land use.

126 * Hanson stated that the city completed the Storm Water Environmental audit and the report will be
127 received in the next 30 days. Hanson stated that a lot of work from Harris and his crew was completed in
128 preparation for the audit. Hanson stated concerns and recommendations will be addressed once the report
129 is received.

130 * Hanson stated that the recycling cans are on backorder.
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132 **11. UPCOMING EVENTS**

133 March 16th: City Council Work Session 5:00 p.m.

134 March 16th: City Council Meeting 6:00 p.m.

135 April 5th : Council Meeting to be cancelled

136 April 6-8: ULCT Conference

137 April 19th: City Council Work Session 5:00 p.m.

138 April 19th: City Council Meeting 6:00 p.m.
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140 **12. ADJOURN THE MEETING: MAYOR ALLEN**

141 Mayor Allen adjourned the meeting at 6:20 p.m.
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145 **13. WORK SESSION (Immediately following the regular meeting)**

146 Topics to include, but are not limited to: General and Master Planning Discussion

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Hanson stated that Council has received a list of current infill properties and noted that it is time for Council to look at possibilities for the lots. He stated that it is improbable that a large single family house would want to build in the infill lots that are surrounded by multi-family units. He showed a slideshow of different types of housing, including multi-family, single family, small retail, and multi-use restricted covenants.

Hanson stated that the city can decide by Covenants, Conditions, And Restrictions (CC&R) as to what type of design and fit and finish the city would like.

Monroe stated that some developers have CC&R's on the type of buildings that they want in their development. Council Member Monsen stated that the city needs to expand its view as to what we would allow on a specific property. Monroe stated that the Council needs to identify what their vision of development looks like. Those are items that can be identified in city standards so that the developer knows before they come into the city what is expected of their development.

Council Member Brown stated that he would like to know how the Council will deal with infill properties. He stated that the developers have a right to decide as to how they want their development to look and it can be reviewed by the Council. Hanson showed a plan given to him by a developer that shows homes and high density properties in the Southeast area. Monroe stated that the city does not have any CC&R's. Monroe stated that he can review the developer's CC&R in the building permit phase of development. He stated that he can enforce CC&R if it is in ordinance. He stated that renderings of developments are brought before the Planning Commission. He stated that the city has to allow developments as long as the house meets code and footprint. Hanson stated that a CC&R is necessary in trading off density for a quality product. Council Member Monsen stated that townhomes are generally owner occupied units. He stated that he does not want to see high density properties such as large apartment complexes. Council Member Monsen stated that Council needs to get their standards set before plans are delivered to the Building Department. Mayor Allen stated that the plan that Hanson has for development is a good starting point when looking at developing CC&R. Hanson stated that a good CC&R will work well together when looking at infill properties.

Council Member Monsen stated that the problem with infill lots is access. Monroe stated that the Planning Commission talked about identifying the properties and designate them as infill lots. He stated that the designated properties could enter into a development agreement with the city for specific types of development. He stated that Council could work on and approve a CC&R. Monroe stated that it would not include existing properties, just the vacant lots designated. Monroe stated that there are a lot of moving parts with these lots and cautioned that they may turn into a PRUD. Council Member Monsen stated that he does not want to have more PRUD in development.

Council Member Brown stated that he is in favor of designating the lots and being more negotiating with

196 the owners on development. Monroe stated that it is not cost effective for the landowners to put in single
197 units. Monroe stated that he feels that something needs to be done to control weeds and fire hazards,
198 stating that there are different designs that would work for different types of areas. Mayor Allen stated
199 that they need to look at all the properties individually. Monroe stated that the city can put the quality of
200 development in the CC&R under the development agreement.

201 Council Member Brown cautioned that the city cannot push a developer into a high priced CC&R where
202 he cannot make a profit, stating that no developer will put in high quality depending on what is next door
203 to it. Monroe stated that he does not think developers want to put a single family home next to a large
204 apartment building looking down on it.

205 Hanson stated that the city has to change our density to a point that makes sense.

206 Mayor Allen stated that the priority now is the infill lots.

207 Hanson stated that the next step is to plan a work session with the Planning Commission and go through
208 the designated lots to see what makes sense and how it would impact those living in the area now. He
209 suggested that it may be helpful for staff to research the properties and come back with baseline
210 recommendations.

211 Council Member Brown stated that the city should start a dialogue with the landowners who are most
212 interested. Monroe stated that the city needs to have a footprint of something with our expectations to
213 match theirs. Mayor Allen stated that staff should start with the visible lots and work with the property
214 owners.

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216 **Time Adjourned: 7:38 p.m.**

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Date Approved

City Recorder