



**City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, September 1, 2020
following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City**

1. **ROLL CALL**
2. **INTRODUCTION OF GUESTS**
3. **CONSENT ITEMS**
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.
 - 3.1 **APPROVAL OF AGENDA**
 - 3.2 **APPROVAL OF MEETING MINUTES FROM AUGUST 18, 2020**
4. **RECURRING BUSINESS**
 - 4.1 **DISCUSSION/ACTION: INSTALLATION OF TRAFFIC SIGNAL LIGHT AT THE INTERSECTION OF 5700 SOUTH AND ADAMS AVE.**
5. **COMMENTS CONSIDERED**
6. **ADJOURNMENT OF MEETING: CHAIR ALLEN**

CERTIFICATE OF POSTING

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

For Packet Information, please visit our website at www.washingtonterracecity.org

City of Washington Terrace

Minutes of a Redevelopment Meeting

Held on August 18, 2020

following the Regular City Council Meeting

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

County of Weber, State of Utah

CHAIR, BOARD, AND STAFF MEMBERS PRESENT

Chair Allen

Board Member Seal

Board Member Brown

Board Member Weir

Vice- Chair Barker

Board Member West

General Planner Tyler Seaman

Public Works Director Jake Meibos

City Manager Tom Hanson

City Recorder Amy Rodriguez

Others Present

Kim and Jacci Florence

Due to Covid-19 regulations, the meeting was held via Zoom and live-streamed on Facebook.

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

3.2 APPROVAL OF MEETING MINUTES FROM AUGUST 4, 2020

Items 3.1 and 3.2 were approved by general consent.

4. RECURRING BUSINESS

4.1 MOTION/RESOLUTION 20-13: APPROVAL FOR PARTICIPATION FOR DEVELOPMENT WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

Hanson stated that the Terrace Playhouse has made a difference in Washington Terrace.

He stated that the Central Business District is set to expire next year. He stated that he has been working with the Playhouse for around 8 years.

He stated that the Florence's stated that they would like to revitalize the front of the building. Hanson stated that he recognizes that this will be very uplifting to the area. He stated that rehabilitation of buildings to assure sound long term activity in the core of Washington Terrace City is one of the goals of the RDA. Hanson stated that staff recommends matching up to \$110,000 in participation for reimbursement of this project. Hanson stated that we would have the flexibility to help cover the cost of the carpeting inside the building. Florence asked if this agreement is a letter of intent. Hanson stated that there will be a formal participation agreement between the RDA and Blaine Olsen Living Trust. The purpose is to allow for the improvement in and around the Terrace Playhouse. He stated that our participation level will be at 50 percent, up to \$110,000 as a reimbursement. Hanson stated that the agreement will be legally binding. Hanson stated that this is a performance based action. Once it is completed, they can submit for the reimbursement. Board Member West stated that he would like to see this move forward and is excited about the plans. Florence stated that the staff and performers are very excited as well for this project. Board Member West had to excuse himself from the meeting at 7:13 p.m. Board Member Brown asked how much money was in the Central RDA and wanted to know the expiration date. Hanson stated that we have around \$250,000. He stated that it expires in 2021, however, he noted that we have the opportunity to expend the remaining funds after that deadline. Hanson stated that the Terrace Playhouse is in a special position to receive funding increments based on their impact to the community. He stated that the overriding goal of the RDA is to increase the taxable value.

**Motion by Board Member Weir
Seconded by Board Member Barker
To approve Resolution 20-13 to approve
Participation for development within the
Central Business District Redevelopment Project Area
Approved unanimously (4-0)
Roll Call Vote**

5. COMMENTS CONSIDERED

No other comments were considered.

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

**Motion by Board Member Barker
Seconded by Board Member Weir
To adjourn the meeting
Approved unanimously (4-0)
Time: 7:20 p.m.**

Date Approved

City Recorder

Redevelopment Agency Staff Report

Author: Tyler D. Seaman
Subject: Traffic signal addition
Date: September 1, 2020
Type of Item: Discussion/Action



Summary: Due to the commercial growth and growing population, the intersection at 5700 South and Adams Avenue Parkway has raised some concern for traffic safety.

Description:

- A. **Topic:** Is it be a viable option to add traffic signals to 5700 South and Adams Avenue Parkway intersection?
- B. **Background:** With the completion of 5700 South, the recent approval of the Ambulatory Surgical Center and additional traffic counts from residential populations, there is a perceived need for a traffic light to safely control the movement of vehicles and pedestrians accessing Adams Avenue. Adams Avenue Parkway was designed and built to connect Washington Terrace City to I-84 in order to improve access to the businesses on or near the Parkway in Washington Terrace.
- C. **Analysis:** Based on the new growth of the 5700 South, Pleasant Valley Medical Plaza Subdivision, staff would recommend the exploration of traffic signals on 5700 South and Adams Avenue Parkway intersection. Staff did preliminary research and forecasting and has determined a potential raised level of vehicles and pedestrians in the area. The intersection on Adams Avenue Parkway has a curve to it which limits the line of sight for cars pulling onto the Parkway from 5700 South and creates a potential hazard that needs further evaluation. Considering the future business and residential growth in the area, it may be beneficial to provide a signalized intersection to complement the city's transportation network, even if it is only an isolated signal. Additional engineering analysis, study, and future budget allocation will need to be authorized by the RDA before the traffic signal can go out to bid. There is an anticipated budget of \$330,000 for the construction of the signal system.

Department Review: Alternatives:

- A. **Approve the Request:** Make a motion for Staff to evaluate the need for traffic signals on the intersection of 5700 south and Adams Avenue Parkway. If warranted, staff will design the intersection and prepare a bid packet for RDA Board consideration.
- B. **Deny the Request:** Keep the intersection as is with no additional research completed by Staff.

- C. Continue the Item:** Before a motion is made, require Staff to continue more preliminary research and forecasting on the intersection to determine if it is the best use of RDA funding for the future community development of Washington Terrace.

