Regular City Council Meeting

Tuesday, October 6, 2020
City Hall Council Chambers
5249 South 400 East, Washington Terrace City
801-393-8681
www.washingtonterracecity.com

*** Note:** The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease. Members of the Public may view the meeting via the City's Facebook page at: Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org, or typed into the Facebook live stream at the citizen's comments agenda item.

1. ROLL CALL **6:00 P.M.**

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. CONSENT ITEMS

4.1 APPROVAL OF AGENDA
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.

4.2 APPROVAL OF SEPTEMBER 15, 2020 MEETING MINUTES

5. CITIZEN COMMENTS
This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.

6. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS
Council and staff will consider and address concerns and take appropriate measures to follow up on any comments made in the citizen comments item on the agenda

7. NEW BUSINESS

7.1 MOTION/ORDINANCE 20-06: AMENDED PARKING REGULATIONS
The ordinance amends various parking regulations including length of time a trailer or RV can be parked on the street

For more information on these agenda items, please visit our website at www.washingtonterracecity.com

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In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

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

and clarifying setback requirements for parking.

8. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

9. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

10. UPCOMING EVENTS

October 12th: City Offices closed for Columbus Day
October 20th: City Council Work Session (tentative) 5:00 p.m.
October 20th: City Council Meeting 6:00 p.m.
October 29th: Planning Commission (tentative) 6:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

12 ADJOURN INTO A REDEVELOPMENT AGENCY MEETING (The RDA meeting will immediately follow the regular meeting)

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City of Washington Terrace

Minutes of a Regular City Council meeting
Held on September 15, 2020
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

*** Note:** The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease. Members of the Public may view the meeting via the City's Facebook page at: Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org, or typed into the Facebook live stream at the citizen's comments agenda item.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT AT THE WORK SESSION

Mayor Mark C. Allen
Council Member F. Carey Seal
Council Member Blair Brown - excused
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Public Works Director Jake Meibos
Assistant Public Works Director Denzil Remington
Fire Chief Clay Peterson
City Manager Tom Hanson
City Recorder Amy Rodriguez

Others Present

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

Rodriguez read comments stated to her by Council Member Brown, who was unable to attend the meeting due to an emergency. She stated that Council Member Brown had several talking points concerning the disaster response efforts that he wanted relayed to Council;

- Council Member Brown stated that he is the only representative for the northern part of the City, and he sees things differently. He fees that the northern part of the City did not receive the same attention that other areas did. He stated that four residents (Kim Clark, Morgan Wilkins, Mason Howard, and James Clegg) have spoken to him concerning their displeasure with the job that the City did during the disaster. He stated that there was a lack of signage, and that they felt that the northern part of the Terrace received "no love". He stated that they felt that the City does not do a good job with disasters and would like a change in management.
- Council Member Brown stated that the first focus on the road clean- up was good, however, he felt that the second focus should have been on the residents, and not the parks. He stated that capital equipment should be used to help individual people first during and emergency and that the equipment could have been used to lift trees for people.

- Council Member Brown stated that he inquired about the disposal plan and was told by Tom Hanson that there was no capacity for that, however, a few days later things evolved and we were able to open up the shops.
- Council Member Brown stated that it should have been all hands on deck during the emergency and that the privileged staff members should have been in to drive around the City and spot people who need help.
- Council Member Brown stated that staff needs to show that they care about the residents more than they do about themselves. He stated that the residents in the northern end perceive things the same way as he does. He wanted it known that he is not inciting residents, that this is what they are telling him.
- He stated that the citizens need to be taken care of and that the City failed and did a poor job.

Several other items were relayed to Rodriguez, which will be brought up during the Council report section of the regular meeting.

Hanson responded to an email from Kim Clark regarding Code Red. Hanson stated that it is a response system that can go out in a recorded message that could go out by email or phone. He stated that we need to see how many people are signed up. He stated that we could do a better job at using all communication measures.
Hanson stated that we will review the response efforts and will try to improve on areas that need improvement.
Hanson stated that the wind events usually stay a bit south from us. This year it caught many people off guard because it came in north-easterly. He stated that he has been told by Rocky Mountain Power that this is the worst event for them in the last 100 years. Hanson stated that we would love residents to sign up for Code Red so that we could have a better way to contact residents.

Hanson stated that the first thing we did on Tuesday during the event was see what was going in the City. Hanson stated the Public Works team was already at work. At this time we did not know the extent of the problems. Hanson stated that we set up a modified EOC with the staff that was on hand and started mapping where all the tree issues were, power issues, and closed several roads. He stated that we were actively informing Rocky Mountain Power as the information was being attained. He stated that Meibos was mapping downed trees and power lines. He stated that all of staff was involved in relaying information from any source that we could get to determine our situation in the community. Hanson stated that he called the two stake presidents to see if they had any special requests or needs so that we could set up a plan. Hanson stated that they decided that because it was so widespread to let the community work together to help one another while our team at the City could spool up the response. Hanson stated that he received a call from Council Member Brown as to why the team was not helping residents. He explained that the first response was to the community as a whole. Hanson stated that Ogden City stepped up and helped by reducing the rate (free) for their dump site. Hanson stated that our team was working on disposal issues. Hanson stated that we were organized for disposal by Thursday. Hanson stated that Tuesday was spent getting the roads open. Hanson stated that West Point City came and helped our team clear up the roads by the park, where people were blocked in. Hanson stated that the Public Works team cleared the roadways using the same procedures that they clear for snow plowing. Hanson stated that our landscape contractor Chris Wilkinson helped tremendously with help clean out the park hazards.

Hanson stated that discussions were happening with South Ogden concerning the dump site by Wednesday night. Hanson stated that we were on KSL news asking people to come and help because we did not have the resources to do it on our own. Hanson stated that Roy City also came out to help with

clean up and response efforts.
Hanson stated that we could not allow a public person to go onto the secondary dump site because it was private property. Hanson stated that the Shops were set up as a transfer station. He noted that the Public Works Crews worked from 7-7 Thursday through Sunday night transferring waste and debris from residents. The shop is still working as the transfer station.

Hanson stated that there was good response at the transfer site at the shops, with the longest wait time around 40 minutes. Hanson stated that we had staff members who were not public works come in and help direct traffic. Hanson stated that many people expressed their gratitude to the City. He stated that the City tried to respond to the comments that they were receiving. Hanson stated that staff was working on the repairs to help the City before they could go out and help one individual. Hanson stated that this is an integral part of the emergency plan. He stated that it comes down to neighbors helping neighbors. He stated that we had people from all over the area helping our residents. Hanson stated that there was a grass fire during the event from a downed power lines.

Hanson stated that we had three firefighters on duty, and 15 firefighters showed up on their own time to volunteer to help in whatever way they could.

Hanson stated that Stauffer towing called and volunteered to come in and help get rid of stumps for residents. Hanson stated that we coordinated with Weber County transfer to lower the price of the stump drops. Hanson stated that Stauffer was able to help individual residents with stump removal at no cost to the resident or the City.

Hanson stated that we debrief after every emergency so that we can see where the strengths and weaknesses are to improve where possible.
Hanson stated that we have the responsibility of over 9,000 people and Hanson stated that everyone on the team was working diligently to help all 9,000.

Meibos stated that staff began working through issues step by step once information was received. He stated that the City was helping provide somewhere close for residents to take their debris at no cost. He felt this was a huge help to the residents.

Mayor Allen stated that he was in Tuesday morning and although it was a little hectic, it was running smoothly. He stated that due to downed power lines, some of the roads were not able to be opened until Thursday. Mayor Allen stated that Rocky Mountain Power brought in crews from 6 states.
Mayor Allen stated that Peterson and his Fire Department crew were out working early in the morning.
Mayor Allen stated that we all need to train ourselves to be prepared for these type of events.

Council Member Seal stated that 475 West and 4700 South has two pine trees laying on someone's house and wondered if anyone has information on this property. Mayor Allen stated that he was told by the owner that he could not touch the tree until the insurance company takes a look at it. He stated that some of the homes with houses on them will not be touched until the insurance gives the "OK" and a licensed tree removal company comes to remove it.

Council Member West asked if a Code Red was sent out to residents. He asked how we communicated to the residents. Hanson stated that he did not use the Code Red function but will use it in the future.
Hanson stated that we sent out emails to our Express Bill-Pay participants, which reached around 1,000 residents. He stated that he also used Facebook to get the word out. Hanson stated that so many things

were coming at us, that he went with a hybrid system of our plan. In the future he will try to stick to the emergency plan.
Hanson stated that as the PIO he is in charge of the Code Red, but he could use some help with Point of Information function.

Council Member Barker stated that he has signed up for Code Red. He wanted to take a moment to thank the staff for an awesome job. He stated that he knows that the staff does not distinguish between north and south. He stated that not only did he want to thank staff, but the citizens and non-residents of the City as well. He stated that he wants to go on record to thank the staff and the citizens who have come into the city to help. He stated that we need to take a look at the problems and address the issues in areas where we may have fallen short. Council Member Barker stated that there were people out helping all over the place. He stated that he did not receive any calls from residents needing help. Council Member Barker stated that we should address concerns and do a better job next time. He stated that he gets discouraged hearing "north" and "south", noting that we are one city and no area receives more attention than another.

Mayor Allen stated that he saw a lot of compassion from the Public Works crew during this time. He stated that Meibos and Remington really pushed for the green waste drop off. He stated that they worked very hard and set a good example to all of us.

Council Member Weir stated that he has kids who live on the other side of the Terrace and stated that there were a lot of people on 4300 South working as a team, whether they were "north" or "south". He stated that there were a lot of people who need to be thanked and stated that it is not a north or south problem. The City worked together.

Mayor Allen stated that many entities helped up during this emergency. He stated that he heard a comment that we can't take care of ourselves. He stated that we take care of things the best we can and we are not going to double the size of our public works department. Meibos stated that normally we have the capacity to take care of the City, however, there is not a city in the state that is staffed to take care of the entire city during an event like this. He stated that Roy City was unbelievable with the help that gave us. They spent their own money and a lot of time to help our City. He stated that he wants Council to realize that people have our back and that one day we will have to return the favor.
Meibos stated that the outreach from the communities that helped was unbelievable. He stated that South Ogden called throughout the event to ask what we needed, and helped where they could.

Council Member Barker asked if we need to call in the residents who still have issues and try to resolve them and find out what their concerns are so that we can help them understand what has happened with the City.
Hanson stated that he will reach out to residents who have questions and have conversations with them so that they can realize what our mission is and listen to their concerns and suggestions.
Hanson stated that staff wants to make a difference, while noting that we can improve in some areas. He stated that we were recently talking about diving into our Emergency Plan. Hanson stated that all of the City properties had emergency power so that we could respond to the 9,000 people.

Hanson stated that Comcast and Phone dropped out and we lost communication with residents for some period.

Mayor Allen stated that the City is looking really good, however, we need to keep our eyes and ears open for disasters in the backyards. He stated that we cannot go into backyards on our own. He asked that

Council keep their ears open for people with backyard problems.

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member F. Carey Seal
Council Member Blair Brown -excused
Council Member Larry Weir
Council Member Scott Barker
Council Member Jeff West
Public Works Director Jake Meibos
City Manager Tom Hanson
City Recorder Amy Rodriguez

Others Present

The meeting was held via zoom and live streamed on facebook.

2. ROLL CALL 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA
5.2 APPROVAL OF SEPTEMBER 1, 2020 MEETING MINUTES

Items 5.1 and 5.2 were approved by general consent.

6. SPECIAL ORDER

6.1 PUBLIC HEARING: TO HEAR COMMENTS IN SUPPORT AND OPPOSITION TO THE DECLARATION AND DISPOSITION OF SURPLUS REAL PROPERTY OF APPROXIMATELY 69,290 SQUARE FEET LOCATED AT 5580 SOUTH ADAMS

Hanson stated that the City has a Redevelopment Agency in the City that is designed to help property and business in the City to help grow the tax base in the City.
Hanson stated that the property at 5580 South Adams was given to the City many years ago. It is located behind the library. He stated that in order to sell the property and receive the best value for the City, the City will transfer to ownership of the property to the RDA to manage the sale of the property in the best interest of the City to develop a tax base. Hanson stated that the RDA is run by the City Council.
Hanson stated that staff proposes that the property be transferred to the RDA with a legal notice that the proceeds from the sale be transferred back into the Washington Terrace City general fund. This will help maximize the value of the property for the best interest to the residents of Washington Terrace City.
Hanson stated that legal is reviewing and preparing the documents for the next meeting.

Council Member Seal wanted clarification on the sale of the property. Hanson stated that right now it is preferred commercial only development.

Mayor Allen opened the public hearing at 6:19p.m.
Scott Simpson wrote that a fast food restaurant in the location would be nice.
Mayor Allen closed the public hearing at 6:22 p.m.

7. CITIZEN COMMENTS

Nic Llow wrote that it is frustrating that legitimate and legal business owners will be asked to pay more for their license, while others will pay less, based on the Business License Study. He stated that he doesn't understand why any business would get a discount. He wanted to know what the City is going to do about illegal businesses, or nuisance businesses, being run inside the City, specifically independent contractors and landscapers parking their work trailers and vehicles on our city streets when not at a jobsite. He also asked about illegal rental properties.

Morgan Wilkins stated that he agrees with the notes read for Council Member Brown. He stated that he also agrees with Council Member Barker that concerns of the residents need to be addressed. He stated that he doesn't understand why it took 3 days to get a green waste in the City and stated that City leaders should be ashamed of the lack of leadership and planning. He stated that the residents who live in the area that was impacted by the tornado feel that this is the second time and second disaster where residents were told "good luck" during their time of great need.

8. COUNCIL/STAFF RESPONSE AND CONSIDERATION TO CITIZEN COMMENTS

Hanson stated that the business study was an analysis of our businesses and their impact in the City. He stated that there is a base rate fee assigned. He stated that we must follow state law in implementing our business license fee. Hanson stated that we cannot charge more than the disproportionate fee as found by the study, therefore some businesses may be paying a lower rate than they currently are paying. Hanson stated that the study was to learn what our costs were and what businesses cost the city to operate. He noted that some types of businesses use our fire department and law enforcement at a disproportionate rate. He stated that staff and Council will work together to decide as to what an appropriate fee would be.

Hanson stated that we do have some illegal businesses operating in the City. He stated that during the amendment to the ordinance, parking regulations will be discussed and amended if needed. Hanson stated that if anyone knows of a nuisance business, or one that is operating illegally, to please contact City Hall for an investigation.

Hanson stated that he apologizes for the three days it took to get the green waste in the City, however, in this case there was not an area to put the green waste at first. He stated that it would not have been convenient for the residents to put it at the parks. He stated that the Public Works team was strategizing a plan to make it very manageable for staff and the residents. Hanson stated that it would have been very hard to make it happen on Tuesday or Wednesday, as crews were working to clean up the roads for transportation and safety issues. Hanson stated that we realized that we had to do something within the City to make it work for everyone. Hanson stated that organization began on Wednesday and it took some time to get it situated with the landowner and with South Ogden.

Hanson stated that he is sorry that Mr. Wilkins feels that we should be ashamed of ourselves and

welcomes him to come in and speak with him, staff, and the Mayor about the situation. He stated that if he mis-stepped he apologizes and can work it out with Mr. Wilkins.

Hanson stated that South Ogden was able to open their site on Wednesday, mostly due to the fact that they have more employees and had an empty parking lot to use. He noted that they were inundated very early.

Council Member Barker stated that this is a learning curve for us, noting that during the tornado we did not even have a location for green waste. He stated that now we have a drop off location and hopefully we will be prepared next time to have a close location for the residents to drop off their debris.

Hanson stated that we are working with South Ogden to find a contractor that would be able to grind the material. He stated that this will come back to Council as an emergency item once we have prices. Meibos stated that the drum chipper is $250.00 an hour and it is anticipated to last for 2-3 weeks. Meibos stated this cost will be shared with Weber County and South Ogden. Mayor Allen stated that we are doing an inventory of sidewalk issues that were damaged by trees. He stated that it will cost the City money, however, we will get it taken care of. Meibos stated that many of the sidewalks were already on our list.

Hanson stated that we are not set up to separate the chips and sell them for profit. He stated that our intent is to shred and leave it at the Stephens Property. He stated that the piles are huge and a lot of material needs to be shredded. Council Member Barker stated that he hopes the residents thank the Stephens family if they have the chance. He stated that by allowing us to use their property and shred the material for us will save the City a lot of money.

Hanson stated that Nic Llow would like to thank the Stephens family, as did resident Cheryl Stubbs. Hanson stated that he has also reached out to express our gratitude.

9. COUNCIL COMMUNICATION WITH STAFF

Council Member Brown asked that Rodriguez bring up to items at his behalf:
He feels that it is time to stop the Zoom Meetings and meet in person.
He stated that as the only representative of the northern end of the City, he would strongly suggests that the City be split in half into a northern and southern district with 2 Council Members from each and one "at large". He feels that there is not enough adequate representation.

Council Member Barker stated that although he lives on the southern end of the City, he represents the entire city, north, south, east, and west. He stated that the "north" and "south" talk has to stop. He stated that every Council Member represents the entire City. He stated that he is not happy that Council Member Brown is trying to divide the City. Council Member Weir stated that he agrees with Council Member Barker and that every Council Member should be working for the whole City. He stated that the north-south stigma must end and it has to start with the Councilmen.

Council Member Seal stated that he has heard from residents that the good of the city outweighs the need of one individual. He stated that he did not run to represent one end of the Terrace, he represents everyone. He stated that if people don't like what is being done, they should show up to meetings, or have a meeting with City staff instead of giving a blanket statement to someone to pass along third hand. Council Member Seal stated that the garbage cans at Little Rohmer Park are stuffed full. Meibos stated that the cans are emptied once a week. Council Member Seal stated that a small child would not be able

to get the restroom door shut at Little Rohmer and it needs repaired. Hanson stated that we will keep an eye out on the garbage can situation.

Council Member West stated that he sees the Public Works Department working hard on all areas of the City. He stated that there may have been communication breakdowns, but we will work on that. He stated that the crews did a fantastic job.

Mayor Allen stated that he has seen graffiti on 300 West in Riverdale and would like Hanson to follow up with the Sheriff's Office to see if they know who is doing it so that it does not start in Washington Terrace. He asked Meibos if the electric box could be cleaned up.

10. ADMINISTRATION REPORTS

Hanson thanked everyone for their help during the wind event to help support the City.
Hanson reminded residents to sign up for Code Red and to speak with the Utility Billing Department to get on the email sign-up sheet.
Council stated that they would like to try to have a live meeting in October.

11. UPCOMING EVENTS

September 17th: Red Cross Donation Bloodmobile 2:00-7:00 p.m. (registration needed)
September 24th: Planning Commission Meeting 6:00 p.m.
September 21-25th: ULCT conference (virtual)

12. ADJOURN THE MEETING: MAYOR ALLEN

Motion by Council Member Seal
Seconded by Council Member Weir
To adjourn the meeting
Approved unanimously
Time: 7:04 p.m.

_____ _____

Date Approved **City Recorder**

City Council
Staff Report

Author: **Tyler D. Seaman**
Subject: **Parking Regulations**
Date: **October 6, 2020**
Type of Item: **Action**

THE CITY OF Washington Terrace
Community Development

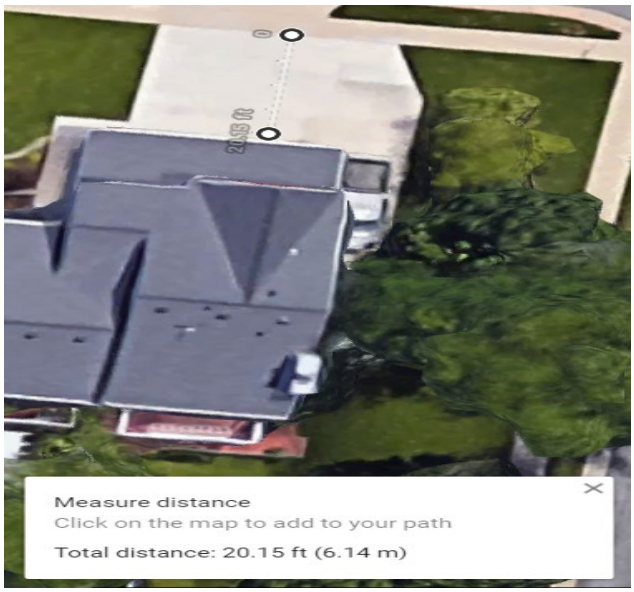
Summary: Approve changes to parking ordinance to better accommodate the properties in Washington Terrace while not compromising safety for the pedestrians and vehicular traffic.

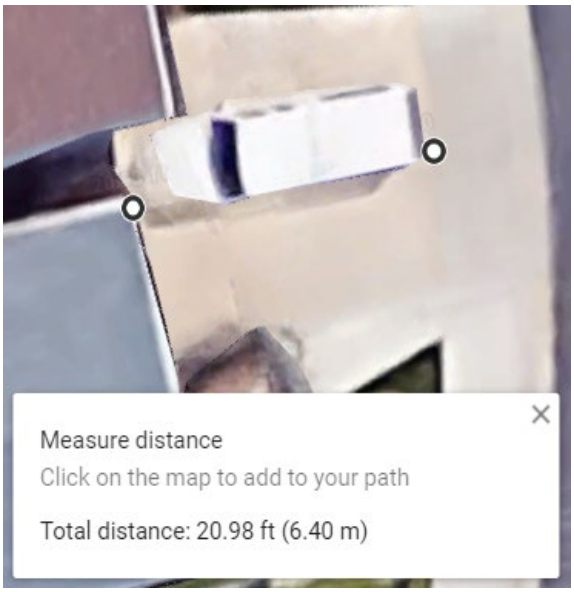
Description: Washington Terrace City code currently requires all vehicles to be 3 feet off of the sidewalk when they are parked and 9 feet of the curb if there is not a sidewalk in question. There is also need for clarification on the rule for parking on the public right of way and the length of time parking is allowed for non-commercial vehicles, trailers, and motorhomes.

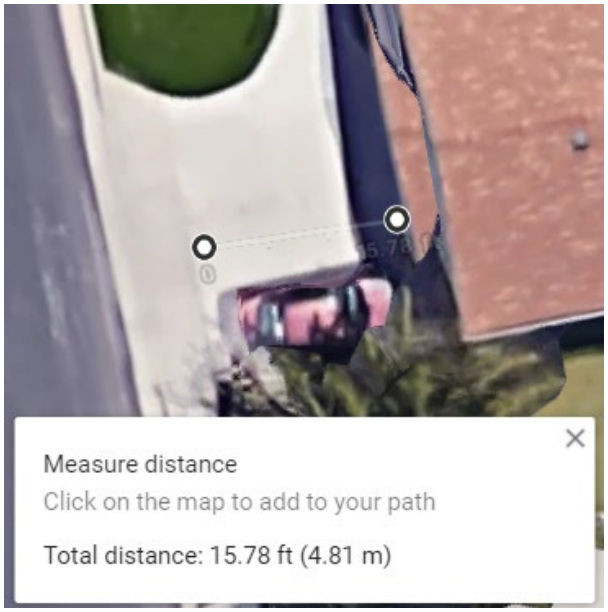
Background: Washington Terrace City code was setup to increase the distance for vehicles to be parked off the right of way including sidewalks. These codes specific to the 3 feet back from sidewalk and 9 feet back from curb has limited the amount of space some of the properties in our City have to park. Then it naturally promotes street parking and creates limited access for emergency medical services and fire department access.

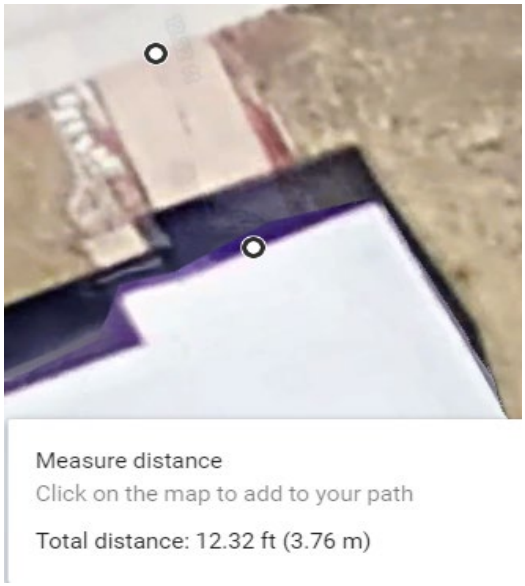
Planning Commission Motion :The Planning Commission held a public hearing on September 24, 2020: There were no public comments.
The Planning Commission gave a favorable recommendation to approve the ordinance, with a recommended change. Staff proposed to change the time limit that a recreational vehicle would be allowed to park on the street from 72 hour to 24 hours so that it would be consistent with the code limiting parked cars on the street, which is 24 hours. The Planning Commission voted to keep the 72 hour time limit to remain in-tact. Council may approved the ordinance with the recommended change, or approve with changes of their own.

Analysis: City Staff would recommend removing the 3 feet back from sidewalk and 9 feet back from curb if a sidewalk is not present. Instead, deleting the wording and stating you are not allowed to park on sidewalks and/or not allowed to park over the curb if there is not a sidewalk present. Staff would also recommend to limit the length of time allowing a non-commercial vehicle, trailer, or motorhome, to be parked on the street to 24 hours.

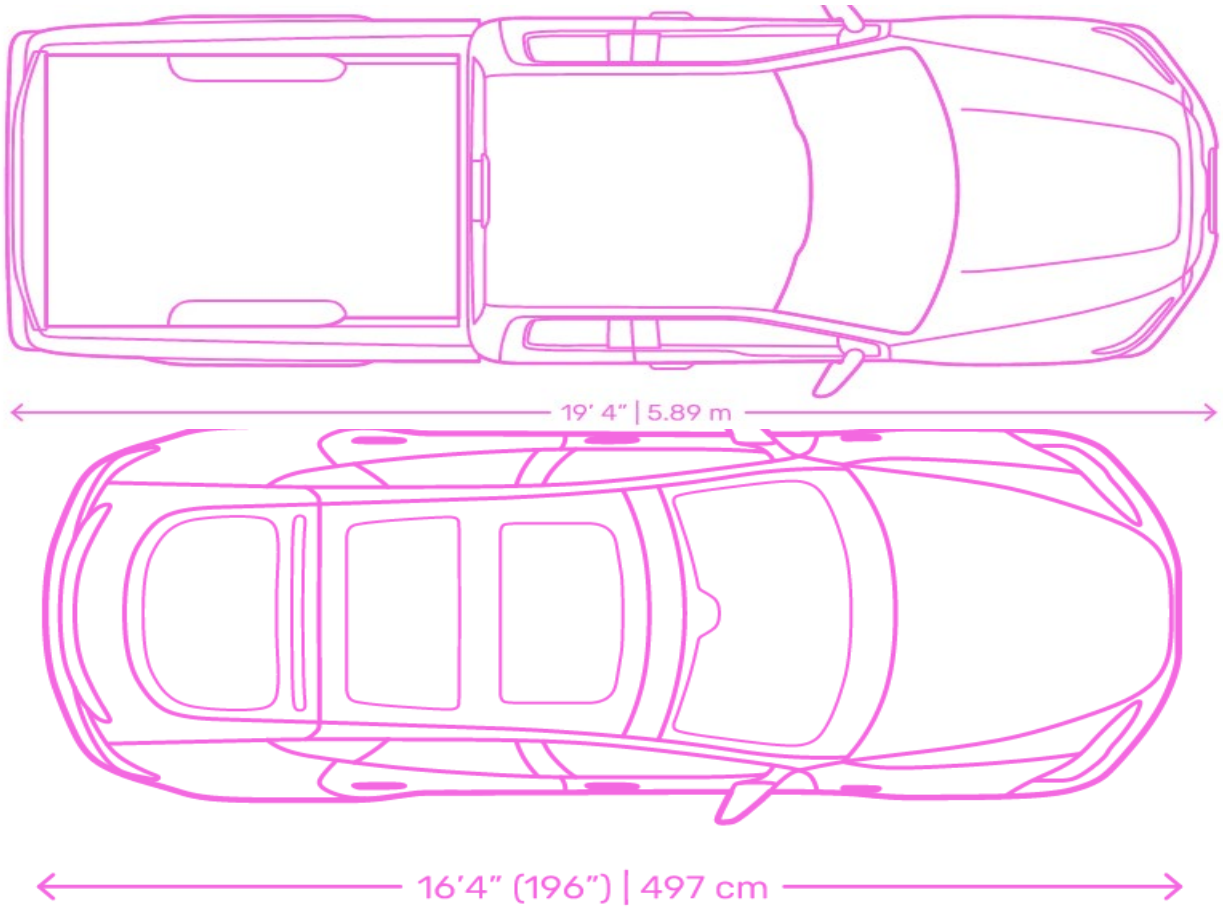








The length of some common vehicles typically seen at residential properties in Washington Terrace:



Based on the common 20 feet or less driveway and the typical minimum setback from the house and the bumper of the vehicle (36 inches) a midsized sedan would not be able to fit on the driveway and accomplish the 3 feet back from sidewalk and 9 feet back from curb if a sidewalk is not present. This would very likely force the property owners of Washington Terrace to move the vehicle onto the roadways and create additional hazards.

After consideration from all parts of the City, Staff would recommend making the change to remove the 3 feet back from sidewalk and 9 feet back from curb if a sidewalk not present. We do not believe this will create hazards for pedestrian traffic and will very likely decrease the hazards to pedestrians while opening up the roads for emergency vehicles to access the roadways without obstructions.

Staff would also propose the change to shorten the timeline allowed to stage vehicles on the road way from 72 hours to 24 hours. This will make the overnight parking and timelines for parking on right of way more cohesive in all parts of the ordinance.

Clearly defined ordinances for parking will help with our end goal of creating a safe community while being able to effectively enforce the ordinances.

CITY OF WASHINGTON TERRSACE
WEBER COUNTY, UTAH

ORDINANCE NO. 20-06

AMENDED PARKING REGULATIONS

AN ORDIANCE OF THE CITY OF WASHINGTON TERRACE AMENDING THE VARIOUS PARKING REGULATIONS SET FORTH IN CHAPTERS 8.16 AND 10.12 OF THE MUNICIPAL CODE; SEVERABLITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace (hereafter "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its municipal code in order to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on September 24, 2020 to take public comment on this proposed Ordinance;

WHEREAS, the Planning Commission held a public meeting on September 24, 2020, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Washington Terrace City Council as follows:

Section 1: **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Amendment.** Various sections of the Washington Terrace Municipal Code are hereby amended to read as follows:

8.16 Inspection and Cleaning

8.16.030 Nuisance Declared.

Each of following objects, acts, or conditions along with any resulting condition, are hereby declared to be a nuisance in violation of this Chapter subject to abatement and the penalties provided herein:

1. Statutory nuisances in violation of Utah Code §10-11-1(1)(a):
    a. The growth and spread of injurious and noxious weeds.
    b. Garbage and refuse.
    c. A public nuisance.
    d. An illegal object or structure.
2. Specific nuisance conditions:
    a. Conditions that create the possibility of any fire hazard, including but not limited to:
        i. Chemicals.
        ii. Dry grass, weeds, or vegetation.
        iii. Debris or junk of any kind.
        iv. Flammable materials, fibers, plastic, papers, or paper products, or wood storage.
        v. Flammable junk, equipment, or parts.
    b. Any material that is flammable which may pose a risk or hazard. Material is presumed flammable for this purpose of this Chapter if:
        i. The material is known or regarded as flammable in any applicable code.
        ii. The material is determined flammable by the Fire Marshall.
        iii. The material that contains any commonly regarded flammable properties.
        iv. The material is fibers, plastic, paper, or wood.
        v. The material is oil or fuel of any kind, or that contains or may use oil or fuel of any kind.
    c. Unlawful pollution or environmental degradation, or anything rendering the soil, air, water, or food to be impure or unwholesome.
    d. Conditions that harbor or attract rodents, insects, disease, or other forms of life deleterious to human habitation.
    e. Deleterious surroundings and structures in violation of local codes, including but not limited to:
        i. Burned machinery.
        ii. Buildings and equipment which are obsolete or in disuse.
        iii. Parts of vehicles.
        iv. Unsecured vacant structures.
        v. Inoperable equipment.
        vi. Buildings in a state of general disrepair.
        vii. Objects with sharp or protruding edges.
        viii. Any structure which has become a fire hazard due to the accumulation of combustible materials.
        ix. Objects supported in such a manner as to be easily dislodged from the support.

x. Fences in a state of disrepair.

f. Allowing or causing injurious or harmful environment to retain, deposit, dump, burn, bury or allow or exist any unsightly or injurious objects, structures, junk, discarded or unused objects or equipment, nuisance vehicles, noxious weeds.

g. Weeds, grass, vegetation over six (6) inches in growth, also to allow neglected landscaping, any dry or parched landscaping or lawn, failure to maintain and adequately water any lawn or landscaping, shall be a nuisance violation.

h. To allow vegetation, waste, garbage, litter, filth, refuse, feces, or manure to accumulate within or upon any property, except where it is scheduled for immediate removal.

i. To discharge any type of waste or dump liquid waste, hazardous waste, or refuse of any kind into any catch basin, street, road, sidewalk, gutter, stream, drain, pipe, wash, natural water course, ditch, canal, lot or on to any other property.

j. To obstruct any watercourse, storm drain, or pipeline.

k. To permit any garbage container to remain on a premise when it has become unclean, offensively putrescent, or overflowing.

l. Failure to remove from the street or sidewalk a garbage or recycling container within 24 hours of pick-up, and placement of such containers in the side or rear yard area.

m. Any condition or object that shall cause immediate and irreparable harm to a person or endanger the public health and safety of any resident and or person shall be rectified immediately.

n. The accumulation of animal waste products shall be picked up and disposed of in appropriate manner and or in a container.

o. Any unkempt, offensively putrescent, or filthy stable, stall, corral, feed yard, or in any other structure or area where animals are kept. Other property kept unclean, contributing to a health hazard or an environment for invasive animal or vegetation.

p. Allow to be kept or collected any putrid grease, vegetable matter, rotting substance, or other similar matter on any premise.

q. Illegal dumping, disposal , or handling of grease, oils, fats, or substance in any manner that may result in any pollution, clog, or damage to any sewer system, storm water system, or the environment.

r. To create or have or permit upon any condition that creates unnecessary stagnant water, or unnecessarily fosters flies, mosquitos, or rodents.

s. To pollute or render or contaminate water in any spring, stream, well, or other water supply. Including any action or inaction that may jeopardize or harm a public or private water system, including a drinking fountain.

t. Create or allow a condition or object that may detrimentally affect any sanitary sewer line or system, septic system, or other waste collection system. Including any action or inaction by an owner that may result in any overflow, system failure, or other potential public or environmental hazard relating to sewer.

u. To allow any resident or property to hold any decaying material, hazardous material, explosives, or offensive substances.

v. To plant or maintain any tree or vegetation that may enter or damage any storm drain, filed or land drain, or sewer systems, or cause heaving or other damage to any sidewalks, curbs, gutters, or streets; including but not limited to: overhanging trees, branches, or vegetation in violation of the Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway and Transportation Officials (AASHTO) standards, or other applicable code, specifically those requirements in Section 17.44.200 and this Chapter.

w. To plant or maintain trees or vegetation which obstruct the clear view of traffic, traffic signs, fire hydrants, utilities, public right of ways, sidewalks, curbs and intersection corner property sight triangles specified in the land use ordinance in accordance with Section 17.44.080 and Chapter 17.44.130

x. To fail to properly keep adjoining public sidewalks clear of snow and any other obstruction.

y. To put or cause to have put snow, ice, leaves, litter, dirt, debris, or other refuse into the public right of way, streets, curbs, gutters, or catch basins.

z. To operate a business within the city without obtaining the appropriate City business license, along with any required stated license and tax identification numbers, along with compliance with Title 5 of the municipal code.

aa. Failure to control and prevent back flow and eliminate and avoid any cross connections between any auxiliary water source and the city's culinary water systems or the resident's culinary water system.

bb. Failure to install, maintain, control, back-flow devices for any sewer and/or water system.

cc. Failure to correct or repair immediately and stop and repair any culinary water, secondary water, or sewer line break and or leak.

dd. Leaving fuel, flammable material, or similar material open and accessible to children or creating an attractive nuisance condition.

ee. Failure to park any vehicles, motor homes, fifth wheel trailer, water craft, recreational vehicle, and axle driven devises on a solid surface type material such as asphalt or concrete in accordance with the municipal code and provided that:

   i. The solid surface area must also cover the full size of the vehicle or any of the other above mentioned objects where such items are parked.

   ii. Nuisance items under this part are exempt where granted a winter parking exemption in the municipal code under Section 10.16.030 so long as the required spring restoration of the soft surface is completed as provided in the municipal code.

   iii. Failure to make spring restorations of soft surface under this part is a nuisance violation under this Chapter. Gravel is not an acceptable parking surface or considered a solid surface.

ff. ~~Failure to park or place any vehicle, trailer, or equipment at least three (3)~~

~~feet behind the sidewalk and nine (9) feet behind curb where no sidewalk exists.~~ Failure to park any vehicle that would impede any vehicular or pedestrian traffic within the sidewalk or where a sidewalk does not exist beyond the curb on a right of way.

gg. Failure to install or maintain any toilet, sink, plumbing, or sewer facility in accordance with the applicable international building codes, or regulations of the Weber-Morgan Health Department.

hh. Failure to comply with the "Property Maintenance Code" which regulates the condition and maintenance of all property, buildings and structures, such as fences, roofs, siding, and otherwise.

ii. Any construction activities on any property without proper permits.

jj. Allowing or keeping any abandoned appliances, furniture, furnishings, or containers outside on any property shall be a nuisance violation and shall be removed from the premises.

kk. Keeping any appliance or device accessible to children that may be airtight and contain a lid, lock, or door device which may not be released from the inside, including but not limited to: refrigerators, freezer, or like appliances or containers. Any appliances or devices in violation shall be discarded or removed from the property and appropriately disposed.

ll. Failure to keep or maintain landscaping or storm water basin required on an approved site plan.

mm. ~~Parking any motor home, fifth wheel, trailer, water craft, or recreational vehicle on any property and being used for residential purposes for more than forty eight (48) hours.~~ Any such vehicle described in this part may park on the public right of way not more than seventy two (72) hours for loading and unloading and ~~or should~~ shall not be parked ~~within three (3) feet of the sidewalk.~~ on any sidewalk or curb which would impede any vehicular or pedestrian traffic.

nn. To allow any basketball standard, other recreation device, or equipment of any kind to obstruct or interfere with any street, sidewalk, curb, or gutter.

oo. To hold, park, keep, operate, maintain, or keep any nuisance vehicle or abandoned vehicle as set forth in this Chapter.

pp. Burning of any kind without a valid burn permit.

qq. To permit or cause to keep, deposit, dump, bury, or allow to exist any unsightly or injurious objects, structure, junk, discarded or unused objects or equipment, equipment, noxious weeds.

rr. Parking or keeping any commercial vehicle or commercial activity in a residential zone or without a valid site plan in a commercial zone, or any parking of the same in any residential zone within the City, unless for prompt loading and unloading purpose only.

ss. Operating a business without a valid business license, in compliance with Title 5.

tt. Overnight parking of any commercial vehicle in violation of Chapter 10.12, Parking Regulations.

uu. Any parking on any street, sidewalk, or public property, unless designated for parking in accordance with municipal code for the appropriate vehicle and weight class of vehicle.

vv. Keeping or harboring excessive animals, stray animals, or any animals in violation of any code or Title 6.

ww. Overnight parking of any vehicle, trailer, or similar devices on any public property, park area, or at any park parking lot. Any illegally parked vehicle is subject to being towed at owners' expense.

xx. A violation of Section 12.06.040 of the municipal code.

yy. Failure to keep or maintain landscaping in accordance with Section 17.44.200(f).

zz. Lawn care and landscaping maintenance that is not properly maintained, including but not limited to:

i. The keeping those areas watered, green, clean, attractive, healthy, fertilized, mowed, trimmed and edged turf areas, proper sprinklers with adequate installation, properly sod areas or replanting as needed for maintenance of the approved landscape plan.

ii. Watering of landscaped areas shall be measured by a test where there is water irrigated to an overall average depth of three (3) inches to the soil. Anything less than three (3) inches shall be considered improper watering.

3. Nuisance Trees. The following trees are hereby declared to be unlawful and a public nuisance. It shall be unlawful for the owner, occupant, or a person in control of any property in the City to plant, maintain, or permit the following to exist within the City:

a. Any tree that impacts or that encroaches onto neighboring property, over or through a fence, or that lifts, cracks, or otherwise impairs, impedes, or damages any curb, gutter, drive approach, or sidewalk shall immediately be removed, cut, or trimmed, and/or maintained, and any and all damage shall be responsibly repaired.

b. Any tree designated as an unwanted tree as listed in this ordinance and in either a commercial or a residential area should not be planed or may be required to be removed, if the tree has a destructive or communicable disease or other pestilence which endangers the growth, health, life or well-being of healthy trees, shrubs or plants in the city, or which is capable of causing an epidemic spread of a communicable disease, example: such as Dutch Elm disease or insect infestation, or gypsy moth.

c. Any tree that is hazardous, dead, decayed overgrown and/or uncultivated or not maintained which may become a hazard to any structure and/or a fire hazard or danger to surrounding area, or which is likely to harbor rats, vermin or other pests or insects.

d. Any nuisance trees that contributes to neighboring property by the way of suckers growing and or having an invasive root system and or with intrusive seedlings, should not be planted and may be required to be removed or cut down.

e. The following list of trees are considered a nuisance which are required to be removed or cut down at the expense of owner or occupant as provided in this Chapter:
   i. Tree of heaven.
   ii. Black locust.
   iii. Siberian elm.
   iv. Russian olive.
   v. Mimosa (albizia julibrissin).
   vi. White mulberry (Morus alba).
   vii. Hackberry (Celtis occidentalis).
   viii. Eastern cottonwood (Populus deltoids).
   ix. Bradford pear (Pyrus calleryanna Bradford).
   x. Chinese flame tree (goldenrain tree).
   xi. Female Ginkgo tree.
   xii. Sweet gum tree.
   xiii. American elm (Ulmus Americana).
   xiv. Idaho locust (Robinia x Ambugua).
   xv. Burch (Betula).
   xvi. Eucalyptus.

10.12 Parking Regulations

10.12.055. Commercial Vehicles and Trailers in the Residential zones

1. Purpose:
   The purpose of this section is to regulate the parking of trucks, trailers and other similar vehicles and equipment of a certain size upon property and streets and roadways in the residential zones, which will negatively impact the aesthetics of the residential neighborhood. The following restrictions of the parking of vehicles upon residential properties are in order to further protect the health, safety and general well-being of the residents of Washington Terrace City.

2. Definition; As used herein, a (14,001) fourteen thousand and one pound commercial vehicle and/or trailer, truck, trailer, bus, or similar like vehicles or equipment shall be considered as a heavy commercial vehicle. Light duty commercial vehicle allowable for residential use shall comply with the following description, comprise of Classes 1, 2 and 3. The class is determined by the GVWR of the vehicle as follows:

- Class 1 – This class of truck or vehicle has a GVWR of 0 to 6,000 pounds (0 to 2,722kg).(ex. small pick-up-ex. Ranger/colardo)
- Class 2 – This class of truck or vehicle has a GVWR of 6,001 to 10,000 pounds (2,722 to 4,536 kg).(ex. 1500/150 Truck class)

- Class 3 – This class of truck or vehicle has a GVWR of 10,001 to 14,000 pounds (4,536 to 6,350 kg).(ex. 3500/350 Truck class, Utility vehicles, the largest SUVs, many "Dually" pickups, and some heavy duty vans).

3. Vehicle which that has a gross vehicle weight rating (GVWR) or gross combination weight rating of 14,001 or greater shall not be parked in or on a residential property and the following vehicle are prohibited:
    a. A vehicle that is designed to transport more than 15 passengers, including the driver,
    b. A vehicle that is used in the transportation of hazardous materials,
    c. A single, full, or semi-trailer, used in commerce, with a manufacturer's gross vehicle weight rating over 14,000 lbs; or
    d. No commercial vehicles that exceeds Class 3 or fourteen thousand (14,000) pounds shall be parked on any residential street, road, or highway unless actively involved in providing services at any premises within the City.

4. The following regulations apply to the type of vehicles and trailers that shall be allowed in a residential zone:
    a. Motor vehicles which are not considered a commercial vehicle, a private passenger motor vehicle, antique motor car, motorcycle, house trailer, taxicab, ambulance, hearse, delivery vehicle, or school pupil transport vehicle under 15 passengers, and or a pick-up truck under 14000 GVWR, (and/or with advertising, such as logo marking on the doors).
        b. Any Class 3 vehicle under 14,000 pound gross weight rating, and/or have the appropriate signage for notification of service type businesses.

5. Commercial vehicles and trailers parking requirements and/or regulations in the residential zones
    a. Residential commercial vehicle parking requirements:
        i. Parking must be on an improved surface of concrete or asphalt.
        ii. <u>It shall be unlawful for any commercial vehicle to be parked on any sidewalk or curb which would impede any vehicular or pedestrian traffic.</u> ~~be parked (3) three feet behind Sidewalk~~.
        iii. There will be no continuous operation of commercial vehicles engines or accessory generators or compressors and they shall not be left running
        iv. The commercial vehicle shall not take away or impact the required parking for the residential area or property, all vehicles, trailers or axle devices shall be parked on an approved asphalt or concrete parking area. No parking is allowed on any lawn, landscaping, or non-impervious surface area.
        v. No construction equipment shall be parked in a residential zone, unless actively engaged in providing an improvement or repair to the premises such as: site construction or landscaping equipment, including but not limited to, backhoe, trencher, bobcat, bulldozer, dump truck, construction trailers, utility equipment, and similar equipment.
        vi. Vehicles with hazardous or toxic materials or odors are not permitted in the residential areas, except sewer repair equipment servicing a residential use.
        vii. No vehicle or axle device shall be parked on grass, or gravel, dirt or any type

of soft surface.

b. Commercial Trailer parking requirements:
   i. No commercial trailer having a net total weight of greater than 14,000 pounds shall be parked on a residential property.
   ii. A trailer is an unpowered vehicle towed by a powered vehicle. It is commonly used for the transport of goods and materials.
   iii. No trailer larger than 7 feet wide and 30 feet long shall be parked in residential zone.
   iv. A commercial trailer can be parked within the residential zones, when actively engaged in loading and/or unloading or providing a service for the resident.

Section 3: **Severability**. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of this ordinance, or specific application of this ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4. **Effective date.** This Ordinance takes effect immediately upon approval and posting.

PASSED AND ADOPTED by the City Council on this ___ day of _____, 2020.

_____
Mayor

ATTEST:

_____
City Recorder

RECORDED this ___ day of _____, 2020
PUBLISHED OR POSTED this ___ day of _____, 2020

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of the City of Washington Terrace, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1)_____, 2) _____, and 3) _____, on the above referenced dates.

_____ DATE:_____

City of Washington Terrace

Redevelopment Agency Meeting
Tuesday, October 6, 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 SEPTEMBER 1, 2020 AND MINUTES FROM SEPTEMBER 29, 2020 SPECIAL MEETING

4. NEW BUSINESS

4.1 DISCUSSION/ACTION: DISCUSSION REGARDING THE CREATION OF A COMMUNITY REINVENSTMENT AREA (CRA) FOR "SOUTH POINTE REINVESTMENT AREA"

4.2 MOTION/RESOLUTION 20-15: A RESOLUTION DESIGNATING AND AUTHORIZING THE CREATION OF A COMMUNITY REINVESTMENT PROJECT AREA FOR SOUTH POINTE

4.3 MOTION: RETAIN ZION'S PUBLIC FINANCE AS A CONSULTANT TO REVIEW CRA DOCUMENTS, BUDGETS, AND PROCESS

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 September 1, 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
Due to COVID-19 Restrictions, 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 18, 2020

Items 3.1 and 3.2 were approved by general consent.

4. RECURRING BUSINESS

4.1 DISCUSSION/ACTION: INSTALLATION OF TRAFFIC SIGNAL LIGHT AT THE INTERSECTION OF 5700 SOUTH AND ADAMS AVE.

Hanson stated that there has been much concern about this intersection for quite some time. It was suggested that a traffic light may help with the issues.
Hanson stated that it would be the third signal light that we own in the City.
Seaman stated that traffic signals are a significant change to any road. He stated that a traffic analysis would be required. He stated that staff has done a preliminary investigation on the road. He stated that the line of sight and speed limit at that intersection is a little precarious. He stated that he observed how many children crossed the road and the vehicle traffic. He stated that he

was surprised at how busy the intersection is. Seaman stated that his job is to forecast what is to come. Seaman stated that the Surgery Center coming to that area is around 40,000 sq feet. He stated that it is very likely that the business will generate around 400 cars per day. He stated that we need to make the intersection easier to get on. He would like to keep traffic out of the residential area. He stated that we need to focus on an easier way for people to drive onto Adams Avenue. Seaman stated that we also need to focus on safety. He stated that we will have two new businesses in the area within the year.
He stated that staff is proposing to put a stop light at the area.
He stated that a traffic study would be completed by our engineers. He stated that a pedestrian study/school crossing would need to be completed. He also stated a coordinated signal study would be completed. He stated that we would need additional money to do the studies.

Staff is proposing a motion to evaluate the need for traffic signals on the intersection of 5700 South and Adams Ave and if warranted, staff to design the intersection and advance the research and prepare a bid package and present to the RDA board.

Board Member Brown asked how long term is the toll road. He asked if the state would consider condemning the toll road. He stated that the flow of traffic to the south will become an issue. Hanson stated that he will be reaching out to Stephens to see if they would like to help participate in the cost of the light. Hanson stated that we are not in a position to openly campaign to have the toll road closed. Hanson stated that the state is concerned because the road is built on sensitive lands.

Hanson stated that we are anticipating a cost of $330,000. He stated that this is an RDA expenditure because it will benefit the RDA area on Adams Avenue.

Motion by Board Member West
Seconded by Board Member to Weir
To Evaluate and review the need of a traffic signal, and if warranted,
design the intersection and
Prepare a bid package to the RDA Board
Approved unanimously (5-0)

5. COMMENTS CONSIDERED

No comments were considered.

6. ADJOURNMENT OF MEETING: CHAIR ALLEN

Motion by Board Member Barker
Seconded by Board Member Seal
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:42 p.m.

_____ _____

Date approved **City Recorder**

City of Washington Terrace

Minutes of a Special Redevelopment Meeting
Held on September 29, 2020
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- excused
Board Member Brown
Board Member Weir
Vice- Chair Barker
Board Member West
General Planner Tyler Seaman
Finance Director Shari' Garrett
City Manager Tom Hanson
City Recorder Amy Rodriguez

Others Present
Carey Whalen, Randy Sant, Brett Whalen

1. ROLL CALL

2. INTRODUCTION OF GUESTS

3. CONSENT ITEMS

3.1 APPROVAL OF AGENDA

Item 3.1 were approved by general consent.

4. MOTION: ADJOURN INTO CLOSED SESSION

Motion by Board Member Barker
Seconded by Board Member Brown
To adjourn into closed session
Approved unanimously (4-0)
Roll Call Vote

The Board adjourned into closed session to discuss:

- Strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimate value of the property under consideration or prevent the public body from completing the transaction on the best possible terms.

5. ADJOURNMENT OF MEETING: CHAIR ALLEN

Motion by Council Member West
Seconded by Council Member Barker
To adjourn the meeting at 6:58 p.m.
Approved unanimously (4-0)

Date Approved	**City Recorder**

City Council
Staff Report

Author: **Tom Hanson**
Subject: **South Point CRA**
Date: **October 6, 2020**
Type of Item: **Action Item / Adoption Project Area**

THE CITY OF Washington Terrace
ADMINISTRATION

Summary: The RDA Board is considering the creation of a Community Reinvestment Area (CRA) to promote the development of underutilized land within Washington Terrace City. The land is identified on the attached map and would represent the total land area associated with the new CRA. In order to move forward with the CRA, staff will work with an investor/developer to develop, market and build the structures that would be support the goals of the city.

Description:

A. **Topic:** Discuss the process and approval for the creation of the South Pointe Community Reinvestment Area.

B. **Background:** The City has diligently worked for years to bring quality development into the area in order to enhance the cities tax base. The trailer storage property, north of city hall, has been a priority property for future development for a considerable time. Fortunately, this property was purchased by a developer who is preparing to create a landmark development. The discussion and motion to create a Community Reinvestment Area as outlined in the packet will help accelerate the development of the defined property.

C. **Analysis:** Staff would recommend moving forward with the creation of the South Pointe Reinvestment Area as outlined in the documents provided.

City of Washington Terrace

County of Weber, State of Utah

RESOLUTION NO. 20-15

A RESOLUTION OF THE WASHINGTON TERRACE CITY REDEVELOPMENT AGENCY DESIGNATING THE SOUTH POINTE COMMUNITY REINVESTMENT PROJECT AREA BE CREATED AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, STAFF, AND CONSULTANTS.

WHEREAS, the Washington Terrace City Redevelopment Agency (the "Agency") having made preliminary investigations and conducted initial studies and inquiries, desires now to designate a Project Area for a possible community development project pursuant to the provisions and policies of the limited purpose Local Government Entities Community Development and Renewal Agencies Act, chapters 1 & 4 of Title 17C of the Utah Code (the "Act"); and

WHEREAS, the Agency staff and consultant have recommended that the area defined as attached hereto as Exhibit "A" be created as a community reinvestment project area and authorizes the preparation of a draft community development project area plan and budget.

THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY BOARD OF WASHINGTON TERRACE CITY AS FOLLOWS:

1. That the proposed community reinvestment project area is hereby designated as the "South Pointe Community Reinvestment Project Area".
2. That the Agency, its staff and consultant, are hereby authorized and directed to undertake and complete the preparation of a draft community development project area plan and budget.
3. That the Agency, staff, and consultant are directed and authorized to take such action as may be necessary to prepare a community reinvestment project area plan and budget, conduct any examination, investigation, and negotiation regarding the project area plan and budget that the staff and consultant considers appropriate. The staff and consultant are authorized to prepare the public hearing notice, notify the property owners and taxing entity committee members, prepare the required project area budget, and complete other requirements necessary for the project area plan and area to be created and adopted.

This Resolution shall take effect upon the adoption.

ADOPTED AND APPROVED this _____ day of _____, 2020.

City of Washington Terrace

_____

Mark C. Allen, Mayor/ Chair

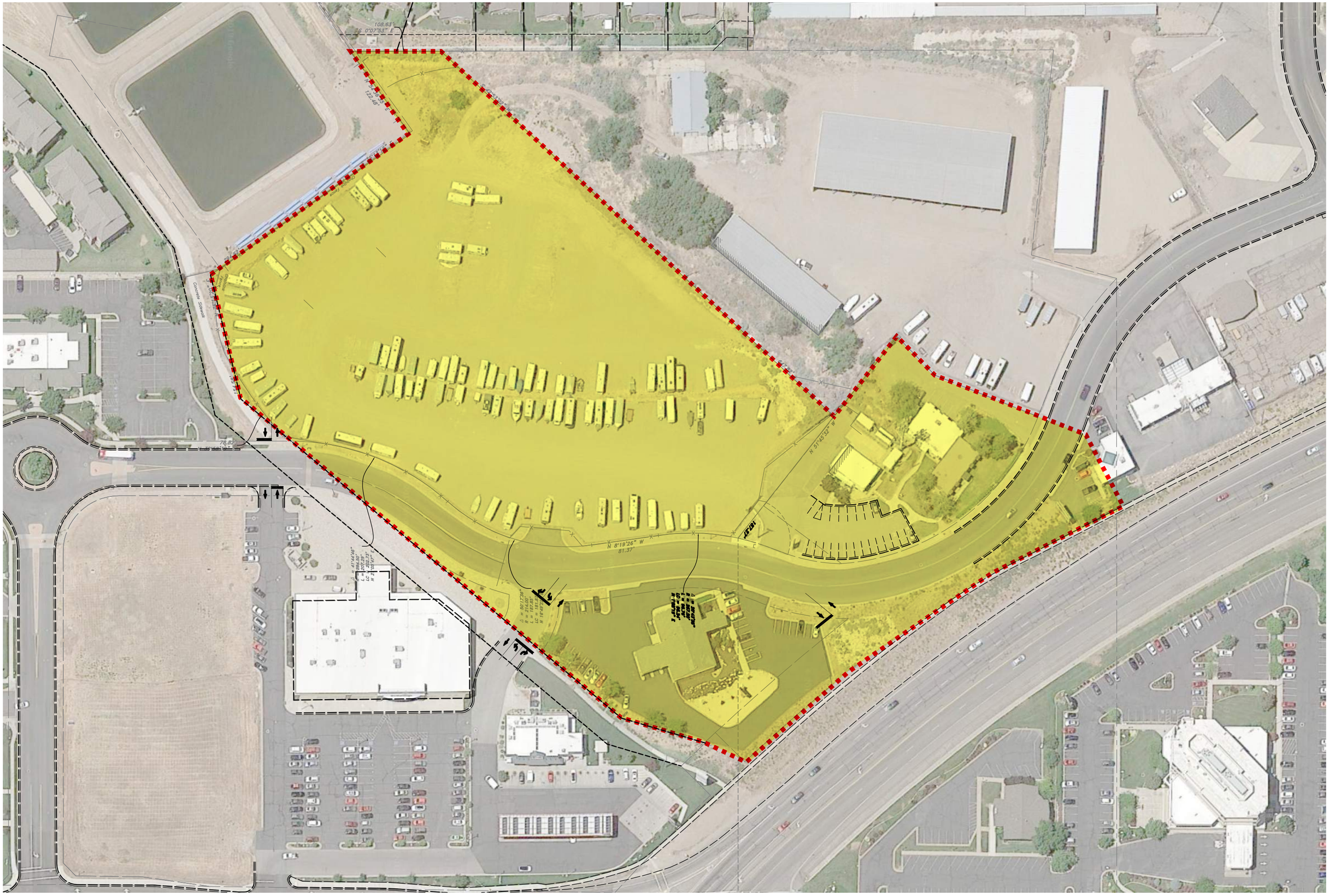
ATTEST: **(SEAL)**

_____

Amy Rodriguez, City Recorder

Roll Call Vote:

Board Member Blair Brown
Board Member Carey Seal
Board Member Scott Barker
Board Member Larry Weir
Board Member Jeff West



108.63'
S 0°07'53" E
N 51°45'32" W
N 8°19'26" W
81.37'
78.82'
Concrete Sidewalk

City Council
Staff Report

Author: **Tom Hanson**
Subject: **Retain Zions Public Finance**
Date: **October 6, 2020**
Type of Item: **Action Item**

THE CITY OF Washington Terrace
ADMINISTRATION

Summary:

The creation of the CRA can be a data intensive procedure that requires a specific skill set to review all of the submittals associated with the process. In this case, the developer is generating the documents, budgets and proposals for the CRA and would therefore require a review of these documents by someone representing the city. This review of CRA documents takes a specific set of skills that would require outside representation to evaluate the documents for and in behalf of the City. Staff would recommend Zions Public Finance for this service.

Description:

A. **Topic:** Retain Zions Public Finance as the Community Reinvestment Area review consultant.

B. **Background:** The RDA Board intends to approve and create a CRA. In order to have appropriate review and have the city appropriately represented in this process; it is advisable to have a CRA professional evaluate specific documents created by the developers CRA consultant.

C. **Analysis:** In an effort to verify information provided by the developers CRA consultant, staff would recommend the retention of Zions Public Finance as a CRA review advisor.

ZIONS ZPFI PUBLIC FINANCE, INC.

September 30, 2020

Tom Hanson
Washington Terrace
City Manager ICMA-CM
5249 S. South Pointe Drive
Washington Terrace, Utah 84405
801.395.8282

Re: Proposal for CRA Consultation Services – Washington Terrace

Dear Mr. Hanson:

Zions Public Finance Inc. (ZPFI) appreciates the opportunity to provide this proposal for consulting services regarding the potential creation of a Community Reinvestment Area (CRA) in Washington Terrace. It is our understanding that consulting services may be needed for reviewing a proposed development proforma and in helping the city understand the financial impacts of possible new construction and use.

It is our intention that this work will be a flexible process that will allow for adaptation during the review and analysis of data. To provide our consulting services, we propose billing on an hourly basis, as negotiated by city staff. Where appropriate, we will estimate "not-to-exceed" amounts with the input of city staff. We will provide accounting updates on a daily or weekly basis, dependent upon the size and scope of specific projects.

Our work will rely upon collaboration with you and an understanding of the consulting needs. We anticipate the need for in-person and/or virtual meetings and will remain flexible based on your needs. Please let me know if you have any questions regarding this proposal for consulting services

Best Regards,

Benj Becker
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