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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, April 28, 2016
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

10 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

11 Chairman Wallace Reynolds
12 Commissioner Larry Weir
13 Commissioner Darren Williams- Absent
14 Commissioner Dan Johnson- Absent
15 Commissioner T.R. Morgan
16 Commissioner Charles Allen
17 Vice- Chair Scott Larsen – Excused
18 Chief Building Inspector Jeff Monroe
19 City Recorder Amy Rodriguez
20 City Attorney Bill Morris
21
22
23

24 **Others Present**

25 Blake Jumper, Loren Spainhower, Brad Larson, Bob Beelek
26

27 **1. ROLL CALL**

6:00 p.m.

28
29 **2. PLEDGE OF ALLEGIANCE**

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31 **3. WELCOME**

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33 **4. RECURRING BUSINESS**

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35 **4.1 MOTION: APPROVAL OF AGENDA**

Motion by Commissioner Morgan

Seconded by Commissioner Allen

to approve the agenda

Approved unanimously (4-0)

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41 **4.2 MOTION: APPROVAL OF MINUTES FOR MARCH 31, 2016**

Motion by Commissioner Allen

Seconded by Commissioner Morgan

To approve the minutes of March 31, 2016

Approved unanimously (4-0)

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48 **5. SPECIAL ORDER**

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50 **5.1 PUBLIC HEARING: TO RECEIVE COMMENT IN SUPPORT AND**
51 **OPPOSITION TO AMENDING MUNICIPAL CODE 17.28 RELATING TO**
52 **COMMERCIAL ZONES**

53
54 **Motion by Commissioner Weir**
55 **Seconded by Commissioner Morgan**
56 **To open the Public Hearing on Amending**
57 **Municipal Code 17.28 Relating to Commercial Zones**
58 **Approved unanimously (4-0)**
59

60 **Chairman Reynolds opened the public hearing at 6:03 p.m.**

61
62 Morris stated that the commercial zones have not been reviewed for a while. The revisions have
63 taken out outdated and repetitive descriptions.
64 There were no public comments.

65
66 **Motion by Commissioner Morgan**
67 **Seconded by Commissioner Weir**
68 **To close the Public Hearing**
69 **Approved unanimously (4-0)**
70

71 **Chairman Reynolds closed the public hearing at 6:04 p.m.**

72
73 **5.2 PUBLIC HEARING: TO RECEIVE COMMENT IN SUPPORT AND**
74 **OPPOSITION TO THE ADOPTION OF CHAPTER 17.10 FOR IN-FILL**
75 **DEVELOPMENT STANDARDS**

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77 **Motion by Commissioner Morgan**
78 **Seconded by Commissioner Weir**
79 **To open the Public Hearing on the**
80 **Adoption of Chapter 17.10 for In-Fill**
81 **Development Standards**
82 **Approved unanimously (4-0)**
83

84 **Chairman Reynolds opened the Public Hearing at 6:05 p.m.**

85
86 Morris stated that in-fill properties are properties that could help cultivate and contribute to the
87 overall community but may not be developable under normal development requirements. Morris
88 stated that models were taken from various cities that allow development for single family
89 homes on a lot that otherwise does not conform.
90 There were no public comments.

91
92 **Motion by Commissioner Weir**
93 **Seconded by Commissioner Morgan**
94 **To closed the Public Hearing**
95 **Approved unanimously (4-0)**

96
97 **Chairman Reynolds closed the Public Hearing at 6:06 p.m.**
98

99 **6. NEW BUSINESS**

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101 **6.1 MOTION/ORDINANCE 16-03: RECOMMENDATION TO APPROVE**
102 **ORDINANCE 16-03 AMENDING CHAPTER 17.28.050 USE**
103 **REGULATIONS FOR COMMERCIAL ZONES**

104 Morris reviewed the ordinance page by page with the Commission. A “whereas” statement was
105 placed in error and will be removed. Morris asked that the item be tabled so that he can read
106 through suggestions given by the Commission and finalize the ordinance for recommendation.
107 Commissioner Allen gave Morris a list of his comments to be integrated into the ordinance.
108 Commissioner Morgan asked if any industries were going to be completely deleted from the
109 ordinance. Morris stated that some industries were going to be taken out entirely, citing no need
110 for high industrial industries within city limits.

111
112 **Motion by Commissioner Morgan**
113 **Seconded by Commissioner Weir**
114 **To table the item until the next meeting**
115 **Amending Chapter 17.28.050 Use Regulations**
116 **For Commercial Zones**
117 **Approved unanimously (4-0)**
118

119 **6.2 DISCUSSION: PROPOSED ORDINANCE 16-04 REGARDING IN-FILL**
120 **DEVELOPMENT STANDARDS**

121 Chairman Reynolds stated that the direction on infill properties is in line with discussions the
122 Commission has had on the subject. Morris stated that it would be appropriate for Monroe to
123 help him with zoning and parcel sizes. Monroe stated that the City is not making flag lots.
124 Chairman Reynolds stated that a key consideration for multi-unit housing is that they are owner
125 occupied.

126
127 **Motion by Commissioner Weir**
128 **Seconded by Commissioner Allen**
129 **To table item to be brought back at a future meeting**
130 **Approved unanimously (4-0)**
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133 **6.3 PRESENTATION: DISCUSSION OF POTENTIAL LAND USE AND**
134 **DEVELOPMENT FOR PLEASANT VALLEY RANCH**

135 Developers Blake Jumper, Loren Spainhower, Brad Larsen, and Bob Beelek presented to the
136 Commission on the open property owned by Bruce Stephens on the southern border of
137 Washington Terrace.

138 Mr. Jumper stated that he specializes in large parcels of ground, stating that the area is one of the
139 prettiest development areas that he has worked with. The Project will be called Pleasant View
140 Estates. He stated that their partnership is called Pleasant Valley Partnership.

141 Jumper displayed the proposed project zoning map, stating that they will concentrate on the east
142 side of the property. He stated that the plan is to keep homes away from the hill on the east side

143 of the property, noting that they have plans to utilize the building that was once the restaurant as
144 a type of community building.

145 Mr. Jumper stated that he is unsure if they need to work with churches or the school district at
146 this time. He stated that they have not gotten that far in the process, but they typically work with
147 the School districts.

148 Mr. Beelek stated that one of their goals is to have a progressive community. He stated that one
149 of the goals is to make the city a “Wi-Fi city” or “fiber” city that would draw people to the area.

150 Mr. Jumper presented potential home designs that the group envisions. Mr. Beelek stated that
151 there will be a wide range of pricing differences. He stated that they do not plan to use siding and
152 are only interested in high quality materials.

153 Chairman Reynolds stated that he is concerned with traffic issues in the area, noting that there
154 are only 3 approaches to the City. He asked if Mr. Stephens has discussed the toll road. Mr.

155 Jumper stated that they are not involved with the toll road issue at all. Chairman Reynolds would
156 like to know who the partners are in the development. He stated that he likes the idea of open

157 space. Chairman Reynolds stated that there are sensitive land issues and would not like homes
158 built in that area. Mr. Jumper stated that topographical work is being completed. Mr. Jumper

159 stated that traffic studies are part of their process and safety issues are a high concern.

160 Mr. Larsen stated that they are open to suggestions to incorporate new roads into Washington
161 Terrace. Mr. Larsen stated that the cul-de-sacs comply with City ordinances. He stated that some

162 lots will be 10,000-15,000 square feet. He stated that the lots will be smaller on the east side
163 (6000-10000 square feet).

164 Mr. Jumper stated that the City will be introduced with their partners during the preliminary
165 phase. He stated that they are planning the first phase in 2017.

166
167 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
168 **ZONING ISSUES**

169 Monroe stated that there are no current development or projects.
170

171 **8. UPCOMING EVENTS**

- 172 May 3rd: City Council Work Session 5:00 p.m.
- 173 May 3rd : City Council Meeting 6:00 p.m.
- 174 May 17th: City Council Work Session: 5:00 p.m.
- 175 May 17th: City Council Meeting 6:00 p.m.
- 176 May 26th: Planning Commission Meeting (Tentative)

177
178 **9. MOTION: ADJOURN THE MEETING**

179 **Motion by Commissioner Morgan**
180 **Seconded by Commissioner Weir**
181 **To adjourn the meeting**
182 **Approved unanimously (4-0)**
183 **Time: 6:41 p.m.**

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185 _____
186 **Date Approved** **City Recorder**
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