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3 **City of Washington Terrace**
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6 **Minutes of a Regular Planning Commission Meeting held on**
7 **Thursday, October 30, 2014**
8 **City Hall, 5249 South 400 East, Washington Terrace City,**
9 **County of Weber, State of Utah**

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11 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

12 Chairman Wallace Reynolds
13 Commissioner Larry Weir
14 Commissioner Dan Johnson
15 Commissioner Scott Larsen
16 Commissioner Charles Allen
17 Commissioner Scott Barker- arrived 6:12 p.m.
18 Vice-Chair T.R. Morgan
19 City Recorder Amy Rodriguez
20 City Building Official Jeff Monroe
21 City Planning Attorney Bill Morris
22

23 **Others Present**

24 None

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26 **1. ROLL CALL 6:00 p.m.**

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28 **2. PLEDGE OF ALLEGIANCE**

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30 **3. WELCOME**

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32 **4. RECURRING BUSINESS**

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34 **4.1 MOTION: APPROVAL OF AGENDA**

35 **Motion by Commissioner Johnson**
36 **Seconded by Commissioner Morgan**
37 **To approve the agenda**
38 **Approved unanimously (6-0)**

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40 **4.2 MOTION: APPROVAL OF MINUTES FOR SEPTEMBER 15, 2014**

41 **Motion by Commissioner Allen**
42 **Seconded by Commissioner Weir**
43 **To approve the minutes for September 15, 2014**
44 **Approved unanimously (6-0)**

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46 **5. NEW BUSINESS**

47 **5.1 DISCUSSION: DISCUSSION OF CONCERNS AND IDEAS RELATING TO**
48 **CURRENT ZONING AND CITY CODES**

49 Monroe gave a presentation to assess the housing stock in Washington Terrace. He handed out
50 an analysis and description chart to the Commissioners. Monroe presented a map of the housing
51 stock that showed building ages and the areas in which they are most concentrated. He asked for
52 an assessment of the housing stock in the city. This information may be helpful in Emergency
53 Preparedness and future code enforcement standards.

54 He focused on exterior components of homes and buildings, highlighting foundation, roofing,
55 exterior façade, electrical, windows, and landscaping issues.

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57 Monroe asked that the Commission give input on the general assessment of homes in the city.
58 Monroe showed pictures of homes that are representations within the city.

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60 Monroe asked for ideas on how the city can promote preservation. He stated that overall the code
61 enforcement system has worked. Chairman Reynolds suggested that City Manager Hanson
62 could write a “What’s Right in Washington Terrace” article encouraging preservation and pride
63 in their property. Chairman Reynolds stated that the nuisance ordinance needs to be enforced.
64 Commissioner Morgan suggested that the city may provide a class or packet for people who do
65 not understand landscaping. The packet could be distributed when they sign up for water or
66 given to residents who are being cited for code violations. The packet may contain landscaping
67 information, home maintenance, city codes that include soft parking, and various parking codes.
68 Commissioner Barker asked if the ordinance needs to be changed so that Monroe would be able
69 to enforce the code with more strength. Morris stated that a ticket written by the city should carry
70 the same weight as a ticket written by law enforcement. Monroe stated that the direction from
71 the Council is to be cooperative with the residents. Commissioner Larsen stated that he feels that
72 the resident should have a mitigation plan and timeline for property maintenance.

73
74 Morris stated that the city can refer people to the Weber Housing Authority for assistance in
75 property maintenance once the funding is awarded for the program.

76
77 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
78 **ZONING ISSUES**

79 Monroe stated that the Stonehenge structure has been erected, however the assisted living center
80 has not been completed as of yet.

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82 **7. UPCOMING EVENTS**

83 November 18th: City Council Meeting 6:00 p.m.

84 November 20th: Planning Commission Meeting 6:00 p.m.

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86 **8. MOTION: ADJOURN THE MEETING**

87 **Motion by Commissioner Johnson**

88 **Seconded by Commissioner Larsen**

89 **To adjourn the meeting**

90 **Time: 7:08 p.m.**

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Date Approved

_____ City Recorder