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City of Washington Terrace

Minutes of Planning Commission Meeting held on
Thursday, November 21, 2013
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

11 Chairman Wallace Reynolds
12 Commissioner Scott Barker- Excused
13 Commissioner Larry Weir
14 Commissioner Dan Johnson
15 Commissioner T.R. Morgan
16 Commissioner Scott Larsen- Arrived 6:07 p.m.
17 Commissioner Charles Allen
18 Chief Building Inspector Jeff Monroe
19 City Recorder Amy Rodriguez
20

Others Present

21 None
22

23
24 **1. ROLL CALL** **6:00 p.m.**

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26 **2. PLEDGE OF ALLEGIANCE**

27
28 **3. WELCOME**

29
30 **4. RECURRING BUSINESS**

31 **4.1 MOTION: APPROVAL OF AGENDA**

32 **Motion by Commissioner Weir**
33 **Seconded by Commissioner Morgan**
34 **to approve the agenda**
35 **Approved unanimously (5-0)**

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37 **4.2 MOTION: APPROVAL OF MINUTES FOR OCTOBER 24, 2013**

38 **Motion by Commissioner Johnson**
39 **Seconded by Commissioner Weir**
40 **to approve the minutes of October 24 ,2013**
41 **Approved unanimously (5-0)**

42 **5. NEW BUSINESS**

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44 **5.1 MOTION: APPROVAL OF 2014 ANNUAL MEETING SCHEDULE**

45 There were a few corrections that will be made to the calendar.
46
47

48 **Motion by Commissioner Morgan**
49 **Seconded by Commissioner Allen**
50 **To approve the 2014 Annual Meeting Schedule**
51 **Approved unanimously (5-0)**
52

53 **5.2 DISCUSSION/MOTION: APPROVAL OF SITE PLAN CONDITIONAL**
54 **USE PERMIT FOR AT&T CO-LOCATION AT WATER TOWER**
55 **LOCATED NEAR 5400 SOUTH**

56 Monroe stated that the water tower discussed is the same water tower that was approved for
57 Cricket in February. Chairman Reynolds stated that there is a discrepancy in the address. Monroe
58 will verify the correct address. Monroe stated that he contacted AT&T to ensure that there is not
59 a conflict with Cricket with the co-location. He stated that during his research it was discovered
60 that AT&T has bought the company that bought Cricket. Monroe stated that Cricket has
61 completed their project. He stated that AT&T will use all new facilities and equipment.
62 Chairman Reynolds inquired about the size of the propane tank. Monroe stated that the Fire
63 Chief has reviewed the site plan and has no issues with the tank. It is in compliance.
64 Monroe stated some conditions for the permit as follows:
65 Must be a concrete pad. Gravel is not allowed.
66 Must have a completed lease agreement before a building permit is issued.
67

68 **Motion by Commissioner Larsen**
69 **Seconded by Commissioner Johnson**
70 **To approve the site plan conditional use permit**
71 **For AT&T co-location at the Water Tower**
72 **Located near 5400 South**
73 **Approved unanimously (6-0)**
74

75 **5.3 DISCUSSION: COMPARING COMMERCIAL ZONING USES ALONG**
76 **ADAMS AVENUE**

77 Monroe explained that a C-1 zone provides for sale and supply of daily living needs of the
78 people in the community. The minimum lot size is .5 acre.
79 He explained that a C-2 zones provides convenience goods as well as a wider range of facilities
80 for the sale of retail goods and personal services for the community. The minimum lot size is 1
81 acre.
82 Monroe stated that he would like the Commission to look at the impact to city services that the
83 different types of business will have. He explained that road impact, fire, EMS, water, and other
84 resources should be considered. He would like the Commission to know that the city is not
85 looking to take any property rights from the owners. Monroe stated that the City Council is
86 working on a leakage study to see what type of businesses are needed and would be successful in
87 the area. Monroe stated that if the zones are not changed, the Commission can review the uses
88 permitted in the zone. Monroe stated that he will wait to hear Council direction before the
89 Commission begins work on this item. Chairman Reynolds stated that he feels that the
90 Commission should look at what kind of limitations would be placed on the property depending
91 on the type of businesses that are allowed. Monroe stated that he wanted to start the discussions
92 now instead of being reactionary once development begins. Monroe stated that he would like the
93 city to identify uses for property. Chairman Reynolds stated that he would like to look at what

94 could be done within the area for tax base purposes and look at what types of business would
95 have a low impact on the city.
96 Monroe stated that if the toll road was gone the road would open up for new development. He
97 stated that he has heard that different businesses have told the city that the toll road is a deterrent
98 for them to open a business on that road. Monroe stated that the state is interested in extending
99 Adams Avenue and tie into road 193 close to Hill Field and connect Davis and Weber County.
100 If this comes to fruition, the state would have to buy out the toll road. Chairman Reynolds stated
101 that UDOT did not have the foresight to build a different route to go through the hill. Monroe
102 stated that the Commission should identify what would be feasible in the area. Chairman
103 Reynolds stated that the Commission knows what would be most feasible for the city, but the
104 next step is how to implement. He stated that the key element is how to get the players involved
105 in that area to come together.

106

107 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
108 **ZONING ISSUES**

109 There were no updates discussed.

110

111 **7. PLANNING COMMISSION COMMUNICATION WITH STAFF**

112 Due to lack of comments in item 6, item 7 was unnecessary.

113

114 **8. UPCOMING EVENTS**

115 December 3rd: Council Meeting 6:00 p.m.

116 December 26th: Planning Commission meeting-CANCELLED

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118 **9. MOTION: ADJOURN THE MEETING**

119 **Motion by Commissioner Johnson**

120 **Seconded by Commissioner Larsen**

121 **To adjourn the meeting**

122 **Approved unanimously (6-0)**

123 **Time: 6:39 p.m.**

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125

126

Date Approved

City Recorder