

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, May 30, 2013
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Wallace Reynolds
Commissioner Larry Weir
Commissioner Dan Johnson
Commissioner Scott Larsen
Commissioner Charles Allen
Commissioner Scott Barker
Commissioner T.R. Morgan
Chief Building Inspector Jeff Monroe
City Planning Attorney Bill Morris

Others Present

Tony Wilsey

1. ROLL CALL 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

Motion by Commissioner Barker
Seconded by Commissioner Larson
to approve the agenda
Approved unanimously (7 - 0)

4.2 MOTION: APPROVAL OF MINUTES FOR MARCH 28, 2013

Motion by Commissioner Weir
Seconded by Commissioner Morgan
to approve the minutes for March 28, 2013
Approved unanimously (7-0)

5. SPECIAL ORDER

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.

5.1 PUBLIC HEARING: TO RECEIVE COMMENT ON ADOPTING CHAPTER 17.50 OF THE MUNICIPAL CODE RELATING TO REGULATING LAND

49 **USE FOR ALTERNATIVE ENERGY**

50
51 **Motion by Commissioner Morgan**
52 **Seconded by Commissioner Johnson**
53 **To open the public hearing**
54 **Approved unanimously (7-0)**
55

56 Chairman Reynolds opened the public hearing at 7:05 p.m.

57
58 Morris explained that the public hearing was to hear comment on the ordinance for
59 alternative energy sources that was discussed in March 2013. The ordinance would
60 provide the criteria for the guidelines to the physical development of alternative energy
61 sources to provide regulations to promote safety and efficient use of alternative energy
62 systems.

63 There were no citizen comments.

64 **Motion by Commissioner Weir**
65 **Seconded by Commissioner Larsen**
66 **To close the public hearing**
67 **Approved unanimously (7-0)**
68

69 Chairman Reynolds closed the public hearing at 7:08 p.m.

70
71 **6. NEW BUSINESS**

72
73 **6.1 DISCUSSION/ MOTION: APPROVAL OF ORDINANCE 13-04 RELATING**
74 **TO ALTERNATIVE ENERGY SOURCES**

75 The Commission reviewed the ordinance page by page, noting grammatical and numbering
76 errors which will be corrected before the final is adopted by Council.

77
78 Morris defined the term “carbon footprint” as the amount of carbon output each individual
79 creates living their human existence on this earth. The idea is that less carbon produced is better
80 for the earth. Morris stated that the word “active” will be replaced by “operational” in regards to
81 continuous use. Commissioner Allen suggested adding “professional engineer (P.E.) registered
82 in Utah” to section 5 regarding construction and engineering details. Morris stated that some of
83 the systems have been engineered are by qualified engineers that registered outside of Utah.
84 Morris stated that the systems will be inspected by the building official and specifications will be
85 verified. Commissioner Allen suggested adding “by the Chief Building Official” to section 6.1
86 (c) regarding inspections. Morris will also add the stipulation that it be in accordance with Utah
87 Code.

88 Morris stated that it is a common practice for residents to be able to sell power back to the power
89 company. He stated that the system will be explained to the residents as they come in to get their
90 permits. Monroe stated that meters will need to be changed out and will need to come in to
91 receive their permit to do so. It was decided that the setback will be at ten feet instead of 15.
92 Monroe stated that existing windmills must be operational in order to remain in the city.

93
94 **Motion by Commissioner Larsen**
95 **Seconded by Commissioner Barker**

96 **To recommend approval of Ordinance 13-04 relating**
97 **To alternative energy sources as been corrected and revised**
98 **Approved unanimously (7- 0)**
99

100 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
101 **ZONING ISSUES**
102

103 Monroe stated that there has been a group that is interested in developing an assisted living
104 center near the Jr. High. He stated that they would need to apply for a zoning change to do so.
105 The city has met with the group in Development Review.
106

107 Monroe stated that there has been interest in placing a car sales lot in the city.
108

109 Monroe stated that a previously approved development has never been recorded or built and may
110 come up for review in future meetings.
111

112 **8. UPCOMING EVENTS**

113 **June 4th: City Council Meeting 7:00 p.m.**

114 **June 18th: City Council Meeting 7:00 p.m.**

115 **June 27th: Planning Commission Meeting 7:00 p.m.**
116

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

118 **Motion by Commissioner Johnson**
119 **Seconded by Commissioner Larsen**
120 **to adjourn the meeting**
121 **Approved unanimously (7-0)**
122

123 **Time: 7:32 p.m.**
124

125
126 _____
127 **Date Approved**

125
126 _____
127 **City Recorder**