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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, June 27, 2013
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

11 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

12 Chairman Wallace Reynolds
13 Commissioner Scott Barker- excused
14 Commissioner Larry Weir
15 Commissioner Dan Johnson
16 Commissioner T.R. Morgan
17 Commissioner Scott Larsen
18 Commissioner Charles Allen
19 Chief Building Inspector Jeff Monroe
20 City Planning Attorney Bill Morris
21 City Recorder Amy Rodriguez
22

23 **Others Present**

24 John Jenkins, Bruce Nilson, Ted Larsen
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26 **1. ROLL CALL 7:00 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**

33 **4.1 MOTION: APPROVAL OF AGENDA**

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35 **Motion by Commissioner Allen**
36 **Seconded by Commissioner Larsen**
37 **To approve the agenda**
38 **Approved unanimously (6-0)**
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40 **4.2 MOTION: APPROVAL OF MINUTES FOR MAY 30, 2013**

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43 **Motion by Commissioner Allen**
44 **Seconded by Commissioner Weir**
45 **to approved the minutes for May 30, 2013**
46 **Approved unanimously (6-0)**
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48 **5. NEW BUSINESS**

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50 **5.1 DISCUSSION/ MOTION: APPROVAL OF CONDITIONAL USE PERMIT**
51 **FOR GUFFEY AUTO SALES TO BE LOCATED AT 385 EAST 5000 SOUTH**

52 John Jenkins stated that he would like to open an auto dealership on the lot in which a previous
53 auto dealership was located. He stated that he does not expect much foot traffic because most of
54 the selling will be done through the internet. He stated that appointments will be made to show
55 the cars to those interested. He stated that he will obtain a business license with the city. He
56 stated that he is planning to have a sign attached to the west facing side of the building. Monroe
57 stated that Jensen will need to go through the permit process for the signs and design.
58 Commissioner Allen noted several items that he would have liked to have seen on the site plan.
59 The items include: the names of property owners within a 500 ft. acre area, parking stalls and
60 handicapped stalls identified clearly, site plan drawn to scale to accommodate the 20 vehicles,
61 the business office clearly identified, and addition of the north directional signal. Commissioner
62 Allen stated that all lighting, signage, and fences should be shown on the site plan and be in
63 compliance with city ordinance. Chairman Reynolds stated that the previous auto dealership
64 used the same location and that the building on the site plan is the office. Jenkins stated that
65 there is an entrance on the west side of the building with two bathrooms in the hallway. Jenkins
66 stated that there will be a maximum of two employees on site. Monroe stated that the previous
67 owners were allowed 16 cars on site. Monroe stated that the previous owner had to ask for
68 several changes to his conditional use permit to accommodate more cars in the lot. Monroe stated
69 that he suggested that Jenkins ask for the maximum amount of cars to alleviate this problem.
70 Jenkins stated that expects that there will be around 16 cars. Monroe addressed Commissioner
71 Allen's concerns stating that he will do a full inspection as part of the business license process
72 before any permits are issued. Chairman Reynolds noted that the gates need to be counter
73 weighted so that cars are not dinged when the gates are opened. He stated that the previous
74 owner had a problem with vehicles being hit because there was not anything blocking the gates
75 from hitting the cars. Jenkins stated that the fence area would be the last place that he would put
76 any cars and does not expect a need to do so. Chairman Reynolds cautioned that Jenkins should
77 be aware that the RV people park outside of the gate and will want access into the RV storage.
78 Commissioner Allen inquired about snow removal and Jenkins stated that the property owner
79 will take care of the snow removal. He also stated that the owner has already contracted with
80 people to take care of the weeds and landscaping. Commissioner Allen noted that the cement is
81 in poor condition. Jenkins stated that the property owner has plans to resurface the area. He also
82 stated that a security camera will be attached to the building.

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84 **Motion by Commissioner Allen**
85 **Seconded by Commissioner Larsen**
86 **To approve the conditional use permit**
87 **For Guffey Auto Sales as**
88 **Identified with the items that have been discussed and**
89 **based on obtaining a business license**
90 **Approved unanimously (6-0)**

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92 **5.2 DISCUSSION: INFILL PROPERTY DISCUSSION**

93 Morris stated that he attended a Wasatch Front Regional Council presentation concerning infill
94 development. Morris stated that he would like for the WFRC to present some of the scenarios to

95 the Commission and their plan for future developments. Monroe stated that there has been
96 interest expressed for infill property by several developers. Morris stated that there has been
97 mixed reviews by urban planners on infill development. He stated that some planners feel that
98 multi-unit development ruins areas, while others feel that it accomplishes what it sets out to do,
99 which is take vacant lots and put some type of development on them. Morris stated that the
100 reason for the discussion is to find out if multi-unit developments are something that the
101 Commission is interested in reviewing. Chairman Reynolds stated that it is apparent that the city
102 is over-packed with multiple housing. He stated that it would be very beneficial to the
103 Commission as well as residents to have the WFRC present their plan. He stated that if the city is
104 looking to pursue bringing back multi-housing units, there should be plenty of notice and
105 information to the residents that live in the areas that may be affected. He stated that the
106 residents should be well aware of what types of developments could or could not be put within
107 the areas. He stressed that resident involvement and an open communication effort needs to take
108 place before any decisions are to be made. He stated that the communication needs to focus on
109 long term plans and what will work best for the community. Chairman Reynolds noted that town
110 homes may be more beneficial to the city in regards to multiple family housing.
111 Morris noted some of the reasons why the city chose to take multi-family housing units out of
112 the ordinance in 2006 , stating that some of the problems associated with them were a
113 disproportionate amount of crimes, murder in one of the units, increasing law enforcement costs
114 associated with responding to drugs, domestic abuse, and crime within apartment complexes. He
115 noted that most recently there was a lawsuit with one of the landlords involving fire hydrant
116 maintenance and public safety issues. Morris stated that the city has come a long way in
117 alleviating frustrating situations that have occurred in the past, but noted that there are
118 opportunities where some infill is needed because the areas are challenging. Morris stated that
119 the city wants the Commission to start thinking about the community and set direction on where
120 policy could be set. Commissioner Larsen would like to hear from the WFRC and review their
121 infill plan. He stated that he would like to have staff identify all the properties and their sizes and
122 look at those unique scenarios which are possible to deal with. Commissioner Morgan agreed,
123 stating that he would like to see where the city fits into the WFRC development plan.
124 Monroe stated that he will contact the WFRC and see if they can give the presentation to the
125 Commission. He also stated that he will get a map and lists from our GIS department with
126 property identifications and what is neighboring the property. Morris suggested that Envision
127 Utah could present their model ordinance for infill property. Chairman Reynolds suggested that a
128 discussion be held to review what happened in 2006 that made the city change the ordinance.
129 The Commission spoke about advertising to get the public involved, possibly a public hearing or
130 newsletter article so that the residents could come in and talk about infill development. Morris
131 stated that the Commission can have a public hearing so that people can speak on the issue and it
132 will start creating a record. Commissioner Morgan stated that it would be nice to get input on
133 different situations and options to see what can be put into the areas. Morris agreed and stated
134 that in other cities, odd size lots were filled with odd types of houses and it created an eclectic
135 look to the area.

136 137 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND** 138 **ZONING ISSUES** 139

140 Monroe stated that there will not be a July meeting, stating that the August meeting will focus on
141 land use, open meetings, and non-discrimination trainings.

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7. UPCOMING EVENTS

July 2nd: City Council Meeting 6:00 p.m.
July 16th: City Council Meeting 6:00 p.m.
July 25th: Planning Commission Tentatively cancelled

8. MOTION: ADJOURN THE MEETING

**Motion by Commissioner Weir
Seconded by Commissioner Morgan
To adjourn the meeting
Approved unanimously (6-0)
Time: 7:48**

Date Approved

City Recorder