

# City of Washington Terrace

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Minutes of a Regular Planning Commission Meeting held on  
Thursday, January 30, 2020  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

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## **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

Chairman Scott Larsen  
Commissioner Dwight Henderson  
Commissioner Darren Williams (Vice-Chair)- arrived at 6:07 p.m.  
Commissioner Dan Johnson -excused  
Commissioner T.R. Morgan  
Commissioner Wallace Reynolds  
Commissioner Charles Allen- excused  
Chief Building Inspector Jeff Monroe  
City Recorder Amy Rodriguez  
City Planning Attorney Bill Morris

## **Others Present**

Clive Stander

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

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**

4.1 **MOTION: APPROVAL OF AGENDA**

**Motion by Commissioner Henderson  
Seconded by Commissioner Reynolds  
To approve the agenda  
Approved unanimously (4 -0)**

4.2 **MOTION: APPROVAL OF MINUTES FOR NOVEMBER 14, 2019**

**Motion by Commissioner Morgan  
Seconded by Commissioner Henderson  
To approve the minutes of November 14, 2019  
Approved unanimously (4-0)**

5. **SPECIAL ORDER**

48 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**  
49 **OPPOSITION TO STANDER TOWNHOMES PHASE III, LOCATED AT**  
50 **185 EAST 5000 SOUTH**

51 **Chairman Larsen opened the public hearing at 6:03 p.m.**

52 **There were no citizen comments.**

53 **Chairman Larsen closed the public hearing at 6:04 p.m.**

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55 **5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**  
56 **OPPOSITION TO AMENDING CHAPTER 17.10 RELATING TO**  
57 **IN-FILL DEVELOPMENT REGULATIONS**

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59 **Chairman Larsen opened the public hearing at 6:05 p.m.**

60 **There were no citizen comments.**

61 **Chairman Larsen closed the public hearing at 6:05 p.m.**

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63 **5.3 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**  
64 **OPPOSITION TO AMENDING CHAPTER 17.56 RELATING TO REAL**  
65 **ESTATE SIGNS AND VEHICULAR ADVERTISING REGULATIONS**

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67 **Chairman Larsen opened the public hearing at 6:05 p.m.**

68 **There were no citizen comments.**

69 **Chairman Larsen closed the public hearing at 6:05 p.m.**

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71 **6. NEW BUSINESS**

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73 **6.1 MOTION: NOMINATE AND ELECT CHAIRMAN AND VICE-CHAIR**

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75 **Motion by Commissioner Morgan**  
76 **Seconded by Commissioner Reynolds**  
77 **To nominate and elect Commissioner Larsen**  
78 **To serve as Chairman**  
79 **Approved unanimously (5-0)**

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81 **Motion by Commissioner Reynolds**  
82 **Seconded by Commissioner Morgan**  
83 **To nominate and elect Commissioner Williams**  
84 **To serve as vice-chair**  
85 **Commissioner Williams stated that he will be**  
86 **moving and resigning as a Commissioner**  
87 **Motion has been withdrawn**

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89 **Motion by Commissioner Morgan**  
90 **Seconded by Commissioner Reynolds**  
91 **To nominate and elect Commission Henderson**  
92 **To serve as vice-chair**  
93 **Approved unanimously (5-0)**  
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**6.2 MOTION: SITE PLAN APPROVAL FOR STANDER TOWNHOMES PHASE III, TO BE LOCATED AT 185 EAST 5000 SOUTH**

Monroe stated that the site plan will be tied into the existing phase II plat. Commissioner Reynolds noted that lot 304 is larger than the other lots. Stander explained that it is bigger because there is an existing detached garage on the lot. Stander asked if he could use vinyl siding. Morris stated that vinyl will never be allowed. The Council will be tightening up the requirements in the next item.

**Motion by Commissioner Henderson  
Seconded by Commissioner Reynolds  
To approve the site plan for Stander Townhomes Phase III, to be located at 185 East 5000 South  
Approved unanimously (5-0)**

**6.3 MOTION/ORDINANCE 20-01: RECOMMENDATION TO APPROVE AMENDMENT TO CHAPTER 17.10 RELATING TO IN-FILL DEVELOPMENT REGULATIONS**

Morris stated that we are looking to make approvals for in-fill properties a legislative process. This allows the City to have more control over the developments and agreements.

**Motion by Commissioner Reynolds  
Seconded by Commissioner Williams  
To recommend approval of Ordinance 20-01 to amend Chapter 17.10 relating to in-fill development regulations  
Approved unanimously (5-0)**

**6.4 MOTION/ORDINANCE 20-02: RECOMMENDATION TO APPROVE AMENDMENT TO CHAPTER 17.56 RELATING TO RESIDENTIAL REAL ESTATE SIGNS AND VEHICULAR ADVERTISING REGULATIONS**

Monroe stated there have been some real estate agents who have put huge signs out in residential areas. He stated that he has received complaints concerning the signs. He stated that some have reflected lights into homes. He stated that the ordinance will regulate big signs, as well as how many signs. He stated that the ordinance does not affect commercial properties.

Monroe stated that the ordinance prohibits trailers to be parked and used as an advertisement sign on an offsite property. It does not affect trailers that belong to the owner of the home. Commissioner Morgan asked what the enforcement expectations are. Morris stated that it will be hard to enforce. Commissioner Morgan asked about for sale signs in the window of homes. Monroe stated that he believes those would be allowed even though it is attached to the home. Commissioner Morgan asked why specify one type of industry. Morris stated that he spoke to the City Manager and Council would like it written as such. Commissioner Morgan stated that it is redundant since we have a sign ordinance already. He stated that the sign ordinance can be modified so it does not look like we are targeting a specific industry. The Commission decided to send it to Council with a negative approval. They would prefer to amend the general sign ordinance.

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**Motion by Commissioner Morgan  
Seconded by Commissioner Williams  
To deny Ordinance 20-02 to amend  
Chapter 17.56 relating to residential real estate signs and  
Vehicular advertising regulations  
Approved unanimously (5-0)**

**7. BUILDING AND PLANNING UPDATES**

Monroe stated that there are streetlights on the new 5600 Road.  
Monroe stated that there is another in-fill property looking to develop.  
Morris stated that he would like to recognize Jeff Monroe for his 30 plus years of service.  
The Commission wished him well.  
Monroe stated that he appreciates the Commission and the work that they have done together.

**8. MOTION: ADJOURN THE MEETING**

**Chairman Larsen adjourned the meeting at 6:36 p.m.**

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**Date Approved**

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**City Recorder**