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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, February 22, 2018
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

12 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

13 Chairman Wallace Reynolds
14 Commissioner Darren Williams
15 Commissioner Dan Johnson
16 Commissioner T.R. Morgan- absent
17 Vice- Chair Scott Larsen
18 Commissioner Charles Allen
19 City Attorney Bill Morris

20
21 **Others Present**

22 Mark Hilles, Jim Flint, Russell Langford

23 **1. ROLL CALL**

6:00 p.m.

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25 **2. PLEDGE OF ALLEGIANCE**

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27 **3. WELCOME**

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29 **3.1 OATH OF OFFICE ADMINISTERED TO COMMISSIONERS WALLACE
30 REYNOLDS, DAN JOHNSON, AND A NEW APPOINTMENT TO BE
31 DETERMINED BY MAYOR WITH COUNCIL CONSENT**

32 Bill Morris administered the oath of office to Commissioners Reynolds and Johnson.

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34 **4. RECURRING BUSINESS**

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36 **4.1 MOTION: APPROVAL OF AGENDA**

Motion by Commissioner Johnson
Seconded by Commissioner Williams
To approve the agenda
Approved unanimously (4-0)

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42 **4.2 MOTION: APPROVAL OF MINUTES FOR JANUARY 25,2018**

Motion by Commissioner Allen
Seconded by Commissioner Johnson
To approve the Minutes of January 25, 2018
Approved unanimously (4-0)

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5. SPECIAL ORDER

**5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR
OPPOSITION TO A PROPOSED SUBDIVISION TO BE LOCATED
BETWEEN 4900 SOUTH AND 5000 SOUTH AT 500 WEST**

Morris stated that the purpose of the project meets the infill ordinance that permits the development of under-utilized parcels in the city. This property qualifies for parcel development. The development allows for improvements on nuisance lots. The applicant is proposing a 23 single home development. Morris stated that the lot sizes comply with the infill development code. The parking requirement is for a two car garage with two parking spaces. The scheme complies with the architectural code.

Chairman Reynolds opened the public hearing at 6:07 p.m.

Mark Hilles, representing Mountain West Architects, stated that they are excited with the project and have met with staff several times.

Chairman Reynolds closed the public hearing at 6:09 p.m.

**5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR
OPPOSITON TO A PROPOSED SUBDIVISION TO BE LOCATED AT
APPROXIMATELY 4940 SOUTH AND 300 WEST**

Morris stated that the applicant is proposing 13 single family lots and has met the requirements of the infill ordinance. Morris stated that the engineer has proposed a storm water plan.

Chairman Reynolds opened the public hearing at 6:12 p.m.

Jim Flint stated that it is a good project and has worked out a storm water solution with the city engineer.

Chairman Reynolds closed the public hearing at 6:15 p.m.

6. NEW BUSINESS

**6.1 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL
FOR THE SCOTT WEBBER INFILL SUBDIVISION LOCATED BETWEEN
4900 SOUTH AND 5000 SOUTH AT 500 WEST**

Morris directed the Commission to the renderings in the packet. Morris stated that they have met the requirements of the code. Commissioner Allen asked about engineering issues. Morris stated that the final plat will encompass the information that Commissioner Allen inquired about. The surrounding properties will be required to be on the final plat, along with the surveyor's report. Commissioner Allen asked about the zone of the project. Morris replied that the zone is determined by the infill development code, which is different from the zoning code. Morris stated that the project has been reviewed twice by the development review committee. Hilles stated that each of the units has an enclosed fence at the back. He stated that he believes that the

94 homes are at 28 feet. Commissioner Allen stated that he was concerned with the neighbor's
95 views. Hilles stated that the whole back line is commercial property.
96 Commissioner Larsen stated that the area is very unkempt and he would like to see this
97 development if he were to live in the area.
98 Chairman Reynolds stated that he hopes that the developments will be owner occupied and not
99 rentals. He would not like the properties to be allowed to be rented by the HOA.
100 Hilles stated that there are three light fixtures that will illuminate the road. He stated that the final
101 plat will include landscaping. Morris stated that a development agreement will be approved by
102 the City Council. Commissioner Allen stated that the ordinance only allows for 10 units. Morris
103 stated that the infill ordinance has a specific calculation for these types of properties. Chairman
104 Reynolds stated that the ordinance calculation was re-worked so that it would allow for the
105 development to conform to surrounding buildings. Morris will take a look at the final ordinance.
106 Morris stated that the ordinance may need to be changed before they can proceed.
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108 Hilles stated that each unit is estimated at 1700 square feet. Hilles stated that the material will be
109 brick and hardy plank, with heavy timbered entrances.
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111 **Motion by Commissioner Allen**
112 **Seconded by Commissioner Williams**
113 **To approve the preliminary subdivision**
114 **And site plan for the Weber subdivision**
115 **Approved Unanimously (5-0)**
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118 **6.2 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL**
119 **FOR THE RUSSELL LANGFORD INFILL SUBDIVISION LOCATED AT**
120 **APPROXIMATELY 4940 SOUTH AND 300 WEST**
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122 Morris stated that the preliminary plat is in the packet. Morris stated that the development has
123 been reviewed by the Committee. Flint stated that some units will be single level based on the
124 size of the property. Flint stated that they are not selling the property. They will build the homes
125 and then sell.
126 Morris clarified that the plans reviewed in the development review meeting is not the same plan
127 in the packet. The plans that were reviewed were 13 lots and the new plan has 15. Morris stated
128 that there is really 14 new lots. Morris stated that staff will have to look at the new plans and
129 make sure that they comply. He stated that he has not seen the new plans. Flint stated that they
130 added a new plot at lots 7, 8, and 9. He stated that he did check into the setback amounts and
131 they comply. The landscaping will be decided and put in by the owners once the homes are built.
132 Morris stated that city code dictates how long a new owner has to put their landscaping in.
133 Flint stated that they plan to have the development completed within 2-3 years, stating that they
134 will complete 4 or 5 houses at a time. Morris stated that they will need to provide letters from
135 public utilities upon final approval. Morris stated that he will cite code in the development
136 agreement.
137 Flint stated that parcel A is the detention parcel for drainage for the subdivision. He stated that
138 parcel B is not part of the development at this time. Langford stated that he has spoken to the
139 resident to acquire part of her backyard.
140 The construction for the units will be hardy board, rock side, and brick.

141 **Motion by Commissioner Larsen**
142 **Seconded by Commissioner Johnson**
143 **To approve the preliminary subdivision**
144 **And site plan for the Langford subdivision**
145 **Approved Unanimously (5-0)**

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148 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
149 **ZONING ISSUES**

150 There were no updates.

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

153 **Motion by Commissioner Williams**
154 **Seconded by Commissioner Johnson**
155 **To adjourn the meeting**
156 **Approved unanimously (5-0)**
157 **Time: 6:58 p.m.**

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160 **Date Approved**

City Recorder