

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, February 28, 2019
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Scott Larsen
Commissioner Dwight Henderson
Commissioner Dan Johnson
Commissioner T.R. Morgan
Commissioner Wallace Reynolds
Commissioner Charles Allen
Commissioner Darren Williams – 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

- ADMINISTER THE OATH OF OFFICE TO COMMISSIONERS LARSEN
AND HENDERSON

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

Motion by Commissioner Reynolds
Seconded by Commissioner Johnson
To approve the agenda
Approved unanimously (6-0)

4.2 MOTION: APPROVAL OF MINUTES FOR JANUARY 31, 2019

Motion by Commissioner Morgan
seconded by Commissioner Reynolds
to approve the minutes of January 31, 2019
Approved unanimously (6-0)

48 **5. SPECIAL ORDER**

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50 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR**
51 **OPPOSITION TO A PROPOSED ORDINANCE AMENDING CHAPTER**
52 **8.16 RELATING TO THE NUISANCE ORDINANCE**

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54 **Motion by Commissioner Morgan**
55 **Seconded by Commissioner Johnson**
56 **To open the public hearing**
57 **Approved unanimously (6-0)**
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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 6:06 p.m.**

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64 **6. NEW BUSINESS**

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66 **6.1 MOTION: CONCEPT SITE PLAN APPROVAL FOR AN INFILL SINGLE-**
67 **FAMILY RESIDENTIAL SUBDIVISION TO BE LOCATED AT 200 EAST**
68 **5000 SOUTH**
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70 Monroe stated that Mr. Stander has submitted a concept plan for an infill property. Morris
71 stated that this is just a green light to move forward with the process and that the concept
72 plan does not carry any weight. This is only a concept plan. Monroe stated that the T
73 zones are dead ends.

74 Commissioner Morgan asked how deep the retention pond will be. Mr. Stander stated
75 that it has not been designed by the engineer.

76 Morris emphasized that our infill ordinance has specific building plans that must be met
77 on the preliminary plans. He stated that this was explained to Mr. Stander during the
78 Development Review meeting. Monroe stated that he meets the infill density
79 requirements. Stander stated that he has not hired a civil engineer as of yet to draw up
80 the plans. He will not be able to attend the next Development Meeting. He stated that he
81 will try to be ready by the April meeting. Monroe stated that he will need to bring a site
82 plan to that meeting. Monroe stated that the concept plan may change depending on the
83 detention pond and other items to be reviewed at that meeting. Stander stated that the
84 units may be around 1700 square feet.

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86 **Motion by Commissioner Johnson**
87 **Seconded by Commissioner Henderson**
88 **To approve the concept site plan for an infill**
89 **Single family residential subdivision to be located at 200 East 5000 South**
90 **Approved unanimously (6-0)**
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6.2 MOTION/RECOMMENDATION: RECOMMENDATION FOR APPROVAL OF ORDINANCE 19-01 “AMENDING CHAPTER 8.16 NUISANCE ORDINANCE”

Morris stated that the public hearing requirement has been met. The ordinance has been reviewed several times. Morris stated that the intent is to make nuisance violations more measurable. Several typographical errors will be corrected before the ordinance is sent to Council for approval. Commissioner Reynolds stated that Monroe has more important things to do than enforce 52 nuisance violations. He stated that the City should have a part time code enforcement officer to enforce all the laws. Monroe stated that the law keeps good people honest. He stated that there are some that drag out the process and the ordinance is needed to have “some teeth” to enforce. Morris stated that the courts like to have it specifically spelled out and easy to prosecute.

**Motion by Commissioner Henderson
Seconded by Commissioner Reynolds
To recommend approval of Ord.19-01
“Amending Chapter 8.16 Nuisance Ordinance”
Approved (5-0)
Commissioner Morgan- Nay
Commissioners Larsen, Henderson, Allen, Reynolds, Johnson - Aye**

7. MOTION: ADJOURN THE MEETING

Commissioner Allen wanted to recognize Commissioner Reynolds for his years serving as Chairman.

**Motion by Commissioner Morgan
Seconded by Commissioner Johnson
To adjourn the meeting
Approved unanimously (6-0)
Time: 6:30 p.m.**

Chairman Larsen adjourned the meeting at 6:30 p.m.

Date Approved

City Recorder