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# City of Washington Terrace

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

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12 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

13 Chairman Scott Larsen  
14 Commissioner Dwight Henderson  
15 Commissioner Darren Williams - Excused  
16 Commissioner Dan Johnson - Excused  
17 Commissioner T.R. Morgan - Excused  
18 Commissioner Wallace Reynolds  
19 Commissioner Charles Allen  
20 Chief Building Inspector Jeff Monroe  
21 City Recorder Amy Rodriguez

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23 **Others Present**

24 Mike Mellott, Ryan Mellott

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26 **1. ROLL CALL** **6:00 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**

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34 **4.1 MOTION: APPROVAL OF AGENDA**

35 **Motion by Commissioner Allen**  
36 **Seconded by Commissioner Reynolds**  
37 **To approve the agenda**  
38 **Approved unanimously (4-0)**

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40 **4.2 MOTION: APPROVAL OF MINUTES FOR FEBRUARY 28, 2019**

41 **Motion by Commissioner Henderson**  
42 **Seconded by Commissioner Reynolds**  
43 **To approve the minutes of February 28, 2019**  
44 **Approved unanimously (4-0)**  
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48 **5. SPECIAL ORDER**

49 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR**  
50 **OPPOSITION TO A PROPOSED SUBDIVISION TO BE LOCATED AT**  
51 **175 WEST 4900 SOUTH**

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

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55 There were no citizen comments.

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57 **Chairman Larsen closed the public hearing at 6:06 p.m.**

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59 **6. NEW BUSINESS**

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61 **6.1 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL**  
62 **FOR AN INFILL SINGLE- FAMILY RESIDENTIAL SUBDIVISION TO BE**  
63 **LOCATED AT 175 WEST 4900 SOUTH**

64 Monroe stated that the property was officially recognized as an infill property and  
65 complies with the infill ordinance. Monroe stated that the Development Review  
66 Committee has approved the subdivision and the developers have supplied a new plan  
67 based on suggestions from the Development Review team.

68 R. Mellott stated that they have addressed snow removal issues, with the addition of  
69 green spot between lots 9 and 10. He stated that they have also widened the sidewalks as  
70 recommended from staff.

71 R. Mellott stated that they will be constructing duplexes, a four plex, and triplex.

72 R. Mellott stated that the units will all be the same and will be 1542 square foot with two  
73 car garages, per infill ordinance.

74 R. Mellott stated that there will be hardy wood on the front and sides and stucco will be  
75 used on the back. R. Mellott stated that the units will have small patios in the back. At  
76 present, the pad will be a solid pad across the back.

77 Commissioner Allen asked the official name of the subdivision. R. Mellott stated that at  
78 this time they do not have a name chosen. Monroe stated that the street addresses will  
79 need to be assigned.

80 Monroe stated that the hammerhead is for fire access.

81 R. Mellott stated that the units will be managed by an HOA and will manage the green  
82 space and the detention basin. Monroe stated that the infill ordinance takes the  
83 surrounding homes into consideration for zoning. Commissioner Reynolds asked what  
84 type of wall separation between units will be used. Monroe stated that it should be a  
85 double wall that would be sound proof and fire resistant.

86 R. Mellott stated that they would like to start building within 3 months.

87 Monroe stated that lighting will be required at the entrance. The official mylar will be  
88 brought back next month.

89 **Motion by Commissioner Henderson**  
90 **Seconded by Commissioner Reynolds**  
91 **To approve the preliminary and site plan**  
92 **For subdivision to be located at 175 West 4900 South**  
93 **Approved unanimously (4-0)**  
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**7. BUILDING AND PLANNING UPDATES**

Monroe stated that the infill ordinance has opened opportunities for many developments. He stated that there are five infill projects in the works. Chairman Larsen stated that that was the goal of the ordinance and is a good outcome. Monroe stated that he is waiting on street lighting before he can open up 5600 South. Monroe stated that a conditional use permit will be coming to the Commission for an online care sales business. He stated that he is working on how to make that work within the zone.

**8. MOTION: ADJOURN THE MEETING**

Chairman Larsen adjourned the meeting at

**Motion by Commissioner Reynolds  
Seconded by Commissioner Henderson  
To adjourn the meeting  
Approved unanimously (4-0)  
Time: 6:35 p.m.**

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**Date Approved**

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**City Recorder**