



**Planning Commission Meeting
Thursday, March 28, 2019
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681**

- 1. ROLL CALL** **6:00 p.m.**
- 2. PLEDGE OF ALLEGIANCE**
- 3. WELCOME**
- 4. RECURRING BUSINESS**
 - 4.1 MOTION: APPROVAL OF AGENDA**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.
 - 4.2 MOTION: APPROVAL OF MINUTES FOR FEBRUARY 28, 2019**
- 5. SPECIAL ORDER**
Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.
 - 5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR OPPOSITION TO A PROPOSED SUBDIVISION TO BE LOCATED AT 175 WEST 4900 SOUTH**
- 6. NEW BUSINESS**
 - 6.1 MOTION: PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL FOR AN INFILL SINGLE- FAMILY RESIDENTIAL SUBDIVISION TO BE LOCATED AT 175 WEST 4900 SOUTH**
- 7. BUILDING AND PLANNING UPDATES**
- 8. MOTION: ADJOURN THE MEETING**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

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)

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5. SPECIAL ORDER

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

**Motion by Commissioner Morgan
Seconded by Commissioner Johnson
To open the public hearing
Approved unanimously (6-0)**

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

There were no citizen comments.

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

6. NEW BUSINESS

**6.1 MOTION: CONCEPT SITE PLAN APPROVAL FOR AN INFILL SINGLE-
FAMILY RESIDENTIAL SUBDIVISION TO BE LOCATED AT 200 EAST
5000 SOUTH**

Monroe stated that Mr. Stander has submitted a concept plan for an infill property. Morris stated that this is just a green light to move forward with the process and that the concept plan does not carry any weight. This is only a concept plan. Monroe stated that the T zones are dead ends.

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

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

**Motion by Commissioner Johnson
Seconded by Commissioner Henderson
To approve the concept site plan for an infill
Single family residential subdivision to be located at 200 East 5000 South
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 unanimously (6-0)**

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



Planning Commission Staff Report

Author: Planning Dept.
Subject: Carver/Mollet In-fill Subdivision, Preliminary Subdivision & Site Plan approval, located at 175 West 4900 South.
Date: March 28, 2019, Thursday at 6:00pm, City Washington Terrace City Hall
Type of Item: Action to approve Preliminary Subdivision & Site Plan for Carver subdivision.

Summary: Review Preliminary Subdivision & site plan for Carver/Mollet Subdivision for Ryan & Mike Mollet located at located 175 West 4900 South
This property is part of the approved properties allowed for in-fill development.

If approved, the Developer will need to provide the Mylar and construction drawing and include the development agreement prior to bringing back the completed documents and information to the Planning Commission for Final Approval.

Description:

This Parcel has been previously used as Single-Family Residential home by the Carver Family This parcel has been identified and considered as a property that qualifies for In-fill development within the City of Washington Terrace.

In-fill housing allows for buildable sites on vacant lands that have been left as open space area and surrounded by different uses. With the adoption of the In-fill housing ordinance which allows the property Owners to build or develop their property.

The In-fill ordinance provides for higher density and adjustments to the City standards for zoning, modifications to setbacks, and road widths. The Developer shall also continue to maintain a single family element to the exterior appearance of the structures by maintaining two car garages and compliance with approved architectural standards, which means no stucco on the front of the building and adding varied roof lines with dormers and etc.

The In-fill development ordinance has become a key component of growth within the City of Washington Terrace.

Benefits of In-fill:

- Reduce unsightly nuisance lots
- Smart growth
- Improve appearance of an area
- Contribute to the economy, (taxes – fees)
- Diverse housing for Single Family- low moderate housing compliance
- Reduce crime
- Affordable housing

Topic: In-fill Subdivision

The applicant is proposing a Single Family townhome project consisting of 12 Single Family units. Each unit will be sold as Single Family units, the lot sizes and number of lots comply with the In-fill requirements to be considered as an In-fill subdivision.

The scheme and design of the buildings comply with architectural requirements of the Ordinance.

The parking requirement is for a **two car garage and two allowable spaces in front of the two car garage**. The developer has complied with the Ordinance.

The submitted plans and renderings comply with the In-fill development procedures and will accomplish the desired outcome.

- The Planning Commission should evaluate the In-fill proposed Site Plan & Subdivision for its practicality and potential Land Use benefit for the desired area and if the Site Plan that is submitted work.
- The impact of newer homes being built in the area, can increase property values to surrounding homes. Does this provide added value to the area and improve the quality of life for the surrounding area?

Analysis:

The objective is to provide landowners an opportunity to develop their ground. The intent is to also allow for development that will not distract from the area or City and will be a positive improvement to the City of Washington Terrace.

Department Review:

The Staff has reviewed the Site Plan and Carver/Mollet Subdivision development. The opinion at this time is to give a favorable recommendation for the Preliminary Site Plan and In-fill Subdivision approval.

The benefit of the development for the following reason

- This development will contribute to the area.
- It complies with the allowable lots for the bonus for the surrounding area.
- The minimum lot sizes conform to the In-fill Ordinance
- Renderings for the buildings comply with the In-fill architectural description as outlined in the code. (Two car garages, parking, materials to be used on exterior and curb appeal to the front and roof lines of the buildings).
- It meets the allowable parking spaces
- The overall design of the development meets the Cities goal for In-fill development.
- Has been given approval by Fire.

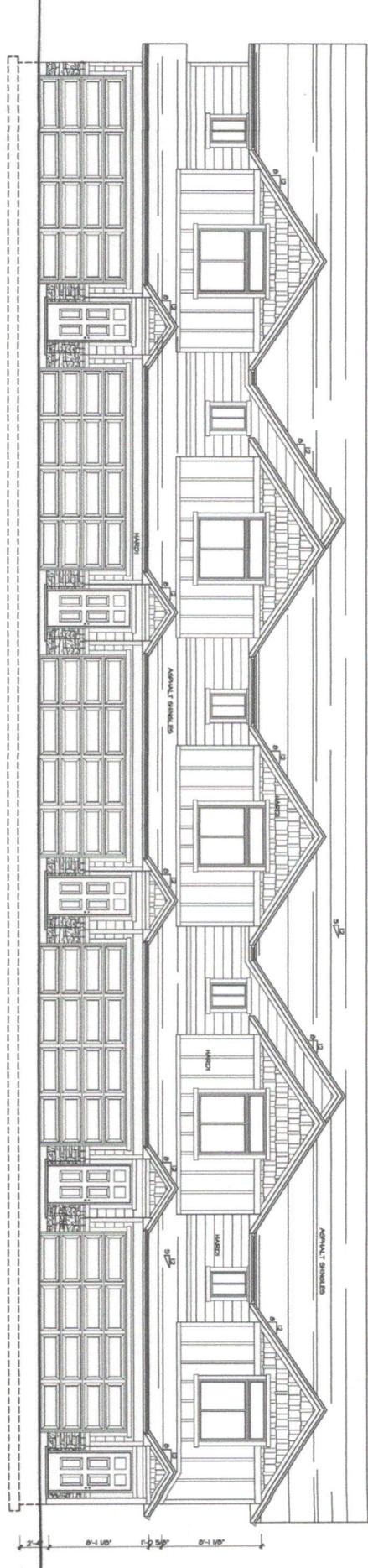
Alternatives:

A. Approve the Request: The Planning Commission should by motion give their favorable recommendation for the Preliminary Site Plan and In-fill Subdivision approval.

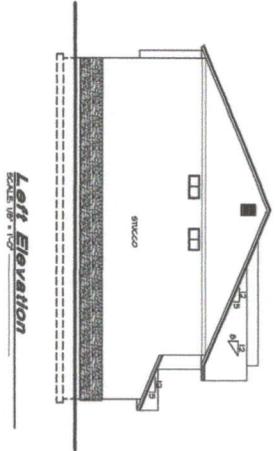
B. Deny the Request: The Planning Commission can deny the request with direction.

C. Continue the Item: The Planning Commission may table the request to a later meeting; requesting additional information, or seek additional changes or clarification and or staff items have been completed.

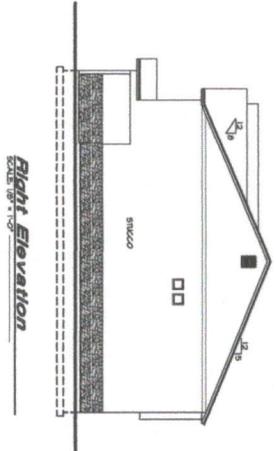
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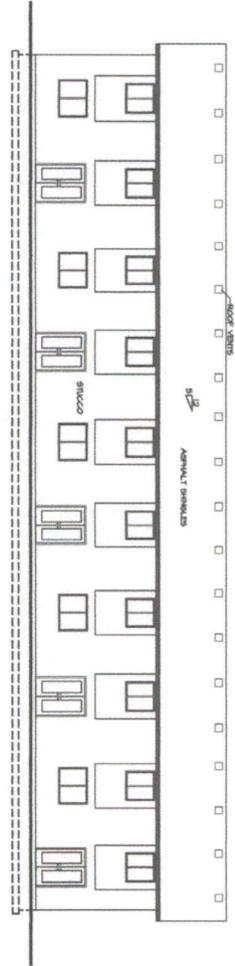
Front Elevation



Left Elevation



Right Elevation



Back Elevation

Sheet Index		
Sheet No.	Description	Sheet No.
A1.1	Overall Elevation	A1.2
A1.2	Front Elevation	A1.3
A1.3	Left Elevation	A1.4
A1.4	Right Elevation	A1.5
A1.5	Back Elevation	A1.6
A1.6	Foundation / Decking / Stairs - Details	A1.7
A1.7	Roof / Siding / Gables - Details	A1.8
A1.8	Interior / Exterior - Details	A1.9
A1.9	Other - Details	A1.10



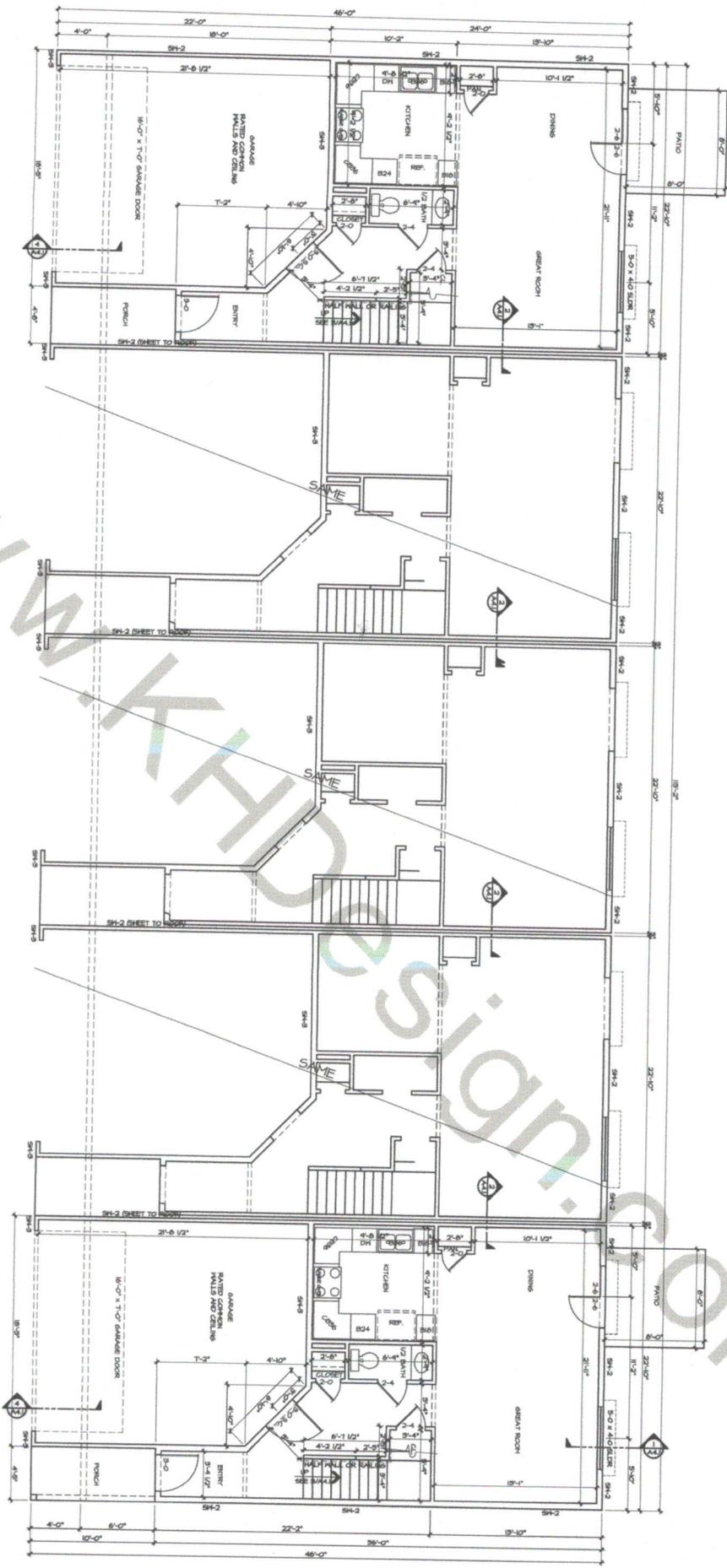
A1.1

www.zHousePlans.com
www.KHDesign.com
 995 S. STATE ST. #100 CLEARFIELD, UT 84015 PH. 801-774-5913

DRAWING Elevations
 SCALE: See Sheet

DATE: Oct. '18
 DRAWN BY: Ken Reed

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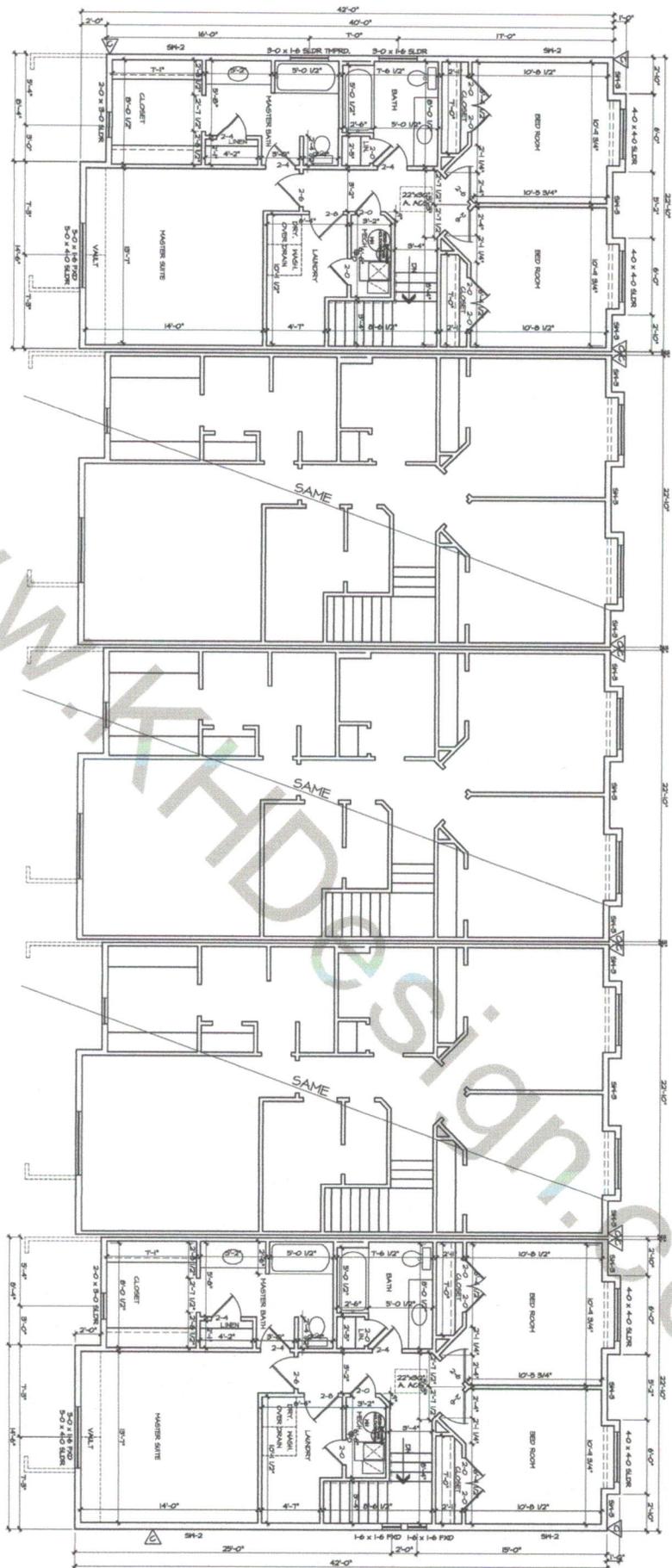
SH-2 WALL SCHEDULE

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16	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
17	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
18	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
19	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
20	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
21	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
22	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
23	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
24	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
25	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
26	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
27	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
28	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
29	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
30	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
31	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
32	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
33	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
34	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
35	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
36	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
37	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
38	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	180.00
39	1/2" GYP BOARD	1/2" GYP	8'-0"	1.80	100.00	1

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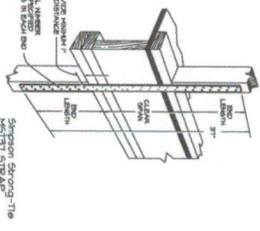


GENERAL SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	NOTES
1	WOOD TRIM	100	LF	1.50	150.00	
2	PAINT	1	QT	100.00	100.00	
3	CEILING	1	SQ	1.00	100.00	
4	FLOOR	1	SQ	1.00	100.00	
5	WALL	1	SQ	1.00	100.00	
6	DOOR	1	EA	100.00	100.00	
7	WINDOW	1	EA	100.00	100.00	
8	STAIR	1	EA	100.00	100.00	
9	BATH	1	EA	100.00	100.00	
10	KITCHEN	1	EA	100.00	100.00	
11	DINING	1	EA	100.00	100.00	
12	LIVING	1	EA	100.00	100.00	
13	BED ROOM	1	EA	100.00	100.00	
14	BED ROOM	1	EA	100.00	100.00	
15	BATH	1	EA	100.00	100.00	
16	LAUNDRY	1	EA	100.00	100.00	
17	CLOSET	1	EA	100.00	100.00	
18	CLOSET	1	EA	100.00	100.00	
19	WALK	1	EA	100.00	100.00	
20	WALK	1	EA	100.00	100.00	

MULL HEIGHTS STUD SCHEDULE

MAX HEIGHT	STUD RAYING	NOTES
0' 0" - 0' 6"	1" x 4" x 8" @ 16" O.C.	
0' 6" - 0' 12"	1" x 4" x 8" @ 16" O.C.	
0' 12" - 0' 18"	1" x 4" x 8" @ 16" O.C.	
0' 18" - 0' 24"	1" x 4" x 8" @ 16" O.C.	
0' 24" - 0' 30"	1" x 4" x 8" @ 16" O.C.	
0' 30" - 0' 36"	1" x 4" x 8" @ 16" O.C.	
0' 36" - 0' 42"	1" x 4" x 8" @ 16" O.C.	
0' 42" - 0' 48"	1" x 4" x 8" @ 16" O.C.	
0' 48" - 0' 54"	1" x 4" x 8" @ 16" O.C.	
0' 54" - 0' 60"	1" x 4" x 8" @ 16" O.C.	
0' 60" - 0' 66"	1" x 4" x 8" @ 16" O.C.	
0' 66" - 0' 72"	1" x 4" x 8" @ 16" O.C.	
0' 72" - 0' 78"	1" x 4" x 8" @ 16" O.C.	
0' 78" - 0' 84"	1" x 4" x 8" @ 16" O.C.	
0' 84" - 0' 90"	1" x 4" x 8" @ 16" O.C.	
0' 90" - 0' 96"	1" x 4" x 8" @ 16" O.C.	
0' 96" - 0' 102"	1" x 4" x 8" @ 16" O.C.	
0' 102" - 0' 108"	1" x 4" x 8" @ 16" O.C.	
0' 108" - 0' 114"	1" x 4" x 8" @ 16" O.C.	
0' 114" - 0' 120"	1" x 4" x 8" @ 16" O.C.	



Upper Level Floor Plan
SCALE: 1/8" = 1'-0"



A2.2
SHEET NO.

www.zHousePlans.com
www.KHDesign.com
995 S. STATE ST. #4
CLEARFIELD, UT 84015
PROJECT: Craig's Corner Townhome PRUD
Layton City, UT

DRAWING: Upper Level Floor Plan
SCALE: See Sheet

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DATE: Oct. '18
DRAWN BY: Ken Reed