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# City of Washington Terrace

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Minutes of a Regular Planning Commission Meeting held on  
Thursday, May 28, 2020  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

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12 **Due to COVID-19 response, the meeting will be held by ZOOM and live-streamed through**  
13 **Facebook.**

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15 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

16 Chairman Scott Larsen  
17 Commissioner Dwight Henderson - excused  
18 Commissioner Dan Johnson  
19 Commissioner T.R. Morgan- excused  
20 Commissioner Wallace Reynolds  
21 Commissioner Charles Allen  
22 Commissioner Steve Jacobson  
23 Chief Building Inspector Tyler Seaman  
24 City Recorder Amy Rodriguez  
25 City Manager Tom Hanson

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27 **Others Present**

28 Bruce Stephens, Tyler Nelson  
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31 **1. ROLL CALL**

6:00 p.m.

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33 **2. PLEDGE OF ALLEGIANCE**

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35 **3. WELCOME**

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37 **- INTRODUCTION OF CHIEF BUILDING OFFICIAL TYLER D.**  
38 **SEAMAN**

39 Hanson introduced Tyler Seaman as the City's Building Official and Community  
40 Development Director.

41  
42 **- ADMINISTER THE OATH OF OFFICE TO COMMISSIONERS ALLEN**  
43 **AND JACOBSON**

44 Rodriguez administered the Oaths of Office.  
45

46 **4. RECURRING BUSINESS**  
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48 **4.1 MOTION: APPROVAL OF AGENDA**

49 **Motion by Commissioner Allen**  
50 **Seconded by Commissioner Jacobson**  
51 **To approve the agenda**  
52 **Approved unanimously (5-0)**  
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54 **4.2 MOTION: APPROVAL OF MINUTES FOR JANUARY 30, 2020**

55 **Motion by Commissioner Allen**  
56 **Seconded by Commissioner Reynolds**  
57 **to approve the minutes of January 30, 2020**  
58 **Approved unanimously (5-0)**  
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60 **5. NEW BUSINESS**

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62 **5.1 MOTION: PRELIMINARY AND FINAL SITE PLAN APPROVAL AND**  
63 **RECOMMENDATION FOR APPROVAL FOR PLEASANT VALLEY**  
64 **MEDICAL PLAZA SUBDIVISION TO BE LOCATED AT 300 EAST TO**  
65 **ADAMS AVENUE ON 5600 SOUTH**

66 Seaman stated that it is a commercial subdivision with a future plan for medical offices.  
67 He stated that this subdivision approval is for recording of the property.

68 Seaman stated that the property is on the West side of Adams Avenue.

69 Seaman stated that the area is zoned for commercial (C-2) and meets the guidelines for  
70 the subdivision.

71 Commissioner Allen asked if the subdivision was reviewed by the Development Review  
72 team. Hanson stated that the process was completed when the 5600 South Road was  
73 reviewed. Hanson stated that the road has been put in and is set up for the subdivision.

74 Commissioner Allen asked what the developer's plan is for the property. Chairman  
75 Larsen clarified that the lots will be sold and then each new owner will come into the city  
76 for their property plans. Hanson stated that all the infrastructure has been completed on  
77 this subdivision and the lots are ready to be sold.

78 Seaman stated that this allows the owner of the land the ability to market the lots.

79 Commissioner Jacobson asked what qualifies as a medical facility. Mr. Stephens stated  
80 that he has an orthopedic group and a dentist organization who are looking to buy some  
81 lots. He stated that anyone could buy the commercial property, not just medical.

82 Commissioner Allen stated that the items listed on the plat as existing are not showing on  
83 the map. Nelson stated that all the utilities are already stubbed in to individual lots and  
84 are underground. He stated that the road mylar has the road stubs recorded.  
85

86 **Motion by Commissioner Reynolds**  
87 **Seconded by Commissioner Allen**  
88 **To approve the preliminary and final site plan**  
89 **And recommend approval for the Pleasant Valley Medical**  
90 **Plaza Subdivision**  
91 **Approved unanimously (5-0)**  
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95 **5.2 PRESENTATION: DISCUSSION ON POSSIBLE USES FOR THE CITY**  
96 **OWNED PROPERTY LOCATED AT 5580 SOUTH ADAMS AVENUE**

97 Hanson stated that the infill ordinance has allowed the City to allow new growth. Hanson stated  
98 that there is value in encouraging office buildings to come to the City. He stated that the area  
99 around the hospital is part of the RDA area, as well as the area around the Terrace Playhouse.  
100 Hanson presented different options on what can be built in the RDA areas, and their associated  
101 tax value. Hanson stated that commercial is taxed at a hundred percent value. Hanson stated that  
102 he wanted to give the Commission a vision as to where we might want to go in areas in the City  
103 that are ready for development. Hanson stated that he is working with Zion's bank on pro forma  
104 evaluations. He stated that Golden West Credit Union has purchased the land where the storage  
105 units are west of City Hall. He stated that it is a great growth opportunity for the City.  
106 He stated that the City may consider higher density housing as long as it is high quality.  
107 Commissioner Reynolds asked for an update on the property that America First has purchased.  
108 Hanson stated that Golden West Credit union has purchased the land as well as the Gardner  
109 Engineering Building. Hanson stated that Golden West Credit Union is looking for future  
110 expansion on Adams Avenue. Hanson stated that there is a timeline to receive the incentive from  
111 the RDA. Hanson stated that Golden West Credit Union is currently working on their  
112 architecture and plans. Hanson stated that they may want to close the road, however, extensive  
113 conversations will have to take place for that to happen.

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116 **6. MOTION: ADJOURN THE MEETING**

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118 **Motion by Commissioner**  
119 **Seconded by Commissioner**  
120 **To adjourn the meeting**  
121 **Approved unanimously (5-0)**  
122 **Time: 7:12 p.m.**

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**Date Approved**

\_\_\_\_\_ **City Recorder**