



**Planning Commission Meeting
Thursday, May 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**
 - **INTRODUCTION OF CHIEF BUILDING OFFICIAL TYLER D. SEAMAN**
 - **ADMINISTER THE OATH OF OFFICE TO COMMISSIONERS ALLEN AND JACOBSON**
- 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 JANUARY 30, 2020**
- 5. NEW BUSINESS**
 - 5.1 MOTION: PRELIMINARY AND FINAL SITE PLAN APPROVAL AND RECOMMENDATION FOR APPROVAL FOR PLEASANT VALLEY MEDICAL PLAZA SUBDIVISION TO BE LOCATED AT 300 EAST TO ADAMS AVENUE ON 5600 SOUTH**
 - 5.2 PRESENTATION: DISCUSSION ON POSSIBLE USES FOR THE CITY OWNED PROPERTY LOCATED AT 5580 SOUTH ADAMS AVENUE**
- 6. 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, January 30, 2020
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 Darren Williams (Vice-Chair)- arrived at 6:07 p.m.
Commissioner Dan Johnson -excused
Commissioner T.R. Morgan
Commissioner Wallace Reynolds
Commissioner Charles Allen- 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**

4. **RECURRING BUSINESS**

4.1 **MOTION: APPROVAL OF AGENDA**

**Motion by Commissioner Henderson
Seconded by Commissioner Reynolds
To approve the agenda
Approved unanimously (4 -0)**

4.2 **MOTION: APPROVAL OF MINUTES FOR NOVEMBER 14, 2019**

**Motion by Commissioner Morgan
Seconded by Commissioner Henderson
To approve the minutes of November 14, 2019
Approved unanimously (4-0)**

5. **SPECIAL ORDER**

48 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**
49 **OPPOSITION TO STANDER TOWNHOMES PHASE III, LOCATED AT**
50 **185 EAST 5000 SOUTH**

51 **Chairman Larsen opened the public hearing at 6:03 p.m.**

52 **There were no citizen comments.**

53 **Chairman Larsen closed the public hearing at 6:04 p.m.**

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55 **5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**
56 **OPPOSITION TO AMENDING CHAPTER 17.10 RELATING TO**
57 **IN-FILL DEVELOPMENT REGULATIONS**

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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 6:05 p.m.**

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63 **5.3 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**
64 **OPPOSITION TO AMENDING CHAPTER 17.56 RELATING TO REAL**
65 **ESTATE SIGNS AND VEHICULAR ADVERTISING REGULATIONS**

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

68 **There were no citizen comments.**

69 **Chairman Larsen closed the public hearing at 6:05 p.m.**

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71 **6. NEW BUSINESS**

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73 **6.1 MOTION: NOMINATE AND ELECT CHAIRMAN AND VICE-CHAIR**

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75 **Motion by Commissioner Morgan**
76 **Seconded by Commissioner Reynolds**
77 **To nominate and elect Commissioner Larsen**
78 **To serve as Chairman**
79 **Approved unanimously (5-0)**

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81 **Motion by Commissioner Reynolds**
82 **Seconded by Commissioner Morgan**
83 **To nominate and elect Commissioner Williams**
84 **To serve as vice-chair**
85 **Commissioner Williams stated that he will be**
86 **moving and resigning as a Commissioner**
87 **Motion has been withdrawn**

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89 **Motion by Commissioner Morgan**
90 **Seconded by Commissioner Reynolds**
91 **To nominate and elect Commission Henderson**
92 **To serve as vice-chair**
93 **Approved unanimously (5-0)**
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6.2 MOTION: SITE PLAN APPROVAL FOR STANDER TOWNHOMES PHASE III, TO BE LOCATED AT 185 EAST 5000 SOUTH

Monroe stated that the site plan will be tied into the existing phase II plat. Commissioner Reynolds noted that lot 304 is larger than the other lots. Stander explained that it is bigger because there is an existing detached garage on the lot. Stander asked if he could use vinyl siding. Morris stated that vinyl will never be allowed. The Council will be tightening up the requirements in the next item.

**Motion by Commissioner Henderson
Seconded by Commissioner Reynolds
To approve the site plan for Stander Townhomes Phase III, to be located at 185 East 5000 South
Approved unanimously (5-0)**

6.3 MOTION/ORDINANCE 20-01: RECOMMENDATION TO APPROVE AMENDMENT TO CHAPTER 17.10 RELATING TO IN-FILL DEVELOPMENT REGULATIONS

Morris stated that we are looking to make approvals for in-fill properties a legislative process. This allows the City to have more control over the developments and agreements.

**Motion by Commissioner Reynolds
Seconded by Commissioner Williams
To recommend approval of Ordinance 20-01 to amend Chapter 17.10 relating to in-fill development regulations
Approved unanimously (5-0)**

6.4 MOTION/ORDINANCE 20-02: RECOMMENDATION TO APPROVE AMENDMENT TO CHAPTER 17.56 RELATING TO RESIDENTIAL REAL ESTATE SIGNS AND VEHICULAR ADVERTISING REGULATIONS

Monroe stated there have been some real estate agents who have put huge signs out in residential areas. He stated that he has received complaints concerning the signs. He stated that some have reflected lights into homes. He stated that the ordinance will regulate big signs, as well as how many signs. He stated that the ordinance does not affect commercial properties.

Monroe stated that the ordinance prohibits trailers to be parked and used as an advertisement sign on an offsite property. It does not affect trailers that belong to the owner of the home. Commissioner Morgan asked what the enforcement expectations are. Morris stated that it will be hard to enforce. Commissioner Morgan asked about for sale signs in the window of homes. Monroe stated that he believes those would be allowed even though it is attached to the home. Commissioner Morgan asked why specify one type of industry. Morris stated that he spoke to the City Manager and Council would like it written as such. Commissioner Morgan stated that it is redundant since we have a sign ordinance already. He stated that the sign ordinance can be modified so it does not look like we are targeting a specific industry. The Commission decided to send it to Council with a negative approval. They would prefer to amend the general sign ordinance.

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**Motion by Commissioner Morgan
Seconded by Commissioner Williams
To deny Ordinance 20-02 to amend
Chapter 17.56 relating to residential real estate signs and
Vehicular advertising regulations
Approved unanimously (5-0)**

7. BUILDING AND PLANNING UPDATES

Monroe stated that there are streetlights on the new 5600 Road.
Monroe stated that there is another in-fill property looking to develop.
Morris stated that he would like to recognize Jeff Monroe for his 30 plus years of service.
The Commission wished him well.
Monroe stated that he appreciates the Commission and the work that they have done together.

8. MOTION: ADJOURN THE MEETING

Chairman Larsen adjourned the meeting at 6:36 p.m.

Date Approved

City Recorder



Planning Commission Staff Report

Community Development

Author: Community Development
Subject: Subdivision Approval
Date: May 20, 2020
Type of Item: Discussion/Action

Summary Recommendation: Motion to approve the preliminary and final subdivision located at the beginning point of 5700 S. Adams Avenue Parkway to 300 East.

Description:

Pleasant Valley Medical Plaza, located in the northwest quarter of section 20, township 5 north, range 1 West, Salt Lake base and meridian, Washington Terrace City, Weber County, Utah.

A. Background:

Applicant wants to subdivide the parcel into six separate parcels to be able to sell the properties to interested developers.

B. Analysis:

The Agent for the Developer, Tyler Nielson with Gardner Engineering has presented the subdivision plat to be signed on behalf of Bruce Stephens with Pleasant Valley Ranch.

C. Department comments:

The Community Development and Public Works has researched the proposed subdivision and recommend the approval of the subdivision.

Alternatives:

A. Approve the Request: The Planning Commission should make a motion to approve the Road Dedication plat.

B. Deny the Request: Deny the applicants request

C. Continue the Item: The Planning Commission may table the request to a later meeting, subject to suggesting additional information, or requiring changes to the ordinance prior to making a decision.

PLEASANT VALLEY MEDICAL PLAZA
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH
 APRIL 2020

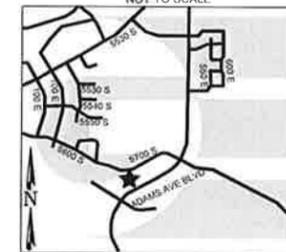
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5700 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°21'24" WEST 233.04 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 0°00'00" EAST 331.89 FEET AND SOUTH 33°21'43" WEST 66.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOLLOWING THREE(3) COURSES; (1) SOUTH 33°17'28" WEST 9.99 FEET; (2) SOUTH 56°37'17" EAST 75.02 FEET; (3) ALONG THE ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT 19.56 FEET, HAVING A CENTRAL ANGLE OF 36°38'32" WITH A CHORD BEARING SOUTH 8°52'36" EAST 19.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOLLOWING FIVE(5) COURSES; (1) ALONG THE ARC OF A 658.00 FOOT RADIUS CURVE TO THE RIGHT 267.45 FEET, HAVING A CENTRAL ANGLE OF 23°17'17" WITH CHORD BEARING SOUTH 40°55'18" WEST 265.61 FEET; (2) SOUTH 61°33'56" WEST 669.28 FEET; (3) ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE LEFT 9.17 FEET, HAVING A CENTRAL ANGLE OF 2°12'27" WITH A CHORD BEARING SOUTH 62°40'10" WEST 9.17 FEET; (4) SOUTH 63°46'23" WEST 75.37 FEET; (5) ALONG THE ARC OF A 262.00 FOOT RADIUS CURVE TO THE LEFT 24.78 FEET, HAVING A CENTRAL ANGLE OF 5°25'08" WITH A CHORD BEARING SOUTH 61°03'49" WEST 24.77 FEET; THENCE NORTH 55°27'25" WEST 516.97 FEET TO THE EAST BOUNDARY LINE OF RIDGELINE SUBDIVISION PHASE 15; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 10°51'25" EAST 146.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5700 SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX(6) COURSES; (1) ALONG THE ARC OF A 782.97 FOOT RADIUS CURVE TO THE RIGHT 3.37 FEET, HAVING A CENTRAL ANGLE OF 0°15'10" WITH A CHORD BEARING SOUTH 79°16'03" EAST 3.37 FEET; (2) ALONG THE ARC OF A 367.00 FOOT CURVE TO THE RIGHT 129.15 FEET WITH A CHORD BEARING SOUTH 69°18'45" EAST 128.48 FEET; (3) ALONG THE ARC OF A 483.00 FOOT RADIUS CURVE TO THE LEFT 511.54 FEET, HAVING A CENTRAL ANGLE OF 60°40'55" WITH A CHORD BEARING SOUTH 89°34'18" EAST 497.97 FEET; (4) NORTH 60°05'16" EAST 391.12 FEET; (5) ALONG THE ARC OF 204.20 FOOT CURVE TO THE RIGHT 225.51 FEET, HAVING A CENTRAL ANGLE OF 63°16'27" WITH CHORD BEARING SOUTH 88°16'30" EAST 214.22 FEET; (6) SOUTH 56°38'17" EAST 2.38 FEET TO THE POINT OF BEGINNING, CONTAINING 307,151 SQUARE FEET OR 7.051 ACRES MORE OR LESS.

FOUND NORTHWEST CORNER SEC. 20 T5N, R1W, S16&M GENERAL LAND OFFICE PIPE, 3" BRASS CAP MONUMENT ON 2" IRON PIPE, FLUSH WITH GROUND SURFACE IN GOOD CONDITION DATED 1941.

FOUND NORTHEAST CORNER SEC. 20 T5N, R1W, S16&M WEBER COUNTY PRECAST BRASS CAP MONUMENT 3" BELOW ROAD SURFACE IN GOOD CONDITION DATED 2004

VICINITY MAP
NOT TO SCALE



LEGEND

- Scale in Feet
1" = 70'
- OGDEN CITY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING WATER LINE
 - EXISTING IRRIGATION LINE
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD POWER
 - EXISTING GAS LINE
 - EXISTING WATER METER
 - EXISTING WATER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|--------|--------|-------|---------------|--------------|
| C1 | 220.59 | 658.00 | 19.21 | N47° 52' 54"E | 219.56 |
| C2 | 123.58 | 483.00 | 14.86 | S67° 24' 57"W | 123.22 |
| C3 | 123.92 | 483.00 | 14.70 | S82° 05' 40"W | 123.58 |
| C4 | 149.13 | 483.00 | 17.69 | N81° 42' 36"W | 148.54 |
| C5 | 114.93 | 483.00 | 13.63 | N66° 02' 51"W | 114.66 |

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIX LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRUCE STEPHENS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°21'24" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 5700 SOUTH STREET WAS ESTABLISHED BY THE RECORD OF SURVEY NUMBER 6152 FOR THE ROAD DEDICATION OF 5700 SOUTH.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PLEASANT VALLEY MEDICAL PLAZA IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PLEASANT VALLEY MEDICAL PLAZA

AND HEREBY DEDICATE, GRANT AND CONVEY TO WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2020.

BY: D. BRUCE STEPHENS, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2020, personally appeared before me D. BRUCE STEPHENS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of PLEASANT VALLEY RANCH, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said D. BRUCE STEPHENS acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

WASHINGTON TERRACE ATTORNEY
 I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF PLEASANT VALLEY MEDICAL PLAZA AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
 SIGNED THIS _____ DAY OF _____, 2020.
 CITY ATTORNEY

WASHINGTON TERRACE ENGINEER
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
 SIGNED THIS _____ DAY OF _____, 2020.
 CITY ENGINEER

WASHINGTON TERRACE PLANNING COMMISSION APPROVAL
 APPROVED BY THE WASHINGTON TERRACE PLANNING COMMISSION.
 SIGNED THIS _____ DAY OF _____, 2020.
 CHAIRMAN, PLANNING COMMISSION

WASHINGTON TERRACE APPROVAL AND ACCEPTANCE
 PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS _____ DAY OF _____, 2020, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND ACCEPTED.
 _____ MAYOR, WASHINGTON TERRACE
 ATTEST: _____ CITY RECORDER

NOTES

- ZONE C2 CURRENT YARD SETBACKS: FRONT: 20 FEET ON STREETS LESS THAN 80 FEET IN WIDTH, 50 FEET ON STREETS AND HIGHWAYS OF 80 FEET OR MORE IN WIDTH. SIDE: NONE, EXCEPT 10 FEET ADJACENT TO A RESIDENTIAL ZONE. SIDE FACING A STREET WITH A CORNER LOT IS 20X20 FEET. REAR: NONE, EXCEPT 10 FEET WHERE BUILDING REARS ON A RESIDENTIAL ZONE.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 4905740366F WITH AN EFFECTIVE DATE OF JUNE 02, 2015.

R:STEPHENS0202 - P:\WP\SURVEY\INDIVIDUAL\WP SUB.DWG

| | | |
|--|----------------|---|
| DEVELOPER: PLEASANT VALLEY RANCH LLC 5712 S ADAMS AVE PKWY WASHINGTON TERRACE, UT 84405 | S1 1 | COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____ |
| | | CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066 |