

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, June 28, 2018
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Wallace Reynolds
Commissioner Dan Johnson- excused
Commissioner T.R. Morgan
Vice- Chair Scott Larsen
Commissioner Charles Allen
Commissioner Darren Williams - excused
Commissioner Henderson – excused
Planning Attorney Bill Morris
Chief Building Inspector Jeff Monroe
City Recorder Amy Rodriguez

Others Present

None

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 Morgan
Seconded by Commissioner Larsen
To approve the agenda
Approved unanimously (4-0)

4.2 MOTION: APPROVAL OF MINUTES FOR MAY 31 ,2018

Motion by Commissioner Allen
Seconded by Commissioner Larsen
to approve the minutes of May 31, 2018
Approved unanimously (4-0)

48
49 **5. SPECIAL ORDER**
50

51 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**
52 **OPPOSITION TO A CONDITIONAL USE PERMIT AND**
53 **REQUIREMENTS FOR A LANDSCAPING COMPANY OFFICE AND**
54 **EQUIPMENT TO BE LOCATED AT 310 EAST 5000 SOUTH IN THE C-1**
55 **COMMERCIAL ZONE**
56

57 **Chairman Reynolds opened the public hearing at 6:19 p.m.**

58 There were no citizen comments.

59 **Chairman Reynolds closed the public hearing at 6:20 p.m.**
60

61 **6. NEW BUSINESS**
62

63 **6.1 MOTION: APPROVAL OF CONDITIONAL USE PERMIT FOR**
64 **KEVIN LINSLEY LANDSCAPING COMPANY TO BE LOCATED AT**
65 **310 EAST 5000 SOUTH IN THE C-1 COMMERCIAL ZONE**

66 Monroe stated that the area is the old Neptune Pool lot. He stated that the pool will be
67 demolished and filled in to make way for an office building and a possible storage area for
68 landscaping equipment. Monroe stated that he believes that the vehicles parked in the area will
69 remain. Monroe stated that the area is located behind Tod's Printing shop.

70 Monroe stated that this particular piece of ground will have to have the address changed, as it
71 currently shares the same address as another parcel. Chairman Reynolds noted that the parcel
72 next to it that was granted approval last meeting shows the address as 300 West, coming in off of
73 500 South. Monroe stated that he will research the address, as he noted that it should be coming
74 off of 300 West.

75 Monroe stated that he does not know a timeframe for the project, however, he estimates that it
76 will begin within the next 6 months.

77 Commissioner Allen asked if there was a completed site development plan. Monroe stated that
78 they did not. He stated that they are going to demo the area and then come in for a building
79 permit at a later date. Commissioner Allen stated that he would like to see a site plan.

80 Monroe noted that they will need to bring in plans at the building permit stage.

81 Commissioner Larsen stated that the motion is to approve the use of the zone for a landscaping
82 company and the rest will come later.

83 Chairman Reynolds stated that it would be helpful to know if they are going to construct a
84 building as their headquarters. He stated that he feels that they will need to bring in a plan as
85 well.

86 Monroe stated that the Commission will need to approve the parking stalls proposed.

87 Commissioner Allen stated that there are 24 issues in code that the Commissioner should be
88 looking at to grant a conditional permit.

89 Commissioner Morgan stated that he does not have a problem with the location for their
90 business.

91 **Motion by Commissioner Morgan**
92 **Seconded by Commissioner Larsen**
93 **To table the item pending submission of site plan**
94 **Approved unanimously (4-0)**
95

96 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
97 **ZONING ISSUES**

98 There were no updates.

99

100 **8. MOTION: ADJOURN THE MEETING**

101 Chairman Reynolds adjourned the meeting at 6:35 p.m.

102

103

104

105

106

Date Approved

City Recorder