



Planning Commission Meeting
Thursday, June 28, 2018
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 MAY 31 ,2018**

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 AND OPPOSITION TO A CONDITIONAL USE PERMIT AND REQUIREMENTS FOR A LANDSCAPING COMPANY OFFICE AND EQUIPMENT TO BE LOCATED AT 310 EAST 5000 SOUTH IN THE C-1 COMMERCIAL ZONE**

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

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

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

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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, May 31, 2018
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

12 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

13 Chairman Wallace Reynolds
14 Commissioner Darren Williams
15 Commissioner Henderson
16 Commissioner T.R. Morgan- arrived 6:06 p.m.
17 Vice- Chair Scott Larsen – arrived 6:06 p.m.
18 Commissioner Charles Allen
19 Commissioner Dan Johnson – excused
20 Chief Building Inspector Jeff Monroe
21 City Recorder Amy Rodriguez

22
23 **Others Present**

24 Cordell Wall, Doug Dingman

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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 Henderson
36 Seconded by Commissioner Williams
37 To approve the agenda
38 Approved unanimously (4-0)

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40 **4.2 MOTION: APPROVAL OF MINUTES FOR APRIL 26 ,2018**

41 Motion by Commissioner Allen
42 Seconded by Commissioner Henderson
43 to approve the minutes of April 26, 2018
44 Approved unanimously (4-0)
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48 **5. SPECIAL ORDER**

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50 **5.1 PUBLIC HEARING: TO HEAR COMMENT ON FINAL SITE PLAN**
51 **APPROVAL FOR THE DASH MANAGEMENT DEVELOPMENT**
52 **LOCATED AT 50 EAST 4600 SOUTH**

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54 **Chairman Reynolds opened the Public Hearing at 6:03 p.m.**

55 There were no citizen comments.

56 **Chairman Reynolds closed the Public Hearing at 6:04 p.m.**

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58 **5.2 PUBLIC HEARING: TO HEAR COMMENT ON AMENDING CHAPTER**
59 **17.44 SECTION 17.44.200 E.1.c. "PARK STRIPS" WHICH**
60 **WILL IDENTIFY THE IMPACT TO TRAFFIC EGRESS FLOW WITHIN**
61 **RESIDENTIAL ZONES**

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63 **Chairman Reynolds opened the Public Hearing at 6:05 p.m.**

64 There were no citizen comments.

65 **Chairman Reynolds closed the Public Hearing at 6:06 p.m.**

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67 **6. NEW BUSINESS**

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69 **6.1 MOTION: FINAL SITE PLAN APPROVE FOR THE DASH MANAGEMENT**
70 **DEVELOPMENT TO BE LOCATED AT 50 EAST 5600 SOUTH**

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72 Monroe stated that Mr. Dingman would like to remodel the Tuxedo Shop and expand it so that
73 he can relocate his printing company.

74 Dingman stated that Cordell Wall manages Dash Management Development. He stated that they
75 started the process to see if it was feasible to move his Dingman Printing Company to the new
76 site. He stated that he wants to make sure that they can accommodate for parking. He stated that
77 the business does not rely on walk in traffic and the majority of the building will be used for
78 production. Monroe stated that Dingman has one ADA stall, which meets requirements. He
79 stated that Dingman is asking for approval of his parking stalls. Monroe stated that the business
80 is in a permitted use. Monroe stated that the remodel is a great opportunity to bring the building
81 up to code. Dingman anticipates having 12 parking stalls, which he states will be adequate for his
82 needs.

83 Commissioner Allen asked where the property line ends on the west side. Wall stated that it is
84 close to the asphalt parking lot. Wall stated that there will be enough room for the proposed build
85 out. Wall stated that the intent is to replace the small existing building next to it. Monroe stated
86 that it will depend on several criteria as to whether a sprinkler system is necessary. Dingman
87 stated that there will be a security system in place. Commissioner Henderson asked if there is a
88 road behind the property and the school. Dingman stated that there is a right of way and he will
89 be entering into an agreement with the school for use of the road. Commissioner Allen asked
90 about a snow removal plan. Dingman stated that he has plows and will be performing the
91 removal himself. He stated that he will approach the school to see if they can push the snow onto
92 the grass. Dingman stated that there will be minimal landscaping.

93 Commissioner Allen asked if there will be any noise issues. Dingman stated that the presses are
94 not loud and it is a non-issue.

95 Monroe stated that the Fire Marshall will inspect and do an annual inspection of the building.
96 Wall stated that they will provide plans to Monroe. Monroe stated that this would be final
97 approval for this project. The Commission has final approval on site plan.

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99 **Motion by Commissioner Henderson**
100 **Seconded by Commissioner Larson**
101 **To approve the final site plan for**
102 **The Dash Management Development to be**
103 **Located at 50 East 5600 South**
104 **Approved unanimously (6-0)**

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106 **6.2 DISCUSSION/MOTION ORDINANCE 18-09: RECOMMENDATION TO**
107 **COUNCIL TO AMEND CHAPTER 17.44 SECTION 17.44.200, “PARK**
108 **STRIPS”, REGARDING THE IMPACT TO THE CLEAR VIEW LINE OF**
109 **SIGHT FOR EGRESS WITHIN RESIDENTIAL ZONES**

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111 Chairman Reynolds stated that there are duplicate statements on the previous ordinance. Monroe
112 stated that this ordinance is an amendment to that ordinance regarding as to what type of items
113 are allowed in park strips to make sure there is a clear line of sight without vegetation
114 hampering. Monroe stated that the water meters need to be clear of trees and shrubbery so that
115 Public Works will be able to access the meter. Monroe stated that the ordinance will not allow
116 for shrubbery to exceed 3 feet. Chairman Reynolds asked for a definition of “street furniture”.
117 Monroe will strike C iii., as it is a duplication of item C iv.
118 Monroe stated that there are absentee residents who do not take care of their yards and trees.
119 Monroe stated that there is a 3 foot rule concerning roots and the base of the tree.
120 Monroe stated that he will add a vertical limit component to the ordinance. He will add a section
121 that stated that the height limit has to be at least 7 feet above the water meters.
122 Monroe stated that if someone wants to cement their park strip, they must first get a zoning
123 compliance permit, which is free of charge. Commissioner Henderson stated that he noticed that
124 the ordinance does not address planting trees and shrubs around other utilities. Monroe stated
125 that the language can be added to the ordinance.

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127 **Motion by Commissioner Larson**
128 **Seconded by Commissioner Henderson**
129 **To recommend approval of**
130 **Ordinance 18-09 “Park Strips”**
131 **With the adjustments mentioned in the meeting**
132 **Approved unanimously (6-0)**

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134 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
135 **ZONING ISSUES**

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137 Monroe stated that the new public works building is almost completed and will be given
138 occupancy next week. Monroe will set up a time for the Commission to tour the building.

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

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**Motion by Commissioner Larsen
Seconded by Commissioner Morgan
To adjourn the meeting
Approved unanimously
Time: 6:48 p.m.**

Date Approved

City Recorder

Planning Commission Staff Report

Building & Planning

Author: PLANNING & BUILDING DEPT.
Subject: CONDITIONAL USE PERMIT, FOR A LANDSCAPE COMPANY
310 EAST 5000 SOUTH, OWNER KEVIN LINSLEY
Date: JUNE 28, 2018
Type of Item: A Conditional use permit for Landscape Company office headquarters & Shop.

Summary Recommendations: To grant by motion a Conditional Use Permit (CUP) for Landscape Company office headquarters & Shop at 310 East 5000 South.

Description:

A. Topic: The Planning Commission approves Conditional Use Permits (CUP). The proposed use at 310 East 5000 South will be for a Landscape Company Office Headquarters & Shop. It is the responsibility of the Commissions to review and set any conditions by which the business should operate under.

B. Background:

1. The Landscape Company office headquarters & Shop at 310 East 5000 South, as part of the land use requirements is required to be approved by the Planning Commission for a Conditional use permit.
2. Mr. Linsley has meet with the Development review team and has met Staffs requirements and has been allowed to move on to the Planning Commission, for the Conditional Use Permit approval.
3. This is in the C-1 zone and a Landscape Business requires approval by a Conditional Use Permit process.
4. Staff recommends that all demolition and site work be completed prior to construction of office and shop spaces. (Pool be removed, filled-in and soil replaced and compacted).
5. Shall meet the requirements for commercial parking and landscaping. Parking spaces shall be established by the Planning Commission. Commercial zone shall be required to provide 10% landscaping and a plan shall be submitted for approval or authorized by the commission to allow staff to review and pass off in their behalf.
6. Shall meet fire code requirements. (fire safety items per building code)
7. Address will need to be changed to be in compliance with county parcel records.

C. Department Review:

The development review team recommends granting the Conditional Use to Mr. Linsley, and he will need to comply with Conditions as set by the Planning Commission,

Alternatives:

A. Approve the Request:

The Planning Commission should make a motion to approve the Conditional Use Permit.

B. Deny the Request:

The Planning Commission can deny the request.

- C. **Continue the Item:** The Planning Commission could table the item to a later meeting, for action at that time.



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Apartments

Lake Park Apartments

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