

1
2
3 **City of Washington Terrace**
4
5

6 **Minutes of the Planning Commission Meeting held on**
7 **Thursday, August 27, 2020**
8 **City Hall, 5249 South 400 East, Washington Terrace City,**
9 **County of Weber, State of Utah**
10

11
12 Note: The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic
13 for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious
14 disease. Members of the public at the Public Meeting may view the meeting via the City’s Facebook page at:
15 Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to:
16 amy@washingtonterracecity.org. or typed into the Facebook live stream at the Public Hearing agenda item.
17

18 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

- 19 Chairman Scott Larsen
20 Commissioner Wallace Reynolds
21 Commissioner Charles Allen
22 Commissioner T.R. Morgan
23 Commissioner Steve Jacobson
24 Commissioner Dwight Henderson
25 Commissioner Dan Johnson - Excused
26 Chief Building Inspector Tyler Seaman
27 City Recorder Amy Rodriguez
28 Planning Attorney Bill Morris
29

30 **Others Present**

31 Melanie Child, Gerrit Timmerman
32

33 **1. ROLL CALL** **6:00 p.m.**

34
35 **2. PLEDGE OF ALLEGIANCE**

36
37 **3. WELCOME**

38
39 **4. RECURRING BUSINESS**

40
41 **4.1 MOTION: APPROVAL OF AGENDA**

42 **Motion by Commissioner Allen**
43 **Seconded by Commissioner Morgan**
44 **To approve the agenda**
45 **Approved unanimously (6-0)**

46
47 **4.2 MOTION: APPROVAL OF MINUTES FOR AUGUST 6, 2020**
48

49 **Motion by Commissioner Jacobson**
50 **Seconded by Commissioner Allen**
51 **To approve the minutes or August 6, 2020**
52 **Approved unanimously (6-0)**
53

54 **5. NEW BUSINESS**
55

56 **5.1 MOTION: PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR**
57 **AN AMBULATORY SURGICAL CENTER TO BE BUILT ON LOT ONE**
58 **OF THE PLEASANT VALLEY MEDICAL SUBDIVISION LOCATED AT**
59 **THE CORNER OF 5700 SOUTH STREET ADAMS AVENUE PARKWAY**
60

61 Seaman stated that the parcel has been subdivided. He stated that the plans have been
62 submitted along with architectural drawings. He stated that the storm water pollution plan
63 will be required, along with engineer approval before any permits are issued. He stated
64 that he has received the geotechnical report.

65 Commissioner Allen asked if we are required to have a public hearing for this item.
66 Seaman stated that this is only a site plan without conditional approvals, and therefore no
67 public hearing is needed.

68 Seaman stated that they do not plan on putting the parking stalls on the west side of the
69 building. He stated that the parking ratio will be met very easily. He stated that new
70 parking calculations will be completed as tenants begin to build so that standards will be
71 met.

72 Seaman stated that this has been through Development Review.

73 Seaman stated that there are no problems with setbacks. He stated that it is a permitted
74 use.

75 Commissioner Jacobson stated that the landscaping is not addressed on the plat. Seaman
76 stated that he has been told by the developers that they are planning on maintaining a
77 native grass in that area and it will be documented as such. Commissioner Jacobson does
78 not want it to become an eyesore as other lots are established.

79 Commissioner Jacobson stated that there are poor sight lines coming out of 5800 South
80 onto Adams Avenue and requests that a special effort is made to make the sightline
81 clearer on that corner. Seaman stated that the trees are out of code at this time and will be
82 removed.

83 Commissioner Allen stated that the site plan shows only three ADA parking spaces, and
84 feels like there should be more. He also stated that there is not a surveyor certificate on
85 the site plan. Morris stated a survey is not required for a site plan, however, there should
86 be a stipulation that an engineer signs the site plan.

87 Seaman stated that there will not be any fencing or screening on the property.

88 Seaman stated that a lighting plan will need to be provided before they receive any
89 permits. They will need to supply a photometric plan.
90

91 **Motion by Commissioner Allen**
92 **Seconded by Commissioner Henderson**
93 **To give preliminary and final site plan approval**
94 **For the Ambulatory Surgical Center to be built**
95 **On lot one of the Pleasant Valley Medical Subdivision located at**

**The corner of 5700 South Street and Adams Avenue Parkway
Approved unanimously (6-0)**

96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116

6. BUILDING AND PLANNING UPDATES

Seaman stated that two floors of the hospital addition are filled and tenants should be moving in soon.

Seaman stated that he is working on land use ordinances concerning parking and other items and they will be brought back to the Commission. Seaman stated that Council has been discussing parking issues, specifically the three foot rule off of the property. He stated that it has been hard to meet the 3 foot clause.

7. MOTION: ADJOURN THE MEETING

**Motion by Commissioner Jacobson
Seconded by Commissioner Allen
To adjourn the meeting
Approved unanimously (6-0)
Time: 6:28 p.m.**

Date approved

City Recorder