

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, November 29, 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 Dwight Henderson - Excused
Commissioner Dan Johnson
Commissioner Charles Allen
Commissioner Darren Williams
Vice- Chair Scott Larsen
Commissioner T.R. Morgan
Chief Building Inspector Jeff Monroe
City Recorder Amy Rodriguez

Others Present

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 (6-0)

4.2 MOTION: APPROVAL OF MINUTES FOR OCTOBER 25 ,2018

Motion by Commissioner Allen
Seconded by Commissioner Larsen
to approve the minutes of October 25, 2018
Approved unanimously (6-0)

5. SPECIAL ORDER

5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT OR

48 **OPPOSITION TO A PROPOSED INFILL SUBDIVISION “HARVEST**
49 **POINT ESTATES” TO BE LOCATED AT 114 EAST 5000 SOUTH**

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

52
53 Resident Richard Gabel supplied the Commission with a document expressing his concerns. He
54 stated that he does not have any negative comments concerning the subdivision. He is requesting
55 that the setback be looked at if it will affect the pond area. He asked that the design be looked out
56 to minimize the water in the gutter. He stated that the sewer system has problems. He asked that
57 the engineer review the sewer design plan.

58 Gabel stated that he is concerned about the survey, not the project. He stated that all of the
59 descriptions for the property comes off a point in the road that nobody can see because the road
60 is there. He stated that he believes that the survey is wrong. He stated that the single point on the
61 southwest corner cannot be re-established. He stated that technically all the descriptions are
62 incorrect. He stated that he does not want to do litigation, however, he is concerned about the
63 current survey and people losing part of their property because of where the boundary points are
64 established. Gabel stated that he is not worried about his property because he has stakes in. He
65 does not want anyone else to have impacted property. He hopes that something can be worked
66 out to accommodate the fence and properties.

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68 **Chairman Reynolds closed the public hearing at 6:16 p.m.**

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70 **6. NEW BUSINESS**

71
72 **6.1 MOTION: PRELIMINARY INFILL SUBDIVISION APPROVAL FOR**
73 **HARVEST POINT ESTATES, LOCATED AT 114 EAST 5000 SOUTH**

74 Commissioner Johnson asked about the issues on the storm and sewer drain. Monroe stated that
75 the city engineer will cover the storm, sewer drain, as well as the survey issues before the item
76 comes back for final approval before it goes to City Council. Monroe stated that this is a
77 preliminary approval and these items will need to be completed before it comes back. Monroe
78 stated that the survey issues will be reviewed as part of this process, stating that he has run into
79 issues with survey markers incorrectly placed in the city. He stated that we would like to avoid
80 any takings. He stated that he will bring up the survey points that Mr. Gabel spoke of to the City
81 engineers. Monroe stated that he feels that due diligence was done in having the property
82 surveyed, however, he will make sure that the engineers check to make sure that the survey is
83 correct. He stated that the survey will be looked at correctly.

84
85 Matt McKonkie, the owner of the property, stated that the home on the corner will be removed.
86 He stated that the street will be put in right where the home currently sits and the current street
87 will be abandoned. McKonkie stated that there are several green houses that he uses to grow
88 pumpkins.

89
90 Commissioner Allen thanked Mr. Gabel for bringing his concerns to the Commission. He stated
91 that he recommends tabling the item until all of the items on Mr. Gabel’s memo until all the
92 issues are worked out between all the parties.

94 Chairman Reynolds stated that he had questions as well. He stated that many of the items will
95 be addressed before final. He stated that the boundary lines will be reviewed and validated by the
96 county recorder. He stated that he feels all of the issues will be resolved.

97 Monroe stated that the preliminary approval deals with the concept of the project. He stated that
98 after that all the work needs to be done and reviewed by the engineer before it comes for a final.
99 He stated that the process could be delayed two months if the item is tabled tonight.

100 Monroe stated that the survey issues will be resolved before it is brought back to the
101 Commission. Monroe stated that if there are any historical issues, they will need to be identified
102 and corrected moving forward. Monroe stated that the Development Review Meeting had the
103 city attorney, city manager, building inspector, public works director, fire chief, and engineer
104 review the concept and everyone was fine with the concept.

105
106 Commissioner Morgan stated that he does not think that the item needs to be tabled, but he stated
107 that he will not approve a final until all the issues are worked out and corrected. Commissioner
108 Larsen stated that the approval is just on the conceptual design and that approval would allow
109 them to work on the other issues.

110
111 Kent Wilkerson, the architect, stated that he was concerned about the setbacks as well and that is
112 why he had a survey completed before bringing it forward to the Commission. Wilkerson stated
113 that the pond is actually the detention basin.

114
115 Commissioner Allen asked if there are security plans such as lighting, snow removal, refuse
116 plans, and landscaping plans. McKonkie stated that there will be an HOA that would pay for the
117 property maintenance. McKonkie stated that the overall height will be two stories, around 25
118 feet. Monroe stated that they meet the city requirements. McKonkie stated that they are parceling
119 each home for individual ownership, however, he stated that he cannot control if someone rents
120 their property.

121
122 Chairman Reynolds stated that Monroe verifies all the information concerning curbs and gutters,
123 lighting, and fencing during his review. McKonkie stated that there will not be basements on the
124 property.

125 Commissioner Allen recommends that there are stop signs placed at the end of 5000 South.

126
127 McKonkie stated that there is nothing outside of the ordinance in his plans. McKonkie stated that
128 each unit will have rear access.

129

130 **Motion by Commissioner Morgan**
131 **Seconded by Commissioner Larsen**
132 **to approve the preliminary subdivision and site plan concept**
133 **Harvest Pointe Estates Subdivision located at 114 East 5000 South**
134 **Approved unanimously (6-0)**

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138 **6.2 MOTION: APPROVAL OF CONDITIONAL USE PERMIT FORE AN**
139 **AMUSEMENT ENTERPRISE BUSINESS, CLUE INN ESCAPE ROOM**
140 **GAMES, LOCATED AT 5100 SOUTH 375 EAST A**

141 Monroe stated that the escape room is a room that has clues and keys are given as the clues and
142 puzzles are solved. Monroe stated that they would like to use the old Hancock Building top floor
143 for their business. Monroe stated that Dingman Printing will still be on the lower floor.

144 Cathy Pommier stated that they have two locations in Perry, and a mobile business as well. They
145 are looking to expand the business in the south. She stated that they currently run one room at a
146 time, however, they are looking to run 6 rooms at the Hancock Building.

147 Pommier stated that there are 28 escape rooms in Utah and they are looking to expand. She
148 stated that the rooms become a team event and is very exciting. She stated that she is educated in
149 emergency management and usually does not allow more than 8 people, but optimal is 6 people
150 per room. She stated that sometimes there are more people to allow for team building.

151 Monroe stated that the parking for square footage is adequate. Monroe stated that there is an
152 occupancy code of 40 people.

153 Commissioner Allen asked if a site plan was submitted. Monroe stated that he did a walk through
154 because it is an existing structure. He stated that there are some egress conditions that need to be
155 placed. He stated that the fire department needs to do a walk through. Monroe stated that a site
156 plan is not needed. Pommier stated that private scheduled appointments will be made during the
157 day. She stated that the hours for the public will be 4-11p.m. and 1-11p.m. on Saturdays.

158 Pommier stated that a ramp will be completed and is working with the owner. Pommier stated
159 that it is an entertainment business and not an instructional business.

160 Chairman Reynolds stated that the issue to be discussed is land use and whether they meet the
161 requirements. Monroe stated that if it was a permitted use, they would not be at the meeting.

162
163 **Motion by Commissioner Larsen**
164 **Seconded by Commissioner Johnson**
165 **to approve the conditional use permit for**
166 **Clue Inn Escape Room Games located at 5100 South 375 East**
167 **Approved unanimously (6-0)**
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169 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
170 **ZONING ISSUES**

171 Monroe stated that we are working on a road dedication plat so that 5700 South can open.

172 Monroe stated that there is only one lot left at Field Crest Subdivision.

173
174 **8. MOTION: ADJOURN THE MEETING**

175 **Motion by Commissioner Morgan**
176 **Seconded by Commissioner Larsen**
177 **to adjourn the meeting**
178 **Approved unanimously (6-0)**

179 **Time: 7:16 p.m.**
180

181 _____
182 Date Approved

181 _____
182 City Recorder