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City of Washington Terrace

Minutes of the Planning Commission Meeting held on
Thursday, March 28, 2024
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

11 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

12 Chairman Steve Jacobson
13 Vice- Chair Dwight Henderson
14 Commissioner Jethro Dee Watson
15 Commissioner Amy Morgan - excused
16 Commissioner Dan Johnson
17 Commissioner Morgan Wilkins
18 Commissioner Matthew Roper
19 City Recorder Amy Rodriguez
20 General Planner Tyler Seaman

21
22 **Others Present**

23 Val Claussen, Mike Lawrence, Fred Turnier (Planning Outpost)

- 24
25 1. **ROLL CALL** 6:00 p.m.
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27 2. **PLEDGE OF ALLEGIANCE**
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29 3. **WELCOME**
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31 4. **RECURRING BUSINESS**
32 4.1 MOTION: APPROVAL OF AGENDA
33 4.2 MOTION: APPROVAL OF MINUTES FOR FEBRUARY 29, 2024
34 Items 4.1 and 4.2 were approved by general consent.

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37 5. **SPECIAL ORDER**

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39 5.1 **PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND
40 OPPOSITION TO PROPOSED ORDINANCE AMENDING THE
41 TITLE 16 “SUBDIVISIONS” FOR COMPLIANCE WITH UTAH
42 SB174 “LOCAL LAND USE AND DEVELOPMENT REVISIONS”**

43 Claussen and Turnier, consultants from Planning Outpost, addressed the Commission.
44 Claussen stated that the legislature came up with new changes the night of the last Planning
45 Commission, defining and clarifying some of the ordinance language. The proposed ordinance
46 combines changes from the legislature, as well as the city attorney.

47 Claussen stated that the Development Review Team would not be codified, leaving the city
48 engineer with the final decision on the final plat. The review cycles were more clearly defined.
49 She stated that the municipal code was refreshed and streamlined.
50 Seaman stated that the city engineer is the most qualified to determine if the plat is complete and
51 legal. He stated that the Review Development Team will still meet and discuss, however, the
52 engineer has the final approval of the plats.
53 Seaman stated that the ordinance follows state law.

54
55 **Motion by Commissioner Roper**
56 **Seconded by Commissioner Wilkins**
57 **To open the public hearing.**
58 **Approved unanimously (6-0)**
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60 **Chairman Jacobson opened the public hearing at 6:07 p.m.**

61 There were no citizen comments.

62 **Chairman Jacobson closed the public hearing at 6:08 p.m.**

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64 **6. NEW BUSINESS**

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66 **6.1 MOTION/ORDINANCE 24-03: RECOMMENDATION TO APPROVE**
67 **ORDINANCE REPEALING AND RE-ENACTING TITLE 16 “SUBDIVISIONS**
68 **REGULATIONS” OF THE MUNICIPAL CODE**

69 Chairman Jacobson stated that this version is written much more clearly than the previous
70 version.

71
72 **Motion by Commissioner Henderson**
73 **Seconded by Commissioner Roper**
74 **To approve to recommend Ordinance 24-03**
75 **Repealing and reenacting title 16 “Subdivision Regulations”**
76 **Approved unanimously (6-0)**
77

78 **7. UPCOMING BUSINESS**

79 Seaman stated that there is a parking ratio issue with the library project and is currently on hold.

80 The Pickleball Complex will have its grand opening on April 25, 2024.

81 Seaman stated that the old Deneane Dance Studio is for sale. He stated that it is not in the general
82 plan to be residential.

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84 **8 MOTION: ADJOURN THE MEETING**

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86 **Motion by Commissioner Henderson**
87 **Seconded by Commissioner Johnson**
88 **To adjourn the meeting**
89 **Approved unanimously (6-0)**
90 **Time: 6:15 p.m.**
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93 _____
Date Approved

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City Recorder