

City of
WASHINGTON TERRACE
Utah

Planning Commission Meeting
Thursday, July 25, 2024
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 JUNE 27, 2024**

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 PROPOSED ORDINANCE AMENDING CHAPTER 17.10
RELATING TO IN-FILL RESIDENTIAL DEVELOPMENT**

**5.2 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND
OPPOSITION TO PROPOSED ORDINANCE AMENDING CHAPTER 17.76
RELATING TO THE APPEAL AUTHORITY**

6. **NEW BUSINESS**

**6.1 MOTION/ORDINANCE 24-05: RECOMMENDATION TO APPROVE
ORDINANCE 24-05 AMENDING CHAPTER 17.10 “ IN-FILL RESIDENTIAL
DEVELOPMENT”**

**6.2 MOTION/ORDINANCE 24.06: RECOMMENDATION TO APPROVE
ORDINANCE 24-06 AMENDING CHAPTER 17.76 “APPEAL AUTHORITY”**

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

**6.2 DISCUSSION/ MOTION: APPROVAL OF PRELIMINARY PLAT FOR
TERRACE PLAZA CHILDREN'S ACADEMY, LOCATED AT
APPROXIMATELY 99 WEST 4700 SOUTH**

6. UPCOMING BUSINESS

7. MOTION: ADJOURN THE MEETING

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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

7

City of Washington Terrace

Minutes of the Planning Commission Meeting held on
Thursday, June 27, 2024
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Steve Jacobson
Vice- Chair Dwight Henderson
Commissioner Jethro Dee Watson
Commissioner Amy Morgan
Commissioner Dan Johnson
Commissioner Morgan Wilkins
Commissioner Matthew Roper
City Recorder Amy Rodriguez
General Planner Tyler Seaman
City Manager Tom Hanson
City Attorney Bill Morris

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

4.2 MOTION: APPROVAL OF MINUTES FOR MARCH 28, 2024

Items 4.1 and 4.2 were approved by general consent.

5. NEW BUSINESS

5.1 DISCUSSION: DISCUSSION ON THE SELECTED STRATEGIES FOR IMPLEMENTATION OF THE MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN

Hanson stated that the state feels that cities may be a roadblock to developers concerning affordable housing. He stated that we have received direction from the state legislature to submit a yearly moderate income housing plan. He stated that there are 24 objectives that the city can

adopt to promote affordable housing. The city is required to adopt a minimum of three of the objectives.

Hanson stated that the city has adopted the following parameters:

1. Rezone for densities necessary to facilitate the production of Moderate Income Housing.
2. Create or allow for, and reduce regulations needed to, internal or detached accessory dwelling units in residential zones.
3. Zone or rezone for higher density or Moderate Income residential development in commercial or mixed use zones near major transit investment corridors, commercial centers, or employment centers.

Rezone for densities necessary to facilitate the production of Moderate Income Housing.

Hanson stated that the City was ahead of the curve by developing the Infill Ordinance years ago as one of the tools to help fill in the vacant properties in the city.

Commissioner Johnson inquired as to how the city comes to an agreement with the property owner to make it affordable housing. Hanson stated that we can encourage the density and a way to make the project work for the developer. Hanson stated that there is only so much that we can require them to do without backing the project financially. Hanson stated that our goal was to fill in vacant properties. Morris stated that the nature of high density lends itself to moderate income housing price points. Hanson stated that penalties to the city for not implementing the practices or complying with the Moderate Income Housing Plans and requirements can be up to \$250 a day, loss of TIFF money, and loss of road funding.

Seaman stated that there are around 9-10 vacant lots on the infill property map that are not in construction and have not applied for building applications. Morris stated that the MIHP is to give people a chance to own their home. He stated that the governmental goal is to give the opportunity to people to own their own home. Morris stated that the challenge is that developers are building large homes that Moderate Income Housing potential owners cannot afford. The state is requiring cities to change ordinances and zoning to allow for smaller homes and townhomes that may be affordable housing for people. Seaman stated that the stated is basically making the cities create plans to come up with ways to allow for smaller homes, denser zones, and accessory dwelling units on parcels. Hanson stated that the state feels that cities are not allowing developers to develop their products. He stated that it is not the case, noting that the issue comes down to developers who do not want to build affordable developments. Many want to build the product in which they can make the most money. Hanson stated that we cannot force a developer to build affordable housing.

Hanson stated that infill property must be vacant land. Hanson stated that there has been a request from a resident to have his duplex declared infill property. Hanson stated that it has been denied, as that is not the intent of the infill ordinance.

Hanson stated that we could rezone commercial property to allow for mixed-use developments. This would be commercial on the main floor with residential on the floors above. Hanson stated that this would be an available option for many of our commercial properties.

94 Morris stated that another challenge is the current interest rate and building costs. Some
95 developers are not building at this time. Morris stated that the legislature is still thinking that the
96 cities are the problem, however, many cities have approved developments that are not being built
97 at this time. This falls on the developer. Morris stated that the City is in compliance by allowing
98 the developments.

99 Hanson stated that we are considering vacant properties that may be added to the infill
100 designation. These properties will be brought to the Commission for their approval.

101
102 Create or allow for, and reduce regulations needed to, internal or detached accessory dwelling
103 units in residential zones

104
105 Seaman stated that a challenge is to figure out a way to allow people to have accessory dwelling
106 units. He stated that there are many parking limitations. He stated that the city has been proactive
107 on auditing rentals within the city and keep track of homes that are renting out their basement as
108 an accessory dwelling unit. He stated that the audit has shown many homes in the city where the
109 upstairs and basement are both being rented out to two different families. He stated that this is
110 challenging. He stated that there is a potential for parking limitations, as well as the home not
111 being taken care of by the renters. He stated that there are many impacts to the city when
112 allowing for more apartments and accessory dwelling units, noting that it is a bigger hit on our
113 sewer and water systems. Morris stated that apartments are not the answer as this does not allow
114 people to own their own homes. He stated that starter homes, or town homes, would be a better
115 option to accomplish the goal of the state regarding affordable housing. Hanson stated that the
116 accessory dwelling unit ordinance is only allowed if the owner lives in the home.

117
118 Hanson stated that there are fairly small lots within the city. He noted that we don't have a lot of
119 flexibility within the city. He stated that we can consider options and work towards a goal when
120 appropriate.

121
122 Commissioner Morgan stated that Roosevelt elm. is already a title one school. She stated that by
123 adding more students who qualify for title one adds more burden to the schools in the
124 community. Hanson stated that he had not considered the impact to education and will include
125 this in his report as a cause and effect. Commissioner Watson stated that it could become an
126 issue with HOA's because the owner may say that the city allows for accessory dwelling units.
127 Morris stated that the city cannot override HOA regulations.

128
129 Zone or rezone for higher density or Moderate Income residential development in commercial or
130 mixed use zones near major transit investment corridors, commercial centers, or employment
131 centers

132
133 Hanson stated that we are not a major transit corridor, however, we do have businesses. Hanson
134 stated that we can consider allowing for mixed-use at the property across the street from city
135 hall, as well as property down by the water tower. He stated that Golden West owns property
136 within the city, noting that they are going to be able to develop it in the manner that they choose.
137 Hanson stated that mixed-use properties work better than a single-story drive-thru restaurant.
138 Hanson stated that a quality apartment could be a benefit for the city. Commissioner Johnson
139 questioned why the city would allow more apartment complexes when there are many issues
140 with current apartments within the city. He stated that he does not understand why we would

allow multi-use with apartments. Hanson stated that if a situation presents itself, it would come before the Commission for approval and Commission parameters to be set in the development agreement. Hanson stated that we encourage class A offices, noting we can have a better tax base if we allow for apartment density on top of the offices.

Commissioner Morgan stated that rezoning is an appropriate way to meet the requirements. Commissioner Wilkins stated that it sounds like the city does not have much of a choice or say in the matter and that we are doing the best that we can at this time. Hanson stated that the intent of the infill overlay map is to allow for higher density for properties that normally would not be allowed to build due to zoning.

Hanson stated that there is a balance between how high density affects the properties around it and the encouragement to help with the affordable housing goal. Hanson asked if the Commission feels that the plans in place are working, or would they like to look at rezoning.

Chairman Jacobson stated that there is no need to rezone right now, however, the Commission will consider rezoning if an applicant comes forward with a proposal.

Hanson stated that we will continue moving forward with the current ADU ordinance. We will continue to review and move forward with Infill Properties. He stated that we will bring applicants to the Commission that meet requirements for higher density.

5.2 DISCUSSION: DISCUSSION ON PROPOSED ORDINANCE CONCERNING THE ALLOWANCE OF BACKYARD CHICKENS WITHIN CITY LIMITS

Morris stated that he drafted the ordinance, following the Clearfield City ordinance. He stated that the license fee of \$100.00 is negotiable. Chairman Jacobson stated that the requirement of a 20,000 sq foot lot only allows around ten lots in the city to be allowed chickens.

Morris explained that the severability clause is used to overturn portions of the ordinance if it is found illegal. It allows for an illegal portion to be taken off and the rest of the ordinance remains in tact.

Hanson stated that the issue of allowing backyard chickens has come up numerous times throughout the years. He stated that previous councils have been clear that they did not want to allow chickens. Hanson stated that there have been discussions with the current council who would like to consider allowing chickens within city limits.

Hanson stated the \$100 fee is for licensing, inspections, paperwork, and processing for allowing the chickens. Hanson stated that we have people throughout the city who do not follow code to mow their lawns, however, they would like the added challenge of allowing chickens in their backyard.

Hanson stated that there have been about a dozen residents asking for chickens. Hanson stated that there have also been residents who come to council detailing why allowing chickens will be a challenge, stating that the community is small and has small lots.

188 Hanson stated that some residents have stated that they want to have chickens as a learning
189 experience, they want the eggs, and want to take care of them. Other residents have stated that
190 they feel that it is everyone's right to own what they want. Hanson stated that we live in a small
191 community and there are regulations to protect everyone and their rights to peaceful living.

192
193 Seaman stated that there are about 3-5 homes that he knows of that have chickens. He stated that
194 code enforcement is not allowed to look over fences to see if residents have chickens. He stated
195 that he has gotten complaints from neighbors, but it is one of the smaller complaints that he
196 receives. Seaman stated that the animal control officer spoke to council and stated some reasons
197 why she is supportive of allowing them, as well as other reasons for why she is not supportive of
198 them within the city.

199
200 Commissioner Wilkins stated that the proposed ordinance handles the guidelines well. He stated
201 that people have to be serious and maintain the housing and care of the chickens properly.

202
203 Commissioner Morgan wondered if people who want them have done a cost analysis on their
204 eggs. Chairman Jacobson stated that it is not cost beneficial. He stated that there are arguments
205 for having your own chickens, but it is never financially beneficial.

206
207 Commissioner Roper stated that we don't want raccoons and rats within the city.

208 Commissioner Morgan stated that there are already raccoons living across the street from her and
209 does not want to add more to the city.

210
211 Seaman stated that he worked at Clearfield City when the ordinance was proposed. He stated that
212 in the first year they had about 10 houses that they needed to inspect. He stated that it was not an
213 impact to the city at that time. He stated that the people who are going to have chickens will have
214 them regardless, and not due their due diligence. He stated that he feels that they will only do
215 what is required when they get in trouble.

216
217 Commissioner Henderson asked the penalties for non-compliance. Hanson stated that it would
218 go through the code process. Hanson stated that he cannot wrap his head around how people
219 cannot take care of their property.

220
221 Hanson asked how the commission feels about this ordinance.

222
223 Commissioner Watson stated that an ordinance that holds their feet to the fire is better than
224 allowing them on their own. Hanson stated that those who don't want the city to allow them are
225 clear as to why, and those who do want them to be allowed will continue to have them and bring
226 the subject back to council. Hanson stated that an ordinance will set parameters as to what the
227 coop looks like and care of the chickens. Commissioner Wilkins stated that he likes the
228 parameters so that coops do not become an eyesore and keeps chickens away from property
229 lines. He stated that there may be an issue with the high lot size requirement, but feels that if it is
230 enforced it may not affect too many people.

231
232 Commissioner Johnson asked if code enforcement is allowed to look over fences if it is in
233 ordinance. Seaman stated that an ordinance would not allow code to do that, noting that they
234 would only be able to observe if they have applied for the permit. Commissioner Henderson

stated that there will be people who will have chickens without getting the permit.
Commissioner Wilkins stated that if neighbors will provide the evidence if they have issues.

Commissioners Roper and Johnson stated that they do not like the idea of allowing chickens within the city. Commissioner Wilkins stated that he likes the proposed ordinance, but would like a smaller lot size to be allowed. Commissioner Morgan stated that she would like the ordinance to consider and spell out a clear description as to what would happen (fines, shut down, revoked) if neighbors complain. She stated that she feels the ordinance needs to be specific on number and types of complaints. Commissioner Watson stated that there are lawsuits against HOA's now regarding support animals and chickens, and feels that we should approve the allowance of chickens. Chairman Jacobson stated that he has no desire to have chickens within the city, however, he stated that the time is coming and a strict ordinance is better than having nothing in place.

6. UPCOMING BUSINESS

The Commission discussed future meetings and the availability of the Commission to have a quorum present.

Hanson stated that there has been a stop on infill property discussions at this time because there are things in the ordinance that need to be addressed.

Hanson stated that there have been discussions concerning allowing mixed-use at the city property that is for sale by the library.

7. MOTION: ADJOURN THE MEETING

**Motion by Council Member Watson
Seconded by Council Member Johnson
To adjourn the meeting
Approved unanimously (7-0)
Time: 7:42 p.m.**

Date Approved

City Recorder

City Council Staff Report



Author: Tyler D. Seaman

Subject: MOTION/ORDINANCE 24-05: RECOMMENDATION TO APPROVE ORDINANCE 24-05 AMENDING CHAPTER 17.10 “ IN-FILL RESIDENTIAL DEVELOPMENT”

Date: 7/25/2024

Type of Item: Motion/Ordinance

Summary Recommendation: Staff would recommend approval of the amendments to this draft of the ordinance for In-fill residential to make it more in line with the purpose and intent below:

The City Council finds that standard zoning practices are inadequate to address the development of certain undeveloped, vacant, and empty residential parcels identified by the City to ensure that such parcels can be developed as single-family or townhome residential development in manner that is well-planned, sensitive to adjoining properties, and accommodates the needs of the City.

Description:

- A. **Background:** Staff has recently been presented with some challenges to the current In-fill Residential Development Code. We have met as a review team to discuss some amendments to make it more in line with the purpose and intent of In-fill within Washington Terrace City.
- B. **Analysis:** Staff agrees with the amendments made and believes they are more aligned with the intent of In-fill developments.

Alternatives:

- A. **Approve the Request:**
- B. **Deny The Request:**
- C. **Continue the Item/Impact:**

**CITY OF WASHINGTON TERRACE
ORDINANCE 24-05**

IN-FILL RESIDENTIAL DEVELOPMENT AMENDED

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
AMENDING CHAPTER 17.10 RELATING TO IN-FILL RESIDENTIAL
DEVELOPMENT; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84, 1953 as amended, grants municipalities broad authority to provide for safety and preserve health, and promote prosperity, improve morals, peace and good order, comfort, convenience, and for the protection of property;

WHEREAS, *Utah Code Annotated* §10-8-60, 1953 as amended, grants municipalities broad authority to declare what shall be a nuisance, abate the same, and to impose fines for the such nuisances;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on _____, 2024, to take public comment on this Ordinance, and subsequently gave its recommendation to deny this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2024, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace as follows:

Section 1: Repealer.

Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment.

Chapter 17.10 of the *Washington Terrace Municipal Code* is hereby adopted to read as follows:

Chapter 17.10

Single Family In-fill Residential Development

Sections:

- 17.10.010 Purpose And Intent.**
- 17.10.020 Application Process.**
- 17.10.030 Application Contents.**
- 17.10.040 Development Agreement.**
- 17.10.050 Eligibility And Guidelines.**
- 17.10.060 Administration.**

17.10.010 Purpose and Intent.

The City Council finds that standard zoning practices are inadequate to address the development of certain undeveloped, vacant, and empty residential in-fill parcels identified by the City to ensure that these developments such parcels can be developed as single-family or townhome residential development in manner that is ~~are~~ well-planned, sensitive to adjoining properties, and accommodates the needs of the City. This Chapter is intended to address challenges presented by in-fill ~~parcel~~, configuration, ~~phasing projects~~, and other challenges presented by in-fill development. The City recognizes that for certain projects it is appropriate to create zoning and other land use requirements on a property-by-property basis with the development of the property carefully agreed to by the City and the property owner. It is also acknowledged in-fill development is a legislative function that include a zoning map amendment and accompanying zoning map amendment to the “In-fill Overlay Zone” and adoption of a Master Development Agreement that includes to the site plan, land use regulations for the overlay zone, and applicable setback within the overlay zone that regulations be enforced and assured in accordance with a development agreement. This Chapter ~~is to~~ creates the enabling provisions for adopting a ~~specialized~~ said overlay zone for in-fill residential development and applying them to particular properties, this Chapter is not intended or to be interpreted to provide for redevelopment and is limited to single-family dwellings.

17.10.020 Application Process.

In order to be eligible to file an application under this Section, the parcel owner, or the owner’s authorized agent, of an eligible property must be identified on the “In-fill Development Overlay Map” that is adopted by ordinance as part of the City’s General Plan. If a parcel is identified on said In-fill Overlay Map, then a property owner may petition the City to create an individual “In-fill Development Overlay Zone” (IDOZ) which is a sub-overlay zone and applies to a particular property. The application shall include the elements listed in this Chapter. The Planning Commission shall consider the application and make a recommendation to the City Council in the same manner as the City considers any other zoning text and mapping petitions at the time of the application. The City Council, acting in its legislative capacity, shall determine whether to create the sub-overlay zone, map it to the property and approve the Master Development Agreement required in this Chapter. The application for a sub-zone creates no rights in the

property owner until any such sub-zone and the Master Development are approved by the City Council and recorded on the applicable ~~against~~ the property.

17.10.030 Application Contents.

1. Compliance. Compliance with the eligibility requirements and guidelines.
2. Application. Any application under this Chapter for a sub-zone shall include the following:
 - a. A fee equal to the anticipated costs incurred by the City.
 - b. An engineered plat map of the property proposed for the sub-overlay zone including the proposed development and/or subdivision of the property within the requirement of the subdivision ordinance and municipal code, improvement drawings, and topographical information at 2' contours or more detailed.
 - c. The proposed sub-overlay zone text specifying the permitted, conditional, and accessory uses to be more fully detailed in the Master Development Agreement.
 - d. A proposed Master Development Agreement.

17.10.040 Master Development Agreement.

1. The City Council, in its legislative discretion, shall exercise its general policy determination functions in considering or may make any modification to a Master Development Agreement that the City Council deems appropriate and in applying the Master Development Agreement to the property as a part of the creation and mapping of the sub-overlay zone.
2. Required elements in the Master Development Agreement include but are not limited to:
 - a. Plant of the entire project showing residential layout that complies to the subdivision ordinance and municipal code to the greatest extent possible, and indicates where exceptions are requested.
 - b. The approximate location of major infrastructure such as main public roads, water tanks, utility lines.
 - c. Proposed development standards for residential including lot areas, dimensions, and setbacks.
 - d. Proposed design standards addressing building height, massing and orientation, common and private open space, natural resource protection, architectural design and materials, landscaping and buffering standards, parking, and signage.
 - e. Proposed process for implementing, administering, enforcing, and making modifications to the proposed project.
 - f. A provision ensuring that the City cannot be held liable for any damages arising out of the project and the Development Agreement.
 - g. Construction and escrow.
 - h. Any other items that the City Attorney deems appropriate.

17.10.050 Eligibility And Guidelines.

- 1) Eligible Parcels. The In-fill ~~Development Overlay Map~~ set forth in Exhibit “A” adopted as part of the City’s General Plan and incorporated herein by this reference specifies the eligible parcels that may be used for in-fill development subject to the requirements of this title. Parcels not identified on the In-fill ~~Development Overlay Map~~ are not eligible. ~~The Owner of any parcel not identified on the In-fill Development Overlay Map may request to be added to said Map by Ordinance if the size and configuration meet the purpose and intent of this Chapter.~~
- 2) Requirements. The existing zoning and General Plan shall be residential zoned where the property includes empty and vacant parcels that have been undeveloped for a period of more than ten (10) year without any structures.
- 3) Guidelines. The following guideline apply:
 - a) Size and Access. Meet the size and access criteria as follows:
 - i) Be a single-family residential dwelling unit or townhouse design, Being accessed from a public street.
 - ii) Be of sufficient size for egress without interfering with adjoining properties and be of sufficient size for a residential use without reduction of residential setbacks for the zone by more than twenty-five (25%).
 - iii) Be of sufficient size for fire access in accordance with the specifications of the Fire Marshall and the applicable code.
 - iv) Be capable of being serviced by utilities and infrastructure.
 - v) Be no more than two (2) stories, including any basement.
 - b) Architecture and Design. Meet the architecture and design criteria as follows:
 - i) Each unit shall have a minimum two (2) car attached garage, private driveway parking in the front set-back area equivalent to one (1) vehicle, and off-street guest parking located in the overall development site plan equal to one (1) additional vehicle for each unit.
 - ii) Provide for the following architectural features:
 - (1) Minimum sixty (60) percent of the front exterior of the residential structure shall be brick, stone, or cultured stone material. Remainder of the exterior structure shall consist of: cement board, architectural shingles, heavy timber, or stucco. No vinyl or metal siding is permitted.
 - (2) Color schemes, such as earth-tones, that promote curb appeal.
 - (3) Varied rooflines that include: decorative dormers, gabled or hipped pitched roofs, and parapets or cornices.
 - (4) Front porches shall include decorative exterior lighting.
 - c) Density. The density of lots in any in-fill development shall be calculated based upon the average density of the single-family or townhome residential uses immediately adjoining to, and across the street from, the property seeking in-fill development under this Chapter on a per acre basis as determined and calculated by the Building Official. No commercial, multi-family or similar zoning shall be used in any calculation, in-fill development shall only be use to add additional single-family or townhouse dwelling units to a parcel that is odd shaped or otherwise cannot meet the single-family development standards.

17.10.060 Administration.

- 1) Administrative Function. It is policy that after the legislative adoption of the In-fill Development Sub-zone (In-fill SZ) Overlay Zone and accompanying Master Development Agreement, that implementation shall be an administrative function and not legislative.
- 2) Maintenance. Unless otherwise provided in the Master Development Agreement, all infrastructure in the sub-zone shall be maintained and operated by an owner association established for that purpose.
- 3) Covenants. Any covenants, conditions, and restriction shall be approved by the City as part of the Master Development Agreement.
- 4) Escrow. As part of the Master Development Agreement, the applicant shall enter into an Escrow Agreement. The escrow funds shall be deposit in escrow account with a federally insured financial institution approved by the City and be in the amount equal to the cost of the improvements not yet installed and as estimated or approved by the City Engineer. The City shall be authorized to draw upon the funds to complete any improvement, and the escrow amount shall additionally include costs incurred by the City for approval of the development, and ten percent of the total costs of improvements as determined by the City Engineer as a contingency warrant amount.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon adoption and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 20__.

Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ day of _____, 20__.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace City, hereby certify that foregoing ordinance was duly passed and published, or posted at: 1) _____, 2) _____, and 3) _____.

City Recorder

DATE: _____

City Council Staff Report



Author: Tyler D. Seaman

Subject: MOTION/ORDINANCE 24.06: RECOMMENDATION TO APPROVE
ORDINANCE 24-06 AMENDING CHAPTER 17.76 “APPEAL AUTHORITY”

Date: 7/25/2024

Type of Item: Motion/Ordinance

Summary Recommendation: Staff would recommend approval of the amendments to this draft of the ordinance for 17.76 Appeal Authority to be aligned with the administrative section of Washington Terrace Code.

Description:

- A. **Background:** Staff were researching the appeal authority for a recent hearing that was requested. We found that the ordinance was changed in 2010 in our Administration section, however, the code was not repealed in the zoning section, title 17. The code that is in Chapter 17.76 references the old code that has been repealed and is invalid.
- B. **Analysis:** Staff agrees with the amendments made and believes they are aligned with the State Code and Washington Terrace Administrative code.

**CITY OF WASHINGTON TERRACE
ORDINANCE NO 2024-06**

APPEAL AUTHORITY AMENDMENTS

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE CITY, UTAH,
AMENDING CHAPTER 17.76 TO CONFORM TO CHAPTER 2.14; SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (“City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, there is potential conflicting provisions in the *Washington Terrace Municipal Code* relating to the Appeal Authority that the City seeks to address;

WHEREAS, the City seeks to adopt changes in state law to improve the *Washington Terrace Municipal Code*;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on _____, to take public comment on this proposed Ordinance, and subsequently gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace as follows:

Section 1. Repealer. Any Ordinance that conflict with this Ordinance is repealed.

Section 2. Amendment. Chapter 17.76 is hereby adopted to read as follows:

**Chapter 17.76
APPEAL AUTHORITY APPEALS**

Sections:

17.76.010	Created Organization <u>Appeals.</u>
17.76.020	Powers and Duties.
17.76.030	Appeals Procedure <u>Procedure.</u>

17.76.010 ~~Created Organization Appeals.~~

~~The Appeal Authority set forth in Chapter 2.14 of the municipal code shall govern all appeals under this Title. An appeal authority is created and constituted as provided in section 2.28.020 of this code. The city council may appoint one or more residents in accordance with section 2.28.020 of this code to serve as alternate members of the appeal authority. Alternate members may participate in discussion on any appeal, but may not vote unless there is less than three (3) voting members present. If the city council has not designated a member of the appeal authority as an alternate, then the chair of the appeal authority may designate the same.~~

17.76.020 Powers and Duties.

~~The Appeal Authority shall exercises the powers and duties provided by law for administrative land use decisions made by a land use authority. The appeal authority shall exercise the powers and duties prescribed in section 2.28.020 of this code.~~

17.76.030 Appeals Procedure Procedure.

1. Written Appeal. Unless otherwise provided by law, each appeal shall be filed with the City Recorder in writing by a party with standing within ten (10) calendar days of the decisions of the land use authority. The written appeal shall detail the rational for the appeal under the applicable code. Any notice of the appeal shall be provided as set forth in state law. ~~Each appeal to the appeal authority shall be on a form provided by the city, and all information called for by such form shall be furnished by the appellant. Before making its decision, the appeal authority shall hold a public meeting upon the appeal. The agenda of such meeting shall be posted according to law. Before any appellant shall be entitled to any meeting, he shall pay to the city the appropriate filing fee for the appeal. Such fee is to be paid at the time of the filing of the appeal. The appeal authority may give notice to other interested persons and organizations.~~
2. Fee. A fee as specified on the City's fee schedule shall accompany each written appeal. If no fee is specified then such fee shall be the estimated cost incurred by the City to conduct the appeal.
3. Expert Panel. Only an appeal related to a geological hazard is eligible for an expert panel subject to Utah Code §10-9a-703. ~~Each appeal, filed in proper form with the required fees, shall be docketed and placed upon the agenda of the appeal authority. The agenda of the appeal authority shall be posted in accordance with law.~~
4. Review. The scope of review of any appeal shall be de novo. The appeal shall be conducted in accordance with the applicable state law set forth in Title 10, Chapter 9a, Part 7 of the Utah Code Annotated, this Chapter, and as outlined in Chapter 2.14 of the municipal code ~~The decision or any other action of the appeal authority shall be recorded in the appropriate minutes book, together with the vote of each member of the appeal authority, those absent being so marked.~~
5. Court. The decisions of the Appeal Authority is final and may be appealed to the District Court within the time limitations provided in state law. All appeals under this Title shall be made to the Second District Court.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon adoption and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 20__.

Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 20__.

PUBLISHED OR POSTED this ____ day of _____, 20__.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace City, hereby certify that foregoing ordinance was duly passed and published, or posted at: 1) _____, 2) _____, and 3) _____.

City Recorder

DATE: _____

City Council Staff Report



Author: Tyler D. Seaman

Subject: DISCUSSION/ MOTION: APPROVAL OF PRELIMINARY PLAT FOR TERRACE PLAZA CHILDREN'S ACADEMY, LOCATED AT APPROXIMATELY 99 WEST 4700 SOUTH

Date: 7/25/2024

Type of Item: Site plan approval and preliminary plat approval

Summary Recommendation:

Staff would recommend Conditions of approval to the Planning Commission for the site plan and preliminary plat pending final approval from the Development Review Committee.

Conditions of Approval:

1. Will serve letters from all affected entities.
2. Payment of all applicable fees. (Will not calculate till review has been completed)
3. Escrow amount of improvement.
4. The owner will provide a letter to the Development Review Committee stating they will not operate the academy at the same time as their main playhouse due to the limitations of parking.
5. Storm water calculation approval from City Engineer.

Description:

A. Background:

Beverly's Terrace Plaza Playhouse (BTPP) has been entertaining audiences for 30 years this December 2022. Dedicated to providing quality, family-oriented musicals and shows to the Utah community, BTPP offers a warm environment for audience members and actors to enjoy the theatrical world together. BTPP is much more than an ordinary community theater, it stands as a memorial of sacrifice and hard work. Beverly Olsen, founder of BTPP, had a dream. BTPP is her dream that along with her husband Blaine, turned that dream into a reality.

Being a member of the Actors' Equity Association, Beverly performed in and directed numerous professional productions across the Wasatch front as well as many non-professional and educational productions. While she was instrumental in assisting several theaters in Utah, she wanted a theater of her own to call home. With her husband Blaine, she set off to find an opportunity. It was then that they found a neglected, former grocery store in Washington Terrace, Utah.

This grocery store was transformed into what was then known as Terrace Plaza Playhouse. Remnants of the past grocery store can still be found in the back of BTPP, though audience

members would never guess its commonplace past. Beverly was a master of transforming the ordinary to the extraordinary. The renovation process was difficult, but with the help from family and friends it has become a beloved place to call home for many people. Over the years an army of volunteers have helped the Playhouse flourish into a functioning community theater with seven show seasons.

The success of the Playhouse is found behind the culture of family. Beverly's family acted as a strong foundation for the theater, especially when Beverly passed away on New Year's Eve, 2005. With her passing, the theater was entrusted to the care of her husband Blaine, and her daughter Jacci. Her family shared Beverly's same passion for the theater. Even on the eve of Beverly's passing, Jacci performed her starring role in Nunsense. Since that night, Jacci has carried on Beverly's legacy eventually officially renaming the Terrace Plaza Playhouse to Beverly's Terrace Plaza Playhouse.

Now well over 4,000 performances later, Beverly's Terrace Plaza Playhouse will continue to bring joy to audiences and actors throughout the Utah community. We invite you to join in the legacy of dedication and sacrifice and become part of the BTPP's family today. Blaine has since passed away, January 24, 2018, leaving a huge void at the Playhouse. It has been determined by the Olsen family to keep the Playhouse functioning as a community theater in honor of their parent's legacy. Jacci and her husband Kim Florence are dedicated to continue what Beverly and Blaine had started to create for the community. During the 2020-21 theatre pandemic closure it was decided to use the down time as a good time to implement a much needed remodel and repair to the entire façade to preserve the building. Our desired goal was to remodel the front of our building and create a beautiful and appealing look for our patrons, volunteers and actors. We hoped to add an aesthetic appeal to the neighborhood as well. Our efforts would also foster pride of the community, give all a better representation of the quality of productions inside and to provide a fitting showcase of the great talent we have in Northern Utah. We contacted Washington Terrace City to inquire if redevelopment money (RDA) was available and they requested a proposal to apply for the money assist. We were granted the financial assistance and we got busy with the needed permits and building contractors. There were many huge projects that were completed while the building was in a remodel status such as alley clean up, painting, set room cleanup, many trips to the dump and the Deseret Industries, general clean up throughout the entire theatre with our faithful army of community volunteers answered the call. We were able to reopen March 2021 holding rehearsals for the first production we had done in over a year. A grand reopening and ribbon cutting was held on June 25, 2021.

The playhouse has provided a significant backbone for Washington Terrace City. We are excited about the next investment in the performing arts with their request to build an academy centered around the youth.

B. Analysis:

Staff including Fire Marshal, City Engineer, Public Works Director, Building Official/Planner, City Manager, City Attorney have reviewed the BTPP proposal for their academy. We have completed our preliminary review of the plat which included the following:

1. The proposed name of the subdivision;
2. Its location as part of a larger tract or parcel, where the plat submitted covers only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system shall be submitted. The proposed street system submitted shall be considered

in the conjunction with the Transportation Plan and connections with the future streets in the larger area.

3. Sufficient information to locate accurately the property shown on the plat.
4. Contact information related to the subdivider, engineer, and/or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
5. Contour map at intervals of two feet, five feet, or ten feet as determined by the City Engineer.
6. The boundary lines of the tract to be subdivided.
7. The location, widths, and other dimensions of all existing or platted streets and other important features such as railroad lines, watercourses, exceptional topography, and buildings within or immediately adjacent to the tract to be subdivided.
8. Existing sanitary sewers, storm drains, water supply mains, water wells, and culverts within the tract and immediately adjacent thereto.
9. The location, widths and other dimensions of proposed public streets, private streets or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots, with proper labeling of spaces to be dedicated to the public, or designated as private streets or private access rights-of-way.
10. North point, scale and date.
11. Hazard areas, sensitive lands, and public facilities.
12. Plans or written statements regarding the width and type of proposed pavement, location, size and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed utilities, proposed stormwater drainage facilities and other proposed improvements, such as sidewalks, planting and parks, and any grading of individual lots.

Staff have not received the following but would suggest conditions of approval to continue with no work commencing until the Development Review Committee has reviewed and approved. This includes the following items:

6. Will serve letters from all affected entities.
7. Payment of all applicable fees. (Will not calculate till review has been completed)
8. Escrow amount of improvement.
9. The owner will provide a letter to the Development Review Committee stating they will not operate the academy at the same time as their main playhouse due to the limitations of parking.
10. Storm water calculation approval from City Engineer.

Alternatives:

A. Approve the Request:

B. Deny The Request:

C. Continue the Item/Impact:



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exist. Water Valve
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- Reinforced Concrete Pipe
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- Edge of Asphalt
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- Top of Wall
- Top of Walk
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- Finish Contour
- Exist. Contour
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- New Concrete
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- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place

GENERAL DEMOLITION NOTES:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- All curbs, gutters, walks, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor shall call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

GREAT BASIN ENGINEERING

Demolition Plan
Terrace Plaza Playhouse

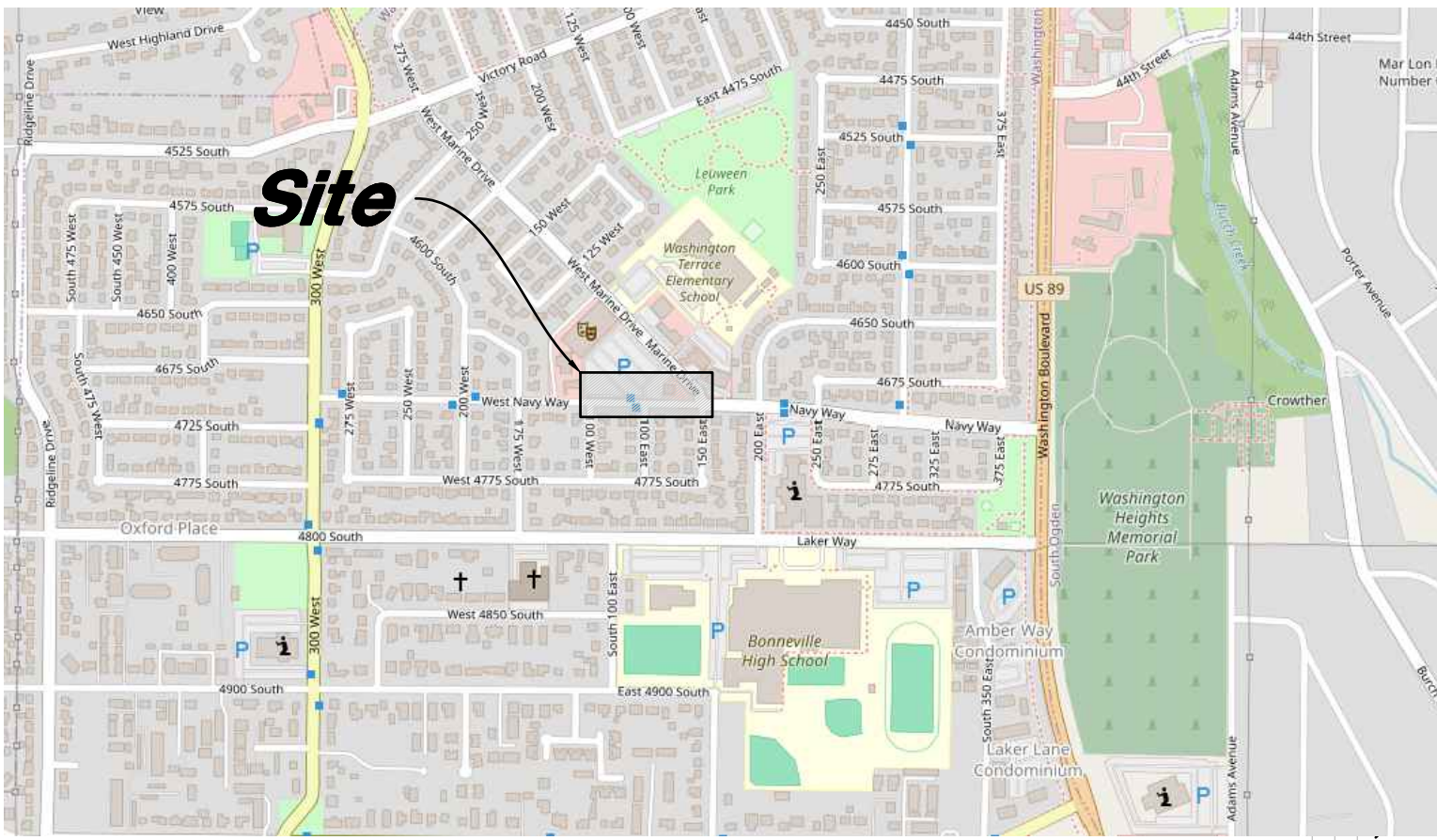
July 17, 2024

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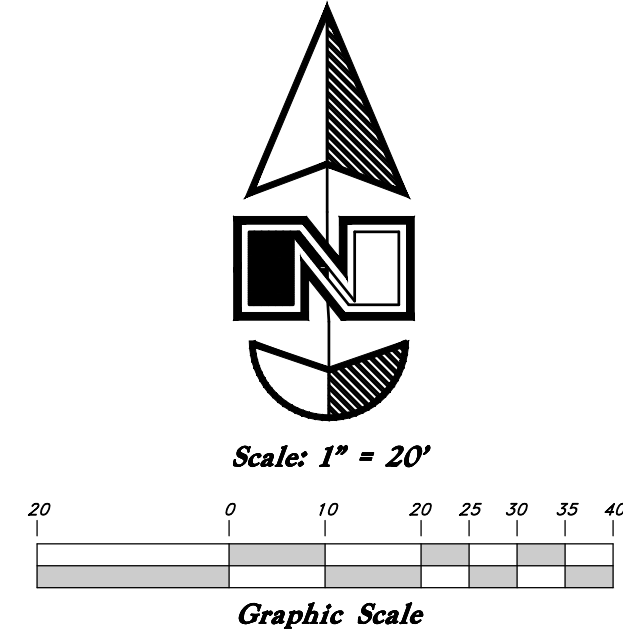
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24N719-S2





Vicinity Map
(Not to Scale)



ZONING – COMMERCIAL (C1)

Minimum lot area – none.
Minimum lot width – none.
Minimum yard setbacks:
Front – twenty (20) feet on streets of less than eighty (80) feet in width, fifty (50) feet on streets and highways of eighty (80) feet or more in width.
Side – none, except ten (10) feet adjacent to a residential zone.
Side – facing a street with a corner lot – Eight (8) feet on side yard while maintaining the sight triangle as defined in chapter 17 of the Washington Terrace Municipal Code: Sight Triangle. The "sight triangle" is to protect the line of sight for the intersection of an area which extends for forty feet (40') in all zones from the corner in both directions.
Rear – none, except 10 feet where building rears on a residential zone.
Building height:
Minimum – one (1) story.
Maximum – sixty (60) feet, measured from back of curb.
The height limits for a hospital use shall be determined in accordance with this section and as part of the site plan and/or conditional use approval process so long as such height limits do not exceed double the maximum height allowed by this section.
The height limit for a use owned or operated by a financial institution shall not exceed sixty (60) feet.

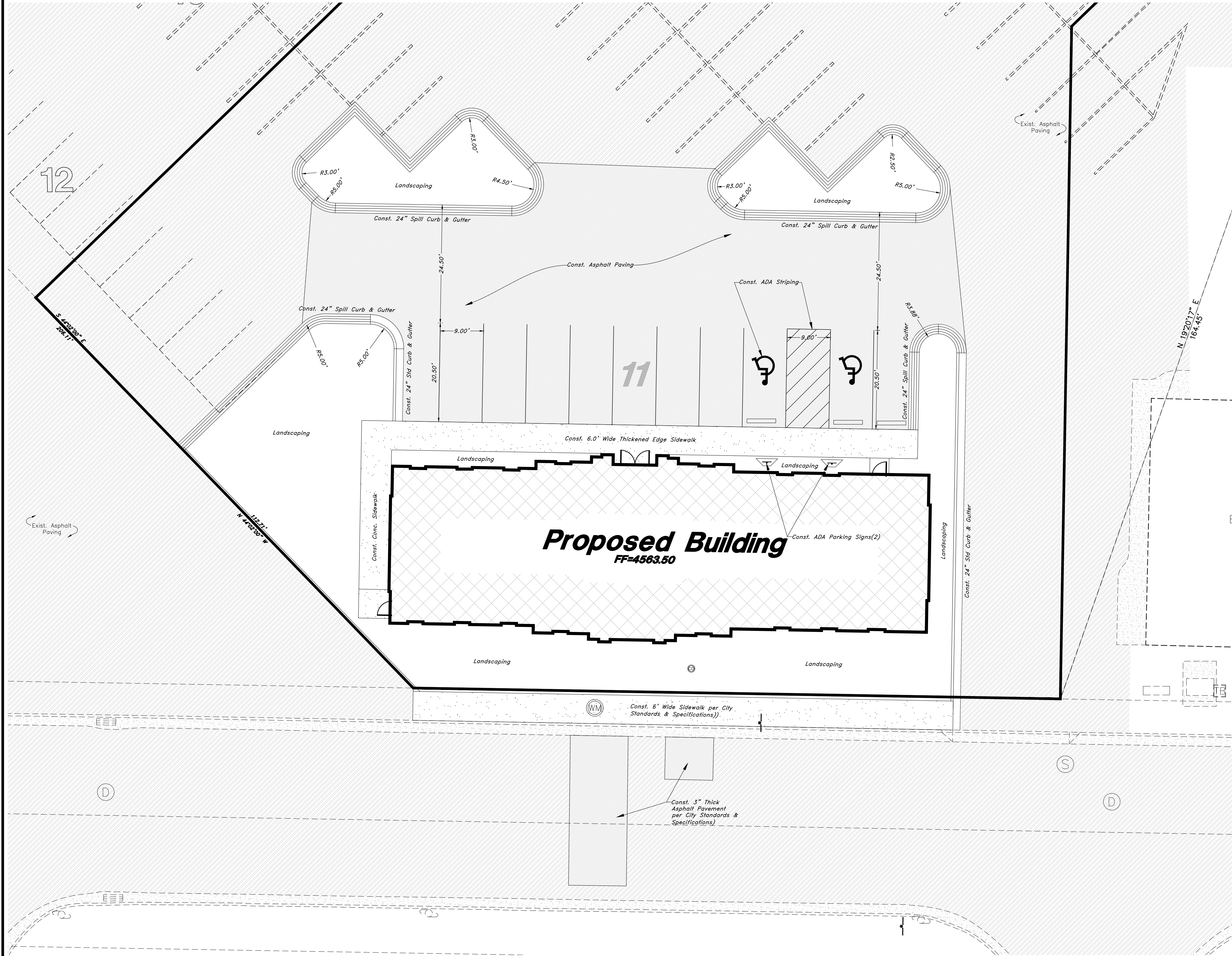
Site Data:

Total Lot Area = 36,104.29 sq.ft or 0.829 Ac.
Total Hardscape Area = 31,753.987 Sq. Ft. = 88%
Total Landscape Area = 4,350.303 SQ Ft. = 12%

Total Parking Spaces Provided: 124
(including 6 ADA Accessible Stalls)

$\Delta = 14^{\circ}54'11''$
 $R = 568.44'$
 $L = 144.55'$
 $LC = 144.16'$
 $S 51^{\circ}19'06'' E$

$\Delta = 149^{\circ}26'51''$
 $R = 13.00'$
 $L = 39.13'$
 $LC = 28.94'$
 $S 16^{\circ}10'54'' W$

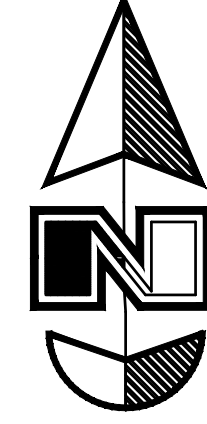


Legend

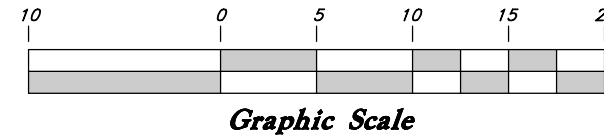
(Note: All items may not appear on drawing)

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- Spill Curb & Gutter
- Demo Tree
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Scale: 1" = 10'



Graphic Scale



GREAT BASIN ENGINEERING

Terrace Plaza Playhouse

July 17, 2024

SHEET NO.

C1.1

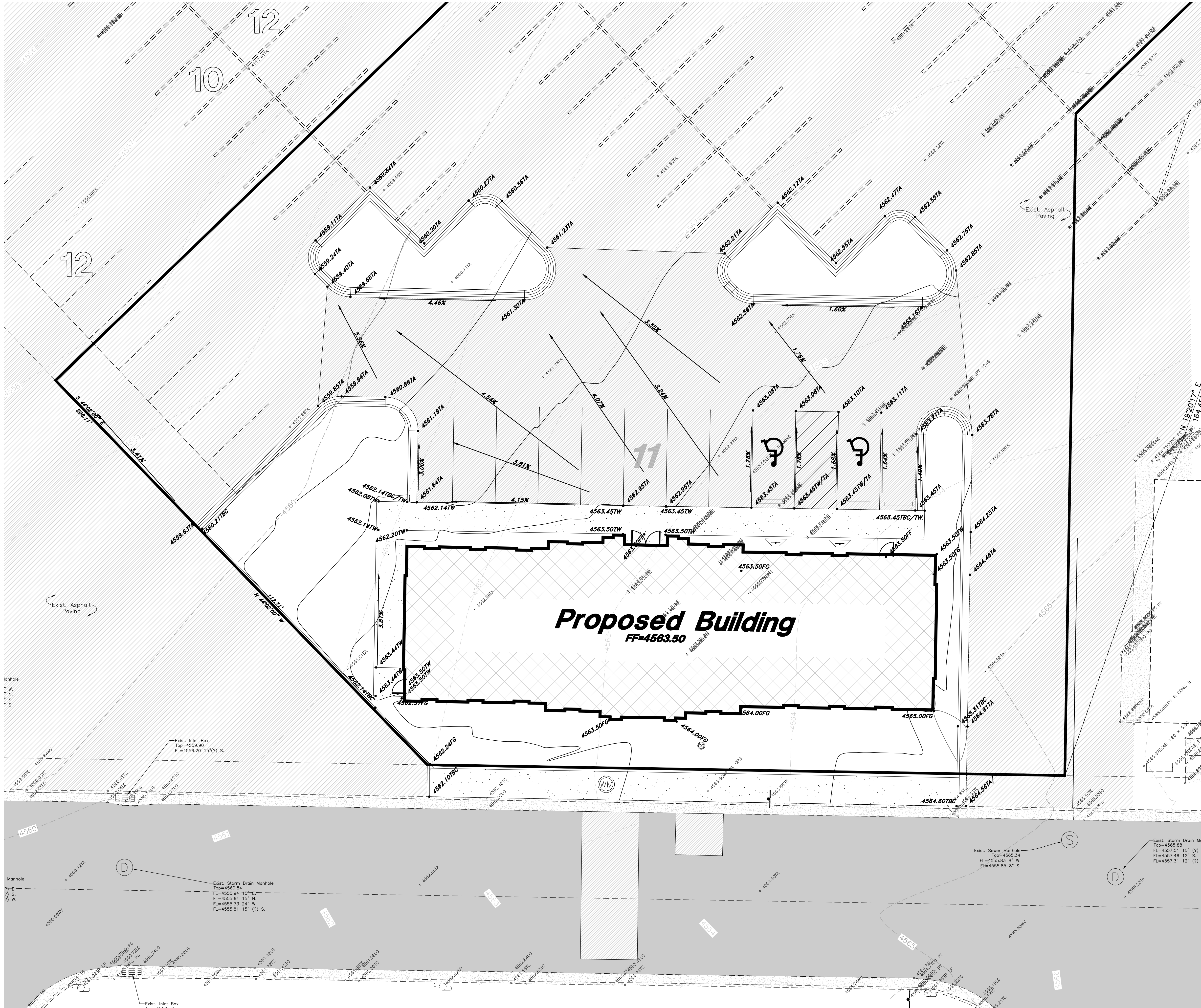
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- GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 5. All dimensions are to back of curb unless otherwise noted.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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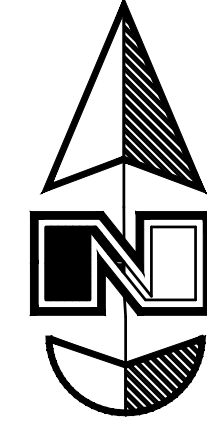
ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



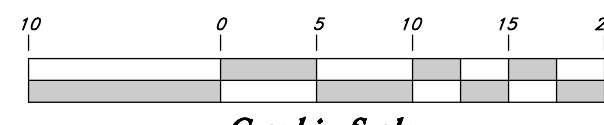
Legend

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- New Concrete
- Demo'd Road Base
- Spill Curb & Gutter
- Demo Tree
- Tree To Remain in Place



Scale: 1" = 10'



- ### GENERAL GRADING NOTES:
- All work shall be in accordance with the City Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be benched into competent material as per specifications and geotechnical report.
 - All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
 - The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation. The report is titled "GEOTECHNICAL INVESTIGATION" Job No. _____ Address _____
 - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

- ### CURB AND GUTTER CONSTRUCTION NOTES:
- Open face gutter shall be constructed where drainage is directed away from curb.
 - Open face gutter locations are indicated by shading and notes on site and grading plan.
 - It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
 - Refer to the typical details for a standard and open face curb and gutter for dimensions.
 - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

- ### ADA NOTES:
- Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.
- The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Grading & Drainage Plan

Terrace Plaza Playhouse

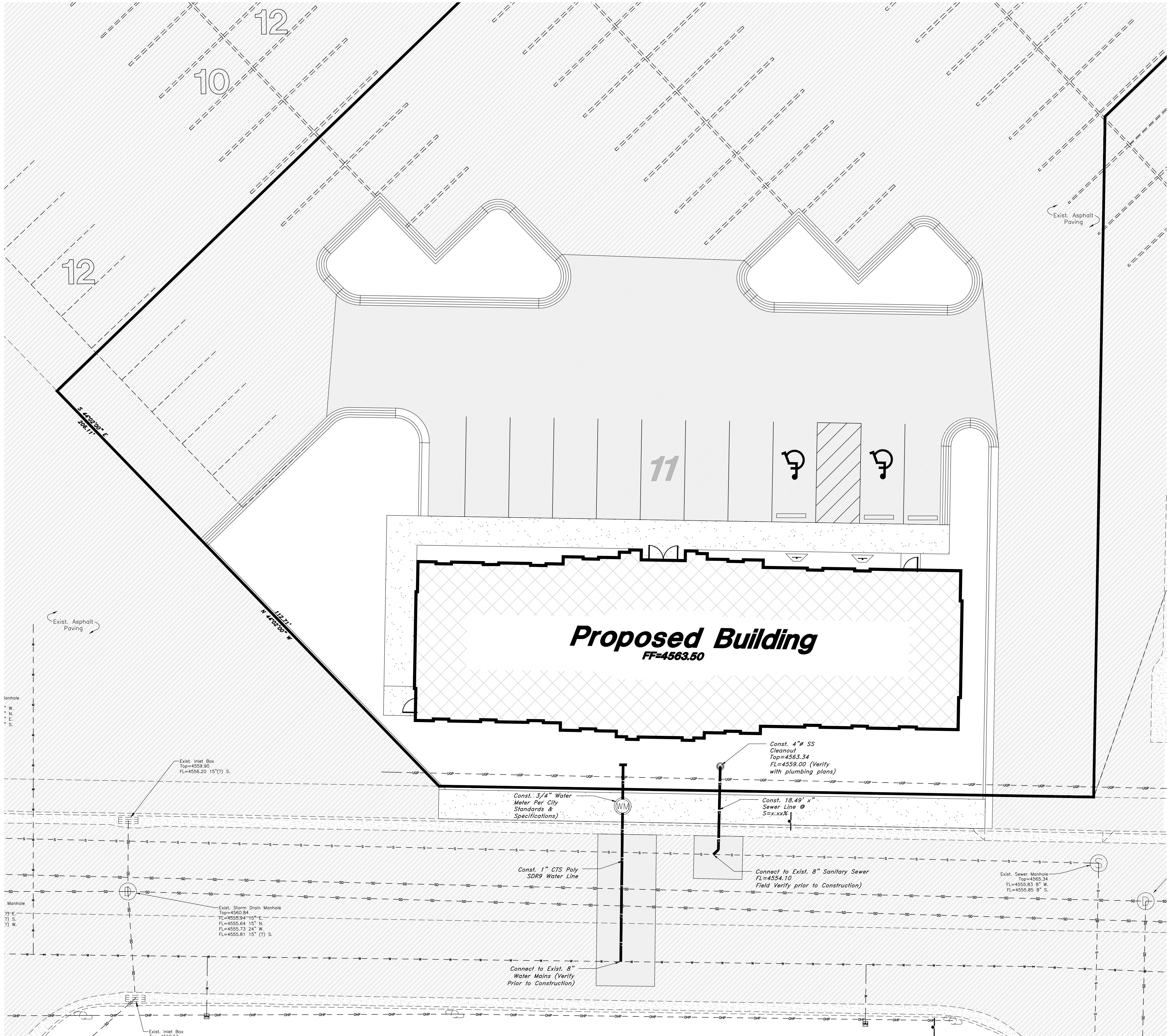
120 East 4700 South
Washington Terrace, Weber County, Utah
A part of Section 8, T5N, R1W, SLB&M, U.S. Survey

July 17, 2024

SHEET NO.

C2.0

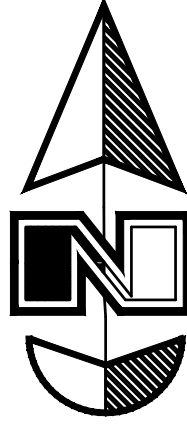
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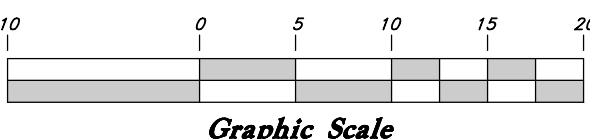
Legend

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Scale: 1" = 10'



- GENERAL UTILITY NOTES:
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - All catch basin and inlet box groles are to be bicycle proof.
 - All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- CULINARY SERVICE LATERALS
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 - Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

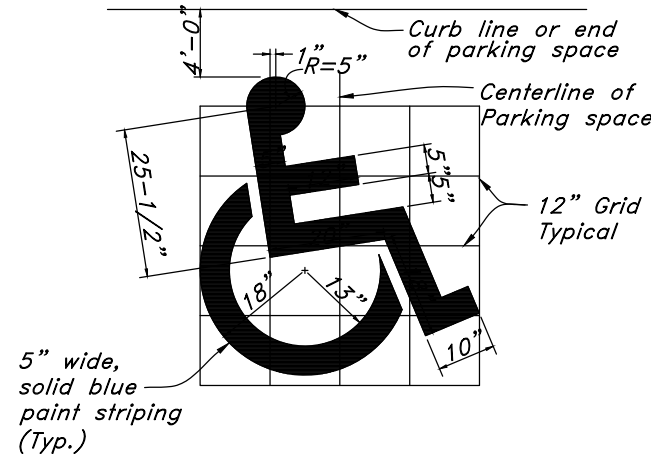
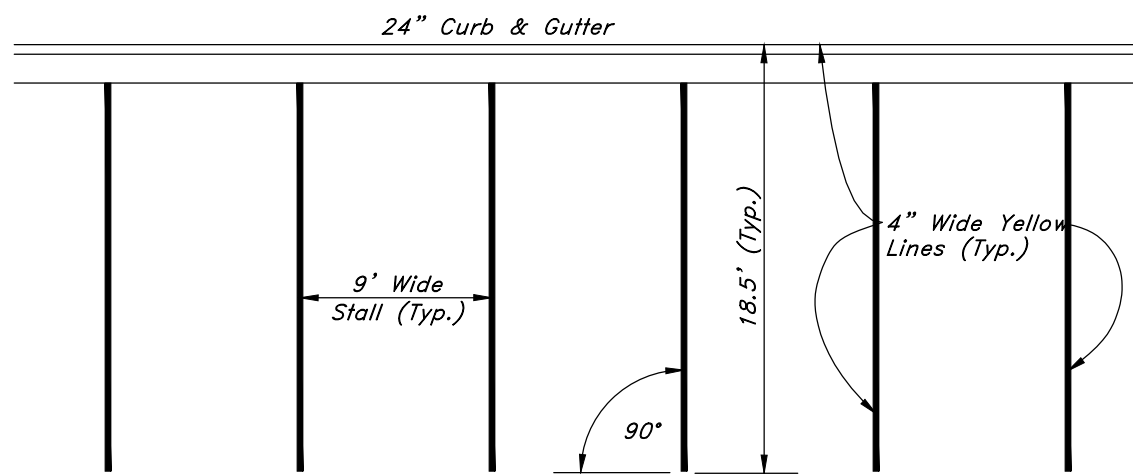
- STORM DRAIN LINES
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
 - 12" or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

- NATURAL GAS SERVICE LATERALS (QUESTAR)
- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
 - Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
 - Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
 - Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

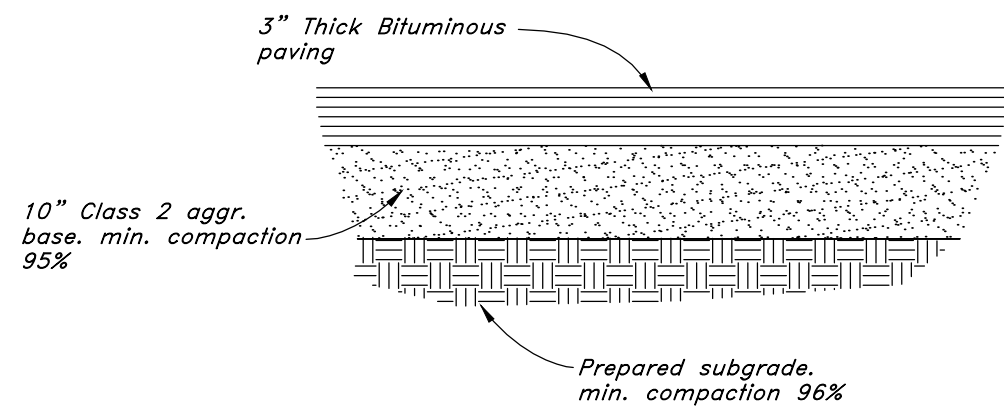
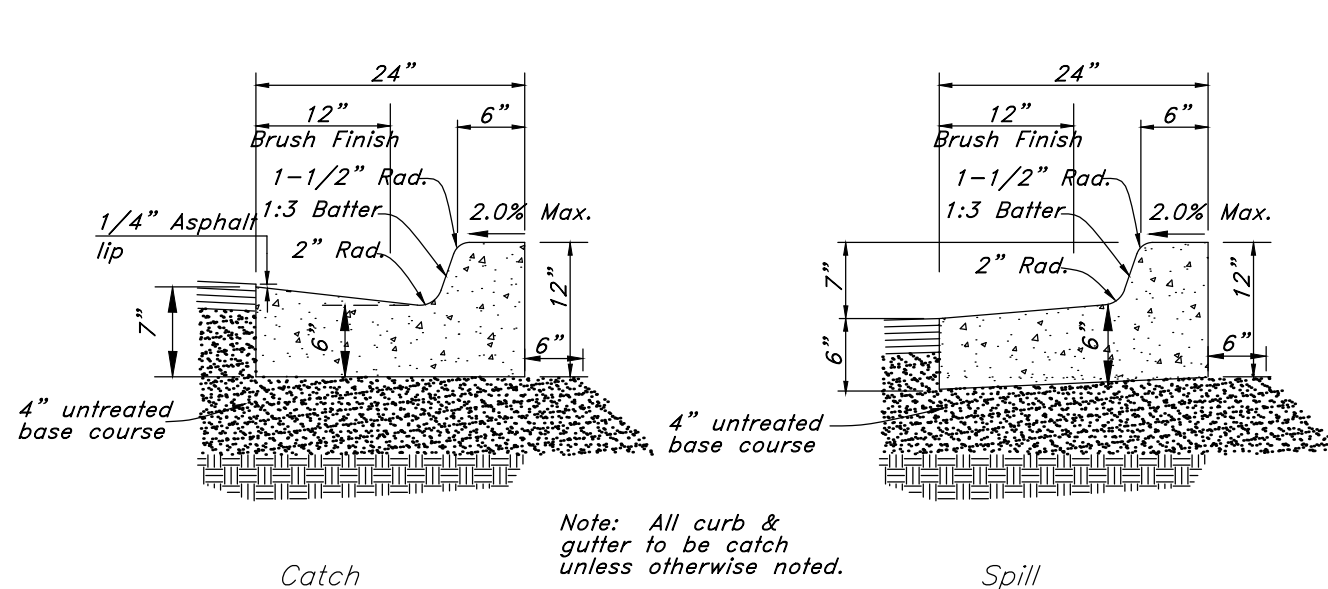
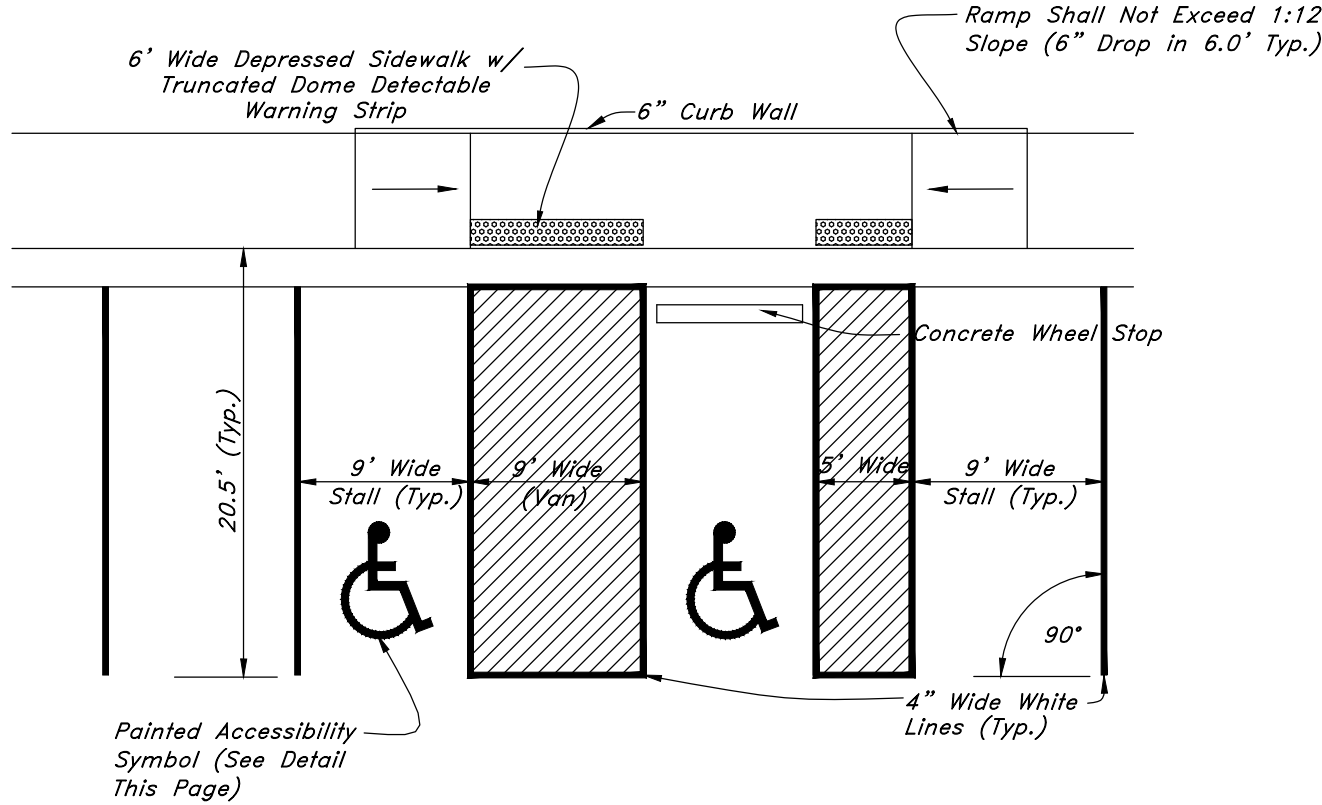
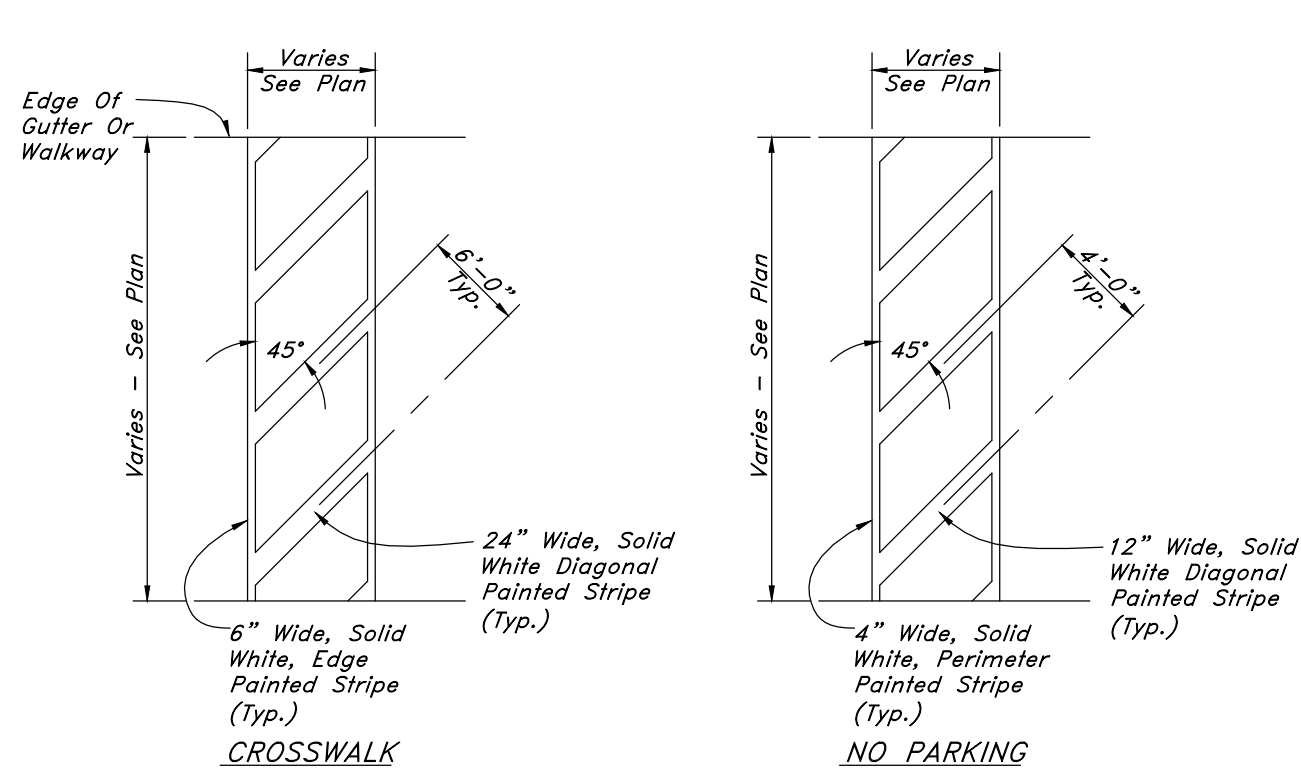
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



Typical Parking Lot Striping Plan
Not to Scale

Accessibility Symbol
Not to Scale

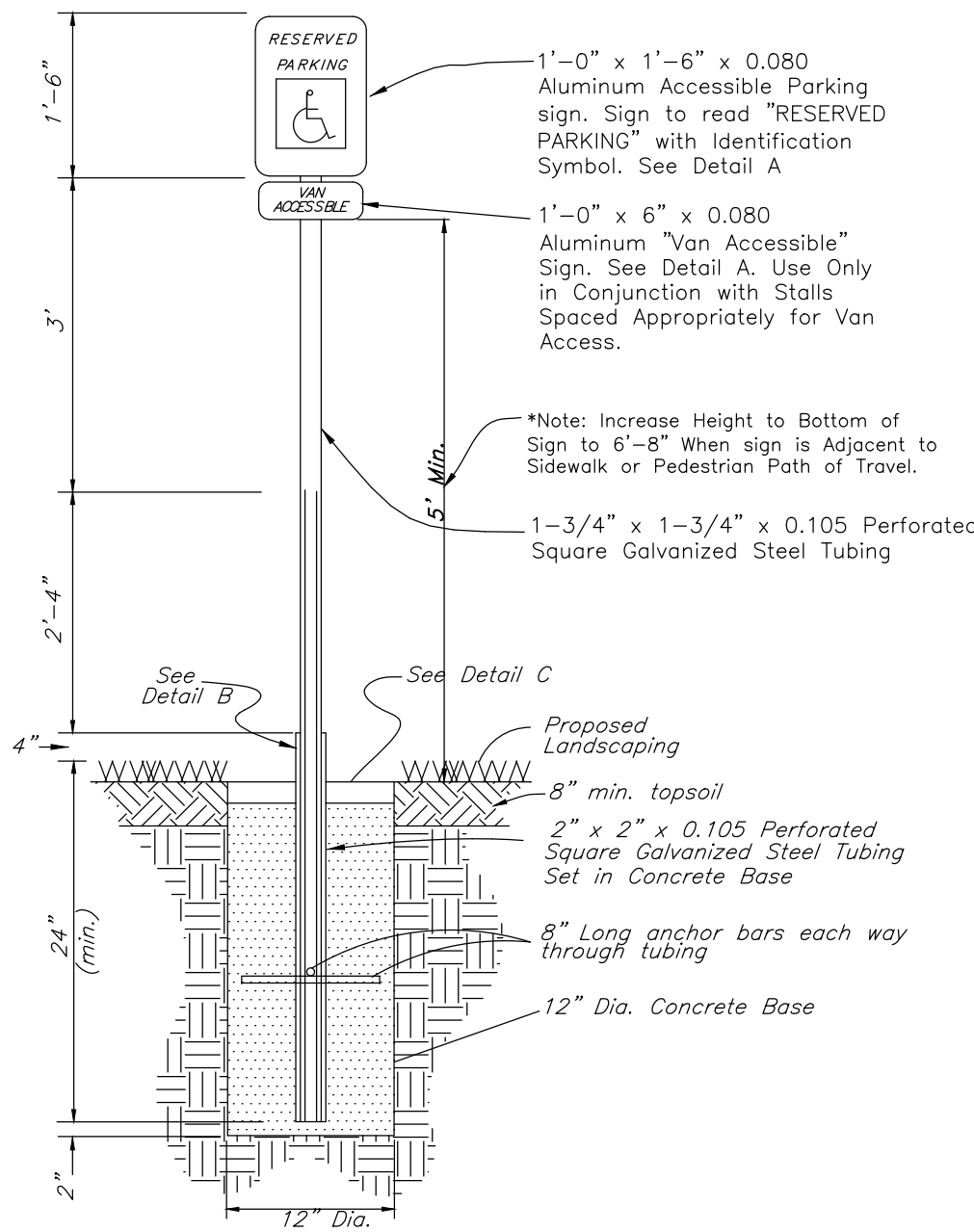
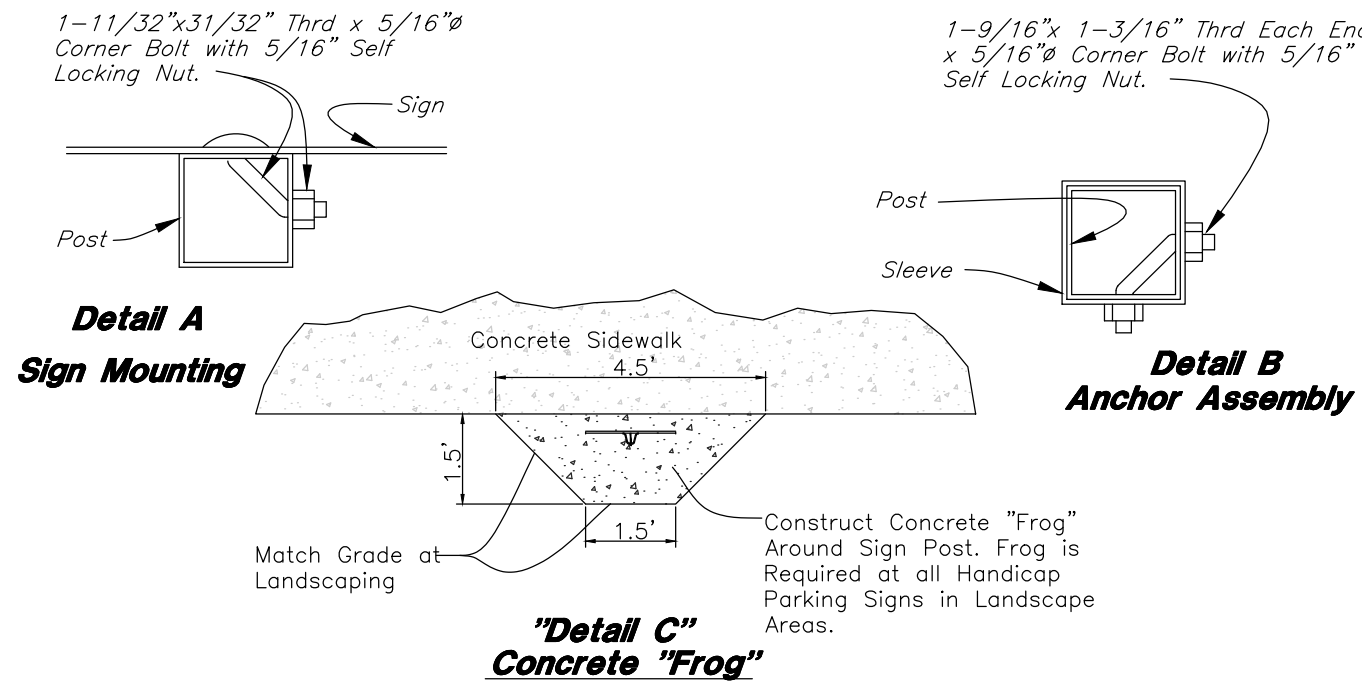


Striping
Not to Scale

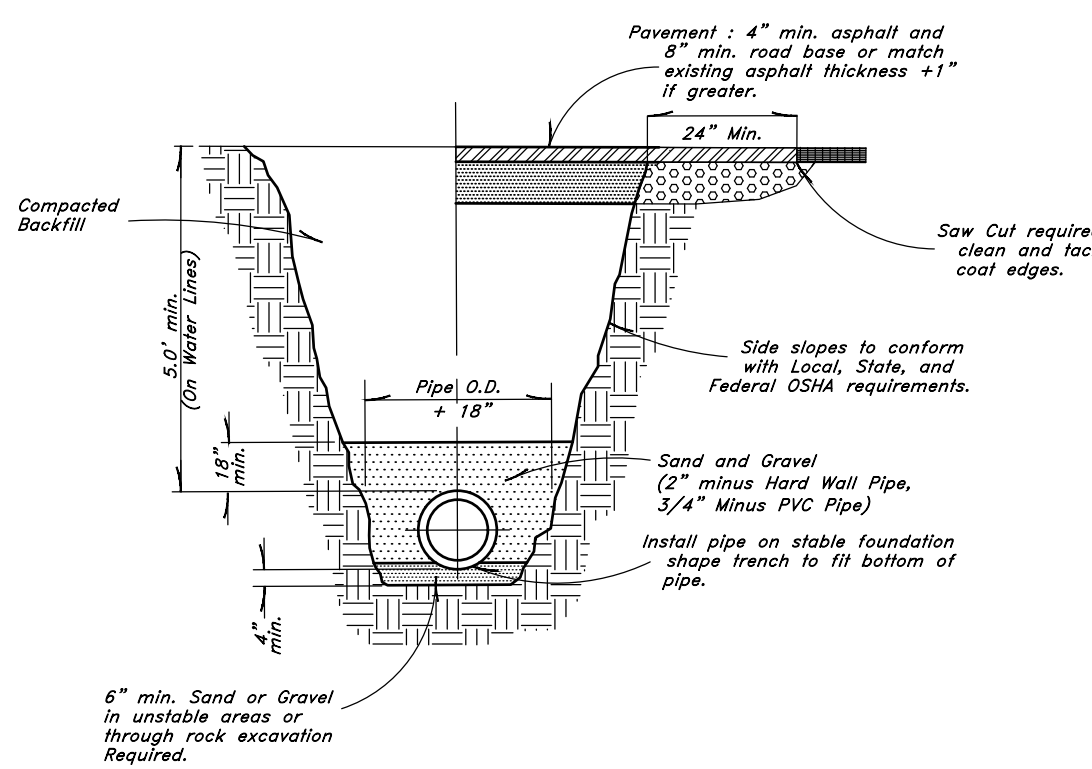
Typical Accessible Parking Striping Plan
Not to Scale

Typical Section - 24" Curb & Gutter
Not to Scale

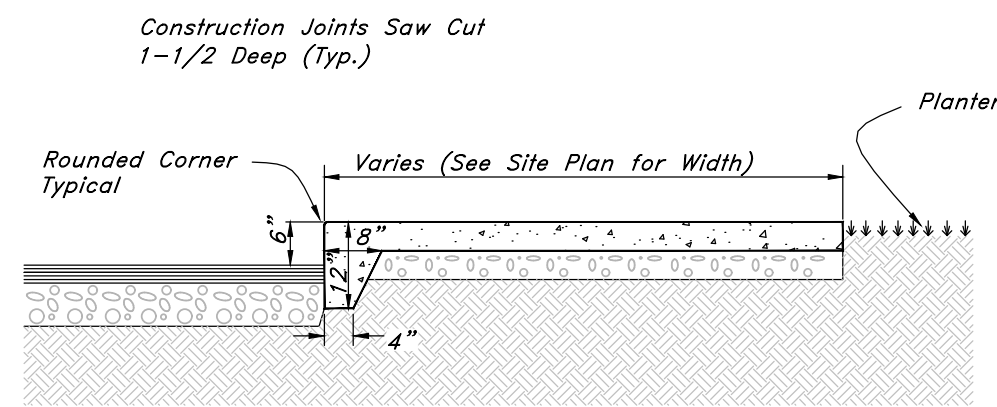
Typical Bituminous Pavement Section Heavy Duty Drives
Not to Scale



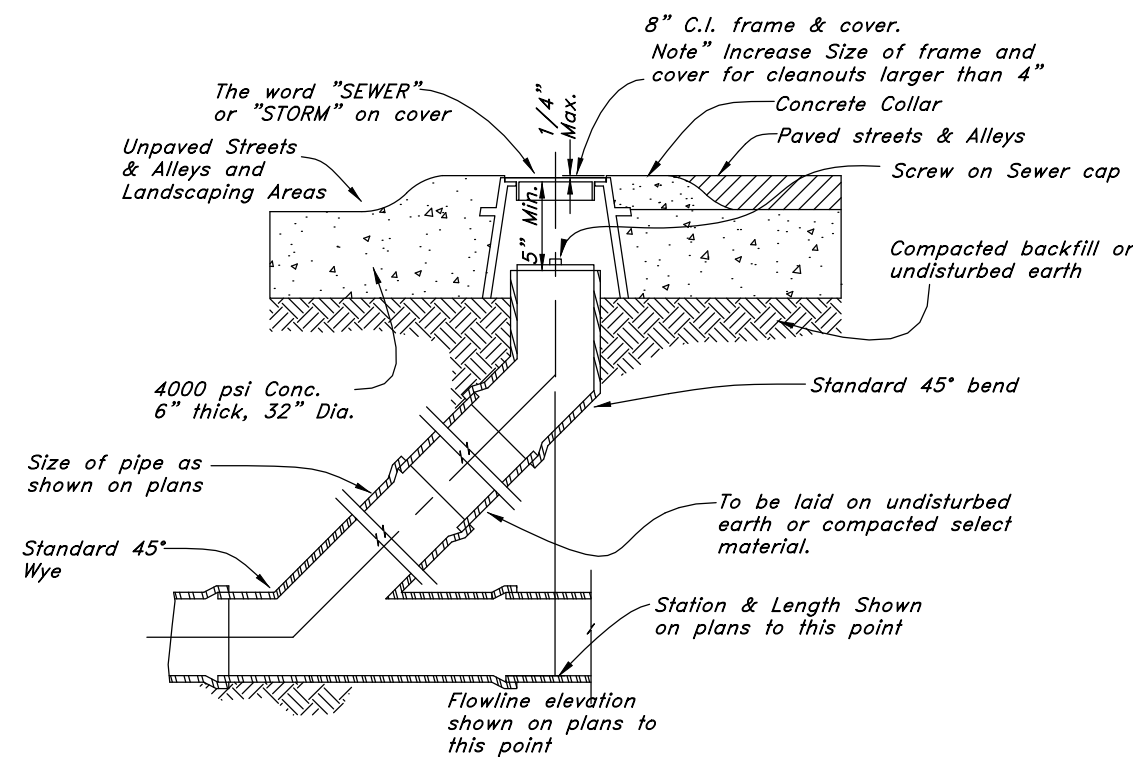
Accessible Parking Sign
Not to Scale



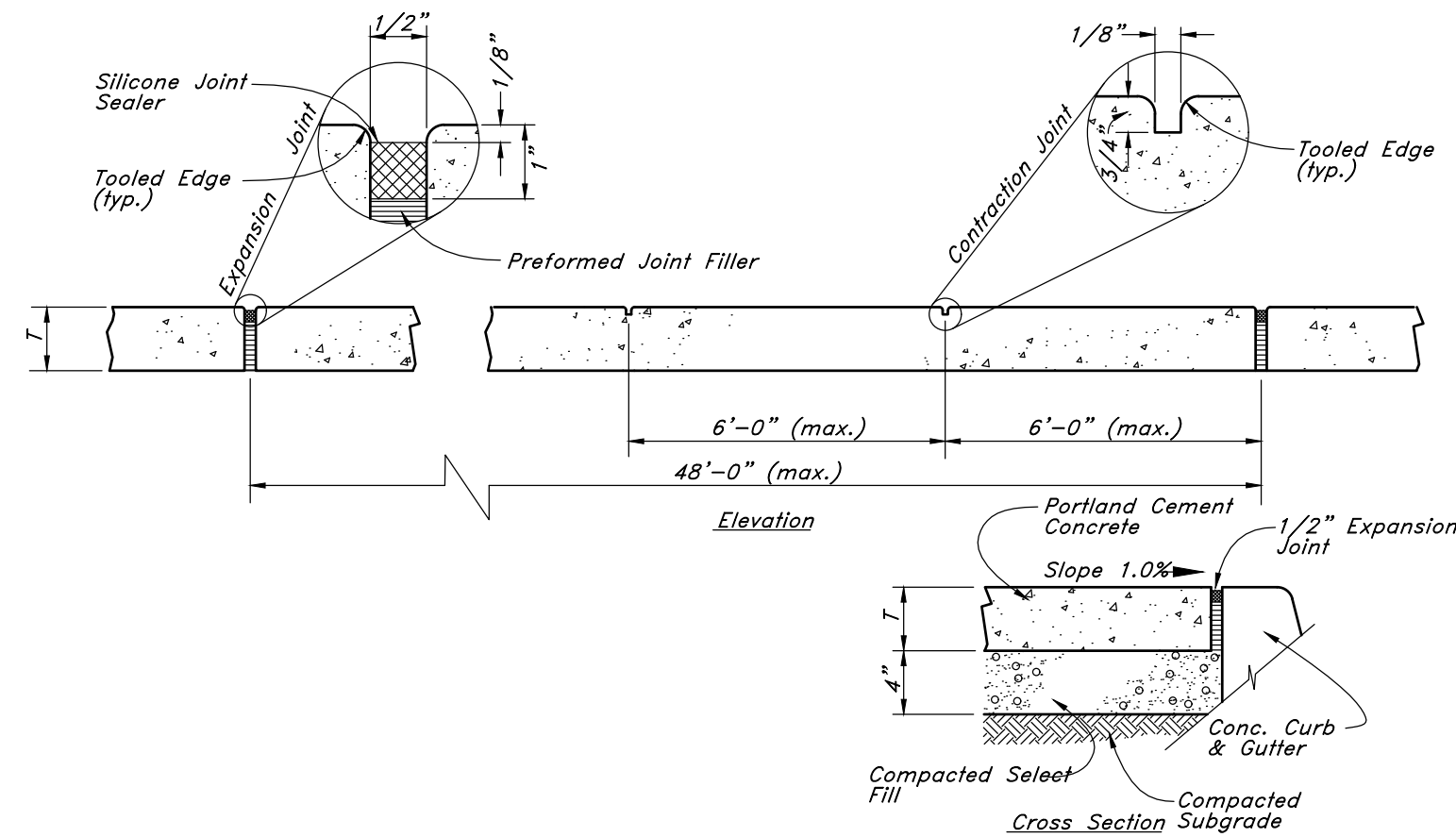
Typical Trench Detail
Not to Scale



Thickened Edge Walk
Not to Scale



Sewer, Storm, and Roof Drain Cleanout Detail
Not to Scale



Concrete Sidewalk
Not to Scale

WASHINGTON TERRACE CITY
PLANNING AND ZONING APPLICATION

Application for the following:

☒ Site Development Plan Approval _____ Preliminary Plat
_____ Final Plat _____ Conditional Use Permit _____ Zoning/Rezone
_____ Review fee _____ Annexation/Boundary Adjustment Request
_____ Board of Adjustments _____ Engineering Review
_____ Subdivision _____ Preliminary Plat _____ Final Plat
_____ Other Specify _____

Project location/Address: _____
Existing Use: _____
Description/Type of Project: _____

Name of Applicant (Property Owner): _____
Applicant Address: _____ Phone: _____
Name of Agent: _____
Agent Address: _____ Phone: _____

Project Info: Name of Subdivision/Business/Development:

Development Type: _____ Residential _____ Multi-family ☒ Commercial
Number of lots _____ # of Units _____ Size of lots _____
If Development is to take place in phases, please describe: _____

Engineering/Surveying Firm: _____
Bond/Surety Provider: _____
Contact Person: _____ Phone: _____
Email: _____

A plat of the survey with legal description and a set of current engineering plans (including sewer, water, roads, grading, and detention) must accompany this application and be submitted on a cd or disk
Approval State: _____ Conceptual ☒ Preliminary _____ Final

Kraig Urry _____
Signature of Owner/Agent Date

Note: If the applicant is not the same as the owner, the owner should sign the application or submit a letter authorizing the applicant to proceed with the application.
Application fees must be paid prior to receiving a hearing date with the City Council or Planning Commission. Plus additional review cost in excess of minimum shall be paid as those costs are incurred, before improvements can be started and/or permits can be issued

OFFICIAL USE ONLY:	Fee paid on: _____	Hearing Date: _____
Application # _____	Zone: _____	Received by: _____



Vicinity Map
(Not to Scale)

- LEGEND**
(Note that not all Legend items may appear on survey)
- | | |
|-----------------------------|-------------------------------------|
| Found Section Corner | Centerline Road |
| Calculated Section Position | Exist. Survey Monument Line |
| Exist. Monument | Exist. Contour Major |
| Record Measured | Exist. Contour Minor |
| Existing Typical | Exist. Top/Toe Line |
| Exist. Asphalt Paving | Exist. Fence Line |
| Exist. Gravel | Exist. Concrete |
| Exist. Concrete | Exist. Overhead Power Line |
| Exist. Dirt/Scrub/Gravel | Exist. Underground Storm Drain Line |
| Exist. Grass/Landscaping | Exist. Underground Water Line |
| Exist. Dirt/Gravel | Exist. Underground Sewer Line |
| Exist. Power Pole | Exist. Edge of Pavement Line |
| Exist. Telco. Box | Exist. 1" Diameter Power Cable |
| Exist. Clean Out | Exist. Underground Fiber Optic |
| Exist. Light Pole | Exist. Underground Power Line |
| | Exist. Underground Gas Line |
| | Exist. Landscaping |
| | Exist. Gas Meter |
| | Exist. Power Meter |
| | Exist. Water Valve |
| | Exist. Tree |
| | Exist. Fire Hydrant |
| | Exist. Communications Manhole |
| | Exist. Water Meter |
| | Exist. Post |
| | Exist. Irrigation Box |



Scale: 1" = 20'

Graphic Scale

SURVEYOR'S NARRATIVE

This survey was requested by xxxxxxxxxx to gather Topographical Data. The basis of bearing for this survey is Utah State Plane Coordinate System, Utah Central Zone.

The Topographic data shown here was located by GPS observations Robotic Total Stations and elevations are based on the NAVD83 Elevations from the Utah Reference Network (VRS Network).

This is a Topographical Survey, no boundary lines or boundary determinations were completed as part of this record of survey.

BENCHMARK

Witness Corner for the Northeast corner of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, located in the Center of 4800 West Street near the South edge of 2100 South Street.
Top of Monument 4248.76

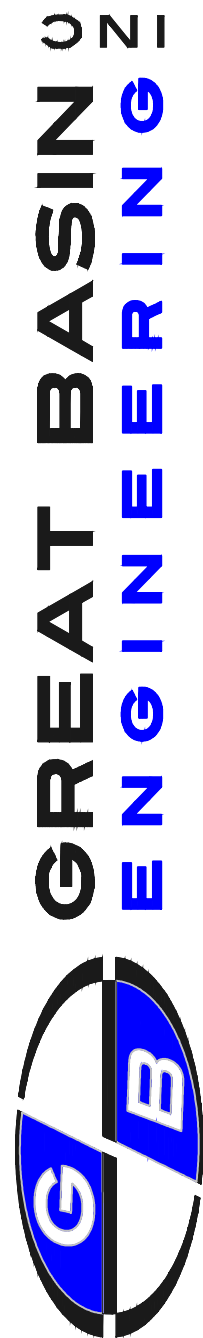
UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Survey licensed in Utah certify that I hold Licence Number 6242920 in accordance with Utah State Code Title 58 Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify the information shown on this drawing were located and the vertical datum and elevations show meet or exceed the National Map Accuracy Standards for a Topographic Survey published by the United States Geological Survey.

Andy Hubbard



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4455 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Topographic Survey
Terrace Plaza Playhouse
120 East 4700 South
Washington Terrace, Weber County, Utah
A part of Section 8, T5N, R1W, SLB&M, U.S. Survey

April, 2024

SHEET NO.

C1

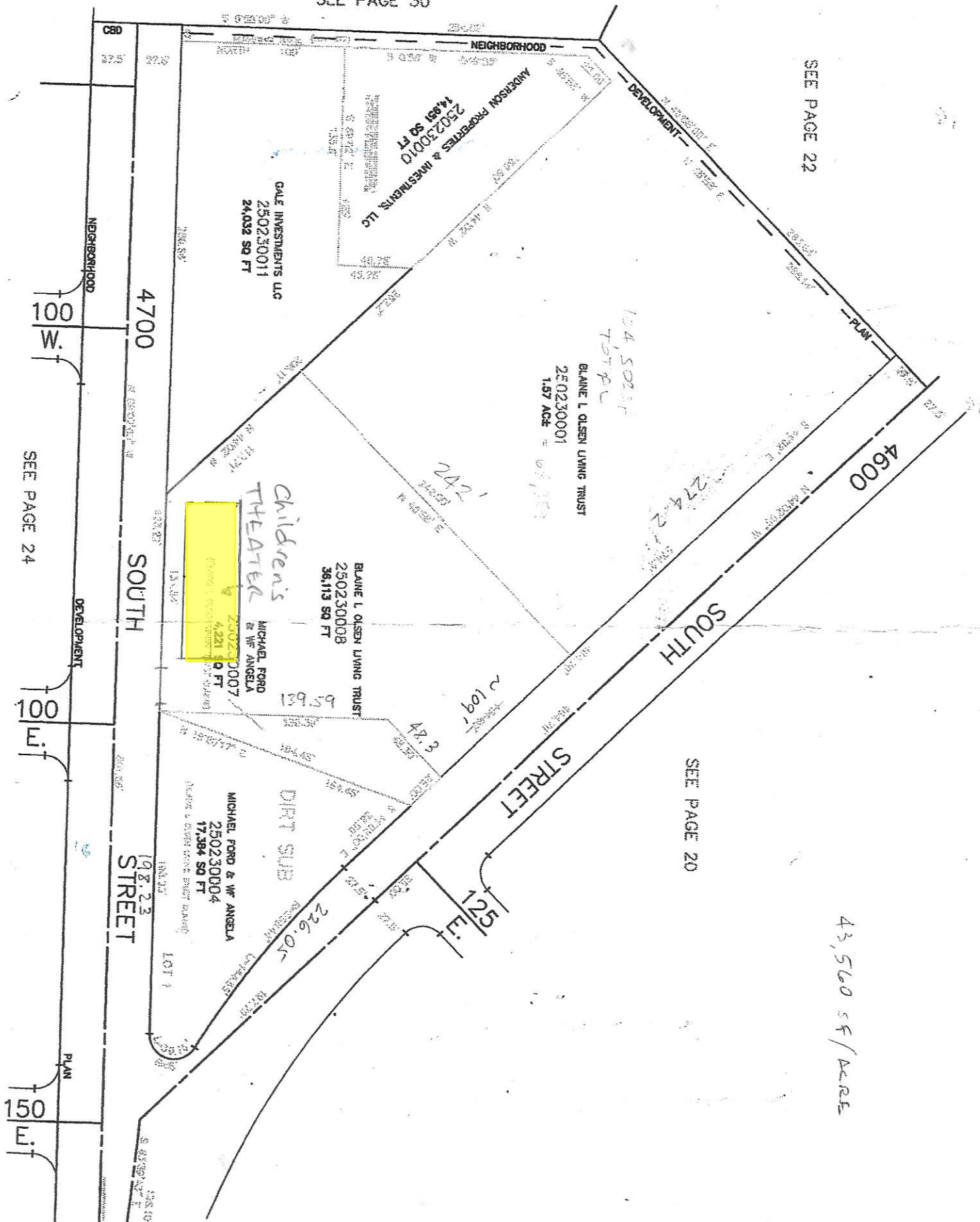
24N719-S1

SEE PAGE 22

SEE PAGE 20

43,560 SF / ACRE

SEE PAGE 30

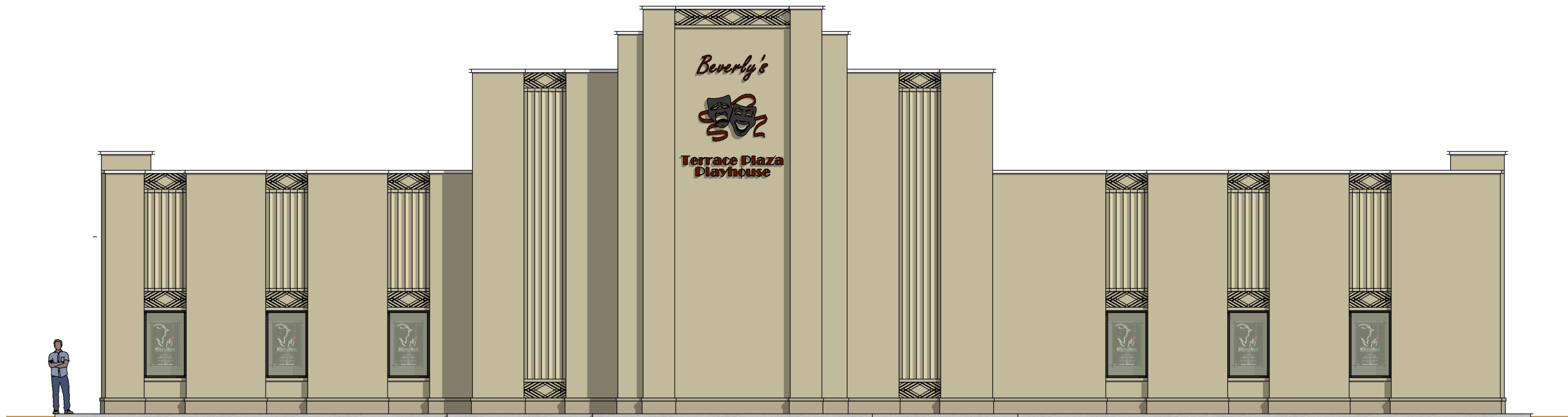


SEE PAGE 24



NORTH ELEVATION - FRONT

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - REAR

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

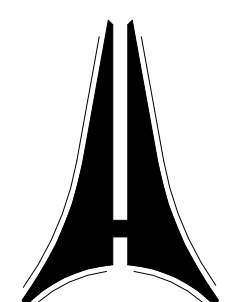


NORTH PERSPECTIVE - FRONT

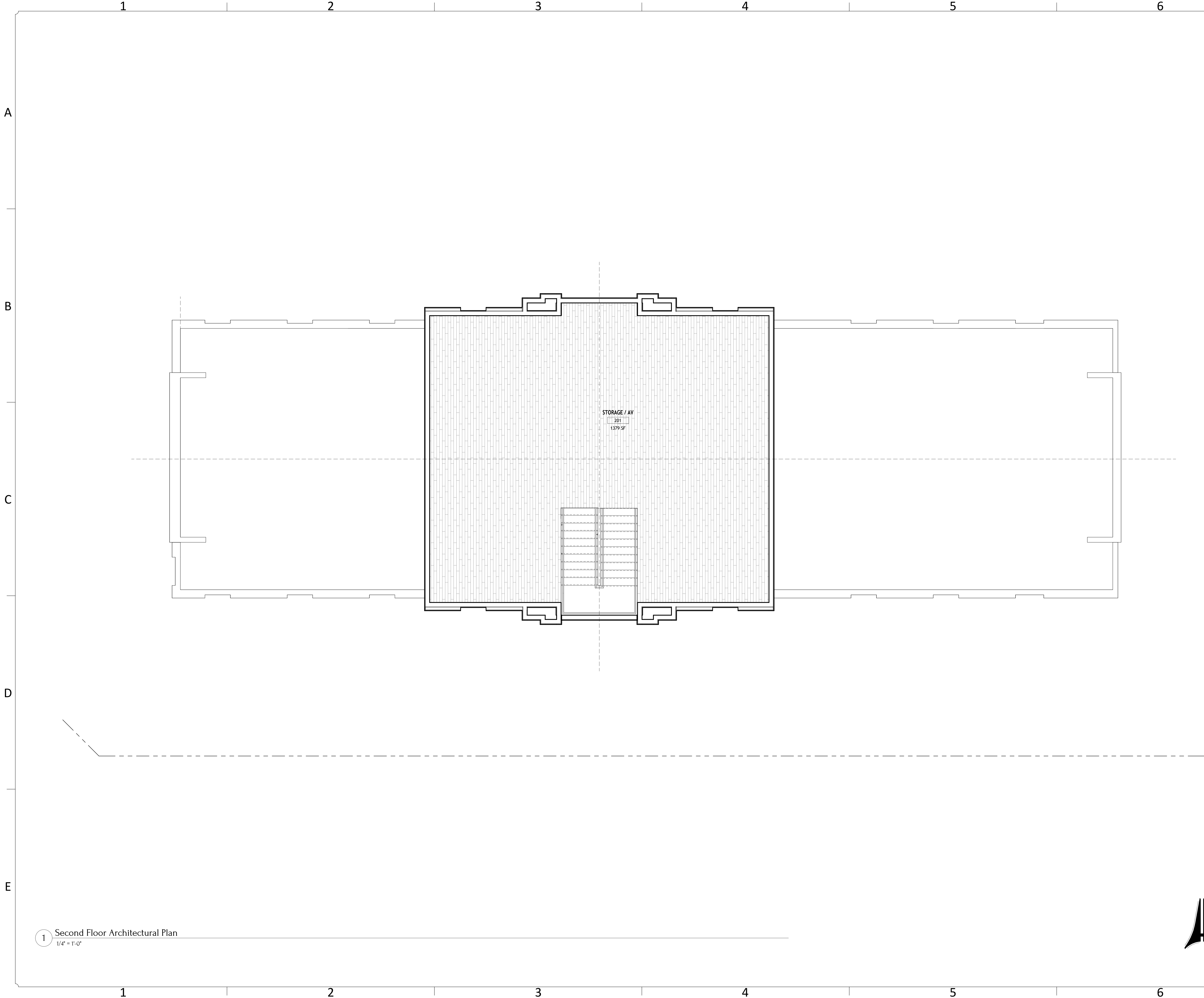


SOUTH PERSPECTIVE - REAR

A104

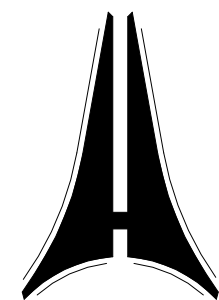


1 First Floor Architectural Plan - Option 1
1/4" = 1'-0"



1 Second Floor Architectural Plan

1/4" = 1'-0"



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consultant:

Client Name

owner:

Playhouse Academy

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Address Line 2

project:

PROJECT STATUS
**SCHEMATIC
DESIGN**

Issue Date

REVISIONS	
DATE	DESCRIPTION

Project #: Project Number

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**LEVEL 2 -
FLOOR PLAN
- OPTION 2**

A105

A

B

C

D

E

1

2

3

4

5

6



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**SCHEMATIC
DESIGN**

Issue Date

REVISIONS	
DATE	DESCRIPTION

Project #: Project Number

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**SITE PLAN -
OPTION 2**
A106

1 SITE PLAN - OPTION 2
1" = 20'-0"

