



**Planning Commission Meeting  
Thursday, January 29, 2015  
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 NOVEMBER 20, 2014**
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 RECEIVE COMMENT ON AMENDING SECTION 17.28.020 RELATING TO SITE DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONE**
6. **NEW BUSINESS**
  - 6.1 **DISCUSSION/MOTION: RECOMMENDATION TO CITY COUNCIL TO APPROVE ORDINANCE 15-01 "COMMERCIAL SITE DEVELOPMENT AMENDED" RELATING TO SITE DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONE**
7. **UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES**
8. **UPCOMING EVENTS**  
February 3 City Council Meeting 6:00 p.m.  
February 17<sup>th</sup> City Council Meeting 6:00 p.m.  
February 26<sup>th</sup>: Planning Commission Meeting 6:00 p.m.
9. **MOTION: ADJOURN THE MEETING**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.  
Amy Rodriguez, Washington Terrace City Recorder

# City of Washington Terrace

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Minutes of a Regular Planning Commission Meeting held on  
Thursday, November 20, 2014  
City Hall, 5249 South 400 East, Washington Terrace City,  
County of Weber, State of Utah

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## **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

Chairman Wallace Reynolds  
Commissioner Scott Barker  
Commissioner Larry Weir  
Commissioner Dan Johnson  
Vice-Chair T.R. Morgan  
Commissioner Scott Larsen  
Commissioner Charles Allen  
City Recorder Amy Rodriguez  
City Building Official Jeff Monroe

## **Others Present**

Dan VanZeben, Jed Nilson

### **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 Barker  
Seconded by Commissioner Weir  
to approve the agenda  
Approved unanimously (7-0)

#### **4.2 MOTION: APPROVAL OF MINUTES FOR OCTOBER 30, 2014**

Motion by Commissioner Morgan  
Seconded by Commissioner Barker  
To approve the minutes of October 30, 2014  
Approved unanimously (7-0)

### **5. NEW BUSINESS**

#### **5.1 MOTION: SITE PLAN APPROVAL THE BOYER COMPANY MEDICAL OFFICE BUILDING TO BE LOCATED AT 435 EAST 5350 SOUTH**

47 Monroe updated the Commission on the facility. He stated that the while the hospital has been  
48 updating their façade, the Boyer Company took a look at their Medical Building and decided that  
49 they were going to demolish the existing building so that it would facilitate better traffic flow  
50 and bring the new building up to seismic codes. Monroe stated that the height will remain the  
51 same. Monroe stated that storm water issues will need to be looked at. He recommends that the  
52 water is taken to the detention basin behind the hospital. Chairman Reynolds noted that the  
53 building is the same size, but the layout has changed slightly to accommodate the upgrades.  
54 Monroe stated that the project is expected to begin in spring. Monroe noted that not all of the  
55 offices are currently filled at the location and is not sure how this will affect current tenants.  
56 Commissioner Allen stated that the site plan was of poor quality and does not represent a  
57 complete site plan. Monroe stated that the façade will follow the design of the hospital.  
58 Commissioner Allen asked that the following be addressed on the site plan: change some of the  
59 wording so that it is all in the same direction, add plan key notes, add location of nearest fire  
60 hydrants, add identification of property lines, and add narrative information. He would like to see  
61 an architectural design concept of what the property will look like once it is completed.  
62 Monroe stated that the Boyer Company felt that they did not need site plan approval for this  
63 project and did not have the design concept available at the time of submittal.  
64 Chairman Reynolds stated that the Commission could consider tabling the item until the proper  
65 plans have been submitted. Monroe stated that the signage is not changing, the parking will be  
66 improved, and storm drain has been resolved. Monroe noted that the Fire Chief will need to  
67 review the fire hydrant placement with the new layout of the building. Monroe stated that these  
68 requirements will be reflected on the building plans once they are brought into the city.  
69 Commissioner Morgan stated he is fine with approval as long as staff verifies all the  
70 requirements are met. Monroe stated that the plans are reviewed by the Building Department,  
71 Fire Department, and City Engineers. Commissioner Allen noticed that the address is 425 East,  
72 not 435 East as noted in the staff report.

73  
74 **Motion by Commissioner Allen**

75 **To continue the item requesting the applicant provide all the information**  
76 **Requested by Planning Commission and requirements noted in the staff report.**

77 **Seconded by Commissioner Morgan**

78 **Motion failed due to lack of votes (2-5)**

79 **Aye- Commissioners Allen and Morgan**

80 **Nay- Commissioners Barker, Weir, Johnson, Reynolds, Larsen**

81  
82 **Motion by Commissioner Barker**

83 **Seconded by Commissioner Morgan**

84 **To approve the site plan for the Boyer**

85 **Company Medical Office Building to be located at**

86 **435 East 5350 South**

87 **Approved (5-2)**

88 **Nay- Commissioners Allen and Morgan**

89 **Aye- Commissioners Barker, Weir, Johnson, Reynolds, Larsen**

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91  
92 **5.2 MOTION: SITE PLAN APPROVAL FOR THE NORTHERN WASATCH**  
93 **REALTOR ASSOCIATION OFFICE BUILDING TO BE LOCATED AT**

94 **412 EAST 5250 SOUTH**

95 Dan VanZeben, the architect on the project addressed the Commission. He stated that the lower  
96 level of the building is reserved for retail or other type of businesses that would fit into the  
97 Realtor Association theme. He stated that the Association would be on the second level of the  
98 building. He explained the design of the building and city scape frontage. VanZeben stated that  
99 the Association wants to create stability along with a contemporary design. The building will  
100 accommodate the 35 foot height restriction. VanZeben outlined the plans for the landscaping and  
101 storm drain area. He stated that he has worked with Monroe on the storm water requirements,  
102 among other requirements, that the building must meet. Monroe stated that the sale of the  
103 building is most likely based on the approval of the plans. VanZeben stated that the goal is to  
104 have construction begin in early spring. The completion date is estimated by the end of the year.  
105 Monroe stated that the issue concerning the property to be used only for retail purposes is mute  
106 because it was found that the document no longer has any stance. Commissioner Allen inquired  
107 about the drive approach to 5250 South. VanZeben stated that the intersection will be in  
108 alignment with the road and will become a shared drive approach with America First.  
109 Commissioner Allen suggested connecting to the side road that is coming out of the parking lot  
110 of Family Fresh Foods. VanZeben stated that they have plans to connect as well as finish the  
111 curbing. He stated that there are plans for a fenced in trash enclosure. Monroe stated that the city  
112 engineer and Fire Chief will review the plans before the building permits are issued.

113  
114 **Motion by Commissioner Larsen**  
115 **Seconded by Commissioner Weir**  
116 **To approve the site plan for the Northern Wasatch Realtor Association**  
117 **Office Building to be located at 412 East 5250 South**  
118 **Approved unanimously (7-0)**  
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120 **5.3 MOTION: APPROVAL OF THE 2015 ANNUAL MEETING SCHEDULE**  
121 Several changes were made to incorrect dates.

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123 **Motion by Commissioner Barker**  
124 **Seconded by Commissioner Morgan**  
125 **To approve the 2015 Annual meeting schedule with**  
126 **The noted changes**  
127 **Approved unanimously (7-0)**  
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129  
130 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**  
131 **ZONING ISSUES**  
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133 Monroe stated that Stonehenge Assisted Living will be opening within the next month. Monroe  
134 noted that the city ordinance may need to be amended to not allow for any more assisted living  
135 centers in the city, citing that EMS services are being overextended for these types of centers.  
136 The Planning Commission suggested that the centers be billed for these services. Monroe stated  
137 that the issue of billing has been reviewed, but was not pursued. He is open to reviewing the  
138 situation with the fire department again. The Planning Commission encouraged Monroe to  
139 research the issue and bring the results back to the Commission for further discussion.  
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**7. UPCOMING EVENTS**

December 2<sup>nd</sup>: Council Meeting 6:00 p.m.

December 18<sup>th</sup>: Planning Commission Meeting (Tentatively cancelled)

**8. MOTION: ADJOURN THE MEETING**

**Motion by Commissioner Morgan**

**Seconded by Commissioner Larsen**

**To adjourn the meeting**

**Approved unanimously**

**Time: 6:59 p.m.**

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
City Recorder



# Planning Commission Staff Report

Building & Planning

**Author:** Planning Staff  
**Subject:** Amending 17.28.020 Site Development and Standards, section (4.b) Building height and adding section c.  
**Date:** Jan 29, 2014  
**Type of Item:** Action /Public Hearing & Motion to Recommend

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## Summary Recommendations:

By motion recommend to the City Council to amend the City of Washington Terrace's municipal code section 17.28.020.4.B Site Development and Standard, Building height. To allow Maximum height of 45 feet and add C. to allow a Hospital height to be set and established by site plan and/or a conditional use approval.

## Description:

### A. Topic:

1<sup>st</sup>: Open Public Hearing for public comment, Then Close Public Hearing

2<sup>nd</sup>: Discuss 17.28.020.4. b & c to amend this section titled Building height. To change the building height maximum distance to allow for a higher height limit then currently in the ordinance. Section c. is to be added to allow the hospital to build up ward as part of future renovation if desired and which will be approved by application for a site plan or Conditional use.

### B. Background:

City Staff feels that the height restrictions of 35 feet for development have limited Economic growth in the city. Thirty five (35) feet has a negative impact because some builders will then try and squeeze a 3 story building into a 2 ½ story building.

The Hospital has previously given the impression of being interested in expanding their operation by expanding upward and adding more floors. The Hospital felt that to be competitive in the hospital market they may have a need to build upward.

The following is the code section looking to be changed the main emphases is 4. b. and adding c. in bold and highlighted letters:

### 17.28.020 Site Development And Standards

1. Minimum lot area - None.
2. Minimum lot width - None.
3. Minimum yard setbacks:
  - a. Front - 20 feet on streets of less than 80 feet in width, 50 feet on streets and highways of 80 feet or more in width.
  - b. Side - None, except 10 feet adjacent to a residential zone.

- c. Side - facing a street with a corner lot - 20 feet x 20 feet.
- d. Rear - None, except 10 feet where building rears on a residential zone.

**4. Building height:**

**a. Minimum - one (1) story.**

**b. Maximum – Forty Five (45) ~~Thirty-five (35)~~ feet, measured from back of curb.**

**c. Hospital height limits 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.**

*Repealed & Reenacted by Ord. 11-01 on 2/1/2011*

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C. Analysis:

In order to adequately provide direction to commercial development the City's height ordinance has the need to be modified and changed to provide a clear understanding and recommendation to Commercial businesses seeking to locate within the city, which may have an economic impact upon the City of Washington Terrace.

D. Department Review: Has been reviewed by the City Staff and gives a favorable recommendation to the Planning Commission for this amendment.

**Alternatives:**

A. Approve the Request:

The Planning Commission should recommend the amendment to the height regulations in the Commercial zone, to the City Council

B. Deny the Request:

The Planning Commission can deny the amendment

C. Continue the Item:

The Planning Commission could table the item to a later meeting, for action at that time.

**CITY OF WASHINGTON TERRACE  
ORDINANCE NO. 2015-01**

**COMMERCIAL SITE DEVELOPMENT AMENDED**

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE,  
UTAH, AMENDING SECTION 17.28.020 RELATING TO SITE  
DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONE;  
SEVERABILITY; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Washington Terrace, Utah, (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 and 10-8-60, 1953, as amended, allows the City 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* authorizes the City to regulate land use and development;

**WHEREAS**, the City desires to amend its site development standards in the Commercial Zone;

**WHEREAS**, the Planning Commission held its public hearing on \_\_\_\_\_, 2015, on this Ordinance and gave a \_\_\_\_\_ recommendation to the Council;

**WHEREAS**, the City Council received the recommendation of the Planning Commission at its regular meeting on \_\_\_\_\_, 2015, and now desires to act on this Ordinance;

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

**Section 1:     Amendment.** Section 17.28.020 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

**Chapter 17.28**  
**COMMERCIAL ZONES**

**17.28.020. Site Development and Standards.**

1. Minimum lot area - None.
2. Minimum lot width - None.
3. Minimum yard setbacks:
  - a. Front - 20 feet on streets of less than 80 feet in width, 50 feet on streets and highways of 80 feet or more in width.
  - b. Side - None, except 10 feet adjacent to a residential zone.
  - c. Side - facing a street with a corner lot - 20 feet x 20 feet.
  - d. Rear - None, except 10 feet where building rears on a residential zone.
4. Building height:
  - a. Minimum - one (1) story.
  - b. Maximum – ~~Thirty five (35)~~ Forty five (45) feet, measured from back of curb.
  - c. Hospital height limits 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.

**Section 2: 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 3: Effective date.** This ordinance take effect immediately after approval and posting.

PASSED AND APPROVED by the City Council this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MARK C. ALLEN, Mayor,  
City of Washington Terrace

ATTEST:

\_\_\_\_\_  
AMY RODRIGUEZ, City Recorder

RECORDED this \_\_\_ day of \_\_\_\_\_, 2015.

PUBLISHED OR POSTED this \_\_\_ day of \_\_\_\_\_, 2015.

The City of Washington Terrace, Utah  
Ordinance 2015-01 – Commercial Site Development Amended

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953, as amended, I, the municipal recorder of the City of Washington Terrace, hereby certify that foregoing Ordinance was duly passed, and published on \_\_\_\_\_ or was posted at: 1) \_\_\_\_\_  
2) \_\_\_\_\_ and 3) \_\_\_\_\_ on the above referenced dates.

\_\_\_\_\_  
AMY RODRIGUEZ, City Recorder