City of WASHINGTON TERRACE Utah

Planning Commission Meeting
Thursday, May 28, 2026
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. **OATH OF OFFICE**
   Rodriguez will administer the oath of office to Commissioner Amy Morgan

5. **RECURRING BUSINESS**
   - **5.1 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.
   - **5.2 MOTION: APPROVAL OF MINUTES FOR APRIL 30, 2026**

6. **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.

   6.1 PUBLIC HEARING: TO HEAR COMMENTS IN SUPPORT AND OPPOSITION TO PROPOSED AMENDMENT TO CHAPTER 17.30.020 ZONING AS IT RELATES TO CEMETERYS AND TO CHANGE ZONING AT 5800 SOUTH ADAMS AVENUE FROM C-1 (COMMERCIAL) AND R-1-10 (RESIDENTIAL) TO O-1 (OPEN SPACE) TO ALLOW FOR A VETERAN'S CEMETERY

7. **RECURRING BUSINESS**
   Recurring Business are items that have been brought before the Commission at a previous meeting.
   - **6.1 DISCUSSION/MOTION: RECOMMENDATION OF APPROVAL OF THE MASTER DEVELOPMENT AGREEMENT TO ALLOW FOUR ATTACHED TOWNHOME UNITS, WITH THE EXISTING RESIDENCE TO REMAIN, AT 445 WEST 5100 SOUTH**

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

8. NEW BUSINESS

8.1 MOTION/ORDINANCE 26-01:RECOMMENDATION TO APPROVE AMENDMENT TO ZONING MAP FOR A CERTAIN PARCEL; ADOPTING THE CONCEPT PLAN; AND AMENDING THE O-1 ZONE

9. UPCOMING BUSINESS

10. MOTION TO ADJOURN THE MEETING

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Amy Rodriguez, Washington Terrace City Recorder

City of Washington Terrace

Minutes of the Planning Commission Meeting held on
Thursday, April 30, 2026
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT
Chairman Steve Jacobson
Commissioner Dwight Henderson
Vice-Chair Amy Morgan – Excused
Commissioner Kirt Freeland
Commissioner Jethro Dee Watson – Excused
Commissioner Morgan Wilkins
Commissioner Matthew Roper – Excused
General Planner Tyler Seaman
Amy Rodriguez, City Recorder

Others Present
Developer Matthew McConkie, Josh Koshkan, Kylie Koshkan, Eli McConkie, Mark Allen, Tina Thompson, Darin Thompson, Antonio and Elizabeth Rosales

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

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **OATH OF OFFICE**
   Rodriguez administered the oath of office to Commissioner Kirt Freeland.

5. **RECURRING BUSINESS**
   5.1 MOTION: APPROVAL OF AGENDA
   Item 5.1 was approved by general consent

   5.2 MOTION: APPROVAL OF MINUTES FOR JULY 31, 2025
   Item 5.2 was approved by general consent.

6. **PRESENTATION**
   6.1 CERTIFICATE OF APPRECIATION TO COMMISSIONER DAN JOHNSON

Mayor Allen stated that Dan Johnson has served the Planning Commission and the community for seventeen years. He thanked Johnson for his years of service and dedication to the serving the

residents and also thanked the entire Commission for their participation in the job that they do. Mayor Allen presented a certificate of appreciation to Dan Johnson.

7. SPECIAL ORDER

7.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND OPPOSITION TO THE APPROVAL OF THE PROPOSED IN-FILL OVERLAY ZONE AND MASTER DEVELOPMENT AGREEMENT AND SITE PLAN TO ALLOW FOUR ATTACHED TOWNHOME UNITS, WITH THE EXISTING RESIDENCE TO REMAIN, AT 445 WEST 5100 SOUTH

Seaman stated that this is an overlay zone, meaning that the zone is a R-1-8 and due to city code, the land was able to be put on the in-fill map a year or so ago to allow for an infill property development. He stated that the proposed development was tabled due to a high-density unit proposal by a different owner.

He stated that this proposal by a new owner is a significantly less dense area that falls within city code allowance. He explained that the allowed infill density per code is based off of the density of surrounding properties and the size of the lot. Seaman stated that the property is capable of having six units and the developer is proposing four units, plus the existing home.

Seaman stated that the caveat to the infill ordinance is that developments must be approved with a Development Agreement. He stated that the group of townhomes will have a CCR and an association that will take care of the property. He stated that the infill code allows the developer to have different setbacks and distances from property lines than typically are allowed in an R-1-8 zone. He stated that the proposed plans meet the requirements of the R-1-6 zone setbacks and he has noted that he has required them to push the setbacks back by 30 feet in order to be approved. He stated that the setback change is the only condition that would make the proposed development acceptable or not in accordance with code.

He stated that the convenance is under review with the city attorney. Seaman stated that it is important to recognize that the development falls into line in which the city code allows.

Seaman stated that if the proposal meets the city code, he does not have the legal right to not allow the development. He stated that he could put conditions on the development if concerns are present, giving examples of a fence, or lighting.

Seaman stated that there will be individual four units with a flag lot mentality and a road back to the existing home on the property**.**

Chairman Jacobson asked about the 25-foot future easement. Seaman stated that the intent has been to allow access to the other property to the east of this property. This condition has not been ironed out by staff as of yet. He stated that this would have to have approval if it comes to pass. Seaman stated that this request by a different owner does not have anything to do with the item for discussion tonight. He stated that there would have to be an access agreement between owners. Developer Matthew McConkie stated that the current owner who is selling the property is reserving the right to have access to his property. He stated that there would be a deeded easement with joint access.

McConkie stated that there will be retention on the west side and retain between the existing home and the townhomes, noting that the grade difference is large. He stated that there would be a four-foot maximum wall. He stated that he does not want to affect the neighborhood.

Seaman stated that the code states that there needs to be 2.5 parking spaces, and the townhomes will have four, with two car garages with two spaces in front of the garages. Chairman Jacobson

stated that he is concerned about parking. He stated that some of the parking may block current residents' mailboxes. McConkie stated that the homes will have four parking spaces per unit , exceeding the 2.5 requirement. Seaman stated that the city has approved many infill properties without this requirement and cautions the Commission to be careful with the parking requirements. He stated that he understands that it will bring more people to the area. McConkie stated that there will be 30 feet between the road and the garages. Seaman stated that he and the city manager feel that the setbacks need to be in line with the homes already in the area. They do not want the setbacks to be less than 30 feet.
Seaman stated that the Fire Chief has stated that the narrow road to the back home meets fire code and does not need a hammer head or turn around area. Seaman stated that there is a fire hydrant on the corner of the property.

Chairman Jacobson opened the public hearing at 6:26 p.m.

Ryan Schulffer stated that he wants it known that he 100 percent disagrees with the development. He stated that he wants the city to enforce parking requirements and on street parking. He stated that he does not agree with the city taking every square inch of dirt and develop more homes and rentals. He stated that people will be parking all over the streets and in front of the church. He also stated that he does not think a four-foot wall without an engineer will do anything as it is a steep drop. He stated that he does not want this property. He stated that there will be too many homes and rentals in an acre lot, making the aesthetic of the city go downhill because we are trying to shove a lot of rentals inside a one-acre lot.
Mr. Schulffer stated that he does not believe that the parking ordinance is enforced by the city. He stated that he does not want this development to happen. Mr. Schulffer stated that the driveway is super narrow and he does not believe that a fire truck would fit up the driveway without being widened. He asked commission to take some time to look at the property and take note of the driveway to see if it meets fire requirements.

Tina and Darren Thompson stated that they are neighbors to the west of the property. Mrs. Thompson stated that they did not move here and buy their home to live next to townhomes or apartments. She stated that they moved here to live in a neighborhood of family homes. Mrs. Thompson stated that she is concerned about if the owner is going to rent out the townhomes or sell them. She stated that they are concerned with the building process and does not look forward to that process. She stated that there is nothing to stop other developers from buying property and asking for more variances for townhomes on other property.
Mr. Thompson stated that he is concerned about what will happen to the other properties beyond the four proposed.

Joshua Koskan stated that he lives across the street and was concerned about parking, although he noted that concern has been alleviated. He stated that he is concerned about the architectural and construction designs for the development, stating that he doesn't believe that the garage design and housing design will allow the units to fit in the area properly. He agrees that there will be development snuck into the remaining property. He stated that he is also concerned about how the development will be built and will look as it will be two stories high. He stated that he would encourage ownership of the units and not renter ship as part of the development agreement.

Antonio and Elizabeth Rosales live in the neighborhood and are concerned about obstruction of view in front of their property. She stated that they are concerned about future developments in the neighborhood. She stated that they face the huge acre and purchased their home because of the view of the trees and the acre lot. She stated that she feels that this is her home where she is raising their children and they are concerned that the area will never be the same again. She stated that she and her husband are very upset about the development and asked if the development could be blocked.

Kylie Koskan stated that she is concerned about future developments and stated that she understands that this development is within the law. She stated that she shares the neighbor's concerns about future developments on the property behind the townhomes and how high the density will continue to rise. Mrs. Koskan is interested in how long construction will take and what construction restrictions will be in place for timeline and for the parking of the equipment.

Chairman Jacobson closed the public hearing at 6:38 p.m.

Chairman Jacobson stated that he realizes it is difficult to accept high density going up in the community. He stated that he is also worried about the grade and the parking, noting that they are legitimate concerns.
He stated that there is a 35-foot height restriction within the city and the property will not exceed that height.
He stated that the property has already been approved on the infill map**.**
Seaman stated that the city ordinance allows construction to begin at 7:00 a.m., noting that it may be two to three weeks for framing, which is the loudest part of the process. Seaman stated that he believes the construction will be around five months. He stated that they cannot stage their equipment on the road.

Seaman stated that it is important to remember that any land use concerns with new developments must go through the same process. Seaman explained that the city has a Development Review Committee with employees with different expertise. He stated that he focuses on what is required for building code. He stated that the Committee is comprised of himself, the Public Works Director, the City Manager, the Fire Chief, and the City Attorney.
Seaman stated that there is potential for growth behind the property, noting that they would have to go through the same vetting process. Seaman stated that the expectation of the Development Review Committee is that people will have questions on the developments and staff wants to be prepared by vetting the development before it comes to Planning Commission.
Seaman stated that a retaining wall over four feet has to be engineered and permitted.
Seaman stated that the driveway will remain as it is. He stated that nothing is proposed to be built for a road at this time. He stated that the deeded road has nothing to do with this process.
Seamans noted the first developer wanted 64 units on the same property and he stated that the Commission tabled the initial proposal and the council didn't even entertain that suggestion.
Seaman stated that the city allows for infill and the parcel was put on the infill map two years ago. Seamans stated that the ordinance states that houses in good condition are not to be torn down to build more units.

Seaman stated that the city does not have any control over renting verses ownership unless there is a building code violation. McConkie stated that the plan is to build and sell each individual unit to individual owners.

Seaman stated that the surrounding density determines how many units can be built noting that the property behind this development would probably have the same density if they propose to be on the infill map. Chairman Jacobson stated that the information is available on our website and any new development proposals would have the same calculations applied.
Seaman stated that there will be a landscaping plan as part of the development agreement.

There were no more questions or discussions from the Commission.

8. NEW BUSINESS

8.1 DISCUSSION/MOTION: RECOMMENDATION OF APPROVAL OF THE IN-FILL OVERLAY ZONE AND MASTER DEVELOPMENT AGREEMENT TO ALLOW FOUR ATTACHED TOWNHOME UNITS, WITH THE EXISTING RESIDENCE TO REMAIN, AT 445 WEST 5100 SOUTH

Chairman Jacobson stated that he does not feel that the information provided tonight is complete enough to be voted upon. He stated that the plan is redlined. He stated that there is not a CCR , HOA, or landscape plan and wanted to state that he feels that the proposal is incomplete.

Chairman Jacobson asked for a motion for approval. There were no motions made to approve a recommendation for the project.

Motion by Commissioner Henderson
Seconded by Commissioner Wilkins
To table the discussion until they have more information that the Commission needs to make a rational decision on the project
Approved unanimously 4-0

8.2 MOTION: NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIR

Motion by Commissioner Wilkins
Seconded by Commissioner Henderson
To nominate Chairman Jacobson
To serve as Chairman
And Commissioner Amy Morgan
To serve as vice-chair
Approved unanimously 4-0

9. UPCOMING BUSINESS

Seaman stated that he has spoken with the state concerning a proposed Veteran's Cemetery to be constructed on Jim Harveys property near the old restaurant. He stated that he has seen the rough draft of the plans and it looks like a great project.

Seaman stated that he has been reviewing the Overland Construction site and it is coming along nicely.
Seaman stated that the property being built at the old city property is moving along.

He stated that he has not received any residential construction requests lately besides the request tonight.

10. MOTION TO ADJOURN THE MEETING

Motion by Commissioner Henderson
Seconded by Commissioner Wilkins
To adjourn the meeting
Approved unanimously
Time: 7:00 p.m.

_____ _____

Date Approved **City Recorder**

City of WASHINGTON TERRACE Utah

STAFF REPORT FOR AGENDA ITEM 6.1 WILL BE INCLUDED IN THE PACKET AT A LATER TIME, AS PORTIONS ARE STILL BEING REVIEWED. THE FOLLOWING IS THE SITE PLAN INFORMATION.

THANK YOU

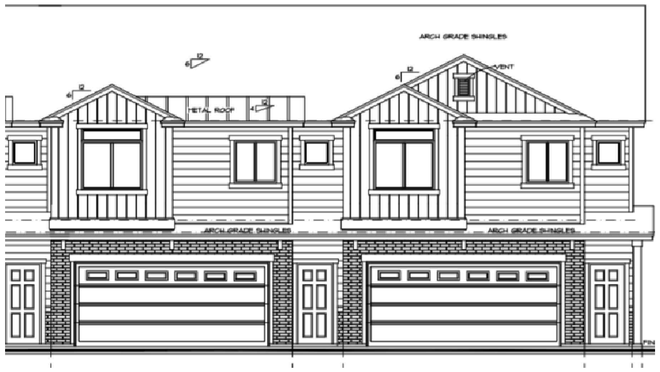
5100 SOUTH TOWNHOMES

MATT McCONKIE, Harvest Pointe Townhomes LLC,
1464 E. Ridgeline Dr. South Ogden

IN FILL ORDINANCE

WASHINGTON TERRACE
MAKING LIFE BETTER Utah

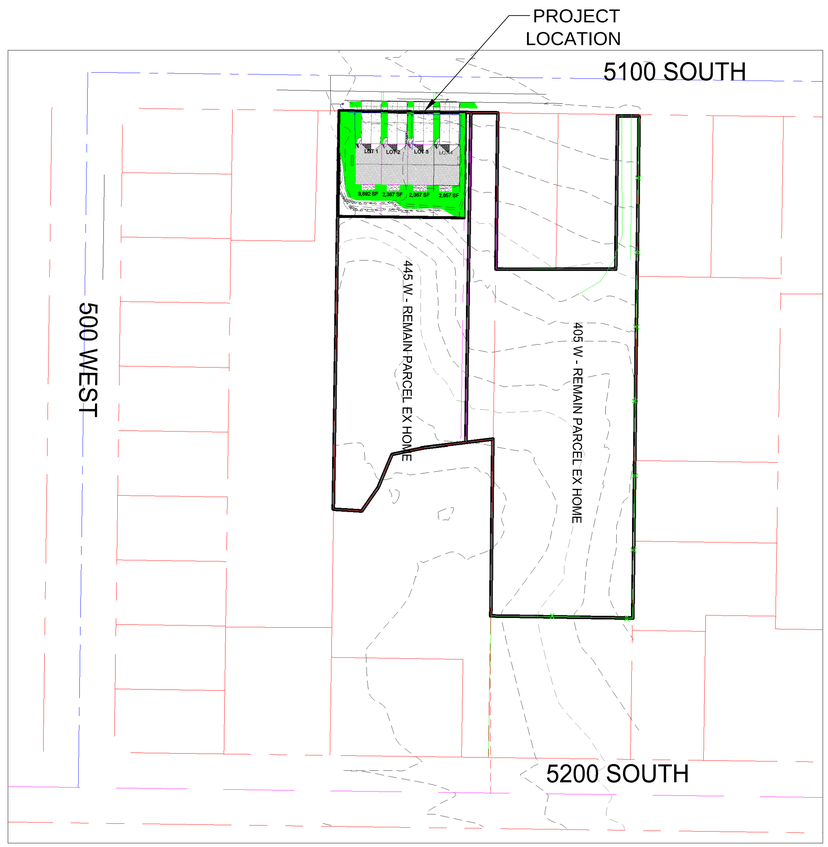
- Acres: ORGNINAL 1.89 ACRES
- AREA AVERAGE: 4,000 SF / UNIT
- 1.89 ACRES * 43,560 / 4,000 = 20.58 HOMES = 20



DRAWING INDEX
1. COVER
2. PRELIMINARY PLAT
3. SITE PLAN
4. LANDSCAPE
5. FINAL PLAT (SURVEYOR)
6-7: PROJECT BUILDING PLATS (ARCHITECT)
8 FINAL PLAT

TOTAL DEED ACRES: 1.11 LESS
- REMAIN PARCEL HOUSE
- 5100 SOUTH ROADWAY
- 4 LOTS : 2,328 SF MINIMUM EACH

PROJECT PLAT AREA 0.264 AC



NO SCALE

CODE / NOTES
CURRENT HOME ADDRESS 445W 5100 S - REMAINING PARCEL

ALL WORK TO COMPLY WITH WASHINGTON TERRACE STANDARDS JONES & ASSOCIATES Consulting Engineers STATED (SC- XX) SEE LINK BELOW

CALL BLUE STAKES AS REQUIRED 811

TRAFFIC: 4 UNIT X 10 TRIPS/DAY = 40 ADT MINOR IMPACT

CASCADE CIVIL ENGINEERING, LLC

SURVEY: GARDNER ENGINEERING CIVIL · LAND · PLANNING MUNICIPAL · LAND SURVEYING

STAMP: SUBMITTAL

REV	DATE	DESCRIPTION

811

5100 SOUTH TOWNHOMES SUBDIVISION - COVER
MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
SECTION 17, T 7N, R 1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
PHONE: 801.845.6481
cascadecivil@outlook.com

CASCADE CIVIL ENGINEERING, LLC

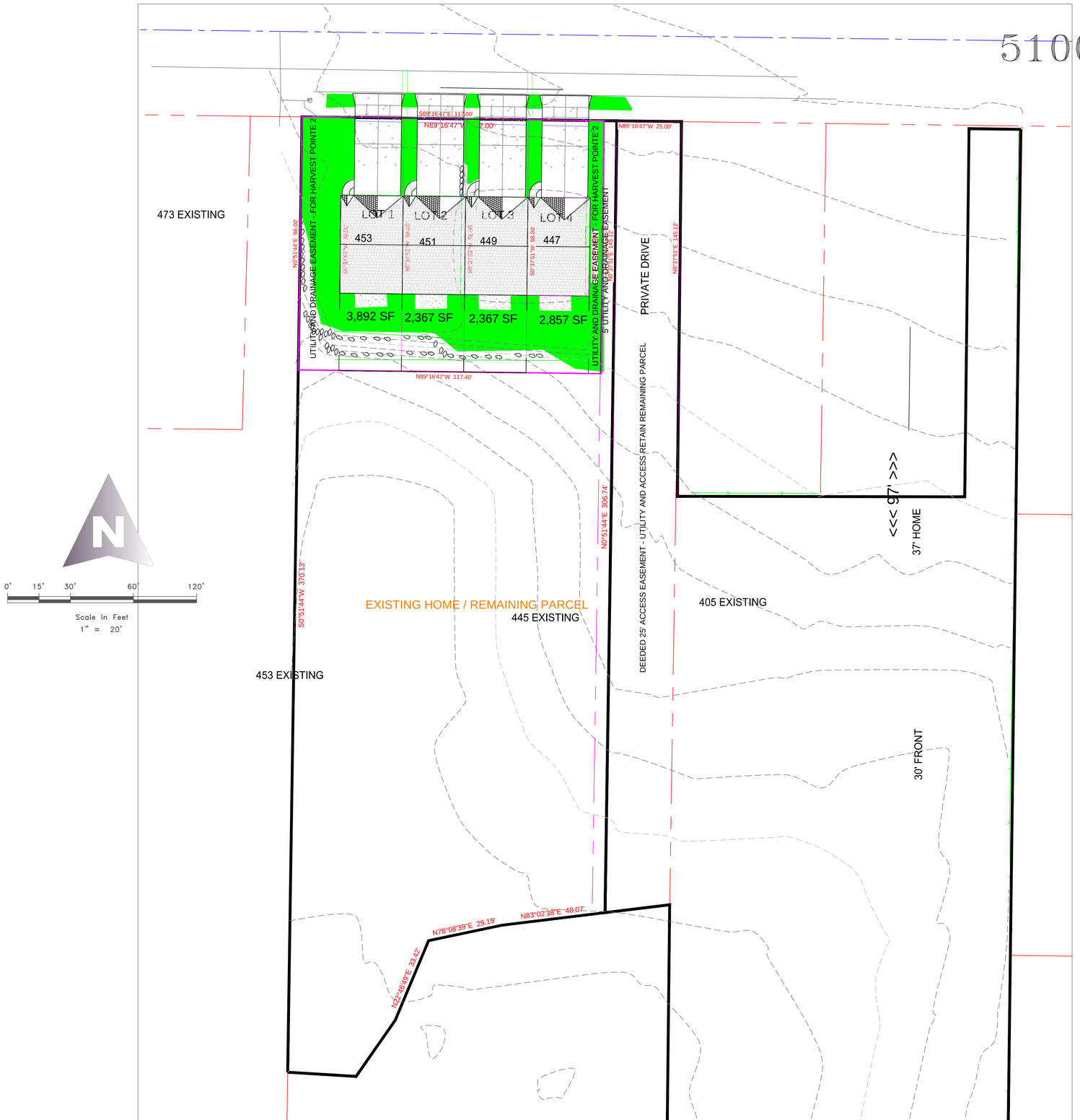
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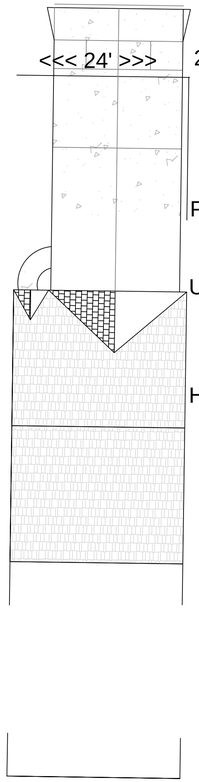
SHEET TITLE
COVER
SHEET 1 OF 8

5100 SOUTH TOWNHOMES

MATT McCONKIE, Harvest Pointe Townhomes LLC,
1464 E. Ridgeline Dr. South Ogden

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.





24'-2"X98=~2,367 SF LOTS

EXISTING HOME/SHOP TO REMAIN

PARCEL SIZE: 1.11 ACRES / PROJECT 0.264 ACRES

FINAL HARD SURCE (INCLUDE EX)

~ 17,000 SF (34%)

NEW COMPARABLE TO 1 HOME

PARKING

DOUBLE GARAGE EACH

UTILITES

ALL AVAILABLE IN 5100

MINIMUM CUTS AS SHOWN

HOA

COMMON WALLS/EXTERIOR ONLY

[redacted]

STAMP
SUBMITTAL

REV	DATE	DESCRIPTION

5100 SOUTH TOWNHOMES SUBDIVISION - PRELIMINARY
MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
SECTION 17, T 7N, R 1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
PHONE: 801.845.6481
cascadecivil@outlook.com

JOB No.: PUMPKIN
DATE: 11/30/18
DWG. BY: CKW
SCALE: 1"=20'

SHEET TITLE
COVER
SHEET 2 OF 8

4" PVC LATERAL
~ 6' INTO STREET
~ SAW CUT/PATCH TO CITY STANDARDS
~

BUILDING STABILIZED CONSTRUCTION FILTER FABRIC, GRAVEL AT EACH ENTRANCE TO REMAIN, CLEANED AND 6" ROAD BASE, 4" CONCRETE

2" Hot Tap/W VALVE

EX 4605.74

CURB CUT

EX 4603.75

FG:4607.00

FG:4606.05

FG:4605.49

FG:4604.07

FG:4603.79

FG:4603.44

FG:4603.29

¾" meter typical

N89°16'47"W 25.00'

N89°16'47"W 117.00'

N89°16'47"W 122.00'

EX 4606.05

FG:4604.91

EX 4604.3

FG:4603.32

2" PVC

¾" WATER LATERAL

5% slope >>

11.6% SLOPE>>>

9.20% SLOPE>>>

10.86% -6" grage floor

EX 4608.7 C3.7' 2:1

FG:4606.90

EX 4605.00

EX 4604.7 F 0.3'

FF 4607.00

FF 4606.00

FF 4606.00 -6" grade floor drop

EX 4606.00

LOT 1

LOT 2

LOT 3

LOT 4

ELECTRICAL METER BANK

FG:4607.00

GAS METER BANK

POWER OR GAS

drop ft 12"

GAS OR POWER

REMAINDER PARCEL UTILITY EASEMENT

EX 4612.81 C6' 1:1 SLOPE

4606.05

FG:4606.78

FF 4607.00

FG 4606.50

FG:4607.00

drop ft 12"

FG:4605.97

FG:4606.00

REAR YARD

FG:4605.95

FG:4605.95

FG 4605.50

3,892 SF

2,367 SF

2,367 SF

2,857 SF

FF 4605.00

4614.81 C6' 1:1 SLOPE

EG 4618.32 C 12' 1:1 SLOPE

FG:4606.70

FG:4606.18

FG:4606.00

FG:4605.63

FG:4605.18

FG:4604.35

ROCK WALL 11 OR 4' MAX HEIGHT TERRACE

CEMENT

CUT / FIL

0' 2.5' 5' 10' 20'

Scale in Feet
1" = 5'

STAMP
SUBMITTAL

REV	DATE	DESCRIPTION

811

5100 SOUTH TOWNHOMES SUBDIVISION - SITE PLAN

MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC

SECTION 17, T 7N, R 1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
PHONE: 801.845.6481
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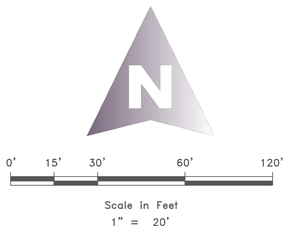
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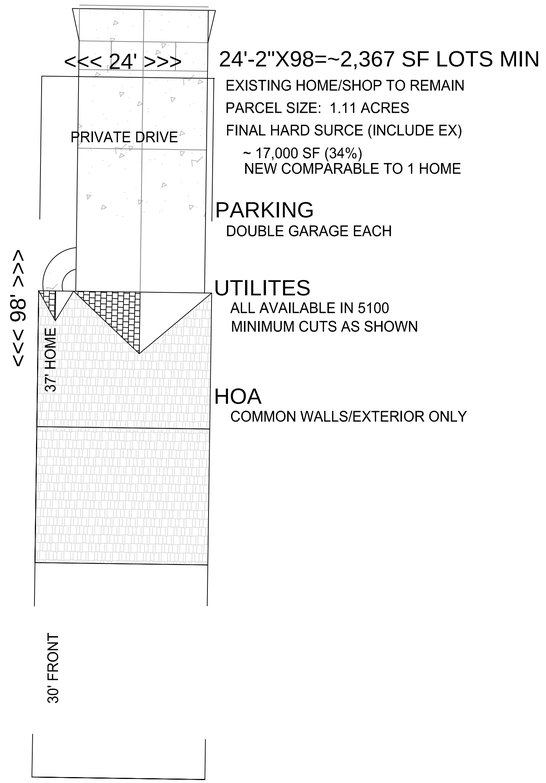
5100 SOUTH TOWNHOMES

MATT McCONKIE, Harvest Pointe Townhomes LLC,
1464 E. Ridgeline Dr. South Ogden

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.







STAMP
SUBMITTAL

REV	DATE	DESCRIPTION

5100 SOUTH TOWNHOMES SUBDIVISION - LANDSCAPE
MATT McCONKIE - HARVEST POINTE TOWNHOMES LLC
SECTION 17, T 7N, R 1W, WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH

CASCADE CIVIL, ENGINEERING LLC
5833 CASCADE DRIVE, MOUNTAIN GREEN, UT 84050
PHONE: 801.845.6481
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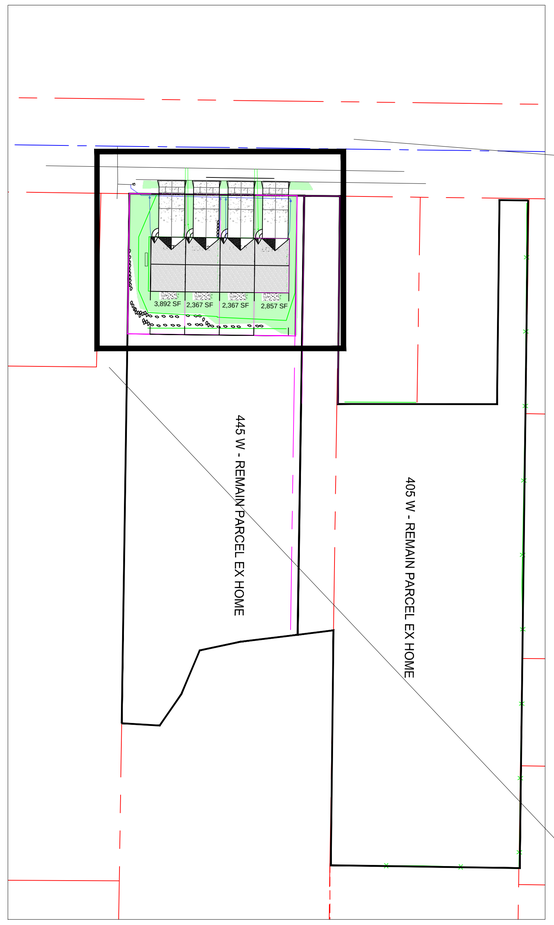
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SHEET 4 OF 8

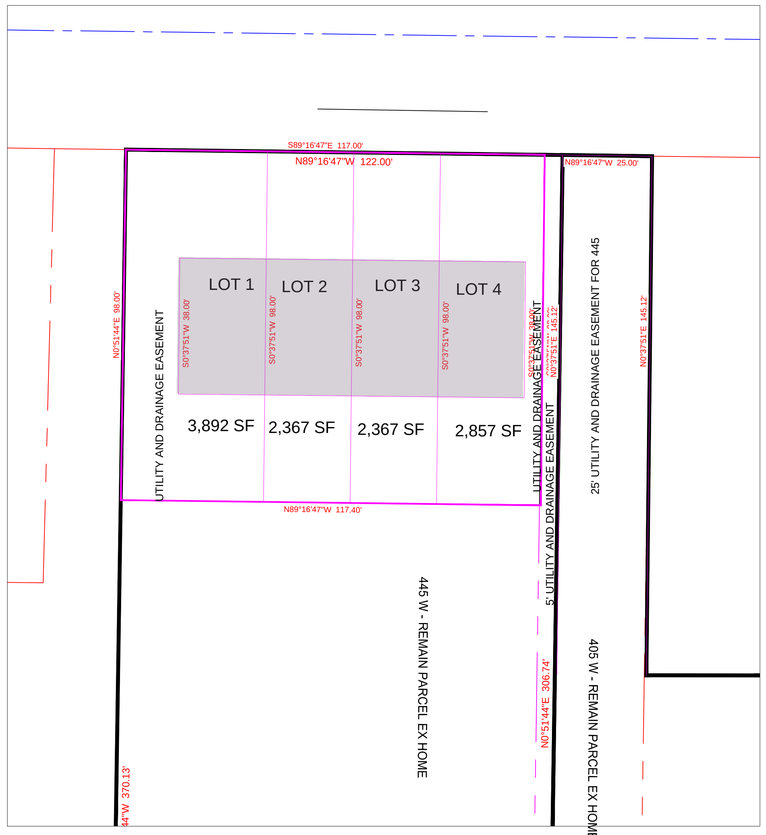
5100 SOUTH TOWN HOMES

LOCATED IN THE XXX QUARTER OF SECTION XX,
TOWNSHIP X NORTH, RANGE X WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH
MONTH 2019

FULL PROPERTY

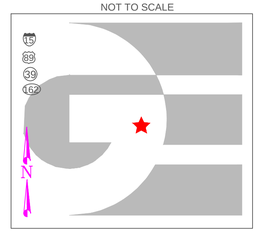


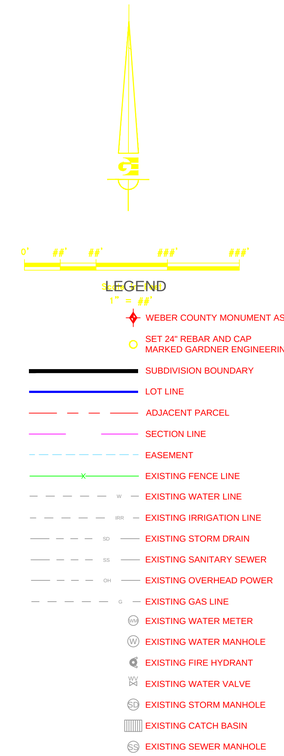
SUBJECT DETAIL



VICINITY MAP

NOT TO SCALE





BOUNDARY DESCRIPTION

A PART OF THE XXX QUARTER OF SECTION XX, TOWNSHIP X NORTH, RANGE X WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
0.264 ACRES

445 REMAINING PARCEL

A PART OF THE XXX QUARTER OF SECTION XX, TOWNSHIP X NORTH, RANGE X WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF

405 REMAINING PARCEL

A PART OF THE XXX QUARTER OF SECTION XX, TOWNSHIP X NORTH, RANGE X WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SUBDIVISION NAME IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2019.

PROFESSIONAL LAND SURVEYOR
DATE
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SUBDIVISION NAME

AND HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARR WEST CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____DAY OF _____, 2019.

_____
BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
S
COUNTY OF WEBER)

On this_____day of_____2019, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said *Corporation executed the same.

STAMP

_____
NOTARY PUBLIC

WASHINGTON TERRACE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS____DAY OF _____, 2019.

_____
CITY ATTORNEY

WASHINGTON TERRACE CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS____DAY OF _____, 2019.

_____
CITY ENGINEER

WASHINGTON TERRACE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH.

SIGNED THIS____DAY OF _____, 2019

_____
MAYOR, WASHINGTON TERRACE CITY

ATTEST: _____
CITY RECORDER

WASHINGTON TERRACE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.

SIGNED THIS____DAY OF _____, 2019.

_____
CHAIRMAN, WASHINGTON TERRACE CITY PLANNING COMMISSION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXXX. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

NOTES

1. ZONE (XXX) CURRENT YARD SETBACKS:
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. XXXXXXXXXXX WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

DEVELOPER:
DEVELOPER
DEVELOPER CONTACT NAME
DEVELOPER ADDRESS
DEVELOPER CITY AND STATE
DEVELOPER TEL NUMBER

S1
1

R:\Images\Logo\ge-logo-w-address.jpg

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____. IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

C:\USERS\CASCADNEDRIVE\DESKTOP\DOCS 2.0\CAD\HARVEST2\BASEMAP SURVEY 4-24-26.DWG

City of Washington Terrace
Staff Report

Author:	Community Development Director/Tyler D. Seaman
Subject:	Ordinance 26-01-Zoning Map Amendment to O-1 and Text Amendment to O-1 Permitted Uses for Cemetery Use
Date:	May 28, 2026
Type of Item:	Legislative Action - Public Hearing and Recommendation to City Council
Property:	Approximately 5800 South Adams Avenue, Washington Terrace, Utah
Applicant/Project:	Northern Utah Veterans Cemetery - Phase 1
Request:	Recommendation to approve a zoning map amendment from existing commercial/residential zoning to O-1 Open Space, adopt the concept plan, and amend Section 17.30.020 to expressly allow cemetery uses and supporting structures/facilities in the O-1 Zone.

Summary Recommendation

Staff recommends that the Planning Commission conduct the public hearing, receive public comment, and forward a recommendation of approval to the City Council for Ordinance 26-01, subject to final review by City legal counsel and correction of any parcel, zoning-district, and exhibit references before City Council action.

Description

The item before the Planning Commission is a legislative land use request associated with the proposed Northern Utah Veterans Cemetery at approximately 5800 South Adams Avenue. The request includes two related actions: (1) amending the Official Zoning Map to place the subject property in the O-1 Open Space Zone; and (2) amending the O-1 permitted use list to expressly include on the cemetery the following: including supporting structures and facilities.

A. Topic

Public hearing and recommendation regarding Ordinance 26-01: an amendment to the Washington Terrace City Zoning Map for a certain parcel, adoption of the concept plan, and amendment to the O-1 Zone to allow cemetery-related uses.

B. Background

The proposed project is identified in the design documents as the Northern Utah Veterans Cemetery - Phase 1, located at 5800 South Adams Avenue, Washington Terrace, Utah. The submitted 35% utility design review set is dated May 12, 2026 and is marked “Not for Construction.”

The Planning Commission agenda noticed a public hearing to receive comments in support or opposition to a proposed amendment to Chapter 17.30.020 as it relates to cemeteries and to change zoning at 5800 South Adams Avenue to O-1 Open Space to allow for a Veteran’s Cemetery.

The proposed ordinance language would amend Section 17.30.020, Permitted Uses, to include: “Cemetery, including supporting structures and facilities.” The ordinance also proposes to amend the Official Zoning Map and adopt the concept plan as part of the approval package.

C. Analysis

The O-1 Open Space Zone is the most appropriate zoning district for a cemetery use because it is designed for open space, public recreation, conservation, and similar low-intensity land uses. A veterans cemetery is generally consistent with the open space character of the district when supporting improvements are designed and reviewed through the applicable development, engineering, building, fire, utility, stormwater, and public works processes.

The text amendment provides clarity by expressly identifying cemetery use as a permitted use in the O-1 Zone. Including “supporting structures and facilities” is important because a cemetery may require accessory or support improvements

such as administration, maintenance, utility, restroom, columbarium, memorial, circulation, parking, stormwater, landscaping, and similar improvements associated with the primary cemetery use.

The submitted concept and utility information shows the project as a phased cemetery development with on-site utilities, access/circulation improvements, storm drain and detention facilities, sanitary sewer, water service, and related infrastructure. Because the plans are currently at a 35% design level and marked not for construction, approval of the zoning and text amendment should not be interpreted as final engineering, building permit, fire access, utility, stormwater, or construction approval.

- The Planning Commission action is a recommendation to the City Council because rezonings and text amendments are legislative decisions.
- The proposed O-1 zoning and cemetery text amendment are intended to allow the cemetery use while preserving later technical review of site improvements.
- Final development must comply with applicable City ordinances, engineering standards, public works requirements, utility-provider requirements, building/fire codes, stormwater requirements, and any conditions imposed through the City's approval process.
- Before City Council adoption, the ordinance and public notice materials should be reconciled to ensure the current zoning designation is stated consistently. The agenda refers to C-1 and R-1-10, while the draft ordinance refers to C-2 and R-1-10.

D. Fiscal Impact

No direct negative fiscal impact is anticipated from the zoning map amendment or text amendment itself. Future project-related fiscal impacts may include staff review time, inspection coordination, utility and public infrastructure review, and long-term coordination associated with public improvements. Any applicable application, review, inspection, impact, utility, or development fees should be handled through the City's adopted fee schedule and project approval process.

E. Department Review

Planning/Zoning, Public Works/Engineering, Building, Fire, and City Attorney review was completed as applicable prior to City Council action. Staff specifically recommends final review of the legal description, parcel number, zoning district references, map exhibit, concept plan exhibit, and the final wording of Section 17.30.020 before adoption.

Recommended Conditions / Clarifications

1. Final ordinance exhibits shall include the correct parcel number/legal description and a clear zoning map exhibit A identifying the property to be rezoned to O-1.
2. The ordinance shall be corrected, if necessary, to consistently identify the existing zoning district or districts being changed to O-1.
3. Approval of the zoning map amendment and text amendment shall not constitute final site plan, engineering, utility, building permit, stormwater, fire access, grading, or construction approval.
4. Final design and construction drawings shall be submitted for all required City, engineering, public works, building, fire, utility, stormwater, and agency reviews before construction authorization.
5. Any cemetery support structures or facilities shall comply with the adopted construction codes, zoning standards, public works standards, and all applicable federal, state, and local requirements.

Alternatives

A. Approve the Request: The Planning Commission may recommend approval of Ordinance 26-01 to the City Council, with the clarifications and conditions identified by staff.

B. Deny the Request: The Planning Commission may recommend denial if it finds that the proposed O-1 zoning or text amendment is not appropriate for the property or is not in the public interest.

C. Continue the Item/Impact: The Planning Commission may continue the item to a later meeting if additional information, corrected exhibits, agency comments, legal review, or public input is needed before making a recommendation.

Suggested Motion

"I move that the Planning Commission recommend approval to the City Council of Ordinance 26-01 , amending the zoning map for the subject property at approximately 5800 South Adams Avenue to the O-1 Open Space Zone, adopting the concept plan, and amending Section 17.30.020 to allow cemetery use, including supporting structures and facilities, subject to final legal review and correction of the parcel, exhibit, and existing zoning references prior to City Council action."

Exhibit A - General Zoning/Location Context

CITY OF WASHINGTON TERRACE
ORDINANCE 2026-01

ZONING MAP AMENDMENT

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH, AMENDING THE ZONING MAP FOR A CERTAIN PARCEL; ADOPTING THE CONCEPT PLAN; AMENDING THE O-1 ZONE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace (hereafter "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, 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; and,

WHEREAS, the City seeks to amend the Official Zoning Map and O-1 Zone to support the proposed Veteran's Cemetery;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on May 28, 2026, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on June 2, 2026;

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: **Zoning Map Amendment.** The Official Zoning Map of the City of Washington Terrace is hereby amended for Parcel 070790080 from C-2 and R-1-10 to O-1 as shown in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 3: **Amendment.** Section 17.30.020 of the Washington Terrace Municipal Code is hereby amended to read as follows:

17.30.020 Permitted Uses
In the open space O-1 zone, the following uses shall be permitted:

1. Agriculture;
2. Botanical or zoological garden;
3. Cemetery, including supporting structures and facilities;
4. Conservation areas, botanical or zoological;
5. Fishing ponds, private or public;
6. Golf course, except miniature golf courses;
7. Horse raising, provided it is conducted in a pasture of at least five (5) acres in size and with a maximum density of two (2) horses per acre;
8. Private park, playground or recreation area;
9. Public park, public recreation grounds and associate buildings, but not including privately owned commercial amusement business. Public service buildings;
10. Wildlife sanctuaries.

Section 4: **Severability**. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 5: **Effective date.** This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2026.

_____
MARK C. ALLEN,
Mayor

ATTEST:

_____
City Recorder

RECORDED this ___ day of _____, 2026.
PUBLISHED OR POSTED this ___ day of _____, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace, City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted as required by State Law.

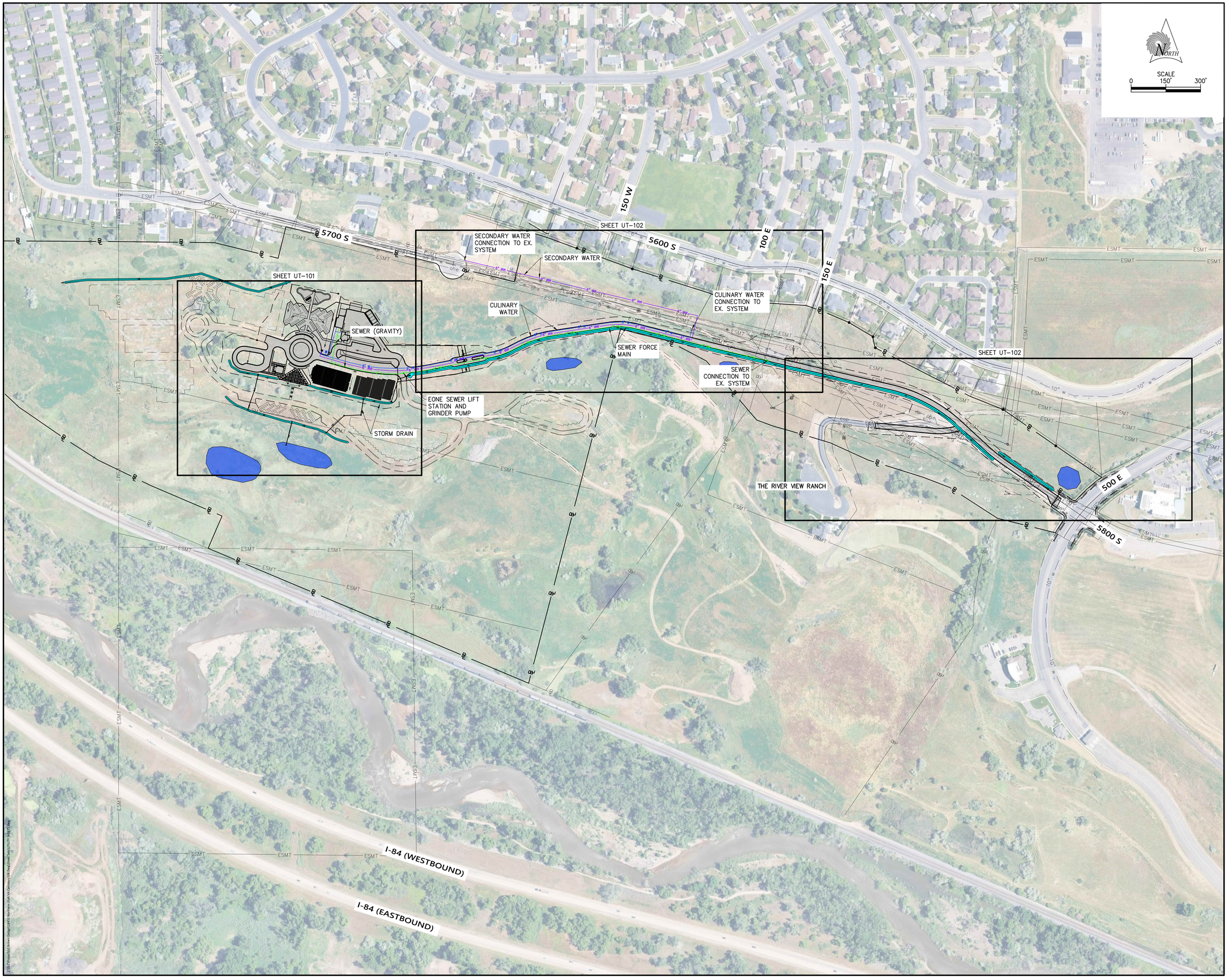
_____ DATE:_____
City Recorder

ANNEX
C-1
C-2
O-1
PRIV RD
R-1-10
R-1-6
R-1-8
IDZ
Parcel Proposed for Rezone as O -1

UGRC, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Washington Terrace City

Washington Terrace City Zoning

City of Washington Terrace Utah



G.B:D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
678 East Vine Street, Ste 10
Murray, Utah 84107
801.575.6066
www.gbrowndesign.com

- PREPARED FOR:
  UTAH DIVISION OF FACILITIES CONSTRUCTION & MANAGEMENT
- DFCM APPROVAL STAMP
- CONSULTANTS:
  SUNRISE ENGINEERING
  6875 S 900 E SALT LAKE CITY, UT 84047
  TEL 801.523.0100 | sunrise-eng.com

NORTHERN UTAH VETERANS CEMETERY - PHASE 1

5800 SOUTH ADAMS AVE,
WASHINGTON TERRACE, UTAH

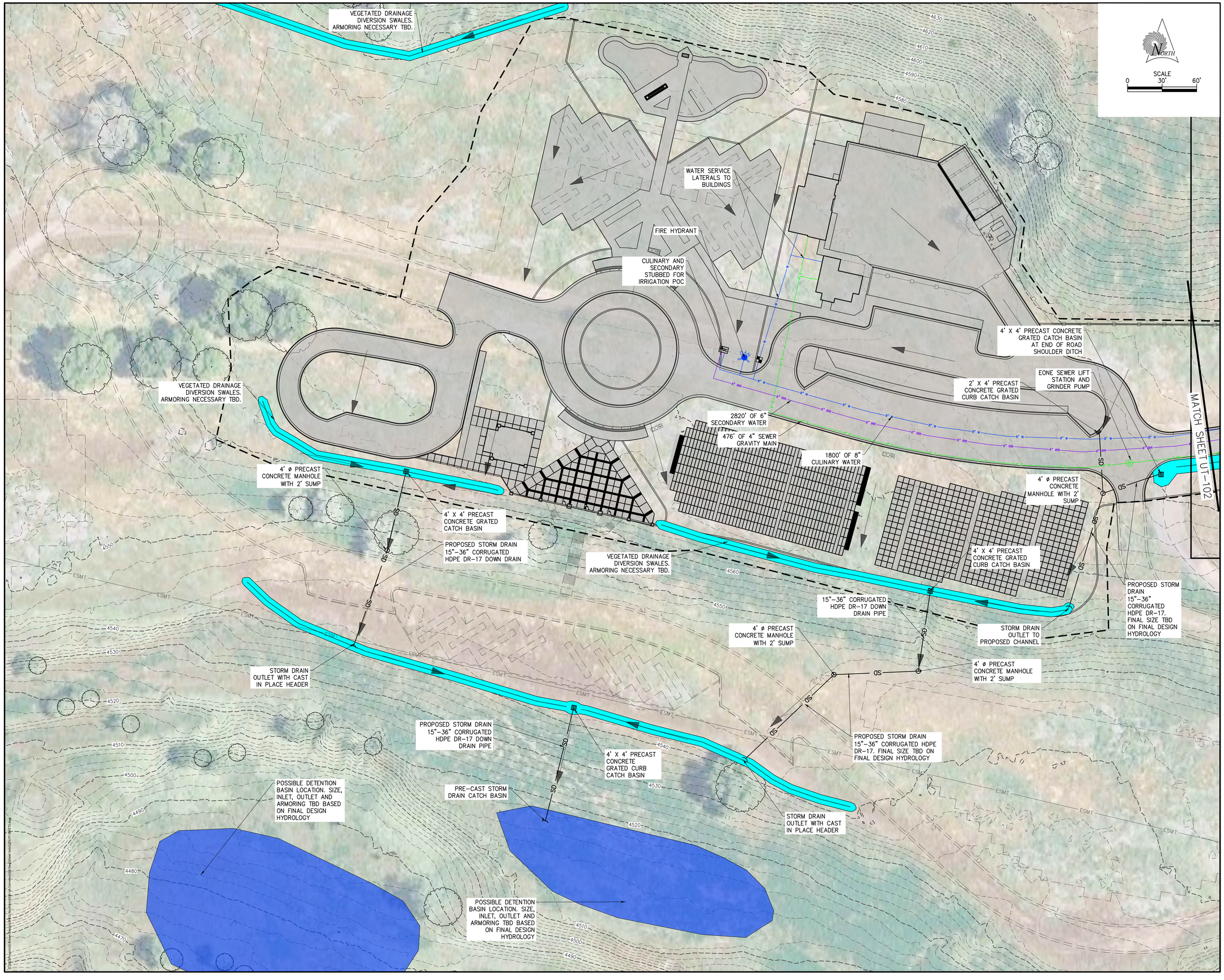
35% DESIGN REVIEW SET - NOT FOR CONSTRUCTION

- REVISIONS:
  1 - -
  2 - -
  3 - -
  4 - -
  5 - -
  6 - -
  7 - -
  8 - -
- STAMP
- SHEET TITLE:
  ON-SITE UTILITIES

DATE:	05/12/2026
DRAWN BY:	XXX
CHECKED BY:	XXX
JOB NO.:	U26-010
FAI #:	UT-19-05
DFCM #:	26360490

- SHEET NO:
  UT-100

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- STAMP
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DATE:	05/12/2026
DRAWN BY:	XXX
CHECKED BY:	XXX
JOB NO.:	U26-010
FAI #:	UT-19-05
DFCM #:	26360490

- SHEET NO:
  UT-101

SECONDARY WATER CONNECTION TO EX. SYSTEM

5600 S

100 E

1800' OF 8" CULINARY WATER

2820' OF 6" SECONDARY WATER

1616' OF 4" SEWER FORCE MAIN

GRAVEL ARMORED ROAD SHOULDER SWALE. ARMORING AND DISCHARGE LOCATION TBD.

POSSIBLE DETENTION BASIN LOCATION. SIZE, INLET, OUTLET AND ARMORING TBD BASED ON FINAL DESIGN HYDROLOGY

CULINARY WATER CONNECTION TO EX. SYSTEM

SEWER CONNECTION TO EX. SYSTEM

POSSIBLE DETENTION BASIN LOCATION. SIZE, INLET, OUTLET AND ARMORING TBD BASED ON FINAL DESIGN HYDROLOGY

GRAVEL ARMORED ROAD SHOULDER SWALE. ARMORING AND DISCHARGE LOCATION TBD.

MATCH SHEET UT-101

MATCH SHEET UT-102

MATCH SHEET UT-102

GRAVEL ARMORED ROAD SHOULDER SWALE. ARMORING AND DISCHARGE LOCATION TBD.

STORM WATER DETENTION BASIN TO RETAIN 10-YR, FARM-FLETCHER 3H STORM EVENT. OVERFLOW TO BE DESIGN FOR 100-YR 24-HR STORM EVENT FLOW RATE

500 E

THE RIVER VIEW RANCH

N NORTH

SCALE 0 50' 100'

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WASHINGTON TERRACE, UTAH

35% DESIGN REVIEW SET - NOT FOR CONSTRUCTION

■ REVISIONS:
1 - -
2 - -
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■ STAMP

■ SHEET TITLE:
ON-SITE UTILITIES

■ DATE:	05/12/2026
■ DRAWN BY:	XXX
■ CHECKED BY:	XXX
■ JOB NO.:	U26-010
■ FAI #:	UT-19-05
■ DFCM #:	26360490

■ SHEET NO:
UT-102

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