

City of Washington Terrace

Minutes of the Planning Commission Meeting held on
Thursday, August 27, 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
Commissioner Kirt Freeland
Commissioner Jethro Dee Watson
Commissioner Morgan Wilkins – Excused
Commissioner Matthew Roper - Excused
General Planner Tyler Seaman
City Manager Tom Hanson
Amy Rodriguez, City Recorder
City Planning Attorney Bill Morris

Others Present

Jeremy Krause

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. RECURRING BUSINESS

5.1 MOTION: APPROVAL OF AGENDA

Item 5.1 was approved by general consent.

5.2 MOTION: APPROVAL OF MINUTES FOR MAY 28, 2026

Item 5.2 was approved by general consent.

5. SPECIAL ORDER

5.1 PUBLIC HEARING: TO HEAR COMMENTS IN SUPPORT AND OPPOSITION TO PROPOSED AMENDMENT TO TITLE 17 “ZONING” CHAPTER 17.48.030 ZONING TO AMEND ACCESSORY DWELLING UNITS TO CONFORM TO STATE LAW

Seaman stated that new state law requires that detached external accessory dwellings must be allowed within municipalities. He stated that the ordinance must be in effect by October 1st.

Seaman stated that we have to follow state law with requirements for parking and lot size. Seaman stated that we have a decent amount of properties that have over 11,000 square feet which is the state requirement. Seaman stated that staff is concerned with water shares and water rights with allowing the detached units. He stated that staff is determining what to charge for impact fees. He stated that none of the utilities will have separate utilities. They may be charged a separate water line or utility fee. He stated that the intent is to keep it as a single dwelling unit with a detached unit in the rear of the home.

Chairman Jacobson opened the Public Hearing at 6:06 p.m.

There were no citizen comments.

Chairman Jacobson closed the Public Hearing at 6:07 p.m.

Morris stated that he followed state law and put some language in the ordinance for situations that may occur for city protection.

Seaman stated that he does not imagine that many, if any, of these units will have a basement and will remain flat. He stated that it will cost a lot to have a sewer line tied into the initial home.

Morris agreed that it may be costly for owners to accommodate these units.

Seaman stated that there are a lot of caveat requirements associated with this law.

Seaman stated that people are aware of the state code and he has received some calls from realtors, but he is doubtful that anyone would be looking to do this right now.

Morris stated that we have to follow state law or the city will face fines and penalties.

Seaman stated that if the accessory dwelling unit is bigger than 650 square feet, two additional parking spots will be required.

6. NEW BUSINESS

6.1 MOTION/ORDINANCE 26-04: RECOMMENDATION TO APPROVE AMENDMENT TO TITLE 17"ZONING", CHAPTER 17.48.030 TO COMPLY WITH AN UNFUNDED STATE MANDATE RELATING TO CERTAIN ACCESSORY DWELLING UNITS

Motion by Commissioner Watson

Seconded by Commissioner Morgan

To recommend approval to Council to

Approve Ordinance 2026-04, repealing and re-enacting Washington Terrace Municipal Code Section 17.48.030, Accessory Dwelling Units, to conform the City's zoning regulations to applicable state law, including Utah Code 10-21-304 effective October 1, 2026, subject to the recommended conditions in the staff report and after consideration of the public testimony received at the August 27, 2026 public hearing.

Approved unanimously(5-0)

6.2 DISCUSSION/MOTION: APPROVAL OF COMMERCIAL CONDOMINIUM PLAT FOR ADAMS AVENUE COMMERCIAL PLAT LOCATED AT 5580 ADAMS AVENUE

Seaman stated that the property was permitted as one single parcel and rented out to

Several people. He stated that the intent has changed during construction. The developer wants to be able to sell each parcel individually, as with an HOA. Seaman stated that it keeps the building in proper condition because there are several owners invested. Morris stated that all his questions with the CCR have been answered. Developer Jeremy Krause stated that there will be 8 parcels with their own tax entities. He stated that it will make the units easier to sell and not have to be part of a partnership. He noted that the parcel is almost three quarters full. Krause stated that it is a commercial condo plat, noting that everyone is running a business and work together to keep the building clean and in shape. Commissioner Henderson stated that there is a good list of by-laws. Krause stated that everyone coming into the project is aware of the by-laws of the condo suites. Krause stated that any type of buildouts or remodels within their unit will need to apply for their own building permit.

Motion by Commissioner Henderson

Seconded by Commissioner Freeland

**To approve the Adams Avenue Commercial Condominium Plat
a commercial condominium plat located at 5580 Adams Avenue, subject to the six
conditions of approval contained in the staff report and completion of all required
final City reviews and signatures prior to recording.**

Approved unanimously (5-0)

7. MOTION TO ADJOURN THE MEETING

Motion by Commissioner Henderson

Seconded by Commissioner Watson

To adjourn the meeting

Approved unanimously

Time: 6:29 p.m.

Date Approved

City Recorder