

City of
WASHINGTON TERRACE
Utah

Planning Commission Meeting
Thursday, October 29, 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. 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 AUGUST 27, 2026

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 COMMENTS IN SUPPORT AND OPPOSITION TO PROPOSED ORDINANCE ADOPTING SECTIONS 17.080.030 AND 17.080.040 UNDER REGULATIONS APPLICABLE TO MORE THAN ONE ZONE TO PROVIDE FOR SOFT SURFACE PARKING AND JUNK REGULATING THE ZONING MAP FOR A CERTAIN PARCEL AND AMENDING THE O-1 ZONE

6. NEW BUSINESS

6.1 MOTION/ORDINANCE 26-05: RECOMMENDATION TO APPROVE ORDINANCE REGARDING RESIDENTIAL SURFACE PARKING REQUIREMENTS AND RESIDENTIAL JUNK, INOPERABLE VEHICLES AND OUTDOOR STORAGE REQUIREMENTS

7. MOTION TO 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

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

City Council Staff Report



Author: **Martin Nish**

Subject: **Residential Parking, and Junk, Inoperable vehicles & storage**

Date: **October 29, 2026**

Type of Item: **Ordinance modifications**

Summary Recommendation:

It is recommended that the Planning commission adopt the proposed ordinance Sections 17.08.030 and 17.08.040 for the Washington Terrace Municipal Code to establish residential surface parking requirements and update regulations regarding junk, inoperable vehicles, and outdoor storage in residential zones.

Topic:

The proposed ordinances establish standards for surface parking and create clear regulations governing the storage of junk, debris, and inoperable vehicles in residential zones

Background:

Last October, city Inspection and abatement nuisance code was rewritten to more closely align with state statute. Since then, the city code enforcement office has received complaints regarding vehicles being parked on lawns, dirt surfaces, and landscaped areas, as well as concerns about the outdoor storage of junk, debris, and inoperable vehicles in residential neighborhoods. These conditions can negatively affect neighborhood appearance, property maintenance, stormwater management, public safety, and adjacent property values as we know.

Nuisance and zoning code regulations address some of these issues, however a need for clearer and more objective standards has been identified so that it can be consistently applied and enforced.

Analysis: The proposed regulations provide several community benefits:

1. Residential Parking Requirements (Section 17.08.030) are intended to:

- Improves community and neighborhood appearance, aesthetics, and character.
- Supports property maintenance standards.
- Reduces visual blight.
- Improves public health and safety.
- Improve compliance and enforcement consistency by providing objective clear standards.
- Reduces neighborhood frustrations/conflicts from outdoor storage and vehicle-related nuisances.
- Prevent rutting, erosion, and property damage and reduce mud and sediment tracking onto streets
- Helps protect stormwater drainage from sediment and debris associated with unpaved parking.
- Minimize nuisance conditions affecting adjoining properties

The proposed ordinance would:

- Prohibit the parking or storage of vehicles and trailers on grass, lawns, dirt, landscaped areas, and other soft surfaces within residential zones.
- Require vehicles to be parked only on approved parking surfaces.
- Define approved parking surfaces as permanent asphalt or concrete surfaces designed and maintained for vehicle parking and storage.

- Clarify that gravel, crushed rock, brick, pavers, and similar materials do not qualify as approved parking surfaces.
- Provide an exception for winter parking circumstances as established elsewhere in the Municipal Code.10.11.030

2. Junk and Vehicle Storage Restrictions (Section 17.08.040)

The proposed ordinance would:

- Prohibit the outdoor storage of junk, scrap materials, debris, tires, abandoned furniture, appliances, machinery, and similar items in residential yards.
- Declare such conditions to be nuisances subject to enforcement and abatement.
- Establish criteria for determining when a vehicle is presumed to be junked, dismantled, wrecked, or inoperable.
- Allow one inoperable or unregistered vehicle to be stored in a rear yard if fully screened from public view.
- Require junk, parts, and similar materials to be stored indoors, within a shed or garage, or beneath a covered carport and out of public view.
- Prohibit the storage of non-residential hazardous materials in residential zones.

Vehicle Presumption Standards

A vehicle may be considered junked or inoperable if:

- It is substantially damaged or dismantled.
- Major operating components are missing.
- It cannot be legally or safely operated on public roads.
- It is primarily being used for storage rather than transportation.
- It remains in an inoperable condition for more than forty-five (45) consecutive days unless otherwise authorized by code.

Impact:

1. Property owners currently utilizing dirt, lawn, or landscaped areas for vehicle parking may be required to improve parking areas to comply with the ordinance.
2. Residents storing inoperable vehicles, junk, or materials in visible yard areas may be required to remove or properly screen and store those items.
3. Staff anticipate these impacts will be offset by improved neighborhood conditions and enhanced property maintenance standards citywide.

Minimal fiscal impact is anticipated. The ordinances are expected to be handled through existing Code Enforcement resources.

Department Review:

The proposed ordinance supports City goals related to:

- Protection of public health, safety, and welfare.
- Neighborhood preservation and beautification.
- Consistent land use regulation.
- Effective nuisance abatement.
- Protection of public infrastructure and stormwater systems.

Alternatives:

1. Approve the Request Adopt the ordinance as presented. Sections 17.08.030 and 17.08.040 for the Washington Terrace Municipal Code.
2. Adopt the ordinance with modifications.
3. Deny the request.
4. Continue the item for further review and input.

**CITY OF WASHINGTON TERRACE
ORDINANCE 2026-05**

SURFACE PARKING AND JUNK

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
ADOPTING SECTION 17.08.030 AND 17.08.040 UNDER REGULATIONS
APPLICABLE TO MORE THAN ONE ZONE TO PROVIDE FOR SOFT
SURFACE PARKING AND JUNK REGULATIONS 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, after publication of the required notice the Planning Commission held its public hearing on _____, 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 _____;

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: Adoption. Section 17.08.030 and 17-08-040 of the *Washington Terrace Municipal Code* is hereby amended to read as follows:

17.08.030 Residential Parking Requirements.

1. Purpose and Findings. The purpose of this Section is to ensure that, in residential zones, vehicles are parked on a solid surface that is sufficiently stable and adequately maintained to support any parked vehicle without rutting, sinking, displacement, deterioration, or erosion. The City finds that solid surface parking also prevents landscaping damage, supports healthy lawns and controls weed growth, promotes a healthy stormwater system free from sediment, mud, and dirt being

tracked onto roads, and prevents nuisance conditions that adversely affects adjoining properties, sidewalks, roads, and infrastructure.

2. Prohibited. In all residential zones, soft surface parking or storage of vehicles of any kind or trailers of any kind on grass, lawns, soil, dirt, landscaped areas, or other soft-surface areas is prohibited, except as may be expressly provided in Section 10.11.030 outlining Winter Parking Restrictions.
3. Approved Surface. All motor vehicles, recreational vehicles, trailers, boats, campers, and any other type of vehicle or equipment whatsoever shall be parked, kept, maintained, or otherwise stored only on an approved parking surface. An approved parking surfaces means a permanent, durable, and reasonably maintained solid asphalt or concrete surface that is been specifically designed and constructed for the parking or storage of vehicles.
4. Violations. Solid surface does not include materials such as gravel, crushed rock, brick, pavers, and any similar materials whatsoever that is not expressly permitted in this Section.

17.08.40 Junk and Vehicle Storage Restrictions.

1. Junk Prohibited. It is unlawful for any person to cause or store in any residential zone yard area any debris, junk, tire, tools, parts of any kind, dilapidated furniture of any kind, appliance(s), machinery, scrap including scrap plastics and metal. It is also prohibited to keep it maintain in any residential yard zone dismantled item(s), wrecked, abandoned or inoperable items including but not limited to any type of vehicle, machinery, or equipment such as a: body, chassis, parts, or similar item. Such is hereby declared a nuisance and subject to abatement of the same
2. Presumption. For purposes of this Section, a nuisance vehicle is deemed presumed junked, wrecked, dismantled, or inoperable when one (1) or more of the following conditions exist:
 - a. The vehicle is substantially damaged, wrecked, or dismantled;
 - b. The vehicle is missing one or more major components necessary for normal operation, including an engine, transmission, wheels, tires, doors, hood, or other essential components;
 - c. The vehicle cannot be safely operated on a public road under its inoperable condition, lack of registration, or because it is missing equipment;
 - d. The vehicle is being used primarily for storage of parts, materials, debris, or other items rather than transportation; or
 - e. The vehicle has remained in an inoperable, dismantled, or substantially damaged condition for more than forth-five (45) consecutive calendar days, unless otherwise permitted by the Municipal Code.
3. Storage. One (1) inoperable or unregistered vehicle may be stored in the rear yard so long as it is completely screened from the sidewalk and road. All items specified above in Subsection 1, shall only be stored off-premises, indoors, in a shed or garage, or under a covered carport out of view from the road. Storage of non-residential hazardous materials of any kind is prohibited in all residential zones.

Section 3: 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.

City Recorder DATE: _____