

City of Washington Terrace

Minutes of the Planning Commission Meeting held on Thursday, April 29, 2021 City Hall, 5249 South 400 East, Washington Terrace City, County of Weber, State of Utah

Note: The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease. Members of the public at the Public Meeting may view the meeting via the City's Facebook page at: [Washingtonterracecity.com](https://www.facebook.com/WashingtonTerraceCity). Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org or typed into the Facebook live stream at the Public Hearing agenda item.

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Scott Larsen
Commissioner Charles Allen
Commissioner Steve Jacobson
Vice- Chair Dwight Henderson
Commissioner Dan Johnson
Commissioner Damian Rodriguez
Commissioner Morgan Wilkins
Chief Building Inspector Tyler Seaman
City Recorder Amy Rodriguez

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 Allen
Seconded by Commissioner Rodriguez
To approve the agenda
Approved unanimously (7-0)

4.2 MOTION: APPROVAL OF MINUTES FOR MARCH 25, 2021

Motion by Commissioner Jacobson
Seconded by Commissioner Allen
To approve the minutes of March 25, 2021
Approved unanimously (7-0)

49 **5. NEW BUSINESS**

50
51 **5.1 DISCUSSION/MOTION: APPROVAL OF CONDITIONAL USE FOR THE**
52 **RIVER VIEW RANCH LOCATED AT 5800 SOUTH ADAMS AVENUE**
53 **PARKWAY**

54
55 Seaman stated that there has been a business license request for Riverview Ranch.
56 Seaman stated that the Harvey family has requested to use the property as a reception
57 center, which would be a conditional use.
58 Seaman outlined the requirements and conditions recommended by staff.
59 Seaman stated that the C-2 zone will need a conditional use for a number of reasons. He
60 stated that there has to be limitations on noise and security.
61 Seaman stated that the City needs to make sure that they understand what is going to be
62 happening at the location.

63
64 Jim Harvey, the property owner, spoke to the Commission about his plans. He stated that
65 he would like to open a family gathering location for families to bring their four
66 wheelers, horses, onto the 60 acre land. He stated that he would like to make it an outdoor
67 reception area. He stated that he is anxious to be a good neighbor to the people on the hill
68 and he would like to mitigate noise. He stated that there is a fire hydrant on the property
69 and there is good access for fire vehicles.
70 Harvey stated that he would like to turn part of the area into a RV area. He stated that he
71 would like the Commission to consider this venture. He thanked Seaman for his help in
72 this process.

73
74 Commissioner Allen inquired about the fencing. Harvey stated that they will have a
75 barbed wire fence at this time as cows are still on the property. Harvey stated that he has
76 a dump trailer that he has been taking to the Weber county station. Commissioner Allen
77 suggested that a written agreement with the City for 24 hour access be drawn up. Harvey
78 stated that the fire marshall has the gate code to get onto the property at any time. Seaman
79 stated that part of the conditional use outlines emergency services and annual inspections.
80 He stated that the access to the property is covered in the conditions. Seaman stated that
81 the law requires that he would need to give notice to Harvey for inspections, however, the
82 fire marshall can drop in at any time if he feels it is a concern. Harvey stated that he has
83 no issues with inspections. He stated he would like to be as open as he can.
84 Harvey stated that the private road on Adams Ave. is the responsibility of the owner, Mr.
85 Stephens, with whom Harvey has an easement agreement.

86
87 Commissioner Jacobson stated that he is concerned about the dust and noise that may
88 happen if he makes a trail on the property for the ATV. Seaman stated that if that happens
89 down the road, there will need to be a storm water permit and a conditional permit for
90 that type of activity. At this time, the request for the business license is for reception and
91 meetings. This would be the only item that will be approved at this time. Chairman
92 Larsen stated that Mr. Harvey gave an outline of future plans, but at this time the
93 approval is only for the meeting facility. Seaman stated that he and Tom Hanson have
94 concerns about noise and disruptions to the area when reviewing this application, and will
95 try to mitigate any issues before they can occur.

Harvey stated that they are working on dust mitigation products on this time. He stated that he gave vision and possibilities of what could happen in the future. He stated that he does not want to make enemies in Washington Terrace or South Ogden. He stated that the goal is to maintain the 60 acres and have facilities for families. He stated that he wants to be good neighbors.

Seaman outlined the 14 conditions for the property to be granted a business license. They include the items below, which were covered in the staff report:

1. On-site security, security system, or security plan. **Applicant has already begun to secure all property lines with new fencing and signage displaying “Private Property”. Applicant has also invested in a motion detection system and some security cameras on the location to control security. He will continue to monitor the system and keep up on the security of the property.**
2. Additional setbacks or landscaping. **The landscape was previously completed but showed signs of neglect. Applicant has already begun to clean up the property including noxious weed mitigation. The facility will continue to improve with the new ownership. The Applicant will maintain the property and continue to meet the landscape requirements for Washington Terrace Code 17.44.200.**
3. Additional storm water facilities or retention. **This is an existing facility and will not have any storm water changes at this point. Applicant will continue to maintain the private system. If any changes to private system or surface drainage are made on the property, the Applicant is required to file a permit with the Planning Department for Washington Terrace City.**
4. Sign limitations. **Applicant is required to follow Washington Terrace’s sign ordinance 17.56. Any new or changes to current signage shall first file for a sign permit before changes can be made.**
5. Easements, covenants, deed restrictions, or similar limitations. **The applicant had the property surveyed and will maintain the property lines within his parcel(s). He will also maintain the right of way for the main driveway allowing for the Pleasant Valley Ranch to access their property to the west.**
6. Limits on hours of operation, in whole or part. **Applicant shall follow Washington Terrace City Code for noise, 9.08. In 9.08.090 Applicant shall maintain the restriction timeframe of ten p.m. to 6 a.m. on noise.**

- 131 7. Limits on hours of operation of equipment or machinery. **The applicant has not**
132 **requested the use of machinery or equipment at the time of application. If any**
133 **equipment is used beyond the common maintenance of the area an application**
134 **shall be filed with the City before operation shall continue.**
- 135 8. Limits on the types of equipment or machinery. **The only approved equipment**
136 **usage at this time is what would be used for maintenance on the property.**
- 137 9. Height limits. **Washington Terrace Code 17.28.020 states the maximum height of**
138 **any building to be sixty feet. Any new structure built on the property shall have**
139 **a building permit before proceeding with work.**
- 140 10. Size limits. **Any changes to the existing building size or any new buildings shall**
141 **have a building permit before proceeding with work.**
- 142 11. Density limits. **Any changes to the current property shall be accompanied by a**
143 **planning and zoning permit before any changes would be permitted.**
- 144 12. Structural limits. **No changes shall be made to the structures on the site without a**
145 **building permit.**
- 146 13. Any other items. **Based on the intended use of the facility, the applicant is**
147 **required to maintain all required fire lanes and access for the emergency efforts**
148 **on the facility. The applicant shall be required to provide parking stalls current**
149 **with the existing parking lot. Applicant shall maintain the accessibility parking**
150 **stalls and make sure the correct signage is installed on these stalls. Applicant**
151 **shall be required to always unlock the gate or provide an access for fire and**
152 **emergency services on the property. Applicant shall be required to meet all**
153 **applicable codes for the facility and shall allow annual inspection from the Fire**
154 **Authority and Building Official.**
- 155 14. Business License. **Applicant shall maintain a current business license from**
156 **Washington Terrace City.**

157
158 **Motion by Commissioner Henderson**
159 **Seconded by Commissioner Allen**
160 **To approve the Conditional Use for**
161 **River View Ranch**
162 **Approved unanimously (7-0)**
163
164

165
166 **6. BUILDING AND PLANNING UPDATES**

167 Seaman stated that there is going to be another surgical center put in the basement of the recently
168 approved surgical center. He stated that the property value of the building will raise.

169
170 Seaman stated that a few more single family homes are being built.

171
172 Seaman stated that the Commission will be very busy over the next few months with the
173 construction of Golden West Credit Union.

174
175
176 **7. MOTION: ADJOURN THE MEETING**

177
178 **Motion by Commissioner Jacobson**
179 **Seconded by Commissioner Henderson**
180 **To adjourn the meeting**
181 **Approved unanimously (7-0)**
182 **Time 6:28 p.m.**
183

184
185 _____
Date Approved

City Recorder