City of Washington Terrace

Minutes of the Planning Commission Meeting held on
Thursday, March 28, 2024
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT
Chairman Steve Jacobson
Vice- Chair Dwight Henderson
Commissioner Jethro Dee Watson
Commissioner Amy Morgan - excused
Commissioner Dan Johnson
Commissioner Morgan Wilkins
Commissioner Matthew Roper
City Recorder Amy Rodriguez
General Planner Tyler Seaman

Others Present
Val Claussen, Mike Lawrence, Fred Turnier (Planning Outpost)

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

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**
   - **4.1 MOTION: APPROVAL OF AGENDA**
   - **4.2 MOTION: APPROVAL OF MINUTES FOR FEBRUARY 29, 2024**

Items 4.1 and 4.2 were approved by general consent.

5. **SPECIAL ORDER**

5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND OPPOSITION TO PROPOSED ORDINANCE AMENDING THE TITLE 16 "SUBDIVISIONS" FOR COMPLIANCE WITH UTAH SB174 "LOCAL LAND USE AND DEVELOPMENT REVISIONS"

Claussen and Turnier, consultants from Planning Outpost, addressed the Commission. Claussen stated that the legislature came up with new changes the night of the last Planning Commission, defining and clarifying some of the ordinance language. The proposed ordinance combines changes from the legislature, as well as the city attorney.

Claussen stated that the Development Review Team would not be codified, leaving the city engineer with the final decision on the final plat. The review cycles were more clearly defined. She stated that the municipal code was refreshed and streamlined.
Seaman stated that the city engineer is the most qualified to determine if the plat is complete and legal. He stated that the Review Development Team will still meet and discuss, however, the engineer has the final approval of the plats.
Seaman stated that the ordinance follows state law.

Motion by Commissioner Roper
Seconded by Commissioner Wilkins
To open the public hearing.
Approved unanimously (6-0)

Chairman Jacobson opened the public hearing at 6:07 p.m.
There were no citizen comments.
Chairman Jacobson closed the public hearing at 6:08 p.m.

6. NEW BUSINESS

6.1 MOTION/ORDINANCE 24-03: RECOMMENDATION TO APPROVE ORDINANCE REPEALING AND RE-ENACTING TITLE 16 "SUBDIVISIONS REGULATIONS" OF THE MUNICIPAL CODE

Chairman Jacobson stated that this version is written much more clearly than the previous version.

Motion by Commissioner Henderson
Seconded by Commissioner Roper
To approve to recommend Ordinance 24-03
Repealing and reenacting title 16 "Subdivision Regulations"
Approved unanimously (6-0)

7. UPCOMING BUSINESS

Seaman stated that there is a parking ratio issue with the library project and is currently on hold. The Pickleball Complex will have its grand opening on April 25, 2024.
Seaman stated that the old Deneane Dance Studio is for sale. He stated that it is not in the general plan to be residential.

8 MOTION: ADJOURN THE MEETING

Motion by Commissioner Henderson
Seconded by Commissioner Johnson
To adjourn the meeting
Approved unanimously (6-0)
Time: 6:15 p.m.

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Date Approved **City Recorder**