

Plain City Planning Commission
Minutes of Meeting
November 11, 2021

Minutes of the Plain City Planning Commission Meeting held online November 11, 2021 at 7:00 p.m.-virtually broadcast via ZOOM.

Present:	Chairman	Blake Neil
	Vice-Chair	Shawna Faulkner
	Commissioner	Rob Ortega

Excused:	Commissioner	Blake Jenkins
	Commissioner	Jarod Maw
	Commissioner	Dustin Skeen

Staff:	Mike Kerswell, Dan Schuler, Melissa Miller
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Attendees: Pat Burns, Con Wilcox, Adams Family, Joshua Wiscombe, Keith Russell

Welcome: Chairman Neil

Pledge of Allegiance: Chairman Neil

Moment of Silence/Invocation: Commissioner Faulkner

1. Roll Call:

Chairman Neil directed roll call and indicated Commissioners Faulkner, Ortega and Chairman Neil were present. Commissioners Jenkins, Maw and Skeen were excused.

2. Opening Statement:

Chairman Neil read the Opening Statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

None reported.

4. Public Comments:

None offered.

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5. Approval of Meeting Minutes for October 28, 2021:

Commissioner Faulkner motioned to approve the Meeting Minutes for October 28, 2021. Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

6. Technical Review Report:

Chairman Neil indicated that a TRC meeting was not held this cycle.

7. Administrative Items:

Discussion / Motion: Preliminary Subdivision - Sage Creek, app. 4277 W 3600 N

Developer, Pat Burns, described the proposed development. Chairman Neil asked if Mr. Burns had seen the City Engineer's comments and Mr. Burns stated they had and were able to make all the changes the City Engineer requested. Chairman Neil recalled that there would be a small piece of property that would need to be acquired to make a change on the road and asked if that had been resolved. There was some discussion between Chairman Neil, Mr. Burns and Dan Schuler regarding this issue and Dan Schuler stated he had not had a chance to review it. Commissioner Faulkner asked about the comments in relation to flood zones and wetlands. Mr. Burns indicated that an assessment would be done on the wetland areas to determine if they were truly wetlands. The flood zone would have a one foot elevation above the floodplain and they indicated they would record that in the plat and work on an application with FEMA to sort out the details. Mr. Burns stated that the flood zone and wetlands in question would not affect phase 1 of the development. Any issues that come up in phase 2 or 3 will be dealt with while they are developing phase 1. Mr. Burns will resolve all issues before phase 2 or 3 begins. Commissioner Faulkner asked if he would be both builder and developer or just sell the lots. Mr. Burns stated he would be involved in all aspects. Chairman Neil asked about seeing the whole overall plan with the sewer line. Josh Wiscombe and Pat Burns discussed where streets, sewer and other items would be located. There was some concern that there was only a temporary letter from Craig Jackson regarding the road without mentioning a location. Dan Schuler also mentioned that the city should have a notarized agreement from Randy Marriott regarding the sewer line. Chairman Neil stated there needed to be more discussion with Craig Jackson regarding the road position and access to the sewer. Chairman Neil indicated that he needed those letters from Craig Jackson and Randy Marriott before going forward. Commissioner Faulkner stated she felt they weren't quite ready for preliminary approval without the letters and better printouts of lot sizes. Commissioner Faulkner recommended that Mr. Burns provide the necessary items to the Engineer in order for the Engineer to recommend approval. Commissioner Faulkner also asked Mr. Wiscombe how he had addressed the dead end road. Mr. Wiscombe stated that he had already taken care of it. Commissioner Faulkner also indicated that she was concerned about the wetlands and floodplains since there was no letter from the Engineer and stated there needed to

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be something from the Engineer in order to move forward. Commissioner Faulkner indicated she understood their desire to move forward, but didn't feel comfortable approving anything without the Engineer's letter or resolution. Commissioner Ortega agreed with Commissioner Faulkner, and stated he would like to see a resolution from the Engineer first. Mr. Wiscombe asked if there could be a conditional approval so they could get started. Chairman Neil and Commissioner Faulkner both stated that they would not grant a conditional approval. Dan Schuler stated he does have a letter from Weber County Pathways, but there still needed to be a letter from Randy Marriott. Chairman Neil reiterated that meetings with the Jacksons and Marriotts would need to be set and letters from both families would need to be obtained before approval of this subdivision could be granted. Dan Schuler stated that Mr. Burns was very cooperative in getting the city everything they've asked for and suggested giving Mr. Burns a "to do" list so they could move forward. Chairman Neil stated once they had approval from the Engineer, they could move forward. Commissioner Faulkner suggested that approval be tabled until the next Planning Commission Meeting on December 9, 2021. Mr. Wiscombe mentioned that he had spoken with Mr. Cragun regarding the well and he was working on getting a letter from him as well.

Commissioner Ortega motioned to table Preliminary Sage Creek Subdivision.

Commissioner Faulkner seconded the motion. Vote: Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Preliminary Subdivision - Bar W Ranch, app. 3600 N 4550 W

Property owner, Con Wilcox, and Keith Russell from Ensign Engineering joined the discussion via online. Chairman Neil asked if Mr. Russell had received the comments from the City Engineer and Mr. Russell indicated that he had received the Engineer's letter. Mr. Russell stated some of the items on the list would resolve when the preliminary and final plans from Sage Creek move forward as their plans depended upon the road becoming a public street so that they could connect their stub road to the public street. Mr. Russell stated he has not seen an updated plan of Sage Creek phase 1. Chairman Neil and Mr. Russell determined the amount of lots and Mr. Russell indicated that the Wilcox property will receive a dedicated road in Sage Creek's phase 1 and asked to confirm that. Chairman Neil stated that was correct and Mr. Russell stated that items 1 and 2 of the Engineer's list would be taken care of with the inclusion of the dedicated road. Mr. Russell then spoke about the floodplain (item 3) and asked Dan Schuler for access to an updated map of the floodplain. Mr. Russell then asked when the GeoTechnical report needed to be submitted. Chairman Neil stated Sage Creek had already submitted a preliminary report, but stated it would help if they submitted one as well. Mr. Russell stated he would work on the LID requirements and storm issues. Mr. Russell asked about clarification on the types of service letters the city required. Chairman Neil stated the city required one from Bona Vista, Dominion Energy and Rocky Mountain Power. Commissioner Faulkner asked if the city required one from the fire department. Chairman Neil stated one would be needed from either Weber County Fire or the Plain City Fire Chief. Mr. Russell stated he had letters from

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Dominion and Rocky Mountain and would follow up with Bona Vista. Mr. Russell asked Mr. Wilcox to comment on the gravity flow irrigation. Mr. Russell was under the assumption that Mr. Wilcox had water shares. Mr. Wilcox confirmed that he has 154 shares. Commissioner Faulkner stated that the Engineer needed proof of shares. Mr. Russell stated he and Mr. Wilcox would get with the Engineer on that. Chairman Neil recommended contacting the Plain City irrigation company. Mr. Russell spoke about the function of the ditch system and stated there would be no issues there. Mr. Russell indicated the culinary water issue would resolve with the Sage Creek plat and assumed that they would perform which allows them to do the same. Mr. Russell stated they have back up plans in place to include a septic system, if needed, but would wait on Sage Creek to see if that will take care of it first. Mr. Russell asked about the need to obtain a wetlands study and both Chairman Neil and Commissioner Faulkner stated they do need one. Mr. Russell stated he would work on obtaining a soils report, Bona Vista letter, wetlands study and water shares. Commissioner Ortega agreed that once those items are resolved, they should be ready to go. Chairman Neil added that the creek on the property was pretty deep and wanted to know if it would be fenced. Mr. Russell stated the creek is shown as an open space on the map and that the livestock use the creek for watering right now. Mr. Russell stated there would be a storm drain placed there to meter runoff water into the creek. Chairman Neil indicated fencing is typically required around subdivisions and stated it could be minimal. Mr. Russell stated he would work on some ideas to present to the commission.

Commissioner Faulkner motioned to table Preliminary Bar W Ranch Subdivision.

Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Cancel Planning Commission Meeting - 11/25/2021

Commissioner Faulkner motioned to Cancel Planning Commission Meeting - 11/25/2021.

Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

Discussion / Motion: General Plan Update

Chairman Neil stated he had received an email from Commissioner Maw regarding the General Plan update that he presented to the City Council. The City Council agreed that the entire plan should be opened. The City Council wants the Planning Commission to proceed with opening the entire plan. Chairman Neil has asked Commissioner Faulkner to take the lead on the General Plan since his term is coming to an end. Commissioner Faulkner stated it would be helpful to have an updated flood map for reference and asked Dan Schuler to email it to everyone. Dan Schuler suggested printing a much larger copy and putting it up on the wall. Commissioner Faulkner asked if the Mayor had made any comments about how he wanted things done and

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asked when it needed to be completed. Chairman Neil stated there was no deadline. Commissioner Faulkner stated she would talk with Commissioner Maw to get more information. Commissioner Ortega asked for clarification about what needed to be tabled or motioned on. Commissioner Faulkner stated it needed a motion since it was on the agenda.

Commissioner Ortega motioned to table Discussion / Motion: General Plan Update. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Ordinance - Accessory Dwelling Units (Utah H.B. 82)

Chairman Neil indicated that he preferred having a larger quorum to review Accessory Dwelling Units before sending it on. Commissioner Faulkner stated she wasn't sure there had been a full council to discuss the many changes that have been made and agreed with Chairman Neil. Commissioner Faulkner mentioned that the ADUs seemed to be tailored more toward detached dwellings and asked about the need to discuss attached units as well. Mike Kerswell commented that the council was asking why this should be addressed. Mike stated that Commissioner Maw argued that the city should be proactive about detached units. If the City doesn't have a plan in place, the State could force the City to do it and there would be nothing to regulate what kind of homes could be built. Commissioner Faulkner acknowledged there was some work that needed to be done on this issue. Commissioner Ortega clarified that right now the City would not allow detached units, and if the State required it, he wanted to verify that the Planning Commission would have time to decide on some regulations before people could build them. Commissioner Faulkner asked if there was an ordinance that prevented people from building one. Mike Kerswell said there wasn't. He indicated that people could build one, but there is nothing to instruct them on codes, parking, etc. Currently, if a person came in and wanted to rent out a mobile home, the City would be bound to allow it because of the State rules. Commissioner Ortega stated that could be part of the ordinance to deny allowance of detached units until required by the State to do so. Commissioner Ortega suggested looking at the ordinances of other cities to see what they have in place.

Commissioner Ortega motioned to table Discussion / Motion: Ordinance - Accessory Dwelling Units (Utah H.B. 82). Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Ortega and Chairman Neil voted aye. Motion carried.

9. Report from City Council

Chairman Neil stated that Commissioner Maw attended the City Council Meeting. Chairman Neil spoke about the public hearing on the Brinley Acres Annexation being approved. There was a motion for the Diamond E Subdivision being tabled due to questions regarding access to Powerline Park. The City Council asked for a solution to be presented to them. The OWATC scholarship was tabled so the recipient could be in attendance. The motion for road names to be added to the Panunzio Subdivision was denied, but would allow for road names listed under the

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number designation. There was a motion and decision for the location of the amphitheater at Lee Olsen Park. There was a motion set date for the Canvas Election results. Councilman Weston commented that green waste would end in November. Councilman Skeen commented on speeding complaints in the city and Mayor Beesley mentioned that the city is working on options to detour this problem.

10. Commission Comments:

Commissioner Ortega stated that he would try and make it into the building for the next meeting. Commissioner Faulkner thanked Mike Kerswell for his service to the city and wished him well in his new job at Syracuse City. Chairman Neil also wished Mike well and told him he appreciated the job he has done. Chairman Neil also acknowledged Veteran's Day and the service of so many in our community.

11: Adjournment:

Motion: Commissioner Ortega motioned to Adjourn at 8:20 p.m. -Commissioner Faulkner seconded the motion. Vote: Commissioners Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

2021

<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	<u>Ortega</u>
Jan 7	Jan 21	Feb 4	Feb 18	Mar 4	Mar 18
Apr 1	Apr 15	May 6	May 20	Jun 3	Jun 17
July 1	July 15	Aug 5	Aug 19	Sep 2	Sep 16
Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

Planning Commission Chair

Planning Commission Secretary