Plain City Planning Commission
Minutes of Meeting
October 28, 2021

Minutes of the Plain City Planning Commission Meeting held online October 28, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

Present:	Chairman	Blake Neil
	Vice-Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Jarod Maw
Excused:	Commissioner	Blake Jenkins
Absent:	Commissioner	Rob Ortega

Staff: Mike Kerswell, Dan Schuler

Attendees: Jake Jones, Miles Robinson, Debbie Robinson, Adams Family, Jeff Hales, Parker McGarvey, Joshua Wiscombe

Welcome: Chairman Neil

Pledge of Allegiance: Commissioner Maw

Moment of Silence / Invocation: Mike Kerswell

1. Roll Call:
Chairman Neil directed roll call and indicated; Commissioners Maw, Faulkner, Skeen and Chairman Neil were present. Commissioners Jenkins was excused. Commissioner Ortega was absent

2. Opening Statement:
Chairman Neil read the Opening Statement.

3. Ex Parte Communication or Conflicts of Interest to Disclose:
Commissioner Faulkner reported…
Chairman Neil reported that he's discussed with Craig Jackson the rezoning his family's agricultural land in northern Plain City.

4. Public Comments:
None offered.

5. Approval of Meeting Minutes for October14, 2021
Commissioner Faulkner motioned to approve the Meeting Minutes for October 14, 2021. Commissioner Maw seconded the motion. Vote: Commissioners Maw, Faulkner, Skeen 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 – Stillcreek Phase 3, app. 3350 W 3690 N

Developer, Jeff Hales described the proposed development and explained how Phase 3 complies with standards in the original Development Agreement for the Stillcreek PRUD. He noted that preliminary approval is sought at this time. He indicated that Phase 3 has been broken down into sub-phases to comply with current subdivision ordinances. He displayed a phasing plan. He outlined access locations and traffic flow plans. Chairman Neil referred to a question the City Engineer raised about a parcel adjacent to lots 301 and 302 in the subdivision. Jeff Hales stated that the parcel in question will be used for common area and open space, as required by the original Development Agreement. He agreed to label the area on the plat accordingly. After researching the contract, it was determined that the HOA will maintain the mentioned open space. Commissioner Maw commented on proposed walking paths and landscaping plans. Commissioner Skeen mentioned frontage specifications. He spoke about townhomes that are shown on the plat in a future phase. Commissioner Faulkner calculated lot frontages and reviewed PRUD site development stipulations. She affirmed that the Development Agreement specifies a minimum frontage length of eighty feet and pointed out that lot 376 does not meet the standard. Jeff Hales informed that primary stormwater detention/retention plans have not been altered. Chairman Neil asserted that the City Engineer will check utility and stormwater management provisions when he does a review for final approval. Jeff Hales indicated that Low-Impact Development considerations were not mandated by the state when the overall PRUD plat was created. Chairman Neil remarked on incongruities in the proposed street numbering. Jeff Hales listed information that will be presented when final approval of the plat is considered. Public Works Director, Dan Schuler advised that the state's LID practices requirement for new and redevelopment projects greater than 1 acre may impact the final layout of Phase 3.

Commissioner Maw motioned to approve Preliminary Subdivision – Stillcreek Phases 3A – E, approximately 3350 W 3690 N. Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Skeen, Faulkner and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

Set Public Hearing: Zoning Amendment – Candace Baird, app. 3168 W North Plain City Rd. (RE-20 to RE-18.5)

Commissioner Faulkner motioned to Set Public Hearing: Zoning Amendment – Candace Baird, app. 3168 W North Plain City Rd. (RE-20 to RE-18.5) for Dec. 9, 2021. Commissioner Maw seconded the motion. Vote: Commissioners Maw, Skeen, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Final Subdivision – Diamond E, app. 3200 W 2600 N

Nilson Homes representative, Jake Jones indicated that a stub road was added to this updated plat, to break up a block that was longer than permitted by code. He confirmed that there is a public park currently planned on unincorporated land that adjoins Diamond E at which the stub road will terminate. He spoke of a walking trail option that was informally presented previously. Commissioner Maw assessed future parking conditions for the proposed park. Chairman Neil contemplated visitor parking based around the auxiliary stub road. Jake Jones acknowledged that plans for the unincorporated property are preliminary.

Commissioner Maw motioned to recommend City Council approval of Final Subdivision – Diamond E. Commissioner Faulkner seconded the motion. Vote: Commissioners Skeen, Maw, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion: General Plan Update

Chairman Neil reported that Mayor Beesley does not want the upcoming General Plan Update to be a part of Strategic Plan operations. He indicated; the Mayor would prefer that the Planning Commission meet with

notable property owners in devising revisions to the Future Land Use Map. Commissioner Faulkner expressed her opinion that the whole General Plan should be updated, with wide-ranging citizen involvement. She stated that she is not in favor of amending parts of the Future Land Use Map to oblige specific land owners. Commissioner Maw revisited Development Assistance Team (DAT) offerings as an informal step in the land use application process. He submitted that the DAT would be an excellent resource and might participate in organizing planning endeavors. He indicated that he will contact DAT officers to schedule a consultation. He echoed Commissioner Faulkner's concern over opening the General Plan for customized revisions as requested by individual property owners. Chairman Neil agreed to relay the Commission's sentiments to the Mayor and City Council. He commented on the Annual Moderate-Income Housing report that must be provided to the State of Utah Department of Workforce Services Housing and Community Development. Approved funding for the General Plan Update and DAT involvements was discussed.

Discussion: Ordinance – Accessory Dwelling Units

Information about modifications to Utah H.B. 82 was reviewed by commissioners. Chairman Neil suggested that lot size be specified in Use Regulations instead of zoning designation. He proposed that detached ADUs be solely permitted on lots that are one-half acre or larger in size. Commissioner Faulkner commented on enforcement of rules specified in the ordinance. She voiced acceptance of a clause prohibiting ADUs in mobile homes. Parking space requirements in the draft ordinance were evaluated. Setbacks for detached units were discussed. Chairman Neil noted that the City Council questioned Owner Occupied regulations that specify:

> *…the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Weber County tax assessment rolls, OR that possesses, as shown by a recorded deed,* ***fifty (50) percent*** *or more ownership in the property…*

Dan Schuler affirmed that detached ADUs will require an additional sewer connection. Commissioner Faulkner recommended that 10-21-3F be changed from:

> *Detached units shall be limited to 1,000 square feet or thirty percent (30%) of total finished square feet of the primary dwelling, whichever is greater.*

to:

> *Detached units shall be limited to a maximum of 1,000 square feet.*

Commissioner Skeen reviewed provisions that restrict use of a licensed or permitted accessory dwelling unit as a short-term rental. Rules for the keeping of horses and other animals on residential properties were reexamined.

9. Report from City Council:

Chairman Faulkner reported that a Public Hearing for the Marsh Annexation was hosted by the City Council. She indicated that an ordinance for the Marsh Annexation was approved. She reported that the Subdivision Amendment for KH Gibson Estates (2nd Amendment) was approved, as recommended by the Planning Commission. She noted that final approval for the Wheatgrass Estates subdivision was granted and an ordinance amending parking violations classification was approved. She reported that an ordinance to amending Off-Highway Vehicle Requirements was approved. She informed that a Public Hearing for Brynlee Acres Annexation was set for November 4th and $300,000was added to the Capital Projects Fund for an amphitheater.

10. Commission Comments:

Commissioner Skeen had no further comment. Commissioner Faulkner commented on possible privacy issues that may result from public meeting participants stating their name and address when they speak to the Planning Commission or City Council. She pondered the intent of the policy. Commissioner Maw reported that Craig Call attested that the County cannot force annexation of property on a municipality. Chairman Neil

5. mentioned; he, Commissioner Faulkner and Mayor Beesley have met and will have subsequent meetings with
6. Nilson Homes about their plans for the JDC Ranch properties.

11. Adjournment:

Motion: Commissioner Maw motioned to Adjourn at 8:33 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Ortega, Skeen, and Chairman Neil voted aye. Motion carried.

2021

Neil	Faulkner	Maw	Jenkins	Skeen	Ortega
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	Sept 2	Sept 16
Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

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Planning Commission Chair Planning Commission Secretary