

Plain City Planning Commission
Minutes of Meeting
October 14, 2021

Minutes of the Plain City Planning Commission Meeting held online October 14, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

Present:	Chairman	Blake Neil
	Vice-Chair	Shawna Faulkner
	Commissioner	Blake Jenkins
	Commissioner	Jarod Maw
	Commissioner	Rob Ortega
Excused:	Commissioner	Dustin Skeen
Staff:	Mike Kerswell, Dan Schuler	

Attendees: Jake Jones, Tom Favero, Steve Diamond, Kenneth Gibson, Heidi Gibson, Cody Rhees, Ken Jackson, Kevin Jackson, Lynn Jackson, Levi Branch, Miles Robinson, Debbie Robinson, Craig Jackson

Welcome: Chairman Neil

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence / Invocation: Chairman Neil

1. Roll Call:

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

2. Opening Statement:

Chairman Neil read the Opening Statement.

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

Commissioner Maw reported that a resident contacted him with concerns about a barn that is being used for a reception center. He commented on input he's received regarding development of JDC Ranch properties and a public hearing that was hosted by the Weber County Planning Commission.

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 September 23, 2021

Commissioner Maw motioned to approve the Meeting Minutes for September 23, 2021. Commissioner Jenkins seconded the motion. Vote: Commissioners Ortega, Maw, Faulkner, Jenkins 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: Minor Subdivision – Johnson/Vreeland, 2779 W 1900 N

The applicant was not represented at the meeting. Chairman Neil reviewed the City Engineer's memorandum for this project and noted that approval was recommended. Commissioner Maw asserted that the plat is simple and conforms with City ordinances. Commissioner Jenkins expressed that he would prefer the applicant to be present for the Commission's review, but had no qualms about approving the presented subdivision. Commissioner Faulkner agreed with Commissioner Jenkins' appeal.

Commissioner Faulkner motioned to approve the Johnson/Vreeland Subdivision. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Site Plan – Town Center Business Plaza, app. 2400 N 4350 W

Developer, Cody Rhees described the location of his proposed commercial development. He indicated that a home, currently situated on the site, is not occupied and will be demolished. Commissioner Faulkner commented on the City Engineer's memorandum for this project. Cody Rhees agreed to address each concern at particular points in the building process. Chairman Neil considered egress requirements for the commercial units. He suggested that the Sign Ordinance be referenced in Covenants, Conditions, and Restrictions of the Town Center Business Plaza. Commissioner Maw remarked on exterior architectural features shown on the concept plans.

Commissioner Jenkins motioned to approve the Site Plan for Town Center Business Plaza. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Preliminary Subdivision – Wheatgrass Estates, app. 3875 W 2800 N

Developer, Steve Diamond commented on the City Engineer's memorandum on application materials submitted for the Preliminary Wheatgrass Subdivision. Commissioner Faulkner verified that frontage stipulations have been correctly applied to lots along the cul-de-sac curve. Commissioner Jenkins commented on challenging maintenance conditions related to streets that terminate in a cul-de-sac. Commissioner Ortega confirmed that elements requested by the Planning Commission were added to the final plat.

Commissioner Faulkner motioned to approve Preliminary Subdivision – Wheatgrass Estates. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

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

Nilson Homes representative, Jake Jones described the location and configuration of the proposed Subdivision. Commissioner Jenkins stated that the presented plat is acceptable. Commissioner Maw thanked the applicant for making adjustments per Planning Commission's recommendations. Commissioner Faulkner verified that lot frontages are compliant with zoning requirements. She noted that one block in the proposed subdivision extends beyond what the ordinance for block length allows. Jake Jones acknowledged the oversight and agreed to make necessary corrections. Commissioner Maw remarked on a proposed Nilson Homes development on the adjoining, unincorporated JDC Ranch property. Commissioner Ortega commented on a similar block length condition in the Taylor Parks Three subdivision that was reconciled.

Commissioner Jenkins motioned to approve Preliminary Diamond E Subdivision contingent on rectification of the nonconforming block length. Commissioner Maw seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

Discussion / Motion: Final Subdivision – Wheatgrass Estates, app. 3875 W 2800 N

Commissioner Maw motioned to recommend City Council approval of the Final Wheatgrass Estates Subdivision. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

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

Commissioner Maw motioned to table Final Subdivision – Diamond E. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion / Motion: Subdivision Amendment – Ken Gibson, approximately 2980 N 3475 W

Chairman Neil informed that a memorandum from the City Engineer states:

The plat does not show utilities, however service laterals (culinary water, sanitary sewer) that currently serve the existing home should not cross the property lines being created for the new lot.

Property owner, Ken Gibson described the existing utilities arrangement. Land Use Specialist, Mike Kerswell surmised that the engineer/surveyor of the original KH Gibson subdivision might provide the requested information. The stipulated frontage for lots surrounding a cul-de-sac circle was discussed.

Commissioner Faulkner motioned to recommend the Ken Gibson Subdivision Amendment to City Council for approval with the condition that the plat is updated to show utilities. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Maw, Ortega, Faulkner and Chairman Neil voted aye. Motion carried.

Discussion: Discussion: General Plan Update

Chairman Neil announced that the City Council appropriated funds from the City Budget for a General Plan Update. He reviewed the 2018 Plain City General Plan Update Work Plan and Schedule. He asserted that the proposed update will be an amendment of parts – not a comprehensive revamp of the established General Plan. He noted that the Favero and Jackson families have made reasonable requests for changes to General Plan directives interrelated to their properties. He informed that the Jackson's will present their concept in front of the Report from City Council segment of this meeting. Commissioner Faulkner spoke of the advisory committee that was assembled to head up the 2018 General Plan Update. She voiced her opinion that chief contributors to the General Plan Update should be residents of Plain City. Commissioner Maw commented on design charrettes that were organized for updates in the past. Commissioner Jenkins advised that information about public workshops should be published on Facebook. Chairman Neil stated that the next step in the process will be outlining a timetable. He suggested that staff be engaged to organize efforts and initiate the process. He contemplated asking the Mayor's Assistant, Melissa Miller and Professional Consultant, Matt Dixon for help with the project.

Presentation: Jackson Family

Family representative, Craig Jackson told of his family's history in the area. He described a 1600-acre plot in the northwestern corner of Plain City that they own and plan to develop. He stated that the land is zoned A-1, currently. He displayed a concept of their proposed development, identifying areas to be zoned for commercial, light industrial, low to high -density residential, senior housing, schools and church buildings. He spoke of transportation system plans, including the coming Legacy Highway. Future utility provisions to the area were discussed. Parks, trails and open space on the site were considered. Commissioner Maw commented on the scale of the proposed development.

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9. Report from City Council:

Chairman Neil reported that Recyclops, a company that provides recycling for those who want it – without a contract, gave a presentation on their business model. He indicated that final approval of West Park Phase 2 was granted with conditions. He told of the Fire Dept purchase of a charger and rechargeable batteries that was approved by the Council as well as a department budget increase for wages. He informed that a Public Hearing was set for Marsh Annexation – Oct 21. He indicated that a contract with Flock Safety for security cameras was approved.

10. Commission Comments:

Commissioner Jenkins remarked on local public safety service correlations. He proposed that a breakdown of parameters requiring the Fire Department budget increase be presented for review. Commissioner Faulkner recommended that a clear definition of “lot frontage” be standardized. She commented on identifying a guest participant while in ZOOM meetings. She suggested that all ZOOM participants be required to display their name and/or a live image. She expressed concern over opening the General Plan for revisions that are attendant to individual property owner perspectives. Commissioner Maw reported on a Public Hearing, hosted by the Western Weber County Planning Commission, for a proposed Nilson Homes development on JDC Ranch properties. Commissioner Ortega yielded. Chairman Neil requested that Planning Commissioners choosing to participate in meetings via ZOOM turn their cameras on.

11. Adjournment:

Motion: Commissioner Maw motioned to Adjourn at 9:16 p.m. – Commissioner Ortega seconded the motion. Vote: Commissioners Maw, Ortega, Skeen, 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	Sept 2	Sept 16
Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

Planning Commission Chair

Planning Commission Secretary