

Plain City Planning Commission
Minutes of Meeting
May 27, 2021

Minutes of the Plain City Planning Commission Meeting held online May 27, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

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

Staff: Mike Kerswell, Dan Schuler

Attendees: Ashley, Jim Flint, Adams Family, Joshua Wiscombe, Jeri, Rich Skeen, Shane Skeen

Welcome: Commissioner Faulkner

Pledge of Allegiance: Mike Kerswell

Moment of Silence / Invocation: Commissioner Maw

1. Roll Call:

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

2. Opening Statement:

Commissioner Faulkner read the Opening Statement.

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

None reported.

4. Public Comments:

None offered.

5. Approval of Meeting Minutes for May 13, 2021

Commissioner Ortega motioned to approve the Meeting Minutes for May 13, 2021. Commissioner Maw seconded the motion. Vote: Commissioners Faulkner, Skeen, Maw and Ortega voted aye. Motion carried.

6. Technical Review Report

Commissioner Faulkner reported that the Burns Plain City project was reviewed at the TRC meeting this week. She noted that a public hearing will be set tonight, for a zoning amendment needed for the proposed development.

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Minutes of Meeting
May 27, 2021

7. Legislative Items:

Discussion / Motion: Final Subdivision – Skeen Subdivision, approx. 2200 N 3600 W

Commissioner Skeen recused himself from voting on this application.

Commissioner Maw motioned to recommend the Final Subdivision – Skeen Subdivision, approximately 2200 N 3600 W to City Council for approval. Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Maw and Ortega voted aye. Motion carried.

Set Public Hearing: Zoning Amendment – Burns Plain City, approximately 4277 W 3600 N (A-1 to RE-30)

Commissioner Faulkner referred to information about the project, provided in the Planning Commissioner packets. She described the development concept and summarized conditions discussed in the TRC meeting.

Commissioner Maw motioned to Set Public Hearing: Zoning Amendment – Burns Plain City, (A-1 to RE-30) for June 24, 2021. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Skeen, Maw and Ortega voted aye. Motion carried.

Discussion / Motion: Ordinance Amendment - Residential Overlay Zone

Commissioner Faulkner submitted that the action to be taken by the Commission, at this point, is confirmation of amended stipulations proposed by the City Council. Commissioner Maw conveyed particulars from the Council's discussion on setback requirements in the ordinance. He reported that councilmembers also requested a change to *CITY COUNCIL ACTION*, denoting that the Council may hold an additional Public Hearing on an Overlay petition, if they deem it necessary. Commissioner Ortega pointed out a discrepancy in the draft, between the written-out and numeric specification for the rear setback standard. Commissioner Maw affirmed that the rear yard setback should be twenty-five feet (25'). Land Use Specialist, Mike Kerswell agreed to correct the draft before handing it back to City Council for approval. Commissioner Skeen noted that the attached graphic shows a 25' minimum rear setback and mentioned an adjustment to the percentage of multi-use stormwater detention/retention basins that can be considered developed open space. He commented on added restrictions related to street-facing garage doors. Public Works Director, Dan Schuler remarked on Low Impact Development (LID) standards for retention basins.

Commissioner Skeen motioned to recommend City Council approval of the Residential Overlay Zone Ordinance Amendment. Commissioner Maw seconded the motion. Vote: Commissioners Faulkner, Skeen, Maw and Ortega voted aye. Motion carried.

Discussion: General Plan

Commissioner Faulkner repeated Chairman Neil's advisement that an appeal for funding is the first step in the General Plan update process. She commented on amending descriptions of land use categories on the Future Land Use Map. Commissioner Ortega suggested that the City Council consider this specific amendment, prior to a full update the General Plan. He proposed that minimum lot sizes referenced in land use category definitions be kept with stipulated minimum averages being changed to ensure a mix of residential lot sizes and promote RE-20 zoning. He contemplated removing the average lot size constraint from the land use category definitions. Commissioner Skeen considered stipulating RE-20 standards for Medium Density Residential 1 (MDR-1) areas shown on the Future Land Use Map. He reviewed current horse property regulations. Commissioner Maw told of a past attempt to modify City codes appertaining to the keeping of horses and other livestock. Commissioner Faulkner proposed that a restructuring of the mentioned ordinance be deliberated, anew. She recommended terms that prompt horse owners to approach training and handling with compassion. Commissioner Skeen indicated that he'll ask the City Council to consider specific amendments to the General Plan/Future Land Use Map at the next City Council meeting.

Plain City Planning Commission
Minutes of Meeting
May 27, 2021

8. Report from City Council:

Mike Kerswell explained that work meetings for input on the City Budgets and Strategic Planning were held at the Lions Club building, prior to the regular City Council meeting. He reported that the Council tabled Tom Favero's rezone request and a resolution for an Interlocal Agreement with RAMP for improvements to a jogging/walking trail at Lee Olsen Park. He informed that the Tentative 2020-21 City Budgets were accepted. He noted that final approval was given for the first phase of Robson Farms. He reported that a resolution declaring Plain City a Second Amendment Sanctuary was approved.

9. Commission Comments:

Commissioners Ortega, Skeen and Maw deferred comment. Commissioner Faulkner commented on a scheduled work meeting with the City Council to discuss cul-de-sac standards. She verified the time and place.

10. Adjournment:

Motion: Commissioner Maw motioned to Adjourn at 7:55 p.m. – Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Maw, Skeen and Ortega 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