

Plain City Planning
Minutes of Meeting
May 11, 2017

Minutes of the Plain City Planning Commission held on May 11, 2017 at 7:00 p.m. located at the Council Chambers in the Plain City Hall, Plain City, Utah 84404.

Present: Chairman	Blake Neil
Vice Chair	John Leonardi
Commissioner	Jarod Maw
Commissioner	Mark Osenbach <i>Excused</i>
Commissioner	Cheri Sparks
Alt. Commissioner	Kris Carrigan <i>Excused</i>
Staff: Kathy Campbell	

ATTENDEES: Sam Cooper, Kelly Cooper, Penny Barnes

WELCOME: Chairman Neil welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Commissioner Sparks

MOMENT OF SILENCE/INVOCATION: Chairman Neil

1.ROLL CALL Chairman Neil conducted roll call and indicated Commissioners Sparks, Maw, Vice Chair Leonardi was in attendance. Commissioner Osenbach and Carrigan were excused.

2. OPENING MEETING STATEMENT

Chairman Neil read the opening meeting statement as approved by the Planning Commission prior to commencing discussion of administrative and legislative items.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Chairman Neil asked if any members needed to declare a conflict of interest or disclose any ex parte communication in which they have engaged. They had none.

4.Public Comments for Items not on the Agenda:

None

5. Approval of Minutes April

Motion: Commissioner Maw made a motion to approve the minutes for April 27, 2017 with said changes. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

Chairman Neil reported that Glenn Williams had brought in a conceptional for a subdivision at 3475 W North Plain City Road. The subdivision would create a North – South corridor

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between Plain City Road and 2600 North. Chairman Neil reported his comments were they would need to go through the rezone process due to the fact it is currently zoned RE-20 and the proposal is for RE-15. A stub road is needed on the east on lot #17 or #18 and there is a question on the sewer in that area. Which is why Diamond E subdivision has not been developed.

7. Public Hearing Subdivision Ordinance title 11-2-17 adding a new section remainder parcels.

Motion: Vice Chair Leonardi made a motion to open the public hearing for Subdivision Ordinance title 11-2-17. Commissioner Maw seconded the motion; Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

Sam Cooper asked if this would have a bearing on what the Barnes want to do with the 1 Lot remainder parcel. Chairman Neil stated yes and all other applicants.

Motion: Commissioner Maw made a motion to close the public hearing for Subdivision Ordinance title 11-2-17. Vice Chair Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

7. Administration Item

a. Discussion/Motion: Preliminary – Penny Barnes – Dean’s Farm Subdivision – 2875 W 2450 N 1 Lot and remainder parcel

Commissioner Maw asked if they had saw the comments from JUB engineering. Penny Barnes responded no. Chairman Neil reported he had sent them to Melanie. It was reported that the engineer comments state the parcel has been re-zoned to RE-15, therefore note #1 should be changed from RE-20 to RE-15. There is also a discrepancy on the square foot area in the boundary description compared to what is shown on the parcel, which needs to be corrected.

Motion: Vice Chair Leonardi made a motion to approve the Preliminary for the Dean’s Farm Subdivision at 2875 W 2450 N a 1 Lot with a remainder parcel. Contingent upon ordinance 11-2-17 being approved by the City Council and the engineers comments are taken care of. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.

8. Legislative Items:

a. Discussion/ Motion: Subdivision Ordinance title 11-2-17 adding a new section remainder parcels.

Chairman Neil asked if a discussion was needed. They concluded there had been previous discussions that had resolved any questions. Therefore, a discussion was not necessary.

Motion: Commissioner Sparks made a motion to recommend the Subdivision Ordinance 11-2-17 adding a new section remainder parcels to the City Council for approval. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

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9. Report from City Council

Chairman Neil reported there are kids driving erratic on 3900 West. Braxton Neal has a eagle project and he needs paint. The Resolution to hire the Weber County Sheriff's Office was approved. The Fire Department would like a staffed ambulance and it was not approved. Hiring of a full time public works and inspector was approved. The Budgets for 2017-2018 were approved. A public hearing was approved for 2017 and the 2018 budgets for June 15, 2017.

10. Commission Comments:

Commissioner Maw needs a bio from Commissioner Sparks for the DAT. Chairman Neil reported the City Council has found \$35,000 for the Master Plan but more funding is needed.

Adjournment:

Vice Chair Leonardi made a motion to adjourn at 7:35 p.m. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

<u>Neil</u>	<u>Carrigan</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
			Jan 5	Jan 19	Feb 2
Feb 16	*Apr 6	Mar 16	Mar 2	Apr 20	May 4
May 18	June 1	June 15	Jul 6	Jul 20	Aug 3
Aug 17	Sept 7	Sept 21	Oct 5	Oct 19	Nov 2
Nov 16	Dec 7	Dec 21			

* Meeting canceled.

Planning Commission Chair

Planning Commission Secretary

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Minutes of Meeting
May 25, 2017

Minutes of the Plain City Planning Commission held on May 25, 2017 at 7:00 p.m. located at the Council Chambers in the Plain City Hall, Plain City, Utah 84404.

Present: Chairman	Blake Neil
Vice Chair	John Leonardi
Commissioner	Jarod Maw
Commissioner	Mark Osenbach <i>Absent</i>
Commissioner	Cheri Sparks
Alt. Commissioner	Kris Carrigan
Staff: Kathy Campbell	

ATTENDEES: Melanie Cooper, Matt Peterson

WELCOME: Chairman Neil welcomed those in attendance.

PLEDGE OF ALLEGIANCE: Commissioner Maw

MOMENT OF SILENCE/INVOCATION: Commissioner Carrigan

1.ROLL CALL Chairman Neil conducted roll call and indicated Commissioners Sparks, Maw, Carrigan, Vice Chair Leonardi was in attendance. Commissioner Osenbach was absent.

2. OPENING MEETING STATEMENT

The opening statement was waived.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Chairman Neil asked if any members needed to declare a conflict of interest or disclose any ex parte communication in which they have engaged. Chairman Neil stated he has been approached by people living out north concerning the lack of secondary water and the low water pressure with Bona Vista. People cannot hook up to the secondary water because they don't have water shares.

4.Public Comments for Items not on the Agenda:

None

5. Approval of Minutes May 11, 2017

Motion: Commissioner Leonardi made a motion to approve the minutes for May 11, 2017 with said changes. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

6. Technical Review Report:

They are proposing a S-Curve phase 5 and only 4 phases were originally approved. The Commission felt the subdivision should be named something else and not S-Curve 5. Craig Hansen came concerning a lot line adjustment at 4532 W 2275 N it would also involves Tracy and Jan Wilson the issues are the lack of frontage.

7. Administration Items:

a. Final-Dean's Farm 2875 W 2450 N -Penny Barnes 1 Lot Remainder Parcel.
Chairman Neil asked if the commission had seen the engineer's remarks. Chairman Neil explained that previously the utilities including the secondary water and Bona Vista had not sent in the will serve letters. Those letters have now been received. The Commission had no questions.

Motion: Commissioner Maw made a motion for final approval for Dean's at 2875 W 2450 N a 1 Lot Remainder Parcel owned by Penny Barnes. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

Report from City Council:

Commissioner Sparks reported that Ryan Olsen who is on the HOA for Still Creek asked the city for help with phase one and Hawkins concerning the fence and other items that were to be provided by the developer. Pot Holes on 3600 W were also discussed. The Staffing of the Ambulance was approved. The purchase of a large lawnmower was approved. The bid for waterproofing the walls in the Senior Center was approved. Jon Beesly needs volunteers for the 5 K run on the 4th of July.

Commission Comments:

Commissioner Sparks informed the commission currently there is a display of boots at McKay Dee representing each fallen soldier since 9-11. Commissioner Maw is still working on DAC and different options. Chairman Neil said neither he or Rob Scott can attend the June 8, 2017 meeting. They have been working on the subdivision ordinances. The Senior housing overlay needs to be moved to zoning. Commissioner Carrigan reported he will not be able to attend the June 8, 2017 meeting.

Adjournment:

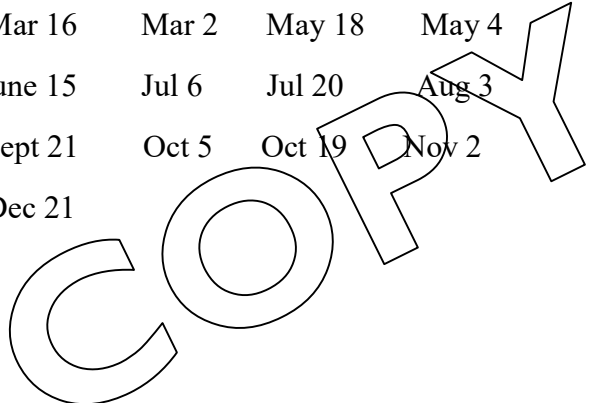
Vice Chair Leonardi made a motion to adjourn at 7:15 p.m. Commissioner Sparks seconded the motion. Vote: Commissioner Sparks, Maw, Carrigan, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

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Neil Carrigan Osenbach Maw Sparks Leonardi

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Planning Commission Chair

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