

Plain City Planning
Minutes of Meeting
March 8, 2018

Minutes of the Plain City Planning Commission Meeting held on March 8, 2018 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Blake Neil
 Vice Chair John Leonardi
 Commissioner Jarod Maw - *Excused*
 Commissioner Cheri Sparks
 Commissioner Kris Carrigan
 Commissioner Shawna Faulkner
Staff: Mike Kerswell, Derek Moss

ATTENDEES: Jennell Evans, Aubrey Evans, Maxwell Lenzie, Jonah Stedger, Cord Costley

WELCOME: Chairman Neil

PLEDGE OF ALLEGIANCE: Commissioner Faulkner

MOMENT OF SILENCE/INVOCATION: Commissioner Carrigan

1.ROLL CALL: Chairman Neil conducted roll call and indicated, Commissioners Leonardi, Carrigan, Faulkner, Sparks and Chairman Neil were present. Commissioner Maw was excused.

2. OPENING MEETING STATEMENT

The opening statement was read by Chairman Neil.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

None reported.

4. Public Comments for items not on the Agenda

None imparted.

5. Approval of Minutes for March 8, 2018

1. **Motion: Commissioner Sparks made a motion to approve the Regular Meeting**
2. **Minutes of February 22, 2018. Commissioner Carrigan seconded the motion.**
3. **Vote: Commissioners Carrigan, Leonardi, Faulkner, Sparks and Chairman Neil**
4. **voted aye. Motion carried.**

6. Technical Review Report

1. Chairman Neil reported on a proposed property annexation. The 5-acre property
2. is located 3600 N and owned by the Stoker family. The land is for anticipated
3. commercial use by Marsh Construction.

7. Legislative Items:

a. Discussion / Motion: Nilson Homes/Pappys Homeplace, 3000 N North Plain City Rd. Zoning Amendment (RE-20 to RE-15) - Set Public Hearing

1. Chairman Neil restated the details of the Zoning Amendment, requiring a Public
2. Hearing and indicated, the application is incomplete. He suggested, the Public
3. Hearing not be set for the next Planning Commission Meeting, rather the one after
4. (30 days) to give the applicant time to complete the required actions, prior. He also
5. presented the option of tabling the matter until the application is complete.
6. **Motion: Commissioner Leonardi motioned to table the setting of Public Hearing**
7. **for Nilson Homes/Pappys Homeplace Zoning Amendment, pending completion**
8. **of application requirements. Commissioner Faulkner seconded the motion.**
9. **Vote: Commissioners Sparks, Carrigan, Faulkner, and Chairman Neil voted**
10. **aye. Motion carried.**

b. Discussion / Motion: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to RE-15) - Set Public Hearing

1. Commissioner Sparks pointed out errors on the application for Zoning Amendment.
2. She recommended the application be redone. Chairman Neil commented on the
3. necessary inclusion of "Patterson" in the "Property Owner" field. Commissioner
4. Sparks asked if a proper survey is to come. She noted discrepancies in the legal
5. description when compared to the conceptual development plan. Chairman Neil
6. presented options of scheduling the Public Hearing for 30 days out, or tabling the
7. setting of the Public Hearing until the application is corrected and complete.
8. **Motion: Commissioner Leonardi motioned to table the Setting of Public**
9. **Hearing for Nilson Homes/Papageorge Estates Zoning Amendment, pending**
10. **completion of application requirements. Commissioner Faulkner seconded the**
11. **motion. Vote: Commissioners Sparks, Carrigan, Faulkner, and Chairman Neil**
12. **voted aye. Motion carried.**

c. Discussion: Subdivision Regulations

11. City Planner, Derek Moss reviewed two major revisions of the PRUD ordinance,
12. intended for further discussion and analysis. (1) The reduction of maximum density
13. in RE-15 zoned area, from 5.7 to 5.0. (2) An increased requirement of open space
14. from 20 % to 30%. He reported an extra 1000 (plus/minus) square feet to RE-15
15. minimum lot size. He calculated a decrease of units per acre, from 285 to 250, based
16. on the 50-acre minimum PRUD standard. He described the impact of increased open
17. space on lot size. Commissioner Carrigan sought known open space standards that
18. are required in PRUD by neighboring cities. Derek Moss indicated, 20% is typical.
19. Commissioner Leonardi enquired about lot frontages. Derek Moss affirmed, the
20. frontage requirements, as written, are achievable within the revised parameters.
21. Commissioner Faulkner asked about easements. Derek Moss indicated, restrictions
22. from setback and easement requirements are, basically, unchanged. He commented
23. on percentage calculations used to figure setback and easement constraints. He
24. reviewed Density Bonus criteria. Chairman Neil recapped the Density Bonus

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25. provision, purpose, and updated specifications. Commissioner Leonardi asked if
26. stipulations are in place to ensure amenities are completed on pace with home
27. construction progress. He voiced concern over development consistency and
28. improper shifting of responsibility for common area improvements. Derek Moss
29. outlined methods to consider for enforcing terms of the Development Agreement.
30. Chairman Neil gave examples of negotiating for amenities and scheduling of
31. installation. He commented on unsuccessful enforcement of Development
32. Agreements. Derek Moss indicated, he will look into code terms that address the
33. issues discussed. Commissioner Carrigan remarked on the transfer of responsibility
34. from the original developer if a project should be taken over by another. He
35. suggested an escrow deposit be required, of the original developer, to cover amenities
36. not completed; figured on a percentage of finished units that are handed over.
37. Commissioner Leonardi stated, such language in a Development Agreement will
38. cover City liability at the same time. He sought verification that the draft of a
39. Development Agreement shall be reviewed by the Planning Commission before it is
40. presented to the City Council for ratification. Chairman Neil indicated, Development
41. Agreement standards can be offered by the Planning Commission to the City Council
42. as recommendations. He noted, the final contract will be validated by attorneys.
43. Derek Moss clarified, Development Agreements are written on a case-by-case basis.
44. Commissioner Leonardi referring to current PRUD ordinance, spoke positively about
45. City Council review and modification of the preliminary plan being accomplished
46. after it is presented to the Planning Commission for review. He read Plain City
47. Code 11-6-5 (A) and asked, specifically, if submittal of “HOA guidelines and
48. requirements” will be an application requirement for PRUD as conditional use. He
49. asked if the HOA guidelines are provided by the HOA to the Planning Commission or
50. if the Planning Commission identifies them. Derek Moss answered, the guidelines
51. are presented by the developer/HOA. Commissioner Leonardi commented on the
52. importance of upholding the requirement of the submittal of HOA guidelines at the
53. time of PRUD application - prior to preliminary review. He sought clarification on
54. the ordinance numbering system as affected by an update or revision. Derek Moss
55. explained, a chapter with title numbering that reflects the date of the latest revision of
56. PRUD rules will be added to the existing Subdivision Ordinance. Chairman Neil
57. asked that Derek Moss include the preceding recommendations with the next draft for
58. review.

9. Report from the City Council.

1. Commissioner Leonardi reported: UTA announced, prior to public comments, that
2. the Pleasant View Trax Station will be eliminated. Federal rail transportation safety
3. requirements and budgetary overruns were discussed. The date of closure, August
4. 12, was announced. Public comments were heard on the proposed removal of weight
5. limits on 1800 West. Parties in favor of the lifting of the weight limit and against the
6. proposal, spoke. Brett Ferrin offered help in placement of radar signs to control

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7. traffic through the area. Mark Osenbach and Brett Ferrin were presented plaques for
8. their service to the City. The ordinance for Bulk Propane Sales and Distribution was
9. approved. The Council voted to lift the weight limit on 1800 West and provide traffic
10. control measures to increase safety in the area. Facebook LIVE broadcasting of City
11. Council Meetings was approved. Capital Projects Funds were addressed. Funding of
12. a new firetruck was approved, with the understanding, reallocation of the funds to
13. other projects/articles at a later date is acceptable. Councilmember Searle commented
14. on citizen input at General Plan Advisory Committee Meetings. He reported
15. concerns that City Engineers and Planners are not justly weighing public suggestions.
16. Councilmember Sadler accepted the assignment to attend General Plan Advisory
17. Committee Meetings and further advocate for residents. Derek Moss stated, more
18. public input is being encouraged with the setting up of a General Plan Public
19. Workshop. Commissioner Faulkner expressed her opinion that engineers and
20. planners are giving adequate consideration to public input at Advisory Committee
21. Meetings.

10. Commission Comments:

1. Commissioner Sparks welcomed Shawna Faulkner to the Planning Commission,
2. stating, she was not in attendance to welcome her at the previous meeting.
3. Commissioner Leonardi had no further comment. Commissioner Carrigan yielded.
4. Commissioner Faulkner deferred comment. Chairman Neil, referring to an upcoming
5. annexation request, suggested a review of permitted uses in A-1 and A-2 zones. He
6. gave a brief description of the proposed annexation and provided location details.

11. Adjournment

Motion: Commissioner Leonardi made motion to adjourn at 7:40 p.m.

Commissioner Sparks seconded the motion. Vote: Commissioners Faulkner, Carrigan, Sparks, Leonardi and Chairman Neil voted aye. Motion Carried.

<u>2018</u>					
<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
	Jan 4	Jan 18	Feb 1	Feb 15	Mar 1
Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7
June 21	July 5	July 19	Aug 2	Aug 16	Sept 6
Sept 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6
Dec 20					

Planning Commission Chair

Planning Commission Secretary

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Minutes of the Plain City Planning Commission Meeting held on March 22, 2018 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Blake Neil
 Vice Chair John Leonardi
 Commissioner Jarod Maw
 Commissioner Cheri Sparks
 Commissioner Kris Carrigan
 Commissioner Shawna Faulkner
Staff: Bren Edwards, Shane McFarland, Mike Kerswell

ATTENDEES: Steve Diamond, William Whitelock, Suzanne Whitelock, Heather Bergsjo, Jason Marsh, Jason Buckway, David Marsh, Mark Staples, Brian Goldsberry, Jill Hill, D. Kennedy

WELCOME: Chairman Neil

PLEDGE OF ALLEGIANCE: Mike Kerswell

MOMENT OF SILENCE/INVOCATION: Commissioner Faulkner

1.ROLL CALL: Chairman Neil conducted roll call and indicated, Commissioners Leonardi, Carrigan, Faulkner, Sparks and Chairman Neil were present. Commissioner Maw was excused and arrived after the meeting had begun.

2. OPENING MEETING STATEMENT

The opening statement was read by Chairman Neil.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Commissioner Faulkner reported being asked if the Diamond Property will comprise a care facility. She answered, the Diamond development will consist entirely of homes.

4. Public Comments for items not on the Agenda

D. Kennedy expressed concern over proposed annexation of Weber County property with intent to advance commercial pursuits by Marsh Construction. He told of future plans to build a home on adjacent property and foreseen difficulties if bordering property is allowed commercial or industrial use. He evoked, the existing General Plan does not include such use in the area.

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Commissioner Leonardi pointed out, a statement recorded on page 3, lines 45 and 46 indicates City Council review and modification of the preliminary plan is

being accomplished “before” presented to the Planning Commission for review, but should read “after”. He noted, Councilmember Sadler is titled “Commissioner” Sadler, later in the text.

Motion: Commissioner Sparks made a motion to approve the Regular Meeting Minutes of March 8, 2018. Commissioner Leonardi seconded the motion. Vote: Commissioners Carrigan, Leonardi, Faulkner, Sparks and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

Public Works Director, Bren Edwards reported on discussion of proposed construction of a Dollar Tree store in the Kelly’s Korner complex, east of Kent’s.

7. Administrative Items:

a. Discussion / Motion: Mistee Taylor Business Site Plan (Home Decor / Gift Shop)

Suzanne Whitelock explained the character of business proposed for a segment of the property, formerly Roylies. Chairman Neil asked if changes will be made to the existing layout of the site. Suzanne answered in the negative. Commissioner Maw queried about previous enterprise conducted in that portion of the building. Suzanne indicated, a bakery was previously established in the space.

Commissioner Maw sought verification that there is restroom access. Suzanne confirmed the presumption. Commissioner Leonardi noted, required notarization of the Property Owner Affidavit must be completed. Information Specialist, Mike Kerswell confirmed, the document has been appropriately notarized.

Motion: Commissioner Carrigan motioned to approve the Mistee Taylor Business Site Plan and recommend it to the City Council. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Carrigan, Maw, Leonardi and Chairman Neil voted aye. Motion carried.

b. Discussion / Motion: Heather Bergsjö Business Site Plan (Swedish Creamery)

Heather Bergsjö described the business proposed for a section of the commercial building that once was Roylies. Chairman Neil asked if the business will incorporate the total area of the former restaurant. Heather answered in the negative. She explained, the area that housed the restaurant will be divided in half, approximately. Chairman Neil sought clarification on type(s) of product, proposed for sale. Heather indicated, ice cream and soda will be sold.

Commissioner Maw spelled out, proposed use will not differ from the previously accepted template. He asked about access to restrooms. Suzanne Whitelock affirmed, access to restrooms will not be changed. Commissioner Sparks requested details on kitchen layout. Heather described equipment location and customer accommodations. Commissioner Leonardi asked if the Fire Marshall has inspected the unit. Chairman Neil verified that the inspection has been completed.

Motion: Commissioner Leonardi motioned to approve the Heather Bergsjö Business Site Plan and recommend it to the City Council. Commissioner

Maw second the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

a. Public Hearing: Diamond Zoning Amendment

Developer, Steve Diamond commented on the history of the land he proposes to improve. He gave details on the evolution of his plan for the area. He indicated, current zoning requiring half-acre lots - or larger, does not allow for the desired number of buildable lots nor capacity for intended open space. He told of trending housing market demographics and asserted, smaller lots are attractive to many buyers in a variety of life circumstances.

Motion: Commissioner Leonardi motioned to open Public Hearing for the Diamond Zoning Amendment. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried.

Motion: Commissioner Leonardi motioned to close Public Hearing for the Diamond Zoning Amendment. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried.

b. Discussion / Motion: Diamond Zoning Amendment

Commissioner Sparks asked if required mailing of notification to neighbors was performed. Mike Kerswell answered in the affirmative. Commissioner Maw called attention to a narrow segment of land and asked what it will be used for. Steve Diamond explained, it will be part of a roadway. Commissioner Leonardi asked if future zoning amendment requests for even smaller lots in this development can be expected. He reminded those present, this region is zoned RE-20 according to the General Plan. Chairman Neil indicated, the land across the street is zoned RE-15 according to the General Plan. Commissioner Faulkner queried, how many lots in the proposed development will be smaller than a half acre. Steve Diamond remarked, eight lots are designed to be less than a half acre, but will be larger than a third acre. He commented on the possibility of the lots being slightly larger, after thorough surveying. City Engineer, Shane McFarland acknowledged, both RE-20 and RE-15 zoning is found contiguous in the area. Commissioner Faulkner considered the continuity of lot sizes and expressed agreement with the proposed re-zone. Chairman Neil evoked, the matter will need to be reviewed and approved by City Council. Bren Edwards displayed the area being discussed. He pointed out current zoning stipulations.

Motion: Commissioner Maw motioned to recommend the Diamond Zoning Amendment to City Council for Approval. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried.

c. Discussion / Motion: Nilson Homes/Pappys Homeplace, 3000 N North Plain City Rd. Zoning Amendment (RE-20 to RE-15) - Set Public Hearing

Commissioner Leonardi asked an anticipated date for the Public Hearing. Chairman Neil answered, April 12, 2018. Commissioner Sparks enquired if further discussion is to

be considered. Chairman Neil indicated, no further discussion is necessary, at this time, to set Public Hearing.

Motion: Commissioner Maw motioned to Set Public Hearing for Nilson Homes/Pappys Homeplace Zoning Amendment. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried

d. Discussion / Motion: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to RE-15) - Set Public Hearing

Commissioner Maw asked if this Public Hearing is to be held the same day as that, previously set for Nilson Homes/Pappys Homeplace Zoning Amendment. Chairman Neil answered in the affirmative.

Motion: Commissioner Carrigan motioned to Set Public Hearing for Nilson Homes/Papageorge Estates Zoning Amendment. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Carrigan, Leonardi, Maw, and Chairman Neil voted aye. Motion carried

e. Discussion: Stoker Annexation, 4275 W 3600 N

Bren Edwards displayed the property to be discussed. He defined the boundaries. Chairman Neil commented on the approval process for annexation petitions. Commissioner Loenardi asked if both lots on display are proposed for annexation. Bren Edwards answered in the affirmative. Commissioner Maw sought details for both properties. Commissioner Leonardi queried if an existing structure (barn) is located on a property intended for annexation. Bren Edwards answered in the affirmative. He explained, the lots comprise a County subdivision.

f. Discussion: A-1 Permitted uses

Chairman Neil informed, the land in question was presented at Technical Review as a possible candidate for re-zoning to C-2. He expressed concern over allowing commercial zone that may permit objectionable use in the future. Commissioner Maw indicated, a more detailed explanation of the proposed building(s) is needed. He suggested, plans prepared by a design professional be submitted for review. He asked if part of the development will be considered a flag lot. Chairman Neil acknowledged, it appears that one of the lots may be deemed a flag lot – which is discouraged per Plain City zoning ordinance. Commissioner Leonardi asked if the lot is currently regarded a flag lot by Weber County. Marsh Construction owner, Dave Marsh answered in the affirmative. He described the access to the buildable area. He outlined plans for road and lot improvement. Commissioner Leonardi commented on required turn-around provisions for Public Safety vehicles. He noted, the road shall be constructed to Plain City Public Works Standards. Dave Marsh asserted, there will not be customer traffic. Councilmember Leonardi read the purpose of A-1 and A-2 zones from the Plain City Zoning Ordinance. He contrasted agricultural use and the proposed pursuits intended for the area. Dave Marsh contended, according to research of regulations for A-1 and A-2 zoning, storage of equipment may be permitted. Chairman Neil noted, additional concerns, including utility and septic improvements are cause for more in-depth study of permitted and possible conditional uses. Commissioner Carrigan commented on the positive aspects of keeping the land zoned for agricultural purposes. He addressed the disparity of efforts to place a commercial enterprise on land meant for agriculture. Commissioner Faulkner asked why annexation into Plain City is desirable. Dave Marsh indicated, Weber County recommended the action. He affirmed, plans for

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the building have been drafted and engineered. He verified, power and water provisions have been researched and are available on the lot. Commissioner Sparks stated, a decision needs to be made on zoning before a site plan can be considered. Shane McFarland enquired if the proposed construction and use will be allowable in an agricultural zone. Commissioner Faulkner asked why the proposed development is seen by neighbor, D. Kennedy, as a hindrance. Dave marsh indicated, other sites adjacent to D. Kennedy's property are being used for equipment storage, etc. He questioned the negative reaction to proposed, similar use of the property slated for annexation. He pledged to be a good neighbor and chronicled positive experiences through his business dealings. Chairman Neil continued the discussion, clarifying, the issue is permitting the land use described, in an agricultural zone. Commissioner Sparks asserted, the property should retain its County zoning designation (agricultural) when annexing into Plain City and be subject to A-1 and/or A-2 standards. She suggested, if the use is to be commercial, zoning amendment should be done before annexing. Chairman Neil noted, if the land is zoned for commercial use, its annexation will not likely be accepted because of conflicts with the Plain City General Plan. He commented on the large quantity of conditional uses, defined in County agricultural zoning regulations. Commissioner Maw expressed his opinion that the proposed use of the land in question is not included in permitted A-1/A-2 uses and voiced uncertainty with allowing it as a conditional use. Commissioner Leonardi indicated, if the property is approved for annexation, he wants the zoning to remain agricultural. He commented on the risk of excessive conditional uses within agricultural zones. Commissioner Carrigan endorsed Commissioner Leonardi's outlook. Commissioner Faulkner agreed with retaining agricultural zoning. She advised searching existing permitted uses for possible accommodation of the proposed pursuits. Chairman Neil evaluated, the consensus is to keep A-1 and A-2 permitted uses as written, notwithstanding, further discussion and review of current agricultural zone regulations will be carried out.

9. Report from City Council:

Chairman Neil reported, unpaid taxes on common areas of the Stillcreek development were unexpectedly transferred from the developer to the HOA as penalties were ordered. The HOA President petitioned the City Council for assistance in litigating developer liability. He reported solid waste transfer station fee increases. He gave details about the upcoming Lions Club Easter Egg Hunt and reported a request for City funding. He commented on a youth track club that will be organized and directed by the Parks and Recreation Department. He reported the approval of a speed limit decrease (from 35 mph to 30 mph) on North Plain City Road. He notified of decisions made regarding 2018 Street Projects and a sidewalk project. He reported discussion on City Council Meeting agenda setting procedure and the acceptance of Councilmember assignments.

10. Commission Comments:

Commissioner Sparks told of her expectation that Planning Commissioners, Engineers, and City Councilmembers were the only parties to be involved in the General Plan Work Meeting before the General Plan Public Workshop. She voiced disapproval with the unsolicited participation by developers, contractors,

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and others that do not live in Plain City. She acknowledged the need for their input as part of the “public”. She questioned the method of invitation to the Work Meeting and asked how the invitee list was derived. Shane McFarland indicated, the Work Meeting was designed to involve stakeholders. If the Planning Commission deems it necessary, the City Planner will organize another meeting limited to attendance by Commissioners, Councilmembers, and Engineers/Planners. Commissioner Sparks emphasized, there is a time constraint that makes scheduling additional meetings difficult. Chairman Neil explained the function of Advisory Committee Meetings. He gave warrant to the invitation of stakeholders to the Work Meeting. Commissioner Sparks stated, she was not informed of the inclusion of stakeholders to the assembly. She asserted, her full participation was hindered because of their presence. Chairman Neil announced the organization of another General Plan Public Workshop, to be held April 10th. Shane McFarland gave details on the forum. Commissioner Sparks suggested an online survey be integrated with advertising. Commissioner Faulkner spoke of frustration over the lack of visible results from workshop activities. Shane affirmed, a map showing an amalgamation of information gathered from the first Public Workshop is being created, to display at the next forum. Commissioner Maw reported on Workshop contributions by a member of the Regional/Urban Design Assistance Team. He commented on efforts to compile photographs and other information for review by DAT. Commissioner Leonardi echoed Commissioner Sparks unease with the invitation of select stakeholders to the General Plan Work Meeting. He commented on the process of land use ordinance amendment. He conveyed urgency to the finalization of the PRUD ordinance update as developers are applying for PRUD consideration and there is misperception regarding stipulations with which they must comply. He pointed out discrepancies that exist between arranged hard-copies of City Code and online representations. He sought clarification on which version takes precedence when a differentiation found. Bren Edwards indicated, a current hard-copy of the code takes precedence. He noted, there is a disclaimer in the online version, alluding unsanctioned status of updated language until certified hard-copies are issued. It was revealed, many of the “hard-copy” versions of City Code held by Planning Commissioners are not official code books, not necessarily maintained, and are not current. An official hard-copy of the code is held in the City Office (viewable by the public) and properly maintained by the City Recorder. Commissioner Leonardi requested copies of updated material for his reference binder. Commissioner Carrigan commented on applications for PRUD designation while an update is being deliberated. He asked about General Plan conditions regarding minimum area for PRUD. He reiterated, applications that have been made, under existing statutes, are not subject to changes made to the ordinance, thereafter. Bren Edwards confirmed the assertion. Commissioner Carrigan gave urgency to the finalization of the PRUD ordinance. Commissioner Leonardi evoked reading

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a proviso that indicates, applications received during the process of ordinance change will be held to revised standards when the amended ordinance is ratified. Bren Edwards reported discussion with the City Attorney on the matter. The conclusion was, applicants are held to official code that exists at the time of document submittal and payment of fees. Commissioner Faulkner pointed out, the schedule for recyclable waste pickup is difficult to find on the City website. Chairman Neil revisited the schedule and details of the next General Plan Public Workshop.

11. Adjournment

Motion: Commissioner Maw made motion to adjourn at 8:45 p.m.

Commissioner Leonardi seconded the motion. Vote: Commissioners Carrigan, Sparks, Leonardi and Chairman Neil voted aye. Motion Carried.

<u>2018</u>					
<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
	Jan 4	Jan 18	Feb 1	Feb 15	Mar 1
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Dec 20					

Planning Commission Chair

Planning Commission Secretary

