

Plain City Planning Commission
Minutes of Meeting
October 11, 2018

Minutes of the Plain City Planning Commission Meeting held on October 11, 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: Derek Moss, Mike Kerswell

Attendees: Glen Williams, Emili Saiz, Don Wade, Aubrey Dunn, Sage Wayment, Taylor Ellis, Brittany Anderson, Courtney LaFleur, Sebastian Appoco, Steven Haan, Parker Cock, Cecil Satterthwaite, Colby Anderson

Welcome: Chairman Neil

Pledge of Allegiance: Chairman Neil

Moment of Silence / Invocation: Commissioner Maw

1. Roll Call: Chairman Neil conducted roll call and indicated, Commissioners Sparks, Maw, Leonardi, Carrigan, Faulkner and Chairman Neil were present.

2. Opening Meeting Statement: Chairman Neil read the opening statement.

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

Commissioner Faulkner reported receiving a telephone call from a neighbor with questions about proposed density of Sunset Meadows subdivision. She referred the caller to Chairman Neil.

4. Public Comments for items not on the Agenda: None presented.

5. Approval of Meeting Minutes for September 27, 2018

Chairman Neil noted, differentiation of originally proposed density and amended data concerning quantity of units per acre, is needed in the work session minutes.

Motion: Commissioner Sparks motioned to approve the Work Session and Regular Meeting Minutes of September 27, 2018 with revision as discussed. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

Technical Review was not held, this period.

7. Legislative Items:

a. **Discussion: Annexation of Glenn Williams Property, Parcel 190210026**

1. Property owner, Glenn Williams gave an overview of the annexation request, including original
2. conditions of the land, when purchased. He asserted, because of overlap complications, a small
3. strip of County property was missed when annexation of other parts was finalized. He
4. commented on measures taken to clean up confusing lot descriptions. He mentioned quitclaim
5. deeding of property to neighboring residents. He requested that the acreage be annexed into Plain
6. City with the same zoning designation as adjoining parcels (RE-20). Chairman Neil spoke
7. positively of the effort to clear up disorder of property lines and annex the land into Plain City
8. with RE-20 zoning. He suggested that the Commission recommend approval of the annexation
9. and proposed zoning.

Motion: Commissioner Carrigan motioned to recommend the Annexation of the Glenn Williams Property, Parcel 190210026, with RE-20 Zoning to City Council. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

b. **Set Public Hearing: Zoning Amendment – Panunzio property, app. 1975 N 3900 W**

Chairman Neil reviewed Zoning Amendment details and indicated, November 8, 2018 will be the date for the Public Hearing.

Motion: Commissioner Leonardi motioned to Set Public Hearing: Zoning Amendment – Panunzio property, approximately 1975 N 3900 W. for November 8, 2018. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Carrigan, Leonardi and Chairman Neil voted aye. Motion carried.

c. **Public Hearing: Mixed-Use and Residential Overlay Zones**

Motion: Commissioner Leonardi motioned to open Public Hearing: Mixed-Use and Residential Overlay Zones. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

No public comment was presented

Motion: Commissioner Maw motioned to close Public Hearing: Mixed-Use and Residential Overlay Zones. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

1. City Planner, Derek Moss sought Commissioner comments on the proposed Mixed-Use and
2. Residential Overlay Zone ordinance. Commissioner Leonardi suggested text be added to 10-19-1
3. 1 (C), to bind the Purpose and Intent of moderate-income housing provisions to County and/or
4. State mandates. He asked if existing utility easements are to be considered with reduced side
5. yard setback requirements. Derek Moss answered in the affirmative. He sought clarification on
6. regulated height and story parameters. Derek Moss explained the arrangement. Commissioner
7. Sparks questioned if text referring to residential dwellings IN commercial buildings (Page 10-19-
8. 3) is correctly worded. Derek Moss answered in the affirmative, noting the mixed-use concept is
9. included at the request of City Council. Commissioner Sparks questioned the minimum lot area
10. of “None”, indicated for residential dwellings in commercial buildings. Derek Moss explained,
11. lot area requirements for the commercial zone will apply to the structure and not to the dwelling
12. within. Commissioner Sparks clarified the minimum lot size requirement for single-family
13. dwellings, inside commercial zones, and weighed requiring three parking spaces per unit, instead
14. of two. Commissioner Maw indicated, a uniform parking requirement for any residential unit is
15. specified in Plain City code, across all zones. He proposed referencing the General Plan
16. definition of Town Center in text on page 2. Commissioner Faulkner pointed out, front setback

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17. parameters are not identified in Town Center building standards. She noted, mailbox provisions
18. have not been included in a list of required information for proposal submittals. She clarified
19. differing height regulations for commercial buildings that comprise dwelling units within. She
20. questioned prohibiting carwash facilities in zones under the mixed-use overlay. Derek Moss
21. commented on revision processes. Chairman Neil suggested, carwash facilities may be permitted
22. in commercial zones that are not deemed “mixed-use”. He indicated, the matter will be on the
23. next Planning Commission Meeting agenda.

8. Administrative Items:

a. **Discussion / Motion: Site Plan – Dr. Mackley Dentist Office at Kelly’s Corner**

1. Derek Moss reported speaking with Dr. Mackley and conveying information, gleaned from the
2. previous Planning Commission Meeting discussion. Chairman Neil verified that Dr. Mackley
3. was notified that his project was on the agenda for October 11. As there was no representative of
4. the project in attendance, Commissioner Maw suggested tabling Discussion / Motion: Site Plan –
5. Dr. Mackley Dentist Office at Kelly’s Corner, until next Planning Commission Meeting.

Motion: Commissioner Maw moved to Table Site Plan – Dr. Mackley Dentist Office at Kelly’s Corner. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

b. **Discussion / Motion: Subdivision Amendment – Kelly’s Corner Lots 7 & 8**

1. Dominion Engineering Associates representative, Colby Anderson described what the proposed
2. amendment entails. He indicated, the purpose of the change is to provide required space for the
3. site design of a new AutoZone building. Chairman Neil clarified, lot 7 will now be designated as
4. lot 11. Commissioner Maw explained, the AutoZone will be built on lot 12, previously lot 8.
5. Colby Anderson noted, the site plan is being prepared for Planning Commission approval, at the
6. next meeting. Chairman Neil identified the proposed amendment as a basic lot line adjustment,
7. within the subdivision.

Motion: Commissioner Leonardi moved to approve the Subdivision Amendment – Kelly’s Corner, lot line adjustment for Lots 7 & 8. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

c. **Discussion / Motion: Final Wade Estates Subdivision**

1. Chairman Neil stated, road delineation on the plat has been provided, as required. He indicated,
2. the subdivision is considered a Minor Subdivision and will not be subject to City Council
3. approval.

Motion: Commissioner Maw moved to Approve the Final Wade Estates Subdivision. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

d. **Discussion / Motion: Final Mountain West Meadows Phase 5**

1. Valeo Management representative, Cecil Satterthwaite asserted, City Engineer, Shane McFarland
2. has reviewed the final drawings and documents. Chairman Neil noted, changes to the preliminary
3. were not ordered.

Motion: Commissioner Sparks moved to Approve the Final Mountain West Meadows Phase 5. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Leonardi, Carrigan, and Chairman Neil voted aye. Motion carried.

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9. Report from City Council:

1. Commissioner Carrigan reported the resignation of Parks and Recreation Director, Tyson Garr.
2. He told of the appointment of Dan Schuler to Director of Public Works. He reported Council
3. request for a status update on the Parking Ordinance revamp. He commented on a proposed
4. ordinance to restrict the use of “Jake Brakes” within city limits. Chairman Neil reported adoption
5. of the General Plan and approval of commercial zoning ordinance text revisions, eliminating
6. apartments from permitted uses. Commissioner Faulkner commented on the approval of the
7. Christensen property annexation.

10. Commission Comments:

1. Commissioner Sparks asked if one of the Commissioners can fill in for her at the November 15th
2. City Council Meeting. Commissioner Leonardi agreed to represent the Commission at the
3. meeting. Commissioner Maw reported meeting with the Urban Design Committee, and sharing
4. the General Plan with them. He commented on their review and action plans. Commissioner
5. Leonardi had no further comment. Commissioner Carrigan notified of poorly managed weed
6. control at Stillcreek Phase 2. He advised measures be taken to clear the overgrowth.
7. Commissioner Faulkner reported encountering a northbound semitruck on 3600 West Street. She
8. evoked restrictions, prohibiting such vehicles on that road and proposed signage be placed at the
9. south end, to notify northbound traffic of the regulation. Chairman Neil had no further comment.

11. Adjournment

Motion: Commissioner Leonardi made motion to adjourn at 7:45 p.m.

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

2018

<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