

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**

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

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

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

8. Administrative Items:

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

Derek Moss reported speaking with Dr. Mackley and conveying information, gleaned from the previous Planning Commission Meeting discussion. Chairman Neil verified that Dr. Mackley was notified that his project was on the agenda for October 11. As there was no representative of the project in attendance, Commissioner Maw suggested tabling Discussion / Motion: Site Plan – 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**

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

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

Valeo Management representative, Cecil Satterthwaite asserted, City Engineer, Shane McFarland has reviewed the final drawings and documents. Chairman Neil noted, changes to the preliminary 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:

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

10. Commission Comments:

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

Plain City Planning Commission
Minutes of Meeting
October 25, 2018

Minutes of the Plain City Planning Commission Meeting held on October 25, 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	<i>Excused</i>
Commissioner	Kris Carrigan	
Commissioner	Shawna Faulkner	
Staff:	Mike Kerswell	

Attendees: Colby Anderson

Welcome: Chairman Neil

Pledge of Allegiance: Commissioner Maw

Moment of Silence / Invocation: Commissioner Leonardi

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

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

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

Chairman Neil reported meeting with Mayor Beesley, Nilson Homes representatives, Councilmember Sadler, and Dan Schuler, to discuss the proposed Nilson Homes development at Pappys Homeplace.

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

5. Approval of Meeting Minutes for October 11, 2018

Motion: Commissioner Maw motioned to approve the Meeting Minutes of October 11, 2018. Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Leonardi, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

No information was presented.

7. Legislative Items:

a. **Public Hearing: Agriculture and Residential Zoning Text Amendments**

Motion: Commissioner Leonardi motioned to open Public Hearing: Agriculture and Residential Zoning Text Amendments. Commissioner Carrigan seconded the motion. Vote: Commissioners Maw, Leonardi, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

No public comment was presented.

Motion: Commissioner Leonardi motioned to close Public Hearing: Agriculture and Residential Zoning Text Amendments. Commissioner Maw seconded the motion. Vote: Commissioners Maw, Leonardi, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

Chairman Neil indicated, the matter will be discussed among Commissioners, and action taken at the next Planning Commission meeting.

8. Administrative Items:

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

Chairman Blake suggested the matter be tabled for a definitive amount of time; assessing a deadline to this application. He proposed a 60-day deferment.

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

b. **Discussion / Motion: Site Plan – AutoZone at Kelly’s Corner**

Dominion Engineering Associates representative, Colby Anderson commented on the recent approval of a plat amendment for the store location and presented the finalized site plan for Commission approval. Chairman Neil asked if Dominion Engineering oversaw the construction of the AutoZone in North Ogden. Colby Anderson answered in the negative. Chairman Neil spoke of pleasing exterior treatments used on the AutoZone building in North Ogden. Colby Anderson explained the consistent standards AutoZone holds to for all of their stores. He noted, additional elements, such as the exterior treatments spoken of, are rarely specified unless required by municipal code or associated building authorities. Commissioner Maw requested information concerning signage; beyond what is attached to the store, as shown on the elevation drawings. Colby Anderson stated intent to utilize space available on an existing monument sign for Kelly’s Corner. Commissioner Faulkner asked if an attached sign, facing the street (2600 North Street), is lighted. Colby Anderson answered in the affirmative, explaining, the sign will only be on a timer, illuminated during business hours and shortly thereafter (30 minutes). Chairman Neil evoked lighted sign restrictions imposed on other businesses in the Kelly’s Corner development. Commissioner Carrigan advised, the prohibition of lighted, street-facing signage be uniform for all structures at Kelly’s Corner.

Motion: Commissioner Carrigan moved to approve the Site Plan – AutoZone at Kelly’s Corner, with stipulation that the attached sign facing 2600 North Street, not be lit. Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Leonardi, Carrigan, Faulkner and Chairman Neil voted aye. Motion carried.

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9. Report from City Council:

Commissioner Faulkner reported approval of the Kelly's Corner subdivision amendment, at the AutoZone site. She indicated, Mountain West Meadows Phase 5 -final, was approved. She relayed information from a discussion on push-button crosswalk lights, proposed for various locations throughout the City. She noted, one location has been slated for installation and the equipment has been ordered. She identified the approved location(s). She reported discussion on an Interlocal Agreement with Utah Local Governments Trust, noting, though the bond has been in place for some time, an outstanding resolution was adopted at the October 18th City Council Meeting. She commented on viewpoints presented regarding regulation of food trucks on City property. She reported the approval of a request for food truck operation at an event to be hosted at the Senior Center. She relayed Council proposal that clear policy be written to address the handling of food truck sales tax and business licensing.

10. Commission Comments:

Chairman Neil reported on the Utah Land Use Institute Conference. He referred to Utah Land Use Regulation Deskbooks that he acquired at the conference and distributed to Plain City Planning Commissioners. He commented on the forum's focus on affordable housing. He indicated, a commission for housing affordability has been established. He explained, legislative measures taken by State lawmakers, to ensure affordable housing stipulations are met by counties and municipalities. He weighed alternatives for regulating home size and pricing. He commented on possible State-levied penalties on counties and municipalities that do not provide the mandated quantity of affordable housing, including the withholding of funds, typically made available for infrastructure improvements. He noted, Plain City was called out, at the conference, as an example of a community that does not have enough affordable housing, according to State directives. He commented on a bill that was passed, ordering that planning for future moderate-income housing is subject to time constraints for action, and must be updated/reviewed every two years. He invited the Commission to study further, on the Utah Land Use Institute website, www.utahlanduse.org.

11. Adjournment

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

Commissioner Carrigan seconded the motion. Vote: Commissioners Maw, Carrigan, - Leonardi, Faulkner 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>
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Planning Commission Chair

Planning Commission Secretary