

Plain City Planning Commission
Minutes of Meeting
March 14, 2019

Minutes of the Plain City Planning Commission Meeting held on March 14, 2019 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Jarod Maw
Vice Chair Blake Neil
Commissioner Cheri Sparks
Commissioner Kris Carrigan
Commissioner Shawna Faulkner
Commissioner Dustin Skeen
Staff: Mike Kerswell, Dan Schuler, Derek Moss

Attendees: Dusty Christensen, Kristin Christensen, Carl Miller, Greg Hansen, Mark Staples, Kelly Hipwell, Brad Cragun

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Sparks

Moment of Silence / Invocation: Commissioner Neil

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

2. Opening Statement: Chairman Maw presented the Opening Statement.

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

Commissioner Sparks reported that Glen Williams, a contractor doing restoration work on her personal residence, spoke to her about plans to annex property into Plain City and subdivide it into lots of possible mixed-use.

4. Public Comments for items not on the Agenda:

Nilson Homes representative, Mark Staples commented on a change of development direction and name for their project, previously known as Pappys Homeplace (PRD). He reported a granted request for a work session, to be held the evening of March 28th, just prior to the next Planning Commission Meeting. He proposed that members of the City Council and Planning Commission be present. He evoked previous rezoning of the property, indicating, the new development direction will follow statutes of the recently ratified Mixed-Use and Residential Overlay. He commented on language in the ordinance, requiring the provision of an exceptional amenity in the project. He notified, details and a drawing of the layout will be distributed to the Council and Planning Commission, for review, one week prior to the work session.

5. Approval of Meeting Minutes for February 28, 2019

Motion: Commissioner Carrigan motioned to Approve the Meeting Minutes for February 28, 2019. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

6. Technical Review Report

Chairman Maw relayed, Mayor Beesley notified him of a Technical Review on utility matters. He indicated, Planning Commission representation was not required. Public Works Director, Dan Schuler briefed the Planning Commission on topics that were discussed at the meeting.

7. Legislative Items:

a. Public Hearing: Cook Property Zoning Amendment (C-2 to RE-15) app. 1975 N 4650 W

Motion: Commissioner Sparks motioned to open Public Hearing on the Zoning Amendment of George Cook Property (C-2 to RE-15) app, 1975 N 4650 W . Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

City Planner, Derek Moss explained, the property comprises the Cannery. He indicated, the plan is to subdivide the property – maintaining commercial zoning over a large portion, and changing a segment to residential (RE-15) zoning in order to add area to an adjacent parcel, associated with the Big Cottonwood Estates subdivision. He noted, a subdivision amendment will follow the zoning modification.

Motion: Commissioner Faulkner motioned to close Public Hearing on the Zoning Amendment of George Cook Property (C-2 to RE-15) app, 1975 N 4650 W. Commissioner Neil seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

b. Discussion / Motion: Cook Property Zoning Amendment (C-2 to RE-15) app. 1975N 4650W

Hansen & Associates representative, Greg Hansen confirmed the information provided by Derek Moss. Commissioner Faulkner requested clarification on General Plan correlation, specifically related to Medium Density Residential 1 conditions that are established for the region. Derek Moss reemphasized intent to observe current zoning consistency and detailed how amendments will coincide with General Plan stipulations.

Motion: Commissioner Sparks motioned to recommend Cook Property Zoning Amendment (C-2 to RE-15) to City Council for approval. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.

c. Discussion / Motion: Ordinance for Accessory Dwelling Units

Derek Moss identified items that were addressed per Commission recommendation. He noted the addition of illustrations. Commissioner Faulkner suggested insertion of a third diagram (fig. 3) showing a corner lot application. Commissioner Neil stated that revisions to the text of the ordinance are acceptable for City Council review and echoed the proposal that an illustration be added, to show standards for corner lots.

Motion: Commissioner Neil motioned to recommend the Ordinance for Accessory Dwelling Units to City Council for approval, with the addition of Fig. 3 – corner lot application. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.

8. Administrative Items:

a. Discussion / Motion: Subdivision Amendment - Cody Christensen Estates, app. 2800 N 3800 W
Dusty Christensen reported, a change was made to a previously approved amendment to the Cody Christensen Estates subdivision. He pointed out a forty-foot space, created between his proposed lot and an existing parcel that belongs to his brother. Commissioner Neil indicated, sixty feet is advised, if the space is designed for a future road. Dusty Christensen acknowledged, requirements for frontage cannot be met if the space between the lots (as currently designed) is larger than forty feet. Derek Moss affirmed, the owners of the properties are aware of public road constraints and have agreed to proceed with this amendment.

Motion: Commissioner Faulkner motioned to approve the Cody Christensen Estates Subdivision Amendment (app. 2800 N 3800 W). Commissioner Neil seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

b. Discussion / Motion: Subdivision Amendment – Cragun Compound, app. 2575 N 4200 W
Commissioner Neil noted, drawings of the original layout have not been provided to the Commission in their packets for this meeting. Land Use Specialist, Mike Kerswell distributed archived drawings of the existing condition of the area. Kelly Hipwell described the proposed changes. Commissioner Neil sought an affidavit showing agreement by trustee(s) with the proposed amendment. Trustee representative, Brad Cragun presented the signed document, forthwith.

Motion: Commissioner Faulkner motioned to approve the Cragun Compound Subdivision Amendment (app. 2575 N 4200 W). Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

9. Report from City Council:

Commissioner Sparks reported the appointment of Dustin Skeen to the Planning Commission. She commented on City Council discussion on sponsorship of the Easter Egg Hunt. She reported the approval of adding a 2” water line to Lee Olsen Park for new restroom facilities and discussion about new restroom construction bids. She commented on pre-cast structure options that are being considered. She mentioned approval of a proposal to shift water bill collection responsibilities from the City Attorney to Ken Bradshaw. She listed projects/items considered for financing with Capital Projects Funds. She reported review of a recently installed three-way stop on Pioneer Drive. She told of reported international publicity involving the Plain City Track Club and praise given by councilmembers to Dan Schuler for exceptional directing of the Public Works Department.

10. Commission Comments:

Commissioner Sparks welcomed Dustin Skeen to the Planning Commission. Commissioner Faulkner welcomed Dustin Skeen to the Planning Commission. She expressed appreciation for Dan Schuler’s handling of Public Works matters. Commissioner Neil welcomed Dustin Skeen to the Planning Commission. Commissioner Carrigan commented on welcoming Commissioner Skeen. Commissioner Skeen reported concerns over adequate parking provisions at Kelly’s Corner, deliberated at City Council

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Meeting. He requested details on committed allotment of parking spaces and tracking mechanisms. Chairman Maw announced the promotion of Derek Moss, alluding that he will not be attending future Plain City Planning Commission meetings in an official capacity. He reported the scheduling of a Technical Review meeting, March 19, 2019. Derek Moss commented on parking conditions at Kelly's Corner. Dan Schuler commented on the advancement of improvements at Stillcreek Park. He indicated, the developer is ready to build a restroom facility. He mentioned work that has already been accomplished on the project. He reported a request from the developer, for recommendations by the Planning Commission, on design of the City park.

11. Adjournment

Motion: Commissioner Sparks made motion to adjourn at 7:57 p.m.

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

2019

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

Planning Commission Chair

Planning Commission Secretary