

Plain City Planning Commission
Minutes of Meeting
April 11, 2019

Minutes of the Plain City Planning Commission Meeting held on April 11, 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

Attendees: Blake Mayhew, Amy Mayhew, Shane King, Victoria Nielson, Mark Staples, Jim Flint, Chris Jackson, Robyn Jackson, Alex Papageorge, Sheri Stimpson Barahona, Bruce Nilson

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Sparks

Moment of Silence / Invocation: Commissioner Faulkner

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:
None reported.

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

5. Approval of Meeting Minutes for March 14, 2019

Motion: Commissioner Carrigan motioned to Approve the Meeting Minutes for March 14, 2019. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

6. Technical Review Report

Commissioner Neil reported items discussed at a Technical Review meeting, held March 19th, 2019.

- Joe Marsh Annexation, Re-Zone and Parcel Consolidation
- Sherilyn Clark Annexation and Re-Zone
- Christensen Property Annexation

He reported on an item discussed at a Technical Review meeting, held April 3rd, 2019.

- Bryce Yearsley Annexation and Lot Line Adjustment

7. Administrative Items:

a. Discussion / Motion: Subdivision Amendment – Big Cottonwood Estates, Phase 1 (First Amendment) Approximately 2014 N 4575 W

1. Hansen and Associates representative, Jim Flint referred to an updated plat map, drafted over an
2. aerial satellite image. He affirmed that a wetlands issue has been cleared by the Army Corps of
3. Engineers and re-zoning of the property has been approved by City Council. Commissioner Neil
4. verified that current comments from the City Engineer establish the proposed subdivision
5. amendment to be in compliance with City code.

Motion: Commissioner Faulkner motioned to recommend the proposed Big Cottonwood Estates, Phase 1 Subdivision Amendment to City Council for approval. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan, and Chairman Maw voted aye. Motion carried.

b. Discussion / Motion: Site Plan – The Cottage Salon and Spa, 2114 N 4350 W Unit B2

1. Salon owner, Amy Mayhew introduced herself and described the scope of services offered at her
2. full-service salon. Chairman Maw considered access to common restrooms in the existing
3. building. Commissioner Neil asked if plans have been reviewed by the Plain City Fire Marshal.
4. Building Owner, Chris Jackson answered in the negative, asserting that working drawings for the
5. tenant improvements will be subject to all permit reviews. He commented on business license
6. requirements. Chairman Maw stated that entrance and exit stipulations are met in the conceptual
7. drawing. Commissioner Neil made mention of parking requirements. Amy Mayhew noted; she
8. expects to have a staff of six. Commissioner Sparks reminded the Commission that businesses in
9. the existing building are not held to the same parking standards as those moving into newly
10. constructed buildings. She commented on ordinance updates and Grandfather Exemptions.

Motion: Commissioner Carrigan motioned to approve the Site Plan for The Cottage Salon and Spa, 2114 N 4350 W Unit B2, with approval of the Fire Chief. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.

c. Discussion: Wasatch Ridge, Residential Overlay Development 3000N North Plain City Rd.

1. Representing Nilson Homes, Mark Staples explained that Planning Commission feedback is
2. being sought, on endeavors to apply the newly approved Residential Overlay to the design of the
3. proposed Wasatch Ridge Development. He remarked on revisions made to the project –
4. formerly known as Pappys Homeplace PRUD. He read from the ordinance, its purpose and
5. intent. He explained how dictates of the ordinance have been applied to the 35-and-a-half-acre
6. project layout. He commented on progress made in acquisition of property needed for access to
7. the development. He listed elements contrived as possible exceptional amenities, requisite to

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8. granting of the Residential Overlay, including a (City dedicated) pickleball court, restroom
9. facilities, open sports fields, natural “native” landscaping, public parking areas and
10. equestrian/pedestrian trails. Commissioner Neil commented on trail systems joining with a
11. powerline corridor trail, identified in the Plain City General Plan. Commissioner Carrigan
12. questioned if there will be enough area of dedicated property for a functioning equestrian trail.
13. Commissioner Faulkner clarified; the elements listed are conceptual. She evoked that Nilson
14. Homes is seeking design input from the Commission. Mark Staples indicated that
15. recommendations from the listed items or outside of those proposed, are welcomed and will help
16. expedite submittal of an application for the Residential Overlay. Commissioner Sparks asked, in
17. which phase the outlet (road) through the powerline corridor will be developed. Mark Staples
18. stated, the sewer will be advanced from the west end but an improved road will not, until
19. necessary for access to developed lots in later phases. Chairman Maw recounted incidents in the
20. past that forced responsibility onto the City for open space and/or other improvements due to
21. insolvency of the developer before latter phases of a project were finished. Commissioner Sparks
22. observed the inadequacy of one access to the proposed development. Mark Staples cited City
23. (fire code) ordinance, permitting development of 29 – 30 lots before requiring an improved
24. secondary outlet. Chairman Maw weighed the provision of an unimproved, yet viable, second
25. egress-ingress for Public Safety vehicles. Commissioner Skeen asserted, significant development
26. for the advancement of the sewer from the west will need to be done. He suggested, construction
27. access establishment and work done to provide sewer features can be means of forming a
28. secondary outlet. Mark Staples reviewed current zoning of the property and indicated, Nilson
29. Homes’ intent is to leave RE-15 zoning in place and apply the Residential Overlay. He
30. commented on Medium Density Residential stipulations on lot size. Commissioner Neil
31. informed that the King property was not included in re-zoning of the original (Pappys
32. Homeplace) development area and is currently zoned RE-20. He stated disapproval of ascribing
33. the Residential Overlay to the King property, regardless of its proposed attachment to the project.
34. He proposed the current zoning be maintained, resulting in larger lots at the entrance to the
35. development. Commissioner Faulkner expressed concern over setting precedence for higher
36. density in the region. Mark Staples commented on alternative entrance points that may be
37. considered, based on Commissioner apprehensions with proposed subdividing of the King
38. property. Commissioner Carrigan advised elimination of equestrian elements in the proposal.
39. Commissioner Faulkner asked where common mailboxes will be located. Mark Staples agreed to
40. locate them on drawings to be submitted with application for subdivision approval. Chairman
41. Maw asked about retention pond location(s). Mark Staples affirmed, all aspects of stormwater
42. management for the project are being analyzed and will be fully addressed. Commissioner Neil
43. restated concern over proposed development of the King property. He recommended maintaining
44. the existing zoning of the land and positioning larger (half-acre minimum) lots at the entranceway
45. to Wasatch Ridge. Mark Staples asked if the concept, as presented, is a reasonable proposal.
46. Commissioner Carrigan commented positively on the proposed layout of quarter-acre lots on the
47. King property. He charted existing sewer and septic system configurations in the region.
48. Chairman Maw indicated that conceptually, the plan is on course. Mark Staples thanked
49. the Commission for their feedback and affirmed that Nilson Homes will submit formal
50. application for Residential Overlay consideration.

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8. Report from City Council

1. Chairman Maw reported - from the March 21st meeting - discussion on a proposal by UTOPIA
2. for installation of fiber optic infrastructure in Plain City. He noted concern over future parking
3. issues on the George Cook commercial property, due to a proposed lot modification. He reported
4. approval of a rezone request for the Cook property. He commented on approved subdivision
5. amendments for Cody Christensen Estates and the Cragun Compound. He reported discussion on
6. construction of restroom facilities at Lee Olsen Park and approval of a concrete tilt-up structure.
7. He listed other agenda items that were considered, including bids for street repairs, sewer system
8. upgrade funding and the ordinance for Accessory Dwelling Units (recommended by the Planning
9. Commission). Commissioner Neil reported the approval of Ordinance 2019-07 for the
10. annexation of Derek Kennedy's property. He indicated that a request for a Food Truck Night at
11. Town Square with a truck participation fee of \$20.00 was granted. He reported the tabling of
12. discussion and motion on citywide recycling matters. He commented on the Mayor's proposal to
13. reestablish a Miss Plain City contest. He reported approval of \$3,000.00 for funding YCC Family
14. Crisis, Domestic Violence/Rape Crisis Shelter and Homelessness Services.

9. Commission Comments:

1. Commissioner Sparks reflected on the Mixed-Use Overlay ordinance, perceiving that the
2. Residential Overlay is part of the Mixed-Use Overlay and not a standalone directive. She read
3. from the *Purpose and Intent* statement of the Mixed-Use Ordinance: "The Mixed Use Overlay
4. Zone is established to facilitate the development of residential projects in conjunction with or
5. adjacent to compatible commercial uses, including in the neighborhood (C-1) and general (C-2)
6. commercial zones." She continued, surmising that if separated from the Mixed-Use Overlay, the
7. Residential Overlay is essentially a PRUD statute. Commissioner Faulkner inferred that the
8. Mixed-Use Overlay and Residential Overlay are comprised in separate chapters of the code.
9. Commissioner Sparks expressed assumption that the Residential Overlay "part" is meant to
10. clarify what is acceptable for residential units within a Mixed-Use development. Commissioner
11. Faulkner concluded; the intent of the Residential Overlay is to promote variation in lot sizes
12. while maintaining a general scale of density in a residential development. Chairman Maw
13. confirmed Commissioner Faulkner's assessment. Commissioner Skeen expressed concern over
14. the quantity of small lot sizes, proposed in the sketch of Wasatch Ridge. Commissioner Sparks
15. compared the layout of the proposed subdivision to plans for a PRUD. She noted that Mark
16. Staples had made mention of a Home Owner's Association for the development in his
17. presentation. She contended that very little has been changed from the original Pappys
18. Homeplace PRUD proposal. She expressed disfavor for plans to start the development with a
19. single improved access road. Commissioner Skeen envisioned the project as another Stillcreek
20. community. Chairman Maw commented on amenities that have been delayed in Stillcreek due to
21. phase planning. He suggested that dedicated amenities be considered when discussion of phasing
22. for Wasatch Ridge is opened. Commissioner Sparks questioned the safety of placement of a park
23. beneath powerlines. Figures for proposed area of exceptional amenities were scrutinized.
24. Commissioner Faulkner deduced that the presented Wasatch Ridge concept does not meet the
25. intent of the Residential Overlay ordinance. Chairman Maw marked an excessive uniformity in
26. arranged lot sizes. Commissioner Sparks weighed application of the Senior Overlay to the
27. development. Commissioner Neil reported suggesting the Senior Overlay for the project to
28. Nilson Homes ownership. He indicated that Bruce Nilson was not in favor of the idea.
29. Commissioner Sparks voiced objection to the Wasatch Ridge development, citing the developer's

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- 30. unwillingness to provide adequate infrastructure for their projects. Commissioner Faulkner
- 31. complimented City staff for website and social media proficiencies. Protracted progress on the
- 32. Mackley Dental Office at Kelly's Corner was briefly discussed. Commissioner Neil reviewed
- 33. overlay zone and subdivision application procedures. Chairman Maw announced a Small-Scale
- 34. Development Workshop, April 24th, 2019. He offered registration information to commissioners
- 35. that are interested in attending the conference.

10. Adjournment

Motion: Commissioner Faulkner made motion to adjourn at 8:18 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