

Plain City Planning Commission
Minutes of Meeting
May 9, 2019

Minutes of the Plain City Planning Commission Meeting held on May 9, 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 Chairman Blake Neil
Commissioner Cheri Sparks
Commissioner Shawna Faulkner
Commissioner Dustin Skeen

Excused: Commissioner Kris Carrigan

Staff: Mike Kerswell, Dan Schuler

Attendees: Taya McGeorge, Paul McGeorge, Buddy Sadler

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Neil

Moment of Silence / Invocation: Commissioner Faulkner

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

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 April 25, 2019

1. Commissioner Neil noted a syntax error in the *Commissioner Comments* section of the minutes
2. (Page 2, Paragraph 9, line 8); He asked that the word “should” be changed to “could”; more
3. accurately representing the intent of his remark. He noted that statements on Mixed-Use Overlay
4. factors were not documented in the *Commissioner Comments* section of the minutes. Chairman
5. Maw requested a review of the audio transcript of the April 25th meeting and that amendments be
6. made, as advised.

Motion: Commissioner Faulkner motioned to table action on the Meeting Minutes for April 25, 2019, pending audio transcript review and correction as discussed. Commissioner Neil

Plain City Planning Commission
Minutes of Meeting
May 9, 2019

seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Skeen, and Chairman Maw voted aye. Motion carried.

6. Technical Review Report

1. Chairman Maw reported that there were two projects reviewed at the Technical Review meeting,
2. held May 7th, 2019. He explained plans presented by Cody Rhees, for development of Danny
3. Christensen property. He remarked on similar plans presented by Taylor Christensen, for
4. development of lots near 3682 W North Plain City Road. He indicated, the review of each
5. proposal went well and feasible strategies were generated.

7. Administrative Items:

a. Discussion / Motion: Consolidation of Parcels – McGeorge property, approx. 2037 N 4650 W

1. Property owner, Taya McGeorge described the scale of the proposed Consolidation of Parcels.
2. She affirmed; review of the matter has been conducted by the City Engineer and the pursuit was
3. regarded appropriate. Commissioner Neil asked if both parcels are part of the same subdivision.
4. Taya McGeorge acknowledged; conflicting responses have been given to that inquiry, as design
5. of the project advanced. Commissioner Sparks commented positively on refinement aspects of
6. the proposed Consolidation. She stated that the proposal makes sense. Commissioner Faulkner
7. echoed Commissioner Sparks' assessment. Commissioner Neil voiced concern over the
8. possibility that the parcels are not currently comprised in the same subdivision. He advised that a
9. subdivision amendment will be necessary, if it's determined that the lots are not within the
10. boundaries of the same subdivision. The recorded plat map of Big Cottonwood Estates was
11. produced and reviewed. Chairman Maw referred to a notation on the plat that states intent that
12. the parcels be dedicated, one to the other. He expressed inclination to approve the proposed
13. Consolidation of Parcels. Commissioner Neil pointed out date errors on the application. Taya
14. McGeorge agreed to correct the errors.

Motion: Commissioner Neil motioned to approve the Consolidation of Parcels – McGeorge property, approx. 2037 N 4650 W. Commissioner Skeen seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.

8. Report from City Council

1. Commissioner Faulkner reported that Todd Hellstrom, as part of the *Public Comments* section of
2. the meeting, referred to limited indoor activities facilities in Plain City and requested procedural
3. guidance and City support in constructing an enclosed public recreation center. She commented
4. on Mayor Beesley's description of the Weber County Sheriff's Office VIPS program. She
5. reported the approval of Conditional Final Acceptance of Edgewood Estates West Subdivision.
6. She reported the granting of the Fire Department's request to change from Paid per Call
7. Volunteer System to Paid On-Call Volunteer System. She relayed highlights from Chief T.J.
8. Larson's presentation. She noted; the model will be reviewed after 24 months. She reported the
9. approval of purchase of a new copy machine for the City Offices. She recounted extensive
10. discussion on proposed projects to be paid for with Capital Projects Fund deposits. She indicated;
11. the matter was tabled. She reported the City Treasurer's review of the Fiscal Year 2020 Tentative
12. City Budgets and its approval by City Council. She made mention of re-approval of an
13. ordinance for annexation of Williams property, explaining that the reapproval was necessary due
14. to time constraint technicalities. She told of the Council's departure for an Executive Session to
15. discuss pending or reasonably imminent litigation. She reported the tabling of proposed action

Plain City Planning Commission
Minutes of Meeting
May 9, 2019

16. involving the City engineering contract.

9. Commission Comments:

Commissioner Sparks had no further comment. Commissioner Faulkner relayed City Attorney, Brandon Richards' affirmation that the discussion on the Mixed-Use and Residential Overlay ordinance, and its application to the Wasatch Ridge project, during the *Commissioner Comments* segment of the April 11th Planning Commission meeting was appropriate. Commissioner Neil indicated, application of the Mixed-Use and Residential Overlay ordinance needs clarification. He proposed a review of Title 10, Chapters 19 and 20 be scheduled with former City Planner, Derek Moss or City Engineer, Shane McFarland. Commissioner Skeen had no further comment. Chairman Maw presented an update on the Plain City Design Assistance Team calendar.

10. Adjournment

Motion: Commissioner Skeen made motion to adjourn at 7:30 p.m.

Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, Neil 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