

Plain City Planning Commission  
Minutes of Meeting  
June 13, 2019

Minutes of the Plain City Planning Commission Meeting held on June 13, 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  
Commissioner Cheri Sparks  
Commissioner Shawna Faulkner  
Commissioner Dustin Skeen

Excused: Commissioner Kris Carrigan  
Vice Chairman Blake Neil

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

**Attendees:** Cody Rhees, Buddy Sadler, J.D. Christensen, Steve Bingham

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Chairman Maw

**Moment of Silence / Invocation:** Commissioner Sparks

**1. Roll Call:** Chairman Maw conducted roll call and indicated; Commissioners Faulkner, Sparks, Skeen, and Chairman Maw were present. Commissioners Neil and Carrigan were 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 May 23, 2019**

**Motion: Commissioner Skeen motioned to Approve the Meeting Minutes for May 23, 2019. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, and Chairman Maw voted aye. Motion carried.**

**6. Technical Review Report**

1. Chairman Maw reported that Commissioner Neil was in attendance at the Technical Review and
2. provided a written summary of the proceedings. He read details from the emailed message:
3. Visionary Homes presented a concept for a development located just south of 2600 North,
4. adjacent to the IHC parcel that fronts 2600 North. Revisions are necessary for the plan to be
5. compliant with Plain City ordinance. It was noted that Visionary Homes intends to develop the
6. area under Mixed-Use Overlay Zone conventions.

**7. Administrative Items:**

**Discussion / Motion: Subdivision Amendment - F. Maw Subdivision 1<sup>st</sup> Amendment, approximately 2990 N 4100 W**

1. Developer, Cody Rhees reviewed plans for the Subdivision Amendment, indicating; a
2. single house is proposed to be built on the 5.65-acre parcel (lot 3) with a dedicated right of way to
3. provide required frontage. Chairman Maw verified that additional subdividing is not planned.
4. He commented on Remainder Parcel conditions. Cody Rhees affirmed that his intent is to build
5. one home on the property. He described historical conditions of the land. He remarked on Flag
6. Lot stipulations and explained reasoning behind his decision to steer clear of the condition.
7. Chairman Maw asked for specifics on access and frontage provisions. Cody Rhees conveyed the
8. requested information. City Engineer, Paul Taylor asked if elevations/grades have been checked.
9. Cody Rhees answered in the affirmative. He agreed to provide the data from the tests to the City
10. Engineer and Planning Commission. Commissioner Skeen commented on concerns with the
11. setbacks of existing buildings on the parcel. Chairman Maw evoked; the structure in question
12. will be subject to corner-lot site standards for accessory buildings. Commissioner Faulkner
13. reviewed the purpose and intent of rules on corner-lot setbacks. Paul Taylor repeated comments
14. he had provided for the proposal and stated that he recommends the project be forwarded with
15. consideration of engineering annotations. He revisited Remainder Parcel policies. Chairman
16. Maw read from an email, sent by Commissioner Neil, listing apprehensions over approval of the
17. F. Maw Subdivision Amendment. Commissioner Skeen emphasized that, per code, sanctioning
18. of the proposed amendment will allow only one additional dividing of the property in the future.
19. Commissioner Sparks indicated that existing out-building setbacks are adequate. Chairman Maw
20. remarked on Flag Lot safety issues. He requested particulars on the mailbox location and egress
21. visibility factors. Cody Rhees provided answers to Chairman Maw's questions. He stated the
22. future mailing address of the residence to be built on lot 3. Commissioner Sparks asked where
23. the closest fire hydrant is located. Cody Rhees acknowledged that the closest existing fire
24. hydrant is too far away and agreed to place one on the property at his expense.

**Motion: Commissioner Sparks motioned to recommend the proposed F. Maw Subdivision Amendment to City Council for approval. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, and Chairman Maw voted aye. Motion carried.**

**Discussion / Motion: Minor Subdivision – Taylor Christensen Subdivision, approximately 3682 W North Plain City Rd.**

1. Land owner/developer, J. D. Christensen described the proposed 2.9-acre subdivision. He
2. commented on availability of secondary water at the site. He indicated; the property arrangement
3. has been designed without immediate plans for further dividing. Chairman Maw commented on
4. flood zone sensitivities in locations on the proposed plat. Mr. Christensen acknowledged the
5. concern, and explained that construction will be held to an area that is not comprised within a
6. flood zone. Chairman Maw suggested a motion on approval of the subdivision should contain a
7. clause that restricts future construction to areas that are not included in flood-sensitive segments

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8. of the property. Commissioner Faulkner remarked on the perimeter configuration of the minor  
9. subdivision. Mr. Christensen explained that the footprint was designed in consideration of future  
10. development of adjacent land which he owns. Commissioner Sparks commented on existing  
11. boundaries that effect the shape of the proposed Taylor Christensen Subdivision. Commissioner  
12. Faulkner pointed out a suggestion in the City Engineer's review, that an adjustment be made to an  
13. existing property line. The annotation was recognized as a recommendation and not mandatory  
14. for subdivision approval.

**Motion: Commissioner Skeen motioned to Approve the Taylor Christensen Subdivision, approximately 3682 W North Plain City Rd. with subscribed conformity to the Sensitive Land Use Ordinance. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, and Chairman Maw voted aye. Motion carried.**

## **8. Legislative Items**

### **Set Public Hearing: Zoning Amendment, A-1 to RE-15 – Shane King Property, approximately 2971 North Plain City Road**

1. Nilson Homes representative, Steve Bingham indicated that Nilson Homes is under contract for  
2. purchase of the Shane King Property. He displayed the location of the land. He affirmed that all  
3. existing buildings, except for the Shane King residence, will be removed, in preparation for  
4. subdivision improvements. Commissioner Faulkner requested a summarization of the current  
5. Plain City General Plan (Future Land Use Map) classification. She noted that existing and  
6. desired zoning designations of the property are shown on the Zoning Amendment application.  
7. She questioned the inclusion of "with Residential Overlay" on the Zoning Amendment  
8. application. Land Use Specialist, Mike Kerswell explained that the application was filled out per  
9. instructions by former City Planner, Derek Moss. He further clarified that the applicant  
10. understands that the Zoning Amendment and petition for Residential Overlay consideration are  
11. separate conducts. He pointed out an error on the original application and explained; the  
12. applicant has replaced the inaccurate designation of current zoning - A-1 - with the correct label –  
13. RE-20. Chairman Maw verified that Plain City General Plan (Future Land Use Map)  
14. classification of the property is Medium Density Residential 1; 18,500 square foot minimum lot  
15. size. Steve Bingham indicated that the purpose of the Zoning Amendment is to make zoning of  
16. the Shane King property consistent with zone classification of the adjacent Papageorge property –  
17. both plots intended to be comprised in a future Residential Overlay Zone development. He  
18. reviewed plans for the Wasatch Ridge subdivision. Commissioner Skeen voiced disapproval of  
19. the proposed Zoning Amendment for the Shane King property. Commissioner Sparks had  
20. reservations about setting a Public Hearing for a proposal that does not meet General Plan  
21. directives. Chairman Maw explained that Public Hearing can be held for noncompliant proposals  
22. as long as application procedure has been followed.

**Motion: Commissioner Faulkner motioned to Set Public Hearing for Zoning Amendment, Shane King Property (RE-20 to RE-15), approximately 2971 North Plain City Road – July 11, 2019. Commissioner Skeen seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, and Chairman Maw voted aye. Motion carried.**

### **Discussion: Cluster Subdivisions 11-7**

1. Chairman Maw reviewed the Cluster Subdivisions ordinance, emphasizing open space provisos in  
2. the code. Commissioner Sparks sought verification that the Cluster Subdivisions ordinance is not  
3. part of or associated with the Residential Overlay. Chairman Maw confirmed that the ordinance  
4. is an entirely separate regulation. Commissioner Faulkner noted; from the name of the ordinance  
5. and a brief overview of its statutes, the code allows higher-density groupings of houses in a

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6. development with ample open space in and around the “clusters”. Paul Taylor commented on
7. State stormwater discharge regulations and indicated that Cluster Subdivisions are recognized as
8. an appropriate way to deal with stormwater flow. He identified benefits, related to stormwater
9. runoff conditions. Chairman Maw requested continued input from Paul Taylor as review and
10. revamping of the Cluster Subdivisions ordinance progresses. He commented on proactive
11. measures that can be taken to comply with State mandates. Paul Taylor remarked on retention
12. and detention of stormwater. Commissioner Sparks spoke of unique water table conditions in
13. Plain City. Chairman Maw opened discussion on lot area and setback parameters. He read
14. specifications from the code, on minimum lot area. He presented a simple example of the
15. requirement and explained its intent. Commissioner Sparks suggested that an example or
16. illustration be added to the body of the ordinance, for clarification. She commented on a
17. stipulation that a Cluster Subdivision shall comprise a maximum of 25 dwelling units. Chairman
18. Maw inferred; under Mixed-Use Overlay conditions, a segment of a development can be
19. designated Cluster Subdivision. Commissioner Skeen listed some examples of Cluster
20. Subdivisions in neighboring municipalities. He described layouts and landscape settings. City
21. Councilmember, Buddy Sadler, described the original purpose and intent of the Cluster
22. Subdivisions ordinance. He also identified local examples of Cluster Subdivision developments.
23. Commissioner Sparks commented on fire safety concerns, relative to the close proximity of
24. dwellings in a Cluster Subdivision. Chairman Maw read stipulations on side yard setbacks.
25. Commissioner Sparks suggested that an example or illustration of side yard setback requirements
26. and options be added to the body of the ordinance, for clarification. Chairman Maw presented
27. adopted directives for Cluster Subdivision open space and/or recreation areas. He proposed that
28. the conversation on Cluster Subdivisions be continued at the next Planning Commission meeting.

**Discussion: Affordable Housing – Affordability Ratios and Density Expectations**

1. Chairman Maw relayed information on Affordable Housing legislation that he received from an
2. associate who was involved in writing an Affordable Housing act for the State of Utah. He noted
3. that his associate would lineup well-versed presenters for reports on the topic, at future Plain City
4. Planning Commission meetings. He commented on penalties that are written into the legislation,
5. for municipalities that do not have ordinances providing mechanisms for Affordable Housing.
6. Commissioner Sparks reviewed low-moderate income housing provisions that are found in the
7. updated General Plan. Commissioner Faulkner re-counted a personal experience of purchasing
8. her first home with Utah Housing money. She voiced approval of options in SB0034 for
9. financing assistance. She questioned the likelihood that builders/developers will heed the intent
10. of ordinances written as mechanisms for Affordable Housing. She expressed disapproval of
11. incentives offered by the State, to home builders - with a limited degree of consideration given to
12. home buyers. She commented on an ordinance for accessory dwellings that was approved by the
13. Planning Commission, but rejected by the City Council. Commissioner Sparks remarked on
14. property value in Plain City. She indicated that the Senior Housing Overlay can be a tool for
15. generating Affordable Housing. Commissioner Faulkner proposed an invitation be given to local
16. builders when a work session on Affordable Housing is scheduled with the aforementioned
17. presenters. Commissioner Sparks asserted that input from realtors and representatives of lending
18. institutions, at the meeting, is advisable.

**9. Report from City Council:**

1. Commissioner Sparks reported that John Leonardi was recognized for 9 years of service. She
2. indicated that Public Hearings were opened for 2019 and 2020 Budgets with no comments from
3. public. She reported that the Sheriff’s Office presented information on the VIPS program and at

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4. this time have had only one person sign up. She commented on Collette Doxey's report on 4<sup>th</sup> of
5. July Celebration preparations, noting; fireworks will be at Lee Olsen, because Fremont High
6. School is having artificial turf installed on the football field. Ryan Shupe and Rubber Band will
7. be in concert at Lee Olsen Park on the 2<sup>nd</sup> of July. She reported that Mountain West Meadows,
8. Phase 4 had never been approved, so it received approval.
9. She indicated that Councilman Sadler would like to see an ordinance with yearly inspections for
10. Pioneer Water Company - that includes something to ensure the insurance is current. He also
11. would like an ordinance in Public Works Standards regarding fabric under all new roads.
12. Mayor Beesley would like Chairman Maw to give him a call regarding these two things.
13. Public Works, said they would be willing to help draft an ordinance and agreed to provide a draft
14. 2 months. She reported that the Mosquito Abatement airplane is out of commission and aerial
15. services have been contracted through a private company. Mosquito Abatement serviced are
16. going to start using drones. She relayed that No Parking signs have yet to be installed at Kents on
17. 3600 W. and on 1975 N. at the S Curve, as there's no shoulder for parking. She noted that
18. Councilman Davis asked for a status on the restrooms at Lee Olsen and Public Works said that
19. footings will be put in this week. It will not be completed before the 4<sup>th</sup> of July but hopefully by
20. August. She reported that Councilman Weston commented on plans to drain the sewer lagoons
21. sometime around September, before winter. She reported that Mayor Beesley indicated;
22. sidewalks on 3600 W, and 1975 N. will be completed earlier than anticipated.

**10. Commission Comments:**

1. Commissioner Sparks had no further comment. Commissioner Faulkner commented on
2. AutoZone signage and lighting. She proposed sustained scrutiny of the signs, through final stages
3. of construction, to verify they are complying with an agreement made when the building permit
4. for AutoZone was approved. Commissioner Skeen offered to inspect the general lighting scheme
5. at Kelly's Corner and report observations at the next Planning Commission meeting. Chairman
6. Maw reported follow up with the Urban Design Committee. He stated that he had attended a
7. conference session on Affordable Housing but the points presented were not relevant to rural
8. environments.

**11. Adjournment**

**Motion: Commissioner Faulkner made motion to adjourn at 8:43 p.m.**  
**Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner,**  
**Skeen, and Chairman Maw voted aye. Motion Carried.**

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Planning Commission Chair

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Planning Commission Secretary

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Minutes of the Plain City Planning Commission Meeting held on June 27, 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  
Commissioner Kris Carrigan

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

**Attendees:** Ryan Taylor, Mark Staples

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Commissioner Neil

**Moment of Silence / Invocation:** Commissioner Carrigan

**1. Roll Call:** Chairman Maw conducted roll call and indicated; Commissioners Faulkner, Sparks, Neil, Skeen, Carrigan 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 Carrigan reported that property owner, Jake Rhees contacted him, requesting information his parcel behind the Roylies complex. He indicated that he informally answered Jake's questions. Chairman Maw reported an emailed request by developer, Cody Rhees, for direct consultation on subdividing a piece of property. He indicated that he instructed Cody to present the proposed subdivision at Technical Review. He reported receiving a phone call from Mark Osenbach, seeking information on road easement requirements, associated with the F. Maw subdivision amendment. He stated that he sent him a copy of the approved plat and proposed that a copy of the last Planning Commission meeting minutes be conveyed to Mark.

**4. Public Comments for items not on the Agenda:**

None offered.

**5. Approval of Meeting Minutes for June 13, 2019**

1. Commissioner Faulkner evoked; when discussion was raised on holding a work meeting on
2. Affordable Housing, an invitation to builders, realtors, and other industry professionals was
3. proposed but the proposal and related comments are not recorded in the minutes. Commissioner
4. Sparks noted that the date of the meeting minutes is incorrectly shown on the agenda, as May 23,
5. 2019.

**Motion: Commissioner Neil motioned that the date on the agenda for approval the Meeting Minutes for “May 23, 2019” be amended to show “June 13, 2019”. Commissioner Carrigan seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.**

1. Commissioner Neil commented on revisions made to the Nilson Homes’ application for Zoning
2. Amendment of the Shane King property. He noted that the Motion to Set Public Hearing was not
3. consistent with what was initially written on the application. He suggested that comments from
4. the meeting, explaining the necessary adaptation, be included in the body of the minutes.

**Motion: Commissioner Faulkner motioned to Approve the Meeting Minutes for June 13, 2019 with addition of comments on proposed invitation of professionals to attend an Affordable Housing work meeting and comments that explain revisions made to the Zoning Amendment application for the Shane King property. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.**

**6. Technical Review Report**

1. Chairman Maw reported that he was not in attendance at the Technical Review and provided
2. summary of the scheduled items. City Engineer, Paul Taylor commented on sewer capacity
3. concerns that will restrict development of large-scale projects in Plain City.

**7. Administrative Items:**

**Discussion / Motion: Subdivision Amendment – Poplar Estates Phase 1, app. 2931 W 1900N**

1. Property owner, Ryan Taylor described the purpose of the amendment. He remarked on
2. historical inaccuracies on the recorded plat. He suggested that the amendment will realign the
3. boundaries to their intended locations. He displayed current lot lines and illustrated how the
4. proposed adjustment will affect the layout. Commissioner Neil read the notes on the preliminary
5. plat. He pointed out that two of three required affidavits have been submitted. He reviewed
6. existing zoning conditions of the land. Mr. Taylor explained that a verbal approval of the change
7. has been given by the third party, but a notarized affidavit yet to be obtained. Paul Taylor
8. affirmed that the amendment will not create nonconforming lots. Chairman Maw commented on
9. sensitive land restrictions, annotated on the plat and reviewed engineering comments on the
10. proposal.

**Motion: Commissioner Carrigan motioned to table the Subdivision Amendment – Poplar Estates Phase 1, app. 2931 W 1900 N. Commissioner Neil seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.**

## **8. Legislative Items**

### **Discussion / Motion: Residential Overlay Zone – Papageorge Estates, approximately 3000 W North Plain City Rd.**

1. Nilson Homes representative, Mark Staples sought clarification on authorized changes that were
2. made to the Residential Overlay Zone application, by staff. Land Use and Information Specialist,
3. Mike Kerswell explained the modifications and advised that the Zoning Amendment of an
4. abutting parcel (Shane King property) is distinct from this Residential Overlay Zone proposal.
5. Commissioner Neil further informed on the separation of the applications. Mark Staples
6. confirmed that consideration of the Residential Overlay Zone, solely for the Papageorge Estates
7. property, is petitioned at this meeting. He reminded the Commission of a Public Hearing, set for
8. rezoning of the Shane King property – July 11, 2019. Commissioner Neil emphasized; according
9. to the Residential Overlay Zone ordinance, a Public Hearing shall be held for that application, as
10. well. He indicated that the City Council has previously delegated handling of Public Hearings for
11. land use matters to the Planning Commission. He recommended that Chairman Maw
12. correspond with the Mayor on the matter. Chairman Maw remarked on concerns over a
13. secondary access to the Papageorge Estates land. Mark Staples indicated that a contract for
14. purchase of the King property has been signed and the land is available for the secondary access,
15. regardless of zoning. Commissioner Sparks asserted; a copy of the contract will need to be
16. submitted with both applications. Mark Staples agreed to provide the documents. Commissioner
17. Carrigan commented on phasing of the project and questioned the certainty of the location of the
18. secondary access. Mark Staples stated that the secondary access point, shown on drawings of the
19. plat, is the intended location. He acknowledged that Nilson Homes will be submitting a proposed
20. subdivision plan with a Subdivision Application, after the Residential Overlay Zone petition has
21. been decided. Commissioner Skeen suggested that public input should be received (through
22. Public Hearing) before the Planning Commission recommends the Residential Overlay Zone to
23. City Council for approval. Public Hearing notification processes were reviewed and a timetable
24. was discussed. Commissioner Faulkner commented on the impact of the proposed development
25. on previously revealed sewer capacity predicaments. Commissioner Sparks spoke of ratified
26. funding for City sewer system upgrades. Paul Taylor described existing sewer line connection
27. circumstances. Commissioner Sparks advised that a reckoning of residential units that are
28. currently approved for construction, be conducted.

**Motion: Commissioner Carrigan motioned to recommend the Residential Overlay Zone – Papageorge Estates, approximately 3000 W North Plain City Rd. to City Council for approval, under condition that a copy of the contract for purchase of the Shane King property be submitted with the application and a Public Hearing for the Residential Overlay Zone request be set. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Neil, Carrigan and Chairman Maw voted aye. Motion carried.**

### **Discussion: Cluster Subdivisions 11-7**

1. Chairman Maw reviewed the previous analysis of the Cluster Subdivisions ordinance. Paul
2. Taylor reported discourse with former City Planner, Derek Moss on the subject of Cluster
3. Subdivision density. He confirmed that the density prescribed in the original Cluster
4. Subdivisions ordinance reflects General Plan objectives. Commissioner Sparks suggested that an
5. example and/or an illustration be added to the body of the ordinance, for clarification.
6. Commissioner Faulkner noted; visual depictions of Cluster Subdivisions can more specifically
7. define intent. Commissioner Sparks commented on open space landscape design and
8. maintenance concerns. She expressed general disapproval of the Cluster Subdivision concept.
9. Commissioner Skeen contended that a nicely landscaped and well-maintained open space buffer

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10. is key to an effective Cluster Subdivision design. Commissioner Sparks proposed that minimum  
11. lot areas be spelled out in the ordinance. Commissioner Neil suggested that the details be  
12. represented in the same way zoning standards are listed in the code. Chairman Maw requested  
13. that Mike Kerswell produce a chart, illustrating minimum lot area, as defined in the text of the  
14. ordinance. Commissioner Faulkner expounded; modified setback requirements should be  
15. charted. Directives on landscaping and assignment of open space maintenance were discussed at  
16. length. Paul Taylor remarked on developer agreement provisos on landscaping and assignment of  
17. open space maintenance. Commissioner Carrigan advised that clear dictates on landscaping and  
18. assignment of open space maintenance be written into the ordinance.

**9. Report from City Council:**

1. Commissioner Skeen recounted Commissioner Neil's comments on the proposed F. Maw  
2. Subdivision Amendment, during the Public Comments segment of the meeting. He gave details  
3. on a proposal by the Stillcreek HOA, to amend the original developer agreement. He commented  
4. on Excavation Permit Fees, charged to Pineview Water/Weber-Box Elder Conservation District  
5. and told of Pineview Water Systems General Manager, Ben Quick's petition of the Council for a  
6. discount or franchise agreement. He reported the tabling of discussion on the Weber County  
7. Animal Control contract. He indicated that the City Council approved the F.Maw Subdivision  
8. Amendment. He reported that the Council excused themselves for an Executive Session related  
9. to the Character, Professional Competence, or Physical or Mental Health of an Individual. He  
10. reported the approval of Final Adjustments to Fiscal Year 2019 City Budgets. He noted; Final  
11. Approval of Fiscal Year 2020 City Budgets was not granted and briefly conveyed associated  
12. details. He reported that the 4<sup>th</sup> of July and 1<sup>st</sup> of August City Council meetings were cancelled.  
13. He commented on the Plain City Youth Council's planned participation in the Dairy Days  
14. Celebration. He shared the City Council's request for Planning Commission review of setback  
15. requirements for uncommonly large building lots.

**10. Commission Comments:**

1. Commissioner Sparks offered to assist in computing the quantity of building permits that are  
2. currently active, to assess a real-time demand on sewer system, limited connection capacity.  
3. Commissioner Neil commented on a possible moratorium on building permits, pending an  
4. accurate survey of available sewer connections with existing piping. Paul Taylor listed options  
5. for increased sewer capacity and available system connections. Commissioner Faulkner queried  
6. if action was taken, by the City Council, on a Commission recommended ordinance for accessory  
7. dwellings. Mike Kerswell indicated that no action was taken. The ordinance was not sent back  
8. to the Planning Commission for revisions. Commissioner Neil brought attention to date  
9. discrepancies on the application for the Poplar Estates, Phase 1 Subdivision Amendment. He  
10. reported viewing the concept of a proposed Mixed-use development that will likely be presented  
11. to the Planning Commission in the near future. He identified it as a good representation of the  
12. intent of the Overlay Zone. Commissioner Skeen had no further comment. Commissioner  
13. Carrigan yielded. Chairman Maw reported meeting with a colleague that specializes in low-  
14. income housing projects and was a contributor in amending the Affordable Housing Act (SB34).  
15. The bill was outlined and terms relevant to Plain City were explained. He suggested that Plain  
16. City may already be in compliance with the requirements of SB34. He stated that Utah League of  
17. Cities and Towns Director of Government Relations, Rachel Otto, has agreed to collaborate with  
18. the Planning Commission in reviewing the bill and recognizing channels for compliance. He  
19. proposed inviting the City Council to participate in the meeting. He noted; Rachel is available for

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- 20. the presentation in July and ordered the appointment be set for the July 25th Planning
- 21. Commission meeting. Commissioner Neil announced that he will not be able to represent the
- 22. Planning Commission at City Council meeting on July 18. He requested a substitute. He asked
- 23. to be excused from the July 25th Planning Commission meeting, as he will be in Park City.

**11. Adjournment**

**Motion: Commissioner Sparks made motion to adjourn at 8:40 p.m.**

**Commissioner Carrigan 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	

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Planning Commission Chair

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Planning Commission Secretary