

Plain City Planning Commission
Minutes of Meeting
July 11, 2019

Minutes of the Plain City Planning Commission Meeting held on July 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 Chairman Blake Neil
Commissioner Kris Carrigan

Excused: Commissioner Cheri Sparks
Commissioner Shawna Faulkner
Commissioner Dustin Skeen

Staff: Mike Kerswell, Dan Schuler

Attendees: Josilyn Ellis, Mark Staples, Buddy Sadler, Barbara Schneiter, Nick Johnson, Victoria Nielsen, Michael Neal, Dava Neal, Shane King, Cody Rhees, Karen Housley, Allan Housley, David Watkins, Mike Larkin, Patricia Watkins, Russell Gough, Deborah Gough, Bob Dodgen, Cherie Dodgen, Ralph Williams, Ellen Williams, Marcy Green, Kristy Hughes

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Carrigan

Moment of Silence / Invocation: Commissioner Neil

1. Roll Call: Chairman Maw conducted roll call and indicated; Commissioners Neil, Carrigan and Chairman Maw were present. Commissioners Faulkner, Sparks and Skeen 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 June 27, 2019

Motion: Commissioner Neil motioned to Approve the Meeting Minutes for June 27, 2019. Commissioner Carrigan seconded the motion. Vote: Commissioners Neil, Carrigan and Chairman Maw voted aye. Motion carried.

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6. Technical Review Report

1. Chairman Neil reported that Visionary Homes presented a second concept for a development at
2. approximately 2575 N 2800 W. He indicated that he recommended an ordinance review by the
3. City Attorney, as interpretation of building height restrictions is being debated. Public Works
4. Director, Dan Schuler noted that sewer system dynamics were also discussed at the meeting.

7. Legislative Items:

Public Hearing: Zoning Amendment, RE-20 to RE-15 – Shane King Property, approximately 2971 North Plain City Road

Motion: Commissioner Carrigan motioned to open Public Hearing: Zoning Amendment, RE-20 to RE-15 – Shane King Property, approximately 2971 North Plain City Road. Commissioner Neil seconded the motion. Vote: Commissioners Neil, Carrigan and Chairman Maw voted aye. Motion carried.

1. Nilson Homes representative, Mark Staples stated that Nilson Homes has signed a contract for
2. purchase of the Shane King property, intended to be part of and provide a needed access point to
3. a proposed Wasatch Ridge development. He located the property on a displayed vicinity map.
4. He indicated that current zoning designation of the adjoining Papageorge property, to the south, is
5. RE-15. He commented on other land in the area that is reportedly zoned RE-15. He indicated
6. that the proposal for the Zoning Amendment is aimed at achieving consistency in the zoning
7. throughout the project. He described a planned roadway with building lots positioned along one
8. side.
9. Michael Neal reviewed the design for the entry street and commented on the number of
10. building lots that are proposed along the access. He identified current traffic problems on North
11. Plain City Road. He emphasized concern over safety for children living in the area and noted that
12. he has special needs children that will be subject to increased peril with emerging vehicle traffic
13. flow.
14. Patricia Watkins remarked on the amount of traffic along the stretch of North Plain City Road,
15. near the proposed development. She reported excessive speed and limited visibility at a curve
16. between the proposed access points. She stated concern over additional traffic, expected with
17. growth in the area. She questioned if the access road will be entirely contained on the King
18. property. She verified that the Papageorge property, attached at the south end, is currently zoned
19. RE-15 and the Residential Overlay Zone has been recommended for approval by the City
20. Council. She commented on existing septic systems and how City sewer provisions to the new
21. development might impact the current scheme.
22. Commissioner Neil indicated that septic system conditions are regulated by Weber County.
23. Dave Watkins perceived that an improved street through the Shane King property will leave
24. minimal space for planned building lots. He noted that placement of the existing King residence
25. does not appear to leave adequate room for the proposed access.
26. Commissioner Carrigan affirmed that the existing dwelling will be removed.
27. Dave Watkins made mention of the age of North Plain City Road. He advised that the narrow
28. configuration of the old street should be considered when proposing more dwellings in the area.
29. He suggested that widening of the road would require encroachment into existing front yards. He
30. respectfully questioned if approval of the rezone is a foregone action, regardless of public
31. comment. He remarked on rural sounds and smells that are not appreciated by new residents that
32. are not accustomed to a country environment.
33. Nick Johnson voiced concern over congestion on North Plain City Road due to construction

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34. vehicles. He commented on safety issues. He told of problematic school bus loading and
35. unloading in the neighborhood. He reported observing numerous speed limit violations on North
36. Plain City Road and predicted magnified misuse of the street with subdivision development. He
37. mentioned outdated and deteriorating infrastructure in the region.
38. Allan Housley asserted that inadequacies of North Plain City Road will need to be addressed
39. before growth around it can sensibly be considered. He reported broad defiance of the posted 30
40. mile per hour speed limit.
41. Kristy Hughes expressed accord with Allan Housley's assessment. She requested that future
42. plans for improvements to North Plain City Road be declared to the general public. She reported
43. unsafe conditions along the road for pedestrians. She noted concerns over secondary water and
44. septic system situations. She suggested funds be put into escrow, by developers, to support
45. infrastructure upgrades that will be needed because of growth resulting from their amply
46. profitable projects. She alluded seemingly boundless approval of developments in Plain City
47. with deficiency of forethought.
48. Mike Larkin representative, Marcy Green stated their aversion to the Zoning Amendment request.
49. She reported unsafe conditions along the road for pedestrians. She commented on driveway
50. ingress and egress difficulties, due to traffic conditions. She asserted; North Plain City Road
51. needs to be fixed before more houses are allowed in the vicinity.
52. Michael Neal indicated that he would like written confirmation that existing septic systems in the
53. area will not be affected when City sewer provisions are brought to the proposed development.
54. Mark Staples outlined how City sewer provisions will be extended to homes in the new
55. subdivision. He indicated that existing septic systems are designed for specific conditions that
56. will not change with the introduction of sewer service to the future project.
57. Dan Schuler reported that he has applied for a Weber Area Council of Governments (WACOG)
58. grant to fund widening of North Plain City Road. He gave details on plans for sidewalk and other
59. road improvements that are being considered at this time. He commented on elements of the
60. work that will be eligible for impact fee funding. He mentioned match contributions from
61. escrow monies to be collected from developers. He broke down estimated costs for phases of the
62. North Plain City road project.
63. Victoria Nielsen asserted; part of her property will need to be purchased by the City for
64. the proposed widening. She remarked on Pioneer Boundary easements that have been
65. utilized, leaving many property lines on North Plain City Road in actuality, on the edge
66. of the pavement.
67. Another Plain City Resident recounted past discussion on the PRUD ordinance that was
68. later deleted from the City code. She indicated that the General Plan should be the
69. ultimate guide when property transactions occur. She suggested road and utility plans
70. should be settled before land is opened for development, and those plans should be
71. consistently respected when a developer is designing a project. She questioned City
72. commitment to General Plan principals. She echoed concerns over private property that
73. will be affected with the widening of North Plain City Road.
74. Chairman Maw clarified; future expansion of North Plain City Road is not relevant to the
75. discussion on the requested Zoning Amendment. He affirmed, the road improvements
76. are being explored and will probably be a subject that the City Council will address.
77. Dava Neal voiced apprehension for approval of the zoning petition without validation
78. that the amended condition coincides with General Plan requirements. She noted; not
79. only Phase 1, but later phases of the plotted development to the south, will impact
80. neighboring properties, as well. She reiterated the importance of establishing proper
81. infrastructure before allowing construction of more homes in the area.

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Motion: Commissioner Neil motioned to close Public Hearing: Zoning Amendment, RE-20 to RE-15 – Shane King Property, approximately 2971 North Plain City Road. Commissioner Carrigan seconded the motion. Vote: Commissioners Neil, Carrigan and Chairman Maw voted aye. Motion carried.

Chairman Maw thanked those in attendance for their support and input. He repeated information from the Opening Statement, indicating that Planning Commission rulings are governed by Utah State law and the Plain City Zoning and Subdivision Regulations.

Discussion / Motion: Zoning Amendment, RE-20 to RE-15 – Shane King Property, approximately 2971 North Plain City Road

1. Mark Staples urged focus on the 3.5 acres that will be affected by the requested Zoning
2. Amendment. He assured that the impact of the change will be minor. He explained that
3. the land has been put under contract to provide an important, recommended right of way
4. and represents a positive response to counsel provided by the Planning Commission.
5. Commissioner Neil argued that current zoning of land around the Shane King property is RE-20,
6. not RE-15 as stated by Mark Staples. He noted; the General Plan designates the area *Medium*
7. *Density Residential 1* (MDR-1). This land use category is also a means to provide various lot
8. sizes and housing types and should maintain an average lot size of 18,500 square feet or greater,
9. or 2.4 units per acre. He stated; the Planning Commission cannot recommend approval of an
10. amendment that varies from the General Plan. Mark Staples acknowledged the need for General
11. Plan guidelines. He asserted that adaptations are usually expected. Commissioner Neil indicated
12. that an application for a General Plan Amendment would need to be submitted and an instituted
13. process be followed, in order for changes to be made to the General Plan. Mark Staples indicated
14. that the Papageorge property, abutted on the south of the Shane King property, is zoned RE-15.
15. He reported a citation by a neighboring property owner, that their lot is zoned RE-15.
16. Commissioner Neil checked the current Plain City Zoning Map, refuting that the adjacent
17. property is zoned RE-20. Chairman Maw summarized deliberation of the Zoning Amendment
18. request, conducted at a previous Planning Commission meeting. He concluded that consensus
19. among Commissioners is that the proposed zoning is unacceptable. He recapped written
20. comments on the matter, submitted by Commissioners that were excused from the meeting. Mark
21. Staples maintained; the requested zoning is appropriate, considering current zoning in the area.
22. He emphasized that rezoning the 3.5-acre parcel, from RE-20 to RE-15, will not noticeably affect
23. population density in the region. Chairman Maw expressed his opinion that a buffer is needed,
24. between the expanse of RE-15 zoned development and surrounding, less-densely arranged
25. neighborhoods. Commissioner Carrigan indicated that RE-18.5 zoning is acceptable for the
26. Shane King property. Commissioner Neil supported adherence to the General Plan designation
27. for zoning. He reviewed the intent and purpose for the recently added RE-18.5 Zone. He defined
28. *Medium Density Residential 1* (MDR-1) attributes. Chairman Maw gave instructions on how to
29. access the General Plan, online. Mark Staples said that the objective in rezoning the Shane King
30. property to RE-15 is to maintain an overall average lot area of 18,500 square foot (or greater),
31. whilst offering a variety of individual lot sizes.

Motion: Commissioner Neil motioned to recommend that the City Council deny Zoning Amendment, RE-20 to RE-15 – Shane King Property, approximately 2971 North Plain City Road. Commissioner Carrigan seconded the motion. Vote: Commissioners Neil, Carrigan and Chairman Maw voted aye. Motion carried.

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**Set Public Hearing: Zoning Amendment, RE-20/A-1 to RE-15/A-1
Heritage North Subdivision - approximately 4000 W 2800 N**

1. Heritage Craft Homes President, Cody Rhees explained that six parcels of differing zone
2. designations will be comprised in the proposed amendment. He outlined a conceptual drawing
3. that was distributed to commissioners, prior to the meeting. He identified access points and
4. described plans for supplying utilities. Commissioner Neil asked for clarification of application
5. data regarding current and proposed zoning conditions. Cody Rhees said that some of the
6. property is currently zoned A-1 and some is zoned RE-20. No part of the land currently zoned
7. RE-20 is to be rezoned A-1 but can remain as A-1, if required. He noted; a 5-acre piece of the
8. development, currently zoned A-1, is surrounded by parcels that are zoned RE-15. Commissioner
9. Neil stated that the General Plan designates the area *Medium Density Residential 1* (MDR-1).
10. This land use category is also a means to provide various lot sizes and housing types and should
11. maintain an average lot size of 18,500 square feet or greater, or 2.4 units per acre. He restated;
12. the Planning Commission cannot recommend approval of an amendment that disagrees with the
13. General Plan. He asserted that a motion for City Council denial of the request would result if the
14. process is allowed to continue with the application, as presented. He reported conversing with
15. Mayor Beesley about administrative costs for Public Hearings. Cody Rhees asked if the
16. Commission would prefer that he apply for an Overlay Zone. Chairman Maw recommended
17. modifying the petition to propose a Zoning Amendment from RE-20/A-1 to RE-18.5.
18. Commissioner Neil noted that Overlay Zones are to be approved in limited numbers. Cody Rhees
19. pointed to open space provisions, designed into proposed development of the property.
20. Commissioner Neil suggested that a Public Hearing should not be held on the proposed Zoning
21. Amendment, as presented. Cody Rhees agreed to modify the application, per Commission
22. directive, when a date for Public Hearing is set. Commissioner Neil outlined the steps for
23. Overlay Zone consideration. He reviewed details of the General Plan Future Land Use Map.
24. Cody Rhees noted that much land that is currently zoned RE-15 exists in areas on the Future
25. Land Use Map that are designated MDR-1.

Motion: Commissioner Carrigan motioned to Set Public Hearing: Zoning Amendment, RE-20/A-1 to RE-15/A-1 Heritage North Subdivision - approximately 4000 W 2800 N.

Motion died.

Motion: Commissioner Neil motioned to Set Public Hearing: Zoning Amendment, RE-20/A-1 to RE-15/A-1 Heritage North Subdivision - approximately 4000 W 2800 N for August 8th, 2019 contingent on application review and direction from the City Attorney.

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

8. Report from City Council:

City Council meeting was cancelled, this cycle.

9. Commission Comments:

1. Commissioner Neil commented on terms for height restrictions in the Mixed-Use Overlay Zone
2. ordinance. He stressed urgency in clearing up debatable stipulations. Commissioner Carrigan
3. reported that a preliminary sewer system appraisal, put forth by the City Engineer, indicates a
4. definitive number for available, future connections. He stated that, according to calculations by
5. the City Engineer, a sizable quantity of those available connections have been pledged to projects
6. that are already underway. He told of factfinding efforts, by Commissioner Sparks and himself,
7. to count impending sewer connections that have not been tallied. He asserted that findings show
8. approximately 56 remaining connections, in total. He expressed concern over applications for a

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9. number of projects that are currently being reviewed. He advised; sewer system inadequacies
10. must be addressed before additional subdivisions are allowed. He listed possible ill effects if
11. sewer system demands surpass maximum capacity. He suggested that City Council deal with the
12. issue as soon as possible. Chairman Maw noted mentions of a moratorium on development if the
13. resolution is prolonged. He reported rescheduling of an Affordable Housing Act presentation by
14. Utah League of Cities and Towns.

11. Adjournment

Motion: Commissioner Neil made motion to adjourn at 8:13 p.m.

Commissioner Carrigan seconded the motion. Vote: Commissioners 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

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July 25, 2019

Minutes of the Plain City Planning Commission Meeting held on July 25, 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
Commissioner Kris Carrigan

Excused: Vice Chairman Blake Neil

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

Attendees: LaNiece Davenport, Rachel Otto, Shad Christensen, Jeff Hales, Allan Housley, Karen Housley, Chris Jackson, Robyn Jackson

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Skeen

Moment of Silence / Invocation: Commissioner Sparks

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

2. Opening Statement: Chairman Maw suspended reading of the Opening Statement.

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

1. Commissioner Sparks reported receiving an email from Plain City resident, Brent Larsen,
2. inquiring about future plans for fiber optic internet availability. She forwarded the message to
3. Mike Kerswell, who sent it to the other Commissioners. Chairman Maw reported a telephone
4. conversation with Robyn Jackson, regarding proposed changes to the Roylies building.

4. Public Comments for items not on the Agenda:

1. Commercial property owner, Robyn Jackson reported meeting on-site with building inspectors to
2. develop plans for future modifications to the Roylies building. She described the changes that
3. she is proposing, including landscaping, exterior architectural treatments and installation of a
4. drive-up window. She sought direction on plan approval and building permit processes. She
5. notified that a tenant is moving out and another wants to expand their creamery into the vacated
6. area. She told of businesses that will be occupying two other vacant units in the near future.
7. Chairman Maw commented on existing parking issues at the location and stated that plans and
8. permits for the changes she described will be managed by the City building officials.

5. Approval of Meeting Minutes for July 11, 2019

Motion: Commissioner Sparks motioned to Approve the Meeting Minutes for July 11, 2019. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Carrigan, Skeen and Chairman Maw voted aye. Motion carried.

6. Technical Review Report

1. Chairman Maw reported that a conceptual of the proposed Jackson Ranch development was
2. reviewed. He commented on current zoning of the land and General Plan considerations. He
3. conveyed concerns related to sewer system capacity, that Shad Christensen presented at the
4. meeting. He reported an exchange of ideas for transportation through the Panunzio Estates
5. subdivision and outlined Panunzio Estates Phase I elements that were submitted for review.

7. Legislative Items:

Presentation / Discussion: Utah Affordable Housing Bill (SB34)

1. Utah League of Cities and Towns (ULCT) Director of Government Relations, Rachel Otto recited
2. an overview of SB 34. She remarked on combined efforts with the Commission on Housing
3. Affordability to draft SB 34, which ULCT has endorsed. She explained that SB 34 will require
4. cities to use certain planning tools in their moderate-income housing plans. SB 34 also dedicates
5. state revenue to help produce and maintain affordable housing. She indicated that cities of the
6. 1st, 2nd, 3rd, 4th, and certain cities of the 5th class (cities with a population greater than 5,000 in
7. counties of the 1st, 2nd, and 3rd classes) must have a moderate-income housing plan component
8. in their general plans. Every two years the legislative body of obligated municipal governments
9. are to conduct a thorough review of the municipality's moderate-income housing element and its
10. implementation. She stated; to be in compliance with State law, cities must show efforts made to
11. reduce, mitigate, or eliminate local regulatory burdens to moderate income housing or to
12. encourage preservation or development of moderate-income housing. She listed items that are to
13. be included in reports –
 - 1.) A review/report of the biennial moderate-income housing element.
 - 2.) The most current version of the moderate-income housing element of municipality's general plan.
 - 3.) A link to the biennial report on the municipality's website.
14. She instructed on submittal of reports and distinguished key reporting dates. She asserted that the
15. goal of SB34 is to promote good planning, not to force communities to adopt policies that do
16. not coincide with currently successful land use and development arrangements. She displayed the
17. menu of strategies, as presented in SB34, that will provide a realistic opportunity for the
18. development of affordable housing, noting; implementation of three or more of these options is
19. required. Chairman Maw verified that reporting intentional steps toward the implementation of
20. three of the twenty-three options on the menu will satisfy planning requirements of SB34 (for
21. Plain City). Commissioner Carrigan commented on elements from the menu that are currently
22. being explored by the Planning Commission. Rachel Otto explained that efforts by the Planning
23. Commission may not translate to full implementation of the intended housing strategy, but are
24. sufficient and reportable. Commissioner Faulkner noted that calculations for moderate-income
25. housing in Plain City prescribe a maximum home price of just under \$190,000. She maintained
26. that the number is deemed unfeasible by local builders and developers. Wasatch Front Regional
27. Council Government Relations Manager, LaNiece Davenport commented on demographic
28. sensitivities. She acknowledged that the generalized benchmarks are intended to promote

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29. awareness of unique, affordable housing needs in Utah cities and towns – not to impose
30. urbanization of rural areas. Commissioner Faulkner expressed concern over actions
31. taken by the Planning Commission to encourage affordable housing, that may negatively
32. impact the time-honored environment of Plain City, yet produce little to no reduction in
33. home purchase prices. Rachel Otto commented on market shifts and other variables that
34. can frustrate measures taken toward affordable housing ends. Commissioner Skeen
35. asked if the legislation deals with home purchases alone, or if it provides directives for
36. renting, as well. Rachel Otto indicated that the bill encompasses both forms of housing.
37. LaNiece Davenport offered kudos to ULCT for clear interpretation of SB34 and their work in
38. educating municipal governments and departments in its application. She recommended that the
39. Plain City Planning Commission attend the 2019 ULCT Annual Convention, September 11-13 in
40. Salt Lake City. They'll have expert instruction in the classroom, and in the field. The registration
41. deadline is August 23rd. She relayed the Wasatch Front Regional Council Government mission
42. statement; to build consensus and enhance quality of life by developing and implementing visions
43. and plans for a well-functioning multi-modal transportation system, livable communities, a strong
44. economy, and a healthy environment. She commented on long-range transportation planning and
45. the Transportation Improvement Program (T.I.P.). She noted that Senate Bill 34 (SB34)
46. "Affordable Housing Modifications" encourages local communities to plan for housing for
47. residents of all income levels and to coordinate that housing with transportation and job
48. opportunities. To remain eligible for state transportation investments, general plans for affected
49. cities and counties must include revisions to the required Land Use, Transportation and Traffic
50. Circulation, and Moderate-Income Housing elements by December 1st. She advised that SB34
51. requires cities and counties to "consider the regional transportation plan developed by the
52. region's metropolitan planning organization". She defined "major transit investment corridors".
53. She indicated that SB34 requires municipalities and counties to correlate the transportation plan
54. with population projections and the proposed land use element. She remarked on how WFRC
55. works with cities and counties to project future population and employment. She acknowledged
56. that the dynamics of where people live and work, and how well connected they are, will be given
57. strong consideration when SB34 requirements are monitored. Chairman Maw thanked Rachel
58. Otto and LaNiece Davenport for the presentation.

8. Administrative Items:

Discussion / Motion: Preliminary Panunzio Estates Subdivision – Phase 1, 4100 W 1975 N

1. Developer, Jeff Hales expressed appreciation for the City fireworks show in honor of Pioneer
2. Day. He reported Technical Review findings; related to the proposed Panunzio Estates
3. Subdivision. Chairman Maw highlighted engineering comments on a 66' Right-of-Way for 4100
4. West. It is consistent with the standard ROW for a collector but the southern end this road ties
5. into Pioneer Road (1700 North) and is shown to have a 60' ROW. City Engineer, Paul Taylor
6. indicated that he would like the plat for the Panunzio Subdivision to show the 66' Right-of-Way
7. to allow for a North/South Collector to go all the way through to 1500 North. He noted that the
8. discrepancy will need to be resolved before a final plat can be approved. Jeff Hales agreed to
9. make the change on final drawings. Commissioner Faulkner questioned the placement of several
10. intersections along the entry road. She noted that a common mailbox location is not found on the
11. preliminary plat. She expressed approval of the design of the project, in general. Jeff Hales
12. explained that the intersections will tie into accesses into later phases of the Panunzio Estates
13. Subdivision. He commented on required emergency accesses. He assured the Commission that

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14. steps will be taken to include mailbox provisions on the final plat. Commissioner Sparks
15. mentioned safety considerations for common mailbox turnouts. Commissioner Skeen asked if
16. other points on concern in the engineering comments have been addressed. He remarked on
17. availability/will-serve letters that are outstanding. Land Use Specialist, Mike Kerswell affirmed
18. that availability letters from all utilities except for secondary water (Mountain View Irrigation)
19. have been received. Jeff Hales acknowledged that he has reviewed the engineering comments
20. and will provide information that has been suggested and include details per requirements.

Motion: Commissioner Carrigan motioned to approve Preliminary Panunzio Estates Subdivision conditional upon receipt of a will-serve letter from secondary water supplier, Mountain View Irrigation, appropriate locating of mailboxes, and revisions to the plat to show the 66' Right-of-Way to allow for a North/South Collector to go all the way through to 1500 North. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Faulkner, Skeen, Carrigan and Chairman Maw voted aye. Motion carried.

Presentation / Discussion: Growth Projection

1. Paul Taylor distributed printed copies of an updated Sewer Master Plan to the Planning
2. Commission. He reported that a contemporary analysis of the system has been completed and
3. requested input from Commissioners on 10-year to 50-year forecasts. He located recently
4. proposed developments on the Sewer Master Plan. Commissioner Carrigan made mention of a
5. planned transportation corridor. Paul Taylor estimated that General Plan provisions for the
6. transportation corridor will be realized in a 20-year scenario. He gave details on the discovery of
7. a dry sewer line that will soon be restored to service, alleviating previously discussed connection
8. shortages.

9. Report from City Council:

1. Commissioner Faulkner reported that several commentaries from the public were presented on
2. plans for a sidewalk, soon to be constructed on 2800 West Street. She added; residents that live
3. by the new elementary school expressed qualms over increased traffic and lack of Sheriff's
4. patrol. She reported that purchase of an easement for a manhole on Papageorge property was
5. approved. She stated that a Public Hearing for the Residential Overlay on Papageorge Estates
6. (Wasatch Ridge) was set for August 15th – Discussion only. She told of an accepted bid for street
7. surface treatment and the tabling of discussion and action on a Weber County Animal Control
8. contract. She reported that approval was given for the addition of Morgan County to an interlocal
9. agreement, correlated with the Fire Department. She indicated that action on Capital Projects was
10. tabled. She stated that she interjected a survey of the Council's intentions regarding a
11. recommended ordinance for Accessory Dwelling Units. She indicated that the City Council
12. wholly rejected the proposal.

10. Commission Comments:

1. Commissioner Maw gave a brief report on R/UDAT progress.

11. Adjournment

Motion: Commissioner Carrigan made motion to adjourn at 8:30 p.m. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Faulkner, Carrigan, Skeen and Chairman Maw voted aye. Motion Carried.

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<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
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Oct 17	Nov 7	Nov 21	Dec 5	Dec 19	

Planning Commission Chair

Planning Commission Secretary