Minutes of the Plain City Planning Commission Meeting held on February 13, 2020 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 Blake Jenkins
Commissioner Shawna Faulkner
Commissioner Dustin Skeen

Excused: Commissioner Cheri Sparks

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

Attendees: Philip Honjosa, Lynn Moyes, Bryce Moyes, Rob Ortega

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence / Invocation: Commissioner Skeen

1. Roll Call: Chairman Maw conducted roll call and indicated; Commissioners Jenkins, Neil, Skeen, Faulkner and Chairman Maw were present. Commissioner Sparks 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: None presented.

5. Approval of Meeting Minutes for January 23, 2020
Commissioner Neil indicated that “legislative” should be changed to “administrative” on page 2, line 21.

Motion: Commissioner Neil motioned to approve the Meeting Minutes for January 23, 2020, with the change as indicated. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.
Plain City Planning Commission
Minutes of Meeting
February 13, 2020

Chairman Maw reported that he attended the Technical Review meeting, February 4th. He indicated that a proposed Mixed-Use development by Jake Rhees was discussed. He commented on particulars that need to be addressed as the process continues. He remarked on points related to a new woodshop business, to be opened in the Roylies building (Town Center District), that were considered. He reported discussion on plans for a Wasatch Peaks Credit Union at Kelly’s Corner. He made mention of advancements toward final approval of the Sunset Meadows subdivision, phases 2 and 3. Public Works Director, Dan Schuler described variations to the original plan that are being assessed, to provide a preferable, regional stormwater detention basin.

7. Legislative Items:
Set Public Hearing: Mixed-Use Overlay Zone – Elk Horn Properties, approx. 4325 W 2425 N

8. Administrative Items:
Discussion / Motion: Site Plan – Philip Hinojosa Wood Shop at Roylies Building, approximately 2414 N 4350 W (Town Center)
Philip Hinojosa introduced himself and classified the proposed commercial use as a combination woodshop and retail space. Commissioner Neil voiced concern over having a woodworking operation next to the preschool that leases space in the Roylies building. He named dangerous equipment and hazardous fumes from finishing chemicals as cautionary aspects of the proposed business. Philip Hinojosa further described the work environment that can be expected. He indicated that limited furniture manufacturing is a minor part of his business. Chairman Maw commented on showroom features. Philip Hinojosa explained the current arrangement of the space. He noted; the area that was a kitchen will be used as a workshop. Commissioner Skeen commented on restrooms and access locations. He verified that there is a hallway buffering the adjacent unit. Chairman Maw reviewed comments provided by the Building Inspector and Fire Marshal, related to the proposed commercial use of the unit. Commissioner Neil told of personal experience with work in a woodshop environment. He restated trepidation with allowing use of dangerous shop equipment and the discharge of hazardous fumes in proximity of an existing preschool. He remarked on the possible impact of such an operation on the proposed mixed-use development, nearby. Philip Hinojosa outlined strategies for air purification, clean ventilation, and noise reduction. He noted that the finishing products used, will be primarily water-based. It was determined that the business type is permitted by current zoning standards. Commissioner Faulkner commented on wood storage situations. She reviewed the Fire Marshal’s instructions on storage of combustible products. Philip Hinojosa affirmed that only materials for current projects will be stored on the premises. Chairman Maw spoke of occupancy separations, specified by the Building Inspector. Philip Hinojosa acknowledged understanding of the requirements. He indicated that he has researched the recommended safety provisions. Commissioner Skeen commented on the current space ventilation system and proposed adaptations for the proposed use. Commissioner Neil suggested that the Commission physically inspect the site to get a better understanding of existing conditions and future setup. Chairman Maw requested that arrangements be made for a work meeting/site inspection. He advised; the Fire Marshal and Building Inspector should be invited to the gathering.
Motion: Commissioner Faulkner motioned to table Discussion / Motion: Site Plan – Philip Hinojosa Wood Shop at Roylies Building, approximately 2414 N 4350 W (Town Center). Commissioner Neil seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.

Discussion / Motion: Land use application process.

Land use specialist, Mike Kerswell indicated that proposed changes to land use applications have not been made. He reported direction from the City Recorder, to handle the matter through the City Attorney as a staff assignment. Commissioner Neil referred to statements made by the City Attorney during discussion on completion of the land use application process. He suggested that the terms be directly transferred onto all land use application forms. Commissioner Faulkner commented on existing time clauses in Plain City code, that limit the time an application can be open without being pursued with reasonable diligence. She contemplated the inclusion of the stipulation on printed application forms, in addition. Chairman Maw expressed concurrence with coordinating the undertaking with the City Attorney and Recorder.

Motion: Commissioner Skeen motioned to table Discussion / Motion: Land use application process. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.

9. Report from City Council:

Chairman Maw reported that he was unable to attend the City Council meeting. He requested details from staff. The following information was reported:
- Presentation: UTA Transit Presentation – Trustee Beth Holbrook
- Presentation: Sheriff – UTV/ATV Information
- Public Hearing for the Sherry Barker Annexation was set for February 20, 2020.
- Blake Jenkins appointment to the Planning Commission.
- Discussion: Annexation of Island of Unincorporated Weber County on Plain City’s East Side
- Discussion/Motion: Garbage Can Policy was tabled pending study.

10. Commission Comments:

Chairman Maw announced a UDOT annual meeting with governing and planning organizations throughout Weber County. He indicated that the Plain City Planning Commission has been invited and affirmed that he will provide more information, via email, after the meeting. He welcomed Blake Jenkins to the Planning Commission. Commissioner Skeen had no further comment. Commissioner Jenkins yielded. Commissioner Neil had no further comment. Commissioner Faulkner revisited discussion on the Joe Taylor Subdivision Amendment – Plain City Meadows Phase 6, from the October 10, 2019 Planning Commission meeting. She reiterated that requiring a property owner to undergo the full amendment process to eliminate an obsolete feature – ordered by the City- from THEIR property, seems unfair. She evoked reports by City Engineer, Paul Taylor, that the matter has been deliberated and measures have been proposed to release property owners from this responsibility, in the future. She requested an update on the status of the assured resolution. Paul Taylor explained how the lapse will be corrected, administratively. Dan Schuler informed that the requirement for that type of turnout has been precluded from recently revised Public Works standards.
11. Adjournment

Motion: Commissioner Faulkner motioned to Adjourn at 7:49 p.m. - Commissioner Skeen seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.

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