

Plain City Planning Commission  
Minutes of Meeting  
February 27, 2020

Minutes of the Plain City Planning Commission Meeting held on February 27, 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

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

**Attendees:** Philip Honjosa, Robyn Jackson, Elva Pixton, Chris Jackson, Russell VanMeeteren, Zach Cannon, Kaitlyn Nebeker, Jason Nichols, Cutler Christensen

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Chairman Maw

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

**1. Roll Call:**

Chairman Maw conducted roll call and indicated; Commissioners Jenkins, Neil, Skeen, Faulkner 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 Neil reported speaking with Frog Pond Preschool owners about the proposed woodshop in the Roylies building. He affirmed that he will give details about the discussion at a future point in the meeting.

**4. Public Comments:**

None presented.

**5. Approval of Meeting Minutes for February 13, 2020**

**Motion: Commissioner Faulkner motioned to approve the Meeting Minutes for February 13, 2020. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.**

**6. Technical Review Report**

City Engineer, Paul Taylor displayed a parcel that is split by 2200 N Street. He explained that the owner wants to sell the piece on the north of the road but will encounter some complications because the land has the same parcel identification number on both sides. He noted that property right of way issues were discussed. He reported consideration of an irrigation ditch that runs along one of the parcel borders. He acknowledged that utility provisions for the proposed building lot were assessed. He indicated that the southern portion of the parcel was discussed, in general, but greater focus was placed on the 1.6-acre northern section. He spoke of curb, gutter and sidewalk plans for the area.

**7. Administrative Items:**

**Discussion / Motion: Site Plan – Philip Hinojosa Wood Shop at Roylies Building, approximately 2414 N 4350 W (Town Center)**

Chairman Maw reported that Commissioner Jenkins, Commissioner Skeen and himself attended a site inspection/work meeting at the Roylies building, prior to this Planning Commission meeting. He stated that the proposed use of the space is appropriate, in his view. Commissioner Neil indicated that he met with owners of the Frog Pond Preschool and has no objection to the proposed woodshop. He qualified his opinion, announcing; the preschool is moving out of the building. He suggested that the Commission should review established codes for types of businesses permitted in the C-2 Zone, specifically, in the Town Center District. Chairman Maw commented on the occupancy designation assigned to this particular enterprise. He indicated that the Building Inspector will ensure compliance with safety regulations. Commissioner Faulkner remarked on conditions specified by the Fire Marshal. Commissioner Skeen affirmed that after Site Plan approval, the applicant will not have to return to the Planning Commission for further action. Chairman Maw noted that the City Council will review and approve Mr. Hinojosa's business license.

**Motion: Commissioner Faulkner motioned to approve the Site Plan – Philip Hinojosa Wood Shop at the Roylies Building, with Fire Marshal and Building Inspector consent. Commissioner Neil seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.**

**Discussion: Land use application process**

Chairman Maw reported that City Attorney, Brandon Richards is not in attendance. He referred to legislative and administrative Notices of Decision that were provided in the meeting packets and turned time over to Land Use Specialist, Mike Kerswell for comment. Mike Kerswell briefly outlined the documents. He pointed out terms that specify closure of land use applications. He indicated that a copy has been presented to Brandon Richards for review. Commissioner Neil read application termination articles contained within the document. He commented on historical emphasis on the importance of remitting Notices of Decision. He remarked on an incomplete application form that was distributed to Commissioners in their meeting packets. He asserted that applications should be reviewed by staff for completeness before they are submitted to Commissioners for consideration.

**8. Legislative Items:**

**Set Public Hearing: Zoning Amendment – Sherry Barker Property, 3224 W 2200 N (A-1 to RE-20)**

**Motion: Commissioner Skeen motioned to Set Public Hearing: Zoning Amendment – Sherry Barker Property, 3224 W 2200 N (A-1 to RE-20) for March 26, 2020. Commissioner Neil seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.**

**9. Report from City Council:**

Commissioner Jenkins reported details from the February 20th City Council meeting. The following information was reported:

- Public Hearing and approval of the Sherry Barker Annexation
- Approval of an Ordinance allowing Residential Overlay Zone for Heritage North
- Discussion and approval of Changes to the Garbage Can Policy
- Discussion and tabling of action on a contract for Consultant Services – Matt Dixon

**10. Commission Comments:**

Commissioner Jenkins had no further comment. Commissioner Faulkner yielded. Commissioner Neil had no further comment. Commissioner Skeen deferred. Chairman Maw commented on the anticipated hiring of a part-time professional consultant to the Mayor/City Council. He reported that the Wasatch Peaks Credit Union is challenging commercial parking requirements in Plain City code. He remarked on parking conditions at other Wasatch Peaks Credit Union buildings in Weber County. He reported conversation with the Mayor about the situation, and indicated that the Planning Commission will base decisions on the written ordinance. He described the established process for appealing a statute. He divulged that the Mayor spoke to him about placing a moratorium on applications for Overlay Zones and Cluster Subdivisions. He noted the Mayor's concerns with upcoming Overlay Zone developments and reported expressing that a moratorium cannot have bearing on applications that have already been submitted. He imparted; the Mayor is contemplating moving land use authority from the City Council to the Planning Commission. Complications with past attempts to assign land use authority to the Planning Commission were expounded. Current legislative and administrative power arrangements were discussed.

Commissioner Faulkner questioned the decision by City Council to allow the Residential Overlay for the proposed Heritage North subdivision, irrespective of Planning Commission's recommendation to deny the proposal. She spoke of application discrepancies and the misleading presentation of an altered concept plan to the Council. Commissioner Neil pointed out that the City Council approved the Overlay for a five-acre parcel that is not shown on the altered concept plan but is specified on the application. Commissioner Skeen described a significant difference between the original conceptual drawing, submitted with the application, and the one later presented to the Mayor and City Council.

**11. Adjournment**

**Motion: Commissioner Faulkner motioned to Adjourn at 7:51 p.m. - Commissioner Neil seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, Skeen and Chairman Maw voted aye. Motion carried.**

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<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	
Jan 2	Jan 16	Feb 6	Feb 20	Mar 5	Mar 19
Apr 2	Apr 16	May 7	May 21	Jun 4	Jun 18
July 2	July 16	Aug 6	Aug 20	Sept 3	Sept 17
Oct 1	Oct 15	Nov 5	Nov 19	Dec 3	Dec 17

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Planning Commission Chair

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Planning Commission Secretary

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