

Plain City Planning Commission
Minutes of Meeting
March 12, 2020

Minutes of the Plain City Planning Commission Meeting held on March 12, 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

Excused: Commissioner Dustin Skeen

Staff: Mike Kerswell, Dan Schuler, Paul Taylor

Attendees: Jeni Rhees, Jacob Rhees, Jackie Van Meeteren, Nicole Campbell
 Russell VanMeeteren, Russell Van Meeteren, Sherrie Sparrow,
 David Hale, Jerry Bradford, Jean Bradford, Bryce Taylor,
 Shellie Wayment, Mike Wayment, Jason Patty, Robyn Jackson,
 Chris Jackson, Dennis Clark, Charra Bradford, Jon Bradford,
 Taylor Nelson, Elaine Winegar, Bryce Moyes, Janet Hadley,
 Gordon Hadley, Jan Runye, Rob Ortega, Deb Bee, Lynn Moyes,
 Bryce Yearsley, Gary Westergard

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence / Invocation: Commissioner Neil

1. Roll Call:
Chairman Maw conducted roll call and indicated; Commissioners Jenkins, Neil, Faulkner and Chairman Maw were present. Commissioner Skeen 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 February 27, 2020

Motion: Commissioner Faulkner motioned to approve the Meeting Minutes for February 27, 2020. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Chairman Maw voted aye. Motion carried.

6. Technical Review Report

Chairman Maw reported that the committee reviewed a proposed subdivision for Marti Lewis at approximately 4063 W 2800 N. He indicated that the parcel will eventually be divided into three lots. He indicated the option of subdividing the property into two lots, primarily, then dividing one of those lots into two with a future application, was discussed. He acknowledged that a deferral agreement for curb and gutter across all three segments was mentioned. He reported that a new proposal for Heritage North Subdivision was inspected. He spoke of a planned three-acre parcel that will remain privately owned but be permanently restricted from future subdividing. He indicated that stormwater detention/retention strategies were discussed. He commented on right of way concerns that were revisited. Commissioner Neil stated that the aforementioned right of way was not listed on the application for a Residential Overlay, approved by the City Council. He affirmed; the parcel containing the right of way will not be included in the Overlay Zone. Chairman Maw remarked on timeframe discussion that included instructions for proper submittal of preliminary subdivision plans. City Engineer, Paul Taylor reported that curb, gutter and sidewalk provisions were discussed. Chairman Maw commented on their review of Sunset Meadows, Phases 2 and 3. Public Works Director, Dan Schuler indicated that project sewer issues have been resolved. Paul Taylor spoke of secondary water supply complications. He advised that the total number of lots planned for both phases (combined) exceeds the maximum allowed with a single application. Chairman Maw announced that he will not be able to attend the next Technical Review meeting. Commissioner Neil agreed to act as a substitute.

7. Legislative Items:

Public Hearing: Mixed-Use Overlay Zone – Elk Horn Properties, approximately 4325 W 2425

Property owner and developer, Jacob Rhees summarized what the proposed Mixed-Use project entails. He explained that the land is currently zoned for commercial development and a request for the Mixed-Use Overlay is being processed.

Motion: Commissioner Neil motioned to open a Public Hearing: Mixed-Use Overlay Zone – Elk Horn Properties, approximately 4325 W 2425. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Chairman Maw voted aye. Motion carried.

Russell Van Meeteren informed that his family owns the land that borders the proposed development on the east. He asked that the Planning Commission deny placement of the Mixed-Use Overlay Zone on the parcel. He pointed out that the legal notice declares that the property is 5.3 acres in size, but the plan shows a much smaller area description. He indicated that the proposal includes a new road to be built along his lot, with street-side parking spaces. He commented on traffic control and road maintenance worries. He questioned the acceptability of placing residential units in proximity to a bar. He surmised that the proposed construction will devalue his property. He indicated that his neighbors have posed the same concerns.

Chairman Maw noted that area annotation discrepancy in the Public Notice is a typographical error. He affirmed that the mistake will be corrected and that no action will be taken on this matter during tonight's Planning Commission meeting.

Farr West resident and Plain City property owner, Sherrie Sparrow remarked on the number of expected parking spaces on the half-acre lot. She contemplated what types of businesses could occupy the proposed commercial spaces. She anticipated overwhelming traffic and a terrible parking

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situation. She agreed with Russell Van Meeteren's assessment of certain property devaluation. She stated that the proposal is illogical and unsafe.

Former Plain City mayor, Lynn Moyes thanked the Planning Commission for their service and efforts toward bettering the community environment. He spoke of historical dealings with proposed higher-density developments. He stated agreement with the previous speaker's comments. He suggested that there are better areas in the City for higher-density development than that proposed. He remarked positively on the Town Square Senior Housing Overlay development and the fourplexes at Stillcreek. He suggested that the planned Mixed-Use development will worsen an already blighted area in the center of Plain City. He recommended retaining the commercial zoning of the property or rezoning it to residential, but not allowing the development of a residential project in conjunction with commercial buildings in this circumstance.

Elaine Winegar asked for the precise size of the proposed project. She commented on constricted parking conditions for Confectionary patrons in the evening hours. She acknowledged that the concept is agreeable but not a good fit for the area in which it's proposed.

Charra Bradford warned against setting precedence by allowing Mixed-Use development in an unsuitable location. She indicated that over 28 years of residing in Plain City, she has not seen a business other than the Confectionary, that has flourished in the center of town. She suggested that it's unrealistic to expect a different outcome for the proposed commercial arrangement. She spoke of empty retail space in the Kelly's Corner plaza. She expressed agreement with the proposal to either designate the parcel for full residential development or retain the commercial-specific zoning.

Lifetime Plain City resident, David Hale referred to the Purpose and Intent of the Mixed-Use Overlay Zone ordinance:

The Mixed-Use Overlay Zone is established to facilitate the development of residential projects in conjunction with or adjacent to compatible commercial uses, including in the Neighborhood (C-1) and General (C-2) Commercial Zones. Residential development in mixed use zones will maintain high design and construction standards while accomplishing the following objectives: -

A. To encourage mixed use projects that combine residential with nonresidential uses in the same building or building site area as a means to create an active neighborhood and enhance the vitality of businesses.

He asserted that the proposed development will not create an active neighborhood. He suggested that a Mixed-Use venture would be better suited to a location outside of the Town Center District. He commented on the desirable, rural environment of Plain City and acknowledged the challenge in maintaining a small-town atmosphere while accommodating a growing population. He voiced opinion that allowing high-density housing in the Town Center District is not an acceptable solution. Owner of adjoining property, Bryce Yearsley stated that patrons of the Confectionary have been known to create some disturbance in his neighborhood. He deduced; high-density housing in the area would add to traffic and noise related problems. He echoed sentiments regarding foreseen negative effects on surrounding property values. He remarked on business closures in the District. He asked the Commission to consider the impact of increased sewer and water system demands.

Gary Westergard reported involvement in Town Center community planning. He noted that the Senior Overlay development, where the old Plain City elementary school once stood, is well suited to the area. He indicated that the layout of the Town Center currently conforms to the historical vision for the District. He expressed opinion that Mixed-Use development should not be instituted there.

Bryce Taylor explained that he is concerned about the parking situation. He reckoned that overflow parking will be street-side - in front of his home. He commented on increased traffic flow. He made mention of buffer zones, prescribed in the General Plan. He commended the Planning Commission for diligence in reviewing and acting on provocative matters related to planning and development.

Jon Bradford agreed with previous comments in opposition to the proposed Mixed-Use

development. He commented on irrigation ditches that run along property lines in the area and voiced concern over management of increased stormwater runoff. He reiterated the history of irregular business activity in the center of town. He touted benefits felt by the community from development of Senior Housing in the District. He petitioned that the Mixed-Use Overlay be denied for the commercial parcel.

Motion: Commissioner Faulkner motioned to close the Public Hearing: Mixed-Use Overlay Zone – Elk Horn Properties, approximately 4325 W 2425. Commissioner Jenkins seconded the motion.

Vote: Commissioners Jenkins, Faulkner, Neil and Chairman Maw voted aye. Motion carried.

8. Administrative Items:

Discussion: Site Plan – Wasatch Peaks Credit Union at Kelly’s Corner, approx. 3631 W 2600N
Level 5 Senior Project Manager, Jason Patty gave a brief overview of the proposed construction and institution of a credit union in the Kelly’s Corner shopping center. He located the site on a displayed map. He explained that a proposed drive-thru coffee shop will be established on the lot in the future, if feasible. He reported adjustments to the original plan, resulting from the Technical Review committee’s recommendations. He indicated that the quantity of parking spots has been posed as an item to be addressed. He reviewed the Plain City parking ordinance and indicated that thirty parking stalls are required for this type of business. He noted that twenty-four spaces are shown on preliminary plans. He commented on existing parking situations at other credit union branches in the region. He deduced that the required thirty parking spaces is excessive in measurable terms. He stated preference for landscaped open areas over paved, likely empty, parking spaces. He verified that the building will be slightly larger than 2600 square feet. Chairman Maw expressed appreciation for the comprehensive building information provided to the Commission by the applicant. Commissioner Neil referred to a table exhibiting bank parking requirements for other municipalities in Utah – noting that the average condition is one space per 150 square foot of edifice. He calculated that a total of just over seventeen parking spaces would be required for this building, under typical conditions in neighboring cities. Commissioner Faulkner queried why the proposed structure is two stories. Jason Patty explained that the interior of the building will have clearstory lighting; there will not be a second floor. And he verified that the building meets height restrictions in Plain City code. Commissioner Faulkner indicated that she has concerns with the proposed exterior lighting of the building. She noted that existing businesses at Kelly’s Corner have been held to strict lighting directives and the Wasatch Peaks Credit Union will be subject to the same. She mentioned lighted sign policies. Jason Patty acknowledged the importance of lighting restrictions in the area and outlined his plan to minimize annoyance of residents. He assured the Commission that photometric diagrams will be carefully composed and presented with engineered drawings. He spoke to questions about lighting of a monument sign. Commissioner Neil affirmed that a sign permit will be required. Commissioner Jenkins commented on a landscaped berm that will be provided to limit detectable light from the parking lot. Commissioner Faulkner submitted that the exterior lighting of the Dollar Tree building is too bright, in her view. She asserted that an agreement made with neighbors to limit light

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shining into their homes from the plaza should be consistently complied with. Chairman Maw stated that the Planning Commission must abide by Plain City parking ordinance. He remarked on processes to gain a variance, revise the Kelly's Corner development agreement, and to amend the code. Paul Taylor indicated that the existing development agreement for Kelly's Corner does not specifically address parking. He assumed that adding parking stipulations to the standing contract might be the simplest way to get the desired parking arrangement. Commissioner Neil informed that amending a development agreement is a legislative matter.

9. Report from City Council:

Land Use Specialist, Mike Kerswell reported on the following items from the March 5th City Council meeting:

- Public Hearing for and approval of FY2020 Budget Adjustments
- Discussion on annexation and zoning of Christensen Property
- Discussion about a reduced Warren Annexation footprint
- Approval of updated Public Works Standards
- Approval of a Moratorium on Overlay Zones and Cluster Ordinances
- Approval of the public release of a SurveyMonkey survey on fiber optic provisions
- Approval of a contract for Consultant Services – Matt Dixon

Chairman Maw indicated that he will represent the Commission at the March 19th City Council meeting.

10. Commission Comments:

Commissioner Jenkins had no further comment. Commissioner Faulkner suggested that a revised parking ordinance may reduce the number of stalls required for the proposed Mixed-Use development in the Town Center, considered at the Public Hearing this evening. She reported discussing broadened communication between the City Council and the Planning Commission with Councilmember Sadler. She stated that it would be advantageous for members of both boards to review the agendas for each other's meetings. She spoke of the recent mishandling of an application for the Residential Overlay that might have been averted through better coordination of agenda information. She commented on the contract with Matt Dixon for consulting services, perceiving that input from the Planning Commission on deliberated land use matters is not being sought out. She expressed concern over the arrangement. Commissioner Neil also expressed unease with the consulting contract and apparent disregard for counsel from the Planning Commission. He revisited dilemmas with the Heritage North application for the Residential Overlay Zone, which was approved by the City Council. Paul Taylor indicated that problems with the Overlay Zone application must be resolved before a preliminary subdivision plat can be considered. Chairman Maw yielded.

11. Adjournment

Motion: Commissioner Jenkins motioned to Adjourn at 8:16 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil 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

Planning Commission Chair

Planning Commission Secretary

COPY

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March 26, 2020

Minutes of the Virtual Plain City Planning Commission Meeting held on March 26, 2020 at 7:00 p.m. via ZOOM.

Present: Chairman Jarod Maw
 Vice Chairman Blake Neil
 Commissioner Blake Jenkins
 Commissioner Shawna Faulkner
 Commissioner Dustin Skeen

Staff: Mike Kerswell, Dan Schuler, Paul Taylor, Brandon Richards

Attendees: Jacob Rhees, Sherry Barker, Cody Rhees, Jason Patty, Kaiden Miller, Jeff Shaw, Tyler Nielson

Welcome: Chairman Maw

Pledge of Allegiance: WeSign.com

Moment of Silence / Invocation: Commissioner Skeen

1. Roll Call:

Chairman Maw conducted roll call and indicated; Commissioners Jenkins, Neil, Faulkner, Skeen and Chairman Maw were present.

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 March 12, 2020

Motion: Commissioner Neil motioned to approve the Meeting Minutes for March 12, 2020. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, and Skeen voted aye. Motion carried.

6. Technical Review Report

Commissioner Neil reported on the Technical Review Committee Meeting, held March 3rd, 2020. He indicated that property owner, Gage Arnold proposed a subdivision amendment. He reported that Public Works Director, Dan Schuler addressed fencing, building setbacks and line of sight questions. He reported errors found on the Zoning Amendment application, presented by Cody Rhees:

- a. The land serial number is not correct.
- b. The requested zoning designation referenced a density category, not an actual zone.

He noted that Cody Rhees agreed to rename a subdivision for which he had submitted an application, to "Taylor Parks Three". He commented on a conceptual drawing of the proposed Taylor Parks Three subdivision. City Engineer, Paul Taylor spoke of stormwater concerns and access provisions to adjacent properties.

7. Legislative Items:

Set Public Hearing: Zoning Amendment – Taylor Parks Three approx. 3850 W 2200 N (RE-20 to RE-15)

Developer, Cody Rhees confirmed that he has revised the application to show the correct parcel ID and zoning designation. Land Use Specialist, Mike Kerswell asserted that the revised application will be sent to the commissioners, prior to the scheduled Public Hearing. He verified that the next eligible Planning Commission meeting date for the Public Hearing is April 23, 2020. Chairman Maw reviewed notification requirements for Public Hearings. Commissioner Neil explained how virtual hearings can be properly noticed and mentioned various means of receiving public input.

Motion: Commissioner Faulkner motioned to set a Public Hearing for the Zoning Amendment – Taylor Parks Three approx. 3850 W 2200 N (RE-20 to RE-15), 04/23/2020. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.

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

Property owner, Sherry Barker stated that there is an existing home on the lot. She expressed intent to subdivide the property into two lots and build her personal residence on the new, vacant parcel. Chairman Maw requested that a map be displayed, showing the vicinity and the proposed subdivision.

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

No public comment was presented.

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

Discussion/Motion: Zoning Amendment - Sherry Barker Property, 3224 W 2200 N (A-1 to RE-20)

Commissioner Faulkner noted that the parcel is of ample size for the proposed minor subdivision. Paul Taylor indicated that this request conforms with Future Land Use/General Plan parameters, stipulated for the area.

Motion: Commissioner Faulkner motioned to recommend City Council approval of the Zoning Amendment – Sherry Barker Property, 3224 W 2200 N (A-1 to RE-20), establishing; this request conforms with Future Land Use/General Plan parameters, stipulated for the area. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.

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Discussion/Motion: Mixed-Use Overlay Zone – Elk Horn Properties, app. 4325 W 2425 N

Property owner and developer, Jacob Rhees outlined the proposed Mixed-Use project. He explained that the land is currently zoned for commercial development. Chairman Maw briefly reviewed public sentiments regarding the contemplated project. Commissioner Faulkner indicated that much of the public's worry is over commercial development in the district, noting that the present zoning is C-2. She suggested that the proposed Mixed-Use overlay may reduce commercial impact. Commissioner Neil commented on parking conditions, referred to in public comments as problematic. He noted that parking areas, previously committed to the Roylies building, are being counted as potential spaces for this project. He asserted that the plot is conducive to one or the other zoning designations – not a combination of residential and commercial development. He made mention of a moratorium on overlays, set by the City Council. Chairman Maw verified that this Mixed-Use Overlay petition was received prior to the moratorium. City Attorney, Brandon Richards affirmed that the moratorium cannot stop the processing of an application that was accepted prior to the institution of said moratorium. Commissioner Neil maintained that submittal of a revised plan would be subject to the moratorium, should this application be denied by the City Council, at the recommendation of the Planning Commission. Brandon Richards validated Commissioner Neil's statement. Commissioner Faulkner weighed the option to table the agenda item. Brandon Richards stated that the item can be tabled for revision or in anticipation of additional, clarifying information. Jacob Rhees reviewed the Purpose and Intent of the Mixed-Use Overlay Zone. He acknowledged that the required twenty-eight parking spaces for the project is astounding until it's understood that many are in garages and on private driveways. He marked planned 15-minute, temporary parking stalls. He expressed opinion that the concept follows the written Purpose and Intent of the ordinance. He said that he will actively pursue sustainable tenants for the commercial units. He dismissed views that there may be better locations in Plain City for the Mixed-Use concept. Chairman Maw instructed; State code requires a licensed architect's stamp on plans for commercial buildings of 3,000 square feet or greater. He commented on fire safety and suppression systems that are required in commercial structures. Jacob Rhees indicated that State requirements will be met.

Motion: Commissioner Faulkner motioned to recommend that the City Council approve the Mixed-Use Overlay Zone – Elk Horn Properties, app. 4325 W 2425 N. Commissioner Jenkins seconded the motion.

Commissioner Skeen suggested that some aspects of the ordinance Purpose and Intent are disregarded in the proposed project. He questioned if moderate-income housing standards will be heeded. He submitted that the area is better suited to strictly commercial use. He remarked on the historic nature of the Town Center District. Commissioner Faulkner asked what conditions the commissioners deem necessary for an "active neighborhood". Commissioner Skeen stated that a larger area would be needed to comprise parks, walking paths, and trails. Commissioner Jenkins indicated; he would prefer that the property remain commercial. He commented on locations in Plain City where higher-density housing would be more acceptable.

Vote: Commissioners Jenkins, Neil, and Skeen voted nay. Commissioner Faulkner and Chairman Maw abstained. Motion did not carry.

Motion: Commissioner Neil motioned to recommend that the City Council deny the Mixed-Use Overlay Zone – Elk Horn Properties, app. 4325 W 2425 N. Commissioner Skeen seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.

8. Administrative Items:

Discussion/Motion: Site Plan – Wasatch Peaks Credit Union at Kelly's Corner, approx. 3631 W 2600 N

Level 5 Senior Project Manager, Jason Patty introduced himself and recognized Project Engineer, Kaiden Miller, Wasatch Peaks EVP/CFO, Jeff Shaw and Gardner Engineer representative, Tyler Nielson, whom were in attendance. Commissioner Faulkner expressed disapproval of the proposed lighting shown on preliminary plans for the credit union building. She reminded those present that backlit signs were prohibited for the AutoZone store in the Kelly's Corner development. She urged consistency in site development standards.

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Jeff Shaw described the rationale of how Wasatch Peaks creates, delivers, and captures value, in economic, social, cultural and other contexts. He explained the importance of visibility and recognizability to the credit union business model. He submitted that considerably illuminating signs on the building between the hours of 5:00 p.m. and 10:00 p.m. is a reasonable conception. Jason Patty asserted that the credit union building will be set back farther from the road (and neighbors) than other businesses in the plaza. He commented on efforts made by project designers to contain light within property boundaries. He pointed out that the parking lot design has been updated and is now compliant with the Plain City parking ordinance. Commissioner Skeen echoed Commissioner Faulkner's apprehension over lighting nuisances. He acknowledged the advantages of enhanced visibility provided by judiciously lighted building signs. He commented on lighting stipulations in the Kelly's Corner development agreement. Chairman Maw remarked on lighting cutsheets, provided by Level 5. Jason Patty described photometric diagrams, included in the drawing packet for the project. Jeff Shaw identified nearby branch locations that have lighting similar to that proposed. He reiterated that visibility during higher-traffic hours is imperative to their business. He indicated that building lighting could be dimmed after business hours. He spoke of advertising dynamics related to building signage. Dan Schuler commented on plans for a twenty-four-hour ATM to be located in the drive through lane. Jeff Shaw described the lighting configuration, planned for the drive through lane. He commented on building security aspects. He asserted that the company understands the importance of being a good neighbor and is willing to reasonably limit lighting in consideration of residential surroundings. Chairman Maw stated that the lighting shown on a photo of the North East branch is subtle and possibly less intrusive than lighting on other buildings in the Kelly's Corner development. Jason Patty acknowledged that the same care will be taken to provide an appealing environment around the proposed business. Brandon Richards advised that action on the Site Plan may be taken during this meeting and lighting issues can be dealt with when the Commission reviews the sign permit application. He indicated that lighting concerns could be mentioned in the motion. Commissioner Skeen voiced approval of the Site Plan. He queried if a storm drain concern has been resolved. Chairman Maw expressed appreciation for the architectural style of the proposed building. Paul Taylor indicated that the landscape plans do not include evergreen shrubbery on top of the berm along 2600 North as required by the development agreement. This is part of the screening of headlights from parking stalls facing the street. Jason Patty agreed to provide the required plantings. Dan Schuler remarked on stormwater detention matters, including basin sizing. He requested that the Project Engineer verify that the existing detention basin has been built to original design specifications. Commissioner Skeen broached future plans for a drive through coffee shop on the premises. Jeff Shaw briefly described outlooks for the proposed kiosk. Tyler Nielson agreed to ascertain the size of the existing stormwater detention formation. Chairman Maw recited three contingencies to be added to a motion on Site Plan approval:

- a. Lighting of signs is subject to review and approval by the Planning Commission.
- b. Compliance with development agreement landscaping requirements, namely: evergreen shrubbery on top of the berm along 2600 North.
- c. Engineer confirmation of proper stormwater detention basin sizing.

Motion: Commissioner Skeen motioned to approve the Wasatch Peaks Credit Union at Kelly's Corner Site Plan, approximately 3631 W 2600 N, contingent on: a.) Lighting of signs is subject to review and approval by the Planning Commission. b.) Compliance with development agreement landscaping requirements, namely: evergreen shrubbery on top of the berm along 2600 North. c.) Engineer confirmation of proper stormwater detention basin sizing. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.

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9. Report from City Council:

The March 19th, 2020 City Council meeting was cancelled.

10. Commission Comments:

Commissioner Faulkner, following up from a discussion at the previous Planning Commission meeting, asked that City Councilmembers be given a Planning Commission meeting agenda and that a City Council meeting agenda be imparted to Commissioners. Mike Kerswell agreed to deliver the agendas as requested. Chairman Maw directed that a Planning Commissioner contact list be distributed to each commissioner. Commissioner Jenkins had no further comment. Commissioner Neil yielded. Commissioner Skeen asked for a copy of lighting stipulations in the Kelly's Corner development agreement. Mike Kerswell agreed to send out Kelly's Corner development agreement lighting directives and provide copies of meeting minutes for meetings in which AutoZone and Dollar Tree sign lighting was discussed.

11. Adjournment

Motion: Commissioner Skeen motioned to Adjourn at 8:28 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.

2020

<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	<u>Alternate</u>
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Planning Commission Chair

Planning Commission Secretary