

Plain City Planning Commission  
Minutes of Meeting  
June 11, 2020

Minutes of the Virtual Plain City Planning Commission Meeting held on June 11, 2020 at 7:00 p.m. via ZOOM.

Present:                    Chairman                    Jarod Maw  
                                 Vice-Chairman            Blake Neil  
                                 Commissioner              Shawna Faulkner  
                                 Commissioner              Blake Jenkins  
                                 Commissioner              Rob Ortega

Excused:                    Commissioner              Dustin Skeen

Staff:                        Mike Kerswell, Dan Schuler

**Attendees:**                    Cody Rhees, Chris Jackson, Spencer Bennett, Liz Bennett, Angela Child, Alexis Bishop

**Welcome:**                        Chairman Maw

**Pledge of Allegiance:**                    Commissioner Neil

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

**1. Roll Call:**

Chairman Maw directed roll call and indicated; Commissioners Neil, Faulkner, Jenkins and Chairman Maw were present. Commissioner Skeen was excused. Commissioner Ortega arrived after roll call.

**2. Opening Statement:**

Chairman Maw read the Opening Statement.

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

Chairman Maw reported that he was approached by a resident who expressed concerns with the proposed Taylor Parks Three subdivision. He invited the resident to attend a Planning Commission meeting at which the item will be discussed. He briefly remarked on a field assessment of surrounding Nilson Homes mixed-use developments that he and Commissioner Faulkner participated in. He indicated that Mayor Beesley and representation from City Council also participated.

**4. Public Comments:**

None presented.

**5. Approval of Meeting Minutes for May 28, 2020**

Commissioner Faulkner indicated; on page four, her name was omitted from an account of her comment about a developer's tendency to minimize the implications of conditions ordered by the Planning Commission, if the requirement is perceived as an obstacle.

**Commissioner Jenkins motioned to approve the Meeting Minutes for May 28, 2020. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, and Jenkins voted aye. Motion carried.**

**6. Technical Review Report**

Chairman Maw informed that the Technical Review Committee meeting was not held this cycle.

**7. Administrative Items:**

**Discussion / Motion: Site Plan – Totally Blind at Roylies Building (Town Center)**

Business owner, Liz Bennett defined her company and how it engages customers. She noted that she's been doing business from her home in Plain City for many years – just now branching out into a commercial space. Chairman Maw confirmed the proposed location of the window treatment business. Mrs. Bennett explained that production and modification of window coverings will occur offsite. She described an intended showroom and display arrangements. She verified that the Building Inspector has been involved in the Site Plan application process.

**Commissioner Faulkner motioned to approve the Site Plan for Totally Blind at Roylies Building (Town Center). Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, and Jenkins voted aye. Motion carried.**

**Discussion / Motion: Site Plan – A. Lyn Events at Roylies Building, approx. 2398 N 4350 W (Town Center)**

A Lyn Events executive, Angela Child gave details on her business model. She indicated that small events will be hosted at the proposed location. She described a planned layout of inventory displays. Chairman Maw asked if an occupancy limit will be posted on or near entry doors. Angela Child answered in the affirmative. Commissioner Neil requested particulars on storage of production elements. Angela Child stated that stored decorations, etc. will be limited to those needed for an upcoming, scheduled event. She affirmed that the company has off-site storage. Commissioner Faulkner remarked on events that will be hosted at the proposed business location. She queried about larger gatherings. Angela Child indicated that larger events will necessarily be accommodated at other venues, including homes, church buildings, parks, etc. Commissioner Jenkins asked if food will be prepared in the unit. Angela Child answered in the negative. Chairman Maw voiced support of the proposed Site Plan under the condition that the unit will not be used to host groups over fifty. He suggested that occupancy limits be coordinated with the Building Inspector and Fire Marshall.

**Motion: Commissioner Jenkins motioned to approve the Site Plan for A. Lyn Events at Roylies Building, approx. 2398 N 4350 W (Town Center). Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Ortega voted aye. Motion carried.**

**Discussion / Motion: Discussion / Motion: Preliminary Subdivision – Heritage North, app. 4008 W 2800 N**

Project developer, Cody Rhees indicated that this proposal has been reviewed by the Technical Review Committee, more than once, in the past. He stated that another review has been scheduled for June 16<sup>th</sup>. He noted that he hopes to go over compiled information from the City Engineer, Bona Vista Water Improvement District and the Planning Commission, that is fundamental to advancing the subdivision application. Chairman Maw expressed tentativeness to forward the preliminary application before the

Plain City Planning Commission  
Minutes of Meeting  
June 11, 2020

Technical Review Committee has completed their assessment of the comprehensive information. Commissioner Neil suggested that some concerns could best be addressed at the Technical Review Committee meeting. Cody Rhees stated that a large portion of data and specifications required for approval of the subdivision, was provided during the preceding Residential Overlay Zone application process. Commissioner Faulkner commented on the evolution of the Heritage North concept, over past months. She concluded that there are too many outstanding issues for her to make a decision on the preliminary plat at this time. Cody Rhees commented positively on the usefulness of the Technical Review Committee meeting and voiced appreciation to Public Works Director, Dan Schuler, for his assistance.

On Dan Schuler's recommendation, the Commission requested that the following be addressed at the upcoming Technical Review Committee meeting:

1. Identify streets that will have sidewalks – Commissioner Faulkner recommends all streets have sidewalks.
2. Identify how HOA will be managed (professionally or by home owners).
3. Clarify what portion of the Pegasus parcel will be included in the Overlay Zone.
4. Verify that item #4 of the City Engineer's comments has been addressed – draft deferral agreement and/or expressed plans to extend curb, gutter, and sidewalk to the east end of lot 121.
5. Confirm that the City Engineer's comment #2 is addressed – Engineer recommends that 3975 West Street is constructed as a City standard 60' wide road.
6. Provide geotechnical study documentation – City Engineer's comment #9.

**Motion: Commissioner Neil motioned to table Discussion / Motion: Preliminary Subdivision – Heritage North, approx. 4008 W 2800 N. Commissioner Jenkins seconded the motion. Vote: Commissioners Neil, Jenkins, Faulkner and Ortega voted aye. Motion carried.**

## **8. Legislative Items:**

### **Discussion: Amendments to Overlay Zone and Cluster Subdivision ordinances**

Chairman Maw indicated that a draft of the amended ordinances was provided by Mayor Beesley for review. He explained that Mayor Beesley and professional consultant, Matt Dixon have requested Commission assessment of code amendments they've composed. Commissioner Neil indicated that he didn't receive a reviewable copy of the draft in his packet. Land Use Specialist, Mike Kerswell printed a copy for him. Commissioner Faulkner referred to 10-20-1: *Purpose and Intent*, noting that a change has been made to the approval policy for the Residential Overlay Zone with Public Amenities. She suggested that the revised language causes confusion regarding the Planning Commission's delegation in the process. She pointed out that an average lot size is not specified in the proposed Overlay zone standards, to coincide with minimum lot size constraints for the original zone. She indicated that the caption under 10-20-5 should specify "Residential Overlay Zone with Public Amenities". Chairman Maw informed that Mr. Dixon separated ordinances for the Residential Overlay Zone WITH public amenities and WITHOUT the provision, into two distinct chapters. He inferred; the Residential Overlay Zone without a public amenity requirement resembles a Cluster Subdivision ordinance. He suggested that this chapter (Title 10 Chapter 20) be fully reviewed by commissioners before attention is given to an adapted code for a Cluster Subdivision. He further described a favored review process. Commissioner Jenkins commented on affordable housing objectives that relate to the Overlay and Cluster Subdivision ordinances. Chairman Maw reviewed State mandates for reporting of City planning that supports affordable housing. Commissioner Faulkner gave emphasis to the significance of promoting development of pathways comprising or adjacent to existing or proposed pathway corridors, set forth in the Plain City Parks, Trails, and Open Space Master Plan through the original establishment of this ordinance. She contemplated the addition of buildable footprint delineations on submitted plat drawings. Commissioner Neil noted that the ordinance contains several Planning Commission action items while specifying that The Residential Overlay Zone with Public Amenities shall only be permitted for property approved by the City Council. He mentioned difficulties with the procedural structure. He advised that reference to the Planning Commission's function(s) should be noted earlier in the text. Commissioner Ortega

Plain City Planning Commission  
Minutes of Meeting  
June 11, 2020

commented on the City Council's role in making decisions on land use matters. He recognized the Planning Commission's advisory function on legislative matters. Dan Schuler spoke of a commitment by the Wasatch Front Regional Council to review Plain City's Master Plan for trails and open space. He indicated that grant money has been offered to revive work on the trail system. He remarked on assembling a committee to oversee planning. He instructed that the trail system should be considered when proposals for new developments are presented for evaluation. Chairman Maw anticipated assigning representation from the Planning Commission to be involved with updating of the Parks, Trails and Open Space Master Plan. Commissioner Ortega weighed including a stipulation for an overall average lot size. Commissioner Faulkner restated concern over the terms of 10-20-1 A. Chairman Maw affirmed that he will relay the Commission's thoughts and recommendations to Mayor Beesley and Mr. Dixon.

**9. Report from City Council:**

Mike Kerswell reported on the June 4th City Council meeting:

- Public Hearing Final Approval of FY2021 City Budget – No public comments were presented.
- Tabled Final Approval of Sunset Meadows Phase 2 & Phase 3 – Contingencies ordered by the Planning Commission with their recommendation were considered.
- Plain City Cemetery's Proposal with Public Works Department was approved.
- A commemorative Tree Donation in Park program was approved.
- A Resolution - Acceptable Tree List was approved.

**10. Commission Comments:**

Commissioner Ortega apologized for arriving late. He reported that a coworker tested positive for the Corona Virus. He indicated that he will be self-quarantining for two weeks. He commented on aspects of legislation that require cities to plan and implement affordable housing policies, noting that figures for affordability of housing in Utah are based on the median income of a community. He stated that the variable will be affected by population growth and should be regarded when the affordable housing plan for Plain City is updated. Commissioner Neil expounded how affordability of housing is determined by the State. Commissioner Ortega reported discourse from the City Council meeting, related to the County-owned portion of 2200 North Street that is comprised in the proposed Sunset Meadows Phase 2 subdivision. Commissioner Faulkner confirmed that Nilson Homes has contacted adjoining property owner, Travis Murphy, in an attempt to resolve foreseen traffic flow issues. She indicated that Travis Murphy will in turn, meet with the Mayor on the matter. Dan Schuler announced that he will be meeting with Travis Murphy in the morning (June 5th). Commissioner Jenkins had no further comment. Commissioner Faulkner conveyed that a Nilson Homes representative reported; Plain City ranked as the fastest-growing city in Weber County between 2018 and 2019 and sixth-fastest across the state. She deduced that the developer's claim that Plain City ordinances are suppressive, contradicts statistics that they, themselves acknowledged. She reported takeaways from a fieldtrip to surrounding Nilson Homes mixed-use developments. Chairman Maw informed that Mayor Beesley has requested that a Planning Commission member be present at an 8:30 a.m. meeting with Travis Murphy, on his property 6/12/2020. Commissioner Faulkner agreed to check her schedule and attend if possible. Chairman Maw reviewed the purpose of a Regional/Urban Design Assistance Team Program (R/UDAT) and explained that local planning and design experts will be participating with the Plain City Design Assistance Team (DAT). He indicated that he'll communicate with directors of the program, Tuesday, to work out arrangements. He noted that the recent public health crisis has negatively affected typical R/UDAT procedures. He reminded the Commission that the City Council has allocated funds from the City budget, to pay for the program. He indicated that a work meeting will be scheduled to discuss Nilson Homes' plans for the unincorporated Christensen property on 2600 North Street.

Plain City Planning Commission  
Minutes of Meeting  
June 11, 2020

**11. Adjournment**

**Motion: Commissioner Faulkner motioned to Adjourn at 8:20 p.m. – Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Ortega voted aye. Motion carried.**

**2020**

<u>Neil</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Jenkins</u>	<u>Skeen</u>	<u>Ortega</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

Plain City Planning Commission  
Minutes of Meeting  
June 25, 2020

Minutes of the Plain City Planning Commission Meeting held on June 25, 2020 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404 and digitally replicated via ZOOM.

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

Staff:                              Mike Kerswell, Dan Schuler

**Attendees:**                      Elizabeth Cooper, Justin Nielsen, Sean Jones, Amie Hadley, Jerry Cahan, Bonnie Bippes, Buddy Sadler, Renee Hart, Todd Hart, Kori Talbot, Mike Talbot, Cody Rhees

**Welcome:**                              Chairman Maw

**Pledge of Allegiance:**              Commissioner Skeen

**Moment of Silence / Invocation:**      Chairman Maw

**1. Roll Call:**

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

**2. Opening Statement:**

Chairman Maw read the Opening Statement.

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

Chairman Maw reported speaking with a North Ogden resident about his desire to develop a parcel on North Plain City Road with quarter-acre lots. He described General Plan stipulations for the area and invited him to attend a Technical Review Committee meeting.

**4. Public Comments:**

None presented.

**5. Approval of Meeting Minutes for June 11, 2020**

**Commissioner Faulkner motioned to approve the Meeting Minutes for June 11, 2020. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**6. Technical Review Report**

Chairman Maw informed that he attended the June 16th Technical Review Committee meeting. He remarked on a proposed project near 4700 West Street, west of Fremont High School. He noted that the property owner wants to subdivide one lot into two. He indicated that access points were discussed. He reported further review of the Heritage North subdivision. He commented on another proposed two-lot development with access road, presented by a member of the Heslop family.

**7. Legislative Items:**

**Public Hearing: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5)**  
**Commissioner Skeen motioned to open Public Hearing: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5). Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

Jerry Cahan asserted that the proposed development with reduced lot sizes is badly misjudged. He contended that allowing this development will create hazardous conditions for the neighborhood. He reported that the only outlet from the proposed track will be onto a busy road (4700 West Street). He noted; that outlet is directly across from the main entrance/exit to Fremont High School. He pointed out that there are no stop regulations along 4700 W, requiring all traffic from the high school and 1850 N to wait until 4700 W is clear. He stated; with over 2,000 students, conditions are ripe for traffic accidents on that stretch of road. Without any further development, he reported it's difficult to get out onto 4700 North Street. He submitted that adding 33 - 35 more households can't be good and that the development should not be approved unless the developer purchases property on 5100 West Street to provide additional access to the track. He evoked; the problem for the developer is that all of the adjacent parcels on 5100 W are built up - the developer would have to purchase one of the parcels or the City condemn a parcel for street right of way. He contemplated a semaphore at the intersection of 4700 W and 1850 N. and reported that currently, there are no crosswalks around the high school, nor a school speed zone. He assumed that some children will be walking to school from the proposed development and crossing at 1850N. He commented on the impact traffic congestion in the area will have on emergency and service vehicle maneuverings.

Kori Talbot explained that the proposed subdivision borders her property. She stated that upon purchase of her home, restrictions were placed on detached structures due to sensitive/wetland conditions. She presumed that the future Stillwater project will be subject to similar or greater restrictions, related to water table concerns. She echoed pedestrian safety points and traffic flow worries, posed by Jerry Cahan.

Todd Hart remarked on difficult entry onto 4700 West Street at intersections near Fremont High School. He proposed that a crosswalk with flashing lights be installed, for students crossing 4700 West on their way to homes on the west side of the road.

Affected property owner, Bonnie Bippes maintained that land around the proposed development is used for agricultural purposes. She indicated that creation of a roadway through that section will disrupt the time-honored environment.

Participating via ZOOM, Elizabeth Cooper restated traffic concerns – existing, and that may result from

Plain City Planning Commission  
Minutes of Meeting  
June 25, 2020

the proposed subdivision. She indicated that her family purchased property in western Plain City, particularly because of the rural atmosphere. She spoke of assurances presented when her family moved to the area, that adjacent land could not be developed due to sensitive/wetland conditions. She remarked on traffic congestion on 1850 North Street. She inferred that 4700 West Street, as it passes by Fremont High School, is already plagued with an excess of car crashes and near misses. She commented on the viability of concept road widths.

Sean Jones acknowledged that growth is inevitable. He reiterated that traffic flow is presently troublesome in the area of the planned project and will foreseeably worsen when more homes are built. He proposed that an additional access/exit or traffic calming devices such as speed bumps or speed dips be provided by the developer. He voiced opinion that RE-20 zoning should be upheld.

Amie Hadley spoke of existing traffic issues in the region and expressed concern over residential expansion in that locality.

**Commissioner Faulkner motioned to close Public Hearing: Zoning Amendment – Stillwater Development. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Discussion / Motion: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5)**

Project developer, Justin Nielsen expressed appreciation for the comments imparted at the Public Hearing. He reviewed the planning process that generated the proposed concept. He indicated that input from the community will be considered as the design is finalized. He reported that a parcel to the north of the plat has been acquired and will be used for a second access/exit for the subdivision. Commissioner Faulkner asked about the purported wetland conditions on property intended for the development. Justin Nielsen indicated that, to his knowledge, dedicated wetland characteristics are not ascribed to any part of the project. He noted that the land will be thoroughly assessed by his engineering staff and identified flooding issues will be remedied before construction begins. He affirmed that he will comply with City ordinances. Commissioner Faulkner commented on the alignment and egress point of a proposed street on the north end of the conceptualized plat. Justin Nielsen indicated that the street in question may be continued through a recently purchased parcel to the north – and serve as a secondary exit/entrance for the subdivision. He noted that up to twelve building lots will line the outlet situated on the parcel when it's developed as a second phase of this subdivision. He stated that accommodation of future access points, future growth, and the overall safety of the subdivision are driving attributes of the plat design. Commissioner Faulkner indicated that she approves of the concept but is concerned about possible wetland impediments. Commissioner Skeen commented on high water conditions he has personally witnessed in the area. Commissioner Neil remarked on Stillcreek flooding issues. He suggested that this matter be tabled until the City Engineer can review ground saturation levels and drainage demands.

**Commissioner Neil motioned to table Discussion / Motion: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5), until a review of purported wetland/sensitive conditions on the property is conducted by the City Engineer. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Discussion: Amendments to Overlay Zone and Cluster Subdivision ordinances**

Chairman Maw indicated that a draft of the amended ordinances was included in meeting packets for review. Land Use Specialist, Mike Kerswell explained that the Planning Commission's recommended changes have been red lined. Commissioner Faulkner indicated that she relayed the Commission's questions and recommended changes to the City Council but has not been given an update on how those concerns might be addressed. She suggested that the Council's criteria for property eligibility (10-20-1 A) should be specifically identified, to avoid

Plain City Planning Commission  
Minutes of Meeting  
June 25, 2020

extensive consideration of an Overlay application (by the Planning Commission) for land that may later be deemed unsuitable (by the City Council). Chairman Maw advised that a definition of what a Public Amenity is, should be included or referenced in the code. Commissioner Skeen commented on the differentiation of an Overlay with Public Amenities and one without. He warned that reserving specific areas of Plain City for the Overlay would be an undesirable limitation. Chairman Maw emphasized that the Purpose and Intent of the ordinance lists the development of parks, trails, and other open space as one of the reasons for the institution of the Overlay and that it is established to promote development of pathways (multi-purpose routes accessible to pedestrians, bicyclists and equestrians) and as such, will solely be considered for areas comprising or adjacent to existing or proposed pathway corridors, set forth in the Plain City Parks, Trails, and Open Space Master Plan. Commissioner Faulkner related Public Works Director, Dan Schuler's hope to update the Parks and Trails Master Plan. Commissioner Skeen contemplated limiting the use of an overlay to portions or phases of a development that actually connect to a park or pathway corridor. Chairman Maw submitted that allowing the overlay to be applied to the whole of a development will create a greater prospect for dedicated open space. Commissioner Faulkner mentioned the 1:2 ratio of developed open space to housing stipulation in the ordinance. Commissioner Jenkins asserted that fragments of useless open space, scattered throughout a development, is an unacceptable concept. Chairman Maw weighed the inclusion of features such as a public library or recreation center as allowable public amenities. Commissioner Neil read the (Oxford Dictionary) definition of Amenity: "a desirable or useful feature or facility of a building or place". He proposed adding a definition of Public Amenity to the Definitions section of the code, for referencing in the Overlay ordinance. Commissioner Ortega commented on the "Public" designation of the named amenities and requested details about maintenance obligations. Commissioner Neil instructed that the City Council will make decisions on amenity maintenance matters. Chairman Maw ordered that continued discussion on Amendments to Overlay Zone and Cluster Subdivision ordinances, be put on the agenda for next Planning Commission meeting.

## **8. Administrative Discussion:**

### **Discussion: Sign Permit – Wasatch Peaks Credit Union at Kelly's Corner**

Chairman Maw remarked on drastically altered plans that have been presented for Wasatch Peaks Credit Union signs. He reviewed the sign package, originally submitted to the Commission for approval. Mike Kerswell clarified that the revised sign package was submitted to the Building Official by YESCO – the sign manufacturer – not by Wasatch Peaks nor the project developer. Chairman Maw revisited the Commission's painstaking deliberation of the company's initial sign proposal. Consensus was reached; the unauthorized alterations shall not be allowed. Mike Kerswell agreed to relay the planning Commission's finding to YESCO.

## **9. Report from City Council:**

Commissioner Faulkner reported that there was much discussion on Final Adjustments of the FY2020 City Budgets and Final Acceptance of the FY2021 City Budgets, attesting that both items were approved. She conveyed points of a discussion about a State required Fraud Assessment Report. She informed that results of a Utopia survey show a majority of residents are not satisfied with internet services, currently available in Plain City. She reported fiberoptic infrastructure financing options that were considered. She indicated that Discussion / Motion Final Approval of Sunset Meadows Phase 2 and 3 was tabled. She briefed the Commission on aspects of the subdivision phases that were disputed. She reported that the Purchase of new SCBA's and Radios for the Fire Department was approved. She remarked on a modified 4th of July Celebration, planned by the Mayor, City Council and Recreation Assistant Director, Colette Doxey. She expounded the processes presented by the City Attorney, for annexation of unincorporated islands.

## **10. Commission Comments:**

Commissioner Jenkins commented on the difference between a professionally managed HOA and a community association - operated by volunteers, elected by the homeowners. From personal experience, he deduced that an

Plain City Planning Commission  
 Minutes of Meeting  
 June 25, 2020

HOA that is handled by involved homeowners is an effective arrangement. Commissioner Faulkner advised that a 25m.p.h. speed limit should be set on 2200 North Street in the area of Sunset Meadows and stretching farther to the west. She remarked on traffic problems on streets around Fremont High School. She considered a variety of means for reducing speed and congestion. Commissioner Skeen suggested posting a reduced speed limit on 4700 West Street, as it passes by Fremont High School. Commissioner Neil alluded to high traffic volume and reckless driving on roads near the school. He indicated that he's unable to attend the July 2nd City Council meeting and asked for a substitute. Commissioner Ortega reviewed the schedule for Commission representation at City Council meetings. He stated that he will be available to attend the next meetings he is scheduled for and thanked Commissioner Faulkner for covering his assignment at the last City Council meeting. Chairman Maw agreed to fill in for Commissioner Neil. He reported that the AIA Communities by Design has expressed serious desire to work with the Plain City DAT to realize their visions. He informed that they've requested photos of elements/settings that define the Plain City rural identity. He noted that the organization is trying to get a feel for community interest in design charette participation.

**11. Adjournment**

**Motion: Commissioner Skeen motioned to Adjourn at 8:27 p.m. – Commissioner Neil seconded the motion.**

**Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**2020**

Neil	Faulkner	Maw	Jenkins	Skeen	Ortega
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 Planning Commission Chair

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 Planning Commission Secretary