

Plain City Planning Commission  
Minutes of Meeting  
May 14, 2020

Minutes of the Virtual Plain City Planning Commission Meeting held on May 14, 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  
   Commissioner                 Rob Ortega

Staff:                              Mike Kerswell, Dan Schuler

**Attendees:**                      Mark Staples, Kaiden Miller, Cody Rhees, Alex Papageorge,  
   Jory Wahlen, Robyn Jackson, Juvenal Sonato, Adams Family

**Welcome:**                              Chairman Maw

**Pledge of Allegiance:**                Chairman Maw

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

**1. Roll Call:**

Chairman Maw directed roll call and indicated; Commissioners Jenkins, Neil, Faulkner, Skeen, 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:**

None reported.

**4. Public Comments:**

None presented.

**5. Approval of Meeting Minutes for April 23, 2020**

**Commissioner Jenkins motioned to approve the Meeting Minutes for April 23, 2020. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, and Skeen voted aye. Motion carried.**

**6. Technical Review Report**

Technical Review was cancelled this cycle.

**7. Legislative Items:**

**Discussion / Motion: Preliminary Subdivision – West Park, app. 3200 North PC Road**

Nilson Homes representative, Mark Staples indicated that criteria in the Residential Overlay Zone ordinance has been met in the presented Preliminary Subdivision plat. He noted that the plat has been reviewed by Public Works Director, Dan Schuler and the City Engineer. Commissioner Neil commented on a number of subdivision name changes that have occurred throughout the process of this application. He mentioned stormwater drainage and sewer issues that have been a point of concern for nearby property owners. He remarked on development entrance/exit locations that have been debated in the past. Mark Staples explained the evolution of the current subdivision title. He affirmed that sewer matters have been resolved with the reassurance from Dan Schuler. He described plans for appropriate handling stormwater runoff and a collaboration with Rocky Mountain Power to increase retention capacity. He stated that the presented Preliminary Subdivision plan does not include an entrance through Shane King's property, as previously contemplated. He indicated that a deeded sixty-foot right of way on a different property is being considered for the entrance/exit in question. He asserted that the plan was derived with guidance from the Mayor and Dan Schuler. He noted that the access will be dedicated to the City when development of the associated phase is complete. Chairman Maw compared the condition to a similar situation that is causing difficulties with an application for the Residential Overlay Zone at the proposed Heritage North subdivision. Commissioner Faulkner verified that the right of way only involves an access point and will not be comprised in building lots nor included in the Overlay. She also confirmed that the road will be paved. She pointed out that a temporary turnaround has been specified on the plat and recollected assurances that the responsibility to remove the feature will not be placed on the future parcel owner. Mark Staples agreed to bond for the eventual removal of the turnaround and restoration of the property. Chairman Maw asked Mr. Staples to describe the intended use of open space property. Mark Staples explained that preliminary designs for the area(s) reflect a balance between maintenance and recreation considerations. He indicated that there will be a restroom facility, parking lot and pavilion, with a turf field. He noted that the open area under power lines will be regarded as an open regional retention basin with design input from the Public Works Director. Commissioner Skeen stated that the current plat does not show features that were discussed in past meetings, such as walking trails, pickleball courts and multiple play fields. He queried if those amenities are still being considered. Mark Staples made known that the Mayor and some councilmembers have advised that a proposed walking trail be retained but the pickleball courts be eliminated. He indicated that the open space plan will be detailed in a development agreement with the City. Commissioner Neil suggested that documents be remitted to the Commission, showing an agreement with the owner of the land on which the tentative right of way is located, much like the paperwork submitted by Cody Rhees for Heritage North. Mark Staples stated that Mr. Larkin – owner of the property – will not sign such an agreement. He revealed that Nilson Homes' rights to the access point has been disputed by Mr. Larkin. Commissioner Neil proposed that City Attorney, Brandon Richards weigh in on the disagreement. Mark Staples informed; the King property is still under contract and can be used for access if agreement on the Larkin property right of way proves unduly arduous. He commented on challenges related to an existing house on the King property.

Commissioner Faulkner emphasized that a more detailed plan for the open space was once provided to the Commission for review, but due to pushback on certain elements, the design was cleared off by the applicant for future propositions. Commissioner Jenkins questioned the reasoning for elimination of the proposed pickleball courts. He made mention of the popularity of the sport and crowding issues seen at the Knight Complex. Chairman Maw surmised that the City Council views additional courts as redundant and a maintenance burden. Commissioner Skeen claimed that additional pickleball courts are needed, citing the aforementioned crowding issues at the Knight Complex. He hoped that plans for the open space at West Park are still fluid. Chairman Maw proposed that basketball courts be considered as an amenity.

**Commissioner Faulkner motioned to approve Preliminary Subdivision – West Park, app. 3200 North PC Road, with condition that the City Attorney review the right of way provisions and documented Agreement**

Plain City Planning Commission  
Minutes of Meeting  
May 14, 2020

**and Covenant for use of the Larkin property for an access be submitted. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil, and Skeen voted aye. Motion carried.**

**Discussion / Motion: Final Subdivision – Sunset Meadows Phase 2, app. 1975 N 3000 W**

Commissioner Skeen asked for particulars on an access at the south end of the proposed subdivision – currently a barricaded dirt roadway. Mark Staples stated that Nilson Homes has purchased a right of way for the road, from Weber County. He indicated that the barricades were installed by order of the City. Dan Schuler explained that the dirt road, beyond the point of access, and surrounding property is part of unincorporated Weber County. He commented on the annexation process. He remarked on potential traffic problems that would be caused by the removal of the barricades. He contemplated accessibility to garbage trucks and school busses. Mark Staples affirmed that two accesses/exits have been provided, apart from the dirt roadway in question. Dan Schuler made mention of conflicts that arose from temporary road blocks installed for Phase 1. He stated that he wants a clear understanding of intended accommodations for current residents affected by detours. He commented positively on the layout of the phase. Commissioner Neil relayed concern expressed by property owner, Penny Barnes, over an apparent obstruction of access to her parcel. Commissioner Skeen referred to the City Engineer's comments on the proposed phase and asked if items on the punch list have been addressed. Mark Staples indicated that the points have been resolved but not presented, as yet, to the Commission. Wasatch Civil President, Jory Wahlen stated that the comments provided by City Engineer, Brad Jensen are specific to Sunset Meadows Phase 2. He asserted that Phase 3 has not been reviewed and acknowledged the former City Engineer had once combined his comments for both phases. Mark Staples reported receiving an email establishing that the engineering comments for Phase 2 are the same as for Phase 3. Dan Schuler explained that the Public Works Department was not given updated plans for Phase 3 to review. He evoked debate on whether work on both phases should be permitted to commence at the same time. Chairman Maw expressed opinion that sufficient information has been seen to recommend approval of this phase. Commissioner Skeen argued that items on the City Engineer's punch list for Phase 2 have not been satisfactorily checked. Jory Wahlen stated that he has not seen a resolution to many of the presented Engineer's comments. Mark Staples informed that he personally sent updated drawings to Brad Jensen, this morning (05/14/2020). Jory Wahlen indicated that the amended plans have not been reviewed. Chairman Maw asserted that the Commission has not evaluated the amended plans. Dan Schuler confirmed that the former City Engineer reviewed both Phase 2 and Phase 3; (that his comments were admittedly the same for both phases). He maintained that Nilson Homes should not be held responsible for complications caused by the City's decision to change engineers while their land use applications are in process.

**Motion: Commissioner Skeen motioned to table Discussion / Motion: Final Subdivision – Sunset Meadows Phase 2, app. 1975 N 3000 W. Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.**

**Discussion / Motion: Final Subdivision – Sunset Meadows Phase 3, app. 1975 N 3000 W**

Commissioner Faulkner inferred that the same circumstance relevant to the application for Phase 2 will be applied to Sunset Meadows Phase 3. Chairman Maw agreed with Commissioner Faulkner's assessment. Commissioner Neil commented on the need for phase-specific comments from the City Engineer.

**Motion: Commissioner Faulkner motioned to table Discussion / Motion: Final Subdivision – Sunset Meadows Phase 3, app. 1975 N 3000 W. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Jenkins, Neil and Skeen voted aye. Motion carried.**

**Discussion/Motion: Zoning Amendment (Residential Overlay Zone) – Heritage North, app. 4008 W 2800 N**

Chairman Maw divulged that he has discussed abstract terms associated with a parcel that comprises a right of way to be used by the developer for an access point into the proposed Heritage North subdivision, with Brandon Richards. He indicated that Brandon Richards was not inclined to delay the application for Zoning Amendment while these matters are settled. Commissioner Neil agreed with the Attorney's finding, noting that a recommendation for City Council approval can be made with conditions. He indicated that a correct legal description will be expected when an application for Subdivision is submitted. Commissioner Faulkner verified

Plain City Planning Commission  
Minutes of Meeting  
May 14, 2020

that only the right of way portion of the Pegasus property will be included in the Overlay. Commissioner Skeen remarked approvingly on the documents provided by Cody Rhees, authorizing use of the right of way and specifying that only a portion of the Pegasus property is to be considered with this application.

**Motion: Commissioner Skeen motioned to recommend City Council approval of the Zoning Amendment (Residential Overlay Zone) – Heritage North, app. 4008 W 2800 N. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Neil, Faulkner and Skeen voted aye. Motion carried.**

**8. Administrative Items:**

**Discussion / Motion: Site Plan – Annador’s Pet Salon at Roylies Building, approximately 2414 N 4350 W (Town Center)**

The applicant, Juvenal Sonato confirmed that the proposed pet grooming establishment will be located in an existing unit that was previously used as a hair salon. Commissioner Neil acknowledged that the present fixtures are well-suited for the conversion. He asserted that the submitted drawing does not have enough detail and explained components that he would like to see illustrated. Mr. Sonato indicated that the staff will consist of his wife and himself. He explained that he was instructed to provide egress and restroom information on his site plan sketch. He described intended client scheduling procedures. He affirmed that no more than three pets will be in the shop at one time. Commissioner Faulkner asked if Mr. Sonato can provide designations for waiting and work areas on his plan. Chairman Maw noted that the commissioners are familiar with the existing building. He stated that accessibility features shown on the submitted draft are satisfactory. Mr. Sonato agreed to provide a more detailed sketch. He identified locations where partition walls will be placed. Commissioner Neil asked if there will be a spot for retail in the unit. Mr. Sonato answered in the negative. Commissioner Jenkins verified that dangerous chemicals will not be used or stored in the shop. Land Use Specialist, Mike Kerswell indicated that he instructed the applicant to provide limited data related to restrooms and egress on his site plan sketch. He requested that approval be granted with a condition that the desired elements be included on an amended drawing, which he would bring to the Commission.

**Motion: Commissioner Faulkner motioned to approve the Site Plan – Annador’s Pet Salon at Roylies Building, approximately 2414 N 4350 W (Town Center), with a condition that a detailed layout of the space be presented. Commissioner Jenkins seconded the motion. Vote: Commissioners Jenkins, Faulkner and Skeen voted aye. Commissioner Neil voted nay. Motion carried.**

**9. Report from City Council:**

Chairman Maw reported attending the City Council meeting, via ZOOM. He commented on the Council’s final approval of Panunzio Estates Phase 1. He reported that the Wasatch Peaks subdivision amendment passed. He indicated that the petition for amended zoning at Taylor Parks Three, from RE-20 to Re-15, was approved. He remarked on the Council’s approval of an interlocal agreement for a RAMP grant for construction of a new restroom facility and press box at the Lee Olsen Baseball Park. He reported that the contractor that provides garbage hauling for Plain City will be increasing their rates. He noted that discussion/motion on that matter was tabled, pending review of the contract. He gave details about a deliberated proposal that the Public Works Department assist the Plain City Cemetery with custodial tasks. He reported that the matter was tabled. He stated that the Council approved a proposed option of hiring a Hearing Officer to replace the traditional Board of Adjustments. He briefly explained the purpose the exchange. He commented on a revised monthly sewer billing structure that was discussed at the meeting. He told of a Green Waste program that was introduced to take the place of the current Recycling program and reported that allowing non-residents to use the Plain City landfill was deliberated. He reported that the MWPP Annual Report for FY2019 was approved. Dan Schuler described the

Plain City Planning Commission  
Minutes of Meeting  
May 14, 2020

MWPP Report. Chairman Maw noted that the Dollar Tree business license was approved at the meeting. He reported that management was notified that landscaping around the building must be improved per their agreement with the City and work has commenced on the assignment. He relayed that the 4th of July Celebration has not been cancelled. He explained that the Chicken Run, traditionally held during the 4th of July Celebration, has been cancelled because chicks have been on backorder due to a recent inundation on the market and would not have enough time to mature before the event.

**10. Commission Comments:**

Commissioner Faulkner commented a Moderate-Income Housing (MIH) report that is required to remain eligible for State funding. She suggested that the Planning Commission should be proactive in reviewing the City's MIH plan and compiling reportable data. She remarked on current lighting conditions at Kelly's Corner, as revealed in photos presented by the developers of the proposed Wasatch Peaks Credit Union. She contemplated reviewing lighting stipulations in the development agreement and divulging elements of noncompliance to the responsible businesses. Dan Schuler reported receiving a phone call from AutoZone management. He explained that they are replacing some landscaping that did not survive the winter. He indicated that they have proposed a plan to limit the new plantings to half of the original arrangement. Commissioner Neil informed that changing the landscaping will require amending the development agreement - a decision to be made by the City Council. Chairman Maw reported meeting with the Mayor and professional consultant, Matt Dixon, to review modified versions of the Overlay Zone ordinances. He indicated that they intend to separate the Residential Overlay Zone into two distinct ordinances; one that requires a public amenity and one that does not. He stated that the revised, draft ordinances will be items for discussion at the next Planning Commission meeting.

**11. Adjournment**

**Motion: Commissioner Faulkner motioned to Adjourn at 8:52 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Jenkins, Faulkner, Neil and Skeen voted aye. Motion carried.**

<u>2020</u>					
<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

---

Planning Commission Chair

---

Planning Commission Secretary

Plain City Planning Commission  
Minutes of Meeting  
May 28, 2020

Minutes of the Virtual Plain City Planning Commission Meeting held on May 28, 2020 at 7:00 p.m. via ZOOM.

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

Excused: Commissioner Blake Jenkins

Staff: Mike Kerswell, Dan Schuler

**Attendees:** Mark Staples, Justin Nielsen, Travis Murphy, Jon Heslop, Clint Ellis, Jory Wahlen, Buddy Sadler

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Commissioner Faulkner

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

**1. Roll Call:**

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

**2. Opening Statement:**

Chairman Maw read 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 May 14, 2020**

Commissioner Faulkner indicated, on page three, the recorded vote for tabling Discussion / Motion: Final Subdivision – Sunset Meadows Phase 3, incorrectly shows that her vote was “No”. She stated that her vote was “Aye” on the motion.

**Commissioner Skeen motioned to approve the Meeting Minutes for May 14, 2020. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Ortega voted aye. Motion carried.**

## **6. Technical Review Report**

Chairman Maw informed that he attended the May 19th Technical Review Committee meeting. He indicated that there were two projects to be reviewed – a minor subdivision of the Howarth property on North Plain City Road, and a four-lot subdivision, submitted by Shad Christensen, proposed for the corner of 2200 N and 3600 W. He described challenging access conditions related to the proposed Howarth subdivision. He noted that the Shad Christensen subdivision complies with the General Plan but has complicated irrigation canal issues that need to be worked out. Public Works Director, Dan Schuler expounded solutions that were discussed.

## **7. Legislative Items:**

### **Set Public Hearing: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5)**

Commissioner Faulkner pointed out that a summarization of current General Plan classification and zoning classification was not included in packets for this meeting. She noted that an estimated development schedule and identification of purpose for the requested change were not provided for review. Stillwater Development Group representative, Justin Nielsen apologized for the deficiency and agreed to submit the information prior to the Public Hearing.

**Commissioner Faulkner motioned to Set Public Hearing: Zoning Amendment – Stillwater Development, 4899 W 1850 N (RE-20 to RE-18.5) for June 25th, 2020. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Ortega voted aye. Motion carried.**

### **Discussion / Motion: Final Subdivision – Sunset Meadows Phase 2, app. 1975 N 3000 W**

Nilson Homes representative, Mark Staples acknowledged his presence via Zoom. Wasatch Civil President, Jory Wahlen indicated that he is representing the City Engineer at this meeting. Invited guest and affected property owner, Travis Murphy explained that stormwater drainage from his Weber County land flows east. He spoke of a perceived inadequate system designed for wastewater management for Sunset Meadows Phases 2 and 3. He asserted that if an existing detention pond is relocated, properties will be flooded. He commented on traffic problems along 2200 N due to construction vehicles. He stated that the County-owned roadway is not wide enough to be transformed into a City collector street without detriment to bordering parcels. He remarked on discrepancies between current survey data and historical fence lines. He indicated that he would like to actively participate in discussions regarding future improvements anticipated for the dirt road that runs along his property. Commissioner Skeen commented on maintenance arrangements for that portion of county road. Commissioner Faulkner made mention of possible turnaround locations, for busses, garbage trucks and emergency vehicles. She asked Mr. Murphy what he envisions for the future of the area. Travis Murphy spoke of growing road maintenance burden. He indicated; with inevitable expansion into the area, he would like to see stormwater retention and traffic flow issues resolved. Dan Schuler stated that the expressed concerns over stormwater management and transportation adaptations are Public Works Department priorities. He briefly outlined measures underway to remedy the unsuitable circumstances. He commented on a regional detention basin, planned as part of the project. Commissioner Skeen clarified that segments of the dirt road are privately owned. Mark Staples reported that Nilson Homes purchased land from the County in order to extend 2200 N through Phase 2. He indicated that 2200 N is not a required access into Sunset Meadows and suggested the road be blocked off from the subdivision to safeguard bordering properties from added traffic. He stated that Nilson Homes will meet with affected property owners, to work out the best solution to problems with that roadway. He gave details on plans for tailwater management and explained how the matter was dealt with in Phase 1. Jory Wahlen confirmed that the planed system will handle the runoff, noting that sufficient data has not been provided to the City Engineer for a complete review. Dan Schuler described a well-designed stormwater management system, proposed for the next phases of Sunset Meadows. Mark Staples affirmed that efforts are underway to achieve the specified

Plain City Planning Commission  
Minutes of Meeting  
May 28, 2020

arrangement. Commissioner Faulkner suggested the plat be presented with clear indication that 2200 North Street will be blocked to through traffic. Commissioner Skeen sought particulars on the monitoring of compliance with conditions placed when action is taken on a land use application. Dan Schuler made known the Public Works Department's role in ensuring contingencies are met. Commissioner Skeen pointed out two small joining parcels, not owned by Nilson Homes, that appear to conflict the proposed layout. Mark Staples stated that one of the private properties in question will not interfere with a proposed access point, and acknowledged that a stormwater drainage channel will be moved to the west to avoid the other piece of private property.

**Motion: Commissioner Faulkner motioned to recommend Final Subdivision – Sunset Meadows Phase 2, app. 1975 N 3000 W to City Council for approval, with conditions: 1) The City Engineer's concerns about road surface elevation at the west end of 2200 N Street are satisfactorily addressed. 2) Traffic flow issues on 2200 N Street are worked out with property owners along that road. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Commissioner Skeen voted nay. Motion carried.**

**Discussion / Motion: Final Subdivision – Sunset Meadows Phase 3, app. 1975 N 3000 W**

Commissioner Faulkner asked if construction of both phases will be undertaken at the same time. Mark Staples indicated that work on both phases will be done on a staggered timetable, in order to comply with City code whilst responding to a dynamic market. Jory Wahlen instructed that will-serve letters must be submitted. He noted that the City Engineer has directed that a specific street light in the phase be relocated.

**Motion: Commissioner Faulkner motioned to recommend Final Subdivision – Sunset Meadows Phase 3, app. 1975 N 3000 W to City Council for approval with a condition that it is not built out at the same time as Phase 2 – (see Plain City Code 11-3-6: D3). Commissioner Skeen seconded the motion. Vote: Commissioners Neil, Faulkner, Ortega and Skeen voted aye. Motion carried.**

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

Chairman Maw indicated that a draft of the amended ordinances has not been provided by the Mayor for review. He explained that Mayor Beesley and professional consultant, Matt Dixon have requested Commission assessment of the codes. Commissioner Neil verified that an ordered moratorium on Overlay Zones is still in place.

**8. Report from City Council:**

Land Use Specialist, Mike Kerswell reported on the May 21st City Council meeting:

- Approved Final Acceptance – Hidden Hollow Subdivision
- Approved Residential Overlay Zone – Heritage North, approx. 4008 W 2800 N
- Accepted Garbage Hauling Rate Increase – Econo Waste
- Approved Green Waste Container program
- Approved Allowance of Non-Residents to Use the Plain City Landfill
- Tabled Discussion/Motion Plain City Cemetery's Proposal with Public Works Department
- Tabled Discussion/Motion Monthly Sewer Billing Rates
- Approved Football Fee increase for non-resident participants
- Tabled Discussion/Motion Tree Donation in Park
- Approved replacement of the Board of Adjustments with a Hearing Officer
- Setting of a Public Hearing for Final Adjustments of FY2020 Budget - June 18, 2020
- Setting of a Public Hearing for Final Approval of FY2021 Budget – June 4, 2020

He reported that Commissioner Ortega was in attendance via ZOOM.

Plain City Planning Commission  
Minutes of Meeting  
May 28, 2020

**9. Commission Comments:**

Commissioner Skeen restated his concerns with recommending City Council approval of land use applications with specified conditions. Commissioner Neil commented on past contingencies, set by the Planning Commission, that have seemingly been ignored in following steps of the application process. He questioned if the conditions are being relayed to City Councilmembers. Commissioner Skeen expressed unwillingness to recommend approval of future actions, with conditions, unless tracking of compliance is assured. Mike Kerswell stated that a transcription of motions on legislative items to be advanced to City Council is presented to the City Recorder prior to finalization of the next City Council meeting agenda. Commissioner Skeen surmised that in absence of direct involvement with deciding these contingencies, Councilmembers have a limited perspective on their significance. Commissioner Faulkner reasoned; a developer will attempt to minimize the implications of conditions ordered by the Planning Commission, if the requirement is perceived as an obstacle. She contemplated more resolute participation by the Planning Commission in City Council meeting discussions on land use matters. Chairman Maw agreed with Commissioner Faulkner's thought and remarked on essences of virtual meetings. Commissioner Faulkner commented on the application for a zoning amendment, presented by Stillwater development. She referred to the Future Land Use Map and queried about the absence of a standard RE-20 zone designation. She commented on the profusion of recent applications for the RE-18.5 zone. Commissioner Neil recalled that the Mayor requested a zone designation between RE-15 and RE-20. Commissioner Faulkner acknowledged a need for an RE-18.5 zone but voiced angst over the extensive specification of it on the Future Land Use Map. Commissioner Neil proposed amending the General Plan, designating RE-20 areas. He remarked on a potential General Plan update if/when a large section of western, unincorporated land is annexed. He advised that an access into the F. Maw subdivision has been encroached by landscaping and the street sign is not oriented correctly. He indicated that he has alerted Public Works to the problem. He stated that a neighboring resident has constructed an unauthorized mother-in-law unit above their garage. He commented on possible oversights that allowed the apartment to be built. Chairman Maw reflected on the value of an accessory dwelling unit ordinance. He noted that a Hearing Officer could be assigned to code enforcement duties. He reported that he received confirmation that AIA National has reviewed the DAT proposal for Plain City and wants to proceed with it. He stated that the plan for implementation will be discussed next week. He informed that the proposed annexation of land westward will be considered as the project is designed.

**10. Adjournment**

**Motion: Commissioner Neil motioned to Adjourn at 8:28 p.m. – Commissioner Skeen seconded the motion.**

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

**2020**

Neil	Faulkner	Maw	Jenkins	Skeen	Ortega
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