

6. Technical Review Report

Chairman Maw reported that a Technical Review Committee meeting was not convened, this cycle. He indicated that there is a meeting scheduled for Tuesday, November 17. He displayed a concept drawing of the 5D Development subdivision to be reviewed. He described the location of the proposed project. He indicated that he will relay additional details to the Commission after the meeting. Commissioner Neil noted that lot frontages are not specified on the sketch. Commissioner Jenkins remarked on the intended mailbox turnout location.

7. Legislative Items:

Public Hearing: Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5)

Commissioner Faulkner motioned to open the Public Hearing for Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5). Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.

Applicant, Richard Skeen explained that his intent is to redesignate zoning for Parcel A, as shown on the presented plat, to RE-18.5. He attested that the Dixon family will be subdividing the property.

Commissioner Neil motioned to close the Public Hearing for Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5). Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.

Discussion / Motion: Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5)

Commissioner Neil asserted that the parcel must be subdivided, as the Skeen family is not selling the entire plot. Commissioner Ortega verified that the applicant is not seeking a rezone of the entire parcel (190350056). Commissioner Faulkner pointed out that the presented plat has not been revised to show Parcel A as a separate property with its own tax ID. Richard Skeen indicated that a sketch plan of the future four-lot subdivision to be located on Parcel A, was analyzed at a prior Technical Review Committee meeting. He assured the Commission that Parcel A has a separate tax ID. Project Engineer, Greg Hansen asserted that the parcel does not need to be separated first. He indicated that Parcel A will be the four-lot subdivision and Parcel B will be a remainder parcel. Commissioner Neil submitted that the mentioned arrangement would be appropriate if the entire parcel is to have one zoning designation. Richard Skeen stated that a new tax ID for Parcel A was recorded, October 26, 2020. Public Works Director, Dan Schuler queried if the area recorded under a new tax ID number comprises a 60-foot right of way for the continuation of 2200 North Street. He advised that the full 60-foot right of way should be shown on the plat. Chairman Maw stated that the newly recorded parcel number must be shown on an engineered plat in order for the Zoning Amendment application to be moved on.

Commissioner Jenkins motioned to table the Zoning Amendment – Richard Skeen Property, app. 3600 W 2200 N (A-1 to RE-18.5). Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.

8. Administrative Items:

Discussion / Motion: Site Plan – Boca Motors at Roylies Building app. 2414 N 4350 W (Town Center).

Boca Motors co-owner, Angel Valquinto located unit A on an overall Roylies Building site plan. He affirmed that it will accommodate the intended used car sales office. He explained that vehicles will be sold online – customers will only be invited to the office to finalize their transactions. He noted that state law requires this type of business to have a physical location with a minimum of three parking spaces. He informed that over 80 percent of new-car and almost 100 percent of used-car customers now begin their journey online.

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Chairman Maw remarked on another commercial site plan application for unit A that was recently reviewed, and approved by the Commission. Building owner, Robyn Jackson explained that the prospective tenant did not agree to the lease because of hazardous waste disposal stipulations. Commissioner Neil asked where Boca Motors' used-car inventory will be stored. Mauricio Valquinto, Boca Motors co-owner, indicated that vehicles will be stored in an offsite warehouse. He reiterated that customers will be received at the Roylies office by appointment only. Chairman Maw verified that service and maintenance will be performed offsite, as well. Commissioner Jenkins asked how many people will be employed at the Plain City location. Angel Valquinto stated that he and his brother will be the only personnel in the office. Commissioner Neil noted that if a sign is to be placed on the building, a sign permit must be obtained. Angel Valquinto agreed to apply for the required sign permit. Commissioner Ortega commented on customer parking conditions. Chairman Maw queried about proposed, designated parking stalls. Angel Valquinto confirmed that their specific parking needs have been worked out with the owners of the building. He asserted that their business' impact on parking in the area will be minimal because of the *by appointment only* policy.

Commissioner Faulkner motioned to approve the Site Plan for Boca Motors at the Roylies Building, 2414 N 4350 W, Unit A (Town Center). Commissioner Ortega seconded the motion.
Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.

Discussion / Motion: Preliminary Subdivision – Palmer Heritage, 3975 W 2600 N

Chairman Maw notified that a memorandum for this project has not been received from the City Engineer. Commissioner Jenkins verified that lot 101 meets frontage requirements. He commented on minimum acreage requirements for horse property, noting that the proposed lots are large enough to qualify. Commissioner Faulkner indicated that the recorded plat diagrams provided are difficult to read and correlate due to poor copy quality. She remarked on lot depths and width of a street that runs the length of the proposed subdivision. Project Engineer, Greg Day acknowledged that the City Engineer was briefed on development plans but has not returned written comments, as yet. He pointed out that the layout is simple; true half-acre lots with appropriate frontage. Chairman Maw noted that the intended roadway will effectively connect two main streets in Plain City. Commissioner Jenkins asked for details on the proposed road. Greg Day specified that the road will be of standard width with curb, gutter, park strip and sidewalk on the east side. He stated that curb and gutter is proposed on the west side, but sidewalk would not be provided as part of this development. He explained that there are no residential building lots on the west side and installing a sidewalk, at this time, would cause maintenance problems for the City and current, adjoining property owner(s). He asserted; when the neighbor develops his land, he will be responsible for the required park strip and sidewalk on the west side. He affirmed that the right of way will be 60' wide when fully constructed. Commissioner Neil questioned if the plan can be approved without a commitment by the developer to provide the sidewalk and park strip, as directed by Public Works Standards. Dan Schuler voiced concurrence with the plan for the right of way, as presented. He commented on maintenance issues related to installation of a sidewalk adjacent to undeveloped property. He deemed the proposed road width to be adequate. He expressed concern over setback measurements associated with an existing structure on the southwest corner of the subdivision. He remarked on street intersection alignment. He confirmed that the developer has met with Utah Department of Transportation (UDOT) to certify that the proposed intersection at 2600 North Street is achievable. Commissioner Neil indicated that the UDOT assessment should be documented and submitted to the Planning Commission. Greg Day gave details from the pre-application meeting with UDOT. He informed that a permit for the intersection will be issued in coming days. He remarked on the proposed intersection on the Heritage North side of the Palmer Heritage plat. Commissioner Faulkner requested that better-quality printouts of existing property characteristics be presented.

Commissioner Faulkner motioned to table Discussion / Motion: Preliminary Subdivision – Palmer Heritage, 3975 W 2600 N, pending a City Engineer memorandum, documented UDOT approval of the intersection at 2600 North Street, clear and verifiable proof that an existing building located on the southwest corner of the subdivision meets setback standards, and better-quality copies of the existing property characteristics; to include legible parcel numbers. Commissioner Neil seconded the motion.

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

Discussion / Motion: Cancel Regular Planning Commission Meeting, 11/26/2020
Commissioner Neil motioned to Cancel the Regular Planning Commission Meeting, 11/26/2020.
Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins
voted aye. Motion carried.

9. Report from City Council:

Commissioner Neil reported that long-time resident, Lisa Cox expressed hope that tipping fee savings, resulting from the new green waste program, would offset increased hauling charges so residents would not have to pay extra. He indicated that the Circle H subdivision (Phase 4) amendment was approved. He reported that CARES Act funds were discussed, noting that allocations must be finalized by November 30, 2020. He reported that the City has received two payments from the State of Utah for COVID-19 related expenditures. He explained that the funds are highly regulated and listed constraints under which the monies are to be utilized. He mentioned a transfer that will be made to Weber County as part of an interlocal agreement. He explained that a proposed fee increase for curb-side green waste pick up was put on hold, based on Lisa Cox's recommendation that offsetting tipping fee savings be evaluated before a decision is made on the matter. He reported that Councilmember Beal supported a plea by Fire Chief Larson, that the general public not congregate in areas where emergencies are happening. He indicated that she spoke of on-scene conditions that affect the safety of responders and advised that social media should not be a place for exchanging news about crises - this might exaggerate the unfolding situation and also unintentionally misinform. He commented on her remarks regarding the compulsion to publish posts about injuries or fatalities before family members and close friends have been appropriately informed. He spoke of the Code Red program for public notification of emergency situations, referred to by Councilmember Beal. He gave details from corresponding observations made by Weber County Sheriff Lieutenant, Mark Horton. He stated that Mayor Beesley reported a recent spike in local COVID-19 cases and urged citizens to avoid being exposed to this virus by cleaning hands often, avoiding close contact with people who are sick and covering their mouth and nose with a mask when around others. He announced that the Senior Center is closed indefinitely.

10. Commission Comments:

Commissioner Jenkins had no further comment. Commissioner Faulkner yielded. Commissioner Neil wished all a safe and happy Thanksgiving. Commissioner Ortega agreed that County transfer station tipping fee savings, resulting from the new green waste program, should be appraised. He indicated that residents should be encouraged to participate in the program, warning that increased charges passed on to citizens would be a deterrent. He suggested that household fees for green waste disposal could actually be reduced when offsetting tipping fee savings are calculated. He remarked on proposed penalties for violation of subdivision completion time limits from Plain City code 11-3-4 D. Chairman Maw reported meeting with Mayor Beesley about Taylor Parks Three. He noted that he had a conversation with Cody Rhees about the project, as well. He expected that more details on proposed plans for piping the irrigation system through the subdivision will be made available, prior to the next Planning Commission meeting. He indicated that he's doing an in-depth examination of conditions for a desired access into land bordering the development on the west. He commented on findings provided by Commissioner Faulkner from research of subdivision ordinances that may be pertinent to the mentioned access.

11. Adjournment:

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

Planning Commission Chair

Planning Commission Secretary