

Plain City Planning Commission  
Minutes of Meeting  
February 11, 2021

Minutes of the Plain City Planning Commission Meeting held online February 11, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

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

Staff: Mike Kerswell, Dan Schuler

**Attendees:** Adams Family, Rick Adams, Jim East, Farrell Brothers, Steve Diamond, Chad Garner, Cindee, Hollie, Jon Beesley, A. Wheeler, Sandy Garner, Scott Wayment, Cody Rhees, Shad Christensen, Whitney Miller

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Dustin Skeen

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

**1. Roll Call:**

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

**5. Approval of Meeting Minutes for January 28, 2021**

**Commissioner Jenkins motioned to approve the Meeting Minutes for January 28, 2021. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**6. Technical Review Report**

There was not a Technical Review Committee meeting this cycle.

**7. Legislative Items:**

**Set Public Hearing: Zoning Amendment – Shad Christensen approximately 3626 W 1975 N (RE-20 to RE-18.5 and RE-15)**

**Commissioner Faulkner motioned to set a Public Hearing for Shad Christensen’s Zoning Amendment application for March 11, 2021. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Public Hearing: Zoning Amendment – Richard Skeen Property, approximately 3600 W 2200 N, Parcel “B” (A-1 to RE-18.5)**

Commissioner Skeen recused himself from the discussion and action to be taken.

**Commissioner Jenkins motioned to open a Public Hearing for Richard Skeen’s Zoning Amendment application - Parcel “B” (A-1 to RE-18.5). Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.**

Property owner, Richard Skeen described the property boundaries and purpose for the requested rezone. No additional public comment was offered.

**Commissioner Faulkner motioned to close the Public Hearing for Richard Skeen’s Zoning Amendment application - Parcel “B” (A-1 to RE-18.5). Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.**

Commissioner Faulkner expressed disappointment over an update to the Plain City General Plan and Future Land Use Map that does not include a land use category promoting half-acre lots. Richard Skeen affirmed; lots in his proposed development will be larger than 20,000 square feet, notwithstanding allowed minimum RE-18.5 zoning standards. Commissioner Neil noted; the Mayor suggested that RE-18.5 zoning should predominate residential areas on the Future Land Use Map. Commissioner Faulkner spoke of past General Plan Advisory Committee activities, stakeholder influences and public workshop attendance. Commissioner Skeen reported receiving texts from parties that were having difficulty getting into the ZOOM meeting. He indicated that he sent a text link to their phone. Commissioner Jenkins voiced accord with the requested zoning. Commissioner Neil stated that the proposed rezone synchronizes with General Plan and Future Land Use Map guidelines. Commissioner Ortega indicated that he has no problem with the zoning amendment.

**Commissioner Jenkins motioned to recommend the Zoning Amendment – Richard Skeen Property, approximately 3600 W 2200 N, Parcel “B” (A-1 to RE-18.5) to City Council for approval. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.**

**Public Hearing: Zoning Amendment – Scott Wayment Property, app. 4848 W 1500 N (A-1, RE-20 to RE-18.5).**

**Commissioner Faulkner motioned to open a Public Hearing for the Scott Wayment property Zoning Amendment - approximately 4848 W 1500 N (A-1, RE-20 to RE-18.5). Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

Land owner, Scott Wayment explained; rezoning these properties will allow a building lot for his daughter to be developed on 5100 West Street as well as bring overall zoning into compliance with the Plain City General Plan. Sandy Garner questioned the purpose of rezoning parcel 150180044 – a sixteen-foot-wide right of way that cannot be developed into a buildable lot. She noted that rezoning the agricultural plot will open it to potential subdividing into several lots. In response to a question by Commissioner Neil, she divulged that she received notice of the Public Hearing in the mail today (the day of this meeting). Public Hearing notification and ZOOM meeting processes were discussed.

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**Commissioner Skeen motioned to close the Public Hearing for the Scott Wayment property Zoning Amendment - approximately 4848 W 1500 N (A-1, RE-20 to RE-18.5). Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

Chairman Maw deduced that the applicant is simply trying to comply with the Future Land Use Map of the General Plan by rezoning all of his property. Commissioner Faulkner affirmed that subdividing is a separate process and Mr. Wayment has not submitted a Subdivision application. She remarked on Future Land Use Map designations. Commissioner Ortega asked Mr. Wayment if he'll be developing a subdivision on the remainder of his property. Mr. Wayment answered in the negative. He explained that his family will continue to farm on the land not used for his daughter's home. Commissioner Neil acknowledged that the requested zoning amendment meets General Plan conditions.

**Commissioner Skeen motioned to recommend the Zoning Amendment – Scott Wayment property, parcel 150180003 (A-1 to RE-18.5) to City Council for approval. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried**

**Commissioner Faulkner motioned to recommend the Zoning Amendment – Scott Wayment property, parcels 150180026, 150180053 and 150180044 (RE-20 to RE-18.5) to City Council for approval. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Discussion / Motion: Public Works Standard – Time Limit for Cutting a New Road**

Public Works Director, Dan Schuler informed that newly finished road surfaces are too often marked by troublesome cuts and detrimental reconstruction due to abstracted development practices. He weighed measures that might be taken to promote better scheduling and better repair of necessary road cuts. He proposed a three-year moratorium on road cuts in newly surfaced streets be instituted. He suggested that the moratorium be readily publicized so schedulers of upcoming development can include it in their planning process. He advised that a clause be added to the stipulation, giving the City power to dispense with the moratorium in atypical instances. He stated that he has drafted a preliminary resolution for a moratorium on road cuts in new roads and slurrries and advised that Mayor Beesley requested the preliminary resolution be reviewed by the Planning Commission prior to a vote by the City Council. Chairman Maw spoke of commercial, church and school construction scenarios that may qualify for special considerations. Dan Schuler commented on emergency situations. Commissioner Faulkner spoke about past roadwork announcements posted on Facebook by the Public Works Department. Dan Schuler indicated that developers should initiate correlation with the City, early in project planning stages. He reported that the Mayor proposed a longer moratorium period. Chairman Maw clarified; this legislative action requires a recommendation from the Planning Commission. Commissioner Jenkins commented on fees for emergency road cut permits. Dan Schuler noted that the cost of meeting special repair standards will also pose an incentive for better utility installation planning. Commissioner Skeen remarked on legal factors associated with public utility access regulations. He contemplated upgrading and standardizing restoration requirements for all road cuts rather than allowing lower quality patch-ups outside of the moratorium period. He proposed that "emergency" conditions/situations be spelled out in the Public Works Standard – Time limit for Cutting a New Road. Dan Schuler suggested amendments to the text that would clarify the language in question. Commissioner Ortega submitted; if special repair standards are not limited to emergency situations, the Mayor's proposal of instituting a longer-term moratorium is in order. He conveyed that West Point City has similar regulations on road cuts that are mandated for a term of more than five years after completion of new pavement.

**Commissioner Faulkner motioned to recommend City Council approval of the Public Works Standard – Time Limit for Cutting a New Road, with omission of the word "emergency" from text describing extenuating circumstances. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Discussion / Motion: Cul-de-sac Standards and Ordinance**

Commissioner Neil asked Dan Schuler if he has reviewed the North Ogden ordinance – “Special Exceptions to Provide for Cul-de-sac Length Standards”. Dan Schuler answered in the negative. He reviewed cul-de-sac length standards set nearby municipalities. He commented on snow removal difficulties that result from cul-de-sac street arrangements, of any length. He noted; the longer the cul-de-sac street, the more problematic plowing becomes. He concurred that the City may consider special exceptions when there are extraordinary hardships or practical difficulties in subdivision design and that under specific circumstances, cul-de-sac lengths may be marginally extended beyond the existing maximum cul-de-sac standards. Commissioner Neil pointed out a typographical error in the heading of the presented ordinance – “Special Exceptions to Provide for Cul-de-sac Length Standards”. Land Use Specialist, Mike Kerswell explained that the ordinance will be an addendum. He affirmed that a copy of the North Ogden Exception was provided to the Public Works Department for consideration. Dan Schuler advised that the City Council is worried about allowing exceptions to the set standard, thus quelling objectivity and effecting interpretation. Commissioner Faulkner voiced opinion that retaining the current cul-de-sac street length restriction (400 feet) without providing conditional exceptions, will cause future drawbacks. Commissioner Skeen recommended that “extraordinary hardships” or “practical difficulties” be specifically identified when a special exception is granted. Commissioner Ortega relayed councilmember comments on the subject. Commissioner Neil suggested that Fire Department approval of any exception to the maximum standard cul-de-sac length be required by the ordinance. Mike Kerswell noted that the Fire Marshall reviews all final subdivision applications – with or without cul-de-sacs. Commissioner Faulkner indicated that Fire Department approval of cul-de-sac length exceptions might be added under Section 1, D-4 of the draft addendum.

**Commissioner Jenkins motioned to table Discussion / Motion: Cul-de-sac Standards and Ordinance. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**8. Administrative Items:**

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

Neighboring tenant, Cody Rhees offered to represent Annador’s Pet Salon. He explained that the company wants to move into a larger unit in the same building to accommodate an expanding clientele. Commissioner Faulkner commented on enthusiastic, good reviews of Annador’s Pet Salon, posted on a social media. Commissioner Neil reported experiencing crowded conditions when he was there. He requested an updated chart of businesses in the Roylies Building. Mike Kerswell stated that the owners have agreed to supply a diagram.

**Commissioner Faulkner motioned to approve the Site Plan for Annador’s Pet Salon at Roylies Building Unit “B” approximately 2414 N 4350 W (Town Center). Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**9. Report from City Council:**

Commissioner Ortega revisited the City Council’s concerns related to the “Special Exceptions to Provide for Cul-de-sac Length Standards”. He reported discussing Technical Review Committee meeting dynamics with councilmembers. He gave a brief rundown of City job descriptions that were amended.

**10. Commission Comments:**

Commissioner Faulkner voiced discontentment over General Plan definitions of desired future conditions in Plain City. She remarked on the absence of areas specified on the Future Land Use Map that support development of half-acre lots. She advocated revising the General Plan. Commissioner Skeen agreed with

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Commissioner Faulkner’s viewpoint. Commissioner Ortega restated previous comments about the increasing population of children in the Taylor Parks area and reiterated his concerns about them walking to school along busy streets. He proposed that a designated pedestrian trail be established to provide a safer route to Plain City Elementary School. He requested that the matter be put on the agenda for discussion at an upcoming Planning Commission meeting. Commissioner Neil noted that the General Plan can be amended. He proposed that current open space, agricultural and low-density aspects of the General Plan General Plan be reexamined. He spoke of County Health Department (lot size) requirements for septic tank systems, utilized by households that do not have access to the City sewer. He commented on policies for Public Hearing notifications, mailed to affected land owners. Commissioner Jenkins yielded. Chairman Maw commented on the state of the Residential Overlay Zone ordinance. He requested that revisions to the Residential Overlay Zone be put on the agenda for discussion at the next Planning Commission meeting. Dan Schuler announced that Kelly’s Corner ownership is negotiating with Subway on locating a restaurant on the last open pad in their development.

**11. Adjournment:**

**Motion: Commissioner Skeen motioned to Adjourn at 8:53 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**2021**

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

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Planning Commission Chair

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Planning Commission Secretary

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February 25, 2021

Minutes of the Plain City Planning Commission Meeting held online February 25, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

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

Staff: Mike Kerswell, Dan Schuler

**Attendees:** Adams Family, Rick Adams, Jim East, Farrell Brothers, Steve Diamond, Gary Westergard, Rebecca Westergard, Debbie Robinson, Cindy, Tina Favero, Tom Favero

**Welcome:** Chairman Maw

**Pledge of Allegiance:** Commissioner Jenkins

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

**1. Roll Call:**

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

**2. Opening Statement:**

Chairman Maw read the Opening Statement.

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

Commissioner Faulkner reported receiving a phone call from Miles Robinson concerning ongoing nuisances linked to an unfinished phase of the S-Curve subdivision. She recommended that he voice his concerns publicly at City Council meeting.

Commissioner Skeen reported that Jim East called him about the Palmer Heritage subdivision. He advised him to attend public meetings when development processes are being considered by the Commission and/or the City Council.

**4. Public Comments:**

None offered.

**5. Approval of Meeting Minutes for February 11, 2021**

Commissioner Faulkner indicated; the recorded motion for *Public Works Standard – Time Limit for Cutting a New Road* does not specify omission of the word “emergency” from the description of extenuating circumstances. She recommended that the condition be documented as part of the motion.

**Commissioner Jenkins motioned to approve the Meeting Minutes for February 11, 2021, amended per Commissioner Faulkner's recommendation. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

## **6. Technical Review Report**

There was not a Technical Review Committee meeting this cycle. Chairman Maw reviewed a commercial project that is scheduled for Technical Review, March 2<sup>nd</sup>.

## **7. Administrative Items:**

### **Discussion / Motion: Lot Line Adjustment – Gary Westergard, app. 2274 N 4275 W**

Property owner, Gary Westergard described property boundaries and purpose for the requested Lot Line Adjustment. Commissioner Neil noted that this project was checked by the Technical Review Committee over a year ago. Chairman Maw commented on an apparent flag lot (northern parcel) configuration, resulting from the proposed boundary change. He verified that the intended use of the parcel in question is agricultural. Commissioner Faulkner confirmed that the Lot Line Adjustment will not create a violation of zoning codes. Commissioner Skeen remarked on access conditions relative to the northern parcel.

**Commissioner Faulkner motioned to approve the Lot Line Adjustment – Gary Westergard, app. 2274 N 4275 W. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

## **8. Legislative Items:**

### **Set Public Hearing: Zoning Amendment – Favero Property, approximately 1295 N 4700 W (A-1 to RE-15)**

Commissioner Neil expressed concern over a number of factors in the zoning amendment proposal. He directed attention to density designations on the Future Land Use Map of the Plain City General Plan. Chairman Maw acknowledged conflicts with the General Plan. He submitted that a Public Hearing can be scheduled, regardless of the mentioned divergences.

Commissioner Neil stated that an additional Public Hearing will be necessary should this application be denied after going through the standard process.

Property owner, Tina Favero indicated that the concept for future overlay considerations is not set in stone. She commented on current zoning of the parcels. She clarified; the zoning designation sought for the entirety of this particular expanse of property, is RE-15. Commissioner Neil explained that the applicant is entitled to a Public Hearing. He commented on public notification requirements and best practices. Chairman Maw reckoned that the Commission is not inclined to allow deviation from the Future Land Use Map as requested. Tina Favero questioned the rationale behind General Plan indications for low-density residential zoning in the area. She pointed out that there is a planned commercial area, directly across the street from their property. Amendment of the Favero's application was discussed. Commissioner Faulkner reviewed the Future Land Use Map legend and land use categories.

**Commissioner Skeen motioned to Set a Public Hearing for the Favero Zoning Amendment, approximately 1295 N 4700 W (A-1 to RE-15) March 25, 2021. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

### **Discussion: Ordinance Amendment – Residential Overlay Zone**

Chairman Maw referred to an updated version of the Residential Overlay Zone ordinance, provided by Mayor Beesley. He recognized that commissioner packets did not include the latest amendment. He noted that the latest draft contains modified site development standards – specifically, eased setback requirements.

Commissioner Neil asked that the proposed changes be clearly identified on an updated draft. Chairman Maw agreed to coordinate with Land Use Specialist, Mike Kerswell, to supply commissioners with a marked-up

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copy of the Residential Overlay Zone ordinance, composed by the Mayor and Professional Consultant, Matt Dixon. He commented on changing the frontage requirement. Commissioner Faulkner suggested that the recommended setback and frontage changes contradict affordable housing ideals by enlarging the buildable footprint.

**Discussion / Motion: Ordinance for Cul-De-Sac Special Exceptions**

Chairman Maw reviewed the latest version of the draft ordinance and highlighted an amendment made to Special Exceptions criteria:

“Written confirmation from the Fire Marshal and Public Works Director that fire safety, street maintenance and public utility parameters are acceptable.”

Public Works Director, Dan Schuler informed that Special Exceptions criteria “a” and “f” are redundant and in some cases will be contradictory. Commissioner Faulkner proposed removing Special Exception criterion “f”. Commissioner Skeen remarked on time limits specified in Procedure clauses. He expressed concern over unanticipated delays in processing applications. Commissioner Faulkner counseled that time constraints should be eliminated from this ordinance, recognizing that procedural regulations are already in place. She recommended that punitive language be removed from Procedure clauses, as well. Chairman Maw proposed that the mentioned terms be removed from directives for both Planning Commission and City Council. Developer, Steve Diamond submitted; stipulating a five-acre maximum area for this Special Exception is not reasonable. He noted that the rule may conflict with zoning and frontage requirements. Commissioner Faulkner surmised that other stipulations in the ordinance sufficiently control essential parameters if the five-acre restriction were to be omitted. Chairman Maw suggested that the City Engineer review the proposed code. Commissioner Neil advised; variation in parcel configurations and subdivision layouts makes it difficult to stipulate a maximum acreage. Commissioner Ortega endorsed the elimination of the maximum acreage constraint. Chairman Maw ordered removal of the five-acre clause.

**Commissioner Faulkner motioned to recommend the Ordinance for Cul-De-Sac Special Exceptions to City Council for approval, with changes as noted. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**Discussion: Safe pedestrian route to and from school – Taylor Parks neighborhood**

Dan Schuler indicated that the upcoming development of Taylor Parks Three will shorten the walking route on busy roads. He notified that the City cannot participate in the pathway project if it involves private property. He commented on liability issues. He queried about maintenance obligations. Commissioner Neil asserted that much of the land needed for the proposed safe route is owned by Kent’s. Commissioner Faulkner inferred that part of the walkway might be sited through property owned by Richard Adams. Dan Schuler indicated that a new crosswalk with flashing lights can be placed on 2200 North Street. Chairman Maw commented on safety hazards posed by open canals along the intended route. Commissioner Skeen stated that a main concern raised by Taylor Parks residents is that much of the current walking path to Plain City Elementary is along 4100 West Street – a busy road without sidewalks. He proposed placement of a safe walking path at the end of Taylor Parks Three that would continue through a parcel owned by Kent’s Market. Commissioner Ortega indicated that the route could go through Richard Adams’ property if not through the Kent’s vacant plot. He noted that neighborhoods east of the school would benefit from this project because it will provide a safe trailway to Lee Olsen Park. Commissioner Faulkner maintained that the pursuit of a safe pedestrian route to and from school in that area is more befitting of community efforts than City actions. She commented on City plans for public improvements. Commissioner Neil informed that land south of the Kelly’s Corner commercial development (between Kent’s and Plain City Elementary) is designated as Parks, Recreation and Open Space on the Future Land Use Map. He remarked on work necessary to keep a public pathway safe, clean, and operating efficiently to serve the needs of the community. He explained; if land is dedicated to the City it will require a commitment of Public Works Department resources for maintenance. Dan Schuler warned that future development of Richard Adams’ property or the Kent’s parcel may give cause for redirection or removal of the pedestrian route. He stated that scheduled, City provided improvements such

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as sidewalks and crosswalks will enhance safety for children that walk or ride their bicycle to Plain City Elementary.

**9. Report from City Council:**

Commissioner Jenkins reported that zoning amendments for Scott Wayment and Richard Skeen were approved. He briefly commented on elements of a franchise agreement with Connex (Fiber-optic) that were discussed during the meeting. He reported that the matter was tabled pending revisions to the presented draft. He indicated that the City Office/Senior Center remodel project was advanced to the bidding stage and construction of a de-chlorination building at the sewer lagoons was approved. He spoke of a resolution to amend Plain City Personnel Policy. He reported that a Landfill Director position was added to the policy and that Chris Weicks was appointed to the directorship. He described reconstruction plans for the intersection/merge of 1975 North and 1900 North streets. He reported that the project was approved. He outlined revisions made by the Council to the Resolution – Moratorium on Public Works Standard – Time Limit for Cutting a New Road. He reported that the Weber County Sheriff’s Office gave an impromptu presentation at the end of the meeting, on aerial drone operation rules and regulations.

**10. Commission Comments:**

Commissioner Faulkner sought a status update on bordering unincorporated land owned by the Christensen family. Commissioner Skeen indicated a former Farr West Planning Commissioner divulged that a prospective buyer is negotiating annexation of the Christensen property into Farr West City. Commissioner Jenkins had no further comment. Commissioner Neil yielded. Commissioner Ortega deferred. Chairman Maw reported that the Cemetery Board is contemplating remodeling a small onsite structure. He indicated that they would use the building for a restroom, conference and records storage facility, with a covered outdoor area.

**11. Adjournment:**

**Motion: Commissioner Skeen motioned to Adjourn at 8:55 p.m. – Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.**

**2021**

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