

Plain City Planning Commission
Minutes of Meeting
March 11, 2021

Minutes of the Plain City Planning Commission Meeting held online March 11, 2021 at 7:00 p.m. – virtually broadcast 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: Steve Diamond, Suzanne Harrison, Shad Christensen, Jeremy Dunn, Josh Stephan, Eric Hazen, Cody Johnson, Slater, Jewels

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Neil

Moment of Silence / Invocation: Chairman Maw

1. Roll Call:

Chairman Maw directed roll call and indicated; Commissioners Neil, Faulkner, Ortega, and Chairman Maw were present. Commissioner Jenkins was excused. Commissioner Skeen joined the meeting via ZOOM to give his Report from City Council.

2. Opening Statement:

Chairman Maw read the Opening Statement.

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

Commissioner Faulkner reported speaking with Steve Diamond about a cul-de-sac ordinance addendum that was presented to the City Council for approval. Commissioner Neil indicated that he spoke with Steve Diamond about the ordinance for cul-de-sac special exceptions.

4. Public Comments:

None offered.

5. Approval of Meeting Minutes for February 25, 2021

Commissioner Faulkner pointed out a misspelled word on the last page – Report from City Council.

Commissioner Faulkner motioned to approve the Meeting Minutes for February 25, 2021. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, and Ortega voted aye. Motion carried.

6. Technical Review Report

Chairman Maw reported that a Town Center project was analyzed during the meeting. He summarized concepts that were discussed and displayed a proposed plan. Town Center site development standards were deliberated.

7. Administrative Items:

Discussion / Motion: Consolidation of Parcels – Harrison Property, app. 3812 W 1975 N

Property owner, Suzanne Harrison informed that the consolidation will combine four parcels into one. She explained that the consolidation will simplify property tax paper work for Harrison Investment Trust. Lane Harrison verified that utility easements will not be affected by this action.

Commissioner Neil motioned to approve the Consolidation of Parcels – Harrison Property, approx. 3812 W 1975 N. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Assignment: Chairman and Vice Chairman of the Planning Commission

Chairman Maw queried if organizing should be postponed until the full Planning Commission is present for the proceedings. Commissioner Neil recommended that the assigning be rescheduled.

Chairman Maw directed; the Assignment of Planning Commission Chair and Vice-Chair will be effected at the next meeting.

8. Legislative Items:

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

Project developer, Shad Christensen requested that zoning of a small piece of property next to Plain City Elementary be changed to reflect General Plan designations. He indicated that the petition includes rezoning two additional parcels to the south, aligning them with the General Plan. He spoke of future plans to subdivide the land.

Commissioner Ortega motioned to open a Public Hearing for the Shad Christensen Zoning Amendment. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

1. Plain City resident, Jeremy Dunn stated that he lives in a subdivision that borders the proposed development.
2. He expressed approval of 20,000 and 18,500 square foot lots in the neighborhood. He asserted that 15,000 square foot lots will crowd the area and disturb the comparatively rural atmosphere.
3. Developer, Steve Diamond noted that his concern is not specifically related to the proposed project. He expressed disappointment that the updated General Plan does not support development of half-acre lots in Plain City. He commended Shad Christensen for incorporating 20,000 square foot and larger lots in his subdivision design. He advised that the Future Land Use Map be amended to promote half-acre lots.

Commissioner Neil motioned to close a Public Hearing for the Shad Christensen Zoning Amendment. Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Discussion / Motion: Zoning Amendment – Shad Christensen, parcels 190350064 and 190350065 (RE-20 to RE-18.5)

1. Commissioner Neil indicated that the request is in accordance with the General Plan. Commissioner Faulkner objectively considered Shad Christensen's intended subdivision layout. She voiced frustration that RE-20 zoning was disregarded when the Plain City General Plan/Future Land Use Map was updated in 2018. Shad Christensen acknowledged that he has not submitted a subdivision application. He explained that lots fronting on 3600 West Street will meet minimum standards for RE-18.5 zoning while lots adjacent to the

Plain City Planning Commission
Minutes of Meeting
March 11, 2021

6. existing development to the west will be significantly larger.

Commissioner Neil motioned to recommend City Council approval of the Zoning Amendment – Shad Christensen, parcels 190350064 and 190350065 (RE-20 to RE-18.5). Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Discussion / Motion: Zoning Amendment – Shad Christensen, parcel 190350063 (RE-20 to RE-15)

Commissioner Neil indicated that the request is in accordance with the General Plan. Commissioner Ortega sought details associated with Shad Christensen’s future subdivision design for this parcel. Shad Christensen acknowledged that he has not submitted a subdivision application. He explained; of four proposed lots, two (with frontage on 3600 West Street) will be slightly larger than 15,000 square feet – the other two will be half-acre-sized.

Commissioner Ortega motioned to recommend City Council approval of the Zoning Amendment – Shad Christensen, parcel 190350063 (RE-20 to RE-15). Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Set Public Hearing: Zoning Amendment – Cody Johnson, approximately 2779 W 1900 N (RE-20 to RE-15)

Project developer, Cody Johnson stated that the requested zoning is RE-15, not RE-15 and RE-18.5 as printed on the agenda. He referred to a diagram the was distributed with his application. Chairman Maw verified that the date of the Public Hearing will be April 8, 2021. Commissioner Ortega confirmed that the requested amendment is in accordance with the General Plan.

Commissioner Faulkner motioned to set a Public Hearing for Cody Johnson’s Zoning Amendment (RE-20 to RE-15), April 8, 2021. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Discussion / Motion: Subdivision Amendment – Fremont Meadows Phase 1, 1st Amendment, approximately 1775 N 4400 W

Fremont Meadows developer, Eric Hazen indicated that property lines along Pioneer Road were erroneous and difficult to distinguish when lots in Fremont Meadows were measured out. He deduced that property belonging to the Blank family was encroached as the adjoining subdivision was established. He stated that Bretwood Homes informally agreed to give the Blanks land on the north side of their property in exchange. He told of the Blank family’s acceptance of the proposal. He assured that the presented plat accurately depicts legal descriptions for each lot. He affirmed that lot numbers and physical addresses will not be changed. Commissioner Neil requested evidence that the Blanks agree with the proposed adjustment. Mike Kerswell substantiated that Raymond Blank and Eric Hazen have signed a mylar copy of the plat in his possession.

Commissioner Faulkner motioned to recommend the Subdivision Amendment – Fremont Meadows Phase 1, 1st Amendment, approximately 1775 N 4400 W to City Council for approval. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Discussion / Motion: Planning Commissioner Chair and Vice-chair

Commissioner Neil noted that there is a gap in the proposed policy, between position expiration and appointment dates. He suggested that the expiration date be changed to the first meeting in February. Commissioner Faulkner commented on term expiration dates. Chairman Maw requested that the policy be revised to state:

These positions shall expire after the first meeting in February of that same year.

He indicated that each of the sitting commissioners is capable of fulfilling the duties of Chair and Vice-chair. He contemplated a rotating schedule for Technical Review Committee assignments. Commissioner Neil remarked on schedule complications. Commissioner Faulkner advised that an experienced commissioner should attend TRC meetings. Commissioner Ortega expounded synchronization of the City Council’s time

Plain City Planning Commission
Minutes of Meeting
March 11, 2021

table for appointing new Planning Commission members, set term limits and proposed, rotating Chair and Vice-chair assignments. Mike Kerswell noted that the City does not have a policy that addresses Planning Commission vacancy notification.

Commissioner Neil motioned to recommend City Council approval of the ordinance amendment (2-1-3) Organization: Planning Commissioner Chair and Vice-chair. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil and Ortega voted aye. Motion carried.

Discussion: Ordinance Amendment - Residential Overlay Zone

Chairman Maw referred to a printed copy of the Residential Overlay Zone ordinance with amendments proposed by Mayor Beesley and professional consultant, Matt Dixon. Commissioner Neil made mention of the 8000 square foot minimum lot standard and commented on revisions to setback requirements. He questioned if the proposed 15-foot side setback is a total for both sides or a minimum for each side. He submitted that a 15-foot side setback would allow for extended vehicle parking. Commissioner Faulkner stated that a 15-foot minimum side setback is larger than the standard for residential lots without an overlay. Chairman Maw recommended that a minimum total and a minimum per side setback be stipulated in the site development standards for the Overlay. Commissioner Ortega remarked on minimum per side indications. Commissioner Neil expressed his opinion that a 15-foot minimum rear setback is too short. Commissioner Faulkner proposed that the rear setback be increased to 30 feet. Commissioner Ortega agreed with Commissioner Faulkner's proposal. He suggested; if more room is needed, side yard setbacks can be decreased. Public Works Director, Dan Schuler asserted that utility easements must be considered when setback conditions are established. The Commission arrived at a consensus that the minimum frontage should be enlarged to 70 feet for single-family dwelling units. Commissioner Faulkner recommended that a diagram be included in the ordinance to illustrate the maximum buildable area under the Residential Overlay. Chairman Maw agreed to provide a graphic.

9. Report from City Council:

Commissioner Skeen reported that a franchise agreement with Connex for fiber-optic installation and service was approved. He commented on a Cemetery Service contract that was reinstated. He reported that the Resolution – Moratorium on Public Works Standard – Time Limit for Cutting a New Road was tabled. He indicated that existing road cut regulations were discussed and a proposal was made to remove moratorium terms from the text. He told of a Resolution Amending Personnel Policy – Appointed Positions that was approved. He indicated that a Public Hearing for 2020-21 Budget Adjustment was set for March 18, 2021. He stated that the recommended Public Hearing for amendments to the subdivision ordinance, concerning cul-de-sac special exceptions was denied. He affirmed that Shawna Faulkner was officially reappointed to the Planning Commission.

10. Commission Comments:

Commissioners Ortega and Skeen yielded. Commissioner Faulkner remarked on City Council's disinclination to consider special exceptions for cul-de-sacs and advised that the Fire Chief should be consulted in consideration of a potential amendment to the existing standard. She contended that accommodating new growth in areas that can sustain additional development should not be limited by the length of upgradable fire hoses on hand. Chairman Maw requested that the Fire Chief be invited to the next Planning Commission meeting to answer questions on fire safety and cul-de-sacs. Commissioner Neil made mention of advancing improvement undertakings at the site of the proposed Palmer Heritage subdivision. He noted that the subdivision has not received final approval. He remarked on unresolved issues related to the project. Dan Schuler acknowledged that he's been monitoring the situation. He indicated that the developer is funding the construction on land that he owns – assuming all risk. He commented on required utility inspections that will not be carried out before the subdivision is approved. Commissioner Neil reported that a

Plain City Planning Commission
Minutes of Meeting
March 11, 2021

bill (H.B. 82) recently passed by the Utah legislature, restricting municipalities from imposing conditions on the construction of Accessory Dwelling Units. He recollected an Accessory Dwelling Unit ordinance that was drafted by the Planning Commission in 2019, but denied by the City Council. Chairman Maw updated the Commission on DAT exercises and contemplated ways to involve the public in constructive planning discussions. Need for an update to the General Plan and Future Land Use Map was broached and collectively accepted by commissioners. Commissioner Neil outlined the General Plan amendment process.

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>
Jan 7	Jan 21	Feb 4	Feb 18	Mar 4	Mar 18
Apr 1	Apr 15	May 6	May 20	Jun 3	Jun 17
July 1	July 15	Aug 5	Aug 19	Sept 2	Sept 16
Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

Planning Commission Chair

Planning Commission Secretary

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

Minutes of the Plain City Planning Commission Meeting held online March 25, 2021 at 7:00 p.m. – virtually broadcast 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: Tom Favero, Tina Favero, Dennis Rogers, Sharilyn Rogers, Brad Orton, Charlene Orton, Kent Hurd, Rosalie Hurd, Steve Diamond, Chris Jackson, Robyn Jackson, Fred and Ruby Martinez, James Farrell, J. Decaria, Reads, Kathleen and Jessie Jacobson, Cody Rhees, Carmichael, Roxanne Jones, Jon Grover, Jack Sylvestor, Becca Tay, Adams Family, East Family

Welcome: Chairman Maw

Pledge of Allegiance: Commissioner Skeen

Moment of Silence / Invocation: Commissioner Jenkins

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:

Commissioner Jenkins reported speaking with Steve Diamond about a cul-de-sac ordinance addendum that was presented to the City Council for approval. Commissioner Skeen indicated that he spoke with contractors, the project developer, project engineer and adjacent property owner when he stopped by the Palmer Heritage subdivision site to inspect and they were there. Chairman Maw indicated that he received an email from a broker requesting information about some properties in Plain City. He refer the caller to the City Zoning Map, General Plan and Future Land Use Map online.

4. Public Comments:

Developer and Commercial Loan Officer, Steve Diamond stated; in his experience, typical Residential Overlay/PRUD conditions provide for a 60-foot minimum lot frontage. He described conventional setback standards for such zoning. He requested details associated with the Plain City Residential Overlay Zone

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

Purpose and Intent.

Affected property owner, Dennis Rogers spoke briefly on the Palmer Heritage Subdivision and a utility installment agreement he has made with Cody Rhees. He noted that he owns a five-foot strip of land, next to (west of) a proposed street that will run the length of Palmer Heritage. He reported that the developer has placed underground utility infrastructure across his parcel without obtaining permission. He stated that Cody Rhees is not interested in purchasing the piece of land from him. He expected the City or Cody Rhees to remove the infringing utility channels and return his property to its original, undisturbed state. He voiced opposition to a planned sidewalk on his property. He commented on a purported new 4100 West Street that will connect 2750 North Street to the existing 2800 North Street. Chairman Maw affirmed that the mentioned concept has not been presented to the Planning Commission for review. He remarked on lots that are designed slightly under standards that allow keeping horses or raising domestic animals for the purpose of food production. He suggested that smaller lots are preferable to those 18,000 – 18,500 square feet in area when considering yard upkeep.

Sharilyn Rogers objected to the installation of sewer connections through their property without permission. She noted that a sidewalk can be placed on that strip of land by anyone who wishes to purchase it. She commented on City inspections required for all public utility connections, suspecting that the infrastructure placed in and around this development cannot be officially checked until the final subdivision has been approved by the City Council.

Dennis Rogers recommended that an ordinance be drafted to prohibit installation of improvements until a subdivision is approved.

5. Approval of Meeting Minutes for March 11, 2021

Commissioner Skeen motioned to approve the Meeting Minutes for March 11, 2021. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

6. Technical Review Report

Chairman Maw reported that the S-Curve Commercial subdivision was reviewed but he was unable to attend the meeting. He displayed a conceptual Senior Housing development, proposed for the parcel.

Public Works Director, Dan Schuler described the plan, noting that a spot would be reserved for a future commercial pad. He acknowledged that pickleball courts, a community garden and a gazebo are intended amenities. Land Use Specialist, Mike Kerswell presumed that the project will need a follow up Technical Review. Chairman Maw reported that the Checketts have submitted an application for the next TRC meeting. He informed that their development will most likely be a minor subdivision. He stated that he's not able to attend the April 6th meeting.

7. Administrative Items:

Discussion / Motion: Chairman and Vice Chairman of the Planning Commission

Chairman Maw explained that a revised draft of the Planning Commission organization ordinance has been forwarded to the City Attorney. Commissioner Faulkner cited; the new ordinance stipulates that the Vice-Chair be rotated to the Chair position. Commissioner Neil accepted the appointment. Commissioner Faulkner, next in Planning Commission term seniority, accepted the Vice Chair appointment.

Chairman Maw motioned to approve the appointment of Commissioner Neil to Chairman and Commissioner Faulkner to Vice Chair of the Planning Commission. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

Discussion / Motion: Site Plan – the Old Town Shear Shop at Roylies (Town Center), Unit D

Business co-owner, Fred Martinez verified that this space will serve as both a barber shop and beauty salon. He mentioned that he has taught at the Ogden–Weber Technical College barber and cosmetology school for many years. He indicated that he hopes to hire students from his classes to work here. Commissioner Neil noted that the presented floor plan shows multiple hair stations and a nail station. He commented on customer and employee parking circumstances around the Roylies building. Fred Martinez informed that business hours will be Tuesday through Saturday, 9:00 a.m. to 6:00 p.m. Building owner, Chris Jackson stated that property adjacent to the Roylies building has been leased to provide additional parking for customers and tenants. Commissioner Jenkins asked if chemicals used in the shop are considered dangerously toxic or reactive. Commissioner Neil affirmed that a business license inspection will be conducted by the Plain City Fire Marshal in which hazardous chemicals to be stored and used on site will be audited. Chairman Maw indicated that he’s not aware of restrictions in the code on chemicals commonly used in beautician shops. Business co-owner, Ruby Martinez remarked on special appointments that may be scheduled for off hours. Fred Martinez queried if a barber pole can be placed on the exterior of the building. Consensus was reached that a barber pole will be allowed unless restricted by established Plain City ordinance. Commissioner Neil commented on other signage that may be present and sign permit application processes.

Commissioner Faulkner motioned to approve the Site Plan – the Old Town Shear Shop at Roylies (Town Center), Unit D. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion / Motion: Lot Line Adjustment – Kent Hurd, 4455 W 2575 N

Commissioner Neil asked if property owner, Kent Hurd, had received application instructions and a check list from staff, prior to submitting for a Lot Line Adjustment. Kent Hurd answered in the affirmative. He explained the proposed change. Commissioner Neil pointed out that an affidavit verifying ownership and consent to the amendment must be signed by owners of both affected parcels. He noted that a legal description of both parcels is required. Kent Hurd assured that a survey will be completed upon Commission acceptance of this proposed Lot Line Adjustment. Chairman Maw stated that the request is acceptable once all application requirements are met.

Commissioner Jenkins motioned to table the Lot Line Adjustment – Kent Hurd, 4455 W 2575 N. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion: Zoning - Brad Orton property, approximately 4400 West Pioneer Road

Land owner, Brad Orton described the location of his noncompliant lot and verified its current zoning classification. He explained that the lot is too small to meet minimum site development standards for any residential zone besides RE-1-11. He voiced intent to amend the zone in order to give the parcel compliant status for building a lot. Commissioner Neil indicated that the Future Land Use Map calls for RE-18.5 zoning for the parcel in question. Commissioner Faulkner commented on bordering Fremont Estates lot sizes. Brad Orton confirmed that public sewer has been stubbed to the lot. Chairman Maw mentioned that the parcel is fixed and would require a formal variance or zoning amendment to be used as anything other than open space. Commissioner Neil suggested that the Residential Overlay Zone might be applied to the property. Chairman Maw agreed with Commissioner Neil’s opinion and outlined site development standards allowed by the Overlay. He supposed that the requested Residential Overlay for one lot might be an administrative matter – to be decided by the Planning Commission after a Public Hearing.

8. Legislative Items:

Public Hearing: Zoning Amendment – Favero Property, approximately 1295 N 4700 W (A-1 to RE-18.5 and RE-15)

Chairman Maw reviewed Public Hearing policy and procedure information.

Commissioner Skeen motioned to open a Public Hearing for the Favero Property Zoning Amendment. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Property owner, Tom Favero divulged that his attorney, Jon Grover, is attending the meeting via ZOOM. He stated that 2018 General Plan updates were not brought to his attention until notification of Scott Wayment’s recent zoning amendment petition was published. He noted that the updated Future Land Use Map now shows his property segmented into a sweeping variety of density categories. He spoke of zoning specifications for his land, set forth in the previous version of the General Plan. He commented on obstacles to farming pursuits posed by residential developments that surround his plots. He remarked on disadvantages related to large residential lots. He displayed concept drawings for the Favero Farms development, prepared with consideration of the previous General Plan (2008) terms. He indicated that the subdivision comprises one-third and one-half acre lots. He directed attention to a segment of commercial zoning, indicated on the updated Future Land Use Map, across the street from his property. He read from the General Plan:

“this land use category is for neighborhood and general commercial to provide locations for convenience shopping facilities as well as the full range of office, retail commercial, and service uses which are oriented to serve the city as a whole, as well as a regional market in Plain City.”

He noted that:

“High Density Residential... is for housing with up to ten units per acre, is often near commercial development and could include various lot sizes and various housing types.”

He emphasized that he does not have pressing plans to subdivide the property but would like zoning in place to guide future development.

Steve Diamond echoed concern over updates made to the General Plan without adequate public involvement. He asserted that much taxpayer money was spent on a plan that does not represent values held by the residents of Plain City. He questioned notification methods used for workshops and other public meetings, stating that he was not notified that an update was being discussed. He expressed frustration over the Planning Commission’s stringent positioning on this guide document and map adopted to help decision makers evaluate development proposals. He recommended that the proposed zoning amendment be granted.

Plain City resident, Jennifer Read commented on traffic flow issues on 4700 West Street due to increased housing in the area. She contended that there are people that prefer larger lots and welcome yard care errands in trade for a more open environment. She voiced her preference for low density residential land use, providing property owners with various choices to maintain a lifestyle conducive to the rural character of Plain City.

Commissioner Jenkins motioned to close the Public Hearing for the Favero Property Zoning Amendment. Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion / Motion: Zoning Amendment – Favero Property, approximately 1295 N 4700 W (A-1 to RE-18.5 and RE-15)

Chairman Maw clarified that the Planning Commission will be making a recommendation to City Council on this legislative matter. Tom Favero reiterated that the General Plan does not address specific pieces of property in detail or provide for specific zoning. He proposed that the 2018 update be reviewed and amended presently. He submitted that it’s not lot size that creates the community but what residents do with their lots. He commented on substandard roads, expecting much traffic will be diverted from 4700 West Street, when a

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

new High School is built in Taylor. He asserted that J.U.B. Engineers did not consider community priorities and values when composing the latest version of the Plain City General Plan. He stated that the 2008 edition, provided by Wasatch Civil was a more accurate compilation of Plain City goals, objectives, and actions designed to manage future development. He expounded changing political and social outlooks on taxation. Commissioner Faulkner informed that she was on the committee tasked with updating the General Plan in 2018. She attested that community notification of the effort was a high priority. She listed actions taken from December, 2017 through May, 2018 to publicize workshops and meetings for the purpose of receiving input from citizens. She acknowledged that response from residents was lacking. Chairman Maw indicated that attendance was notably disproportionate; consisting of more developers and builders than home owners. He affirmed that the Planning Commission was frustrated with the turnout. Tom Favero emphasized the importance of the appeal at the city entrance. Commissioner Faulkner restated her objection to the notion that prospective homebuyers, in general, are looking for small lots. Commissioner Jenkins suggested that the General Plan/Future Land Use Map is a guide – not a strict mandate, by design. He spoke of flexibility afforded to land use decision makers to consider irregular or varying circumstances. Commissioner Neil maintained that the Commission is required to uphold General Plan directives. He concurred that the existing version of the Future Land Use Map is deficient and needs to be formally revised. He advised that this discussion should stimulate action toward that objective. He agreed with Commissioner Faulkner’s assessment of the City’s advertising efforts related to the 2018 General Plan update. He noted that the City Council has the final say on all aspects of the General Plan. Commissioner Skeen encouraged Plain City land owners to read the minutes from City Council and Planning Commission meetings. He reported that many citizens posted negative reactions to the proposed rezone on social media, but only one voiced their objection at the Public Hearing, tonight. He implored more participation by citizens, in future planning processes. He told of mounting demand for half-acre-plus lots being offered in several new Plain City subdivisions. He stated that a development that includes a variety of residential lot sizes on the Favero’s land would be ideal. Chairman Maw commented on a push for affordable housing, by state and federal lawmakers. He remarked on inklings that the General Plan will undergo another update before long. Commissioner Neil mentioned established ordinances for sensitive land use that must be considered for the intended development.

Commissioner Neil motioned to recommend City Council approval of the Zoning Amendment – Favero Property, approximately 1295 N 4700 W (A-2 to RE-15) for Land Serial Numbers 15-017-0004 and 15-017-0033. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Commissioner Faulkner motioned to table the Zoning Amendment – Favero Property, approximately 1295 N 4700 W (A-2 to RE-18.5) for Land Serial Numbers 15-017-0002, 15-017-0049, 15-017-0005, 15-017-0034, 15-017-0035, 15-017-0036, 15-017-0037, 15-017-0038, 15-027-0029, 15-027-0030, 15-027-0034, 15-027-0057 15-027-0058 and 15-027-0059. Commissioner Jenkins seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion / Motion: Final Subdivision – Palmer Heritage, approx. 3975 W 2600 N

Commissioner Neil reviewed concerns raised by Dennis Rogers pertaining to unauthorized installation of utilities through his parcel that abuts the future Palmer Heritage subdivision. Project developer, Cody Rhees acknowledged the existence of the Rogers’ parcel. Commissioner Faulkner questioned the rationale of installing infrastructure prior to final approval of a subdivision. Cody Rhees indicated that he did not expect excavation subcontractors to accomplish work to the extent it was. He spoke of a proposed five-year moratorium on road cuts and asserted that underground piping and connection stubs to prospective lots were ordered considering those stipulations. Commissioner Faulkner remarked on public utility inspection requirements. Cody Rhees assumed that some inspections have been completed. Chairman Maw reasoned; inspections of the work cannot be scheduled without issuance of improvement permits. Cody Rhees stated that he has a permit from Plain City for construction on 2800 North Street and one from UDOT for utility connections on State Route 134. He reported that Dan Schuler has been on site to observe the ongoing work. He indicated that he’s spoken with Dennis Rogers about his plans. He noted, for the record, that Palmer

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

Heritage does not have a lot under 20,000 square feet in area, though it is zoned RE-18.5. Commissioner Jenkins sought confirmation that a sidewalk will not be installed on Mr. Rogers' parcel. Cody Rhees agreed that a sidewalk will not be constructed on the Rogers' property without authorization by the owner to do so. He avowed intent to be a good neighbor to adjacent households. He appraised maintenance obligations related to public walkways. He stated that stubbed utility pipe that was hastily installed through the Rodgers' parcel can be dug up and cut off at the property line. Commissioner Faulkner make known that the proposed moratorium on road cuts was called off by the City Council. Commissioner Skeen mentioned that special restoration standards will be required for cuts made within a sanctioned time limit.

Commissioner Faulkner motioned to recommend City Council approval of the Final Subdivision – Palmer Heritage, approx. 3975 W 2600 N conditional upon the removal of utility infrastructure placed on Dennis Rogers' Property and that sidewalk will not be installed on Dennis Rogers' property. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion / Motion: Ordinance Amendment - Residential Overlay Zone

Chairman Maw displayed a diagram depicting proposed site development standards for the Residential Overlay Zone. Commissioner Neil proposed that the front setback parameter be increased to 25 feet to better accommodate off-street/driveway parking.

Commissioner Jenkins motioned to recommend City Council approval of the Ordinance Amendment - Residential Overlay Zone. Commissioner Skeen seconded the motion. Vote: Commissioners Faulkner, Neil, Jenkins and Skeen voted aye. Motion carried.

Discussion: Fire Safety and Cul-de-sacs

Plain City Fire Chief, Dennis Crezee introduced himself and agreed to answer questions. Chairman Maw explained that the Commission is considering changing the codified maximum length for streets ending in a cul-de-sac. He reviewed the current ordinance that restricts such streets to 400 feet or less. Chief Crezee advised that hydrant spacing is key. He noted that code indicates the maximum distance between fire hydrants shall not exceed 500 feet. He submitted; street length is of lesser consequence in terms of fire safety. He spoke about fire flow and spacing of homes in cul-de-sac situations. He confirmed that the static flow of Plain City fire hydrants is 70 psi. He commented on friction loss through fire hose of certain lengths and diameters. He explained that the maximum distance between fire hydrants on a dead-end road is reduced by 100 feet. He stated that he has not researched regulations on cul-de-sac length instituted by other municipalities. He remarked on historical standards that advised against locating fire hydrants at the end of a cul-de-sac. He recommended adherence to International Fire Code as it pertains to turnaround diameter and hydrant spacing on a dead-end road when determining cul-de-sac design criteria. Chairman Maw conveyed a request by City Councilmember Sadler that specific benefits to the City be cited if an amendment to the established cul-de-sac length restriction is reconsidered.

9. Report from City Council:

Chairman Maw commented on a Strategic Planning meeting for the City Council, to be conducted in April or May. He proposed that a representative from the Planning Commission be involved in the conference. He reported that a Public Hearing was held for Adjustments to 2020-21 City Budgets. He indicated that the adjustments presented by Ryan Child, City Treasurer, were approved. He reported that Youth Council Scholarship Awards were handed out and that a Bid for City Office/Senior Center Remodel was accepted.

10. Commission Comments:

Commissioners Ortega indicated that he will be present, in-person, at meetings next month. Commissioner Jenkins commented on purported discussions related to the Christensen property and Farr West City development officials. Commissioners Skeen and Neil yielded. Commissioner Faulkner had no further

Plain City Planning Commission
Minutes of Meeting
March 25, 2021

comment. Chairman Maw advised that the Planning Commission should prepare for a General Plan update. He expressed contentment with the new Chairman and Vice Chair appointments and thanked Commissioners Neil and Faulkner for their willingness to serve as such.

11. Adjournment:

Motion: Commissioner Skeen motioned to Adjourn at 9:40 p.m. – Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Neil, Skeen and Jenkins voted aye. Motion carried.

2021

Neil	Faulkner	Maw	Jenkins	Skeen	Ortega
Jan 7	Jan 21	Feb 4	Feb 18	Mar 4	Mar 18
Apr 1	Apr 15	May 6	May 20	Jun 3	Jun 17
July 1	July 15	Aug 5	Aug 19	Sept 2	Sept 16
Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16

Planning Commission Chair

Planning Commission Secretary