

Plain City Planning Commission
Minutes of Meeting
June 10, 2021

Minutes of the Plain City Planning Commission Meeting held online June 10, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

Present:	Chairman	Blake Neil
	Vice-Chair	Shawna Faulkner
	Commissioner	Jarod Maw
	Commissioner	Dustin Skeen
	Commissioner	Rob Ortega
Absent:	Commissioner	Blake Jenkins
Staff:	Mike Kerswell, Dan Schuler	

Attendees: Jim Flint, Adams Family, Steve Diamond, Rex Quilter, Drew, Bret Cummings, James Farrell

Welcome: Chairman Neil

Pledge of Allegiance: Chairman Neil

Moment of Silence / Invocation: Mike Kerswell

1. Roll Call:

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

2. Opening Statement:

Chairman Neil 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 May 27, 2021

Commissioner Ortega motioned to approve the Meeting Minutes for May 27, 2021.

Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Skeen, Maw, Ortega and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

There was no TRC meeting this cycle.

7. Administrative Items:

Discussion / Motion: Preliminary Subdivision – Plain City Fields, approx. 2200 N 3600 W

Chairman Neil informed that updated comments from the City Engineer have not been provided with the revised subdivision plat. Commissioner Skeen suggested that the plat has not been significantly modified. He identified a stormwater detention/retention basin that has been added to the subdivision. Commissioner Faulkner commented on a written response by the project engineer to the initial memorandum by Brad Jensen, City Engineer. She sought verification that an existing irrigation ditch that runs along the north shoulder of 2200 North Street is no longer in service. Chairman Neil questioned if the City Engineer has reviewed the mentioned response. Public Works Director, Dan Schuler spoke of a headgate on the open channel. Commissioner Skeen contrasted Engineer recommendations for preliminary plat approval and for final approval. He presumed that the ditch in question is active. Developer, Steve Diamond commented on existing irrigation systems in the area. Hansen and Associates representative, Bret Cummings confirmed that the ditch referred to in the memorandum is on 2200 North Street. Commissioner Maw recognized the need for verifiable evidence that the irrigation ditch that runs along the north shoulder of 2200 North Street is no longer in service.

Commissioner Faulkner motioned to table Preliminary Subdivision – Plain City Fields, approx. 2200 N 3600 W, pending updated comments from the City Engineer and a resolution to concerns about an open irrigation ditch. Commissioner Skeen seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Ortega aye. voted aye. Motion carried.

8. Legislative Items:

Discussion / Motion: Ordinance - Issuance of Building Permits and Certificates of Occupancy

Dan Schuler related a background of the proposed code amendment and referred to the current ordinance, 11-4-5 C:

Public Improvements: No building permit shall be issued nor escrows or bonds released for the final ten percent (10%) of lots in a subdivision, or if ten percent (10%) is less than two (2), for the final two (2) lots of a subdivision, until all public improvements required by the City Council for the plat have been fully completed and conditionally accepted by the City Council.

He explained that the change would require 100% completion of public improvements before building permits can be issued. He commented on development delays caused by a recent shortage of construction materials. He told of numerous subdivisions in Plain City that comprise occupied homes but have unfinished public improvements. Commissioner Faulkner pointed out a typographical error in the proposed terms of 11-4-5 A. Commissioner Maw verified that the intent of the presented ordinance amendment is to require all public improvements be completed before building permits and final occupancy are issued for houses in a subdivision. Dan Schuler identified problems associated with placing a hold on permits for the final ten percent or two lots of a subdivision. Timing, processes and potential requirements for the placement of asphalt were discussed at length. Dan Schuler remarked on ineffective escrow retention stipulations. Commissioner Ortega reasoned; allowing construction of homes prior to completion of the improvements supports typical project financing. He voiced approval of holding final occupancy from home builders until improvements are finalized. Chairman Neil cited recent building permit applications received for lots in a subdivision where vital infrastructure has not been established. He suggested that steps be taken, prior to issuance of building permits, to ensure public improvements are properly completed. Dan Schuler contended that a buyer's occupancy should not be leveraged for improvements left undone by a disingenuous developer. Commissioner Skeen advised that seasonal climate conditions may cause delays in street surfacing and concrete work. He contemplated measures that might be taken on the back end of a project, to incentivize the completion of required improvements. He reviewed accounts of final subdivision punch lists left for the Public Works Department to complete. He submitted; escrow amounts should be increased to reinforce

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commitment to finish necessary work. Dan Schuler outlined the added 11-4-2 C (Punch List Items). He spoke of a recent, concerted efforts to enforce the current code. Commissioner Ortega weighed prohibiting the sale of any lot in a new subdivision until all required city improvements are completed. Dan Schuler informed that the City Attorney has read through the draft ordinance and expressed approval of the context.

Commissioner Maw motioned to table Discussion / Motion: Ordinance - Issuance of Building Permits and Certificates of Occupancy. Commissioner Skeen seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Ortega voted aye. Motion carried.

Discussion / Motion: Ordinance on Cul-De-Sac Length

Chairman Neil suggested that public hearing notification stipulations in the proposed addendum should be consistent with zoning amendment requirements - *Property owners within five hundred feet (500') of the property boundaries shall receive notification of the public hearing.*

Commissioner Skeen reported concerns discussed in City Council meeting. He indicated that the Council tabled the matter and asked the Planning Commission for a revised draft of a Special Exceptions Ordinance, previously recommended for approval. Commissioner Maw noted that Dan Schuler provided a marked-up version of the original ordinance for review. Dan Schuler gave an explanation of the changes he proposed. Consensus was reached that “Guidelines” 4 and 5, in the new draft, should be combined. Removal of “Guidelines” 1 was deliberated. Chairman Neil advised that revisions to this draft will be reviewed at the next Planning Commission meeting, then recommended to City Council for approval. Steve Diamond stated that the City Council wants a much shorter version of the Special Exceptions ordinance. He supposed that Section 4 can be limited to two or three criteria. Chairman Neil commented on complications and misinterpretation that might result from omitted designations in the code. He counseled; conditions not expressly prohibited by the ordinance may be deemed permissible. It was decided that numbers 1 and 2, under “Prohibitions” should be removed – leaving 3 and some subsections of number 4. Revisions to “Conditions” and “Procedures” were considered.

Commissioner Maw motioned to table Discussion / Motion: Ordinance on Cul-De-Sac Length. Commissioner Ortega seconded the motion, pending revisions as discussed. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Ortega voted aye. Motion carried.

Discussion: General Plan

Chairman Neil stated that a General Plan amendment will require an approval for funding as would a General Plan update. He reviewed the procedure for amending the General Plan. He laid out the process for updating the General Plan. Commissioner Skeen expected that the General Plan will not soon be opened for a comprehensive update. He reported that the City Council is accepting of proposed, specific General Plan amendments. Commissioner Faulkner indicated that removing the average lot size constraints from the Future Land Use category definitions was contemplated during last meeting’s discussion on the topic. She spoke of adding terms that will promote 20,000 square-foot (and larger) lots in areas designated MRD-1. She recommended changing the MDR-1 minimum lot size standard to 20,000 square feet. Chairman Neil agreed with Commissioner Faulkner’s proposal. Commissioner Ortega commented on average lot size stipulations and units-per-acre directives. He suggested that listing all three metrics for establishing density is confusing and excessively pliable. He proposed that units-per-acre guidelines be eliminated from land use category definitions. Consensus that indications for MDR 1-3 be limited to lot size only, was reached. Chairman Neil remarked on Rural Residential standards. He proposed that the Open Space, Agriculture and Low-density Residential category be changed to *Open Space, Agriculture and Rural Residential*, and recommended that the minimum lot size in that category be increased to 40,000 square feet.

9. Report from City Council:

Commissioner Skeen relayed highlights from a presentation by Ogden-Weber Technical College representatives, on a 50th Anniversary scholarship opportunity for a Plain City resident. He indicated that

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Final Approval of the Skeen Subdivision was tabled at the applicant’s request. He reported that the Council sent the ordinance on cul-de-sac length exceptions back to the Commission with a request for abridgements. He informed that the new version of the Residential Overlay Zone ordinance was approved with minor changes and Conditional Final Acceptance for Sunflower Estates was granted.

10. Commission Comments:

Commissioners Ortega had no further comment. Commissioner Faulkner commented on the recent displacement of barricades on 2200 North Street. She asked if the road will be blocked again, after road construction is complete. She noted that a radar sign and 25 mph speed limit sign has been placed at one end of the road. She proposed that the entire route be restricted to 25 mph. Dan Schuler indicated that the road will remain open to allow better access to unincorporated lots, situated at the end of the pavement on 2200 North Street. He agreed to consider a lowered speed limit in the area. Commissioner Faulkner sought a status update on the Regional/Urban Design Assistance Team (R/UDAT) activities in Plain City. Commissioner Maw explained that COVID-19 pandemic circumstances have hampered their progress. He agreed to coordinate with the R/UDAT subcommittee and report back to the Commission. He spoke of program funding that was budgeted by the City Council. He suggested that the ordinance for cluster subdivisions be reexamined, now that the amended Residential Overlay Zone ordinance has been approved. Chairman Neil indicated that an ordinance for accessory dwelling units should be revisited in the near future. Commissioner Skeen asserted that Plain City needs more pickleball courts. Dan Schuler affirmed that discussions on new pickleball courts in the West Park development are ongoing.

11. Adjournment:

Motion: Commissioner Maw motioned to Adjourn at 8:45 p.m. – Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Maw, Skeen, Ortega and Chairman Neil voted aye. Motion carried.

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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

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June 24, 2021

Minutes of the Plain City Planning Commission Meeting held online June 24, 2021 at 7:00 p.m. – virtually broadcast via ZOOM.

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

Staff: Mike Kerswell, Dan Schuler

Attendees: Tom Ruiz, Chris Ruiz, Adams Family, Steve Diamond, Derek Kennedy, Bert Casper, Janice Casper, Casey Casper, Carsen Casper, Randi Shinney, Curt Knight, James Farrell, DeAnn Cragun, Bart Cragun, Curt Petersen, Justin Anderson, Jeff Hales, Margie Hunt, Mitch Hunt, Joshua Wiscombe, Shad Christensen, Mindi Gust, Russell Jackson, Julayne Stoker, Jim Flint

Welcome: Chairman Neil

Pledge of Allegiance: Commissioner Faulkner

Moment of Silence / Invocation: Commissioner Jenkins

1. Roll Call:

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

2. Opening Statement:

Chairman Neil 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 June 10, 2021

Commissioner Skeen motioned to approve the Meeting Minutes for June 10, 2021.

Commissioner Faulkner seconded the motion. Vote: Commissioners Faulkner, Skeen, Ortega and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

There was no TRC meeting this cycle.

7. Administrative Items:

Discussion / Motion: Preliminary Subdivision – Plain City Fields, approx. 2200 N 3600 W

Project Engineer, Jim Flint offered to answer questions. Commissioner Skeen noted that items on a list of the concerns, presented by the City Engineer, have been effectively addressed. Commissioner Faulkner asked how uncertainties about an existing irrigation ditch that runs along the north side of the project were resolved. Jim Flint explained that the ditch is on-site only and, as such, does not affect downstream properties.

Chairman Neil referred to the City Engineer's recommendation that the Preliminary Subdivision be approved.

Commissioner Faulkner motioned to approve Preliminary Subdivision – Plain City Fields, approx. 2200 N 3600 W. Commissioner Jenkins seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Jenkins, Skeen and Ortega voted aye. Motion carried.

8. Legislative Items:

Public Hearing: Zoning Amendment – Burns Plain City, approximately 4277 W 3600 (A-1 to RE-30)

Chairman Neil invited Lync Construction representative, Joshua Wiscombe, to describe the proposed development. Joshua Wiscombe informed that the concept has been reviewed by Brad Jensen, City Engineer, and the Public Works Director, Dan Schuler. He identified elements of the proposed subdivision that foster rural preservation. He spoke of plans for public sewer and a pressurized secondary water source in the area. He mentioned sensitive and wetland conditions that are under analysis, currently. He stated that property owner, Pat Burns, is present at the meeting via ZOOM. Pat Burns pointed out that the requested zoning complies with General Plan/Future Land Use Map stipulations. He remarked on plans for abundant open space within the development.

Commissioner Maw motioned to open the Public Hearing: Zoning Amendment – Burns Plain City, approximately 4277 W 3600 (A-1 to RE-30). Commissioner Skeen seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Neighboring property owner, Bart Cragun indicated; he owns a well that is situated on the land intended for rezoning. He questioned what will happen to his well if the proposed subdivision is developed. He advised that the planned open space for the project comprises salt flats and is not well-suited for desirable vegetation. He cited previous testing in the area that proved the soil inapt for septic systems. He supposed that installation of public sewer to the northern parcel will not happen within a short time. He spoke of past flooding problems. He commented on foreseen traffic congestion on 3900 West Street.

Plain City resident, Derek Kennedy contended that the natural alkali flats on land slated for the proposed subdivision are not conducive to the development of nice open space. He asserted; until sewer is stubbed into the area, residential use should not be considered. He told of a lack of secondary water provisions. He affirmed that he is against the requested zoning amendment. He touched on existing irrigation ditches and drainage that will be affected by this project. He echoed concerns about the high-water table over the entire parcel. He notified that 3600 North Street is a substandard dead-end road that belongs to Weber County. He suggested that rezoning the land to RE-30 would create an island of residential lots in a large area used for agriculture.

Unincorporated land owner, Christine Ruiz reported that she and her family moved to a plot near the parcel in question in order to escape overcrowding in nearby communities. She voiced her position that the requested zoning is not appropriate for that piece of ground. She acknowledged rights that come with property ownership. She requested that a secondary access be established (early) within the first phase of any residential subdivision that is approved and constructed along 3600 North Street. She advised that communications between adjacent land owners, City officials and the developer, be frequent and open. She

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indicated; zoning that requires one-acre lots (minimum) would be more appropriate.

Developer, Steve Diamond expressed concern over proposed density. He noted that Lync Construction's concept shows a single access road into a large expanse of residential lots. He commented on issues related to county road interdependence. He stated; until 3600 North Street is widened and fully improved by the County, development of property is unfeasible.

Weber County resident, Julayne Stoker described the proximity of her property to the proposed subdivision. She pointed out that building in the area has been restricted, historically, because it's a floodplain. She warned that Plain City will be responsible for damage caused by flooding if building permits are issued for lots located in restricted areas. She recommended; if residential use is allowed, lots should be a minimum of one acre in size. She remarked on difficulties that might result from an excess of septic systems within the boundary of the subdivision.

Recent homebuyer, Justin Anderson indicated that he purchased his home in northern Weber County because it's in a quiet, rural part of the state. He noted that he works in the building industry and is aware of the additional processes Lync Construction will be subject to as they pursue development in the sensitive region. He agreed with others that recommended a minimum of one-acre lots, if residential use is approved for the parcel. He reiterated concerns over population density and capacity for septic systems. He advised that groundwater drainage solutions must be set as a high priority.

Countian, Janice Casper spoke of existing and future safety problems due to mounting traffic on 3600 North Street.

Commissioner Jenkins motioned to close the Public Hearing: Zoning Amendment – Burns Plain City, approximately 4277 W 3600 (A-1 to RE-30). Commissioner Faulkner seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Zoning Amendment – Burns Plain City, approximately 4277 W 3600 (A-1 to RE-30)

Chairman Neil informed that the Planning Commission is an administrative body – approval of a Zoning Amendment is a legislative power – thus, the Planning Commission will only make a recommendation on this matter. He explained that the City Council will make a final decision on this application, as the legislative body. Commissioner Jenkins acknowledged his concern about the floodplain location. Commissioner Faulkner recognized high water table issues, increasing traffic problems and unsuitable open space conditions as valid worries, expressed by future neighbors of this proposed development. She noted that more people are in attendance at this Public Hearing than participated in workshops when the General Plan/Future Land Use Map was updated, three years ago. She indicated that the Planning Commission is obligated to follow General Plan directives when considering land use matters, such as Zoning Amendments. She stated that the requested zoning is in line with the Future Land Use Map. She remarked on subdivision application requirements and differentiated the process as separate from the Zoning Amendment petition. She urged attendees to be involved in the next General Plan update endeavor. She remarked on county road issues, broached by Steve Diamond. Commissioner Maw thanked those who commented during the Public Hearing. He spoke of the impact citizen input has on the Planning Commission's decision making process. He voiced reservations over speculative septic system provisions. He commented on perceivable ingress-egress points planned for the future development. He expected that evidence of an agreement with adjacent land owners for access will be presented when the developer applies for Preliminary Subdivision. He concurred that the proposed zoning coincides with General Plan specifications, reaffirming that the Commission is bound by law to approve compliant land use applications. Chairman Neil clarified; Planning Commission action is constrained by City ordinances and General Plan directives, because the Planning Commission is an administrative body – City Council, as a legislative body, can overrule or act contrary to the Planning Commission's recommendation. Commissioner Maw submitted that one does not have to be a Plain City resident to participate in upcoming General Plan update workshops. Commissioner Skeen expressed appreciation for the public's feedback. He spoke of utility installations that are negatively affected by a high water table. He commented on septic system development standards. He noted that assessment of open space design will occur when an application for subdivision is received. He reported instructions he

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obtained from the City Attorney on potentially deviating from General Plan/Future Land Use Map guidelines. He remarked on speculated sewer provisions to the area. Commissioner Ortega referred to the land use categories depicted on the Future Land Use Map and suggested that the parcel in question is designated for “Open Space, Agriculture, and Low Density Residential” – not simply “Low Density Residential”. Chairman Neil confirmed that the “Open Space, Agriculture, and Low Density Residential” category stipulates; *Residential uses in this area would maintain lots that are 30,000 square feet or greater.* He related personal experience of living in northern Plain City and acknowledged that the proposed zoning meets Future Land Use Map directives. He spoke of perpetual lowland conditions in the area. He noted that the 2008 General Plan called out half-acre residential lots over the parcel being discussed, as well as designated belts of sensitive land. He suggested that a recommendation for approval should be conditional upon conformity with the City’s Sensitive Land Use ordinance.

Commissioner Jenkins motioned to recommend City Council approval of the requested Zoning Amendment – Burns Plain City, approximately 4277 W 3600 (A-1 to RE-30), conditional upon conformity with the City’s Sensitive Land Use ordinance. Commissioner Faulkner seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Final Subdivision – Robson Farms Phase 2, approx. 3626 W 1975 N

Project developer, Shad Christensen described the location of Phase 2 of the subdivision. He remarked on the scheduled widening of 3600 West Street. He affirmed that the stormwater management system has been sized to meet the needs of all of the lots within Robson Farms. Chairman Neil remarked on the City Engineer’s memorandum for this project. He requested additional input from Dan Schuler. Dan Schuler affirmed that he cooperated with Brad Jensen in reviewing the proposed phase. He mentioned plat updates that were completed per the City Engineer’s written comments. Shad Christensen told of plans for storm drain discharge, verifying that a detention pond for the subdivision is included in Phase 2. Chairman Neil noted that the City Engineer has requested addresses on the final plat. Project Engineer, Jim Flint agreed to provide addresses.

Commissioner Skeen motioned to recommend City Council approval of Final Subdivision – Robson Farms Phase 2. Commissioner Jenkins seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Amendment - General Plan

Chairman Neil reviewed the procedure for amending the General Plan. He gave an overview of proposed changes to land use category descriptions in the General Plan.

Commissioner Maw motioned to set a Public Hearing for the General Plan/Future Land Use Map Amendment - July 22, 2021. Commissioner Skeen seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Ordinance - Issuance of Building Permits and Certificated of Occupancy

Chairman Neil divulged that Mayor Beesley contacted him and recommended this item be tabled because current construction materials shortages are impacting not only costs but lead times – stringent controls only add insult to injury. He acknowledged that the issue needs to be addressed, but timing is poor. Dan Schuler indicated that he’s presented developers with an offer to coordinate efforts, in order to resolve problems that prompted the proposed regulations. He requested that the matter be tabled. He commented on rules that are already in place to ensure ethical fulfillment of development agreements. Developer, Jeff Hales suggested that the new regulations be tabled for at least one year. He described irregularities that would make compliance with such an ordinance difficult. He spoke of historical development activities in Plain City. He stated that Dan Schuler is doing a good job and expressed appreciation for his willingness to work with developers on correcting past errors. Chairman Neil had no objection to tabling the matter for one year. Commissioner Jenkins said he’s willing to postpone action on the proposed ordinance but would like regular updates from Dan Schuler on the execution of development agreements. Commissioner Maw commented on the use of

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escrow funds for completion of subdivision improvements, left undone by developers. Jeff Hales noted that there are homes in Plain City that were allowed certificates of occupancy before road surfacing was finished, in bygone days. Bank of Utah Senior Vice-President Relationship Manager, Steve Diamond expounded escrow procedures and policies. He offered assistance with calculating escrowed monies from various developers, held at Bank of Utah.

Commissioner Skeen motioned to table action on the presented Ordinance - Issuance of Building Permits and Certificated of Occupancy for one year. Commissioner Jenkins seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion / Motion: Ordinance on Cul-De-Sac Length

Commissioner Skeen asserted that the revised draft of the Ordinance on Cul-de-sac Length is ready for City Council review. Commissioner Maw predicted that the City Council will return the code to the Planning Commission with additional comments. Commissioner Faulkner stated that the new draft was arranged at the request of City Council. She questioned the elimination of “trails” from guidelines for granting special exceptions; Section 1-C (2). She expressed accord with the draft ordinance, in whole. Commissioner Jenkins echoed Commissioner Maw’s speculation that the City Council will request further refinement before they approve the Ordinance on Cul-de-sac Length. Commissioner Ortega reported that the City Council asked that the Commission return the amended document within a week’s time. He submitted that the Council will make adjustments and ratify the code, without additional rewriting.

Commissioner Jenkins motioned to recommend City Council approval of the Ordinance on Cul-De-Sac Length. Commissioner Faulkner seconded the motion. Vote: Chairman Neil and commissioners Faulkner, Maw, Skeen and Jenkins voted aye. Motion carried.

Discussion: Rear Yard Setback

Chairman Neil indicated that Building Inspector, Trent Meyerhoffer was pressed by a builder about setback requirements for rear-facing decks on houses. He explained that Mr. Meyerhoffer requested review and affirmation of a typical policy, by the Planning Commission. He noted that the minimum rear-yard setback for residential lots is thirty feet. He asked if the measurement should be taken from the edge of a deck or from the foundation of the house. Commissioner Maw compared a deck structure to an accessory building, suggesting that the setback requirements be similar. Commissioner Faulkner agreed that a dimension for the rear setback of a house should be taken from the dwelling’s footprint.

9. Report from City Council:

Commissioner Ortega reported that the 2021-22 City Budgets were passed. He restated that the City Council asked that the Commission return an amended Ordinance on Cul-de-sac Length within a week’s time.

10. Commission Comments:

Commissioners Ortega, Skeen and Jenkins had no further comment. Commissioner Faulkner proposed that serious efforts be made to reach neighboring property owners when workshops for the next Plain City General Plan update are advertised. Commissioner Maw stated that it’s imperative that more citizens get involved when changes to General Plan are considered. Chairman Neil explained why the Diamond E subdivision was pulled from the agenda. He reported that the development will be reviewed in a TRC meeting, July 6, 2021. He noted that the City Engineer needs more time to review the Cove Creek subdivision. He informed that he will not be able to attend the July 1st City Council meeting. Commissioner Maw agreed to fill in for Chairman Neil.

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11. Adjournment:

Motion: Commissioner Maw motioned to Adjourn at 9:13 p.m. – Commissioner Ortega seconded the motion. Vote: Commissioners Faulkner, Maw, Skeen, Ortega and Chairman Neil 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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Planning Commission Chair

Planning Commission Secretary