

Plain City Commission
Minutes of Meeting
January 13, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 13, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Chair	Blake Neil
	Commissioner	Shauna Faulkner
	Commissioner	Dustin Skeen
Excused:	Commissioner	Blake Jenkins
Zoom:	Commissioner	Rob Ortega
Staff:	Tammy Folkman, Diane Hirsch	
Attendees:	Parker McGarvey representing Visionary Homes	
Zoom:	Debbie Robinson, Dan Schuler	
Welcome:	Chairman Neil	
Pledge of Allegiance:	Chairman Neil	
Moment of Silence/Invocation:	Commissioner Skeen	

1. Roll Call:

Chairman Neil directed roll call and indicated Commissioner Jenkins was excused.

2. Opening Statement:

Chairman Neil read the Opening Statement.

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

Commissioner Maw disclosed that he was participating as part of the team in the design of the amphitheater.

4. Public Comments:

None offered.

5. Approval of Minutes for December 9, 2021:

Commissioner Faulkner moved to approve the meeting minutes from December 9, 2021. Commissioner Maw seconded the motion. Commissioners Ortega, Skeen, Maw, Faulkner and Chairman Neil voted aye. The motion carried.

6. Administrative Items:

Discussion /Motion: for Chair and Vice Chair

Commissioner Maw nominated Shawna Faulkner for office of Chair for 2022 and for the position of Vice Chair Dustin Skeen. Commissioner Ortega seconded the motion. Commissioner Ortega, Neil, Skeen, Maw and Chairwomen Faulkner voted aye. The motion carried.

7. Technical Review Report:

Dan reported at the last technical review meeting they discussed the Marsh property at approximately 4584 W 1500 N. Everything looked good and they can proceed with the subdivision process. He also noted that Kristy Hughes at 3167 W North Plain City Road was asking for a flag lot on her property. It was noted that there was not enough room to meet the setbacks.

Plain City Commission
Minutes of Meeting
January 13, 2022

8. Legislative Items:

a. Discussion/Motion: Final Subdivision - Stillcreek Phase 3B - 21 lots

Parker McGarvey representing Visionary Homes is now the owner of all of Phase 3. They are also the contractor/owner of Phase 4 as well as Stimpson property to the west. Chairwomen Faulkner inquired if Parker had a copy of development agreement. Parker said he has been going over it every day. Parker indicated they are aware of the new sewer trunk line and it will be made available in Phase 4. Marriott is still working on the engineering for the sewer. Phase 4 is scheduled to be presented in about a year and a half. The Stimpson property is not part of Stillcreek. There was a discussion about if Phase 3 differs from the original proposal. It was reported that Phase 3 has 88 lots and consists of 80 single family lots and 8 town homes. Phase 3B has 21 single family lots. Phase 3 has trails planned that will go up to open space as well as the future park that will be in Phase 4. Parker says that it keeps with the original development agreement. Chairwomen Faulkner was reading through the development agreement and noticed a line that says total number of residential units overall of Stillcreek are 520. Parker mentioned the number was really 511. Commissioner Skeen would like to see an overall view of the whole plan instead of little chunks that are being approved each time. Commissioner Skeen feels like the open space is getting all pushed to Phase 4. Parker indicated Jeff Hales said they would stick to the original development agreement. Commissioner Neil reported that the development agreement had expired but the City Council approved an extension. Parker reported they are working with their planners to layout Phase 4 knowing they need 20% open space across the project. He said there will be 16 ½ acres of open space by the power corridor. There will be community public open space, community common open space, community private open space as well as restrooms. Parker will bring Phase 4 to technical review shortly. There are options to be a sports field and pavilion that could go there. Phase 4 will have a second roundabout that will connect to Remuda. Parker indicated that Councilmember Sadler and the Mayor indicated there have been problems with past phases of Stillcreek. Parker will be the face of Visionary Homes and he is looking forward to working with the city for the long haul. Visionary Homes has a good track record and will prove who they are and build a good relationship with the city. Chairwomen Faulkner said there are two lots (338 and 341) that she can't find the frontage on. It appears the curb data is missing. She asked him to confirm that there will be 80-foot frontage on each lot. Chairwomen Faulkner received an indication that Visionary Homes had met items 1 through 7 of the engineer's memo dated January 9, 2022. The City Engineer hasn't had time to review the updates. Commissioner Skeen is concerned that the new phase isn't matching up with the original plan. Chairwomen Faulkner said she felt like they should not hold them to the original plan if they continue to improve and meet the development agreement. Commissioner Neil indicated that Phase 2 changed the original layout. Commissioner Skeen does not have an issue with phase 3. Commissioner Skeen said it is still a PRUD has to fall under those parameters and again, he would like to see the whole plan. Commissioner Maw said according to the development agreement, it will need to come to the planning commission for approval. Chairwomen Faulkner asked about the frontage on lots 342 and 337. It is indicated they will need to front on to 3500 W. Chairwomen Faulkner asked Parker to double check and make sure frontage is on the plat. **Commissioner Maw moved to recommend the City Council give final approval for Stillcreek Village Phase 3B. Commissioner Neil seconded the motion. Vote: Chairwomen Faulkner, Commissioners Skeen, and Ortega, Maw and Neil voted aye. The motion carried.** Commissioner Skeen would like to see an overall plan of Phase 3 and 4 so we can verify we are meeting the density requirements.

b. Discussion/General Plan Update:

Chairwomen Faulkner suggested to have combined work meeting with the City Council on the general plan update on January 20th at 6PM. She asked the commission to come with input or how much involvement they wanted as well as the residents and stake holders to have. She reported that the General Plan has to be reviewed every five years and next year will be the five-year mark. There have been a lot of questions about the RE-20 zone going away. The City Council feels we need to look at the whole plan instead of piece by piece. Commissioner Skeen would rather wait for a year to start it. Commissioner Faulkner suggested he come to the work meeting and express his concerns. **Commissioner Skeen moved to set a work meeting with City Council on January 20 to go over the General Plan. Commissioner Maw seconded the motion. Vote Chairwomen Faulkner, Commissioner's Ortega, Neil, Skeen and Maw voted aye. Motion carried.**

c. Discussion Ordinance-Accessory Dwelling Units:

The State is requiring that we allow Accessory Dwelling Units. The City Council did not want to do detached dwelling units. The Planning Commission has been asked to look at that requirement again. It has been suggested

Plain City Commission
Minutes of Meeting
January 13, 2022

that we look at the ordinances for Farr West and Marriott Slaterville that they have approved. There was a discussion about detached accessory dwelling units in Plain City becoming a rental city. It was noted that this will help with our affordable housing plan. Commissioner Maw noted that his daughter has been struggling to find affordable housing and has had to move out of Plain City. Affordable housing is part of the General Plan so perhaps there can be a discussion at the work meeting. **Commissioner Maw moved to discuss the Accessory Dwelling Unit Ordinance with City Council at the work meeting January 20. Commissioner Skeen seconded the motion. Vote Chairwomen Faulkner, Commissioners Neil, Ortega, Maw and Skeen voted aye. Motion carried**

9. Report from City Council:

Chairwomen Faulkner gave report from city council. The right-of-way agreement for Plain City Fields was tabled. Sunset Meadows Phase 1 was granted final acceptance. Conditional final acceptance for River Crossing Phase 1 was approved. A public hearing for the Zanna Child annexation was set for January 20. The rezone for Robert Dodgen RE-20 to RE-18.5 was tabled. The Council gave final approval for Stillcreek Phase 3A. Money was approved for recreation building and new fire vehicle.

Commission Comments

Commissioner Ortega had no comments.

Commissioner Maw showed what the new amphitheater will look like. A fundraiser will be held July 31st to raise money for amphitheater.

Commissioner Neil thanked city council and planning commission for the flowers they provided.

Commissioner Skeen no comments.

Chairwomen Faulkner welcomed Tammy Folkman to the city. She mentioned that conflict of interest papers needs to be signed and returned by next planning meeting. Packets will need to be picked up the first and third Friday of the month before noon or on Monday before planning meeting. Tammy will send a text reminder as well as an email to everyone. There was a discussion on whether we should put planning commission meetings on Facebook live. There were mixed feelings. Shauna expressed gratitude to Blake for teaching her over the last year. She reported to Dan that school zone lights were tipped down heading north and it is hard to see them. Dan report was aware of the situation. **Commissioner Skeen moved to adjourn the meeting. Commissioner Maw seconded the motion. Vote: Chairwomen Faulkner, Commissioners Neil, Ortega, Maw and Skeen voted aye. Motion carried.**

2022

FAULKNER	SKEEN	JENKINS	ORTEGA	MAW	NEIL
JAN 6	JAN 20	FEB 3	FEB 17	MAR 3	MAR 17
APR 7	APR 21	MAY 5	MAY 19	JUN 2	JUN 16
JUL 7	JUL 21	AUG 4	AUG 18	SEP 1	SEP 15
OCT 6	OCT 20	NOV 3	NOV 17	DEC 1	DEC 15

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary

Plain City Commission
Minutes of Meeting
January 27, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 27, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
	Commissioner	Jarod Maw
	Commissioner	Blake Jenkins
Zoom:	Commissioner	Rob Ortega
Staff:	Tammy Folkman, Dan Schuler (Zoom)	
Zoom:	Carl Miller, Adams family	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Chairman Maw	
Moment of Silence/Invocation:	Commissioner Jenkins	

1. Roll Call:

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

2. Opening Statement:

Opening Statement read by Commission Chair Faulkner.

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

Commissioner Jenkins mentioned that he had talked to a gentleman from Kents at the city offices when he came in to pick up his packet. Kents would like to do something with the land to the south of their store. It was suggested that they start with Technical Review to have their questions answered.

Commissioner Maw disclosed that he was still in discussions about the Amphitheater. He mentioned the upcoming fundraiser on January 31 at 6:30. It will be held at Wahlquist Junior High.

4. Public Comments:

Carl Miller made a comment that he did not think the meeting should be moved to Facebook, his concern was that not everyone looks at Facebook. He indicated the General Plan map did not match with the old General Plan map, also he would like to be on advisory committee to help update the plan.

5. Approval of Minutes for January 13, 2022:

Commissioner Jenkins moved to approve the meeting minutes from January 13, 2022. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Maw, Neil and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

7. Technical Review Report: None

Plain City Commission
Minutes of Meeting
January 27, 2022

8. Legislative Items:

a. Discussion/Motion: General Plan Update

Commissioner Jenkins appreciated Commissioner Skeen's comments during City Council about setting a precedence on the 5-year General Plan. Sometimes we over look precedence. The Commissioners discussed that they would like to hit the ground running in July once the new budget is approved. The committee would like to get a citizen advisory committee together to help with input on the General Plan. They would like to have citizens from the North, South, East, West and Center of Plain City to be on the advisory committee. Commission Chair Faulkner mentioned that they look into Survey Monkey to get feedback from the residents of Plain City about the General Plan. She would like everyone to bring their ten questions that can be used on the survey to the next planning meeting. There was discussion on how to get information to the residents, water bill, marquee, Facebook, Plain City website, and taking flyers door to door as well as at public gatherings. There was discussion about if there is money available now to start getting information to the citizens.

Commissioner Maw moved to table General Plan until commission comes up with set of questions to be asked in the survey and how to get information to the public. Commissioner Neil seconded the motion. Vote: Commission Chair Faulkner, Commissioners Skeen, Ortega, Maw, Jenkins, Neil voted aye. The motion carried.

b. Discussion: Ordinance- Accessory Dwelling Units

Commissioners had a discussion on writing a preliminary Accessory Dwelling Unit ordinance for Plain City to give to the city council. The commissioners have been looking at Farr West and Marriott Slaterville's Accessory Dwelling Unit ordinances on internal rentals. Commissioners would like in our outline, not allowing external ADU's, not allowing on street parking and put in permit and inspection must be done before offering a rental in the home. Tammy will type up a draft and bring it back to the next meeting.

c. Discussion: Amend Subdivision Ordinance for Punch List

Dan presented a change to the ordinance. He would like the developers to have a 60-day time limit that the developers have to adhere to. The Planning Commission discussed this change and suggested Dan make a few minor changes and bring it back to the commission to make a motion on it.

d. Discussion: Issuance of Building Permits

Dan presented a change to the ordinance. This ordinance would require all public improvements installed before any building permits are issued. He is suggesting making a change in the subdivision ordinance 11-4-5 section c. Commissioners would like to see clarifications before they can make a motion on it.

9. Report from City Council: Commissioner Skeen

Zanna Child annexation was approved. There was a presentation given by Rob Layton on building a new Children's Justice Center. The Robert Dodgen property was approved for rezone. The audit report was given. The City Council will allow Barb Jensen to use the Senior Center for free for the Veterans Ceremony. Stacy Dixon was denied utility agreement since the subdivision had already been approved.

Commission Comments

Commissioner Ortega thanked Tammy for sending out packets by email.

Commissioner Neil would like to go back and revisit commercial zone uses. He thought someone was putting in a duplex in Brook Haven.

Chairwomen Faulkner would like to have commission meetings on Facebook Live. Starting with our next meeting. Commissioner Jenkins thought the land behind Kents was supposed to be a park but he thought the land was zoned RE-20.

Commissioner Jenkins moved to adjourn the meeting. Commissioner Maw seconded the motion. Vote: Commission Chair Faulkner, Commissioners Neil, Ortega, Maw, Jenkins and Skeen voted aye. Motion carried.

Plain City Commission
Minutes of Meeting
January 27, 2022

City Council February 3rd Blake Jenkins

2022

<u>FAULKNER</u>	<u>SKEEN</u>	<u>JENKINS</u>	<u>ORTEGA</u>	<u>MAW</u>	<u>NEIL</u>
JAN 6	JAN 20	FEB 3	FEB 17	MAR 3	MAR 17
APR 7	APR 21	MAY 5	MAY 19	JUN 2	JUN 16
JUL 7	JUL 21	AUG 4	AUG 18	SEP 1	SEP 15
OCT 6	OCT 20	NOV 3	NOV 17	DEC 1	DEC 15

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary