

Plain City Commission
Minutes of Meeting
February 10, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday February 10, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
	Commissioner	Blake Jenkins
Zoom:	Commissioners	Rob Ortega, Jarod Maw
Staff:	Tammy Folkman, Dan Schuler (Zoom)	
Attendees:	Holly Hartman, Tanner Bigelow, Jake Brian, Jim Flint	
Zoom:	Adams family, Debbie Robinson	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Commissioner Skeen	
Moment of Silence/Invocation:	Commissioner Neil	

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 Neil mentioned that he talked with Curt Knight about 44 acres of property he owns out north, Curt wasn't sure what he wanted to do with it. Commissioner Neil suggested to start with Technical Review to have his questions answered.

4. Public Comments:

Holly Hartman 2788 N 5150 W, mentioned that her daughter lived in Arizona and now has been accepted to Weber State nursing program. She moved up here but is having a hard time finding affordable housing. She and her family are living in an RV on Holly's property until they can find affordable housing. Holly did not realize you could not live in an RV on your own property until she was issued a citation. This will not be a permanent situation, just until the end of summer. She would like to see if the city can make a COVID relief waiver for 4 to 6 months, for the remainder of the year, until the housing market settles down, or if and when the ordinance can be changed. Commission Chair Faulkner mentioned the Planning Commission was not the body to grant a Covid relief waiver. They mentioned that changing the ordinance may take longer than she has. She suggested Holly attend the next City Council meeting or talk to the mayor. Dan Schuler, Public Works Director mentioned that Holly's husband did come in and talk to him and the mayor. Dan likes Holly's idea on having it permitted and done right.

5. Approval of Minutes for January 27, 2022:

Commissioner Jenkins moved to approve the meeting minutes from January 27, 2022. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Maw, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

Plain City Commission
Minutes of Meeting
February 10, 2022

7. Technical Review Report:

Commission Chair Faulkner mentioned the Technical Review meeting she attended. Jake Rhees has property at 4640 W 2200 N would like to do a 5-lot subdivision. Jan Checketts would like to develop their land. Jeff Hales came in with the next phase of the Panunzio Subdivision.

8. Legislative Items:

a. Discussion/Motion: Final Subdivision- Cove Creek Approx. Address 900 N 5200 W 6 lots.

The current access easement owned by the Warren Canal will be turned over to Plain City for the bridge crossing. The homes will have septic tanks. It was mentioned that frontage at the end of cul-de-sac on two lots need to have 100-foot front. Jim will adjust lot 5 to go into lot 2 and lot 6 to go into lot 4 to get extra 17 feet.

Commissioner Skeen motioned to recommend to City Council final approval of Cove Creek Subdivision at Approx. 900 N 5200 W with a contingency that the lot frontages are within the bounds of our ordinance. Commissioner Jenkins seconded the motion. Commissioners Ortega, Skeen, Maw, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

b. Discussion: Ordinance- Accessory Dwelling Units

Commissioners had a discussion on updating preliminary Accessory Dwelling Unit ordinance for Plain City to give to the city council.

c. Discussion/Motion: Set Public Hearing March 10, 2022 Amendment of Subdivision Ordinance concerning Punch List.

Commissioner Jenkins made a motion to set a Public Hearing for the Amendment of Subdivision Ordinance concerning Punch List concerning Punch List March 10, 2022. Commissioner Neil seconded the motion. Commission Chair Faulkner, Commissioners Skeen, Maw, Ortega, Neil and Jenkins voted aye. The motion carried.

d. Discussion/Motion: Set a Public Hearing March 10, 2022 Amendment of Subdivision Ordinance concerning Issuance of Building Permits.

Paragraph A-1. Deposit In Escrow: *Once the developer is ready to commence work on the project, the developer will be required to deposit in escrow with an escrow holder approved by the City Council an amount of money equal to the cost of the approved number of street lights to be installed per plan, the road surface treatment and striping improvements, the cost to maintain and cleanup the SWPPP throughout the life of the project and any other improvements that are required but cannot be completed in a timely manner, plus ten percent (10%) of the total cost of the project.*

Commissioner Skeen made a motion to set a Public Hearing for the Amendment of Subdivision Ordinance concerning Issuance of Building Permits on March 10 2022 with the condition that paragraph A-1 is updated. Commissioner Jenkins seconded the motion. Commission Chair Faulkner, Neil, Maw, Ortega, Skeen, Jenkins voted aye. Motion carried.

9. Report from City Council: Commissioner Jenkins

City Council gave final approval of Stillcreek 3B conditional on meeting the punch list requirements from city engineer. Talked about Plain City Cemetery service contract going with the city, was mentioned offering an incentive to Public Works employees if they have to dig graves on Saturday. Geotechnical review on land application for sewer was approved. Conditional approval for Archway subdivision was tabled. Plain City right of way encroachment and excavation permit increase was approved.

Commission Comments

Commissioner Jenkins had a question on the shipping containers at the Fizz site, was wondering what they were for? Commission Chair Faulkner said they will be used as the Fizz building.

Commissioner Neil looked up in our ordinances what it meant for frontage in Plain City. *The distance between two (2) side lot line of a parcel measured along the street, or streets of a corner lot, which the parcel is allowed access. No state or federal highway to which no access is allowed shall be considered as frontage.*

Plain City Commission
 Minutes of Meeting
 February 10, 2022

Chairwomen Faulkner suggested commissioners come up with questions for General Plan survey for next meeting as discussion only. Some of the questions she came up with were, are you a citizen, how long have you lived here, what brought you to Plain City, what should we bring to Plain City, i.e. more parks and trails, jobs, retail. Commissioner Maw mentioned he has survey questions he will send to everyone to get more ideas for the survey. **Commissioner Jenkins moved to adjourn the meeting. Commissioner Skeen seconded the motion. Vote: Commission Chair Faulkner, Commissioners Neil, Ortega, Maw, Jenkins and Skeen voted aye. Motion carried.**

City Council February 17 -Commissioner Ortega

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
February 24, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday February 24, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
	Commissioner	Blake Jenkins
	Commissioner	Jarod Maw
Zoom:	Commissioners	Rob Ortega
Staff:	Tammy Folkman, Dan Schuler (Zoom)	
Attendees:	Nichole Sorensen, Craig Jackson, Kevin Jackson, Pat Burns, Ross Stokes	
Zoom:	Adams family, Lynn Jackson	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Commissioner 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:

4. Public Comments: None

5. Approval of Minutes for February 10, 2022:

Commissioner Jenkins moved to approve the meeting minutes from February 10, 2022 as presented. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Maw, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items:

a. Discussion/Motion: Lot Line Adjustment- Verl and Marian Stokes Property at 3365 W 1975 N
Ross Stokes mentioned moving the lot line to the south to include the alfalfa field. The question was asked if it would be land locked. Ross mentioned there is enough frontage and it opens up in the back so it would not be land locked.

Commissioner Skeen moved to approve the lot line adjustment at 3365 W 1975 N. Commissioner Maw seconded the motion. Commissioners Ortega, Skeen, Maw, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

7. Technical Review Report: None

Plain City Commission
Minutes of Meeting
February 24, 2022

8. Legislative Items:

a. Discussion/Motion: Final Subdivision- Panunzio Phase 2 approximate 4100 W 1975 N 19 lots.

It was suggested the final subdivision Panunzio Phase 2 be tabled until the city engineer is able to read updated changes from Gardner Engineering.

Commissioner Maw motioned to recommend they table final approval of Panunzio Subdivision at Approx. 4100 W 1975 N until March 10. Commissioner Jenkins seconded the motion. Commissioners Ortega, Skeen, Maw, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

b. Discussion/Motion: Zoning Amendment- Jackson Property approximate 3105 N 3900 W (A-1 to RE-15, RE-18.5, RE-20, RE-30).

Craig Jackson presented on how they would like to develop the Jackson property. It was suggested that Craig look at Plain City's overlay ordinance, and as the sensitive land use ordinance. It was mentioned that they go to Technical Review as well as getting a wetland study and GEO technical study.

Commissioner Skeen motioned to recommend they table the Jackson zoning amendment. Commissioner Maw seconded the motion. Commissioners Ortega, Neil, Maw, Jenkins, Skeen and Commission Chair Faulkner voted aye. The motion carried.

c. Discussion/Motion: Ordinance- Accessory Dwelling Units

Commissioners had a discussion on the revised preliminary Accessory Dwelling Unit ordinance for Plain City to give to the city council with a few changes.

Commissioner Jenkins motioned to recommend the Accessory Dwelling Units with the changes be approved to go to City Council. Seconded Commissioner Maw. Commission Chair Faulkner, Commissioners Ortega, Skeen, Maw, Jenkins, Neil voted aye. The motion carried.

d. Discussion/Motion: Set Public Hearing March 24, 2022 Amend Zoning Ordinance and Subdivision Ordinance concerning Front Lot Line Definitions.

Discussion on changing the definition on where a lot line should be measured.

Current definition

FRONT LOT LINE: The property line of the lot toward which the front line of a main building faces or may face, which abuts a public dedicated street, a right of way approved by the board of adjustment, or a street made public by right of use. Usually, this front lot line is established by measuring a distance of thirty-three feet (33') back from the center of the existing pavement, at which point the building inspector would determine the front yard setback requirement.

The definition change would be to measure at the setback line.

Proposed change

FRONT LOT LINE: The property line of the lot fronting or abutting one side of the street and/or right-of-way towards which the front line of a main building faces or may face. Frontage at curved streets or on the ends of cul-de-sacs shall meet the required lot width at the setback line.

Commissioner Maw made a motion to set a Public Hearing to Amend Zoning Ordinance and Subdivision Ordinance concerning Front Lot Line Definitions. March 24, 2022. Commissioner Jenkins seconded the motion. Commission Chair Faulkner, Commissioners Skeen, Maw, Ortega, Neil and Jenkins voted aye. The motion carried.

e. Discussion-General Plan- Survey Questions for Residents.

Commissioner Jenkins printed survey questions that Commissioner Maw had sent to everyone along with everyone else's survey questions. Commission Chair Faulkner mentioned she will pick out ten questions to use from all questions submitted on the survey if everyone is okay with that.

Plain City Commission
 Minutes of Meeting
 February 24, 2022

9. Report from City Council: Commissioner Ortega

Commissioner Ortega was not able to get on the Zoom link for City Council meeting. Dan mentioned an ordinance change on how long you can live in an RV from 14 days to 6 months. City Council would like a work meeting to discuss making any changes.

10. Commission Comments: None

11. Adjournment

Commissioner Skeen 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.

City Council March 3 -Commissioner Maw

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