

Plain City Commission
Minutes of Meeting
March 10, 2022

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

Present:	Commission Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
Late: arrived at 7:20	Commissioner	Blake Jenkins
Zoom:	Commissioner	Rob Ortega
Excused	Commissioner	Jarod Maw
Staff:	Tammy Folkman, Dan Schuler	
Attendees:	Con Wilcox, Jake Weston, Jason Greer, Joshua Wiscombe, Parker McGarvey	
Zoom:	Adams family, Pat Burns, Brandon Richards	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Commissioner Neil	
Moment of Silence/Invocation:	Commissioner Chair Faulkner	

1. Roll Call:

Commission Chair Faulkner directed roll call and indicated Commissioners Neil, Skeen, Ortega were present. Excused Commissioner Maw. Commissioner Jenkins arrived at 7:20

2. Opening Statement:

Opening Statement read by Commission Chair Faulkner.

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

Commissioner Skeen indicated that he had run into Craig Jackson. Craig asked for clarification on different lot sizes. Commissioner Skeen mentioned that one parcel of ground can't be zoned two different ways. He suggested that he could do a lot line adjustment or juggle lot sizes.

4. Public Comments: None

5. Approval of Minutes for February 24, 2022:

Commissioner Ortega moved to approve the meeting minutes from February 24, 2022 as presented. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil, and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

7. Technical Review Report:

Commission Chair Faulkner mentioned Shad Christensen would like to combine Phase 3 and 4 of Robson Farms. He also had questions about utilities going across the street.

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8. Legislative Items:

a. Open Public Hearing: Amendment of Subdivision Ordinance concerning Punch List

Commissioner Neil motioned to open Public Hearing on Amendment of Subdivision Ordinance concerning Punch List. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Neil, and Commission Chair Faulkner voted aye. The motion carried. There were no public comments.

Commissioner Skeen motioned to close Public Hearing of the Amendment of Subdivision Ordinance concerning Punch List. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil and Commission Chair Faulkner voted aye. The motion carried.

b. Discussion/Motion: Amendment of Subdivision Ordinance concerning Punch List

Commissioner Skeen motioned to approve Amendment of Subdivision Ordinance concerning Punch List. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Skeen and Commission Chair Faulkner voted aye. The motion carried.

c. Open Public Hearing: Amendment of Subdivision Ordinance concerning Issuance of Building Permits

Commissioner Skeen motioned to open Public Hearing on the Amendment of Subdivision Ordinance concerning Issuance of Building Permits. Commissioner Neil seconded the motion. Commission Chair Faulkner, Commissioners Ortega, Skeen, Neil voted aye. The motion carried. There were no public comments.

Commissioner Skeen motioned to close Public Hearing of the Amendment of Subdivision Ordinance concerning Issuance of Building Permits. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil and Commission Chair Faulkner voted aye. The motion carried.

d. Discussion /Motion: Amendment of Subdivision Ordinance concerning Issuance of Building Permits

Brandon Richards City Attorney mentioned he was still researching State statutes on issues concerning issuance of building permits as well as security of bond allowance.

Commissioner Skeen motioned to approve Subdivision Ordinance concerning Issuance of Building Permits pending legal counsel and review. Commissioner Neil seconded the motion. Commissioners Neil, Skeen, Ortega and Commission Chair Faulkner voted aye. The motion carried.

e. Discussion/Motion: Preliminary- Sage Creek Subdivision approx- 3600 N 4150 W- 118 lots

It was mentioned on the plans that the Planning Commission received, lots 115,116 did not meet zoning requirements both lots were 28,695 they should be 30,000. New plans were brought in and both lots 115, 116 met requirements. Commissioners did not have the new plans before tonight. Phase 1 will have 30 lots in it. There were concerns that in the original application it had 118 lots and with the new plans there are 133 lots. Joshua said the application was done before the re-zoning took place. Commissioner Neil would like something in writing from the Jackson family concerning where the road will go, also would like a large copy of plans that show frontage for all lots.

Commissioner Jenkins motioned to table Sage Creek Preliminary. Commissioner Neil seconded the motion. Commissioners Skeen, Ortega, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried

f. Discussion/Motion: Final Subdivision- Stillcreek Phase 3C-21 lots, 3D-17 lots Approx. 3275 N 3450 W

Commission Chair Faulkner would like to see lot 356 fixed it does not have enough frontage also 355 can't face the way it is. Commissioner Neil was wondering where the letters of agreement from utility companies were. Parker mentioned they were provided in the initial plan. Commissioner Skeen would like to see an overall concept of subdivision amenities. Parker provided a drawing of the amenities that would be in phase 4 he said the overall project would be 20% open space it will be between 17 to 20 acres. Parker also mentioned that Visionary Homes is the contract owner for England Meadows and Stimpson property.

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Commissioner Neil motioned to approve Stillcreek Subdivision Phase 3C and 3D for final approval. Commissioner Jenkins seconded the motion. Commissioners Skeen, Ortega, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

g. Discussion/Motion: Final Subdivision- Panunzio Phase 2 approx. 4100 W 1975 n-19 lots
Jeff Hales asked that Panunzio be tabled until they can make all changes from the engineer's memorandum.
Commissioner Neil motioned to table Panunzio final. Commissioner Jenkins seconded the motion. Commissioners Skeen, Ortega, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried.

h. Discussion/Motion: Ordinance- Accessory Dwelling Units
Commissioners had a discussion on the changes that City Council had suggested to the Accessory Dwelling Ordinance council would like to see a few changes. *The primary owner of the residence shall must reside in the residence that contains an internal accessory dwelling unit. Internal accessory dwelling units shall provide adequate parking include a minimum of one additional on site parking space regardless of whether the primary dwelling is existing or new construction. Parking space must be on approved surfaces.* They discussed what the city council wanted added and decided to leave it as is.
Commissioner Jenkins motioned to approve changes and review for next planning meeting. Commissioner Neil seconded the motion. Commissioners Skeen, Ortega, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

9. Report from City Council: Commissioner Maw
Commissioner Maw was excused but he sent notes on the last City Council meeting. There was a work session regarding temporary Occupancy for RV's. Cove Creek final approval was granted based on the following contingency. An agreement is written by developer and approved by the city's legal concerning detention pond and who will maintain it. Golden Land management Sewer agreement was tabled pending further information. Visionary Homes discussed the Stimpson Parcel. Council would like to see a few word changes in the Internal Accessory Dwelling Units Ordinance.

10. Commission Comments:
Commissioner Jenkins apologized for being late
Commissioner Skeen was wondering what subdivision had been approved years ago that still had development agreement? Commissioner Neil said it was England Meadows.
Commissioner Neil would like to have Tammy look into putting the planning minutes for September 7, October 28 and December 7 on the website, also he liked having the amount of lots for subdivision on the agenda.
Commission Chair Faulkner mentioned the potholes on 2200 N, both Commissioner Skeen and Dan Schuler said they put dirt in them to make them better.

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

City Council March 17 -Commissioner Neil

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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

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Planning Commission Chair

Planning Commission Secretary

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March 24, 2022

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

Present:	Commission Chair Shawna Faulkner
Arrived at 7:30	Commissioner Dustin Skeen
	Commissioner Blake Neil
	Commissioner Jarod Maw
	Commissioner Rob Ortega
Excused	Commissioner Blake Jenkins
Staff:	Tammy Folkman, Zoom- Dan Schuler
Attendees:	David Hodson, Scott Kohler, Jake Rhees
Zoom:	Adams Family
Welcome:	Commission Chair Faulkner
Pledge of Allegiance:	Commission Chair Faulkner
Moment of Silence/Invocation:	Commissioner Maw

1. Roll Call:
Commission Chair Faulkner directed roll call and indicated Commissioners Neil; Ortega and Maw were present. Excused Commissioner Jenkins. Commissioner Skeen arrived at 7:30

2. Opening Statement:
Opening Statement read by Commission Chair Faulkner.

3. Ex Parte Communication or Conflicts of Interest to Disclose:
Commissioner Maw indicated he was contacted by a citizen about Wheat Grass Subdivision concerning the width of the road. Commissioner Skeen mentioned that the same citizen had contacted him about the same thing.

4. Public Comments: Mr. Hodson inquired about the width of the road going into Wheat Grass subdivision and where the retention pond for that subdivision was going to be. Mr. Hodson inquired about the approval process and who approves the subdivisions? Planning Commission or City Council? He would like to get on the Planning Commission agenda to talk about the width of the road.

5. Approval of Minutes for March 10, 2022
Commissioner Ortega moved to approve the meeting minutes from March 10, 2022 as presented. Commissioner Maw seconded the motion. Commissioners Ortega, Neil, and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

7. Technical Review Report: None

8. Legislative Items:

a. Open Public Hearing: Amendment of Subdivision and Zoning Ordinance concerning Front Lot Line

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Commissioner Maw motioned to open Public Hearing on Amendment of Subdivision and Zoning Ordinance concerning Front Lot Line. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Maw and Commission Chair Faulkner voted aye. The motion carried. There were no public comments.

Commissioner Maw motioned to close Public Hearing of the Amendment of Subdivision and Zoning Ordinance concerning Front Lot Line. Commissioner Ortega seconded the motion. Commissioners Maw, Ortega, Neil and Commission Chair Faulkner voted aye. The motion carried.

b. Discussion/Motion: Amendment of Subdivision and Zoning Ordinance concerning Front Lot Line

There was a discussion on changing one word in the definition. The commissioners wanted to make a word change would like to take out *usually this front lot line* and change it to *the front lot line*.

Commissioner Ortega motioned to approve Amendment of Subdivision and Zoning Ordinance concerning Front Lot Line with the changes made. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Maw and Commission Chair Faulkner voted aye. The motion carried.

c. Discussion/Motion: Regarding Temporary RV Occupancy Permits

It was suggested adding in section 2 *family member or members of the property owner for up to one hundred eighty (180) days*. In section 3 commissioners would like to change the word *additional* to *adequate*. This is how it needs to read ~~*At least two additional*~~ *adequate hard surface parking stalls need to be available*.

Commissioner Neil motioned to make the few word changes regarding Temporary RV Occupancy Permits Commissioner Maw seconded the motion. Commission Chair Faulkner, Commissioners Ortega, Neil and Maw voted aye. The motion carried.

d. Set Public Hearing: Regarding Temporary RV Occupancy Permits- April 28

Commissioner Neil motioned to set Public Hearing for Temporary RV Occupancy Permits for April 28 Commissioner Ortega seconded the motion. Commissioners Neil, Ortega, Maw and Commission Chair Faulkner voted aye. The motion carried.

e. Set Public Hearing: For Accessory Dwelling Units Ordinance - April 28

Commissioner Maw motioned to set Public Hearing for Accessory Dwelling Units for April 28. Commissioner Ortega seconded the motion. Commissioners Ortega, Neil, Maw and Commission Chair Faulkner voted aye. The motion carried

f. Discussion/Motion: Preliminary- B.B.'s Place approx. 4640 W 2200 N-Lots 5

Mr. Rhees mentioned that there are two existing homes on the property and one of the homes will be torn down. UDOT would like to see the driveway on lot 5 facing east away from the main road. Sidewalks will go in front of all the homes. Mr. Rhees has the will serve letters but they are not in the name of

B.B.'s place. The commissioners would like to see all will serve letters in the name of B. B's Place.

Mr. Rhees is trying to get secondary water for lots 4 and 5 through Pineview. Pineview normally doesn't do it this but they will look at it. The remaining lots would be served by Mountain View. Commissioners would like letters from both Pineview and Mountain View saying they will serve the homes in the subdivision. Lot 3 side yards needs to have 24 feet total.

The road is currently 66 feet. The plat indicates Rhees Subdivision Commissioners would like to see a revised plat saying B.B.'s place.

Commissioner Maw motioned to table B. B's Place Preliminary until items discussed are resolved.

Commissioner Neil seconded the motion. Commissioners Skeen, Ortega, Neil, Maw and Commission Chair Faulkner voted aye. The motion carried.

9. Report from City Council: Commissioner Neil

Wasatch Front Football League gave lengthy presentation the council decided to wait till next year to vote on this.

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Cove Creek was approved; Shad Christensen -Robson Farms subdivision was approved also Stillcreek Phase 3C and D were approved. Discussion on HOA fees and amenities for Stillcreek. Western ATF funding. Amendment Ordinance concerning Punch List was approved. Discussion on Accessory Dwelling Units the council was okay with not adding number of parking spaces but putting in *parking spaces must be on approved surfaces*. Council suggested putting in *accessory dwelling units shall not be more than 50% of the single-family dwelling*. Since the planning commission did not put that in the council would like planning commission to look at the zones. Talked about the letter from Weber Basin concerning the water also talked about no landscaping for a year on new homes, only water once a week for 20 minutes. Commissioner Beal talked about Veteran’s dinner also her assignment on the Strategic Plan is to work with the Planning Commission on the General Plan. Commissioner Sadler talked about using drones to spray for mosquitos they would have a lot more control using drones.

10. Commission Comments:

Commissioner Maw will be changing his place of employment. He will have a new email soon that he will get out to everyone.

Commissioner Skeen apologized for being late.

Commissioner Ortega talked about the Accessory Dwelling Unit 50% occupancy. His example was if an elderly couple wanted to live in the bottom of the home and rent the top half to a family member, he also mentioned that noise and parking are being addressed in our codes. Commissioner Ortega would like to make this easy enough for people to do, if not people won’t apply for a permit. He would like to see Plain City get credit for having low-income housing.

Commission Chair Faulkner ask Dan about Wheat Grass Road? Dan said the road is a narrow road. Dan mentioned that there is a retention pond across the street in the Heritage North Subdivision that will serve Wheat Grass the pipe was laid last week across the road.

11. Adjournment

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

City Council April 7 -Commission Chair Faulkner

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
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