

Plain City Commission
Minutes of Meeting
October 10, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, October 10, 2024, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Jenkins
Commissioner Maw
Commissioner Neil
Commissioner Faulkner
Commissioner Ortega
Commissioner Skeen

Excused

Staff: Tammy Folkman, Dan Schuler

Attendees: Jason Shulz, Chuck Palmer

Zoom Attendees: Mike Phillips

Welcome: Chairman Jenkins

Pledge of Allegiance: Chairman Jenkins

Moment of Silence/Invocation: Commissioner Neil

1. Roll Call: Chairman Jenkins directed roll call. Commissioners Maw, Ortega, Neil, Faulkner and Chairman Jenkins were all present. Commissioner Skeen was excused.

Opening Statement: Chairman Jenkins

2. Ex Parte: None

3. Public Comments: None

4. Approval of Meeting Minutes for September 26 ,2024

Commissioner Faulkner motioned to approve meeting minutes for September 26, 2024. Commissioner Ortega seconded the motion. Commissioners Maw, Neil, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried.

5. Technical Review Report:

Commissioner Neil attended the technical review, he mentioned this was the Taylor Farms property he stated they are looking at doing this in phases, phase one has 103 lots. It was recommended by Brad and Dan to do phase one A, B, C, so forth. They did show a second access. The feedback was we would like some different drawings. There was discussion of what we should call this Commissioner Neil and Tammy suggested calling it a preliminary review when it comes to planning commission. Commissioner Maw asked what kind of drawings do we need. Commissioner Neil stated something more conceptual with more detail. Commissioner Faulkner was wondering where this was at. Commissioner Neil indicated it was by the power lines on 1900. He did mention a concern about some of the lots looking like they were encroaching under the power lines. He indicated the developer will do more research and make adjustments. The zoning is RE-20 and a little section is A-1. He did say he mentioned they make sure they are following our sensitive land use

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ordinance. Commissioner Faulkner asked if everyone was okay with the first phase having 33 lots in it. Chairman Jenkins said that is a good question. There was no talk about schools or churches.

6. Legislative Items:

Discussion/Motion: Subdivision Amendment for Fremont Estates 1546 N 4325 W -Jason Shulz

Jason mentioned the address on the agenda was wrong it should be 1546 N 4325 W. Chairman Jenkins asked if he was just taking the ¼ acre and incorporating it into his lot. Jason said that was correct.

Commissioner Maw indicated if this is approved Palmers will now have a half-acre and Jason will have ¾ acre. Commissioner Faulkner mentioned the engineer's comments about the existing utility easement it needs to stay in place. Jason stated that it would stay there.

Commissioner Faulkner motioned to recommend to City Council to approve subdivision amendment for Fremont Estates 1546 N 4325 W. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. The motion carried.

Discussion/Motion: Amend Site Development Standards in A-1, A-2 zones Chapter 4

Tammy mentioned when she was looking in our ordinances, she came across this and noticed it was not the same as all the other site development standards, she talked with the building inspector and he indicated we need to change it to match all other site development standards. *2. Side: Accessory building should read 10 feet except 5 feet if located at least 6 feet in rear of main building. 4. B. Accessory building should read 5 feet except 10 feet where accessory building rears on side yard of adjacent corner lot.* Chairman Jenkins agrees we need to make it consistent, but he has had people in the city argue that 5 feet is an excessive amount of footage and it creates dead space, but he agrees we need to do the 5 feet. Dan mentioned maintaining the utility easement as well. It was decided to set a public hearing for November 14.

Commissioner Ortega motioned to set a public hearing on November 14 to amend Site Development Standards for A-1, A-2 zones. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. The motion carried.

Discussion: Definition of Corner Lot Frontage and Two-Family Dwellings (Duplex)

Chairman Jenkins indicated this is just a discussion for corner lot frontage and two-family dwellings. He stated we have talked about this before and someone found a loophole in the ordinance that says on a corner lot you can combine the two sides to make the frontage. Commissioner Faulkner indicated she didn't think it was a loophole but that the words were confusing. Commissioner Maw stated it was a matter of interpretation. He indicated he had a person contact him and ask how you define a corner lot. He told this person it was 150 feet on one of the sides. The person said that is not how he understood it. Chairman Jenkins stated the way the ordinance reads could go either way. Commissioner Faulkner mentioned taking out or streets of a corner lot. *FRONTAGE: The distance between the two (2) side lot lines of a parcel measured along the street, ~~or streets of a corner lot,~~ to which the parcel is allowed main access. No state or federal highway to which no access is allowed shall be considered as frontage. **Frontage on a corner lot shall be limited to one street only.*** Chairman Jenkins read the definition for *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.*

Everyone decided not to change this definition. He mentioned the two family or duplex ordinance is a little vague. It says *the minimum frontage of said lot is one hundred fifty feet.* Commissioner Neil was wondering

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what is vague about it. Chairman Jenkins mentioned that 150 feet could be on two streets and if it was a corner lot. Everyone agreed if they put it in the definition of frontage it should cover a two family or duplex as well. Commissioner Faulkner would like to go below 10% on having a two-family home in a subdivision. There was talk about spacing them out in a subdivision. Commissioner Ortega is not convinced we need these but he will go with what everyone else thinks, he doesn't like the idea of duplexes at all. He doesn't think the savings get passed onto the occupants. He doesn't see how this will help with affordable housing. Commissioner Faulkner mentioned these are just rentals, and now you can build an accessory dwelling on your property. Commissioner Neil would not be opposed to doing 5% and saying it is per phase. Each phase would get one or two per phase. Commissioner Faulkner is wondering if we could say one per phase, she will bring it up to city council when she goes. Chairman Jenkins would like to put this back on for a discussion/motion for the next meeting to set a public hearing.

7. Administrative Items: None

8. Report from City Council: Chairman Jenkins

Chairman Jenkins stated the City Council had lots of questions about the public hearing we had on the cluster subdivision. He also mentioned city council approved the subdivision amendment for Stoney Brook. They tentatively approved putting lights on the fire truck for the fire chief. Dan stated they tabled this so they could get three bids. Commissioner Faulkner was wondering what kind of questions they had on the cluster subdivision. Chairman Jenkins stated that Councilmen Jenkins wanted to know all the details and what problems we had with it. Chairman Jenkins went through the plat and pointed out there was no frontage on the lots and it was not designed great, it didn't show the length of the cul-de-sac. He mentioned the open space and how the council was not impressed with the presentation and what it was going to look like. He also talked about the irrigation line, and that city council mentioned when they come back, they need to have a thorough plan showing exactly what is going to be done with the irrigation line. Commissioner Faulkner got clarification from Buddy about the secondary water line in the neighborhood where she lives, it is a dead end and it needs to be connected so it can circulate. She said that is why they have so much trouble with secondary being really dirty. She asked Dan if he could make sure we tell who ever needs to know about this so it is part of the plans.

9. Commission Comments:

Commissioner Maw mentioned meeting with the recreation steering committee about the preliminary concepts. They are reaching out to contractors to try and get a ball park cost. When this is done, he will come and do a presentation to planning commission and city council. There were no other comments from the commissioners.

10. Adjournment

Commissioner Maw moved to adjourn the meeting at 7:53pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. Motion carried.

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City Council Meeting: October 17- Commissioner Faulkner

2024					
JENKINS	ORTEGA	MAW	NEIL	FAULKNER	SKEEN
JAN 4	JAN 18	FEB 1	FEB 15	MAR 7	APR 4
MAR 21	APR 18	MAY 2	MAY 16	JUN 6	JUN 20
JUL 4	JUL 18	AUG 1	AUG 15	SEP 5	SEP 19
canceled	Jenkins				Ortega
OCT 3	OCT 17	NOV 7	NOV 21	DEC 5	DEC 19
	Faulkner				

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

Planning Commission Chair

Planning Commission Secretary