

Plain City Commission
Minutes of Meeting
August 22, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 22, 2024, also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Tammy Folkman, Dan Schuler

Attendees: Jan Checketts, Joe Marsh, Jake Finlinson, Kyle Ashby

Zoom Attendees: Mike Phillips

Welcome: Chairman Jenkins

Pledge of Allegiance: Commissioner Neil

Moment of Silence/Invocation: Commissioner Faulkner

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: Chairman Jenkins had a conversation with Mark Peterson about cluster subdivisions, he indicated he just gave him some feedback from our last meeting.

3. Public Comments: no comments at this time.

4. Approval of Meeting Minutes for August 8, 2024

Commissioner Faulkner motioned to approve meeting minutes for August 8, 2024. Commissioner Ortega seconded the motion. Commissioners Maw, Neil, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried.

5. Technical Review Report: no report

6. Legislative Items:

Discussion/Motion: Extension on Freedom Estates Subdivision 1550 N 4560 W

Jan Checketts mentioned they are getting closer to starting their subdivision. Commissioner Ortega stated that after this extension if they don't start in 6 months, they will have to start the process of applying for a subdivision all over again. Jan stated she understood.

Commissioner Faulkner motioned to recommend to city council to approve a six-month extension to Freedom Estates at approx. 1500 N 4560 W. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. The motion carried.

Plain City Commission
Minutes of Meeting
August 22, 2024

Discussion: Jake Finlinson- L H Perry Investments Parcel's 190360003 and 190360024

Jake Finlinson from L H Perry Investments mentioned they have owned the property on 2600 North for 20 years, the land is currently in a C2 zone. He stated it was rezoned to do retail in the front and townhomes in the back. He brought a rough sketch of what it may look like when it is developed. There was talk about maybe using our mixed-use overlay ordinance. Jake mentioned some of the businesses they would like to see go in the front part on 2600 North, are a pizza place or something similar a soda shop and an automotive store. He did mention the amount of retail they could do on the site was about a third of the total acreage that they have. He said more than that, it wouldn't be economically feasible, right now they would like to do one or two retail pads. He is here tonight to have an open conversation and get the commissioners perspective on this development. Commissioner Maw asked how many units they would have. Jake stated 109, he did say it is not set in stone. He did mention the mixed-use overlay wouldn't work for them, he thought they would have to do a rezone to build in the back. He did mention the townhomes would most likely be HOA. There was talk about gating it. Commissioner Maw stated it seems a little too dense, he would like to see it more compliant to what our ordinance says before we take this any further. He would also like to see the access for the residential being separate from the commercial. Commissioner Neil mentioned using our residential overlay with public amenities, they would need to be single family homes. Commissioner Faulkner did like that idea, she mentioned when she met with Jake, she did think this was a good spot for this and it opens up some housing for the nineteen to twenty-six demographics, but she feels it is too dense. Commissioner Ortega felt the same way about the town homes being too dense. Chairman Jenkins is curious of what UDOT will say, he also feels the same as everyone else on the density. Jake asked if 8 ½ units will meet the density that has been talked about. Commissioner Faulkner state the ordinance is 8.1. Chairman Jenkins mentioned to try and target around 8 units.

Discussion: Conditional Use Permit for Cluster Subdivision Snow View Mountain Estates approx. 3450 W 2200 N, Joe Marsh

Chairman Jenkins mentioned talking with Mark Peterson and the feedback he gave him was they didn't love the open space that was being offered. It was a skinny strip on both sides of the road with an irrigation pipe running through it. The other feedback was the lots were a little small. Commissioner Maw asked Joe how many lots he has in the subdivision. Joe stated there are 32 with the detention pond. Joe mentioned the reason he had the long skinny strip was to be able to keep the irrigation pipe where it is. He indicated he likes the new plan better because there is a Utah shaped park, the irrigation pipe will be rerouted and put underground. He mentioned making the lots fit the ordinance. He talked about the cluster ordinance and trying to meet the requirements. He indicated he could do an HOA, but the feedback from the planning commissioners was they were not in favor of this. He did say he will gain 2 lots with the new plan. Chairman Jenkins would like a plat showing the frontage of the lots. There was talk about putting some duplexes in the subdivision. Joe indicated he does have a couple of ½ acre lots that would work with 150 feet of frontage. Chairman Jenkins asked the public works director Dan Schuler how he felt with another park. Dan indicated we have enough parks to take care of. He mentioned doing open space for the community to share but not city owned. Joe mentioned he is the president of an HOA, he stated he would rather not set one up, it is a bit of a hassle, but it is not anything he couldn't handle. Dan suggested turning it into a dog park. There was talk about pavilions and pickle ball courts. Commissioner Neil indicated with a park, there will need to be parking available. Commissioner Ortega stated he didn't think this was a great place for a cluster subdivision. Commissioner Faulkner read the cluster subdivision ordinance where it states there shall be no more than 25 dwelling units. Chairman Jenkins was wondering if part of the subdivision

Plain City Commission
Minutes of Meeting
August 22, 2024

could be a cluster, he indicated there would need to be two subdivisions, one a cluster and the other a regular subdivision. Commissioner Neil mentioned to keep them separate you will need to identify them differently. Commissioner Faulkner is in favor of smaller parks for neighborhoods to use. Commissioner Maw and Neil like the idea of a park. Joe indicated he needs to create two subdivisions but at the end of the day it will still be the same thing but doing double the work. Commissioner Faulkner mentioned it is a conditional use and it has to meet the ordinance. Joe stated the first plan he submitted worked better for the cluster subdivision. Commissioner Ortega mentioned the alternative would be to go back to RE-18.5 and lose two lots. Joe is wondering where they would like the park. Commissioners wanted to see it on 2200 North. Commissioner Neil would like to see the frontage on the lots the next time he comes in.

Motion: to set public hearing on September 26, 2024 for a conditional use permit for a cluster subdivision for Snow View Mountain Estates approx. 3450 W 2200 N- Joe Marsh

Commissioner Maw motioned to set a public hearing on September 26, 2024 for a conditional use permit for a cluster subdivision at Snow View Mountain Estates approx. 3450 W 2200 N. Commissioner Neil seconded the motion. Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. The motion carried.

Joe mentioned the name of the subdivision will be changed to Marsh Mountain View Estates.

Discussion: Residential Overlay Zone with Public Amenities 10-20-1

Chairman Jenkins stated we have had a turn of events on this ordinance, he indicated Commissioner Skeen made the comment he doesn't want to change the ordinance at all. His thought was we made it more inclusive and easier to use. He thought we made it this way to be what it is. Chairman Jenkins did say Mayor Beesley wanted an ordinance that would be more user friendly. All the Commissioners felt the one the Mayor wanted was not as favorable. Chairman Jenkins asked everyone if they were in favor of leaving this ordinance as is. Commissioner Faulkner doesn't want an ordinance that makes it easier to come in and put in high density. She and Commissioner Neil would like to leave it and see what L H Perry Investments can do with it on 2600 North. Everyone else agreed to leave it for now. Commissioner Faulkner pointed out that we need to fix the zoning.

8. Administrative Items: No Items

9. Report from City Council: Commissioner Neil

Commissioner Neil mentioned the public comments at city council were to advertise Music in the Park on August 24, and there were comments about the money that had been donated for the Amphitheatre, there was concern it might go towards the recreation center. He indicated they do not want their donations to go towards the recreation center. City Council approved conditional final for Heritage North after discussion of the drainage issues from the engineer and Dans comments. He mentioned the issue was created by the development. They will treat it as a warranty for one year. Sunset Estates conditional final was approved. There was a discussion about the sidewalk not going all the way down to 2600 North. United Defense Systems was approved to put cameras in the parks. Street maintenance striping was approved, an agreement with Hansen Planning was approved, it would include any issues that need to be addressed concerning planning. He did say they hired a new employee at the land fill.

Plain City Commission
Minutes of Meeting
August 22, 2024

10. Commission Comments:

Commissioner Maw met with the steering committee about the recreation center and what they want. Commissioner Faulkner asked Dan if we have changed our ordinance about replacing asphalt. She mentioned a few road cuts were not done right. Dan indicated we are allowing this; he is not going to enforce the 15 feet on each side of the trench because it is not a new road. He did say we received dates on the 3600 West project they should start construction June of 2025. Commissioner Faulkner would like to request that the road at the four-way stop not be closed when they are doing utility crossings. She feels the contractor doesn't want to pay for a flagman. Dan did say he has talked with the contractor about leaving a lane open for the residents to get out. Commissioner Ortega said in between Taylor Parks 2 and 3 he stated all the water is running down to the middle of the road and the drain isn't until you get to the end of the street. He mentioned one of residents gets water in her back yard from the spray when cars go by. Dan indicated he has not accepted final for Taylor Parks 3 yet, he said he will do a surface flow and make sure everything is working right before they get final. Chairman Jenkins asked about the bridge on 4700 West. Dan said the bridge is open now. He mentioned the detention pond on 2200 North in the Marsh Mountain Estates, he said if he did a storm tech system and covered it over then it could be counted as open space. Tammy will have Joe call Dan about this.

11. Adjournment

Commissioner Maw moved to adjourn the meeting at 8:16 pm. Commissioner Faulkner seconded the motion. Vote: Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. Motion carried.

City Council Meeting: September 5- 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				
OCT 3	OCT 17	NOV 7	NOV 21	DEC 5	DEC 19

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

Planning Commission Chair

Planning Commission Secretary