

Plain City Commission
Minutes of Meeting
August 8, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, August 8, 2024, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Jenkins
Commissioner Neil
Commissioner Skeen
Commissioner Ortega

Excused Commissioner Maw
Commissioner Faulkner

Staff: Tammy Folkman, Dan Schuler

Attendees: Miles Robinson, Gardner Francis

Zoom Attendees:

Welcome: Chairman Jenkins

Pledge of Allegiance: Commissioner Neil

Moment of Silence/Invocation: Chairman Jenkins

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

Opening Statement: Chairman Jenkins

2. Ex Parte: Chairman Jenkins had a conversation with Mark Peterson about Snow View Mountain Estates, they just did a zone change and now they want to do a cluster subdivision. He will talk more when he reports on the technical review. He received an email from Parker McGarvey about Homestead Acres. He indicated Parker received an email from Mountain View Irrigation he said he would just read the email. *In working with Mountain View Irrigation for the Homestead Acres project we have run into some water conservation restrictions that negatively impact this project that I would like to discuss with you. We are being limited to a maximum of 4 thousand square feet of sod and 1,650 square feet of drip for each of these acre size lots, this is just over 10% of these lots that can be landscaped. That leaves an incredibly large percent of the lot that can become weeds.* Chairman Jenkins asked with that being Mountain View Irrigation, is there anything we can do as a city? Commissioner Neil indicated that was an independent thing. Commissioner Skeen was wondering if they had enough water shares. Commissioner Neil mentioned that they do not have a lot of water shares. Commissioner Ortega was wondering who would enforce the water usage when the new homeowner moved in. Chairman Jenkins stated they would have water meters. Commissioner Neil mentioned Visionary Homes has 1 hour and 36 minutes of time to water for the whole subdivision. He asked if Homestead had a will serve letter from Bona Vista. Tammy indicated they turned a will serve letter in. He mentioned back in the minutes for August 8, 2013, he read *Attorney Richards stated that if the city requires the developer to place fencing along the canal and the canal company cannot access the easement, the company could sue the city for hindering the easement access by imposing a fence requirement.* Commissioner Neil said we need to make sure there is an opening. Chairman Jenkins indicated he talked with Dan and they came to the conclusion that it needed to be piped. He did say that in our ordinance it does say it needs to be piped.

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3. Public Comments: None at this time

4. Approval of Meeting Minutes for July 11, 2024

Commissioner Ortega motioned to approve meeting minutes for July 11, 2024. Commissioner Skeen seconded the motion. Commissioners Neil, Skeen, Otega, Chairman Jenkins voted aye. The motion carried.

5. Technical Review Report: Joe Marsh, Jake Finlinson

Chairman Jenkins stated Joe Marsh came in and got everything rezoned to RE-18.5 and then they came back and asked for a cluster subdivision. He showed everyone a map of the subdivision and where Joe wanted the open space. He indicated there was an irrigation pipe running through the open space. He mentioned by doing the cluster subdivision it would add 2 additional lots as far as density, but the lots on the east side of the open space will be smaller. He indicated they thought it had to be an HOA. Chairman Jenkins said it did not have to be an HOA it could be deeded to the city depending on what it is. He doesn't fill we need more grass. The open space is split by a road. Dan mentioned there is sewer running through there as well. The commissioners did not like the open space and the smaller lots. Commissioner Skeen would like it to stay RE-18.5. Commissioner Neil doesn't like the open space. Commissioner Ortega doesn't feel we need a cluster subdivision there. He is wondering what the purpose of the cluster is, another concern was how to get the traffic out of there. He didn't want to put any more traffic on the subdivision. Chairman Jenkins read Commissioner Maws comments. Commissioner Maw didn't think this would work for the area and he would like to see the open space on one lot instead of two.

L H Perry Investments owns land that is zoned commercial on 2600 N. They would like to put commercial in the front and town homes in the back. Chairman Jenkins felt like it was a lot of town homes, it would be an HOA with a pool and clubhouse. The commissioners felt it was too tight for all the town homes. Commissioner Ortega did say it is right on 2600 and we are not sending any traffic through our city. He stated if we need more commercial this would be a good spot, but with less town homes. Chairman Jenkins read Commissioner Faulkner's notes that said the town homes would be around 2,000 square feet with a garage that would cost around \$400,000 each. She did say the JDC Ranch property to the east are building 900 square foot units without a garage starting at \$350,000. Commissioner Neil thought some of the property was in the county. Dan said it was all in Plain City, he also was not in favor of the 109 units. He stated it would be a lot of vehicle traffic trying to get out on 2600 in the morning. He did mention that L H Perry Investments (Jake Finlinson) mentioned a meeting with UDOT about the three accesses they have showing.

6. Legislative Items:

Discussion: Residential Transition Overlay Zone

Chairman Jenkins mentioned this is in response to the mayor wanting a new ordinance and planning commission saying no, he indicated this ordinance has never been used. He mentioned we need to figure out why it isn't being used and make improvements and make it more appealing and more of what we want as a city. He was wondering if anyone had a chance to look at this before the meeting, he also wanted to know if everyone wanted to discuss this at our next meeting so we can get input from Commissioners Maw, and Faulkner. He did mention we do have time on this and we are just trying to combat the state pushing affordable housing down our throats. Commissioner Ortega indicated we can't force the developers to use it, we can only make it available for them. Commissioner Neil mentioned the developers may like it if we throw out the public amenities. Chairman Jenkins mentioned the mayor's goal is to make it easier for the

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developer to build less expensive homes. He would like to review this in two weeks, he asked everyone to look over the ordinance and come back with things you like and don't like. He would like to see if we can make it more appealing but not worse for the city.

7. Administrative Items:

Discussion: Subdivision Ordinance Chapter 8

Chairman Jenkins mentioned a work meeting we had about a month ago, he said there is a lot of grey area around the application process. He said we came up with a plan, we as a city get to determine when the application is complete. There was talk about only doing this two days a month. He said once we determine it is complete the clock starts and we have 15 days to respond. It does not have to be done in a public meeting; it can be done outside of a meeting. By picking two days a month we can target this so they can capture one planning meeting. He mentioned Dan and Brad will be able to go over the application and give us their thoughts, and planning will have a chance to go over Dan and Brads thoughts and planning will be able to review it as well, and give their comments. Then it will go back to the developer. We can do a public hearing if we want. He did say we still want to do reviews in planning commission. There was talk about having the first planning meeting of every month for review and the last meeting for motions. The city has 15 days to review the application and the developer has 20 days to respond to any comments planning has 20 days to approve, deny or table the application. Planning decides if the subdivision application is complete in a meeting. He wanted to know how everyone felt about having a review meeting on the first meeting of the month. Commissioner Ortega liked the idea. Chairman Jenkins said the overall point is it can't get stuck on us. Chairman Jenkins mentioned the Western Weber County Active Transportation plan on August 22 from 2:30-4 this is for city staff and elected officials. There is another meeting for the public on the same day from 5:30-7pm.

8. Report from City Council: Commissioner Maw

Commissioner Ortega reported for Commissioner Maw. Commissioner Ortega mentioned city council wanted to look at the duplex ordinance, he didn't have much information on this. They approved the rezone for Snow View Mountain Estates. Brynlee Acres is going to be private and it will tie into the JDC Ranch development. The council was worried about people using the private road to get out. There was talk about putting up a gate. It did get approved the utilities will be private as well. The company who did the cameras in the council chambers will do the cameras in the parks. It was approved.

9. Commission Comments:

Commissioner Neil is wondering if Connex is through doing their installs? He mentioned his road did not get it. Commissioner Skeen wanted to know if we approve with conditions how long do they have to do the conditions. Chairman Jenkins said if we miss something and it is in our ordinance they have to follow our ordinance. Commissioner Neil indicated we need to make sure it is on the plat, he also mentioned sending out a notice of decision. Tammy said she has been sending those to Diane for her meeting, but now they don't go to her meeting she can send them out to the developer.

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10. Adjournment

Commissioner Ortega moved to adjourn the meeting at 8:14pm. Commissioner Skeen seconded the motion. Vote: Commissioners Neil, Ortega, Skeen and Chairman Jenkins voted aye. Motion carried.

City Council Meeting: August 15- Commissioner Neil

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 canceled	JUL 18 Jenkins- canceled	AUG 1	AUG 15	SEP 5	SEP 19
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