

Plain City Commission  
Minutes of Meeting  
July 11, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, July 11, 2024, also accessible via ZOOM beginning at 7:00p.m.

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

Excuse Commissioner Neil

Staff: Tammy Folkman, Dan Schuler

Attendees: Jennifer Mickelsen, Rich Mickelson, Buddy Sadler, Marilyn Sadler, Brandon Nanney, Joe Marsh, Rob Seager, Mark Peterson, Brett Moulding

Zoom Attendees: Mike Phillips, Debbie Griffin

Welcome: Chairman Jenkins

Pledge of Allegiance: Commissioner Maw

Moment of Silence/Invocation: Commissioner Skeen

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

Opening Statement: Chairman Jenkins

2. Ex Parte: Commissioner Maw and Chairman Jenkins received the same text message from the same person about the re-zone for Snow View Mountain Estates, Chairman Jenkins indicated her comments will be read during the public hearing.

3. Public Comments: None at this time

5. Approval of Meeting Minutes for June 27,2024

**Commissioner Faulkner motioned to approve work meeting and meeting minutes for June 27, 2024. Commissioner Skeen seconded the motion. Commissioners Maw, Ortega, Skeen, Faulkner and Chairman Jenkins voted aye. The motion carried.**

6. Technical Review Report: Chairman Jenkins mentioned that Austin Evans was rescheduled for July 16 at 9am. He said he thought he would be able to attend the meeting.

7. Legislative Items:

Discussion/Motion: Public Hearing-Zoning Amendment for Snow View Mountain Estates approx. 3450 W 2200 N. Request rezone from A-1 to RE-18.5, Joe Marsh.

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**Commissioner Maw motioned to open the public hearing for Snow View Mountain Estates approx. 3450 W 2200 N. Request rezone from A-1 to RE-18.5, Commissioner Faulkner seconded the motion. Commissioners Maw, Ortega, Faulkner, Skeen and Chairman Jenkins voted aye. The motion carried.**

Buddy thanked the planning commission for their service, he thinks the property is very conducive to move from A1 to RE-18.5. The only thing he is concerned about in developing this property are the water lines in the subdivision to the south do not circulate they dead end. He mentioned when a development was approved, they would circulate to the north. He would like to ask when the developer is laying this out that they circulate secondary and culinary to the north so it will circulate around, he said the secondary water is really bad all the debris gets clogged in the line. He indicated the lines don't get flushed on a regular basis. Commissioner Faulkner read an email from *Charis Sully about her concerns on the rezone of the property located at 3450 W 2200 N. The zone being requested does not a line with the existing lot sizes in the surrounding area, if this rezone is approved and the property is developed with the number of homes that would be allowed it will have a substantial impact on our schools' affecting resources and capacity. The proposed development would expatiate the already poor road condition of 3600 West causing further strain on local infrastructure. Considering the limited space in the area the proposed number of homes is not suitable and I strongly urge you to consider denying the request far RE-18.5 in order to safe guard the community's interest.* Robert Seager said he is south of the development, he mentioned that each development takes away from our heritage. He agrees with the concerned citizen who sent the email. The other thing would be if we have to develop and rezone it to RE-18.5, he would like to see it stay agriculture. He did say everything around is RE-20, he would like to see it as RE-20. He also thanked the planning commission for everything they do. Brandon Nanney is on the corner of the development he is concerned about the density and resources and the value of his home going down. He asked about a plat map and putting quality of homes in there. Commissioner Faulkner did say there was a concept plan presented at technical review, but it has not been brought to a public meeting. Mark Peterson is working with the developer Joe Marsh, he indicated most of the lots will be .42 acres or bigger.

**Commissioner Maw motioned to close the public hearing for Snow View Mountain Estates approx. 3450 W 2200 N. Request rezone from A-1 to RE-18.5, Commissioner Skeen seconded the motion. Commissioners Maw, Ortega, Faulkner, Skeen and Chairman Jenkins voted aye. The motion carried.**

Chairman Jenkins said we will make a motion on this tonight after the discussion. Commissioner Maw indicated this fits into our general plan and all the property has been annexed into Plain City. He doesn't see anything in the ordinance that would give him any reason to deny this. Commissioner Faulkner mentioned when they are to the point of building, we can't close 2200, there is only one way out of the subdivision and we can't block people from getting out. She mentioned having lots of comments about 3600 West, she feels it is time to upgrade the road. Commissioner Maw thought it was in the works. Dan said it is in the process of getting a general contractor. Commissioner Faulkner offered some insight into why we have RE-18.5, she said a RE-20 lot allows for a horse. She mentioned a half-acre lot is not big enough for a house and a horse, so it was just easier to lower the lot size and make it small enough that a horse can't be put on a RE-18.5 lot. She encouraged everyone to come back when the general plan is opened up to participate and give comments about the general plan. She mentioned when she moved to Plain City that was the appeal for her, she liked the lot sizes and open space. She did say that land owners are allowed to develop their property and we are just trying to do it in a responsible way. She indicated the difference in buildable lots in RE-20 and RE-18.5 is 2 homes. She stated they will still have 100-foot front and the open space feel, and it won't devalue anyone's property. Commissioner Skeen had similar thoughts there is not a significant difference in size, he mentioned

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there are places within the city that he would like to see the RE-20 lot size. With the general plan we have used as a basis that the citizens did vote on. We try and stick to the general plan in most cases, the general plan helps us to keep our lot sizes bigger. He said the hard part for him is if we deviate from that, then it is hard to use as a basis for the citizens in the future. In this scenario we give up two lots going from RE-20 to RE-18.5. He is not against RE-20. He indicated there are three RE-20 zones and four RE-18.5 and one RE-15 around this property. He does feel 3600 West is one of the worst roads in the city, he would like to see it moved forward as well as anybody. Commissioner Ortega did not have anything new to add to what has already been said. He did mention that we had a discussion in our last meeting about animal rights and a true half acre is 21,780, he is wondering if we could use this as a differentiation for the RE-20 zone. He mentioned the water issues will come up at a later time. He did say it is too bad the way people find out about these things, some of them may have not been here when the general plan was done. Commissioner Maw indicated this will be recommended to city council and they will have the final say on this. Commissioner Ortega did say 3600 West will get finished as soon as they can finish it. Chairman Jenkins did say we could reopen the discussion on horses and the half-acre, we could bring back RE-20 on the general plan. Commissioner Maw thought a steering committee would be good to start with the horse ordinance. Chairman Jenkins mentioned it would be great to have more participation on the next general plan, that is coming up. He said we will do everything we can to get the word out.

**Commissioner Faulkner motioned to recommend to City Council to approve the zoning change for Snow View Mountain Estates approx. 3450 W 2200 N. Request rezone from A-1 to RE-18.5, Commissioner Maw seconded the motion. Commissioners Maw, Ortega, Faulkner, Skeen and Chairman Jenkins voted aye. The motion carried.**

8. Administrative Items: None at this time

9. Report from City Council: July 4 City Council was canceled

10. Commission Comments: None at this time

11. Adjournment

**Commissioner Ortega moved to adjourn the meeting at 7:32pm. Commissioner Maw seconded the motion. Vote: Commissioners Maw, Ortega, Faulkner, Skeen and Chairman Jenkins voted aye. Motion carried.**

City Council Meeting: July 18- Chairman Jenkins

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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 Ortega
JUL 4 canceled	JUL 18 Jenkins	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**

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 Planning Commission Chair

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 Planning Commission Secretary