

Plain City Commission  
Minutes of Meeting  
May 9, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, May 9, 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: Michael Phillips

Zoom Attendees: Justin Skeen, Margo Hunt

Welcome: Chairman Jenkins

Pledge of Allegiance: Commissioner Maw

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: Commissioner Faulkner received a phone call from Clay Jensen; he is part of the group that is developing Brynlee Acres. She said he got a call from Pat Burns regarding the Jackson property to see if he and Rick Scadden had interest in buying the property and developing it. She told Clay to come and find out information about how the land is zoned, she also told him she thought the legacy highway was going to be closer than what we initially thought. She mentioned that Clay told her that Pat said they would not have to worry about water because it could all be septic tanks. She did tell him there was a minimum lot size to do a septic tank and there are water issues out there. Commissioner Neil mentioned that he was approached by Craig Jensen, he said Craig and Matt Hunt are looking to buy some property on North Plain City Road it is about 8 acres. He told Craig to come to a technical review meeting. Chairman Jenkins mentioned getting a call from a Tyler Branchley, he called asking about the Favero property. He said Tyler received a call saying the property was for sale again. Tyler wanted to know when we were going to open the general plan. Chairman Jenkins said we will talk about the general plan later in the meeting.

3. Public Comments: None at this time

5. Approval of Meeting Minutes for April 25, 2024

**Commissioner Faulkner motioned to approve meeting minutes for April 25, 2024 with the correction on legislative item swimming pool ordinance. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried.**

6. Technical Review Report: None at this time

Plain City Commission  
Minutes of Meeting  
May 9, 2024

7. Legislative Items:

Discussion: Residential Transition Overlay Zone

Chairman Jenkins mentioned a conversation he had with the mayor; he said the mayor's goal was to create more affordable housing in Plain City. Chairman Jenkins mentioned a couple of concerns he has. He feels there is no true definition of affordable housing, if you build a house on a 6000 square foot lot is it still going to cost \$500,000. Commissioner Faulkner stated it is high density housing. Commissioner Neil mentioned a home that he grew up in that was on 6000 square feet and was built in 1950, it just sold for \$200,000. He indicated the homes on the same square footage out here will not be that price, he stated it will be hard to buy an affordable home. Commissioner Faulkner mentioned we have an overlay zone and no one is using it, she is wondering if we should revise the current ordinance instead of making a new one. She doesn't like all the setbacks in the ordinance the mayor made changes on, but she said that is just her opinion. She mentioned our current ordinance the front setback is 25 feet and rear setback 20 feet, in the mayors copy of the Tremonton ordinance it is switched to a 20-foot front setback and 25-foot rear setback. She doesn't feel it is a big enough change to not just use what we already have. Commissioner Neil did mention that the lots are small, he also mentioned the senior housing and that it is not deep enough to have a truck back there. Commissioner Maw did say the mayor was not set on the setbacks. Commissioner Faulkner likes the 25-foot front setback better than the 20 feet. She mentioned in our ordinance we have 7,000 square feet instead of 6,000 square feet and maximum height we have 28, the mayor is suggesting 32. She feels like the ordinance we have is pretty good already and maybe we can make it not so restrictive. She feels we need to define what acreage it can be on and in zones RE-15 and R1-11 instead, and not include RE-18.5. Chairman Jenkins mentioned his conversation with the mayor and that the mayor was envisioning smaller pockets spread out. The question was brought up what is considered smaller. He said no more than 6 to 10 units in a group or maybe 4-6 units. Commissioner Faulkner mentioned the mayor had 7 units. Commissioner Ortega asked is this talking about units per acre. Commissioner Faulkner indicated that it was. Commissioner Ortega is wondering are we going to limit it on the development. Commissioner Faulkner said that was her suggestion. She feels we need to very specific that there is no detached accessory dwelling units and no internal accessory dwelling units, she feels this will cause more parking. Commissioner Neil was wondering how much of the development was used for roads and sidewalks. Commissioner Faulkner would be okay with smaller lots if it included a park. She wasn't sure if the Tremonton ordinance had any parks included. Commissioner Maw is wondering if we look at the senior housing overlay, he realizes it is not the exact same thing. He mentioned we are trying to get younger people back. He is curious how this is working for Tremonton. Commissioner Faulkner did mention in the Tremonton ordinance it does say they need to construct park and trail improvements or pay a fee to the city for city wide improvements. Commissioner Neil mentioned we need to do the general plan so we can identify areas where this ordinance will work. Commissioner Faulkner mentioned paragraph B. *It is established to promote development of pathways (multi-purpose routes accessible to pedestrians, bicyclists and equestrians) and as such, will solely be considered for areas comprising or adjacent to existing or proposed pathway corridors, set forth in the Plain City Parks, Trails, and Open Space Master Plan.* She feels this paragraph can be redone to fit where we want this to happen. She had a question on 10-20-8 *Upon approval of the conditional rezone application, an applicant may proceed with the preparation of a detailed development agreement, Site plan and subdivision.* She said it feels like they want them to come with a development agreement but on approval they will do a more detailed agreement? She indicated this was confusing to her. Chairman Jenkins asked if everyone was okay with taking a look at our existing ordinance instead of looking at doing a new one? Everyone agreed to look at redoing our existing ordinance. Tammy will put the existing ordinance residential overlay zone in

Plain City Commission  
Minutes of Meeting  
May 9, 2024

the packets for the next meeting. Everyone agreed the current ordinance may be too restrictive. Chairman Jenkins suggested everyone do some comparing and bring back what you like and don't like in two weeks. Commissioner Maw said he would reach out to Tremonton and see how their ordinance is working for them. Chairman Jenkins did mention he talked with Commissioner Skeen and he felt the same as everyone else about already having an overlay that is not being used.

8. Administrative Items:

Discussion: Hunter Run Subdivision

Chairman Jenkins asked Dan if this is the one we are holding their escrow because they don't have a cul-de-sac at the end of the road. Dan said it has been open since 2007 and he would really like to get it off the books. He indicated it is Marriott Construction who own Hunters Run. He mentioned the plan that you see has 3 lots and a turnaround at the end of the road. He said at the south end after the third lot they have a 20-foot easement they can do a turn around and be able to access the lift station. He did mention it is a temporary fix. Dan said it is a half road with curb and gutter on the one side. He did say the lift station has not been deeded over to the city, he indicated it is on someone's property. Commissioner Maw is wondering why we can't align the road with the other street? Dan said they need 30 feet and it needed to jog over a little bit, so it doesn't encroach on someone else's property. Commissioner Faulkner is wondering why is this on the agenda tonight? Dan stated to have this happen they will do an amendment to the plat and he wanted to council with planning before Marriotts come in to do an amendment. Commissioner Faulkner feels like this should have been done at technical review. Commissioner Neil asked if our engineer has seen this. Dan indicated he had seen it and he is okay with what Dan wants to do. Chairman Jenkins asked if they were going to deed the 20-foot easement and the lift station property over to the city. Dan said they would do that.

9. Report from City Council: Commissioner Maw

Commissioner Maw mentioned there were some residents from Stillcreek wondering what the status of the public and private roads were. City Council told them it was in discussion with legal, also the Weber Junior livestock came and did a presentation and thanked Plain City for their donations. There was someone from Utah Approves who gave a presentation on approval voting. City Council talked about fire equipment purchases. There was a discussion on the budget. The budget has seen increases in roads, parks and transportation as well as capital projects. There was talk about impact fees and the upcoming general plan review and possible equipment they need for roads. City Council talked about adding an administration fee of \$25 dollars to the building permit to cover software that is being used in the review process. Wasatch Civil Engineering increased their fees to \$121 dollars, so there was an increase in engineering fees on our fee schedule. They also talked about widening North Plain City Road, it involves 55 different parcels on the road. Commissioner Maw did mention the transitional overlay that the mayor got from Tremonton City, he indicated the mayor would like to see younger couples moving into Plain City. Commissioner Faulkner mentioned hearing there are a lot of apartments that are empty and property that isn't being bought to build homes on. She is wondering if this housing crisis is quite what the legislation is making it out to be. Commissioner Neil asked if legal was at city council and he wondered if there was any discussion about what Jacksons want to do with their development agreement. Commissioner Maw indicated he did not report on this, because it was done in technical review. Commissioner Neil is wondering how this will affect the general plan as well as the development agreement, if Jacksons are thinking about selling all or some of their property. Commissioner Faulkner mentioned this needs to be brought up in city council so people know what is going on.

Plain City Commission  
Minutes of Meeting  
May 9, 2024

10. Commission Comments:

Commissioner Neil mentioned he has done a little more research on Homestead Acres that Visionary Homes wants to develop. He looked at the 2007 general plan, he said it shows wetlands and undevelopable land. He is still concerned about the path; he is afraid people will ride their horses on the roads. He wants to see a path to take them over to the rail trail. Dan had a hand out of the verbiage he put into subdivision ordinance. Everyone agreed they liked it. Commissioner Neil asked Dan if he was going to consider adding an additional access after so many lots. Commissioner Faulkner said she thinks Commissioner Neil is saying do we need to say for every 60 additional lots or something similar, if you have a certain number of homes, you add another road. She suggested Dan look into this. Chairman Jenkins mentioned the general plan, it is getting close to the time we open it. The city council has approved a budget of \$30,000. He mentioned he heard if we use a third-party group this will not be enough money it could be closer to \$100,000. He did mention the state does offer money to help with the general plan but we have missed that window for this year. Commissioner Ortega was wondering if this was a calendar year or a fiscal year. Commissioner Neil mentioned the last time he opened the general plan he had to go back and ask for more money. Commissioner Faulkner wants to make sure we get someone who works with small cities and knows we want to grow in a small way. Chairman Jenkins mentioned working with Bruce Parker he said he liked working with him but his final plan had things in there we didn't like. He asked how everyone felt about working with a third-party group. Everyone agreed we can't do it ourselves. He is wondering if we want to bring in the Hansen Group that we have used for other things. Commissioner Neil would like to know their qualifications. Chairman Jenkins is thinking they may be very expensive, he said if it is going to be expensive, he would like to wait till funding is available. Dan asked if they would like to put out an RFP and see what we get and look at costs and be able to interview them. Commissioner Ortega is wondering if we could hire someone who could stay with us after the general plan is done. Commissioner Faulkner mentioned we already pay Matt Dixon to consult. Commissioner Maw indicated Matt is a city manager. Chairman Jenkins thought Matt Dixon was the one who told us to get someone to help, he wasn't sure about who said this. He would like to get some quotes and see what it is going to cost. Dan will put an RFP together. Commissioners Faulkner and Neil felt like we could start identifying somethings, and what we want our city to look like. Commissioner Neil mentioned the development agreement that is supposed to be in the works, he doesn't want to pay our attorney for something the planning may say no on, unless the Jacksons are paying for our city attorney. Commissioner Faulkner stated they shouldn't be paying our city attorney; he should be writing it to benefit the city.

11. Adjournment

**Commissioner Maw moved to adjourn the meeting at 8:05pm. Commissioner Neil seconded the motion. Vote: Commissioners Maw, Neil, Faulkner, Ortega and Chairman Jenkins voted aye. Motion carried.**

City Council Meeting: May 16- Commissioner Faulkner

Plain City Commission  
Minutes of Meeting  
May 9, 2024

| 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 | JUN 6  | MAY 16   | JUN 20 |
| JUL 4   | JUL 18 | 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