Plain City Commission
Minutes of Meeting
September 28, 2023

Plain City Planning Commission met in a regular meeting at City Hall on Thursday September 28, 2023, also accessible via ZOOM beginning at 7:00p.m.

Present:	Commissioner Maw
	Commissioner Ortega
	Commissioner Neil
	Commissioner Jenkins
Arrived at 7:10	Commissioner Skeen
Excused	Chairman Faulkner
Staff:	Tammy Folkman, Dan Schuler-Zoom
Attendees:	Bruce Parker, Cody Rhees, Peter Mortenson, Shane King, Lisa Cox
Zoom Attendees:	Kathie East

Welcome: Commissioner Jenkins

Pledge of Allegiance: Commissioner Jenkins

Moment of Silence/Invocation: Commissioner Maw

1. Roll Call: Commissioner Jenkins directed roll call. Commissioners Maw, Ortega, Jenkins, Neil were all present. Commissioner Skeen arrived at 7:10pm. Chairman Faulkner was excused.

2. Opening Statement: Commissioner Jenkins

3. Ex Parte: None at this time

4. Public Comments: None at this time

5. Approval of Meeting Minutes for September 14, 2023
Commissioner Maw motioned to approve meeting minutes for September 14, 2023 Commissioner Neil seconded the motion. Commissioners Jenkins, Maw, Ortega, Neil voted aye. The motion carried.

6. Technical Review Report: Commissioner Neil reported on who came to technical review. He mentioned that Trevor Barker wanted to combine two parcels out by Dixie Creek, the problem is he has no water shares and he wanted to rezone to RE-15. The general plan calls for RE-18.5. Trevor was willing to rezone to RE-18.5. The other issue was the septic tank. Commissioner Neil mentioned Brynlee Acres also came, they are wanting to do single family homes instead of a senior overlay. They would only do 32 homes. Visionary Homes came and talked about the Stimpson property; they are wondering what they can do on that property, they would like to rezone the property. Jeff Hales was there for a lot line adjustment at BB's Place. Cody Rhees was there to talk about combining two buildings at Town Center for the construction of a new dentist office.

7. Legislative Items:
Motion: Public Hearing for Housing Element draft for the Plain City General Plan update

Commissioner Skeen motioned to open public hearing for the Housing Element draft for the Plain City General Plan. Commissioner Ortega seconded the motion. Commissioners Maw, Ortega, Neil, Jenkins, Skeen voted aye. The motion carried.

Cody Rhees indicated that he had read the first and second draft, he said it was very well written. He had a few things that were alarming to him. He mentioned that the state mandates has come out, he said they are very strict on trying to make affordable housing steps in the right direction. He talked about figure 1 on page 5 the population pyramid. He indicated it was alarming he feels the young population is not self-sustaining. He felt there would be a strict belt on kids graduating high school all the way up to when they want to buy a home. He mentioned it being a direct reflection on housing not being affordable in Plain City for the 20-30 age group. He said on page 7 the Weber County population does not show the squeeze like Plain City. He is urging the city to fix the ordinances so we can have more affordable housing options in our area. He feels we need this as a city for our young and older population. Mr. Parker suggested that we close the public hearing to verbal comment, but leave it open to written comments until October 9 this will allow people to review the document and we will bring it back for discussion on October 12. He did say we will need to address land use and moderate income together along with transportation.

Commissioner Maw motioned to end the public hearing for verbal comments for the Housing Element draft for the Plain City General Plan and leave it open for any written comments until October 9. Commissioner Neil seconded the motion. Commissioners Maw, Ortega, Neil, Jenkins, Skeen voted aye. The motion carried.

Discussion: Housing Element Plain City General Plan update

Commissioners will not discuss the housing element at this time. Mr. Parker would like the commissioners to work through the housing element draft before the next meeting.

Discussion/Motion: Subdivision Amendment for 2396 N 4350 W Town Center, Cody Rhees

Commissioner Maw is wondering if this is just for the subdivision amendment. Mr. Rhees said it is. He is taking two buildings and combining them into one. The address will stay the same, he mentioned losing some of the land scaping. Commissioner Ortega was wondering if this will be inspected again when they start construction. Mr. Rhees said that is correct, he also mentioned he will need a permit for the construction of the connector as well as a permit for construction work on the inside.

Commissioner Ortega motioned to recommend City Council to approve Subdivision Amendment at 2396 N 4350 W Town Center. Commissioner Skeen seconded the motion. Commissioners Maw, Ortega, Jenkins, Neil, Skeen voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Lot Line Adjustment 2917 W North Plain City Road 2 parcels, Shane King

Mr. King is looking to adjust his lot lines; he would like the front parcel to be a little under an acre and the back piece to be 2 ½ acres. Commissioner Neil was wondering if the front parcel is zoned R-1-11? that is what it says on Mr. Kings application. He mentioned if it is different, he can change it on the current application and just initial it. Commissioners all agreed it is RE-20.

Commissioner Maw motioned to approve the lot line adjustment for Shane King property at 2917 W North Palin City Road. Commissioner Neil seconded the motion. Commissioners Maw, Ortega, Jenkins, Neil, Skeen voted aye. The motion carried.

9. Report from City Council: Chairman Faulkner
Chairman Faulkner is excused tonight. Commissioner Jenkins mentioned that he heard that city council made another change to the detached accessory dwelling unit, he thought they changed the setbacks. He mentioned the setbacks between the main building and the detached accessory dwelling were 14 feet. City council wanted to make it 10 feet. He thought it was a good idea to look at the ordinance again. Tammy mentioned that nothing has been changed yet.

10. Commission Comments:
Commission Maw has found more information on the architectural stamp on a building permit. The Utah State code says any building that is a structural element requires an architectural stamp on it. This is for commercial. He is working on a pamphlet for all jurisdiction that lets them know when an architectural stamp is needed for commercial and residential. Commissioner Skeen is wondering if the city council has read the moderate-income housing draft. Tammy indicated that it did get emailed to them and Mr. Parker did do a presentation at city council. Commissioner Neil is wondering how the commissioners feel about not doing a site plan for people who rent space in a commercial building? He feels they still need to do a site plan so they know if they are in the right zone. Commissioner Ortega is wondering if this could be done when they come in to get a business license. Commissioner Jenkins asked if when the city council is approving business licenses are they asking the people if they have gone through the proper channels. He said maybe that is a good place to start. Commissioner Skeen was wondering if there was any more information on how the lot got subdivide on North Plain City Road without it coming to planning. Dan indicated that he is still waiting for information from Weber County on this.

11. Adjournment
Commissioner Neil moved to adjourn the meeting. Commissioner Maw seconded the motion. Vote: Commissioners Ortega, Maw, Neil, Jenkins, Skeen voted aye. Motion carried.

Meeting ended at 7:40pm

City Council: October 5– Commissioner Maw

2023

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

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 Planning Commission Secretary