

Plain City Commission
Minutes of Meeting
September 14, 2023

Plain City Planning Commission met in a regular meeting at City Hall on Thursday September 14, 2023, also accessible via ZOOM beginning at 7:00p.m.

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

Excused

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees:

Zoom Attendees: Bruce Parker

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Maw

Moment of Silence/Invocation: Chairman Faulkner

1. Roll Call: Chairman Faulkner directed roll call. Commissioners Maw, Ortega, Jenkins, Neil, and Chairman Faulkner were present. Commissioner Skeen was excused.
2. Opening Statement: Chairman Faulkner
3. Ex Parte: None at this time
4. Public Comments: None at this time

5. Approval of Meeting Minutes for August 24, 2023

Commissioner Jenkins motioned to approve meeting minutes for August 24, 2023 Commissioner Maw seconded the motion. Commissioners Jenkins, Maw, Ortega, Neil and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: There was no technical review report. Commissioner Neil will be attending the upcoming technical review and he was wanting some feedback from the other commissioners. Commissioners talked about the dentist office going in at Town Center and if there would be a restriction for a sign board. Commissioner Maw was concerned about how many exits are in the building and parking.

7. Legislative Items:

Discussion/Motion: Final Subdivision- Fremont Meadows Phase 2 approx. 1900 N Street Pioneer Road 11 lots
Commissioner Ortega was wondering when they did preliminary on this. Chairman Faulkner said it was done years ago. Chairman Faulkner had a question about lot 203 it has an existing home on it, she is wondering if that lot will be getting sidewalk. Mr. Craythorne said it would get sidewalk. She mentioned another 2 lots that did not have proper frontage on the one side. She wanted to make sure Mr. Craythorne would face those lots on the side with the proper frontage. Mr. Craythorne said he would. Commissioner Jenkins is wondering if the sidewalk will wrap all the way around the outside of phase 2. Mr. Craythorne said it would.

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Commissioner Jenkins motioned to recommend City Council approve final for Fremont Meadows Phase 2 approx. 1900 N Street Pioneer Road 11 lots. Commissioner Neil seconded the motion. Commissioners Maw, Ortega, Neil, Jenkins and Chairman Faulkner voted aye. The motion carried.

Discussion: Housing Element draft Plain City General Plan update

Mr. Parker is here to talk about the housing element draft for the general plan. He talked about the 8 housing strategies and how they would be tracked and who would be the lead participants on tracking them. There was talk about the housing affordability analysis on page 24. Chairman Faulkner is wondering where the cost of the home comes in. It shows what a family of 4 could rent or purchase, but not the actual cost of the home itself. She said it feels like we are trying to meet a target that we have no control over. Commissioner Jenkins mentioned on page 19 *Affordable housing* "means housing available to a household before deductions like taxes or expenses, but including utilities, at no more than thirty percent (30%) of the household's gross monthly income. "Affordable housing refers to a specific type of housing, generally government-assisted rental housing, targeted for very low- to extremely low-income households" (Wood, James, 2022, retrieved from He is wondering if we need to turn to government assistance if they can't meet the 30%. Mr. Parker mentioned that there are programs that can assist people who don't meet the 30%. Chairman Faulkner likes the strategies concept, and the subdividing of assignments. She likes having the information about flood zones and safety. She does have a question on *Housing Strategy #3 Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing (§10-9a-403(2)(b)(iii)(B), Utah Code)*. She is not sure how we would demonstrate this strategy. She would also like to get our future land use map zoned appropriately as well. Commissioner Ortega mentioned if we don't have major transit corridors how will we show that. Commissioner Neil mentioned that in our general plan it does identify where transit corridors would go though. Chairman Faulkner indicated we currently have a senior overlay zone. Mr. Parker is suggesting we create some ease in the parking requirements. Chairman Faulkner doesn't love strategies 7,8. She feels that once you allow another agency to have say in the city, it opens the door to them controlling other things in the city. She is wondering if we should take them out. Commissioner Jenkins agreed with her.

Housing Strategy #7 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate-income housing (§10-9a-403(2)(b)(iii)(O), Utah Code). ***Housing Strategy #8 Demonstrate implementation of any other program or strategy to address the housing needs of residents of the City who earn less than 80% of the area median income, including the dedication of a local funding source to moderate-income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate-income housing (§10-9a-403(2)(b)(iii)(X), Utah Code).*** Commissioner Maw Feels we need to leave them in the plan so the public can see them as well as see the data. Chairman Faulkner mentioned she pulled up the survey data that Plain City did, she said it shows an overwhelming number of people want half acre lots. She understands that we have to meet the State mandates, she feels like this is opening another door of a government agency telling us what we can do in Plain City. Commissioner Neil feels like this will come in the future when we start

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developing out west. Commissioner Maw said we want the age demographic to be bigger in our town, he is wondering how we get that to work. He mentioned something has to change to get this to work. Chairman Faulkner mentioned that they all agreed to leave strategy 7,8 in for the public to see. She is just not sure how you make a requirement for 10% smaller lots then try and enforce it. She also does not like the picture of the condo-type of housing on the front of the general plan draft. Commissioner Neil was wondering who the land use specialist was. Someone mentioned that it was Tammy. Commissioner Ortega said he would send his questions in an email to Mr. Parker as well as to the Planning Commissioners. There will be a public hearing on September 28 for the draft of the moderate-income housing draft in the general plan. Commissioner Ortega was wondering who is paying for Mr. Parkers services. Chairman Faulkner indicated the city was paying for it. Commissioner Neil is wondering what the plan is after the housing element of the general plan. There was mention of the road block with the developers on building a small home on a smaller lot to meet the moderate-income housing element, developers are not going to want to do that. Tammy mentioned that she thought the rest of the plan would be open sometime in January 2024. She also mentioned the land use conference coming up on October 24,25 let her know if you are interested in going. Commissioner Jenkins asked about a mobile home park or modular homes. Commission Neil mentioned areas where on the future land use map that you could put modular homes.

Motion: Set Public Hearing on October 12, 2023 to amend Zoning Ordinance 10-2-1: Definition- Building Height

Commissioner Maw motioned to set a public hearing for October 12, 2023 to amend Zoning Ordinance 10-2-1: Definition- Building Height. Commissioner Ortega seconded the motion. Commissioners Maw, Ortega Jenkins, Neil and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: On the Zoning Ordinance regarding Site Development Standards

Chairman Faulkner mentioned a home in Robson Farms that built the accessory dwelling first and are calling it their main dwelling. She said it looks like barn dominium, she mentioned they will build their main building later. She is wondering if we should put something in the code that the main building has to be closest to the frontage, she is wondering if it matters. Commissioner Jenkins said one of them should be limited on height. Chairman Faulkner mentioned that the home will meet the site development standards, but the barn dominium is 35 feet. She also mentioned that City Council had received the wrong copy of the detached accessory building unit ordinance there was one word that needed to be changed. It will be going back to City Council on September 21.

Commissioner Jenkins motioned to recommend City Council approve Zoning Ordinance regarding Site Development Standards. Commissioner Maw seconded the motion. Commissioners Maw, Ortega, Jenkins, Neil and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items: None at this time

9. Report from City Council: No report, meeting was canceled

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10. Commission Comments:

Commissioner Neil mentioned the upcoming technical review for Brynlee acres there are 52 lots he is concerned about the road it will be on. Chairman Faulkner said she thought it was senior housing. Commissioner Neil also mentioned Trevor Barker and what he wanted to do on his land. He said Sage Creek is finally getting started. Chairman Faulkner mentioned that the mayor asked her to meet with him and the Jacksons and their engineer, she mentioned that they still had way too much density. There were no promises made on anything.

11. Adjournment

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

Meeting ended at 8.33pm

City Council: September 21– Chairman Faulkner

2023

<u>SKEEN</u>	<u>JENKINS</u>	<u>ORTEGA</u>	<u>MAW</u>	<u>NEIL</u>	<u>FAULKNER</u>
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

Planning Commission Chair

Planning Commission Secretary