Plain City Commission
Minutes of Meeting
January 26, 2023

Plain City Planning Commission met in a regular meeting at City Hall on Thursday January 26, 2023, also accessible via ZOOM beginning at 7:00p.m.

Present:	Chairman Faulkner Commissioner Jenkins Commissioner Skeen Commissioner Neil
Excused	Commissioner Maw
Absent	Commissioner Ortega
Staff:	Tammy Folkman
Attendees:	Bret Folkman, Randy Weston, Linda Youngdell, Jeff Hales
Zoom Attendees:	Dan Schuler, Adams Family, Rob Bell, Rob Belnap, Brandon Richards

Welcome: Chairman Faulkner

Pledge of Allegiance: Chairman Faulkner

Moment of Silence/Invocation: Commissioner Neil

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

2. Opening Statement: Chairman Faulkner

3. Ex Parte: Chairman Faulkner received a call from Tom Favero. He is very interested in the general plan and the survey for the general plan. Chairman Faulkner encouraged him to come to the meetings when we get them scheduled. She also talked to a member of the Scadden family about what they have planned for Brinley Acres, she told them if they want to bring their plan to planning, they are welcome to do that.

4. Public Comments: None at this time

5. Approval of Minutes for January 12, 2023
Commissioner Jenkins motioned to approve meeting minutes for January 12, 2023 with one change sidewalk to crosswalk. Commissioner Skeen seconded the motion. Commissioners Jenkins, Skeen, Neil and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: None at this time

7. Legislative Items:

Discussion/Motion: Subdivision Amendment for MRB Subdivision approx. 2466 N 4100 W Bret and Tammy Folkman

Randy Weston is here representing himself and Bret Folkman as well as Guy and Linda Youngdell. He said what they are trying to accomplish is to shorten Bret's property down to a third of an acre on one of his existing homes then to keep the farm ground in the back to farm, he has been farming it for the last couple of years. A plan for the future would be to add one more line to go with the barn that is on the property and make it an acre for Guy and Linda Youngdell. Commissioner Neil mentioned that the zone is RE-15 and the house and land is a little short of that, it should be 15,000 square feet. Commissioner Skeen asked what the distance from the barn was on the north side, Mr. Weston said it was 5 feet. Chairman Faulkner said they need to call it a remainder parcel so you can divide it again. She also said to adjust the line so the house is showing 15,000 square feet and that's all you should need to do.

Commissioner Jenkins motioned to table the MRB subdivision amendment approx. 2466 N 4100 W. Commissioner Skeen seconded the motion. Commissioners Jenkins, Skeen, Neil and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Preliminary- Scott Wayment Subdivision approx. 1700 N 5100 W 3 lots

Jeff Hales is here representing Scott Wayment and the Scott Wayment subdivision 3 lot. Chairman Faulkner was wondering if they were rezoning, it looks like it is in the RE-18.5. Commissioner Skeen was wondering what lot 3 was going to be. Mr. Hales said it was for Mr. Wayment's daughter. Commissioner Neil was wondering about Brad's comments he felt like they were confusing. Chairman Faulkner asked Dan if he had any comments about this subdivision and the LID, Dan said it would be fine he and Brad had talked about it.

Commissioner Neil motioned to approve preliminary for Scott Wayment subdivision approx. 1700 N 5100 W 3 lots. Commissioner Jenkins seconded the motion. Commissioners Jenkins, Skeen, Neil and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: on the Flood Plain Ordinance

Commissioner Neil feels we need to address septic tanks in the ordinance 10-18-18. Dan mentioned that it is already in our public works standards and it needs to be approved through Weber County Health Department. Chairman Faulkner asked Dan if he was okay repeating what is in the public works standards on septic tanks and putting it in the flood plain ordinance 10-18-18.

Commissioner Jenkins motioned to table the Flood Plain Ordinance. Commissioner Neil seconded the motion. Commissioners Jenkins, Skeen, Neil and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Set Public Hearing for Flood Plain Ordinance for February 23, 2023

Commissioner Neil motioned to set a public hearing on February 23 , 2023 for the flood plan ordinance with an addition to 10-18-18 paragraph five septic tanks. Commissioner Jenkins seconded the motion. Commissioners Jenkins, Skeen, Neil and Chairman Faulkner voted aye. The motion carried.

Commissioner Skeen was wondering if when the city issues a building permit does it talk about high water tables in Plain City. He thought it was in the paper work. Mr. Hales mentioned that years ago it was on all plats that way it protected both the developer and Plain City. It said any depths no deeper than the top back of

curb, if they wanted to go deeper than the top back of curb then they did their own Geo Technical study. He mentioned that in the notes on the plat it says it has to be done at the risk of the developer or the buyer. Mr. Hales said he always puts a sump pump in all the homes they build. Commissioner Skeen mentioned people who bought an existing home that they didn't know what the land was like and they have had flooding. He is concerned that people may be blindsided when they build a home. Mr. Hales said it is in their CCNR's and when the home owner signs with the title company it is disclosed in the CCNR's and they are asked if they have read them and then they sign saying they have. CCNR's are on the parcel for anyone who buys the home from the first homeowner. Chairman Faulkner mentioned that Commissioner Skeen is wondering if there was something for the individual home builder not just developers.

8. Administrative Items:

Discussion Assisted Living Ordinance

Chairman Faulkner asked if everyone had looked at the Alpine ordinance as well as the Orem ordinance. Commissioner Jenkins liked the Orem ordinance the Alpine ordinance is an overlay and we don't want that. Commissioner Skeen liked the Orem one as well. Commissioner Neil felt like the Orem ordinance was more condensed. Chairman Faulkner liked that the Alpine ordinance spelled out the parking it was one spot for three residents, Commissioner Jenkins mentioned that he thought sunflower assisted living residents would not have cars. Commissioner Neil was wondering about how many staff would need parking. Chairman Faulkner said Steve Diamonds sunflower assisted living came in before there was any restrictions, regardless of what he proposes we just need to move forward for future assisted living facilities. She will find out from the State what they require for staff, residents and visitors. She asked what everyone felt about limiting the number of residents. She also liked that on the Orem ordinance it has an age limit and it defines that it is not a treatment center or rehabilitation center. She noticed the Alpine ordinance has a minimum of two acres and maximum of four acres. She feels like the setbacks should match with our setbacks for a home. She also was wondering if we wanted to make our maximum two acres. She will also find out square feet per person from the State. Brandon feels the number of people is the most important. He said the Orem ordinance feels like they are putting assisted living facilities in existing homes. He feels we need to be careful how we define it. Chairman Faulkner mentioned defining it as per room not as per facility. Commissioner Jenkins would like an acreage limit. Chairman Faulkner would like everyone to look at these ordinances again but have rehabilitation centers in mind. Brandon feels like we definitely need to look into this. He also mentioned a sober rehabilitation center, Chairman Faulkner liked that idea.

Discussion Accessory Dwelling Ordinance

Chairman Faulkner mentioned that we need to look at the accessory dwelling unit again she said the city council would like to make it a little easier to be in compliance. The mayor talked about the zones, square feet and setbacks. Commissioner Jenkins is wondering what kind of setbacks are we looking at, he was wondering if we should make accessory dwelling setbacks the same as garage setbacks. Chairman Faulkner feels like the 14 feet separation is good and the 1,000 square feet of living space is good and 50% in rear yard is good on the accessory dwelling unit ordinance. She thinks that 5 feet for side and rear setbacks makes sense. Commissioner Jenkins feels like if you are going to make it harder to build an accessory dwelling unit, he said he would just build a garage with a bathroom which is what people are doing. Dan asked if there was anything in the ordinance for an existing garage on their property, he said the setbacks don't match up. He is wondering what we are trying to accomplish having different setbacks. Commissioner Skeen is wondering why we have this ordinance. Chairman Faulkner said it has to do with the moderate-income housing. Dan said to receive grants we need to be on board with the state. Commissioner Jenkins asked if everyone would be okay with one setback for all accessory buildings. There was talk about 1foot being too close to the property line. Chairman Faulkner asked how everyone felt about a true half acre lot for accessory dwellings.

She said keep the RE-15 because there are some lots that are a half-acre in RE-15 but add RE-18.5 lot size. Everyone thought that it should be left at a half-acre. Dan is concerned about the existing structures, if the existing structure meets setbacks, it should be okay.

9. Report from City Council: None at this time

10. Commission Comments:
Commissioner Neil noticed the new zoning map does not show any parks, schools or churches. Tammy mentioned that Wasatch Civil did the new zoning map. He doesn't like the way you move around the map with the side bar. He had an opportunity to meet people and he said everyone he talked to did not know about the General Plan survey. Chairman Faulkner said it did go out in a newsletter and it is on Facebook as well as the city website. She said we could put it on the marque. Commissioner Skeen mentioned maybe putting it on signboards to the entrances into the city. Chairman Faulkner was wondering if Kents would let us put something in peoples shopping bags. Commissioner Skeen was wondering if someone could provide something that the state is asking us to do for the moderate-income housing. Chairman Faulkner asked Tammy if she had something like that. She would like Tammy to send everyone a copy of what we send to the State. Commissioner Skeen would like to look at the ordinance on duplexes and where they can go in at. He doesn't want to buy a lot in a subdivision and have a duplex next store or behind his house, he would like to look into this. Commissioner Jenkins said it has to be less than 10% of the subdivision for duplexes.

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

Meeting ended at 8:35pm

City Council: February 2 -Commissioner Ortega

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	AUG 17	SEP 7	SEP 21
OCT 5	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