

Plain City Commission
Minutes of Meeting
September 22, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday September 22, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Shawna Faulkner
Commissioner Blake Neil
Commissioner Jarod Maw
Commissioner Dustin Skeen
Commissioner Blake Jenkins

Absent Commissioner Rob Ortega

Staff: Tammy Folkman

Attendees: Derek Kennedy

Attendees via Zoom: Dan Schuler

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Maw

Moment of Silence/Invocation: Commissioner Jenkins

1. Roll Call:

Chairman Faulkner directed roll call Commissioners Maw, Skeen, Neil, Jenkins and Chairman Faulkner were present. Commissioner Ortega was absent.

2. Opening Statement:

3. Ex Parte: Commissioner Jenkins mentioned having a conversation with the Jacksons about what they would like to do with their property. Chairman Faulkner received a call from Rick Scadden he wanted to know more about residential overlay or a senior overlay. She suggested he look at our ordinance and bring what he wants to do in his subdivision to planning commission meeting to see if it will fit with our ordinance.

4. Public Comments: Derek Kennedy mentioned Sagescreek working with the County on the road (3600 West) he was happy to hear that. He feels like phase 1 needs to have a secondary access before they start building. He would like to see the developer make improvements to the roads before they start. He mentioned maybe Plain City annex in all the property so they could oversee road improvements.

5. Approval of Minutes for September 08, 2022

Commissioner Skeen motioned to approve the meeting minutes with one change moving Dan from Staff to Zoom for September 22, 2022. Commissioner Jenkins seconded the motion. Commissioners Neil, Skeen, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: None

7. Legislative Items:

Discussion/Motion: Set public hearing for October 13 regarding Ordinance 11-5-3 Streets-Blocks

Commissioners would like to remove the word *highway* and replace it with *road* in section 1. Frontage on Improved Streets.

1. Frontage On Improved Streets:

a. No subdivision shall be approved unless the area to be laid out and platted shall have frontage on and access

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from an improved and dedicated City street, unless the street is an existing State or County ~~highway~~ road. (Ord. 2001-02, 3-1-2001, eff. 3-1-2001)

Need to add a paragraph from section 11-5-19 about Cul-de-sacs to Topography and Arrangement, Topography and Arrangement: add Cul-De-Sacs: Code 11-5-19 put under the letter (j) in section 3.

Cul-De-Sacs:

1. Cul-de-sacs may be granted an exception as to length if, in addition to the guideline standards above, all of the following criteria are met:

- a. The maximum cul-de-sac length with a special exception extension will be no more than 600 feet.*
- b. The property to be subdivided is an infill and surrounded by developed subdivisions.*
- c. If a special exception is granted, the number of lots on the cul-de-sac may be up to 12.*

Add (e) to Blocks in ordinance 11-5-3.

Blocks: *e. To prevent landlocked property, the City Council and/or Planning Commission may require additional access roads.*

Commissioner Neil motioned to table Ordinance 11-5-3 Streets-Blocks. Commissioner Skeen seconded the motion. Commissioners Neil, Maw, Skeen, Jenkins and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items:

9. Report from City Council: Meeting was canceled

10. Commission Comments:

Commissioner Neil talked about the flood plain and having larger lots in a flood plain zone. He feels that a 30,000 square foot lot is too small. He feels like a 40,000 square foot lot might work. Commissioner Maw feels we need to change highway to road in our ordinance 11-5-3 Dan feels if we take out highway and replace it with road that should work. Commissioner Maw would like to see the county sign off on the improvements on the road at 3600 West where Sage Creek subdivision will be going in. Chairman Faulkner said we can't make the state road a dedicated city road but she would like to be able to say the developer will need to improve it to State or County code. Chairman Faulkner mentioned subdivisions that front on a county or state road need to get a sign off from either the state or county. Chairman Faulkner mentioned an email the city received from Trent Lemon about the community land in Still Creek. He said there are fences around people's property. He is wondering if there is anything the city can do about the fences that have been put up on community land. She talked about a development agreement and maybe Mr. Lemon going to the City Council about the fences. She mentioned that the survey is ready to go, Tammy showed everyone the survey that will be on the website for the General Plan update. Some of the questions had to be cut down they were too long. Commissioner Neil was wondering how long we would have the survey up on the website. Commissioner Maw suggested four weeks. Chairman Faulkner suggested putting signboards on the main roads to let everyone know about the survey. Commissioner Neil was concerned about seniors not getting the message about the survey.

11. Adjournment

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

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City Council October 6 -Chairman Faulkner

2022

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

If you are unable to attend on your assigned night, please make sure someone goes in your place

Planning Commission Chair

Planning Commission Secretary