

Plain City Commission
Minutes of Meeting
September 8, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday September 8, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Shawna Faulkner
Commissioner Blake Neil
Commissioner Jarod Maw
Came late Commissioner Rob Ortega
Commissioner Dustin Skeen
Commissioner Blake Jenkins

Staff: Tammy Folkman

Attendees: Robyn Jackson, Chris Jackson, Scott Snyder, Jamee Sanchez, Bret Folkman

Attendees via Zoom: Councilmember Beal, Debbie Robinson, Dan Schuler

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Neil

Moment of Silence/Invocation: Commissioner Skeen

1. Roll Call:

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

2. Opening Statement:

Opening Statement read by Chairman Faulkner

3. Ex Parte: Chairman Faulkner received a letter from Rick Taylor about Taylor Farms, she will talk about it later tonight.

4. Public Comments: none at this time

5. Approval of Minutes for August 25, 2022

Commissioner Maw motioned to approve the meeting minutes with spelling changes for August 25, 2022. Commissioner Skeen seconded the motion. Commissioners Neil, Skeen, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: Steve Marsh representing Cindi Redd came in to talk about property they have at 1500 North it is by Freedom Estates. They do not want to stub into the road at Freedom Estates. They would like to have a cul-de-sac on their property. Chairman Faulkner indicated they would not be able to do that. They were under the impression that Freedom Estates had a cul-de-sac. Chairman Faulkner mentioned it is a stub road with a temporary turn around. Cindi Redd's cul-de-sac is nonconforming it would be to long. Both of their proposals would not work.

7. Legislative Items:

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

Bret apologized for having to come back from a few weeks ago when he did a lot line adjustment, it should have been a subdivision amendment. He indicated nothing has changed he is just consolidating two parcels into one.

Plain City Commission
Minutes of Meeting
September 8, 2022

Commissioner Jenkins motioned to approve the subdivision amendment for MRB Subdivision approx. 2466 N 4100 W Bret and Tammy Folkman. Commissioner Neil seconded the motion. Commissioners Neil, Maw, Skeen, Jenkins and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Site Plan Application for Bella Me Boutique 2414 N 435 W Unit C Jamee Sanchez

Jamee Sanchez will be putting a women's clothing boutique on the Roylies Property. Commissioner Jenkins asked if they would be manufacturing anything. Jamee said it will just be retail sales. She has a store in North Ogden this will be a second location. Chairman Faulkner wondered if they were worried about parking. Jamee said she didn't see it being a problem.

Commissioner Neil motioned to approve the site plan application for Bella Me Boutique 2414 N 435 W Unit C Jamee Sanchez. Commissioner Jenkins seconded the motion. Commissioners Neil, Maw, Skeen, Jenkins and Chairman Faulkner voted aye. The motion carried

Chris Jackson addressed the Commissioners after the motion was made. He is concerned about the burnt-out lights along the street in front of the Roylies Property. Dan Schuler mentioned he could report street light outages to Rocky Mountain Power, he indicated that you can do that on the Plain City web page or call him and he will do it for you.

Discussion: Ordinance 11-5-3 Streets-Blocks

Chairman Faulkner mentioned that there was a comment from someone who attended City Council about the street blocks being too long. Councilman Saddler suggested we look at the Street Blocks ordinance. Dan Mentioned that there should be a measurement on the blocks. Chairman Faulkner said there was a measurement. *The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred twenty feet (1,320') or twelve (12) times the minimum lot width required in the zoning district, whichever is less, nor be less than four hundred feet (400') in length. Wherever practicable, blocks along major streets and collector streets shall be not less than six hundred sixty feet (660') in length.* Dan felt like this covered everything. There was further discussion on stub roads in new subdivisions. Commissioner Skeen would like to get more information from City Council about Streets-Blocks ordinance. Councilmember Beal said the concern was about the roads going to undeveloped land. Commissioner Ortega mentioned that in City Council they were talking about Pappy Estates and only having a stub road on just one side of the street and not on the other side. Commissioner Jenkins wondered if other cities had an ordinance we could look at. The Commissioners would like to put in the Blocks ordinance (4) e. *The Planning Commission or City Council are authorized to use their own discretion to require a stub road in order to avoid land lock.*

Chairman Faulkner mentioned visiting with Mayor Beesley about Pat Burns subdivision, she said the mayor will call him and let him know the County Road in front of the subdivision will need to be improved. Commissioner Maw wanted to clarify that he voted nay at the last meeting because of the substandard road. Chairman Faulkner mentioned that the road had been measured and there is only 16 feet of asphalt. Commissioner Skeen was concerned about how narrow the road is, he was concerned about big trucks going down that road. The mayor did call and talk to Gary Meyers from the county about the road on 3600 North that the county owns. Commissioner Maw would not be opposed to the subdivision entrance if they switched the main access, too where the second access comes in. Chairman Faulkner said that access is a mile away, if they are willing to do that that would be fine. There was discussion on the ordinance Frontage on Improved Street: a. *No subdivision shall be approved unless the area to be laid out and platted shall have frontage on and access from an improved and dedicated City Street, unless the street is an existing State or County highway. (Ord. 2001-02, 3-1-2001, eff.3-1-2001)*

Commissioner Neil was wondering if our engineer received the email from the County, the engineer did receive

Plain City Commission
Minutes of Meeting
September 8, 2022

the email and he did reply with his comments. Dan said Pat Burns is working with the county right now to take care of this.

Discussion: Ordinance Chapter 18 Sensitive Land Use- Minimum lot size in a Flood Plain

Chairman Faulkner handed out a Flood Hazard Overlay from Marriot Slaterville that she would like everyone to look over. In our ordinance the Flood Plain is in the Sensitive Land Use *section 10-18-18 High Water Table and Wetland Area, Development Standards*. Commissioner Neil is wondering if we might need to require larger lots when building in a flood plain. Example- Instead of having 30,000 square foot lots we may need to make them have 40,000 square foot lots in a flood plain. Commissioner Skeen was wondering if you could bring in fill to build a pad so they can build a house on it. He fills our ordinance leaves a lot to be determined. Chairman Faulkner would like to look into this ordinance to make sure people understand what they are getting into when building in a flood plain.

9. Report from City Council: Commissioner Maw

Commissioner Maw mentioned that Stillcreek will be building a park and the citizen who live there were not happy because their HOA fees went up. He said Connex gave a presentation of where they are at in the installation of the fiber optic lines. There was talk about the Amphitheatre. Brinley Acres was approved. They tabled the Senior Overlay on the S-Curve because they did not have a developer's agreement. The Town Center Business Plaza was tabled pending review from legal. Garbage Can prices will go up \$7.00 as well as the engineering fees on subdivision applications. Councilmen Skeen talked about getting part time help for facility cleaning.

10. Commission Comments:

Commissioner Ortega mentioned the Taylor Farms presentation and that the current zone is zoned for RE-20 that was based on the average of 20,000. In the presentation the lots were smaller, he felt we need to watch out for that. Commissioner Neil brought up the road on 3600 North, he said they will need to do a maintenance road for the sewer it could be another option. He asked Dan what he thought. Dan said they are working with Randy Marriott on this. Dan also mentioned cleaning up the *Streets ordinance 11-5-3*. Commissioner Neil was wondering if they were going to hook up the sewer on 4200 West, Dan said that on the drawings it looks like they are going to hook up on 4200 West and do a junction manhole then do different trunk lines. There was talk about hooking into phase 4 of Stillcreek as well. Commissioner Maw mentioned that City Council might cancel their meeting on September 15. Chairman Faulkner would like to have the general plan open by mid-September. Chairman Faulkner mentioned that the mayor feels we are sending things to City Council that we are not being very thorough, she mentioned the Senior Overlay and the development agreement she asked the commissioners to help her understand things better. There was some confusion on when the development agreement should be in place. Chairman Faulkner mentioned the letter she received from Rick Taylor on the Taylor property. She said she has not responded to him yet, but she did say she was going to tell him we have to go by what it is zoned for. Dan mentioned that there was going to be a lot of road repairs tomorrow. Striping will take place next Thursday. Dan mentioned that he ordered the recreation building we should have a recreation shed in eight weeks. Councilman Beal mentioned the Town Square Development was tabled because they wanted individual water lines for each location that is for sale.

11. Adjournment

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

City Council September 15 -Commissioner Neil

Plain City Commission
Minutes of Meeting
September 8, 2022

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