

Plain City Commission
Minutes of Meeting
July 28, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday July 28, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present: Commissioner Blake Jenkins
Commissioner Blake Neil
Commissioner Rob Ortega

Excused Commissioner Jarod Maw
Chairman Shawna Faulkner
Commissioner Dustin Skeen

Staff: Tammy Folkman, Dan Schuler

Attendees: Miles Robinson, Steve Anderson, Diane Taylor, Ryan Taylor, Bryan Bayles, Jeff Hales, Rick Scadden

Attendees via Zoom: Sheila Saunders, Wendy Butler, Heidi Jensen, Wendy, Debbie Robinson, Clay Jensen

Welcome: Commissioner Neil

Pledge of Allegiance: Commissioner Ortega
Moment of Silence/Invocation: Commissioner Jenkins

1. Roll Call:

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

2. Opening Statement:

Opening Statement read by Commissioner Neil.

3. Ex Parte: none at this time

4. Public Comments: Miles Robinson is concerned about the amount of junk behind his property. He said the weeds are blowing seeds in his yard. He would like the developer to clean everything up.

5. Approval of Minutes for July 14, 2022

Commissioner Jenkins motioned to approve the meeting minutes for July 14, 2022. Commissioner Ortega seconded the motion. Commissioners Ortega, Jenkins, Neil voted aye. The motion carried.

6. Technical Review Report: Dan Schuler mentioned that Todd Meyers with CW Land was representing Rapter K Ranch at technical review. They would like to do a residential development on 43 acres with 60 lots. They are asking for low density lots.

7. Legislative Items:

Discussion/Motion: to set Public Hearing August 25 regarding rezone of Taylor Trust and 317 Sycamore LLC property approx. South of 1900 North and 3000 West request zone from RE-20 to RE-18.5 with residential overlay Bryan Bayles from Nilson Homes wanted to show the commissioners a presentation to highlight a few things they would like to do with Taylor Farms. Commissioner Neil felt like we wouldn't need a presentation because this is just for a rezone. He feels this may have to be tabled because of the three parcels located in Marriott Slaterville. Mr. Bayles mentioned that those parcels are not on the application but are included on the parcel sheet that is with the application. He said they would dedicate the land in Marriott Slaterville to Plain City as a park. Commissioner Neil indicated it is still part of the application because it is attached. Steve Anderson from Nilson Homes indicated the application is for the 167.83 acres that is in Plain City, that is all they are asking to rezone. The parcel sheet does list all parcels but they are only asking for what is highlighted in yellow on that sheet. Mr. Anderson mentioned those

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parcels in Marriott Slaterville will be included in the overlay zone to give to the city. The application and cover letter only mentions the 167.83 acres for this rezone. Commissioner Jenkins mentioned that it could be more descriptive on the different parcels, however the application and parcel sheet do match up with 167.83 acres. He was okay to set a public hearing for this. Commissioner Ortega asked if 21 parcels were in Plain City? Mr. Bayles indicated that was correct. Commissioner Jenkins just wanted to clarify that the three parcels in Marriott Slaterville were not highlighted on the map or parcel sheet. Mr. Bayles mentioned why they included those parcels on the map was to see the overall view of what they were proposing with the residential overlay. Commissioner Neil mentioned that the application is not consistent with our general plan. Mr. Bayles does recognize that there are some inconsistencies. Mr. Bayles said from their perspective that would be a judgement call for the City Council and Planning Commission to make. He indicated it is on Nilson Homes to make the pitch as to why we feel that it is justified. What they are proposing is a lot of additional benefits to the city. We wouldn't otherwise do if it was a RE-20 zone. Mr. Bayles showed a power point presentation to the commissioners of the development they are proposing. He would like to get together with Planning Commission and City Council for a work meeting.

Commissioner Jenkins motioned to set a Public Hearing for August 25 for the rezone of Taylor Trust and 317 Sycamore LLC property approx. South of 1900 North and 3000 West request zone from RE-20 to RE-18.5 with residential overlay. Commissioner Ortega seconded the motion. Commissioners Ortega, Jenkins, Neil voted aye. The motion carried.

Discussion/Motion: to set Public Hearing August 25 regarding rezone of Brynlee Acres LLC-Rick Scadden property approx. 3459 W North Plain City Rd. request zone from RE-20, A-1 to RE-18.5

Rick Scadden representing Brynlee Acres is asking for a rezone of 9.39 acres from RE-20 and A-1 to Re-18.5.

Commissioner Jenkins motioned to set a Public Hearing for August 25 for rezone of Brynlee Acres LLC-Rick Scadden property approx. 3459 W North Plain City Rd. request zone from RE-20, A-1 to RE-18.5

Commissioner Ortega seconded the motion. Commissioners Jenkins, Ortega, Neil voted aye. The motion carried.

Discussion/Motion: to set Public Hearing August 25 regarding Conditional Use Permit application with Senior Overlay property approx. 2800 W 2600 N Randy Marriott/Jeff Hales

Jeff Hales is requesting a public hearing for property on the S-Curve. They would like to do a senior overlay on a C-2 zone.

Commissioner Jenkins motioned to set a Public Hearing for August 25 for the Conditional Use Permit with Senior Overlay property approx. 2800 W 2600 N Randy Marriott/Jeff Hales. Commissioner Ortega seconded the motion. Commissioner Ortega, Jenkins, Neil voted aye. The motion carried.

Discussion/Motion: Final approval for River Crossing Phase 3 approx. 4925 W 1200 N 36 lots

Jeff Hales mentioned that all memorandum comments have been met. Commissioners all agreed that everything looked good.

Commissioner Jenkins motioned to recommend final approval for River Crossing Phase 3 approx. 4925 W 1200 N 36 lots. Commissioner Ortega seconded the motion. Commissioners Ortega, Jenkins, Neil voted aye. The motion carried.

8. Administrative Items:

9. Report from City Council:

Dan mentioned that there was a truck they were going to put up for auction but the mayor suggested they donate it to the cemetery. They would also like to purchase a truck for the fire department from the sheriff's office.

Commissioner Neil mentioned they sent back the conditional use permit with senior overlay so Planning Commission could set a public hearing. They talked about the detached accessory dwelling.

10. Commission Comments: none at this time

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11. Adjournment

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

City Council August 4 -Commissioner Jenkins

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