

Plain City Commission
Minutes of Meeting
May 26, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday May 26, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present: Commission Chair Shawna Faulkner
Commissioner Jarod Maw
Commissioner Blake Jenkins
Commissioner Rob Ortega
Commissioner Blake Neil
Excused: Commissioner Dustin Skeen

Staff: Tammy Folkman, Dan Schuler

Attendees: Cindi Redd, Steve Marsh, Jan Checketts

Welcome: Commission Chair Faulkner

Pledge of Allegiance: Commission Chair Faulkner
Moment of Silence/Invocation: Commission Ortega

1. Roll Call:
Commission Chair Faulkner directed roll call and indicated Commissioners Ortega, Maw, Neil and Jenkins were present. Excused Commissioner Skeen

2. Opening Statement:
Opening Statement read by Commission Chair Faulkner.

3. Ex Parte: none at this time

4. Public Comments: none at this time

5. Approval of Minutes for May 12, 2022
Commissioner Jenkins moved to approve the meeting minutes for May 12, 2022 with the correction on item eleven remove Commissioner Neil's name he was not present at the meeting. Commissioner Neil seconded the motion. Commissioners Ortega, Maw, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried.

6. Technical Review Report: Dan Schuler mentioned giving Craig Jackson a list of things that needed to be done on the Jackson Property before they come to Planning Commission. One was a Geo Technical Study and a Traffic report study on 4200.

7. Legislative Items:
Discussion/Motion: Preliminary-Freedom Estates approximately 4550 W 1500 N -Lots 5
Jan Checketts would like to know what more she needs to get done so she can get preliminary approval for Freedom Estates. Commissioner Maw indicated that Freedom Estates fits the general plan. Commission Chair Faulkner had some questions on the will serve letters that Jan was able to answer.
Commissioner Neil moved to grant preliminary approval for Freedom Estates approx. 4550 W 1500 N -Lots 5 Commissioner Maw seconded the motion. Commissioner Maw, Ortega, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried.

Discussion/Motion: Detached Accessory Dwelling Unit Ordinance
Commission Chair Faulkner would like Tammy to add Detached in front of Accessory Dwelling Units on all pages, also use abbreviation (DADU). Under 10-21-2 definition (A). number one, remove ~~within or attached to a single-family residential building~~. Under 10-21-3 remove ~~line (E)~~, also on number four remove ~~one additional add~~

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~~adequate~~ take out ~~hard~~ add *approved*. (Shall provide ~~one additional~~ an *adequate* off-street parking space on a ~~hard~~ *approved* surface).

Commissioner Ortega moved to table Detached Accessory Dwelling Units. Commissioner Maw seconded the motion. Commissioner Neil, Maw, Ortega, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

Commission Chair Faulkner would like to set public hearing at the next Planning Commission meeting for Detached Accessory Dwelling Units.

8. Administrative Items:

Discussion-Xeriscape Ordinance

Below 10-8-15 Commission Chair Faulkner would like to replace line (c) of the existing code with *Yards shall consist of a balance of living and nonliving landscape that do not violate any other federal, state, or municipal statute, ordinance, or law.* Line (d) take out ~~under other plant materials, provided such materials are used solely as ground cover without plants above and do not cover more than ten percent (10%) of the ground area required to be landscaped. If more than ten percent (10%) is desired, approval must be given by planning commission.~~ Below line (d) add 1. *Appropriate planning and design; all Commercial Landscaping site plans need to be approved by Planning Commission.* 2. *Limiting turf to locations where it provides functional benefits;* 3. *Efficient irrigation systems;* 4. *Use of soil amendments and mulches to improve water holding capacities;* 5. *Use of drought tolerant plants;* 6. *Decorative hardscape;* and 7. *Appropriate and timely maintenance.* Add a line (e). *Yards shall comply with fencing and setback requirement of all Plain City ordinances.*

9. Report from City Council: Commissioner Ortega

The landfill director Chris Weiks mentioned that the green waste program was not going so well there is a lot of garbage being put in the green waste cans. There was a presentation given by Jon from Weber Basin Water he said Plain City needs to have an ordinance in place to qualify for the rebate Flip your Strip program. Glenn Williams property was approved for rezone. Panunzio Subdivision Phase 2 final was approved. There was a discussion about paving 2200 N. There will be twenty-four feet of road and six feet of walking path. Cameras were installed in City offices as well as out by the ballot box. Weber Connection Publication will not be approved for this year. Commissioner Ortega said there was an approval for trucks for Public Works. There was also a discussion on the temporary RV permit. Council would like a clearer definition on immediate family. Plain City will be getting a new website. Councilmember Beal talked about requirements for elected officials when they are on social media. Councilmember Sadler talked about secondary water meters to be installed in new homes, he mentioned that there is a back log to do existing homes right now.

10. Commission Comments:

Commissioner Jenkins inquired about the status of where Connex is in the city? Commissioner Ortega mentioned that City Council said Connex is behind schedule.

Commission Chair Faulkner mentioned that the survey questions for the General Plan were on hold until the new website is up and running.

11. Adjournment

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

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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