

Plain City Commission
Minutes of Meeting
March 10, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday March 10, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Commission Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
Late: arrived at 7:20	Commissioner	Blake Jenkins
Zoom:	Commissioner	Rob Ortega
Excused	Commissioner	Jarod Maw
Staff:	Tammy Folkman, Dan Schuler	
Attendees:	Con Wilcox, Jake Weston, Jason Greer, Joshua Wiscombe, Parker McGarvey	
Zoom:	Adams family, Pat Burns, Brandon Richards	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Commissioner Neil	
Moment of Silence/Invocation:	Commissioner Chair Faulkner	

1. Roll Call:

Commission Chair Faulkner directed roll call and indicated Commissioners Neil, Skeen, Ortega were present. Excused Commissioner Maw. Commissioner Jenkins arrived at 7:20

2. Opening Statement:

Opening Statement read by Commission Chair Faulkner.

3. Ex Parte Communication or Conflicts of Interest to Disclose:

Commissioner Skeen indicated that he had run into Craig Jackson. Craig asked for clarification on different lot sizes. Commissioner Skeen mentioned that one parcel of ground can't be zoned two different ways. He suggested that he could do a lot line adjustment or juggle lot sizes.

4. Public Comments: None

5. Approval of Minutes for February 24, 2022:

Commissioner Ortega moved to approve the meeting minutes from February 24, 2022 as presented. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil, and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

7. Technical Review Report:

Commission Chair Faulkner mentioned Shad Christensen would like to combine Phase 3 and 4 of Robson Farms. He also had questions about utilities going across the street.

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8. Legislative Items:

a. Open Public Hearing: Amendment of Subdivision Ordinance concerning Punch List

Commissioner Neil motioned to open Public Hearing on Amendment of Subdivision Ordinance concerning Punch List. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Neil, and Commission Chair Faulkner voted aye. The motion carried. There were no public comments.

Commissioner Skeen motioned to close Public Hearing of the Amendment of Subdivision Ordinance concerning Punch List. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil and Commission Chair Faulkner voted aye. The motion carried.

b. Discussion/Motion: Amendment of Subdivision Ordinance concerning Punch List

Commissioner Skeen motioned to approve Amendment of Subdivision Ordinance concerning Punch List. Commissioner Neil seconded the motion. Commissioners Ortega, Neil, Skeen and Commission Chair Faulkner voted aye. The motion carried.

c. Open Public Hearing: Amendment of Subdivision Ordinance concerning Issuance of Building Permits

Commissioner Skeen motioned to open Public Hearing on the Amendment of Subdivision Ordinance concerning Issuance of Building Permits. Commissioner Neil seconded the motion. Commission Chair Faulkner, Commissioners Ortega, Skeen, Neil voted aye. The motion carried. There were no public comments.

Commissioner Skeen motioned to close Public Hearing of the Amendment of Subdivision Ordinance concerning Issuance of Building Permits. Commissioner Neil seconded the motion. Commissioners Ortega, Skeen, Neil and Commission Chair Faulkner voted aye. The motion carried.

d. Discussion /Motion: Amendment of Subdivision Ordinance concerning Issuance of Building Permits

Brandon Richards City Attorney mentioned he was still researching State statutes on issues concerning issuance of building permits as well as security of bond allowance.

Commissioner Skeen motioned to approve Subdivision Ordinance concerning Issuance of Building Permits pending legal counsel and review. Commissioner Neil seconded the motion. Commissioners Neil, Skeen, Ortega and Commission Chair Faulkner voted aye. The motion carried.

e. Discussion/Motion: Preliminary- Sage Creek Subdivision approx- 3600 N 4150 W- 118 lots

It was mentioned on the plans that the Planning Commission received, lots 115,116 did not meet zoning requirements both lots were 28,695 they should be 30,000. New plans were brought in and both lots 115, 116 met requirements. Commissioners did not have the new plans before tonight. Phase 1 will have 30 lots in it. There were concerns that in the original application it had 118 lots and with the new plans there are 133 lots. Joshua said the application was done before the re-zoning took place. Commissioner Neil would like something in writing from the Jackson family concerning where the road will go, also would like a large copy of plans that show frontage for all lots.

Commissioner Jenkins motioned to table Sage Creek Preliminary. Commissioner Neil seconded the motion. Commissioners Skeen, Ortega, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried

f. Discussion/Motion: Final Subdivision- Stillcreek Phase 3C-21 lots, 3D-17 lots Approx. 3275 N 3450 W

Commission Chair Faulkner would like to see lot 356 fixed it does not have enough frontage also 355 can't face the way it is. Commissioner Neil was wondering where the letters of agreement from utility companies were. Parker mentioned they were provided in the initial plan. Commissioner Skeen would like to see an overall concept of subdivision amenities. Parker provided a drawing of the amenities that would be in phase 4 he said the overall project would be 20% open space it will be between 17 to 20 acres. Parker also mentioned that Visionary Homes is the contract owner for England Meadows and Stimpson property.

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Commissioner Neil motioned to approve Stillcreek Subdivision Phase 3C and 3D for final approval. Commissioner Jenkins seconded the motion. Commissioners Skeen, Ortega, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

g. Discussion/Motion: Final Subdivision- Panunzio Phase 2 approx. 4100 W 1975 n-19 lots

Jeff Hales asked that Panunzio be tabled until they can make all changes from the engineer's memorandum.

Commissioner Neil motioned to table Panunzio final. Commissioner Jenkins seconded the motion. Commissioners Skeen, Ortega, Jenkins, Neil and Commission Chair Faulkner voted aye. The motion carried.

h. Discussion/Motion: Ordinance- Accessory Dwelling Units

Commissioners had a discussion on the changes that City Council had suggested to the Accessory Dwelling Ordinance council would like to see a few changes. *The primary owner of the residence shall must reside in the residence that contains an internal accessory dwelling unit. Internal accessory dwelling units shall provide adequate parking include a minimum of one additional on-site parking space regardless of whether the primary dwelling is existing or new construction. Parking space must be on approved surfaces.* They discussed what the city council wanted added and decided to leave it as is.

Commissioner Jenkins motioned to approve changes and review for next planning meeting. Commissioner Neil seconded the motion. Commissioners Skeen, Ortega, Neil, Jenkins and Commission Chair Faulkner voted aye. The motion carried.

9. Report from City Council: Commissioner Maw

Commissioner Maw was excused but he sent notes on the last City Council meeting. There was a work session regarding temporary Occupancy for RV's. Cove Creek final approval was granted based on the following contingency. An agreement is written by developer and approved by the city's legal concerning detention pond and who will maintain it. Golden Land management Sewer agreement was tabled pending further information. Visionary Homes discussed the Stimpson Parcel. Council would like to see a few word changes in the Internal Accessory Dwelling Units Ordinance.

10. Commission Comments:

Commissioner Jenkins apologized for being late

Commissioner Skeen was wondering what subdivision had been approved years ago that still had development agreement? Commissioner Neil said it was England Meadows.

Commissioner Neil would like to have Tammy look into putting the planning minutes for September 7, October 28 and December 7 on the website, also he liked having the amount of lots for subdivision on the agenda.

Commission Chair Faulkner mentioned the potholes on 2200 N, both Commissioner Skeen and Dan Schuler said they put dirt in them to make them better.

11. Adjournment

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

City Council March 17 -Commissioner Neil

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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