

Plain City Commission
Minutes of Meeting
January 27, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 27, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present:	Chair	Shawna Faulkner
	Commissioner	Dustin Skeen
	Commissioner	Blake Neil
	Commissioner	Jarod Maw
	Commissioner	Blake Jenkins
Zoom:	Commissioner	Rob Ortega
Staff:	Tammy Folkman, Dan Schuler (Zoom)	
Zoom:	Carl Miller, Adams family	
Welcome:	Commission Chair Faulkner	
Pledge of Allegiance:	Chairman Maw	
Moment of Silence/Invocation:	Commissioner Jenkins	

1. Roll Call:

Commission Chair Faulkner directed roll call and indicated Commissioners Neil, Skeen, Maw, Jenkins and Ortega were present.

2. Opening Statement:

Opening Statement read by Commission Chair Faulkner.

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

Commissioner Jenkins mentioned that he had talked to a gentleman from Kents at the city offices when he came in to pick up his packet. Kents would like to do something with the land to the south of their store. It was suggested that they start with Technical Review to have their questions answered.

Commissioner Maw disclosed that he was still in discussions about the Amphitheater. He mentioned the upcoming fundraiser on January 31 at 6:30. It will be held at Wahlquist Junior High.

4. Public Comments:

Carl Miller made a comment that he did not think the meeting should be moved to Facebook, his concern was that not everyone looks at Facebook. He indicated the General Plan map did not match with the old General Plan map, also he would like to be on advisory committee to help update the plan.

5. Approval of Minutes for January 13, 2022:

Commissioner Jenkins moved to approve the meeting minutes from January 13, 2022. Commissioner Skeen seconded the motion. Commissioners Ortega, Skeen, Maw, Neil and Commission Chair Faulkner voted aye. The motion carried.

6. Administrative Items: None

7. Technical Review Report: None

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8. Legislative Items:

a. Discussion/Motion: General Plan Update

Commissioner Jenkins appreciated Commissioner Skeen's comments during City Council about setting a precedence on the 5-year General Plan. Sometimes we over look precedence. The Commissioners discussed that they would like to hit the ground running in July once the new budget is approved. The committee would like to get a citizen advisory committee together to help with input on the General Plan. They would like to have citizens from the North, South, East, West and Center of Plain City to be on the advisory committee. Commission Chair Faulkner mentioned that they look into Survey Monkey to get feedback from the residents of Plain City about the General Plan. She would like everyone to bring their ten questions that can be used on the survey to the next planning meeting. There was discussion on how to get information to the residents, water bill, marquee, Facebook, Plain City website, and taking flyers door to door as well as at public gatherings. There was discussion about if there is money available now to start getting information to the citizens.

Commissioner Maw moved to table General Plan until commission comes up with set of questions to be asked in the survey and how to get information to the public. Commissioner Neil seconded the motion. Vote: Commission Chair Faulkner, Commissioners Skeen, Ortega, Maw, Jenkins, Neil voted aye. The motion carried.

b. Discussion: Ordinance- Accessory Dwelling Units

Commissioners had a discussion on writing a preliminary Accessory Dwelling Unit ordinance for Plain City to give to the city council. The commissioners have been looking at Farr West and Marriott Slaterville's Accessory Dwelling Unit ordinances on internal rentals. Commissioners would like in our outline, not allowing external ADU's, not allowing on street parking and put in permit and inspection must be done before offering a rental in the home. Tammy will type up a draft and bring it back to the next meeting.

c. Discussion: Amend Subdivision Ordinance for Punch List

Dan presented a change to the ordinance. He would like the developers to have a 60-day time limit that the developers have to adhere to. The Planning Commission discussed this change and suggested Dan make a few minor changes and bring it back to the commission to make a motion on it.

d. Discussion: Issuance of Building Permits

Dan presented a change to the ordinance. This ordinance would require all public improvements installed before any building permits are issued. He is suggesting making a change in the subdivision ordinance 11-4-5 section c. Commissioners would like to see clarifications before they can make a motion on it.

9. Report from City Council: Commissioner Skeen

Zanna Child annexation was approved. There was a presentation given by Rob Layton on building a new Children's Justice Center. The Robert Dodgen property was approved for rezone. The audit report was given. The City Council will allow Barb Jensen to use the Senior Center for free for the Veterans Ceremony. Stacy Dixon was denied utility agreement since the subdivision had already been approved.

Commission Comments

Commissioner Ortega thanked Tammy for sending out packets by email.

Commissioner Neil would like to go back and revisit commercial zone uses. He thought someone was putting in a duplex in Brook Haven.

Chairwomen Faulkner would like to have commission meetings on Facebook Live. Starting with our next meeting. Commissioner Jenkins thought the land behind Kents was supposed to be a park but he thought the land was zoned RE-20.

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

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City Council February 3rd Blake 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