

PLAIN CITY COUNCIL
MINUTES OF WORK MEETING
OCTOBER 20, 2022

The City Council of Plain City convened in a work meeting with the Planning Commission at City Hall on Thursday, October 20, 2022 also accessible via ZOOM beginning at 6:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Rachael Beal, Buddy Sadler, Luigi Panunzio, Todd Skeen, Shawna Faulkner, Blake Neil, Jarod Maw, Rob Ortega
Present on Zoom: Kevin Jackson
Also Present: Diane Hirschi, Dan Schuler, Tammy Folkman, Melissa Miller, Ken Jackson, Kameron Spencer, John Newhall, Chris Cane, Pat Burns, Lynn Jackson

Call to Order: Mayor Beesley

The purpose of the work meeting was to discuss the Jackson Property.

Mayor Beesley addressed the City Council and Planning Commission about the Jackson property and asked the family to brief everyone on their ideas regarding the property. The council and commission were given property maps to review. Craig Jackson introduced himself to the council and commission and spoke about the property owned by his family. Craig thanked everyone for meeting with them and discussing different property options. He spoke about the growth coming to Plain City over the next 30 years and discussed the possibility of new roads and master planning a new community for their property. The current zoning of their property is one acre lots. Craig spoke about changing some of that on an overlay and development agreement to include 1/3 acre lots as well. He stated the family would like to work with the city to include trails, ponds, the Rail Trail, etc. Mayor Beesley asked if the family was planning to keep one acre lots. Craig stated he wasn't planning on overcrowding the property and would like to work with the city as they develop the land. Mayor Beesley stated he understood the concept Craig was suggesting, but in order for the city to work on this, a master plan for the entire property would be needed beforehand in order to get started. He spoke about open space, ponds, parks, etc. He explained that the development would take many years and a master plan helps future councils and commissions understand what was agreed upon from conception. Councilmember Sadler stated more detail helps the commission and council make informed decisions. Commissioner Faulkner stated zoning would be important, especially since overlays are not always possible in certain areas. Mayor Beesley stated a Master Development Agreement would be needed. Councilmember Sadler stated it would need to be a living document so that changes can be made in the future. Commissioner Faulkner stated she believes the council should use the existing ordinances already in place as they make decisions regarding this property. She cautioned against giving special concessions for the Jackson's property as it could open the city up to unnecessary liability. Commissioner Neil stated current zoning allows for higher density in certain areas. There was some discussion regarding lot sizes and density that would need to be addressed on a master plan. Craig stated they've planned for higher density and then larger lots farther west. Craig mentioned higher density development would be something to look at several years down the road, but it's not feasible right now. He mentioned that the Legacy highway would play a factor in that development. Mayor Beesley asked if there was anything else he wanted to make the council and commission aware of. Craig pointed out that they are very interested in working with the city and stated smaller lots use less water and are easier to maintain. He also cited the Governor's Office in regards to the future growth of Utah, stating that according to their website, people want smaller lots. Mayor Beesley countered that statement saying Plain City has always attracted people looking for more space, who take pride in their yards, and enjoy larger properties. Mayor Beesley stated the city doesn't want to lose that attraction. Craig pointed out that they have included larger lots in their proposal and cited the 2018 Master Plan survey conducted by the city. Mayor Beesley stated there were only about 50 individuals who participated in that study and most were large land owners or developers. Councilmember Beal stated the survey did state the city wanted diversity. Craig stated he understands the diversity, but pointed out not everyone can afford large lots and there are pros and cons to both large and small lots. He stated he can help the city with sewer capacity and drainage as well as trails, amenities and things that will benefit both the city and the Jacksons. Commissioner Maw stated most the lots, even the smaller ones, would be unaffordable for younger couples. He mentioned that many of the lots are segregated and he would like to see more integration of different size lots. Mayor Beesley stated some of the lot lines would need to be adjusted to accommodate more lot integration. Commissioner Maw stated to make things more equitable, it would be better to see a mixture of lots throughout each phase. Councilmember Sadler stated there were some cul-de-sacs that could be redone to accommodate Commissioner Maw's request. Mayor Beesley commended Craig on the great work they've done on their design. Councilmember Sadler asked the Planning Commission if this was something they could work with. Mayor Beesley stated there were some small things that would need to be changed, but overall, he was pleased with the design. There was some discussion regarding the lots backing up to main roads so all frontage would be internal and some of the cul-de-sacs would tie into the Rail Trail. Commissioner Neil spoke about Sage Creek and the lot sizes being developed there. Commissioner Faulkner stated her concern was the amount of houses being proposed and

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the plan for a second access through Sage Creek. Councilmember Sadler stated his only concern was that Sage Creek and the Jackson property begin at the same time with the same development agreement so that they are tied together. He mentioned Sage Creek has been part of the discussions with the Jackson property and know the only way they can obtain their second access is through the Jackson property. Councilmember Skeen spoke about the increase of traffic on some of the older roads. Mayor Beesley asked what kind of timeframe the city should expect as far as a connection to 4000 West. Craig stated they are looking at 5-10 years. Mayor Beesley asked for opinions from the commission and council. Commissioner Neil liked the plan and spoke about the need for larger lots along the Rail Trail. Commissioner Faulkner's concerns were mixing the lot sizes and worried about the impact of traffic on the roads. Mayor Beesley stated a traffic study would probably need to be conducted and the lots would definitely be looked at to make sure it fits what the city wants. Craig stated he wants the council and commission to focus on the bigger picture and not as much on the details just yet. He stated he wants to work with the city to improve what has been presented and reminded them that this plan is just a rough draft. Commissioner Maw mentioned that he would like the Jacksons to start thinking about what kind of amenities would be included with their proposal and when they would be developed. Commissioner Ortega stated he wasn't sure why this development was special and wanted to know how the city would benefit. Councilmember Skeen stated he was still unsure of the infrastructure and how it would be impacted. He stated he was a fan of bigger lots to keep the density down. Councilmember Panunzio stated he liked the plan. Councilmember Sadler asked the council if they could all agree they like the concept, but the details needed some work. Councilmember Skeen agreed. Councilmember Jenkins stated he wasn't sure of mixing the lots, but agreed some larger lots on 3900 West would be good. Councilmember Beal stated she liked the plan. She also agreed with Commissioner Faulkner that the ordinances in place should be utilized to work with the Jacksons. Councilmember Sadler stated he would like to see how the project will be developed before he can give any kind of approval for a rezone. Mayor Beesley stated he would like to see timelines for the development and mentioned that he will push for it. He then invited Ken Jackson to speak to the council. Craig asked what kind of bubble diagrams the city would like to see. Mayor Beesley suggested they start with roads, trails, parks, possible ponds and any other details they can present in order to give the Planning Commission more to work with. He also mentioned giving the overall number of homes being planned for the entire project. Ken Jackson spoke about parking that is already available for the Rail Trail. Councilmember Sadler stated that would be an amenity that is needed right away. The Jacksons thanked the commission and the council for their time and stated they would begin working on a plan.

At 6:58 p.m. the meeting adjourned.

City Recorder

Mayor

Date approved _____

PLAIN CITY COUNCIL
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The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, October 20, 2022 also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Jed Jenkins, Rachael Beal, Buddy Sadler, Luigi Panunzio, Todd Skeen
Staff: Diane Hirschi, Melissa Miller, Dan Schuler
Present: Jarod Maw, JC Aland
Also Present via Zoom: Brandon Richards, Marci D, Greg Day, Jake Rappleye

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Panunzio
Invocation/Moment of Silence: Councilmember Jenkins

Approval of Minutes from September 1, 2022

Councilmember Beal moved to approve the minutes from September 1, 2022. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Comments: Public

Jake Rappleye addressed the council regarding the RV Ordinance #2022-05. He mentioned he and his family will be moving back to Utah and staying with his parents who live in Plain City. His wife attends medical school outside of the country and they would like to utilize this ordinance to help them get on their feet while they await his wife to finish her first year of medical school. He is asking for an exception to the time limit in place on the ordinance to allow them more time. Mayor Beesley stated the purpose of this ordinance is to provide temporary relief to help bridge the gap for those looking for housing. He stated they began with a three-month timeline and then extended it to six before finally deciding to allow up to nine months. Mayor Beesley stated an RV being parked on single-family properties changes the look of a lot and the neighborhood and it also impacts Code Enforcement and Public Works. Mayor Beesley stated that it would be hard to allow for exemptions at this point. He did invite Mr. Rappleye to meet with him privately if he wished to discuss it further.

Report from Planning Commission

Jarod Maw went over the events of the Planning Commission on September 20th. He stated a public hearing was set for the streets and blocks ordinance. Councilmember Sadler asked what the ordinance stated. Jarod said some of the verbiage was changed in regards to the length of the block. He stated they added a paragraph that states: "To prevent landlocked property, the City Council and/or Planning Commission shall require additional access roads." Jarod stated the paragraph allows for the council or the commission to have discretion over it. Councilmember Sadler thanked him for the clarification.

Discussion/Motion: Final Approval of Town Center Business Plaza – Cody Rhees

Mayor Beesley asked Brandon Richards if he was happy with the changes made to the agreement. Brandon stated the items they discussed had been clarified. Mayor Beesley spoke about impact fees and believes that each separate building should be assessed an impact fee. He asked that the fees be checked on and paid and said the POA will be paying these fees. There was some discussion regarding the POA and meters on the buildings, but they were clarified with Greg Day. Brandon stated the POA would be responsible to pay any fees. Councilmember Beal stated there should be separate water meters. Councilmember Skeen agreed. Councilmember Sadler stated the city required Stillcreek to separate their water meters due to separate tax IDs. Councilmember Jenkins stated the POA agreement would pay it and Bona Vista was fine with it. **Councilmember Beal moved to table the Final Approval of Town Center Business Plaza. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Final Approval of MRB Subdivision Amendment – 2466 N 4100 W

Mayor Beesley stated there were no concerns from Dan Schuler or Engineering for approval. Councilmember Sadler asked if there was a deferral agreement for the sidewalk. Councilmember Panunzio asked for clarification. Councilmember Sadler explained that if a sidewalk ever goes through, the developer would help pay for it. **Councilmember Sadler moved to table the Final Approval of MRB Subdivision Amendment until a deferral agreement is approved. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

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Discussion/Motion: Final Acceptance – Brook Haven Subdivision

Mayor Beesley asked if the fence was completed. Dan Schuler confirmed it was done and the homeowner had been reimbursed by the developer. **Councilmember Sadler moved to give final acceptance of Brook Haven Subdivision. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance – S-Curve Subdivision Phase 2

Mayor Beesley stated Phase 2 and 3 of this subdivision have met the requirements for conditional final and asked that both be approved if a motion is made to do so. **Councilmember Sadler moved to give conditional final acceptance of S-Curve Subdivision 2. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance – S-Curve Subdivision Phase 3

Councilmember Sadler moved to give conditional final acceptance of S-Curve Subdivision 3. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: New Escrow Contract for Park and Stillcreek

Mayor Beesley explained that JC Aland has been working on the park in Stillcreek to get the grass growing over the past year. He stated it has been very difficult to do since it had been dug out as a retention basin originally. Due to the parameters of the contract, Mr. Aland has been unable to collect his escrow. Mayor Beesley suggested that the majority of Mr. Aland's escrow be released with a new amount to be returned to the escrow for the park and the grass. Mr. Aland spoke to the council and stated he feels confident that he can get the park where it needs to be and has worked diligently to meet his obligation to the city. **Councilmember Jenkins moved to approve the new escrow contract for the park at Stillcreek and release the escrow back to Mr. Aland. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Conditional/Final Acceptance – Stillcreek Phase 2

Mayor Beesley explained Phase 2 has been completed for roughly two years and Dan Schuler has been working with Mr. Aland to make sure everything has been done. **Councilmember Sadler moved to give final acceptance of Stillcreek Phase 2. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Motion: Approval of Business License

New

Luminate Beauty Bar LLC	Brooke Harper	1460 N 4600 W	beauty studio, spray tans
PURE Athletics, LLC	Isaac Dixon	2008 N 3900 W	apparel sales
Brisk Welding & Fabrication	Jordan Briskey	4447 W 2050 N	welding & fabrication
Loopty Loop	Amie Hickenlooper	1784 N 3375 W	online sales
DDG Services, LLC	Darrell Giffin	2832 W 1750 N	blade assemblies
Reflection Research LLC	Glen & Nicole Remy	4326 W 1600 N	research & consulting
Sweetpea & Sawdust LLC	Stacie Houser	3491 W 1975 N	décor sales
Western Beauty	Davan McDaniel	2246 N 4100 W	nail technician
Van Ro Photography	Carrisa Van Roosendaal	1630 N 2750 W	photography
Morriss Legal Services	Bonnie Morriss	2805 W 3250 W	legal services

Councilmember Skeen moved to approve the business licenses as presented. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 09/01/2022 to 09/15/2022, 09/16/2022 to 09/30/2022, 10/01/2022 to 10/19/2022.

Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

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Report from City Council

Councilmember Beal requested that discussion on the blue cans be added to the next agenda. She also inquired about the new 4-way stop and was told the signs would be up October 24th.

Councilmember Sadler reported on the ULCT meeting. He stated the president of the Senate is warning cities that high-density areas need to be passed and if they are not, the Senate will do it for them. He stated that cities need to change the narrative and the Senate needs to allow for more time for cities to work through the issues.

Mayor Beesley thanked the Weber County Sheriff's Office for the increase in presence they have provided throughout the city. He spoke about the Blossom Angus tournament and stated it was very successful. He expressed his gratitude for the players, families, and city staff for their help and support. He and Dan Schuler traveled to New Orleans for a sewer conference to learn about new techniques that would benefit the city. He stated the cost savings would be significant to the city and would be much easier to service.

At 8:09 p.m. Councilmember Skeen moved to adjourn and was seconded by Councilmember Beal. The vote was unanimous.

City Recorder

Mayor

Date approved _____