

Plain City Commission
Minutes of Meeting
February 22, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, February 22, 2024, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Faulkner
Commissioner Maw
Commissioner Jenkins
Commissioner Ortega
Excused Commissioner Neil
Absent Commissioner Skeen

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees: Jim East, Steve Anderson

Zoom Attendees: B. Elliott, Jackie Holt

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Ortega

Moment of Silence/Invocation: Commissioner Jenkins

1. Roll Call: Chairman Faulkner directed roll call. Commissioners Maw, Jenkins, Ortega, and Chairman Faulkner were all present, Commissioner Neil is excused and Commissioner Skeen is absent.

Opening Statement: Chairman Faulkner

2. Ex Parte: None at this time
- 3.
4. Public Comments: None at this time

5. Approval of Meeting Minutes for February 8, 2024

Commissioner Jenkins motioned to approve meeting minutes for February 8, 2024. Commissioner Maw seconded the motion. Commissioners Jenkins, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: Blake Neil went to technical review; he sent his comments to Chairman Faulkner. She mentioned that our building inspector was at the meeting and he said nothing should be approved on the property until things are cleaned up. He has given them numerous warnings and the work hasn't been done. Commissioner Maw was wondering where the property was located. Dan indicated that it is on Pioneer Road. He mentioned that Mr. Hopper said he would get his place cleaned up. Chairman Faulkner mentioned that he wants to combine two lots so he can use the garage for his business. Dan indicated that you can't have a double frontage. Chairman Faulkner said even though his property is getting cleaned up what he wants to do won't fit.

7. Legislative Items:

Discussion/Motion: Final approval for Diamond Estates Phase 2 16 lots- Steve Anderson

Chairman Faulkner indicated there were no changes from preliminary. She wanted it to be clear they can get approval, but no building or permits will be issued until the second access is put in. Steve mentioned in

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technical review that is what was said. Chairman Faulkner mentioned that once they are approved, they are on a time line, she wanted to make sure Steve knows this.

Commissioner Maw motioned to recommend to city council final approval for Diamond Estates Phase 2 16 lots. Commissioner Jenkins seconded the motion. Commissioners Maw, Jenkins, Ortega and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: 2024 New Planning Chair and Co-Chair

Chairman Faulkner was wondering who was next in line to be co-chair. Commissioner Maw thought it would be him but wasn't sure if Commissioner Skeen would want to be co-chair. Chairman Faulkner was wondering if we should wait till Commissioner Skeen and Neil were back to decide who would be co-chair. and just nominate a chair this week. Commissioner Maw mentioned he would be fine being the new co-chair if Commissioner Skeen was okay with it.

Commissioner Maw motioned to appoint Blake Jenkins as the new Chair for 2024. Commissioner Ortega seconded the motion. Commissioners Maw, Jenkins, Ortega and Chairman Faulkner voted aye. The motion carried.

Discussion: Subdivision phases regarding two entrances

Chairman Faulkner indicated everything she could find on two entrances shows it is not every 30 lots but says more than 30 lots. Commissioner Maw asked is it greater than 30 lots. Chairman Faulkner said it is not every 30 lots, it says if there are more than 30 lots you need a second access. She is thinking once you get more homes in a subdivision there should be more outlets. She indicated we have rules about stub roads, the intent is so no one is stuck without an outlet. She asked Commissioner Ortega what they did in West Point. He said once they hit 30 you needed a second access and it had to be a through access, he is wondering if we need to have more roads once it gets to a hundred homes. Commissioner Jenkins mentioned he lived in the Poplar subdivision which is on the boarder of Farr West, they had three access roads and about 120 homes and he said they never had traffic problems. Dan mentioned the handout they are looking at is from the international fire code section D107.1. Commissioner Jenkins is wondering if we need to change it for town homes and duplexes. Chairman Faulkner would like the verbiage to read units instead of lots. She is wondering if we should put a new line in our ordinance that specifies units and not one- or two-family dwellings.

Commissioner Jenkins mentioned this would leave it open for commercial. Chairman Faulkner indicated that she will leave it for the new chair to discuss at a later date.

9. Report from City Council: Commissioner Neil is excused tonight.

Chairman Faulkner mentioned at city council the subdivision ordinance was tabled, there were some questions that needed to be answered.

10. Commission Comments:

Commissioner Maw met with an individual who did a dark sky presentation for Emigration Canyon. He mentioned there is a society called the international dark sky association, they have a chapter in Utah. He said they will come out and help you enact a dark sky ordinance. Everyone thought it would be interesting to hear about it. Commissioner Maw mentioned he will reach out to the person who did the presentation. Chairman Faulkner wanted to have Bona Vista come to a meeting and have them explain their forms to us.

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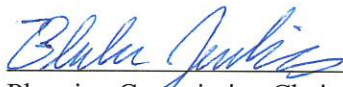
11. Adjournment

Commissioner Jenkins moved to adjourn the meeting at 7:28pm. Commissioner Ortega seconded the motion. Vote: Commissioners Maw, Jenkins, Ortega and Chairman Faulkner voted aye. Motion carried.

City Council Meeting: March 7- Commissioner Faulkner

2024					
JENKINS	ORTEGA	MAW	NEIL	FAULKNER	SKEEN
JAN 4	JAN 18	FEB 1	FEB 15	MAR 7	MAR 21
APR 4	APR 18	MAY 2	MAY 16	JUN 6	JUN 20
JUL 4	JUL 18	AUG 1	AUG 15	SEP 5	SEP 19
OCT 3	OCT 17	NOV 7	NOV 21	DEC 5	DEC 19

If you are unable to attend on your assigned night, please make sure someone goes in your place



Planning Commission Chair



Planning Commission Secretary