

Plain City Commission
Minutes of Meeting
March 14, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, March 14, 2024, also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees: Jeff East, Jim & Kathie East, Kevin East, Cody Rhees, Jeff Hales, John Leonardi,

Zoom Attendees: Ken H, Margie Hunt, Shawn Iverson

Welcome: Chairman Jenkins

Pledge of Allegiance: Commissioner Maw

Moment of Silence/Invocation: Commissioner Faulkner

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

Opening Statement: Chairman Jenkins

2. Ex Parte: Commissioner Maw was contacted by Principal Elliott from Plain City Elementary; he will talk more in commission comments. Shawn Iverson contacted Commissioner Faulkner about some property across from the Iversons. Commissioner Faulkner mentioned that Mr. Iverson had purchased an easement strip across the street from his property, someone has bought that property and he is wanting to know if he will still be able to enforce the easement. It is called a protected strip, she told him to call Craig Call. Commissioner Ortega indicated that he had talked with a resident on 3975 W across the street from Sunset Estates, he will discuss it in commission comments. Chairman Jenkins had someone approach him about 2200 N and 4700 W there is a bus stop there and they wanted to know if they could do a crosswalk for the kids. Dan mentioned it is a UDOT road and they declined putting a crosswalk there. Dan mentioned that 2200 N is the UDOT road.

3. Public Comments: None at this time

5. Approval of Meeting Minutes for February 22, 2024

Commissioner Ortega motioned to approve meeting minutes for February 22, 2024. Commissioner Faulkner seconded the motion. Commissioners Jenkins, Maw, Faulkner and Chairman Jenkins voted aye. The motion carried.

6. Technical Review Report: None at this time

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7. Legislative Items:

Discussion/Motion: Preliminary approval for S-Curve Patio Estates approx. 2825 W 2575 N 25 lots Jeff Hales
Jeff is here requesting preliminary for S-Curve Patio Estates. Chairman Jenkins mentioned the memorandum looked good from our engineer and asked if anyone had any questions. Commissioner Faulkner mentioned the stub road that will be a private road she is wondering if Mr. Hales would be taking care of it. Mr. Hales indicated the road coming out of S-Curve phase 4 will be a public road, the roads inside patio estates will be private roads and the HOA will take care of them. Commissioner Maw was wondering how dense it will be compared to Town Square. Mr. Hales said Town Square has 23 homes and S-Curve has 25 homes, he also said there is more open space on the S-Curve Patio Estates.

Commissioner Faulkner motioned to approve preliminary for S-Curve Patio Estates approx. 2825 W 2575 N 25 lots. Commissioner Maw seconded the motion. Commissioners Maw, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried.

Commissioner Faulkner mentioned to Mr. Hales that the legislature has changed the way we do subdivisions, the planning commission is now the land use specialist. Going forward any new developments would just come to planning commission. She mentioned the ones that are in motion already will go to city council. Commissioner Maw indicated it is for single family, town homes and duplexes.

Discussion/Motion: Preliminary/Final approval for Sunset Estates approx. 2650 N 3975 W 4 lots Cody Rhees
Cody indicated he is trying to get this subdivision approved. Commissioner Faulkner mentioned the language had been updated and the engineer signed off on the language as well. Commissioner Maw was wondering if legal had a chance to look at the language. Cody mentioned that legal had looked at it, and said he said it was to change one note and add some verbiage for the easement area. Cody said he did send an email back saying it looked good with the code change, he mentioned that he doesn't know if he has seen it since. He said legal will see it at final when he signs it. Commissioner Faulkner mentioned that it was our engineer and legal asking for it together in an email. Commissioner Ortega wondered if the sidewalk was going all the way or just in front of the 4 lots. Commissioner Faulkner indicated it was just the 4 lots.

Commissioner Faulkner made a motion to approve preliminary and recommend to city council to approve final for Sunset Estates approx. 2650 N 3975 W. Commissioner Ortega seconded the motion. Commissioners Maw, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: 2024 New Planning Co-Chair

Commissioner Faulkner nominated Commissioner Maw to be the Co-Chair for 2024. Commissioner Ortega seconded the motion. Commissioners Maw, Ortega, Faulkner and Chairman Jenkins voted aye. The motion carried

Discussion: New Subdivision Application

(m) page 4- Location and size of all proposed water, secondary water, sanitary sewer, storm sewer, irrigation or drainage ditch piping or other subsurface improvements, including detailed provisions for collecting and discharging surface water drainage. **Add- Storm Water Pollution Prevention Plan.**

As required by laws of the State of Utah, submit a Storm Water Pollution Prevention Plan for each project (subdivision or subdivision phase, if phasing is required), and copies of State permits received. This will be required at the pre-construction meeting.

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There were some questions about preliminary and final and what was needed on both preliminary and final. Commissioner Faulkner didn't see anything on a traffic study.

(3) **An improvement plan**, created in accordance with applicable portions of City municipal code §11-3-5 and chapters 11-5 and 11-4, for all public improvements proposed by the applicant or required by City ordinances.

Add-Provide a Drainage Study and a Preliminary Grading and Drainage Plan in accordance with Title 11 Chapter 5 of the Plain City Subdivision Ordinance. No preliminary plat will be accepted which does not specifically address grading and drainage issues including street and lot grading and drainage, potential impacts to the development from upstream and adjacent properties, and impact on and adequacy of downstream facilities and properties. (8) on old application

A geotechnical soils report prepared within the last six months from the date of application in accordance with the City's Public Works Standards. A traffic study when required by the Public Works Director or designee or the City Engineer or designee.

Commissioner Maw is concerned about sequencing, he is wanting to know if this can be done when they come in for a rezone or conditional use, before the preliminary site plan. Commissioner Faulkner understands this as the applicants check list. Dan mentioned that every subdivision needs to do a low impact development (LID) study because of our high-water table. It will determine if they can have a retention basin on site or a detention basin. The Geotech study does have to be completed. Commissioner Faulkner asked Dan if he would be okay with the Geotech study coming in with the application or does it need to be done before. Chairman Jenkins asked everyone to take the weekend and come up with questions and thoughts and send your information to Tammy.

Dan was wondering if we will need to put something about a development agreement on (o) *The location and dimensions of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.*

Tammy was wondering if the development agreement would come when they applied for an overlay.

Commissioner Faulkner mentioned it is in our ordinance already. She said we could put, if there are conditions then you would need a development agreement. Chairman Jenkins mentioned it wouldn't hurt to have it on the application. Dan Feels we do need it in the application just so if the box is checked off, we need to be looking for the development agreement. Commissioner Ortega is not fully understanding how this is going to work. Everyone agreed that they could go either way, but felt if Dan wanted it on the application maybe we should put it on there. Tammy mentioned that on page 5,6 there are things from the old application that she was not sure where to put them but felt like they were important, if everyone would look at them and see where they should go that will help. Chairman Jenkins asked everyone to get feedback to Tammy Monday morning.

9. Report from City Council: Commissioner Faulkner mentioned at city council there were some public comments from a gentleman who lived in Stillcreek, about some roads that are private and public. She mentioned they wanted them to be public roads. The city will have to research this further to see what they actually are. She mentioned Jacob Hanson presented our new ordinance for subdivisions; it was approved. Chairman Jenkins mentioned he would talk with Commissioner Skeen about going to the next city council, he did say since he wasn't here tonight, he would go for him.

10. Commission Comments: Commissioner Maw was in contact with Principal Elliott, she asked about the location of the crosswalk at Sunflower Estates. Commissioner Faulkner thought Steve Diamond had reached out to the school district or the principal before Sher Elliott, she indicated he talked about moving it. Commissioner Maw mentioned Principal Elliott would like it moved away from where the buses pull out and move it to the south, she is wanting to make sure that happens. Dan mentioned getting with the district when they had to have it relocated, it used to be at the corner, he said he moved it down by the church. Dan mentioned that he will look at

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it again once the road project gets completed. Commissioner Maw would like to put a time limit on submittals that we get, he is worried that we may miss things. Chairman Jenkins asked what our deadline is. Tammy indicated they need to have everything they are submitting into her the Thursday before the next meeting. Commissioner Ortega would like to make this official, so everyone has time to look at everything. Commissioner Faulkner mentioned talking about finding a solution for a sidewalk in front of Sunset Estates. She mentioned talking to Dan about narrowing the road and putting a sidewalk there. Commissioner Ortega indicated he had some input on this, he said he spoke to a couple of residents and they said they would like to have the sidewalk at the north end of Jim East's property. Commissioner Maw was worried about a car making that turn too fast and not seeing the crosswalk. Commissioner Ortega mentioned you would have over 200 feet to see the crosswalk after you make the turn. Commissioner Faulkner asked Dan if he could put a crosswalk there. Dan thought they could do this. Commissioner Faulkner mentioned talking with the mayor, she mentioned that he wants to do another type of overlay that would be 6,000 square feet with 65-foot frontage and 8 feet on each side it would be very similar to our residential overlay that we currently have but he would like to open it up throughout the city not just along the trail system that we currently have. He wants to do it once and see if we like it and try to get the younger population back into the city. Commissioner Maw's concern with this is the developer will max it out and we don't have the infrastructure to sustain this. Commissioner Faulkner mentioned that she would love to change our subdivision ordinance to read that some ratio of homes has to be smaller lots mixed into a subdivision. Chairman Jenkins said let's say you do a 6,000 square foot lot and you put a small house on it and make it as cheap as you possible can, it will still sell for \$450 thousand and that is not affordable housing. He mentioned developers will try to get the most money they can on the same lot no matter how small you make it. He mentioned in our subdivision ordinance it allows for 10% of the homes to be a duplex, he feels we may need to implement in a new overlay that states the maximum of 10% can be lots 6,000 square feet or whatever we want it to say. He is not sure how to require they get mixed into the subdivision. He wants to avoid creating pockets of cheaper homes. He would like duplexes to be owner occupied so we don't have a bunch of rental properties out here. He indicated the mayor found a good ordinance from Tremonton he thought might work.

11. Adjournment

Commissioner Maw moved to adjourn the meeting at 8:07pm. Commissioner Ortega seconded the motion.

Vote: Commissioners Maw, Faulkner, Ortega and Chairman Jenkins voted aye. Motion carried.

City Council Meeting: March 21- Chairman Jenkins

2024					
JENKINS	ORTEGA	MAW	NEIL	FAULKNER	SKEEN
JAN 4	JAN 18	FEB 1	FEB 15	MAR 7	APR 4
MAR 21	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