

Plain City Commission  
Minutes of Meeting  
January 25, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, January 25, 2024, also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Patty Burton, Dan Schuler-Zoom

Attendees: Jim East, Parker McGarvey

Zoom Attendees:

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Skeen

Moment of Silence/Invocation: Commissioner Jenkins

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

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 January 11, 2024

**Commissioner Jenkins motioned to approve meeting minutes and the work meeting for January 11, 2024. Commissioner Neil seconded the motion. Commissioners Jenkins, Maw, Neil, Skeen and Chairman Faulkner voted aye. The motion carried.**

6. Technical Review Report: None at this time

7. Legislative Items:

Discussion/Motion: extension of final approval for Stillcreek Phase 3C, 3D -Parker McGarvey

Chairman Faulkner asked Parker are we renewing this because the year is up? Parker said they are on the schedule for conditional with city council, he mentioned final plat is in as well as the bond he said it was just a timing lapse on their end.

**Commissioner Maw motioned to recommend to city council extension of final approval for Stillcreek Phase 3C, 3D. Commissioner Jenkins seconded the motion. Commissioners Maw, Neil, Jenkins, Skeen and Chairman Faulkner voted aye. The motion carried.**

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8. Administrative Items:

Discussion: Subdivision phases regarding two entrances

Chairman Faulkner was wondering if we need another access for every 30 homes or phases. Commissioner Neil indicated that is what we need to identify. He mentioned the Diamond E subdivision and their second access and the pickle ball courts and all the 4-plex's going in on the county side that would be right next to the road that would come into Diamond E and they would be using that access as their second access. He is not sure what the county would require. Chairman Faulkner was wondering what does everyone think is fair. Commissioner Skeen said if it is a 4 plex on 30 lots it would be 120 families. Chairman Faulkner is concerned how much traffic will come out on the Plain City side access. Commissioner Ortega is wondering if we change it to units instead of lots. Commissioner Neil said the reason he wanted to look at this is because when Sage Creek and the Jackson property get fully developed there will be over 300 homes and only have two accesses. Chairman Faulkner mentioned that Jacksons would like to put some high density on their property. Commissioner Ortega is wondering if they would have a through street that you can get out on, he is wondering if it is a safety issue, so you don't trap more than 30 homes with one access. Chairman Faulkner asked if the number of units doesn't matter as long as you have two ways out. Commissioner Ortega mentioned the way they explained it to him in West Point was for emergency situations when they would have to close off one of the accesses you don't want to block off too many homes, if there is a through street for everyone to get out a different way it wouldn't matter. If there is a different reason for it, he is open to that as well. Commissioner Neil is concerned about in an emergency situation people trying to get out if there had to be an evacuation there would be a traffic jam. Chairman Faulkner mentioned that where she lives there was always one access, she is wondering if it says in the code that you have to have two accesses. Commissioner Neil said it is hard when you have two different subdivisions next to each other and they piggy back on each other for an access. Commissioner Jenkins indicated that it says in our ordinance that phasing shall be done to provide sufficient traffic circulation in each of the phases. He mentioned that you can't have circulation with one access. Commissioner Neil would like to get Dan's opinion on how the snowplow works with one access. Chairman Faulkner asked Dan if he knew anymore about the requirement for a development to have more than one access. Dan said they look at phases and when they have their second phase in that is when they look at having the second access. He said they did that with River Crossing phase 2 as well as West Park phase 2, when it goes into the second phase is when they need the second access. Chairman Faulkner was wondering if that is written down somewhere. Dan said it is something that we have always done, he mentioned that he would have to look at the traffic code to see if it is something from the state or if it is just for safety issues. Dan said he would help find that information. Commissioner Jenkins liked Commissioner Ortega's comment about changing it to units.

8. Report from City Council:

Commissioner Ortega mentioned city council having a long discussion about the FIIZ building. The business owner and the franchise owner were both there. The building owner laid out the timeline of what happened and they acknowledged that what planning saw was different from what they built but when they submitted the plans for that meeting, they did build what they submitted. The rendering that planning saw were to give an idea of what it would look like. They said they did meet what was approved. In the end Councilmember Jenkins moved to approve the building as it currently is the motion carried. Commissioner Ortega mentioned that their final was just blueprints. Chairman Faulkner and Commissioner Maw feel like the TV monitors violate our signage ordinance. Commissioner Ortega mentioned city council had a

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discussion about Lincoln Hills and the legislative solutions contract, they had Kerry Gibson here representing his company they have been paying Lincoln Hills which is owned by Kerry Gibson for consulting for grants that we receive. There was a discussion on what he does, there was a vote to renew the contract it was a split vote Councilmembers Jenkins and Panunzio voted aye Councilmembers Favero and Wilson voted nay. The mayor split the tie. Chairman Faulkner said her understanding is that Mr. Gibson is not doing any work on the grant he is just telling us what grants to apply for and getting a lot of money to tell us what to do. Commissioner Jenkins feels that he has paid for himself. Chairman Faulkner said the grants are all matching funds, we have to put in the same amount of money as what the grant will give us. City Council approved North Star for home office only out of their home. Councilmen Jenkins is mayor pro tem and over mosquito abatement and facilities. Councilmen Beal is on the Fremont five board and in charge of parks and social media. Councilmen Panunzio is in charge of emergency management and education and weber human services he splits weber human services with Councilmen Wilson. Councilmen Wilson is over grants and the landfill. Councilmen Favero is over Wasatch front regional council and city celebrations. Commissioner Neil was wondering who was over planning commission. Commissioner Ortega said he didn't know.

9. Commission Comments:

Commissioner Skeen was wondering if we have a dark sky ordinance. Commissioner Maw mentioned we don't have one he also mentioned someone who can do a presentation on dark sky ordinances. Commissioner Skeen mentioned the Plain City Elementary sign and that it is extremely bright. Commissioner Neil mentioned the minutes from last meeting on the Taylor property they had one area that was A-1 and did not conform to the general plan. At what point do you consider rezoning it, because it was a small lot. He is wondering what is considered small and at what point do you draw the line. Chairman Faulkner said it was subjective and we don't want to be a subjective board, but it seems to her that it was one little strip in all of it would be weird to keep one little strip different. She said if they did trails that would be different that would be a tradeoff. Commissioner Ortega mentioned that if it was just going to add one or two units, he is okay with that if it helps with the flow of the neighborhood. He did say it was not a good idea to make exceptions unless we have a good idea of what those exceptions are. Chairman Faulkner mentioned that Cody Rhees sent an email with the official language about the irrigation easement. She feels like it was already on there. She thought it was on the plat already, she said Cody has been very concerned on what is needed from him. She said the mayor called her and had Trent on the line she indicated she ask them about that street, she indicated we have to find a way to have a sidewalk, she mentioned the property owner is not going to give us property. She is wondering if we can narrow the street on the one end. Commissioner Neil is wondering how it would affect plowing if the street is narrower. Dan said it would not affect the plowing. Dan mentioned that he did approach Cody with this idea and Cody said as long as the city pays for it. When you go out to 2600 you would have to work with the State. Commissioner Skeen said the city has a lot of deferral agreements for curb and gutter, do these older homes have deferral agreements and how old are they and how long ago did the city start doing them. He is wondering if there is a deferral agreement signed and attached to the deeds. Commissioner Ortega mentioned that planning had the chance to move the road over to make room for a sidewalk but they wanted to keep the roads lined up. He thinks we should get all that we can with the right of way. Chairman Faulkner brought up that we will have a public hearing on the new subdivision ordinance next meeting. She did ask for some clarification on the 15-day notice, Tammy thought that was a state law, but looking into it the state says 10 days. She feels we need to shorten the days.

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11. Adjournment

**Commissioner Jenkins moved to adjourn the meeting at 7:56pm. Commissioner Neil seconded the motion. Vote: Commissioners Maw, Neil, Jenkins, Skeen and Chairman Faulkner voted aye. Motion carried.**

City Council Meeting: February 1- Commissioner Maw

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