

Plain City Commission
Minutes of Meeting
February 8, 2024

Plain City Planning Commission met in a regular meeting at City Hall on Thursday, February 8, 2024, also accessible via ZOOM beginning at 7:00p.m.

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

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees: Jim East, Jeff Hales, Mark Staples

Zoom Attendees:

Welcome: Chairman Faulkner

Pledge of Allegiance: Chairman Faulkner

Moment of Silence/Invocation: Commissioner Maw

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

Opening Statement: Chairman Faulkner

2. Ex Parte: Chairman Faulkner mentioned at the end of the meeting last week they should have recorded their conversation with Mr. East.
- 3.
4. Public Comments: None at this time

5. Approval of Meeting Minutes for January 25, 2024

Commissioner Ortega motioned to approve meeting minutes for January 25, 2024. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: None at this time

7. Legislative Items:

Motion: Public Hearing to amend Subdivision Ordinance on Submittal Procedures for Residential Subdivisions.

Commissioner Neil motioned open public hearing to amend Subdivision Ordinance on Submittal Procedures for Residential Subdivisions. Commissioner Ortega seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

There were no comments for the public hearing.

Commissioner Ortega motioned close the public hearing to amend Subdivision Ordinance on Submittal Procedures for Residential Subdivisions. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

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Discussion/Motion: to amend Subdivision Ordinance on Submittal Procedures for Residential Subdivisions

Chairman Faulkner was wondering why we are changing the size of plats that come to them. Tammy mentioned that everyone is turning in smaller plans now. She was okay with getting digital copies. She wanted to know if the change was made from 15 days to 10 days for public hearings. Commissioner Maw mentioned that it was in 11-3-2 (F) *Hearing And Publication Notice For The Planning Commission And City Council: At least ten (10) days' notice of the time and place of which shall be given of any public hearing before the Planning Commission as per State Code.* Commissioner Neil had a question about 11-2-8 (7) he mentioned it said technical review in the fee to be paid, he said it is confusing. The Commissioners would like to take out technical review on lot line adjustment and consolidation of parcels both are #7 as well as taking it out of 11-3-2 D-2 take out the term technical review. Commissioners agreed they would like Hanson Planning to suggest a better term to replace technical review.

Commissioner Maw motioned recommend to city council amend Subdivision Ordinance on Submittal Procedures for Residential Subdivisions with the following change technical review be replaced with a different word based on the recommendation from Hanson Planning. Commissioner Ortega seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

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

Commissioner Maw felt like all the concerns have been met from Brads memorandum. Commissioner Neil wanted to know if the will serve letters had been paid for. Mr. Staples said they deliver those at final review. Chairman Faulkner asked if our engineer received the letters. Tammy indicated that he does get those. Commissioner Neil indicated that Sage Creek slipped through without the right letters. Mr. Staples indicated they are just here for preliminary and will bring the paid will serve letters for final. Commissioner Neil was asking about the second access. Mr. Staples indicated in phase 1 he said they stubbed the access and in phase 2 they are in the process of starting construction on the road, what they are proposing is to improve it and have no occupancy permits issued until the road is finished. He mentioned the subdivision was being done by a third party. Chairman Faulkner asked if he knew how many homes would be being built in the unincorporated part. Mr. Staples indicated there would be 100 attached senior homes. Chairman Faulkner felt like there would be a lot of vehicles coming out on the one road. Mr. Staples mentioned there will be multiple accesses that can be used. Commissioner Neil asked what else would-be going in there. Mr. Staples mentioned some commercial and a big 10-acre park as well as detached single-family homes. This is all part of JDC development. He said not one person would be allowed to live in phase 2 without the second access. Chairman Faulkner asked what the county thought about second access with 30 homes. Mr. Staples said they have the same ordinance as Plain City. He also mentioned that in the whole JDC Ranch project there will be 725 single family homes and another 57 that will be attached to North Plain City Road. He indicated that one of the roads will go through The Grove which is in Plain City. Commissioner Maw was wondering who would police this, so no homes could be built before there was a second access. Mr. Staples indicated they have been here a long time and understand the rules that they have been asked to abide by and he sees them being here a long time to come. Chairman Faulkner asked Dan if he was comfortable recommending preliminary and or final but not issuing any occupancy permits until the second access is finished. Dan mentioned he did the same thing with West Park phase 2, there were no building permits issued until the second access was finished. He said he would do the same thing with Diamond E, there will be no building permits issued until the second access goes in. Mr. Staples said they will abide by what the commissioners think.

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Commissioner Neil motioned to approve preliminary for Diamond Estates Phase 2 for 16 lots with the stipulation before any building takes place a second access needs to be provided. Commissioner Ortega seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Extension of final approval for Phase 3 River Crossing- Jeff Hales

Jeff Hales is here representing River Crossing and is requesting an extension for the recording of their plat, it has been past the year mark. Commissioner Maw asked how many times we had extended. Jeff indicated this was the first time.

Commissioner Ortega motioned recommend to city council an extension of final approval for phase 3 River Crossing. Commissioner Maw seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

Commissioner Neil asked Jeff what the status of the S-Curve was. Jeff mentioned that a year ago they submitted a plan and went to technical review, he indicated that in the technical review it was said that he would need to make the street a public street coming from phase 4 S-Curve all the way to 2700. He indicated they had to go to the state and get a different form of access that would suit the ADA, he said that has been all taken care of and now they are going to come in for preliminary approval.

8. Administrative Items:

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

Chairman Faulkner mentioned the new chair could not be here tonight. Commissioner Maw was wondering if we should table until he can be here.

Commissioner Maw motioned to table 2024 new Planning Chair and Co-Chair positions. Commissioner Neil seconded the motion. Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. The motion carried.

9. Report from City Council: Commissioner Maw

Commissioner Maw mentioned city council approved the extension for Stillcreek phase 3, they also talked about the amenities going in phase 4 and the timeline. City Council wanted to make sure HOA fees were equal for both phases 3 and 4. They approved conditional final for Stillcreek and also approved final acceptance for Big Cottonwood phase 3 as well as conditional final for BB's Place. They made a motion to keep Commissioner Neil on the planning commission. There was talk about renewing the contract with the Weber County Transfer Station, business licenses were approved. Councilman Wilson talked about meeting with the Landfill team as well as meeting with Weber Human Services. Councilman Beal talked about being involved with the Fremont Five and recognized the crossing guards for their great work and suggested we naming our snowplows.

Councilman Favero talked about how much he also appreciated the crossing guards. Councilman Jenkins has a meeting with Weber Mosquito Abatement. The mayor went to the State Legislature to talk about getting grant money for our city. There was a discussion on a recreation center and what everyone would like.

10. Commission Comments:

Commissioner Maw mentioned about going to the state capital, he talked about a legislative bill he thought was approved. He wasn't sure what the number of the bill was, but said it talked about the land use authority can not dictated a cosmetic change on a building after the permit has been issued. He gave an example of a roof color and after getting a permit the city did not like the color and ask them to change it. He said the bill indicated once the permit has been issued the city has no say unless it is written in their ordinance. Chairman

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Faulkner mentioned that if we care about the color of the roof it needs to be mentioned in the building permit or our ordinance. Commissioner Maw mentioned our Town Square historical district and that you can dictate what goes on there but not just any building coming in that we don't like the style of. He did talk to Senator Miller about housing, he will reach out to her about affordable housing in smaller communities.

11. Adjournment

Commissioner Ortega moved to adjourn the meeting at 8:00pm. Commissioner Neil seconded the motion. Vote: Commissioners Maw, Neil, Ortega and Chairman Faulkner voted aye. Motion carried.

City Council Meeting: February 15- Commissioner Neil

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