

Plain City Commission
Minutes of Meeting
October 27, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday October 27, 2022 also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Shawna Faulkner
Commissioner Blake Neil
Commissioner Jarod Maw
Commissioner Blake Jenkins

Excused Commissioner Rob Ortega
Commissioner Dustin Skeen

Staff: Tammy Folkman, Dan Schuler

Attendees: Con Wilcox, Rhett Buttars, Pat Burns

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Jenkins

Moment of Silence/Invocation: Commissioner Neil

1. Roll Call:

Chairman Faulkner directed roll call Commissioners Maw, Neil, Jenkins and Chairman Faulkner were present. Commissioner Ortega and Skeen excused.

2. Opening Statement: Chairman Faulkner

3. Ex Parte: None at this time

4. Public Comments: Mr. Con Wilcox is here representing Bar W Ranch. His property is located next to Sage Creek, he mentioned that on the plans for Sage Creek the irrigation pipe shows it as 18". For the amount of water that flows through the stream in a short amount of time the 18" pipe is too small. Mr. Wilcox indicated the Plain City Irrigation Company recommended that the pipe needs to be a 24" pipe. Mr. Wilcox is asking Mr. Burns to change the size of the pipe from 18" to 24" and he would also like his engineer involved in the grading.

5. Approval of Minutes for September 22, 2022

Commissioner Maw motioned to approve the meeting minutes with some spelling changes in items #4,10. Commissioner Jenkins seconded the motion. Commissioners Neil, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: Brad Brown came to technical review on October 18. He was representing Steward Land Company. He was requesting a subdivision of 5 lots on North Plain City Road. The lots border Farr West. Chairman Faulkner mentioned that it does comply with our future land use plan.

7. Legislative Items:

Discussion/Motion: Final approval for Sage Creek Subdivision Phase I approx. 4277 W 3600 N 30 lots
Commissioner Jenkins asked if the northern stub road on 4450 West was supposed to be a temporary turn around. Mr. Burns indicated that it will go into Mr. Wilcox's property. Chairman Faulkner asked Dan if he was okay with that, he said he was because it was only one lot. Commissioner Neil

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mentioned he did not have a lot of time to review everything with all the changes that were sent out today. He still has some questions about 3600 North he mentioned that Commissioner Maw had received a correspondence from the county today about 3600 North. Commissioner Maw was also wondering what Mr. Burns was planning on doing with 3600 North. He asked if Mr. Burns had talked with the county about this. Mr. Burns said he had met with the county commissioners as well as Gary Myers. He mentioned that Gary has met with the county surveyors about 3600 North and they are in the process of surveying the road. Mr. Burns will cut the edge of asphalt and add four more feet on one side of the road this will bring the road up to twenty-four feet wide. Dan mentioned he will hold off on issuing building permits until the road is complete and the county is happy with it. Mr. Burns is okay with all of this. Chairman Faulkner mentioned to Mr. Burns that she had asked for this letter from the county a month ago and Commissioner Maw was the one who got the letter today. Mr. Burns disagreed with her, saying that they had sat at the county for a number of days waiting to get the letter. Mr. Burns said Gary just did not get the letter out to them. Commissioner Neil mentioned that it took Commissioner Maw to email the county to get the letter. Mr. Burns said he set up a meeting a week ago with Mr. Myers from the county and gave him the bullet points that they had gone over for the letter, to be put on county letterhead. Chairman Faulkner pointed out five nonconforming lots on 4300 West (at this time it is not a street) they have frontage on both sides of their property. *In an email John Newhall sent to the county he asked if we could put a no access on the five lots with double fronts.* Chairman Faulkner said Plain City does not allow that. Mr. Burns said that road is only for other people's driveways and that it is thirty feet wide and it can never be a street. Her other concern was the access into the subdivision it has changed drastically since preliminary. Mr. Burns mentioned that it was not his choice but what our engineer wanted. Mr. Burns said to look at the last comments our engineer sent. Mr. Burns indicated that this comment was the only thing stopping him from getting approval last time. He said he had asked in the last meeting if the commissioners would say he has to do the road, but he was told it had to be in the plan. Chairman Faulkner asked Dan if he was the one who brought up the worry about the well collapsing with the road now that close. Dan mentioned what happened yesterday when someone from Mr. Burns company was digging, the pipe to the well was bent and Mr. Burns had to fix it. Mr. Burns mentioned that he made a new parcel on the plan, he is calling it Parcel A. this parcel has the well on it. Mr. Burns will deed Parcel A. to Mr. Cragun and Mr. Burns will have the easement to the well. In talking with the Mayor, Mr. Burns said he had asked him to do a 1" connection with Bona Vista for Mr. Cragun. Mr. Burns agreed to do this. Commissioners Maw and Neil feel like they would like to look at these things that were just given to them today a little longer before they can make a decision. Commissioner Neil would like to talk to our engineer about the entrance before next meeting. Chairman Faulkner mentioned Mr. Wilcox's comments earlier in the meeting, Mr. Burns said he had no problem working with Mr. Wilcox on the size of pipe he will need. Dan will make sure it is on the Final. Dan also mentioned having a road access for the sewer line when they do the second phase. It needs to be done as soon as you put the sewer line in, it just needs to be a road that he can get equipment on. Mr. Burns was confused about what they had received today that was not in their packets earlier. They had received the letter from the county and updated drawings from Mr. Burns engineer. Chairman Faulkner mentioned they do not like to recommend with conditions so we will table tonight and review everything for the next meeting. Commissioner Neil mentioned as much information as you can share with us from the county about the road on 3600 North would be great.

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Commissioner Jenkins motioned to table final approval for Sage Creek Subdivision Phase 1 approx. 4277 W 3600 N 30 lots Maw seconded the motion. Commissioners Neil, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Regarding Xeriscape Ordinance

Dan mentioned the email he received from Weber Basin Water. To be a city that is part of flip the strip you would need to follow Weber Basins rules they want to have people only have 30% front yards. Dan does not want to police something like that. Weber Basin liked our ordinance but they did say we needed to make a few changes to be part of the Flip the Strip program. The person Dan talked to suggested he wait till next year just in case we have a dry winter. The program could change again in the spring. Chairman Faulkner would like to propose we stay with the ordinance we have for now. She said it sounds like the Weber Basin program may be more than what we want. Commissioner Neil would like Dan to take out the diagrams on the last page before sending it to City Council.

Commissioner Maw motioned to recommend to City Council the Xeriscape Ordinance Commissioner Neil seconded the motion. Commissioners Neil, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Set public hearing for December 8 regarding Ordinance 11-5-3 Streets-Blocks

Chairman Faulkner would like Tammy to reference 11-5-19 in the Cul-De-Sacs ordinance #1.

Commissioner Maw motioned to set a public hearing for December 8 ordinance 11-5-3 Streets-Blocks. Commissioner Jenkins seconded the motion. Commissioners Neil, Maw, Jenkins and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items:

Discussion: Flood Plain Ordinance

Chairman Faulkner asked what the difference is between a high-water table and a flood plain zone? Commission Maw said high water table is what is under the ground everywhere. She likes Marriott Slaterville's flood plain ordinance. Chairman Faulkner would like Tammy to get ordinance 13-24.025 from Marriott Slaterville and send to the commissioners. She said the mayor wants a separate ordinance for a Flood Plain Zone. Dan wants the commissioners to ask themselves what do they want to get out of a new flood plain ordinance? He said we already have it in our building ordinance. Chairman Faulkner asked Dan if he feels we should tighten up the ordinance we already have. Dan thought that was a good idea. He talked about filter socks and a trench drain that may be added to our existing ordinance. You can find our ordinances in *Chapter 18 Sensitive Land Use*. Do we want to require foundation drains in a flood zone?

9. Report from City Council: Commissioner Maw

Commissioner Maw was at city council so he will give the report tonight instead of Commissioner Skeen. During public comments one individual would like us to repeal our R.V. Ordinance, he felt like 9 months was too short. The Town Business Plaza was tabled, because the agreement needed to be re-worked to have separate meters for each office. MRB subdivision was tabled the commissioners wanted a deferral agreement signed before they would approve it. Brook Haven was approved. S Curve phases 2,3 conditional final approval was approved. There was discussion about a new escrow contract with Stillcreek it was approved and escrow was released. Councilman Beal talked about the trash and the stop sign over by Maverick. Councilman Sadler brought back some pamphlets from the League of Cities about housing. The mayor talked about the Blossom Angus tournament and trying to make it a

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yearly event. Dan and the Mayor went to New Orleans to a sewer convention looking for a screen and augur for the sewer system.

10. Commission Comments:

Commissioner Jenkins will go to the next city council meeting but he will be out of town for the planning commission meeting on November 11. He will send out an email of the city council meeting to everyone. Commissioner Neil talked about the Jackson property and the homes that they are proposing are 348 but he did not see any parks or amenities for the residents. He was wondering how much of that land should be amenities. Commissioner Maw mentioned the Wasatch Choice Fall Workshop that was held on Monday, he caught the end of the work shop on trails and public transportation. He wanted to know if the commissioners would like them to come and give a presentation. Chairman Faulkner had received an email from someone who lives on the S-Curve she was wondering about a park that was to be built? Dan indicated there is not a park going in there, he also mentioned telling this person that if there was a park it would be a little park with maybe a picnic table or two by the lift station. She said the 4-way stop went really smooth also don't forget the pumpkin walk this weekend and try and support the Hunt corn maze as well.

11. Adjournment

Commissioner Jenkins moved to adjourn the meeting. Commissioner Maw seconded the motion. Vote: Commissioners Neil, Maw, Jenkins and Chairman Faulkner voted aye. Motion carried. Meeting ended at 8:40pm

City Council November 3 -Commissioner Jenkins

2022

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

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

Planning Commission Chair

Planning Commission Secretary