

Plain City Commission
Minutes of Meeting
November 10, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday November 10, 2022, also accessible via ZOOM beginning at 7:00p.m.

Present: Chairman Shawna Faulkner
Commissioner Blake Neil
Commissioner Rob Ortega
Commissioner Jarod Maw

Excused Commissioner Blake Jenkins
Commissioner Dustin Skeen

Staff: Tammy Folkman

Attendees: Con Wilcox, Rhett Buttars, Pat Burns, John Newhall, Jim Flint, Steve Diamond, Cody Rhees

Zoom Attendees: Dan Schuler, Nikki Navro, Marcia White, Bryan, Brandon Richards.

Welcome: Chairman Faulkner

Pledge of Allegiance: Chairman Faulkner
Moment of Silence/Invocation: Commissioner Maw

1. Roll Call:

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

2. Opening Statement: Chairman Faulkner

3. Ex Parte: Chairman Faulkner indicated that she talked with Gary Myers from the county.

4. Public Comments: Mr. Con Wilcox thought it imperative to get up and clarify comments from the last planning meeting. His property is agriculture and will remain agriculture. The water delivery will be changed with phase 1 of Sage Creek. It will no longer be an open canal it will need to be piped. Plain City Irrigation said no less that a 24-inch pipe, anything less will cause Mr. Wilcox to be short on the water he gets. Mr. Wilcox would like this put in the development agreement with Sage Creek, that they put in a 24-inch pipe and that his engineer is involved in the design and installation. Mr. Wilcox would like to make sure he gets his water for 2023 without any interruptions.

5. Approval of Minutes for October 27, 2022

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

6. Technical Review Report: none at this time

7. Legislative Items:

Discussion/Motion: Preliminary approval for C&B Subdivision approx. 1950 N 5100 W 11 lots
Commissioner Neil was wondering why lot 4 was so much bigger than the rest of the lots. Mr. Flint mentioned that the owners were going to build their new home on the larger lot. Chairman Faulkner mentioned moving the line on lot 3 to make sure the existing home was in compliance, but now lot 2 is

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too small. Mr. Flint said they would make sure lot 2 is the right size. Commissioner Ortega asked how far away the corner from the existing home was. Mr. Flint said it was 10 feet for the setback.

Commissioner Neil motioned to recommend preliminary approval for C&B Subdivision approx. 1950 N 5100 W 11 lots with the condition that they move the line, so lot 2 meets required acreage. Commissioner Ortega seconded the motion. Commissioners Neil, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Final approval for Sage Creek Subdivision Phase 1 approx. 4277 W 3600 N 30 lots

Commissioner Maw mentioned sending an email to Mr. Myers from the county, Chairman Faulkner received an email back from Mr. Myers. She wanted to clarify what it was he was wanting done with 3600 North, so she called him. Mr. Myers is okay to widen the road for Phase 1 but after that it will need to be fully developed. Mr. Burns mentioned that he talked with the mayor and before he can get building permits for Phase 1, he will need to make the improvements by adding 4 feet of asphalt to the road. Chairman Faulkner said that Dan will hold off on issuing building permits until the road is complete and the county is happy with it, also in reference to Mr. Wilcox's concerns about the irrigation pipe Dan will make sure it is on for final approval. Chairman Faulkner thinks it would be a good idea to put it in the development agreement.

Commissioner Maw motioned to recommend to City Council final approval of Sage Creek Development Phase 1, contingent on these items (1) 3600 North is widened per Weber County requirements prior to issuing any building permits associated with Phase 1. (2) That the issues regarding the irrigation lines to Mr. Wilcox's adjacent property are coordinated and resolved in the development agreement. Commissioner Ortega seconded the motion. Commissioners Neil, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

8. Administrative Items:

Discussion/Motion: Approval of Site Plan for Sunflower Assisted Living approx. 2350 N 3600 W

Steve Diamond said it has been four years ago that he did Sunflower Estates, he left one lot so he could build an Assisted Living on it. He feels that we need a facility like this out here. He said it will be a top-notch facility. It is designed to be a benefit to the community. He feels like the location is a good location it is close to Kents and across from the school, the residents will be able to watch the kids play out on the playground and it borders a church. He has sent pictures of another facility that is very similar to what he would like to have. He is hoping to get preliminary approval, then he will get drawings done. The State Fire Marshall and the State Licensing board have weighed in on this project. Mr. Diamond said they have addressed all the engineers' comments. Chairman Faulkner is all for this project, but it may be tricky with our ordinance. Chairman Faulkner mentioned our ordinance that says *not more than four (4) unrelated persons shall occupy a residential facility for elderly persons or any residential facility for persons with a disability established in a dwelling*. Mr. Diamond mentioned that our ordinance does not have a true definition for an assisted living facility. City Attorney Brandon Richards mentioned we have never had an assisted living in our city, he feels like the Planning Commission should make a recommendation to City Council to look at this particular ordinance and make a decision on this. Mr. Richards recommended tabling this and having a work session with City Council to get input to make this decision and work this out since it would be the first one in our city. Mr. Diamond would like his architects and engineers to be involved in this work session as well. Commissioner Maw has a concern about the fire access lane. Commissioner Neil likes the idea of an assisted living, he feels like we should work on improving the ordinance. Mr. Richards feels that having a work session might help so we can utilize the ordinance as is and figure out how to accommodate this facility. Commissioner Ortega feels like we should not try and lump it into the group home facility ordinance. Chairman Faulkner mentioned

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that we need to be respectful to whoever put this ordinance together. She is also concerned about semi-trucks coming through on 3600 West. Mr. Diamond said they will only use box trucks; she also said it sounds like we do need an assisted living ordinance.

Commissioner Maw motioned to recommend to table the site plan for Sunflower Assisted Living approx. 2350 N 3600 W until a work meeting can be held with City Council. Commissioner Ortega seconded the motion. Commissioners Neil, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

Motion: Cancel meeting on November 24 because of the holiday

Commissioner Maw motioned to recommend cancelling the meeting on November 24 Commissioner Ortega seconded the motion. Commissioners Neil, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

Presentation from the Wasatch Choice Transportation

Marcia White and Nikki Navro are here via zoom from Wasatch Choice Transportation to share the progress on the regional transportation plan. They proactively plan for the future. They aim to develop this vision based off goals that were developed (1) preserve open space (2) linking economic development (3) support housing options (4) create healthy communities. Marcia works with transportation land use; she can help with updating general plans for cities. They also administer community block grants. Commissioner Maw was wondering if they would be willing to help with the general plan. Marcia said there is a fee to help with the general plan. Marcia said the State is requiring her committee to look at all general plans. Chairman Faulkner was wondering what happens if our general plan doesn't meet with the States requirements. Marcia said we would need to update it.

9. Report from City Council: Commissioner Ortega

Commissioner Ortega was at city council so he will give the report tonight instead of Commissioner Jenkins. Commissioner Ortega mentioned that city council would like an ordinance for a water meter for each unit. Tabled the Taylor Farms and passed the xeriscape ordinance. Blue cans may go away in March.

10. Commission Comments:

Commissioner Ortega is tired of having work meetings that waste our time, if we have said no because the ordinance does not allow it, we shouldn't have to have a work meeting to tell the developer no again. Commissioner Neil mentioned that there are dumpsters being stored out by where he lives, he sent pictures to Diane for Dan to go out and look, it is in an A-1 zone. Commissioner Maw talked about the new assisted living center he was concerned that our building inspector only does residential, Diane mentioned we do have a commercial inspector that we use. Chairman Faulkner would like to apologize about the general plan is taking so long getting out. Dan mentioned that he has received multiple grants from Wasatch Choice Transportation.

11. Adjournment

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

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City Council November 17 -Commissioner Ortega

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