

Plain City Commission
Minutes of Meeting
December 8, 2022

Plain City Planning Commission met in a regular meeting at City Hall on Thursday December 8, 2022, also accessible via ZOOM beginning at 7:00p.m.

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

Excused Commissioner Dustin Skeen
Commissioner Blake Neil

Staff: Tammy Folkman,
Attendees: Steve Diamond, Brad Diamond, Colton Balmforth

Zoom Attendees: Dan Schuler

Welcome: Chairman Faulkner

Pledge of Allegiance: Commissioner Ortega

Moment of Silence/Invocation: Chairman Faulkner

1. Roll Call:

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

2. Opening Statement:

3. Ex Parte: Chairman Faulkner indicated that she talked with Gary Parkin who lives by the proposed Taylor Farms Development. He indicated Mr. Bayles had gotten a hold of him and told him they had addressed the resident's concerns. Mr. Parkin just wanted to make it clear that Nilson Homes was working with the residents. Chairman Faulkner also said that after the work meeting last week Mr. Bayles stopped her in the hall and talked to her about the things she brought up in the work meeting. She said everything so far has been about what they are going to develop. She said the thing that needs to be brought up is the zoning. She is wondering how they move from planning commission to city council without getting approval from planning commission if it doesn't match the zoning. She indicated she would like to talk to the mayor about this. She thinks they are stuck because the zoning doesn't work.

4. Public Comments: None at this time.

5. Approval of Minutes for November 10, 2022

Commissioner Ortega motioned to approve the meeting minutes from November 10. Commissioner Maw seconded the motion. Commissioners Maw, Ortega, Jenkins and Chairman Faulkner voted aye. The motion carried.

6. Technical Review Report: Chairman Faulkner mentioned that Dan Phelps came to Technical Review with Paul Keeler. They were looking for a conditional use permit for a group home. They would like to utilize Mr. Keeler's land and horses for therapy.

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7. Legislative Items:

Discussion/Motion: Open public hearing regarding ordinance 11-5-3 Streets and Blocks

Commissioner Jenkins motioned to open public hearing for ordinance 11-5-3 streets and blocks. Commissioner Ortega seconded the motion. Commissioners Jenkins, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

There were no public comments at this time

Commissioner Jenkins motioned to close public hearing for ordinance 11-5-3 streets and blocks. Commissioner Ortega seconded the motion. Commissioners Jenkins, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

Discussion/Motion: Public hearing regarding ordinance 11-5-3 Streets and Blocks

Commissioner Maw is fine with the way the ordinance changes are written.

Commissioner Jenkins motioned to recommend approval from City Council to accept the changes for ordinance 11-5-3 streets and blocks. Commissioner Maw seconded the motion. Commissioners Jenkins, 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 mentioned that this is a project that he has talked about and feels it is time to move forward. He feels it will be a great benefit for the residents. He is going to do his best to make it look good. Everything will be on the main floor other than a few offices on the second floor. He mentioned that assisted living facilities work great by schools, so the residents can watch the kids play. He would like to have excellent care and great food for the residents, as well as offer jobs to kids from our local high school. He indicated he does not have the actual plans yet; everything will need to be approved first. In an assisted living facility, the residents have to be able to help themselves or they won't be able to live there. Commissioner Maw had questions on the two access roads. It looks like there is 250 feet between the roads, he was wondering if our Fire Marshall was okay with that. Mr. Diamond said our Fire Marshall has never done an assisted living before so he referred Mr. Diamond to the State Fire Marshall. The state did recommend some changes. Mr. Diamond indicated they have already made the changes; they will have a gate on the access road on 3600 West. He also mentioned that the crosswalk will be changed when the city upgrades 3600 West. Commissioner Jenkins was wondering if anyone knew the timing on when the sidewalk would be done. Mr. Diamond mentioned that he talked to Mayor Beesley about the road and the mayor said "give me a year". Commissioner Maw mentioned having a commercial inspector, Chairman Faulkner said we do have a person who does our commercial inspections. Commissioner Jenkins asked if the facility will be fenced on three sides and about parking, he was concerned about parking on the street. Mr. Diamond said there will be no parking on the street. Dan Schuler was wondering if the kitchen will have a grease trap. Mr. Diamond said there would be some grease traps. Chairman Faulkner just wanted to remind them that semi-trucks cannot go down 3600 West it has to be a box truck.

Commissioner Maw motioned to approve the site plan for Sunflower Assisted Living approx. 2350 N 3600 W. Commissioner Ortega seconded the motion. Commissioners Jenkins, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

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Motion: Cancel meeting on December 22

Commissioner Jenkins motioned to cancel the meeting on December 22 Commissioner Ortega seconded the motion. Commissioners Jenkins, Maw, Ortega and Chairman Faulkner voted aye. The motion carried.

Discussion: Flood Plain Ordinance

Chairman Faulkner said we don't have an ordinance for a flood plain, we do have a wet lands and sensitive land ordinance. She wants to make sure people are not buying lots in a flood plain without them knowing what they are building on. She is concerned that people will not find out that they are buying a home in a flood plain until they sign papers. She mentioned that she was going to talk to a realtor about this.

Commissioner Maw mentioned that city council did want the planning commission to look into a flood plain ordinance. He mentioned that some of Taylor Farms is in a flood plain. Dan mentioned that we do have a lot of things about a flood plain listed in our ordinance he said he highlighted some things in Marriott Slaterville's ordinance and suggested we just add it to ours. Dan will send out a draft of what he is talking about.

9. Report from City Council: Commissioner Maw

Commissioner Maw said city council encouraged the planning commission to work on the wet lands ordinance. Chairman Faulkner asked Dan if he had a flood plain map? He said he has a draft. Commissioner Maw said they had an extensive discussion about the poo-gloo rehabilitation project they tabled it to do more research. City Council put a six-month moratorium on group living centers.

10. Commission Comments:

Chairman Faulkner mentioned that the city turned in their moderate-income housing report to the state. It got rejected along with 75% of the reports in the state. The state has changed some of the requirements, the language has to match the state code exactly. If the state code changes one word, we need to change it as well. We have sat in on some trainings to get some help to get our plan updated in time. It needs to be done by February. Chairman Faulkner showed everyone the Kaysville plan and all the stats and photos they had. Commissioner Maw mentioned that Kaysville has a staff to help with things like this. The state wants the same information from us as well it doesn't have to be like Kaysville's. Chairman Faulkner said we need some help, she asked Diane Hirschi to find out who other cities are using to help with their plan. She said she feels like we are a big enough city that we need a city manager who knows the laws and who knows how to grow a city. Commissioner Maw said we need some consistency. Chairman Faulkner said she is going to go to the city council and ask for money so we can get someone to help with our planning. Chairman Faulkner asked Commissioner Ortega what city he was involved in before he came to Plain City. He said West Point and he said they had a city manager and staff members to help with the planning and ordinances. He said it was someone who was invested in the city knowing the history of the city. Chairman Faulkner and Commissioner Maw mentioned that there are things we miss because we just don't know. They would like to be more proactive on things coming into our city. Dan mentioned he has talked to the mayor about having a community development department.

11. Adjournment

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

Meeting ended at 8:08pm

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City Council December 15 -Commissioner Neil (meeting Canceled)

2022

FAULKNER	SKEEN	JENKINS	ORTEGA	MAW	NEIL
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