

Plain City Commission
Work Meeting Minutes
January 11, 2024

Plain City Planning Commission met in a work meeting at City Hall on Thursday, January 11, 2024, also accessible via ZOOM beginning at 6:00p.m.

Present: Chairman Faulkner
Commissioner Maw
Commissioner Neil
Commissioner Ortega

Staff: Tammy Folkman, Dan Schuler-Zoom

Attendees: Brian Robbins, Jeff Randall

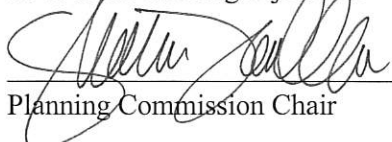
Zoom Attendees: Adam Fisher

Welcome: Chairman Faulkner

The Purpose of the work meeting was to discuss the proposed layout for the Taylor property- Brian Robbins

Chairman Faulkner mentioned that Mr. Robbins has requested this work meeting to review what will work on the Taylor property. Mr. Robbins indicated they are in the process of working with the Taylor family. They have gone through our general plan and they want to be good neighbors and see what will work for the city. Mr. Randall showed a map of the Taylor Farms, it showed the creeks and wetlands and proposed zoning. They would like two access points he indicated that Brian is working with the Latter-Day Saint Church on one of the accesses. Chairman Faulkner asked if there were any stub roads in that neighborhood to connect to. Jeff said there is one on the South end, it would be their hope to connect there. He mentioned that the general plan shows two different densities. They would like to rezone to RE-15 with open space along the south side. Jeff believes the whole property is zoned RE-20. He said there is some open space that are not in the city bounders, he mentioned annexing them into Plain City. Chairman Faulkner said it looked like towards the road it is RE-15 and behind that it is rural residential RE-40. She said it is possible that it is currently zoned RE-20. Chairman Faulkner said if you want to rezone you have to go by the future land use map and it would be RE-15 then open space, if you leave it as it is zoned you could do RE-20. She said the small piece that is A1, seems silly not to rezone, she said she can't speak for everyone but she would be willing to listen to what they would do with that little A1 piece. She said you are better off not rezoning it and do the RE-20. Commissioner Ortega was wondering how big the A1 piece is, he is wondering if they change it to match what is around it already. Jeff did say on the A1 piece there are some wetlands on that piece. Commissioner Neil mentioned that if you rezoned to RE-20 that would not be in accordance with our general plan. Commissioner Ortega mentioned that it is a small enough piece and he thought it could be changed to match what is around it. It would be helpfully to know the size of that piece. Brian is thinking that it is 3 acres, he did say they have an option to drop that piece. Commissioners thought it was more like 5 acres. They would only tear down one home for the road to go through. Jeff is wondering if there is any concern about annexing about 34 acres into Plain City, he said it may just be a boundary line adjustment. Commissioner Neil was wondering if there was any way to carry the trails around the subdivision. Jeff said they can look into that.

At 6:48 the meeting adjourned


Planning Commission Chair


Planning Commission Secretary