

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
13 JANUARY 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 13th January 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree, Bob Spencer, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilmember Elaine Calvert, Taya Judkins, and Carl Miller. Chairman Jackson conducted the meeting and Pearce gave the invocation.

Approval of the Minutes: 9 December 2004:

Pearce motioned to approve the minutes of 9 December 2004 as corrected, corrections being minor. Seconded by Sadler. Motion carried.

Discussion & Motion on Roll Back Curb:

The commission discussed the information from Brad Jensen on different types of curb. The present type of curb required is type A. Balderree mentioned that he drove around West Valley City, West Point, and Clinton. West Valley City has roll back curb in the subdivisions that were done in about the 1970's, but anything newer has high back curb. Clinton and West Point both have the high back curb. West Haven and Weber County do have low back in some of the newer subdivisions. Jackson mentioned that West Haven requires high back curb on major thoroughfares, but subdivisions can have low back. Farr West has all high back. Roy has both and the neighborhoods look different because the grass and curb meet and there is no transition. Balderree mentioned that low back curb does look nice and more convenient. There isn't just a savings in the installation, but in the extra cutting and pouring of an approach. The lawn and sidewalk are lower grade because the grass almost comes to road and not as much fill is needed. The commission reviewed the low back and high back cement differences and didn't see much of a difference. It would be easier to access the property without cutting the curb. There was a concern about sweeping the streets, snow removal and gravel in the gutter with low back curb and keeping the park strip clear. High back curb would keep people from driving over the curb and parking on the sidewalk. High back curb would retain more water run off than low back curb. If the city had to install or replace curb and gutter low back would be cheaper for the city. The commission felt that the big concern with having low back curb would be the safety issues like water run off, protecting the items between the curb and sidewalk (hydrants, light poles etc.), and keeping cars off of the sidewalk. It was also decided that high back curb looks finished. Low back curb pros would be easier to maintain, no cutting, and it looks rural. **Sadler motioned to recommend to the City Council that they leave the city ordinance for curb as is since the consensus of the planning commission is that they feel it's safer and more cosmetically pleasing to the eye. Seconded by Pearce. All Ayes.**

Discussion & Motion on Larger Corner Lots:

Jackson talked to the Mayor to find out his concerns with corner lots. The concern is all lots but corner lots have side yard setbacks of a total of 24 feet (10 feet minimum on one side and 14 feet on the other). Corner lots have side yard setbacks of a minimum of 10 feet on one and the side by the street is 30 feet. There is a 16 foot difference. He feels it is a burden for the property owners to get a house on the lot. The concern the commission had was more duplexes coming in. Right now duplexes are required to have a minimum of 150-foot frontage, a minimum of 21,780 square foot lot, and not be more than 10% of a subdivision. The commission discussed making the minimum frontage for corner lots 116 feet. The concern is that the property owner can face the house either way. The commission discussed requiring 116-foot frontage on both sides of the street. Odd shaped lots would need to show footprints for the house. By changing the requirement all lots could have the same size house. The concern with fences on corner lots was mentioned. The fence issue would remain the same whether the lot has 100-foot frontage or 116 foot frontage. **Sadler motioned to recommend to the City Council to change the frontage requirement on a corner lot to a minimum of 116 foot on both street sides for R-1-11, Re-15, and Re-20 zones. On corner lots in R-1-11, lots would have to be bigger to meet the frontage requirements. Seconded by Pearce. All Ayes.**

New Business:

Councilmember Elaine Calvert handed the commission documents on affordable housing. The city needs a plan before someone comes in with a proposal for it. Sadler will check with Harrisville to see if they have one. Farr West doesn't have one yet. Garth Day has submitted a plan to do one for the city for \$5,000. When he did the General Plan it is mentioned but no plan was done. At the URMMA training meeting, West Valley City's

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Attorney brought a copy of their plan and a copy of a lawsuit. Councilmember Calvert talked to Craig Barker at the County. He gave her some paperwork and she gave the commission copies of those and a copy of a 2000 Plain City census. The commission and Councilmember Calvert discussed the paper work and what the process is. One idea is the non conforming lots in the downtown area and making them available for affordable housing. A survey of residents needs to be done and it was suggested possibly using the Citizen Committee to help with this. The 2000 census can be used as a base with projected growth information. West Valley City's plan and Weber County's plan are both good but Councilmember Calvert suggested one in between. Craig Barker (North Ogden's City Planner) would be willing to come and help the commission four different times. The commission needs to decide where it should go and then present their ideas to the City Council. The commission will review the information and discuss it at the work meeting on January 27.

Report from City Council – Lewis:

Jackson was scheduled to go to the City Council meeting, but he went out of town and didn't notify anyone. Lewis was there so Lewis reported. The Jenkins annexation was approved as RE-15 and a public hearing was set for the England annexation. When the annexation was approved the back half of the lots on 2150 North were also included. The owners want the developer to give them a road so they can develop their properties. Lewis also mentioned lots with frontage in front yard and backyard like in Farr West by the S-curve. Plain City tries not to do that. It was suggested that if it is allowed making the developer put up a certain kind of fence.

Schedule for Attending the 2005 City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Lewis</u>
Mar. 17		Feb. 3	Feb. 17	Mar. 3	
Apr. 7	Apr. 21	May 5	May 19	Jun. 2	Jun. 16
Jul. 7	Jul. 21	Aug. 4	Aug. 18	Sep. 1	Sep. 15 (if held)
Oct. 6	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

Sadler motioned to adjourn. Seconded by Pearce. Motion Carried.

Meeting Adjourned at 8:50 p.m.