

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

The Plain City Planning Commission convened in a meeting on Thursday, the 27th 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 Perch excused, Members: Buddy Sadler, Ted Balderree, Bob Spencer arrived at 7:10, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilmember Elaine Calvert, Austin White, Lauren White, and Carl Miller. Chairman Jackson conducted the meeting and gave the invocation.

Discussion - Affordable Housing Plan:

Jackson mentioned the information that Councilmember Calvert handed out at the last meeting. Councilmember Calvert mentioned that the Mayor would like a plan within a couple of months and would also like one combined work session with the City Council. There are several things to consider in preparing a moderate housing plan that will have to be reviewed by the City Council. Jackson has a copy of the 2000 census. Spencer arrived. The census shows when houses are built. It was mentioned that some of the earlier housing might be considered moderate-income housing. The first thing would be to decide the present moderate-income housing and what the projected future need would be. Councilmember Calvert suggested looking at the plans from West Valley City and Weber County to see how they did theirs. The zoning may have to change in some areas to allow for moderate-income housing and the lot size and frontage will need to be determined. It was suggested looking at some of the non-conforming lots in the middle of town and making them moderate-income housing sites. Balderree mentioned that at one time it was determined that there were about 30 non-conforming lots in the city that didn't meet the zoning requirements. Councilmember Calvert showed the commission on the information that she provided, where it suggests getting the information. She also suggested splitting the information up and determining who will do what. There was concern as to putting all of the moderate housing in one location and suggested putting it throughout the city. A subdivision with different size lots was mentioned. PRUDs were discussed but they aren't necessarily moderate-income housing. Another requirement is to encourage moderate housing. The Utah Housing Corporation has moneys available for certain areas. The plan only needs to include incorporated Plain City. The city is looking at annexing unincorporated Plain City but it will take time if it is done. Jackson will get the analysis sheet filled out for the next work meeting. The commission is to review the information given to them for the next work meeting. The City Council has to review the plan every 2 years to make sure it is still adequate.

Motion – Convene in a Regular Meeting:

Sadler motioned to convene in a regular meeting. Seconded by Spencer. Motion carried.

Approval of the Minutes: 13 January 2005:

Spencer motioned to approve the minutes of 13 January 2005, as corrected, corrections being to remove the sentence “If the minimum frontage requirement were 116’ frontage, duplexes would not fit” and one minor change. Seconded by Sadler. Motion carried.

New Business:

Councilmember Calvert mentioned a Citizens Planner Workshop in Salt Lake on June 9th and 10th. Hancock will put the information in the packets.

Report from City Council – Pearce:

Pearce attended the City Council meeting, but is out of town and gave the information to Jackson to report. Jackson reported that the Oral England annexation was approved and Pheasant Brook Subdivision discussed a pioneering agreement for sewer.

Schedule for Attending the 2005 City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
Mar. 17			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)

Lewis motioned to adjourn. Seconded by Sadler. Motion Carried. Meeting Adjourned at 8:20 p.m.