

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
26 MAY 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 26th May 2005, in the Council Chambers of the Plain City Hall at 7:05 p.m. Present showed the following: Chairman Gary Jackson excused at 8:35 to 8:45 p.m., Vice Chairman Artie Pearce, Members: Ted Balderree, Buddy Sadler, Bob Spencer excused at 8:20 p.m., alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilman Jay Jenkins, and Carl Miller. Chairman Jackson conducted the meeting and Spencer gave the invocation.

Approval of the Minutes: 12 May 2005:

Pearce motioned to approve the minutes of 12 May 2005, as written. Seconded by Sadler. Motion carried.

Discussion & Motion – R-3 Zone:

Jackson suggested that an amendment to the current General Plan be recommended suggesting where an R-3 zone would be allowed. Pearce mentioned that Craig Call talked to the City Council last week about a new Senate Bill SB60. It was mentioned that the new SB60 would allow the legislative body to decide how the Commission and Board of Adjustments are to be done. Craig Call will be at the work meeting on June 23rd to talk to the commission. Pearce suggested getting an ordinance for the R-3 zone and then deciding where in the General Plan it should go. Pearce typed an R-3 zone ordinance and gave it to Diane Hirschi to send to Ken Bradshaw.

The commission reviewed the R-3 zone ordinance that Pearce had typed. They discussed 9 or more units under conditional use. It was decided to remove items 2 and 3 concerning 9 or more units under conditional use. **Sadler motioned to remove items 2 and 3 under conditional uses. It was decided that a motion didn't need to be made and Sadler removed the motion.** The Chapter numbers need to be added. The Zoning Ordinance and General Plan need to be changed to allow for the R-3 zone. Under site development the ordinance needs to be changed from 400 ft. to 4,000 ft. The Chapter from sign restrictions is 12 or 10-12-1. Parking was discussed. The commission decided that 2 covered parking stalls per family dwelling needs to be added. There was a concern about the size of the lots. The lot sizes were discussed. It was decided to change item 7. Special Regulations, to 7. 2 covered parking spaces per family dwelling, and 8. Special Regulations. **Pearce motioned to recommend to the City Council approval of the R-3 Multiple Family Residential Zone as modified: delete paragraphs 2 & 3 under conditional uses, under site development plan change 400 to 4,000, and make paragraph 7 to a minimum of two covered parking spaces per family dwelling, and 8 would be special regulations. Seconded by Sadler. Motion carried.**

Right now the General Plan does not allow an R-3 zone. Pearce mentioned that she thinks an amendment to the General Plan would be a good idea since it doesn't allow it. The commission discussed where to allow the R-3 zone in the General Plan. Allowing it by Farr West on the S-curve on 2600 North was mentioned. The other option would be to allow it in the R-1-11 downtown area in the non-conforming lots. At the last work meeting, Cindy Gooch mentioned that a new C-3 zone needs to be looked at. It was mentioned that Randy Marriott's business is in a C-3 zone. The concern of getting residents input when changing the General Plan was mentioned. This would just be an amendment to the plan and when the General Plan is updated then resident input would be important. The commission discussed reasons for allowing R-3 by Farr West on 2600 North. It would be a good place for traffic flow. The downtown area could use some of the non-conforming lots for something like a patio home. The commission will need to talk to Craig Call about spot zoning. There was a discussion about not putting a place in the General Plan to allow an R-3 zone. There was some concern that if a location is not allowed then someone could request it anywhere in the city. The public would have input at a public hearing. The commission looked at the General Plan map and right now the area shows light commercial and that was a concern. **Pearce motioned to recommend to the City Council amending the General Plan to allow an R-3 zone on the south side of 2600 North, on the border of Farr West, in the unincorporated area of Plain City, where the map now shows light commercial; and to be spot zoned in the downtown R-1-11 zone area. Seconded by Balderree. Vote: Balderree, Spencer, Jackson, Pearce all ayes, and Sadler nay. Motion carried.** There was a discussion about not putting an area on the General Plan, and then it won't be allowed if it comes in before the General Plan is completed. Spencer excused. The commission discussed the property in the downtown area that could be rezoned.

Discussion & Motion – Mountain States Lighting Proposal & Street Lighting Ordinance:

Jackson went through the ordinances and contacted Mountain States Lighting and they were going to make changes. The first change would be that Mountain States Lighting would engineer the locations of the lights as discussed at the meeting. On the third page item 4c. would say 1/10th instead of 1710. MUTCD needs to be

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explained what it is the first time it is mentioned. The ordinance is written so it can be bid out and not just have Mountain States Lighting do it. The specifications were discussed for residential and arterial streets. If it were contracted out the specifications would have to be met. **Sadler motioned to recommend to the City Council the street lighting ordinance for adoption with the following changes: under item 1, Mountain States Lighting will do the engineering of the lights, under item 4c. 1710 changed to 1/10th, and Manual on Uniform Traffic Control Devices be moved from paragraph 3 to paragraph 2. Seconded by Balderree. Motion Carried. Sadler motioned to adopt the lighting specifications for arterial and residential roads as presented. Seconded by Pearce. Motion carried.** Pearce read from the General Plan when amendments need to be made. The R-3 zone would change the plan enough to warrant an amendment. Jackson excused at 8:35 p.m.

Discussion & Motion – General Plan:

The General Plan needs to match what the city looks like now. Our plan is a written plan and some are map plans. Pearce was on the General Plan committee and it was one of the first written plans instead of a map plan. Committee meetings for resident input were mentioned. Once the resident input is received it can be put in readable form. Doing the zoning first and then the roads was discussed. There were different ideas on how it should be done. Getting a good zoning map was mentioned. Jackson arrived back. Councilman Jenkins asked about expanding the current boundaries at the same time as updating the General Plan. The annexation boundaries were discussed. Amending the annexation policy was discussed. No one knew how soon the annexation policy could be amended. The commission discussed looking at zones and expanding them in the General Plan. Boundaries for zones were discussed like ditches, canals, and roads. The traffic pattern would need to be looked at especially for commercial areas. Working on the zones first was mentioned because different zones could require different roads. Collector roads need to be looked at so cul-de-sacs can be eliminated. The maximum size of roads also needs to be looked at. Collector roads may need to be 80 feet instead of 60 feet. The transportation map in the General Plan is a good map to look at for streets. Pearce suggested putting the General Plan on a work meeting with no other items on the agenda. A facilitator or planner should be at the meeting. One work meeting night could be just for zones and another night for roads. The commission would like a large updated zoning map. The commission would also like a copy of Farr West’s General Plan and zoning map and Slatterville-Marriott’s map and General Plan.

New Business:

Councilman Jenkins mentioned the Laurence Cove Subdivision. He would like to see the road extended into the church parking lot to relieve some of the congestion. He will talk to President Griffin about it. Ken Bradshaw may also need to be involved.

Report from City Council – Pearce:

The corner lot ordinance was denied because the Council would like to look at other options like changing the sideyard setbacks, the warrants and business license were approved, and Craig Call discussed the new SB60.

Schedule for attending the 2005 City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
				Jun 16	
Jul. 7	Jul. 21	Aug. 4	Sep. 1	Aug. 18	Sep. 15 (if held)
Oct. 6	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

Sadler motioned to adjourn at 9:40 p.m. Seconded by Pearce. Motion carried.