

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
22 SEPTEMBER 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 22nd of September 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson excused, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree at 7:05 p.m., Bob Spencer arrived at 7:40, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilmember Elaine Calvert, Mike Flood, Corland Felts, Steve Pastorick, Carl Miller, Douglas Hansen, Rich Mickelson, and David Brough. Vice Chairman Pearce conducted the meeting and Sadler gave the invocation.

Approval of the Minutes – 8 September 2005:

Sadler moved to approve the minutes of 8 September 2005, as corrected, correction is minor. Seconded by Lewis. Motion carried.

Discussion and Motion – 40 foot Setback Requirement – Zoning Ordinance

The commission discussed changing the frontyard setback to 30 feet instead of 40 feet. R-1-11 is already 30 feet and they discussed maybe changing RE-15 to 30 feet. Some of the concerns were it might make the city look more urban, zones will have a different setback if RE-20 is left 40 feet, and variances will be requested for 25 foot frontages in cul-de-sacs. Balderree arrived. Safety concerns were addressed. If it stays at 40 feet, the driveways wouldn't be as steep, now that floor level below curb isn't allowed. The smaller the frontage the less expensive it would be to build homes. Changing the front setback to 35 feet and adding the extra 5 feet in the parkstrip for tree planting was suggested. The biggest concern is still the safety issue with daylight basements and the garages near the main floor level. Shortening the driveways can make a difference. **Sadler motioned to recommend to the City Council that the Planning Commission recommends leaving the frontyard setbacks as they are without any changes. Seconded by Lewis. Motion carried.**

Discussion & Motion – Revising PRUD Ordinance and Zoning Ordinance

The commission and Mr. Steve Pastorick reviewed the draft of the PRUD ordinance. Mr. Pastorick mentioned that the purpose didn't need to be changed and he went over the recommended changes. On page one, Item 11-6-13 needs to be added mentioning Homeowners Association Required. On page two, 11-6-2 A needs to be changed to allowed with a conditional use permit instead of permitted. The commission discussed allowing a PRUD in all of the zones, since high density may not be wanted in all zones. Mr. Pastorick recommended designating areas for PRUDs in the General Plan. If the General Plan shows where PRUDs can be located and if more are wanted, the General Plan would have to be amended. On page three, 11-6-2C instead of Accessory Uses change to Nonresidential Uses. This could allow for commercial in the PRUD. Under Area Regulations they recommend adding shall be 5 acres. Recommend changing 11-6-4 A to B and adding a new paragraph A for Open Space. The open space would be a minimum of 20% and not include private yards, roads, parking lots, or dwelling units. The commission doesn't want all of the open space to be wetlands. Maybe saying 20% of the open space could be wetlands and maybe 33% to 50% usable space. The new paragraph B would be changed to base density as 1.7 units per acre to a maximum of 2 units per acre in Re-20 zone, 2.7 units per acre to a maximum of 5.7 units per acre in Re-15 zone, and 3.2 units per acre to a maximum of 8.2 units per acre in the R-1-11 zone. There was a concern that townhouses would be allowed in Re-20 zone. Since only 2 units per acre are recommended the lot size will still be just less than 20,000 acre. Another concern is whether to allow PRUDs in R-1-11 zone. If R-1-11 zone were included it would be a perfect location for townhouses and condos. Under paragraph B remove 1 and 2 and replace with 1 to 11. These items would allow for an additional unit over the base density if one of the items were incorporated. The 11 items include additional 5% usable unrestricted open space, three or more amenities, enhanced landscaping, drought tolerant landscaping, two car garages per unit, trails, one acre off site open space, single family detached dwellings a minimum house size of 1,500 sq. ft., enhanced dwelling exteriors, exterior fencing of vinyl or masonry, and at least 10% of the units affordable housing. Spencer arrived. Some of the concerns the commission had with the 11 items are more details are needed on the landscaping of trees over 2.5", not sure about the drought landscaping or the agricultural preservation, and adding affordable housing. The affordable housing issue was discussed. We need affordable housing but does it need to be encouraged. Mr. Pastorick was asked to show the commission on a drawing what the worst case scenario would be if R-1-11 was used for a PRUD. Under 11-6-4 C to K need to be changed to C to L and M added. Paragraph D changed to add the dedication of streets, open space etc., would be decided by the City Council. The concern is that if they are dedicated they need to be to city standards. Paragraph H changed to state approval as a regular subdivision. Paragraph K changed to say a

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
22 SEPTEMBER 2005**

Development Agreement is required. Paragraph M added for Architectural Standards with those listed as 1-8. They include two car garages, and multiple families one car garage, the garage shall not exceed 60% of the total width of the front, exterior finish 30% masonry and two family 50% masonry with 25% on front, 4/12 pitch roof for single and 5/12 for multiple, minimum for single 1200 sq. ft. without garage and no basement 1300 sq. ft. or garage size increased to 24' X24', two roof planes, at least one relief feature on front, and no more than two houses next to each other with the same design. Mr. Pastorick mentioned that some cities are getting involved in CC&Rs to help maintain the open space. If someone wants a PRUD they need to apply for a conditional use permit with a conceptual plan showing streets and lots. There was a concern with making sure that not more than two houses are identical. Someone could either check plans when they come in for a building permit or an architectural committee could control it. The conditions could be set such as development density, coverage, and open space; location of roads and trails, description of homes, landscaping (covering fences, grading and drainage), streets and lots, signs, lighting, a letter for design concepts for the project and why, and financial plan for maintenance of common areas and facilities. Under section 11-6-6A add exterior materials, housing type and quality, and G Open Space Amenities. Section 11-6-7 changed to show conditional use permit and subdivision approval. Section 11-6-13 Homeowners Associations is added. Normally PRUDs don't set standards for setbacks. Density will determine the lot sizes. Concerns could be addressed at conceptual. Conditions can be determined like setbacks, minimum lot size, recommendations for public or private access, and any other concerns. Our Cluster Ordinance is more specific. It was suggested adding a \$200 per lot fee like Harrisville does to cover costs. There would have to be proof for an impact fee. The charge could be added to filing fees for additional time that is required to process the PRUD. **Sadler moved to table the PRUD Revision Draft for further discussion on the next work session. Seconded by Lewis. Vote: Spencer aye, Balderree nay, Sadler aye, Pearce aye, Lewis aye. Motion carried.**

New Business:

David Brough, a resident of Plain City, is concerned about the noise level in the city with all of the barking dogs. He feels the only way to address this is with regulations. He would like to see regulations like they have in California in Plain City to help with barking dogs, motorcycles or obtrusive noises. Pearce suggested Mr. Brough discuss this with the City Council. Sadler is concerned about enforcing any regulations. He suggested Rex Cragun be contacted to see what can be enforced. Some of the residents Mr. Brough has talked to feel that this is still the country and they have a right to drive noisy motorcycles and have barking dogs, but Mr. Brough feels that the city is becoming more urbanized. He checked the Internet and couldn't find any laws in Utah. He feels regulations are in the best interest of the community and most residents. Mr. Brough has contacted Animal Control and they are limited to what they can do. It was mentioned that if he files a complaint, it would have to be addressed. The commission asked Councilmember Calvert the status of the General Plan. The Council has voted to spend \$8,000 for what the grants wont cover. The commission made a request that the City Council follows through with it and let the commission know the status. Lewis mentioned it is outlined to start in the middle of September.

Schedule for attending the 2005 City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

Sadler moved to adjourn at 9:05 p.m. Seconded by Spencer. Motion carried.