

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
27 OCTOBER 2005

The Plain City Planning Commission convened in a meeting on Thursday, the 27th of October 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 excused, Bob Spencer arrived at 7:30, alternate Bob Lewis, and Secretary Kathy Hancock arrived at 7:25 p.m. Also present: Councilmember Elaine Calvert (minutes until Hancock arrived), Brent Sparks, 5th ward scouts, Blake Cottle, Margene Cottle, and Hal Reiser. Chairman Jackson conducted the meeting and Pearce gave the invocation.

Public Comments:

None

Pheasant Hollow Subdivision – 16 lots:

Hal Reiser mentioned he has not been able to meet with Jay Christensen because he has been hunting. The commission and Mr. Reiser discussed the canal. At one time the ditch was going to be buried, but there was concern that it would fill up with sediment. The commission would like to see a concept drawing. Mr. Reiser said that Jay Christensen mentioned he would drop off a letter. The city hasn't seen it yet. Mr. Reiser can bring one to the next meeting. There is a concern that the stub road is not in the same location as the one from the Pheasant Brook Subdivision. Brad Jensen has suggested the city leave the stub road as it is drawn. **Pearce moved to table the final approval of the Pheasant Hollow Subdivision until the next meeting and until Hal Reiser has met with Jay Christensen and has a concept drawing of the irrigation ditch. Seconded by Sadler. Motion carried.**

Streetlight

Jackson mentioned that our current Streetlight Ordinance requires streetlights at a maximum of 150 feet apart. Jackson contacted Craig Duncan from Mountain States Lighting and most cities are putting them that close for safety reasons. The problem is 150 feet doesn't match up with our frontage requirement and they like to put them on property lines. Jackson suggests going every 200 feet minimum. Spencer arrived. Sometimes lots are wider than 100 feet. The concern is if lots are wider than 100 feet than 200 feet might put them at every property line. A maximum of 500 feet was mentioned. It was suggested, Mountain States Lighting attend our next meeting to discuss the distance the lights work so as not to have dead areas. Jackson will contact Mountain States Lighting to see if they can be at our next meeting. **Sadler moved to table any action on the Streetlight Ordinance until the next work meeting to see if Mountain States Lighting can be present to give the commission more information. Seconded by Lewis. Motion carried.**

Approval of the Minutes – 13 October 2005:

Spencer moved to approve the minutes of 13 October 2005, as corrected, correction being under Preliminary approval Mt. West Meadows Subdivision line five, change "For the final phase there will be an emergency road off of 1975 North. The road will have to be an all weathered road." to "For the final approval of phase 1 they will have an all weathered emergency road off of 1975 North." And add, "For the final phase 2075 North will be a permanent road." Seconded by Pearce. Motion carried.

Discussion & Motion – Revising PRUD Ordinance and Zoning Ordinance

The commission and John Janson reviewed the changes to the PRUD draft ordinance. There was a concern with allowing a PRUD in an R-1-11 zone and making it too high of density. The commission reviewed the sample PRUD in a 5 acre R-1-11 zone showing a regular subdivision and PRUDs with and without townhouses. The commission changed 8.2 maximum density in an R-1-11 zone to 5.7 maximum density. The commission discussed the ways a developer can get more density. The list of trees needs to be discussed when the plan comes in for conceptual since some trees wont grow in certain areas. The commission can add to the amenities. The commission wants a developers agreement to be required. The commission discussed having garages be a minimum of 24' X24' for single homes and 10' X24' on multiple family units. The commission discussed making all garages two car instead of some single car garages. Garages will remain as written in the draft ordinance. The commission would like the garage no more than 50% of the front of a home. Mr. Janson mentioned that PRUDs won't be allowed without the General Plan allowing them. When the developer comes in they need to present a financial plan showing they can pay for what is required. All roads need to be per the city Public Works Standards,

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

and streetlights according to the Streetlight Ordinance. The commission reviewed the suggested changes to the zoning ordinance. The commission discussed making duplexes conditional use or not allowing them. The city needs to make public hearings mandatory for conditional uses. **Pearce moved to recommend to the City Council the PRUD Ordinance with the changes that were discussed tonight. Seconded by Spencer. Motion carried.**

New Business:

Jackson mentioned the training seminar coming up on December 15 and 16 in North Salt Lake. The City Council discussed the flag lot issue for the Joyce Jenkins property. The Council suggested having them put in a drain box on the north side of 1975 North. When a drain system goes in on the north side of 1975 North, it could be hooked onto. Jensen suggested allowing a deferral agreement for the curb and gutter, because it might not be in the right location if done now. The Mayor will contact Ken Bradshaw to see if it can be done just for this subdivision.

Report from City Council – Jackson

The audit was approved and there is money left over.

Schedule for attending the 2005 City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
		Nov. 3	Nov. 17	Dec. 1	

Pearce moved to adjourn at 9:30 p.m. Seconded by Sadler. Motion Carried.

NOT OFFICIAL DOCUMENT