

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
23 MARCH 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 23rd March 2006, in the Council Chambers of the Plain City Hall at 7:05 p.m. Present showed the following: Chairman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer, Ted Balderree, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: Carl Miller. Chairman Pearce conducted the meeting and Sadler gave the invocation.

Approval of the Minutes – 9 March 2006:

Jackson moved to approve the minutes of 9 March 2006, as corrected. Corrections being under Motion Rezone Grieve, Hancey, and Hurd page to first line change “would” to “may” and “6” to “3”, under Motion Conditional Use – Hawkins PRUD – fifth line down change “wells” to “test holes”, and under Motion – Big Cottonwood under the motion add “Seconded by Balderree”. Seconded by Sadler. Motion carried.

Public Comments:

Carl Miller reported on the progress of the General Plan. Cindy Gooch is upset that the Mayor won't address a moratorium and has been trying to get in touch with him. Carl mentioned that the General Plan would have a master road plan and address some other concerns. They will be inviting about 50 interested residents to get more community input. There was a discussion on the sewer, moratorium, and the North Plain City Road sewer trunk line.

Discussion – Senate Bill 60 – Plain City Ordinances:

Sadler mentioned that as he was reading through the Senate Bill 60, he found a section that says the commission could request the developer to do an infrastructure study to find out the impact on the city. Having the developers on North Plain City Road do a study was mentioned. There was a discussion with Plain City Sewer and Central Weber Sewer. The lift station on North Plain City Road for Grouse Meadows and Hawkins was discussed. Grouse Meadows wants a pioneering agreement, so that if anyone hooks up to the lift station they will reimburse them. The commission discussed Senate Bill 60 under Land Use Procedures. The commission feels that most of the changes are being done already. The word zoning needs to be changed to land use. The commission can ask for power to approve, but feel it should stay with the Council. There needs to be an appeal process, especially when City Council denies something. The commission would like Craig Call to come and answer some questions they have. Under Land Use Ordinances, the commission thinks that now two public hearings need to be held instead of just one by the Council. The commission has to have a public hearing. The Council can adopt a moratorium without prior recommendation from the commission. Spot Zoning is now allowed, but you need to be careful because it could cause trouble. The Council can't approve land use changes without recommendation from the commission. Under Conditional Use if someone is willing to meet reasonable conditions it can't be denied. There is concern with who follows through with conditions.

New Business:

The commission is concerned about the sewer system and capacity. It was suggested asking the Council for a study and getting a copy in report form. The commission would also like a traffic study done for North Plain City Road. They would like Wasatch Civil Engineering to do the study since they are already the City's engineer. They would like to know the capacity for the sewer on the various roads and the weak links in the sewer system. They would also like a long-term transportation review. **Spencer moved to recommend to the City Council in lieu of a moratorium the Planning Commission requests a capability and feasibility study be done by Wasatch Civil Engineering on the sewer system for line improvement, for expansion with the capacity of sewer on the various roads, the weak links of the sewer system, and sewer pond capacity and possible future expansion needs, and a north, south, east, and west road transportation analysis, and the ability to logistically handle future development so development problems don't come to a head all at once, and Plain City isn't in jeopardy of losing the pioneer boundaries. Seconded by Jackson. Motion Carried.**

Report from City Council – Drummond:

Drummond reported that the Council didn't address the moratorium, Grouse Meadows pioneering agreement was discussed, Gene Bingham discussed concerns with his subdivision, some of the residents who had sewer problems

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have their drains going into the sewer system, and Wendell Winegar's subdivision has been approved in the County and wants to bring it into Plain City as a subdivision in an RE-15 zone.

Schedule for attending City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Drummond</u>
	Apr 20	May 4	May 18	June 1	June 15
Jul 6	Jul 20	Aug 3	Aug 17	Sept 7	Sept 21
Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	

Jackson moved to adjourn at 9:05 p.m. Seconded by Sadler. Motion Carried.

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