

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
27 APRIL 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 27th April 2006, in the Council Chambers of the Plain City Hall at 7:00 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 Spencer gave the invocation.

Approval of the Minutes – 13 April 2006:

**Jackson moved to approve the minutes of 13 April 2006, as corrected. Corrections being under Motion – Conditional Use Permit – England Meadows PRUD, line seven add after plat before “it can be on the agenda for preliminary,” and under Discussion – Wendell Winegar Subdivision, line seven add after it is “in the process”, and under Bill Fox Discussion change “15” to “16”. Seconded by Sadler. Motion carried.**

Discussion – Senate Bill 60 – Plain City Ordinances:

Pearce mentioned that she was trying to find out the process for the annexation process, but she couldn't find it under Senate Bill 60. She is going to recommend to the Council that when Sterling Codifiers makes changes they change all “zoning” wording to “Land use”. Sadler mentioned he has a book showing rules and procedures. Pearce would like to have Craig Call come and help the commission with changing our ordinances to meet the Senate Bill 60. There was a concern that the commission has to have a public hearing for a conditional use permit. The commission found in our ordinances where they might have a public hearing if they feel it is in the best interest of the citizens.

Discussion – Motion – Ordinances changes:

Pearce would like to see some changes in the ordinances. She would like to see no horses on ½ acres lots. The commission discussed this. Everyone who has a horse now on ½ acre would be grandfathered in until the horse is removed. When the animal ordinance was redone awhile ago, Gene Bingham pointed out that if people keep their corrals clean on ½ acre there aren't any problems. It was decided that the city needs to make sure they are keeping them clean and meeting the setbacks. It was suggested holding a public hearing to get the residents input on horses on ½ acre lots. There was a discussion with residents that are affected when new subdivisions come in. It is the subdivision that has existing houses abutting it that can cause problems. An ordinance may be needed to help the existing residents with their setback requirements. The next suggested change is the commission would like to see aerial maps included in the packet. They suggested one close up of the subdivision and one of the surrounding properties. The commission would each like a set of aerial maps with one for the engineer, one for public works, and one for the folder. The terminology could be one close up aerial and one showing 1,000 feet in every direction. Another change is submitting time to the City Recorder. It was discussed having everything in time to have the commission receive it two weeks before the meeting. There was a question as to why the extra time is needed. Some felt they needed more time to review the information. It was also mentioned that the commission doesn't want to receive items the night of the meeting. Requiring a development agreement for all subdivisions was discussed and it might be a good idea. The subdivision may have to be tabled if items are received that night or everything isn't in order. Since it is in the same ordinance as the aerial map issue, than it might be better to change it all at once. Having no parking on the sides of 2200 North east of 3600 West was mentioned because it is so narrow. The current ordinance also gives hours for not parking on streets during snowstorms. Since snowstorms don't just come at night removing the times was discussed. A mixed-use zone for RE-20 and RE-15 with a 50-50 mix or 60-40 mix was discussed. Pearce received a copy of a mixed use zone from the planners and it was in the packet and another one was received tonight. These could even be done with a conditional use permit. Allowing some ¼ acre lots was discussed if they are really creative and have 60% - 20,000 sq. ft. lots. The commission didn't feel allowing ¼ acre lots in this zone was a good idea. This would encourage larger lots, but it may do away with the RE-20 zone. Putting the mixed zone in the General Plan would help with this. Pearce discussed this with John Janson and he thought it was an interesting idea but the ordinance would have to start from scratch. This might be similar to the PRUD ordinance, but no Homeowners Association would be required. It could be spelled out in a development agreement. This will be discussed at the next work meeting. Jackson showed an ordinance 2004-07 amending the General Plan stating that the maps are just general but not necessarily what the city wants. **Jackson moved to recommend to the City Council amending the zoning ordinance to include under the**

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**animal ordinance that a new subdivision can't impact the existing setback requirements for an adjacent property owner. Seconded by Spencer.** There was a discussion as to resident's rights and what happens if homes of existing owners are sold. **Jackson amended the motion to add to be allowed to leave or replace existing buildings used for housing of animals. Seconded by Spencer. Vote: Spencer, Pearce, Balderree, Jackson aye, and Sadler nay. Spencer moved to recommend to the City Council amending the subdivision ordinance to require 9 sets of aerial maps with two maps: one map being a close up and one map showing approximately 1,000 feet around the boundaries of the subdivision in all directions; with one set 11X17 and 9 sets 24X36 maps, changing the date of receiving the preliminary and final plats from 15 days to 30 days before the meeting. Seconded by Sadler. Motion carried. Sadler moved to recommend to the City Council adding to the no parking ordinance 6-1-3 paragraph 5 add G. saying no parking on 2200 North starting at 3600 West and going east to the end of the pavement and on paragraph H. 1-A to eliminate the time restriction for snow removal. Seconded by Spencer.** It was noted that this is a safety issue with 2200 North being so narrow. **Balderree amended the paragraph H to say during snowstorms. Seconded by Spencer. Motion carried.** Sadler would like to see the commission add Roberts Rules of Order to the commission bylaws. Jackson would like to see training on the rules. The city would have to buy the books and have a class taught. **Sadler moved to recommend to the City Council adding to the Planning Commission bylaws chapter one 2-1-3 and make it paragraph H. that the commission follows and operates under Roberts Rules of Order, but it will not supersede state or city laws or ordinances.** There was a discussion that the bylaws may not need to be approved by the Council. **Seconded by Balderree. Motion carried.**

New Business:

Secretary Hancock mentioned that as of the next meeting all meetings will be recorded and all items have to be on the agenda to be discussed at all. There will no longer be new business or public comments. They discussed the letter they received from the Mayor. Pearce thanked the commission and told them they are doing a great job. Sadler will not be able to attend the City Council meeting on May 4<sup>th</sup>, so Pearce will go. Spencer will be late on May 11<sup>th</sup>. Paul Southwick and Mike Flood may go in together and put in a new sewer line along the rail road trail.

Report from City Council –Pearce:

Pearce reported that Grieves got the rezone on the condition that the city won't take over the road, Jeff Hales got the annexation petitions approved and a public hearing date was set for June 1<sup>st</sup> Cicadis annexation was approved, approved putting the ordinances on line, Steve Diamond received his conditional use permit with an all weather road instead of paving, Brent White brought up the moratorium and it is on the next agenda, and impact fees were discussed, and Wasatch Civil will do an impact study for \$7,500.

Schedule for attending City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Drummond
			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	

**Spencer moved to adjourn at 10:10 p.m. Seconded by Balderree. Motion Carried.**