

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
29 JUNE 2006**

The Plain City Planning Commission convened in a meeting with the General Plan committee on Thursday, the 29th June 2006, in the Council Chambers of the Plain City Hall at 6:00 p.m. Present showed the following: Chairman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer excused, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: Cindy Gooch, Tyson Moore, Francisco Astorga, Jacob Splan, George Ramjoue, Taran Wheeler, Arron Wheeler, and Carl Miller. Chairman Pearce conducted the meeting and Sadler gave the invocation.

Discussion – General Plan – Cindy Gooch:

Cindy Gooch explained that this is a meeting to make the commission familiar with the draft General Plan. Cindy explained what the general plan committee had done in their past meetings. These workshops included a survey, and viewing the present general plan to see what needed to be improved. Cindy also mentioned that the map from Wasatch Civil needs to reflect what the ordinances state. The zoning ordinance has C1, C2 and C3 commercial zones and the map shows M-1. Some of the items the committee would like to see more of are parks, preservation of history, streetlights, gathering places, life cycle housing. Some of these concerns are through streets, property rights, they would like to see making wetlands positive, directing the growth, transportation and congestion, preservation of the town image, and cleaning up properties. A map was done and the committee met and made some revisions. Instead of being specific it is more of a general map with greater than ½ acre or less than ½ acre. This was discussed.

There is a larger street shown on the map and the legacy highway was discussed. The map shows it going along the power line corridor. There was a discussion. The commission had concerns that it needed to go along 5100 West as it is in Hooper and West Haven. George recommended it go along the power line corridor because of all of the wetlands further west. It was suggested that it go just east of the wetland area. It was suggested making sure it is preserved where ever the commission felt. George also suggested putting both places on the map. It was noted that the area along the power lines wouldn't be as big of an impact. There was concern about being too close to 1900 West and the Interstate. George mentioned that main corridors should be no more than 1 mile apart. There is also a concern as to having approved housing in England Meadows PRUD and Stillcreek PRUD. There will be parks under the power lines with housing on both sides. George mentioned he has sent two letters to Plain City recommending leaving this open for the legacy highway but hasn't heard any response. It was suggested that 3500 West, 4700 West or 5100 West could be alternatives. The commission was told they can set property aside by offering developers incentives to do so. Something with at least 150 feet or 200 feet needs to be preserved. It was suggested starting with a basic two lane road and as the need arises it can be widened. The present ordinance in Plain City only allows 66 foot roads. It was discussed increasing that size since the city is changing. A collector on 5100 West and other connecting roads were drawn on the map. It was suggested going to Farr West to connect 2200 North through to Farr West. A street connecting the middle of town to 1975 North was also suggested. Widening 3600 West was also suggested. Extending 1975 North to 5100 West was also mentioned.

Under land use it has been suggested designating these areas as neighborhood commercial 4700 West and 1500 North as neighborhood commercial and along 1975 North the area surrounding the Chevron. Along 2600 North recommend a corridor for commercial, residential, and high density. The commission mentioned they are looking at a subdivision where the present General Plan shows commercial. Cindy mentioned that areas designated need to be preserved for that purpose. Cindy also mentioned that commercial is needed to support the city. Commercial owners will be knocking at the door but the corridors need to be left open.

For the future natural area, the property can be purchased with grants that allow the owner to farm it. Canal corridors can be used for trails or fencing the canal. Ramp tax money could be received for parks. It was suggested having a park by the school. It was mentioned that a developer down by the dump is looking at adding an equestrian park. It was suggested putting it closer to the dump since houses wont want to be next to the dump. If there is a park by the river the County requires staying back 100 feet for preservation.

It was suggested to change the map to show the present zones in certain areas. Money can be received from the state for historical preservation. Anything over 45 years is considered historical. Some areas were discussed like Paul Costley Garage and some houses. Allowing commercial in the old school with a historical theme was

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discussed. When the General Plan is written it will include these items discussed. Other items discussed were needing a south corridor off of 1975 North and it was suggested going through the Taylor property, buying more land by the landfill for future growth, and keeping a park by the new cemetery property.

Cindy mentioned the new outline for the General Plan. It seems to run together. She is concerned about the affordable housing plan. There is plenty of affordable housing at this time. She mentioned something needs more solid and updated. Cindy also stated that the commission needs to have their General Plan, follow it and update it annually.

A meeting with the City Council needs to be scheduled. They would like a public hearing on the General Plan by October. It was suggested July 19th at 6 p.m. for the meeting. If the City Council can't be to the meeting, than it needs to be rescheduled.

Spencer moved to adjourn at 8:40 pm. Seconded by Sadler. Motion Carried.

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