

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
26 OCTOBER 2006**

The Plain City Planning Commission convened in a work meeting on Thursday 26<sup>th</sup> October 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer arrived at 7:08 p.m., Al Drummond, Alternate Brandon Stokes, and Secretary Kathy Hancock. Also present: Council members Bruce Higley and Darwin Smith, Cindy Gooch, Beth Koford, Mandy Lund, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Drummond gave the invocation. Mrs. Pearce welcomed Mr. Brandon Stokes as an Alternate.

Discussion – General Plan – Cindy Gooch:

Ms. Cindy Gooch was present to change the General Plan as changes are recommended by the Commission. The map changes haven't been completed yet because of the expense to re-do them with every change. The Commission and Ms. Gooch started going over the General Plan section by section paragraph by paragraph. There is no problem with the table of contents. Spencer arrived. Ms. Gooch will put in the plan the adoption process and amendment process for new Commission and City Council members. The Commission asked Ms. Gooch to provide steps for amending the General Plan in the plan. Under the Urban Growth Section, Objective 1 Policy A the Commission would like Ms. Gooch to add 0-2 years under the timing. Ms. Gooch mentioned that the City receives funds from the Governor's Office depending on the amount of residents. The Governor's Office has our amounts extremely low at 1,001. The amount needs to be updated regularly and can be done by water bills and the census. Bona Vista sends out 1356 bills. Since we have very few commercial businesses, most of them are dwellings. This doesn't include unincorporated Plain City. The City is already over the 2010 prediction of 4,410 residents. The Commission mentioned that the City doesn't allow mobile homes so those sections need to be removed from the General Plan. Under high density it needs to be changed to no more than 4 units.

Ms. Gooch mentioned that every January the City Council should review the plan and maps. It needs to be reviewed and if no changes are made it just needs to be mentioned there are no changes. The Commission makes the recommendations and should also be reviewing the General Plan constantly. Under the review agency the City Engineer could be included in the Staff. Ms. Gooch also stated that once the annexation is complete the plan needs to be reevaluated and changes made for zoning if necessary. Every time the General Plan is amended there is a process including sending changes to Wasatch Front Regional Council, Governors Office of planning and budget, and the Economic Development group in the Governors Office. Rezones can't be done unless the plan shows it and then by public hearings. Ms. Gooch recommended that the City hire a City Planner.

Under the Transportation section, the commission noted that when Pioneer Road is mentioned it needs to be specified with numbers since it runs north-south and east-west. The commission asked when a road is considered a collector road. Ms. Gooch mentioned that anytime people collect onto a street it is considered a collector. Once the General Plan is approved Wasatch Front Regional Council needs to be notified of our collector roads so they can be put on the National collector road list. After that money can be received with a 6% match for roads. Ms. Gooch will provide the City with a list of people that need to be updated with changes and that funding can be received from. Ms. Gooch recommended not putting as much detail in the written section so that when the map is changed then the written won't have to be changed also. The Commission and Ms. Gooch discussed widths of streets and the colors to designate them. It was decided that 2800 North will be a main collector street. The Commission would also like a definition as to what is a major collector road and what is a local road. Ms. Gooch mentioned 1975 North is designated in the State as a light rail possibility. There was a discussion as to having back yards that are off of a main road be required to be landscaped or fenced. There was also a discussion as to 3600 West needing to be widened with the new school. Depending on what the School District decided it may not be possible. The sidewalk will be on the eastside of 3600 West. It was recommended discussing with Brad Jensen the designated width of 3600 West. The Commission would also like to see the power line corridor at about 3200 West changed to a collector road instead of a corridor. They would like to see 5100 West be left as a corridor for the Legacy Highway. Under the Objectives and Policies, Ms. Gooch recommended having a plan so that the developers don't have to do everything and impact fees can be collected. Ms. Gooch mentioned that UDOT will do a Master Plan for free for the City. Once that is done than capital improvement fees can be collected. They will evaluate what is on the map and estimate with the population what roads are needed and the type of roads. In order to get funding a Master Plan has to be in place. Once there is a Master Road Plan the Engineer can put together an impact fee for the City. Ms. Gooch mentioned that a City Planner is essential to help get money for Class C roads etc. The

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Planner would keep up on the amount of new roads in Plain City and report it to receive more money. UDOT can help the city with a lot of these problems.

Under the Parks and recreation on page 34, a golf course needs to be taken out since we don't have one. All wording saying Layton Canal needs to be changed to Warren Canal. There was discussion as to who owns the Center Square Park. The LDS Church owns  $\frac{3}{4}$  of it and the School District owns the other  $\frac{1}{4}$ . The future cemetery property was mentioned. There is a rumor that there are negotiations going on to extend the existing cemetery in trade for this property. The Commission asked Ms. Gooch to change the age of football to 2<sup>nd</sup> through 8<sup>th</sup> grades. The recreation department may need to be consulted on that. Right now using the National Recreation Parks Association equation the City has enough parks. The City currently has 163 acres of active park land and 152 acres of open space. She also suggested a nice complex for sports would be nice. She has made some recommendations to the City Engineer as to sports complexes, parking, etc. The Engineer is putting a Master Park Plan together for impact fees. Ms. Gooch suggested looking at the impact fee every year because of the upkeep cost. Once the Parks Master Plan is done the General Plan will need to be amended to include it. Different parks were discussed, i.e. private, public and trails. Ms. Gooch mentioned that along the Weber River the County requires 100 feet open space. Grant money can be received for these kinds of things. Ms. Gooch also mentioned a Forestry Plan. This can say what kinds of trees are allowed in parks and along streets. Every year \$1,000 can be received for trees.

Under Historical Preservation, Ms. Gooch mentioned there is an Indian burial site or wintering ground in Plain City. These need to be mentioned. Ms. Gooch has left the dates blank under when the objects and policies should be done. There needs to be an advisory board for this within the next two years. The Commission would like to add the DUP log cabin by the Town center LDS Church. Ms. Gooch suggested having the History book updated since it hasn't been since the 70's.

Under Residential under Housing Characteristics, the Commission asked to have the Mobile Homes taken out since the City doesn't allow them. The Commission also asked to take out apartments. Septic tanks need to be added since not all of the residents have sewer. Ms. Gooch recommended that the first half of the General Plan be given to the City Council for their review. It was noted that at least 90% have access to sewer and it is required by the Health Department to hook on if within 300 feet of the sewer line. The commission asked for an explanation for median and mean. Ms. Gooch will add an appendix for affordable housing. Storm water issues need to be addressed. Ms. Gooch is concerned about the Mobile Home Park issues. This may eventually have to be changed. Ms. Gooch will look at the goals under this section and set time requirements.

Under Commercial, Ms. Gooch recommended that the Commission decide where to have the commercial before the map is updated. There is a concern with the commercial location on 1500 North and 4700 West. How far should the commercial property be extended in that area? Right now it is shown roughly 1,000 feet from the intersection on 1500 North and 4700 West north towards Fremont High School. It was mentioned that it could only be C1 Commercial because residential housing surrounds it. The Commission would like commercial in that area and the plan could be amended later. It was also suggested that the commercial on 3600 West be extended to the intersection of 1975 North on all 4 sides. It was also discussed putting commercial along the power line corridor. It was noted there is a meeting on Monday, November 6<sup>th</sup>, with Wasatch Regional Council. The Commission finished with the Commercial section and will start with Economic on the next work meeting.

**Mr. Sadler moved to adjourn at 9:35 p.m. Seconded by Mr. Drummond. Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Spencer, Mr. Drummond voted aye. Motion Carried.**