

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
25 JANUARY 2007**

The Plain City Planning Commission convened in a meeting on Thursday, the 25th January 2007, in the Council Chambers of the Plain City Hall at 7:10 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler, Members: Al Drummond, Bob Spencer arrived at 7:25 p.m., and Alternate Brandon Stokes, and Secretary Kathy Hancock. Also present: Councilmembers Darwin Smith, Bruce Higley, and Cindy Gooch, Jennybeth Koford, Kent Buie, LaFray Kelley, Eddie LaRue, Chris Hadley, Janet Judkins, Kevin Jackson, Zach Zuneul, Marilyn Lott, Stuart Adams, Brent Weston, Judy Johnson, Greg Johnson, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Stokes gave the invocation. Mrs. Pearce mentioned that Mr. Spencer would be late and Mr. Jackson has resigned from the Planning Commission.

River Crossing – Preliminary – approx. 4900 W 1500 N- 80 lots

Mrs. Pearce mentioned that the River Crossing Subdivision was tabled because there was a concern that two stub roads extending to the south are needed. There was also a concern with the slopes of the slough. The City Engineer, Brad Jensen, has sent a letter to the commission stating that one stub street is enough as long as there are other stub streets into the other adjacent properties. Mr. Brad Jensen also mentioned that if the sloughs are wetlands they couldn't be changed without the approval of the Army Corp of Engineers. Another issue that has been brought up is the emergency access. Some of the lots will only have a 10-foot back lot until the temporary emergency access is abandoned. Footprints for homes will need to be included on the plat and those lots restricted. Having those lots restricted as non-buildable until the road goes through was discussed. Mr. Buie didn't want to do that; he would rather make sure the landowners are aware of it. Another concern is there will be road base down for the access and it will have to be removed once the access is abandoned. A field fence will be required along the west side of the access. The fire department needs to be contacted to get their opinion on the access. Having a footbridge across the slough to lot 19 was mentioned. Mr. Buie will just include it in the present lot 16 and renumber the lots. Temporary turnarounds will be needed. Mr. Spencer arrived. Some of the lots can be restricted to have driveways off of the other streets and eliminate the need for temporary turnarounds. There will be a stub street to the south at 4925 W. **Mr. Drummond moved to grant preliminary approval to the River Crossing Subdivision contingent upon the letter from Brad Jensen dated January 4, 2007, the emergency access on the east of the lots will go to 1375 N, 4925 W will be stubbed to the south, lots 72 and 80 will be temporary turnarounds until the roads are through with consideration of some lot adjustments, lots 32, 24, and 25 need to be restricted with driveways on 4925 W, lots 63 and 71 need to be restricted with driveways on 4975 W, lot 78 needs to be restricted to have a driveway on 1125 N, lot 19 will be included as part of lot 16, a field fence will be required on the west side of the emergency access subject to the fire department approval extending from 1500 N to 1375 N. Seconded by Mr. Spencer. Vote: Mrs. Pearce, Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.**

Public Hearing - General Plan – Jan 25, 2007

Mr. Sadler moved to convene in a public hearing for the General Plan. Seconded by Mr. Drummond. Vote: Mrs. Pearce, Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried. Mrs. Pearce mentioned the existing General Plan isn't done with maps. The proposed General Plan will be map oriented. The commission has reviewed the existing zones and adjusted the map accordingly. Pearce explained the map and the legend and what the different colors represent. High-density areas were discussed. It was mentioned that PRUDs could have multi-housing units, but have to be approved with a conditional use permit. Pearce also explained that this is what is proposed for Plain City to look like. Pearce explained the proposed transportation and the legend on the map. Since this is the first public hearing for the General Plan the commission would like public opinion. After the public hearing the commission will either make changes or recommend it on to the City Council and they will hold a public hearing. It was explained that the General Plan is showing Legacy Highway at 5100 West. Trail systems and bike lanes are also included on the map.

Mrs. Marilyn Lott asked about 1500 N. as a collector for the Legacy Highway. The commission mentioned that 1500 N. is scheduled for 100-110 foot right of way even though the actual road is 60 feet. The state will get a copy in the Governments Office once it has been approved.

Mr. Greg Johnson, whose father is Ken Jackson, owns ground just outside of the newly annexed property. They would like to annex about 100 acres into Plain City. He asked about the Legacy Highway going through this property. The commission explained that is where they would like to see it go. He also asked about the sensitive overlay zone. The commission explained that a geo-tech study would be required. The Jacksons would like to see the lot size ½ acre and under in that area.

Mr. Kent Buie asked if the plan identifies the corridor along the river. Ms. Gooch mentioned the state requires a 100-foot flood zone that the trails need to follow. They can be closer but no Federal money can be received. The trails and parks are designated as open space. An ordinance would need to be passed to help with this.

Mr. Carl Miller thanked Ms. Gooch. He was on the committee. He would like to see the lots larger by the Industrial area because it is the only space available for bigger lots.

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Mr. Phil Meyer mentioned that it is nice, but he is concerned with the high-density zone. He doesn't feel we need that in Plain City. The commission mentioned the areas out on North Plain City Road are PRUDs that have already been approved. Mr. Meyer explained how affordable housing was planned when he was on the City Council. He feels that we don't need any more affordable housing in the area since we meet the requirement now. Ms. Gooch explained that with all of the building going on right now we won't meet it for long. Mr. Meyer also feels we need more commercial property like along 4700 W. and 1975 N.

Mrs. LaFray Kelley also asked about the high-density areas. It was explained that this is for multi-family housing like town houses and patio homes. The PRUD ordinance is designed so the city can specify how they look. The General Plan also includes a section specifying the commission to put specs together in 0-1 year.

Mr. Brent Weston asked about the PRUDs and who will take care of the parks. The commission explained that for the most part they would be Plain City's responsibility with some of them being controlled by a Homeowners Association. This is all done in the Development Agreement.

Mrs. Marilyn Lott mentioned that the trail system runs right through her neighbor's property. The commission explained that they wouldn't take their property it is just a proposed trail system. She also asked about widening of 4700 W. That is a state road and the state will make that decision. Mr. Carl Miller mentioned that the east side would be expanded to match by the high school and the west is already expanded. No one knows for sure what will happen on 4700 W; it could be 20-30 years in the future. It was mentioned that the plan gives us a way to plan for the future. Mrs. Lott also suggested commercial along the power line corridor and the 5100 W corridor. It was mentioned if the Legacy Highway goes in there might be enough commercial in that area to support the whole city.

Councilmember Smith mentioned that subdivisions have come in with town houses and patio homes with family lots around them.

Ms. Gooch mentioned that our community is going to grow because of land value. Our city doesn't have the ability to take care of the residents with our current commercial. Right now there is 150 acres planned commercial but eventually Plain City may need 300 acres. The plan needs to be re-evaluated every couple of years. Without the multiple family housing it will be an elite community that children can't afford to come back and live in. Right now we have the minimal amount of multiple housing. By putting it in with residential housing, it is safer and can be developed with amenities. The multiple housing area is on the outside boundary of Plain City so people can exit the city quickly. The standards can be set for this housing.

Mr. Spencer moved to leave the public hearing and convene into a regular meeting. Seconded by Mr. Drummond. Vote: Mrs. Pearce, Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried. The commission discussed commercial and zoning on the map. It was suggested changing the easement along the power line corridor to 80-85 feet instead of 100-110 feet. Ms. Gooch mentioned that was supposed to be changed. The commission has talked to Marriott-Slaterville and they are considering having this in their city. The commission decided to leave the commercial the way it is now and review it in two years. **Mr. Stokes moved to accept the General Plan as formatted with changes of the road along the power line corridor to be made a collector of 80-85 feet and recommend it on to the City Council. Seconded by Mr. Drummond. Vote: Mrs. Pearce, Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.**

Mrs. Pearce mentioned that the mixed-use zone isn't on the agenda. If we have mixed-use zones than two zones can be in one zone. She would like to see it on the books by June and the General Plan showing the zone.

Report from City Council

The fees were waived for the Senior Center, Simpson Subdivision was approved with piping of a ditch, Stillcreek approved with street numbers, Parkvale was rezoned RE-20, and the Planning Commission members got a \$10 meeting increase.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Drummond</u>	<u>Stokes</u>	<u>Maw</u>
Apr 5	Apr 19	May 3	May 17	Mar 1	Mar 15
Jul 5	Jul 19	Aug 3	Aug 16	Jun 7	Jun 21
Oct 4	Oct 18	Nov 1	Nov 15	Sept 6	Sept 20
				Dec 6	

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Mr. Sadler moved to adjourn at 9:20 p.m. Seconded by Mr. Pearce. Vote: Mrs. Pearce, Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.

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