

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
22 FEBRUARY 2007**

The Plain City Planning Commission convened in a meeting on Thursday, the 22nd February 2007, in the Council Chambers of the Plain City Hall at 7:05 p.m. Present showed the following: Chairwoman Artie Pearce, Members: Al Drummond, Brandon Stokes, Bob Spencer arrived at 7:25 p.m., and Alternate Jarod Maw arrived at 7:35 p.m. and Secretary Kathy Hancock. Also present: Mayor Jay Jenkins, Kris Johnson, Dan Johnson, Mitch Willson, Cameron Kemp, Nancy Kemp, John Telford, Shamra Berry, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Drummond gave the invocation.

Motion – CUP – Kris Johnson – Dog Kennel

The commission reviewed the information Kris Johnson submitted including pictures of the yard, dogs, and a sketch of the yard. It was noted that the dogs spend 80-90% of their time in the house. The dogs will not be kept outside in a kennel, a Conditional Use Permit is needed because they have 8 dogs and the ordinance allows 3 dogs. They are requesting no less than 4 and no more than 12 dogs as recommended by Animal Control. The understanding is that once the Yorkies pass away the permit will no longer be needed. The Yorkies are spayed and neutered. The original application mentioned housing or adopting extra dogs. The Johnsons don't intend to do that. They would like to keep their two cockers. If they breed them, it was noted they need a business license and they can't keep more than 3 dogs over 4 months. Mr. Drummond contacted both of the immediate neighbors and neither of them have problems with the dogs. The dogs aren't outside at night to cause a nuisance. There was a concern that once a permit is issued bigger dogs could be brought in. Mrs. Johnson is not interested in bigger dogs. It was suggested to limiting the permit to Yorkies and Cockers. **Mr. Drummond moved to grant a temporary conditional use permit for a kennel to Kris Johnson to satisfy the City and County Ordinances and allow her to have the existing 6 Yorkies and 2 Cockers with the intent that the Yorkies won't be replaced, and the Cockers will be maintained and breed, and the age requirements followed according to the City and County Ordinances, subject to normal inspection requirements, the dogs aren't to be out at night and no complaints can be received from neighbors. Seconded by Mr. Stokes. Vote: Mr. Drummond, Mrs. Pearce, and Mr. Stokes all ayes. Motion Carried.**

Discussion and/or Motion – Streetlight Ordinance – Public Works Director Mitch Willson

Mr. Mitch Willson thanked the commission for letting him explain the present lighting situation. Mr. Willson mentioned he is trying to save the city money. He has contacted Rocky Mountain Power and they have sent him pricing. With the decorative lights it will be about \$6 per month per light for energy and maintenance. If the light is put on an existing power pole it will be about \$4 per month per light for maintenance and energy. The developer will pay to put the decorative lights in the subdivision along with the \$125 connection fee. Mr. Spencer arrived. The only thing Rocky Mountain doesn't pay for is the damage if someone puts in a fence, etc. and causes damage. If Rocky Mountain supplies and installs the lights at their expense it would be about \$39 per month for energy and full maintenance per light. Mr. Willson contacted Mountain States Lighting and Mr. Craig Duncan no longer works there. He requested a price list from a Paul showing the savings, but hasn't received anything yet. In the paperwork Mr. Willson does have from Mountain States Lighting with 70-watt bulbs it would cost about \$1.81 per month per light for energy. Right now with Rocky Mountain Power with a 100-watt bulb it is \$2.07 per light for energy without maintenance. Mr. Willson contacted a Mr. Martinez in Clinton who uses Mountain States Lighting. They have 16 feet tall lights with 150-watt bulbs, with lights at a minimum of 220 feet and maximum of 250 feet. He only spends a few hours weekly checking the lights, but his lights are still under warranty. If we go with Mountain States Lighting, the city would have to have 2 lighting poles, bulbs, lamps, etc. on hand for maintenance at \$1,100 just for the fixture. Mr. Maw arrived. Mountain States charges about \$2,200 to install the lights with 100 feet of wire, if the trench is open more if it is not. Rocky Mountain is about \$1,750 for everything. The current street lighting ordinance requires lights every 200 feet on alternating sides of the street that would require about 6 lights on a 1,000-foot street. Mr. Willson is concerned with who is going to pay and maintain these lights. One advantage with Rocky Mountain is there will be a flat fee that can be budgeted in. If the Public Works maintains the lights, then the price will vary. The commission explained that the ordinance was basically written around Mountain States Lighting and it will have to be looked at. The old ordinance required lights every 600 feet. The emergency personnel like lights at intersections. The commission would like more pricing information, as it becomes available especially from Mountain States Lighting. **Mr. Spencer moved to table any decisions until the commission receives more information from Mitch Willson so they can make a better-informed decision. Seconded by Mr. Drummond. It was suggested that Mr. Willson see if Rocky Mountain will maintain poles that the city owns. Vote: Mr. Maw, Mr. Drummond, Mr. Spencer, Mrs. Pearce, and Mr. Stokes all ayes. Motion carried.**

Discussion and/or Motion Mixed Use Zone

Mrs. Pearce has written up a draft mixed use ordinance with Syracuse City's ordinance as a guide. Mrs. Pearce has talked to the planners and to Ms. Cindy Gooch. They haven't seen anything like it but thought it would work. In an R-1, 2.9 lots per acre would be allowed. In an R-2, 3.79 lots per acre would be allowed. It was suggested that the R-1 would be similar to our present RE-15 zone. The planners and Ms. Gooch suggested instead of saying 20,000 sq. ft. lots saying minimum and maximum lot per acre. The purpose of this zone would be to have a combined zone with ½ acre and 1/3-acre lots. The PRUD ordinance allows small lots that that can be 8,000 sq. ft. This would allow developers something besides a PRUD and the PRUD could eventually be abandoned. Limitations could be set as to how many ½ acre lots and how many 1/3 acre lots. It

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could be that there could be more 1/3 acres allowed with a percentage of open space. Allowing nothing less than 1/3 acres was mentioned. A mixed-use zone could be done with 1/4 and 1/3 acre lots. Mayor Jenkins mentioned that he would rather see us fix the PRUD ordinance and keep it in than to have a new ordinance. Mayor Jenkins feels the PRUD is better because a conditional use permit controls it and it is a great way to get open space. The commission discussed the PRUD Ordinance. One concern is the really small lots and the setbacks and frontage. Mayor Jenkins also mentioned that in Boise there was a subdivision where all of the homeowners were required by the restricted covenants to have a light in front of their home on all night. Maybe that is a way to have lights in subdivision instead of streetlights. The commission will look at the PRUD Ordinance and see if they can change it and have what is wanted instead of having a mixed-use zone. The R-1-11 needs to be taken out of the PRUD Ordinance. Once the General Plan is done the commission needs to stick to it.

Motion – Planning Commission Chairman and Vice Chairman

Mr. Spencer moved to retain Mrs. Pearce as the Chairman. Seconded by Mr. Drummond. Vote: Mr. Maw, Mr. Drummond, Mr. Spencer, Mr. Stokes all aye. Motion carried. Mr. Drummond moved to retain Mr. Sadler as Vice Chairman. Seconded by Mr. Spencer. It was noted that the commission hadn't heard anything from Mr. Sadler stating he didn't want to. Vote: Mr. Maw, Mr. Drummond, Mr. Spencer, and Mr. Stokes all ayes. Motion Carried.

Discussion – Subdivision on March 8th Agenda

The commission discussed the Parkvale Subdivision. There is a concern that there is only 7.54 acres of open space and that includes the roadway. By having Mr. Krenek put in restrooms and other amenities it may be okay without the required open space. There was concern of no connectivity for the trail system. The commission discussed what the conditions should be for the conditional use permit. The concern with part of the subdivision already being recorded as part of Parkvale Subdivision Phase 2 was discussed. Mr. Krenek may have to amend the plat for Phase 2. Mr. Krenek will need to conform to the PRUD Ordinance. The planners and attorney will be at the meeting on March 8th. The planners and attorney are reviewing the Development Agreement. Some of the amenities could include restroom, parking, seating, trees, and sprinkling system for the arena; trees, parking, restroom, sprinkling system for the park; and trees in the park strip. The types of trees discussed were prickly flowering pears. The ordinance requires a vinyl or masonry fence around the perimeter. The cluster ordinance was read but only 25 homes are allowed in a cluster, so this will have to fall under the PRUD ordinance. The commission mentioned that a time limit would be needed for fencing. It was also mentioned that with amenities the fence might not be required. The trail entrances were discussed. Bollards will be needed to keep vehicles out, a 6' chain link fence will be needed on the side of the lots with at least 50% visual slats, at least three lights will be needed on the paths, the path paved, and the maintenance to be decided as to Homeowners Association or the city. Mr. Maw will find the terms for the 50% visual slats in a fence. If the Homeowners Association fails it was mentioned that fees could be collected on utility bills or taxes.

Mrs. Pearce mentioned that Mr. Child presented her with a thank you for annexing his property into the city. Mrs. Hancock showed the commission the map to see where they want the the legacy highway to go. They want to leave the Highway where it is proposed on the General Plan. The work meeting with City Council at 6 p.m. next Thursday was mentioned. Only Mr. Stokes, Mr. Maw and maybe Mr. Sadler can attend.

Schedule for Attending the City Council Meeting

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

Mr. Drummond moved to adjourn at 10:20 p.m. Seconded by Mr. Spencer. Vote: Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.