

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
26 APRIL 2007**

The Plain City Planning Commission convened in a meeting on Thursday, 26th April 2007, 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: Al Drummond, Brandon Stokes, Bob Spencer excused, Alternate Jarod Maw excused, and Secretary Kathy Hancock. Also present: Pamela Butler, Brent Butler, Margie Hunt, Lori Rasmussen, David Winters, Gary Hayes, Dennis Bird, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Stokes gave the invocation.

Motion – Conditional Use Permit – Dog Kennel – Pamela Butler – 4521 W 1500 N

Pamela Butler has two Bassett Hounds and one Australian Shepherd. About two months ago her daughter and her family moved in and they have a Basset Hound and one other dog. She thinks the neighbors complained. The neighbors have a horse that is within 16 feet of her house and when the dogs go out they bark at the horse. Animal control came and told her she needs to get a kennel license to have more than 3 dogs at the residents. The daughter is only living there temporarily until she can find a house. The neighbors have 20,000 sq. ft. and have had horses on the property the last 2 years. They have never complained about the horses being 16 feet from their house. Mrs. Butler will not be getting a business license. The dogs are just there temporarily until the daughter gets a home. The daughter is actively looking for a home, and has put an offer on one tonight. The daughter will take her two dogs with her when she does move. The dogs are like family and they don't want to have to get rid of them. They all have their shots, tags, and spayed or neutered so there won't be any breeding. The dogs are indoors all night and most of the day. When the granddaughters get home they let them out two at a time. The back yard is chain link with the whole 2 ½ acres fenced with hog wire fencing.

The commission explained that a conditional use permit does stay with the property. There is a concern that even though this is temporary it does stay with the property and at any time someone can have a kennel license on the property. The time limit Animal Control gave her to get in compliance was discussed. They were given 90 days. Chairwoman Pearce will contact the City Attorney to get his opinion on this. Mrs. Butler gave the commission a copy of the letter from Animal Control. It was suggested tabling the permit for one month so the attorney can be talked to and to see if the daughter has a house before granting a conditional use permit. The commission asked Secretary Hancock to send Weber County Animal Control a letter saying they are working on the problem. **Mr. Drummond moved to table the Conditional Use Permit for the dog kennel for Pamela Butler so the commission can check with the City Attorney and asked a letter be sent to Weber County Animal Control and let them know we are working on the issue. Seconded by Mr. Stokes. Vote: Chairwoman Pearce, Mr. Sadler, Mr. Drummond, and Mr. Stokes all voted aye. Motion carried.**

Discussion – Qwest – Building Expansion – approx. 2175 N 4500 W

Mr. Dennis Bird from the Qwest explained that they would like to expand their present building located at about 2175 N 4500 W. Their building sets back about 45 feet off of the street. They have tried to purchase property from the neighbors, but they aren't willing. Mr. Bird presented the commission a site plan of what they would like to do. There are fuel tanks and cables on the north side of the property. The addition will have to be put on the west end. The old section would be used for some storing along with a stand by engine. The wall between the two building would be removed. They would like to add 20 feet on the west of the existing building leaving a 4-foot side yard. There would be no windows and the building would meet code. The commission was concerned that it should have a 10 feet side yard like all other residential property in this area. The commission discussed the surrounding lots. There are some residential and one commercial property. The commission thinks a variance would be needed for the 4 feet and then a conditional use permit. Mr. Bird will have a plan put together to submit.

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

Mr. Willson had not received the information yet and so asked to be moved to the next work meeting agenda.

Discussion – May 10th Agenda

The commission discussed the May 10th agenda. A Mr. Paul Keeler would like to be on the next agenda for a conditional use permit for an indoor riding arena. Mr. Keeler showed the commission what he wants to do. He would like a rather large private indoor arena. He would not hold big events there. Drainage is a problem right now, but he is working on it. He thinks it can flow into an existing ditch. The building will not house horses right now. They do have a home occupation permit. His wife does equine therapy and uses the outdoor arena now. He will be willing to move the shelters. There will have to be at least a 10 foot setback from the Skeen property to maintain the ditch. He is in an RE-15 zone and has about 5.5 acres and adding about 5.51 acres. He has 8 horses and is leasing 1 right now. He is aware of the ordinance and is trying to comply with it. He will spray the indoor arena to keep down the dust. The commission doesn't see any major problems with it and Mr. Keeler left a copy of his plans with them.

On May 10th, Homestead for final, 4-mile Parkway for a public hearing and Conditional Use Permit, Conditional Use Permit for Mr. Keeler for an arena, and River crossing was supposed to, but asked Brad Jensen not to review what they turned in.

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Mr. Sadler mentioned he has researched the 4-mile creek. The Poplar Subdivision plat doesn't mention the creek being in that property either. All of the minutes just mention fencing. The engineer may have to help the commission in deciding which subdivision the ditch is located in. Chairwoman Pearce will have Brad Jensen look it up. Brent White was the Chairman at the time and Mr. Sadler will talk to him. The commission discussed the safety of the ditch being piped and maybe some left open if the slope is such that kids can get out. It was also mentioned it may have been deeded to someone else at the time Poplar was approved. That will also need to be checked. There is also a problem with 4-mile Parkway with Marriott-Slaterville.

Farr West is thinking of changing their Planning Commission and maybe City Council meetings to Wednesday so that they can attend our meetings and we can attend theirs.

Approval of Minutes – 12 April 2007

Mr. Drummond moved to approve the minutes of 12 April 2007 as corrected, corrections being to change Stokes to Spencer in the last two motions, and add “On The Trail” after Parkvale Subdivision under preliminary approval. Seconded by Mr. Sadler. Mr. Stokes noted that he wasn't present but voted. Vote: Chairwoman Pearce, Mr. Sadler, Mr. Drummond, and Mr. Stokes all voted aye. Motion carried.

Chairwoman Pearce mentioned that she met with Matt Swain. He has bought some property from Jeff Hales by the S-curve for an Associated Foods grocery store. She has asked him to contact the Mayor since the Mayor has someone interested in putting one by the elementary school. It was mentioned that the one the Mayor is discussing would be a Wangsgards. Mr. Swain figured that residents from Warren, West Warren, West Weber, and maybe Farr West would use it. Mr. Swain feels that if it is closer to the S-curve that more Farr West residents would use it. They would also look at putting in a mini mall in that location. This area is commercial on the General Plan. The General Plan was adopted with some minor changes. Mr. Costley thanked the commission for all of their work on the plan; they are pleased and grateful for it.

Mr. Sadler reported from the City Council meeting. The amendment to the ordinance wasn't on the agenda so Parkvale's Conditional Use Permit was tabled, Stillcreek's Conditional Use Permit was denied, General Plan was adopted, no decision on the sidewalk grant, April 28th the grand opening for the fire department, permission has been granted to purchase a new fire truck, a council will be put together for a road show, and annexing the islands in was tabled until the next meeting because of the protest.

Schedule for Attending the City Council Meeting

Pearce	Sadler	Spencer	Drummond	Stokes	Maw
			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. Sadler moved to adjourn at 8:00 p.m. Seconded by Mr. Stokes. Vote: Chairwoman Pearce, Mr. Sadler, Mr. Drummond, and Mr. Stokes all voted aye. Motion carried.