

**Plain City Planning Commission**  
**Minutes of Meeting**  
**26 July 2007**

The Plain City Planning Commission convened in a meeting on Thursday, the 26<sup>th</sup> July 2007, in the Council Chambers of the Plain City Hall at 7:10 pm.

Present showed the following:

Chairwoman: Artie Pearce

Vice Chairman: Buddy Sadler

Members: Bob Spencer

Brandon Stokes arrived at 7:15 pm.

Jarod Maw

Secretary: Kathy Hancock

Also present: Carl Miller, Councilman Don Weston, and Gordon Nozaki. Chairwoman Pearce conducted the meeting and gave the invocation.

Discussion – Streetlight Ordinance

The commission discussed the streetlight ordinance. The Council has approved the distance and the maintenance recommendations. The commission needs to recommend a light type. The commission would have liked to get the Council's ideas before making any recommendations. It was suggested making a recommendation and having the Council decide from there. Mr. Stokes arrived. The commission liked the light from DMA Lighting. They like the idea that there is not as much glass for vandals to break. Rocky Mountain will still maintain these lights with a contract. They won't have the parts. The City will have to keep parts on hand for repairs. The wattage, color of poles, and the height of the pole need to be addressed. Color wise the commissioners like the granite color with a 75-watt bulb. It was determined the ordinance needs to state what is required and not leaving it up to the developer to put in the cheapest light. Mr. Stokes figured the model number would be INS 75 HPS optional voltage optional optics VFPT GPT PCHV but he would rather get a spec sheet before having the number being official. Councilman Weston arrived and the commission asked him about the current lighting situation and explained what they would like to recommend. Councilman Weston mentioned the biggest issue would be cost. The Council will want to keep the cost down.

The commission reviewed the lighting ordinance and in paragraph one 150 feet needs to be changed to 400 feet for the commercial section. Paragraphs two and three are okay. Paragraph four needs to be changed to say, "At the discretion of Plain City, the city shall purchase the materials, equipment and labor necessary to install the street lighting system as shown on the development plat and shall install the street lighting system." It was decided that the city needs to be able to contract out the maintenance or have the city do it. Paragraphs 5 and 6 are okay. The rest of the ordinance is okay.

Secretary Hancock needs to find out what Brad Jensen would like the ordinance to say for the electronic copy. Mr. Maw will contact Mr. Phelps from DMA Lighting.

Discussion – PRUD Ordinance

The commission reviewed the current PRUD ordinance. The R-1-11 has been removed. Mr. Stokes mentioned that the density for RE-15 is allowing a 200% increase from what is normally allowed and about a 30% in a Re-20 zone. That is after the 20% right of ways is removed. This would allow for 4,500 sq. ft. lots. Mr. Stokes recommended changing the ordinance to 3.5 density instead of 5.7. This would be a closer percentage to what is allowed in the RE-20 zone. The commission would also like to see a minimum lot size of about 10,000 sq. ft. It was also discussed allowing smaller lot sizes for senior areas maybe in exchange for more open space in that area. The commission liked the idea of a buffer between the bigger lots and the senior area. A concern is the items being put in the development agreement and changes being made after the commission's review. The commission does approve the Conditional Use Permit. It was suggested having the ordinance state, that final draft of the development agreement should be reviewed and recommended to the City Council by the Planning Commission. The commission would also like to see the street standards required as per the Public Works Standards. Under 1B in the ordinance, the commission would like to add road standards need to be met. The commission would also like to change the density in RE-15 to 3.5 units per acre with a minimum of 10 acres required with no less than 27 units. Another change is for amenities to say .1 units per acre additional density over the base instead of 1. The commission would like a draft copy of the changes before the August 23<sup>rd</sup> agenda to discuss the PRUD ordinance. It was decided the ordinance needs to be recommended with changes before then. Motions will be on the next agenda with a special meeting on August 15<sup>th</sup> if necessary. Mr. Sadler mentioned he would not be able to attend the August 9<sup>th</sup> meeting. Having the City Council repeal the ordinance was suggested but the commission will just quickly address any concerns with the ordinance.

Discussion – August 9<sup>th</sup> agenda

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Pearce mentioned the Certified Planners Seminar on December 13<sup>th</sup> and 14<sup>th</sup> in Salt Lake City and asked the commission to plan on attending.

Report from City Council – Maw

Mr. Maw was unable to attend so Mr. Stokes reported. Chairwoman Pearce got berated by a resident, all three PRUDs were approved, the sewer report reported that the ponds exceed capacity but can be fixed with barley bales and aeration, the sound equipment should be here next month, and they are expanding sidewalks with either asphalt or sidewalk, and Bruce Higley commended the commission for their work.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Stokes</u>	<u>Maw</u>	
			Aug 16	Sept 6	Sept 20
Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	

**Mr. Spencer moved to adjourn at 9:38 pm. Seconded by Maw. Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.**

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