

Plain City Planning Commission
Minutes of Meeting
9 August 2007

The Plain City Planning Commission convened in a meeting on Thursday, the 9th August 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 excused
Members: Bob Spencer
 Brandon Stokes
 Jarod Maw
Secretary: Kathy Hancock

Also present: Lorin Child, Jeff Hales, Carl Miller, Janna Lamb, James Lamb, Kim Johnson, Julie Johnson, David Graham, Lynn Hodson, Susan Hodson, Allan Karras, and Bob Lewis. Chairman Pearce conducted the meeting and Mr. Spencer gave the invocation.

Public Hearings

Mr. Spencer moved to convene into public hearings for the Allan Karras Rezone Petition and the Kim and Julie Johnson Subdivision. Seconded by Mr. Maw. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.

Chairwoman Pearce explained when the Karras property was annexed into Plain City it was zoned A-1 and Mr. Karras wants to rezone it to Re-15. The River Crossing subdivision that is close to this property is zoned Re-15.

There were no public comments on the Karras Rezone petition or the Kim and Julie Johnson Subdivision.

Mr. Stokes moved to convene out of a public hearing and reconvene in a regular meeting. Seconded by Mr. Spencer. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.

Lot Line Adjustment – Vera Jenkins Family Trust – 1796 N 4425 W

Mr. James Lamb mentioned that Janna Jenkins Lamb is one of the trustees for the Vera Jenkins Family Trust. Teresa Lamb will be moving into the existing house. They would like a lot line adjustment, because a year ago when a survey was done, part of the garage on parcel no. 2 was in parcel no. 1. By moving the lot line for the existing house to the north it will make parcel no. 2 compliant. At the present time parcel no. 1 will continue to be kept in the family trust. **Mr. Spencer moved to approve the lot line adjustment for the Vera Jenkins Family Trust at 1796 N 4425 W as presented. Seconded by Mr. Stokes. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.**

Motion – Public Hearing - Rezone Petition Allan Karras – approx. 900 N 5200 W from A-1 to RE-15

Mr. Karras has asked that his property be rezoned RE-15. The property includes approximately 20 acres at about 950 N and 5200 W. River Crossing Subdivision is right by this property so it would be a benefit and allow connectivity. Mr. Karras wasn't present but Mr. Child mentioned he thinks his plan is to put in houses. The canal is on the south side of the property. There may be a creek in-between this property and River Crossing. **Mr. Maw moved to recommend to City Council the rezone petition for the Allan Karras property located at approx. 900 N 5200 W from an A-1 to a RE-15 zone. Seconded by Mr. Spencer. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.**

Motion – Public Hearing - Kim & Julie Johnson Subdivision – approx. 4400 W 1500 N – 2 lots

Mr. Johnson mentioned he has talked to the Ortons and they will allow him to cut through the sidewalk but not the road. The problem is there is a 6" sewer line in the road to service this subdivision. A manhole would be required and the line cleaned out before the city would accept the sewer line for the Johnsons. Chairwoman Pearce talked to Mitch Willson from Public Works. Mr. Mike Speth who is working with the Ortons is willing to work something out with the Johnsons, so that they can proceed. If it can't be worked out it may mean a house can't be built for 1 ½ years until the city owns the road. The commission recommended that the Johnsons discuss this with Mike Speth and try to work something out with him if not the subdivision can't be approved until sewer is available. **Mr. Maw moved to table the Kim and Julie Johnson Subdivision located at approx. 4400 W 1500 N until the September 13th meeting. Seconded by Mr. Stokes. Vote: Mr. Maw, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion Carried.**

Vacating an Easement Right of Way – Big Cottonwood Estates Phase 1

No one was present from Big Cottonwood Estates. The road has already been changed on the property. It looks like the road has been straightened out. The commission isn't sure what the developer really wants to do. It looks like they are abandoning

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an easement in phase 1 and put it in phase 3. It looks like it is also adjusting 4 properties. They would like the developer to come to the next meeting and explain what he wants. **Mr. Stokes moved to table vacating the easement for Big Cottonwood Estates phase 1 roadway until August 23, pending representation of the developer. Seconded by Mr. Maw. Vote: Mr. Maw, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion Carried.**

Street Lighting Ordinance Amendment

The commission is waiting for a spec sheet to determine what the model number for the lights and poles will be. Mr. Maw will ask the lighting representative for a spec sheet and to be at the next meeting. Secretary Hancock will type the changes to the lighting ordinance for the next meeting. **Mr. Stokes moved to table the discussion on the lighting ordinance until August 23rd and the commission has literature for spec sheets to determine the model number for the poles and lights. Seconded by Mr. Spencer. Vote: Mr. Maw, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion Carried.**

PRUD Ordinance Amendment

There needs to be a paragraph to determine the specifics for the senior housing. It was decided that maybe the planners and attorney need to be involved with the verbiage. The commission would like the road standards from the public works to be required in a PRUD. The commission asked Secretary Hancock to contact the planners and attorney and have them at the work meeting on August 23rd. **Mr. Maw moved to table discussion on the PRUD Ordinance until the August 23rd meeting. Seconded by Mr. Stokes. Vote: Mr. Maw, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion Carried.**

Approval of the Minutes – 12 July 2007

Mr. Stokes moved to approve the minutes of July 12, 2007 and July 26, 2007 as corrected, corrections being to remove Mr. Drummond under a motion and remove alternate by Jarod Maw. Seconded by Mr. Maw. Vote: Mr. Maw, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Mr. Spencer noted that he was not present but voted. Motion carried.

Report from City Council- Spencer

Councilman Smith is looking for eagle scouts to help pass out emergency preparedness information. The Mayor and Chad Costley discussed the updates on the sewer ponds status. Councilman Higley is pleased with mosquito abatement and has been asked to look at flooding by Courtney Hatch's house. There was also been some flooding at Johnson's pond. The commission feels that a new commissioner should come from the North Plain City Road area. There have been positive comments concerning the sidewalk or asphalt walking ways for the elementary. Councilman Weston wants a letter going out to the homeowners stating that if they get flooded they can't come after the city. The commission think that if the plats are followed this shouldn't be an issue. There is a four way stop at 2200 N and 3600 W along with a 25 mile an hour speed limit. The current residents are getting more tickets than the new or visiting residents. The commission discussed not having a motion on the same night as a public hearing.

Schedule for Attending the City Council Meeting

Pearce	Sadler	Spencer	Stokes	Maw	
				Sept 6	Sept 20
Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	

Mr. Spencer moved to adjourn at 8:15 p.m. Seconded by Mr. Maw. Vote: Mr. Maw, Mr. Spencer, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.