

Plain City Planning Commission
Minutes of Meeting
27 September 2007

The Plain City Planning Commission convened in a meeting on Thursday, the 27th September 2007, in the Council Chambers of the Plain City Hall at 7:00 p.m.

Present showed the following:

Chairwoman: Artie Pearce excused
Vice Chairman: Buddy Sadler
Members: Bob Spencer excused
 Brandon Stokes
 Jarod Maw
Secretary: Kathy Hancock

Also present: Steve Pastorik, Carl Miller, LaFray Kelley, Dean Porter, Colton Stevens and mother, Robert Seager, and Tom Phelps. Vice Chairman Sadler conducted the meeting and Mr. Maw gave the invocation.

Set Public Hearing – October 25th - Conditional Use Permit – Dean Porter – 3338 W 1700 N – Dog Kennel

Mr. Dean Porter explained that he has German Shorthair dogs and trains them. He is requesting to have two or more than what is allowed. The kennels have cement floors and are fenced in the back, but the yard isn't fenced. He has choke collars on the dogs and when they are out of their kennels they don't leave the yard. He won't be having a breeding business. The only time he will breed the dogs is when someone asks for a puppy. The kennels are well taken care of. Vice Chairman Sadler mentioned that it has come to his attention that the names on the petition are for name and address purposes and not signatures in favor of the Conditional Use Permit. The commission decided to hold a public hearing. **Mr. Maw moved to set a public hearing for a conditional use permit for a dog kennel at 3337 W 1700 N for Dean Porter on November 8, 2007. Seconded by Mr. Stokes. Vote: Mr. Maw, Vice Chairman Sadler, and Mr. Stokes all ayes. Motion carried.**

Discussion/ Motion – PRUD Ordinance

City Planner Steve Pastorik and the commission reviewed the flow chart and process for PRUDs. The first step would be to make sure the property is annexed into the city. If it is annexed, the zone needs to be checked to make sure it is what is being requested. The lot sizes need to be addressed at the rezone stage. All of the information for each step needs to be turned in before approval should be granted. The city staff needs to make sure all of the information is in before it is passed on to the commission. It is harder to deny a subdivision at the conditional use permit stage with the state laws. The conditions could be lot sizes, setback requirements, amenities and overall project specifications etc. The conditions are anything that deviates from the original ordinances. The development agreement could be required and at the conditional use permit stage. It is an ongoing document though until final approval is granted. Even though the PRUD ordinance allows so much density, it doesn't have to be approved with that density. The steps for a PRUD are submit zoning changes, get a conditional use permit, and request preliminary and final approval. The layout commitment along with amenities and conditions all need to be spelled out in the development agreement. The development agreement can be signed earlier than final approval, but it will need to be changed as needed with approval. Mr. Pastorik will make the changes for the next meeting in October so it can be sent on to the City Council. **Mr. Stokes moved to table the PRUD ordinance motion until the next meeting on October 11, 2007, so the ordinance can be changed to reflect the changes discussed tonight in reference to 11-64B and 11-65A. Seconded by Mr. Maw. Vote: Mr. Maw, Vice Chairman Sadler, and Mr. Stokes all ayes. Motion carried.**

Motion – Approval of Minutes September 13th 2007

Mr. Maw moved to approve the minutes of September 13th 2007, as corrected, corrections being to change “quicker” to “problem first” under the motion for Stillcreek Village. Seconded by Mr. Stokes. Vote: Mr. Maw, Vice Chairman Sadler, and Mr. Stokes all ayes. Motion carried.

Discussion – October 11th Agenda

The commission discussed the dog kennel license requirements. It was mentioned that if the conditional use permit is granted a fence would be required around the yard. The ordinance allows puppies up to 4 months old. The commission also discussed the rezone petition for Ed Kenley from A-1 to RE-15 zone.

Discussion – Streetlight Ordinance

Mr. Tom Phillips from DMA Lighting Concepts and the commission discussed the lighting types. Both of the styles presented will create a dark sky. Mr. Phillips can't sell the lights, but they can be purchased from a whole sale distributor. The city would have to specify the light and than the developer would have to purchase it. Rocky Mountain Power will still maintain the lights for a fee. In some instances, the city engineer may need to determine what type of light should be used i.e. cul-de-sacs. The different locations may require different lighting types. The developer will be responsible to purchase the lights and have them installed. The commission would like the pole to be 14 feet post mounted with graphite finish. The lights to have 75 watts metal halide with electronic ballasts, flat lens and tool less entry. Mr. Phillips will let the city know if 75 watt is

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adequate for the 400 feet minimum width. **Mr. Stokes moved to recommend the street lighting ordinance to the City Council for approval with the changes made tonight as discussed. Seconded by Mr. Maw. Vote: Mr. Maw, Vice Chairman Sadler, and Mr. Stokes all ayes. Motion carried.**

Report from City Council – Pearce

Pearce wasn't present so there wasn't a report.

Schedule for Attending the City Council Meeting

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

Mr. Stokes moved to adjourn at 9:30 p.m. Seconded by Mr. Maw. Vote: Mr. Maw, Vice Chairman Sadler, and Mr. Stokes and voted aye. Motion carried.

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