

**Plain City Planning Commission**  
**Minutes of Meeting**  
**24 January 2008**

The Plain City Planning Commission convened in a meeting on Thursday, the 24<sup>th</sup> January 2008, 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: Bob Spencer  
              Brandon Stokes  
              Jarod Maw  
Alternate: Robert Seager  
Staff: Kathy Hancock

Also present: City Attorney Brandon Richards, Council members LaFray Kelley and Beth Koford, Carl Miller, Frank Phillips, Ron Thompson, and Alexis Megahan. Chairman Pearce conducted the meeting and Mr. Seager gave the invocation.

Motion – Annexation Petition – 3292 W 1975 N - .34 acres - Frank Phillips/Mark and Alexis Megahan

Chairwoman Pearce explained that the Liberty Bible Church would like to build a church on the Megahan property, but the back half is in the County. Approximately .34 acre is being petitioned for annexation into the City as a RE-20 zone. **Mr. Stokes moved to recommend to the City Council the annexation petition for the property located at 3292 W 1975 N approximately .34 acres for the Frank Phillips, and Mark and Alexis Megahan property. Seconded by Mr. Maw. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes. Motion carried.**

Discussion – Amending the Subdivision Ordinance – Subdivision Process

Chairwoman Pearce turned the time over to the City Attorney to explain what he has found out concerning small subdivisions. Mr. Brandon Richards read from the State Code regarding the changes from Senate Bill 60. He explained the options the City has. The Code states that every subdivision needs a plat with the exemption of subdivisions under 10 lots if the lots have an existing street, zoned correctly, have culinary and secondary water, and sewer available. The Attorney advised making every subdivision submit a surveyed plat. He doesn't think the City wants to get into the business of certifying without a plat. Subdivisions don't have to be approved by the City Council just the land use authority. The City Council may want to still be involved with the approval process though.

It was noted that the City Council would like the commission to consider a faster process for subdivisions with less than 5 lots. It has been suggested to the commission to look at not having a public hearing for 5 or less lot subdivisions. It was found in the State Code that a public hearing has to be held for all subdivisions. Mr. Richards suggested that the City Council hold the public hearing since they are the elected body. The commission feels that a public hearing needs to be held before preliminary and final are granted from the commission. Mr. Richards mentioned that Hooper has a minor subdivision ordinance. If they meet the requirements they don't have to get preliminary and final approval. They come to the commission for final and then to City Council for final. Plain City does that now. Subdivisions that are on existing streets can come in for preliminary and final at the same time from the commission and then to the City Council for final. It was mentioned that keeping preliminary and final might be a good idea. That way, if the subdivision isn't quite ready, preliminary could be granted and final at the next meeting. Our ordinance needs to be changed to reflect granting preliminary and final in one night from the commission. The commission discussed how many lots they would like to include in the minor subdivision ordinance.

The City Council has asked that all subdivisions be cleaned up before sending them on. Mr. Richards mentioned that Hooper has them come prepared to answer the comments from the City Engineer. Another option is to not have them on the agenda until the items have been met on a checklist and the Development Agreement turned in. Another option is to have the City Engineer check everything before they are put on the agenda. That way the commission isn't wasting their time or the developers time. Mr. Richards mentioned that Hooper has a packet they send out for subdivisions. He will fax it into the city offices. The commission would like a copy of the checklist that needs to go out with the packet to make sure everything is on it. The commission decided that 2-lot subdivisions would follow the minor subdivision ordinance. The commission discussed that site plan approval may need more than one meeting. The current ordinance doesn't require site plan reviews under C-2 and C-3, which needs to be changed.

**Plain City Planning Commission**  
**Minutes of Meeting**  
**24 January 2008**

Discussion – Amending the Zoning Ordinance – Rezoning Process

At the present time both the commission and City Council holds public hearings for rezone petitions. The city ordinance requires that the City Council holds a public hearing, but the State Code requires that the commission does. The Code was looked at and both have to hold public hearings.

Motion – Chairman and Vice Chairman

**Mr. Spencer moved to nominate Artie Pearce as the Chairwoman. Seconded by Mr. Sadler. Mr. Stokes moved nominate himself for Chairman. Seconded by Mr. Maw. Vote: Mr. Maw, Mr. Spencer, and Mrs. Pearce voted for Pearce. Mr. Sadler and Mr. Stokes voted for Stokes. Pearce to be the Chairwoman. Chairwoman Pearce nominated Mr. Stokes as the Vice-Chairman. Seconded by Mr. Spencer. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried. Stokes to be the Vice-Chairman.**

Agenda 14<sup>th</sup> meetings

The commission discussed the rezone petition for the Browns. There is a dedicated street. The frontages would have to be 100 feet. The road going back in would have to be part of one of the other lots to conform. More information is needed on the lots i.e. dimensions and existing buildings need to be shown.

Approval of the Minutes – 10 January 2008

**Mr. Maw moved to approve the minutes of 10 January 2008, as written. Seconded by Mr. Stokes. Vote: Mr. Spencer, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.** Mr. Spencer noted he wasn't present, but voted.

Report from City Council -Maw

Maw reported there was public comment on 1500 N speed limit being changed to 35 mph, re-appointed Diane Hirschi as Recorder, Steve Davis as Treasurer, and Artie Pearce as a Planning Commission Member, the financial statement was read and the city is in good shape, Taylor Subdivision was approved, LH Perry Rezone public hearing was set, the meeting schedule will stay the same, the appeal process was reviewed, the business licenses and warrants were approved, and a executive meeting was held concerning the cemetery property land purchase.

The commission discussed concerns with the Four-Mile PRUD. A comment was made that since the acreage has changed so have the amenities to the city. Originally there were more soccer and baseball fields and basketball courts. The city isn't getting as many amenities as before. The powerline corridor parks aren't as big because they don't own them; Rocky Mountain Power does. All of the requirements are being met with the acreage though. There was a question as to whether the conditional use permit is still valid if the acreage has changed. Secretary Hancock will check with the Attorney to find out if the conditional use permit is still valid. The setbacks for the lots were also discussed. There was concern that setbacks on the ½ acre lots should still be the same with 40 foot frontyard and 10 and 14 foot sideyard instead of 20 foot front and 10 and 10 foot sides. The commission doesn't feel that having a side entrance garage should change the setback requirements. Mr. Stokes mentioned he has a side entrance garage and can barely make it in with his 40 foot setback. There was also concern that another access should still be needed. It was mentioned that Ken Martin with Marriott-Slaterville feels that the part of the development in Marriott-Slaterville can be worked out with an inter-local agreement. Taxes could be collected from Marriott-Slaterville so that Plain City can maintain that section. It may be wise to have that section shown and approved now because if it comes in later it may not be what the City wants to see. The original plan showed RV storage and we don't allow that, but Marriott-Slaterville might. If it can't be worked out now, maybe instead of stub streets, the property should end in cul-de-sacs. Since this will be on the February work meeting all of these issues can be brought up with the developer.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Stokes</u>	<u>Maw</u>	<u>Seager</u>
	Apr 3	Mar 20	Feb 7		Feb 21
Mar 6	Apr 17	May 1	May 15	Jun 5	June 19
Jul 17	Aug 7	Aug 21	Sept 4	Sept 18	Oct 2
Oct 16	Nov 6	Nov 20	Dec 4	Dec 18	

**Mr. Sadler moved to adjourn at 9:10 p.m. Seconded by Mr. Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**