

**Plain City Planning Commission**  
**Minutes of Meeting**  
**27 March 2008**

The Plain City Planning Commission convened in a meeting on Thursday, the 27<sup>th</sup> March 2008, in the Council Chambers of the Plain City Hall at 7:00 p.m.

Present showed the following:

Chairwoman: Artie Pearce  
Vice Chairman: Brandon Stokes  
Members: Buddy Sadler  
Bob Spencer  
Jarod Maw  
Alternate: Robert Seager  
Staff: Kathy Hancock

Also present: Mayor Jay Jenkins, Council members LaFray Kelley and Beth Koford, Carl Miller, David Phillips, Mark Megahan, Alexes Megahan, Frank Phillips, Karen Doutre, Mike Doutre, and LaFray Kelley. Chairman Pearce conducted the meeting and Mr. Spencer gave the invocation.

Motion – Conditional Use Permit – Liberty Bible Church – Frank Phillips – approx. 3292 W 1975 N

Mr. Phillips presented the plans for the Liberty Bible Church. He clarified items on the site plan. There will be landscaping along the driveway with a catch basin in the rear of the property. The catch basin is just a depression in the ground with grass. It was mentioned a catch basin would also be needed in the parking lot with some way to divert it. Mr. Phillips explained that there would be a 4-foot opening in the curb to allow the water to flow onto the grass. Mr. Phillips explained where the sign would be located. There was a discussion as to whether there could be a street instead of having a flag lot. The street would be 60 feet also. It was determined that the building would not fit on the lot if a street were required. It would also create a non-conforming lot. There is a concern that there should be perimeter landscaping. Mr. Phillips mentioned they would be putting in trees etc. The commission would like to see a buffer between the parking lot and the property line on the westside. A way for the fire department to turnaround needs to be addressed. The commission recommends that a hammerhead turnaround be put on the eastside of the parking lot and some kind of turnaround on the westside. It would get rid of a couple of parking stalls, but Mr. Phillips stated they are required to have 22 and they have 25. Fencing was discussed. A field fence will be required along the north and east sides of the property. Mr. Megahan would like to keep his chain link fence along the south side where it borders his property. The commission feels that slats should be put in to limit the amount of light from cars incase Mr. Megahan ever sells his property. Fencing on the westside was discussed. It was uncertain whether there is housing on the westside. It was determined that the Country Road Estates subdivision is on the westside with lot 26 bordering the property. The fence on the westside needs to go from the corner of the parking lot to the north corner of the property where it borders a subdivision. The commission would like to have a 5-foot chain link fence installed along the westside with possible slats for privacy. Mr. Phillips may put in a vinyl fence instead. There was a discussion that maybe a public hearing should be held to get the neighbors input. It was determined that a public hearing was held for the annexation and another one wasn't necessary. Having a sidewalk on both sides of the stem was discussed. The concern is on the westside the sidewalk would end into the parking lot. The commission decided that a sidewalk on only the eastside would be required. The commission would also like curb and gutter along both sides of the stem. The 20 feet of paved access was discussed. The ordinance mentions 20 feet of pavement for a single dwelling on a flag lot. There is a concern that with cars coming and going there should be more pavement than 20 feet. The width of the stem is 60 feet. The commission feels that 30 feet would be adequate with 5 feet landscape buffers on each side. It was brought up that the ordinance only allows single family residents on a flag lot. It was mentioned that when Mr. Phillips first came before the commission concerning this, it was discussed as a flag lot. The commission and Mr. Phillips have known it would come in as a flag lot. The lot line adjustment was granted with this knowledge. There is an existing shed in the back of this property that will remain, but it shouldn't effect anything. Lights were discussed. It was decided that there needs to be a streetlight at the entrance on 1975 N. There needs to be two parking lot lights, one on the eastside and one on the westside. The parking lot lights need to illuminate down and the streetlights illuminate out. For the sign, ordinance 10-12-8 needs to be followed. Landscaping and sidewalks were discussed. The improvements in front of the property on 1975 N could be deferred for curb, gutter, and sidewalk. The deferral agreement needs to be signed before the building permit can be issued. **Mr. Maw moved to approve the conditional use permit for the Liberty Bible Church at approximately 3292 West 1975 N based upon the following: a hammerhead turnaround be placed at the east side of the parking lot, a turnaround on the west side of the parking lot, a five foot buffer between the west side property line and the parking lot, a sidewalk be installed on the east side of the access stem, the access stem to be increased to 30 feet with 5 foot landscape buffers on each side, a minimum of chain link fence be placed at all sides adjacent to residential, a field fence be placed on all sides adjacent to**

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**agricultural, a streetlight be installed on 1975 N at the entry access, and two parking lot lights be installed in the parking lot, the sign conforming to ordinance 10-12-8, curb and gutter will be along all edges of the pavement, a deferral agreement for curb, gutter, and sidewalk for the property on 1975 N will be approved and signed prior to issuing of a building permit. Seconded by Mr. Stokes. Mr. Maw amended his motion to add that the streetlight and parking lot lights will meet the current city ordinance. Seconded by Mr. Stokes. Vote: Mr. Maw, Chairwoman Pearce, Mr. Stokes, and Mr. Spencer all ayes and Mr. Sadler nay. Motion carried.** Mr. Maw mentioned that the plans show a kitchen and if it is changed to a serving area with signs stating warming and serving area, vents and other items won't be required.

Motion – Site Plan Approval – Liberty Bible Church – approx. 3292 W 1975 N

The commission asked how the drainage would work. Mr. Phillips has the grading and elevations. The property is back about 25-40 feet off of 1975 N. The commission is concerned about the grading and would like Brad Jensen to review it. The ditch along the eastside will be abandoned. The parking lot will be asphalt. Mr. Phillips mentioned that the drainage will work or the parking lot would be a swimming pool. **Mr. Spencer moved to approve the site plan for the Liberty Bible Church at approx. 3292 W 1975 N. Seconded by Pearce.** There is still concern about the drainage. **Mr. Spencer amended his motion to include pending the drainage grade information is approved by the city engineer. Seconded by Pearce. Vote: Mr. Sadler, Mr. Maw, Chairwoman Pearce, Mr. Stokes, and Mr. Spencer all ayes. Motion carried.**

Discussion – General Plan Review

Mayor Jenkins mentioned that the Legacy Corridor is planning on going west of 5100 W. to 4000 N. to Willard Bay. The State is asking cities to consider allowing the property owners a density bonus along where the corridor will be. He asked the commission if they would consider something like that. The commission is willing to consider that. Some of this area is requesting annexation into the city. Mayor Jenkins feels the city would benefit from it coming to Plain City rather than staying in the County. It would be a great location for commercial property. Mr. Spencer was excused for 5 minutes. The commission went through the goals in the General Plan. Most of the items are already being done. The City needs to adopt Weber County Health Departments environmental health codes.

Motion – Amend the Subdivision Ordinance – Concerning 2 lot subdivisions

The commission looked at the minor subdivision ordinance from Hooper City. The commission would like to have a minor subdivision ordinance. The definition would be Minor Subdivision: Any subdivision with 2 lots on an existing street with sewer, culinary water and secondary water accessible. A minor lot subdivision ordinance needs to be typed up and approved. Hancock will type one up and the commission can look at it at the next meeting. Adding planner and attorney fees can also be addressed then. **Mr. Stokes moved to table any action at this time for further review and changes to the Minor Subdivision. Seconded by Spencer. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Stokes and Mr. Spencer all ayes. Motion carried.**

Discussion – Subdivision Application

The commission wants the city to use one similar to Hooper City's application. Hancock will type one up.

Approval of the Minutes – 13 March 2008

**Mr. Spencer moved to approve the minutes of 13 March 2008, as corrected, the corrections being to change 4.6 to 4 feet 6 inches under the LDS Church site plan. Seconded by Mr. Sadler. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Stokes, Chairwoman Pearce all ayes. Motion carried.**

Report from City Council – Pearce

The Council set a public hearing for the Olsen rezone, approved Diamond E, approved a 5 year contract with Econowaste, approved sewer equipment, asphalt patching bid to fix roads was approved, business licenses and warrants were approved, a grant has been received for sidewalks by 1975 N. Parks will take over a fire truck.

Schedule for Attending the City Council Meeting

Pearce	Sadler	Spencer	Stokes	Maw	Seager
	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 10:10 p.m. Seconded by Mr. Stokes. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Vice Chairman Stokes, and Mrs. Pearce all ayes. Motion carried.**