

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

The Plain City Planning Commission convened in a meeting on Thursday, the 24<sup>th</sup> of April 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: Bob Spencer

Buddy Sadler

Jarod Maw (arrived at 7:55 p.m.)

Alternate: Robert Seager

Staff: Kathy Hancock

Also present: Council member Beth Koford, Louise Behnert, Richard Poll, Sandy Poll, and Gordon Nozaki. Chairwoman Pearce conducted the meeting and gave the invocation.

**Motion – Lot Line Adjustment – Sandy Poll – 3112 W North Plain City Road**

Sandy Poll mentioned that they have changed the boundaries and in doing so, will have to get rid of the basketball court, but they are willing to follow the request from the commission. They are changing the lot lines and taking 6 parcels and consolidating to 3. They have tried to stay with the existing fence lines but will have the new property lines staked out. They are selling all three lots and will be moving to Tremont. **Mr. Stokes moved to approve the lot line adjustment and consolidation of parcels, going from six parcels to three parcels, for the Poll, Behnert, and Jones property. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Spencer and Mr. Stokes all ayes. Motion carried.**

**Discussion - Transportation – 2600 N to North Plain City Road**

The commission reviewed the General Plan for connectivity to North Plain City Road from 2600 N. The plan shows 3600 W, about 2850 W and about 3500 W connecting to North Plain City Road. The 3500 W will go through Pheasant Hollow. The approximately 2850 W location is through Mountain West Meadows. Currently there is a road with road base from Mountain West Meadows through the Mia Subdivision in Farr West. At one time the commission thought there could be a road through Jay Christensen's dirt access. The road through Pheasant Hollow is the only street that is planned for at this time. There is a home in the way of 3600 W continuing through. There was a concern with the elementary and the church on 3600 W, it may not be a logical connecting street. The state has talked about widening 3600 W. Grants might be available to put the streets through. Mr. Spencer was excused for a few minutes.

**Discussion - Motion – Adopt Weber County Health Department Environmental Codes**

The commission would like to get a copy of the international energy codes before approving them. Recycling will be on the next City Council agenda. No motion is needed at this time.

**Discussion - Motion – Lot Line Adjustments/Consolidation of Parcels Ordinance**

At the present time we don't have anything in the ordinances for a lot line or consolidation of parcels. The commission reviewed Senate Bill 60 and found the definition for a lot line adjustment. Lot Line Adjustment: The relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record. The law says it can be done, but there isn't anything in our ordinance saying how it is to be done. We have had several lot line adjustments in the last few months. Our subdivision ordinance allows for an amendment to the subdivision plat. Normally the ones coming in aren't part of a subdivision. The definition of subdivision was interpreted to mean a boundary between two lots is a subdivision. This would fall under the vacating or changing a subdivision plat. A lot line should be approved by the same procedure as a re-subdivision. Mr. Maw arrived. The commission would like the definition of a lot line adjustment under 11-1-2. The commission feels the fees should be the same as filing for a subdivision with \$100 filing fee and \$50 per lot of what the final lots would be. The ordinance should include everything applicable for a preliminary plat under 11-3-2 A-D. The commission would like it surveyed with 8-24"X36" plats and 1-11"X17" plat submitted with the application. Section 11-2-10 needs to be revised to say Resubdivision of Land and Lot Line Adjustments and section 11-2-11 needs to say Vacating of Plat and Consolidation of Plat. The commission changed 11-2-10 to say Resubdivision of land, Lot Line Adjustment and Consolidation of Plat. Under 11-1-2 the definition of a consolidation of parcels needs to be added saying: Combining of two or more parcels of property. **Mr. Stokes moved to table the motion on the lot line adjustment until the May 22<sup>nd</sup> meeting. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried. Mr. Maw abstained because he wasn't present for most of the discussion.**

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**Discussion – Motion – Work Meeting - 5<sup>th</sup> Thursday**

Chairwoman Pearce commented that the Mayor has mentioned that the commission and City Council need to be their own entities and they shouldn't cross boundaries. This was brought up at the League of Cities training. This could also take away from the appeal process. One solution to the problem would be to have more detailed reports at the City Council meeting. Having the letter from Brad Jensen available at the meeting and addressing each item might help the Council understand why items are approved. Councilmember Koford mentioned that our attorney said many cities have combined meetings on the 5<sup>th</sup> Thursday. The commission is willing to give more details in their report and see if that helps. The way it is now if a meeting is needed it can be called. Motion died for lack of motion.

**Discussion – May 8<sup>th</sup> Agenda**

Chairwoman Pearce mentioned that she is concerned with Mr. Sadler discussing items with the City Council that should be brought up with the Planning Commission. Mr. Sadler mentioned that he had presented his concerns to the commission and was asked by Councilmembers his concerns. It was mentioned the Council is elected and the public contacts them. The elected officials can come in read the minutes and look at the plats if they have concerns. The Councilmembers can also contact the Chair and Vice Chair of the commission if they have comments or concerns. Mr. Sadler felt that the flag lot ordinance wasn't followed and was stretched by saying the House of the Lord is a single-family dwelling. There is a 60 foot access stem that could be turned into a street. A street was looked into; the church building wouldn't fit and still conform to the ordinances.

The commission has been asked to repeal the flag lot ordinance. The commission needs to review the variance ordinance before the ordinance is considered for repeal.

The commission discussed the 80 foot collector road by the Shad Christensen Subdivision. Winters deferral agreement has been signed and a new plat submitted. Chairwoman Pearce will get on different websites for site plan ordinances and bring them to the next meeting.

A book by Craig Call was mentioned. The commission would like copies.

**Approval of minutes – 10 April 2008**

**Mr. Maw moved to approve the minutes of April 10, 2008 as corrected, corrections being minor. Mr. Stokes seconded the motion. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**

**Report from City Council - Sadler**

The Council approved the Dean Olsen rezone, tabled the appeal on the conditional use permit for the flag lot, tabled the zoning and subdivision ordinance amendments, tabled the playground bid and public address system, approved the business licenses and warrants and ATK is giving the parks a backhoe.

**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>
Jul 17	Aug 7	Aug 21	May 15	Jun 5	June 19
Oct 16	Nov 6	Nov 20	Sept 4	Sept 18	Oct 2
			Dec 4	Dec 18	

**Mr. Maw moved to adjourn at 9:20 pm. Mr. Spencer seconded the motion. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary