

Plain City Planning Commission
Minutes of Meeting
22 May 2008

The Plain City Planning Commission convened in a meeting on Thursday, the 22nd of May 2008, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce (excused)

Vice Chairman: Brandon Stokes

Members: Bob Spencer

Buddy Sadler

Jarod Maw

Alternate: Robert Seager

Staff: Kathy Hancock

Also present: Dick Lyons, Geri Lyons, and Bob Lewis. Vice Chairman Stokes conducted the meeting and Mr. Maw gave the invocation.

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

Vice Chairman Stokes asked each of the commission members what they thought of the suggestions from the Planner John Janson concerning the lot line and consolidation of parcels ordinance. Mr. Maw thought it is simpler. Mr. Sadler thought it looked like a stand alone ordinance. His concern is having it approved by the engineer or recorder. The commission would like to approve the lot line adjustments instead of the engineer or recorder. The commission would still like to receive a 24"X36" plat showing property boundaries, proposed changes, and all existing buildings. The commission would like the bigger size so it can be to scale and the other items to make sure it fits in the zone. The commission decided to include the information from the planners and also include the information on the draft ordinance.

Under consolidation of parcels, the commission doesn't feel as much information is needed so an 11X17 to scale will be required. The commission would still like the fees included for both the lot line and consolidation of parcels. The commission would like to see the lot line adjustment fees more than the consolidation of parcels fee. The commission recommends the lot line adjustment fee \$100 and less for the consolidation of parcels fee. **Mr. Sadler moved to put the revised draft of the lot line adjustment ordinance on the work meeting agenda for June 26th. Mr. Spencer seconded the motion. Motion carried. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Spencer, and Vice Chairman Stokes all ayes. Motion carried.**

Discussion - Motion – Amendment to the Subdivision Ordinance- flag lots

The commission discussed the flag lot ordinance. There is concern with removing the ordinance completely. Conditions can be set with a conditional use permit, but not with a variance. It was noted that a variance shouldn't be granted if it is a man-made situation. The only concern is people have different ideas as to what qualifies for a variance. It was recommended removing two homes on a flag lot (paragraph D). The commission would like to tighten up the ordinance. It was suggested only allowing flag lots on property that is landlocked and can't be built on any other way. More requirements or even conditions could be in the ordinance. There was a discussion as to who should put the improvements in for a flag lot. The commission feels that the person requesting the Conditional Use Permit should. The ordinance could require the improvements to be done before a building permit is issued. This might have to be an attorney issue. Another concern is the stem and landscaping. The ordinance requires a paved stem but it has been interpreted to mean all weather road. The commission would like the ordinance to specify asphalt or concrete. The commission would also like to have a landscaping plat submitted for review. Because of the concern with maintaining the buffer, the commission would like something showing how it will be maintained. The length of the stem needs to be limited to maybe 200 ft. The fill dirt on the stem needs to be at least 4 inches deep. A 6-foot privacy fence beginning at 40 foot from the right of way set back on the stem and along the front of the flag lot should be required along with any other fencing as required by the commission. The commission would like to have 7copies of a plat with minimum 11X17 to scale plats submitted. **Mr. Maw moved to put the flag lot ordinance draft as discussed on the work meeting agenda on June 26th. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Spencer, and Vice Chairman Stokes all ayes. Motion carried.**

Discussion - Motion – Amendment to the Zoning Ordinance – kennels and catteries

It was suggested eliminating kennels and catteries from everything but A-1 and Re-40 zones. The kennel and cattery ordinance can be rewritten to set standards. Once the standards are in place it possibly could be allowed in a RE-20 zone. Another option would be to change the ordinance to allow four dogs instead of three. There is a concern that three dogs is a lot for a piece of property. If the standards explain what a kennel and cattery are and what the requirements are that may help. The ordinance needs to be fixed under cattery. Paragraph F says 3 cats and the definition says 6. There was a concern that a kennel should have indoor and outdoor facilities and needs to be self-contained. The indoor facility might be able to be part of the house for small dogs. The amount of dogs could be limited to the amount of acreage. The concern there is big versus

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small dogs. There needs to be a maximum amount of dogs so that there aren't 100 to 200 dogs allowed for a kennel. It was suggested 4-12 dogs for a kennel. The dog run may also need to be specified possibly 6'X12' for outdoor. The indoor could be smaller like 5'X8'. If a dog kennel is done right the neighbors shouldn't even know there is a dog kennel next door. Mr. Maw was excused for a few minutes. Mr. Maw was asked to research kennel and cattery sizes in surrounding areas and online. **Mr. Sadler moved to recommend to the City Council eliminating kennels and catteries from RE-15 and Re-20 zones, and allow 3 cats instead of 6 under the ordinance definitions 10-2-1 and 5-1-1. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Spencer, and Vice Chairman Stokes all ayes. Motion carried.** The commission would like it on the June 26th agenda.

Discussion – June 12th Agenda

Vice Chairman Stokes explained that he had a meeting today with those working on the Dennis and Libby Brown project, and they will be bringing in a lot line adjustment for the next meeting. The Liberty Bible Church will possibly be bringing in their site plan. There will be a public hearing for the dog kennel. It was decided that the decision shouldn't be on the same agenda. Universal Estates Subdivision has a lot of engineer comments. Detention basins were discussed. In one city the basins are lined with rocks and xeriscape. The ordinance may need to be changed to protect adjacent property owners. If the neighboring lot owns the basin, the grass and sprinkling system need to be installed by the developer. There is the concern that the city is liable no matter who owns it. The slope may have to be taken into consideration as to who owns the basin. Because of all of the items on the letter from Brad Jensen for Universal Estates, the commission would like the developers engineer to respond to the items and another letter from Brad Jensen before the next meeting. If the items aren't addressed the commission doesn't want to have Universal Estates on the agenda for June 12th.

Approval of minutes – 8th May 2008

Mr. Sadler moved to approve the minutes of May 8, 2008 as written. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Spencer, and Vice Chairman Stokes all ayes. Motion carried.

Report from City Council - Stokes

Neighbors by Grouse Meadows are having drainage problems, Winders Subdivision approved, Shad Christensen Subdivision approved, approved funding to begin the engineering for an estimate on the wetlands north of the sewer ponds and a chlorination system to handle the sewer, approved the contract with Weber County Animal Control, and approved business licenses and warrants.

The Council comments included a road clean up for dyers woad, the landfill building is framed, a newsletter will be in next months water bill with a notice of a surplus auction, a bid has been received for a decent sound system with a grant for \$5,000 and with the money to rent the system this year it could be upgraded, and there will be a UDOT east and west corridor open house in July.

Mr. Spencer noted that he will be gone the June 12th, June 26th, and July 10th meetings. Vice Chairman Stokes may not be to the June 12th meeting.

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	Sept 4	Sept 18	June 19
Oct 16	Nov 6	Nov 20	Dec 4	Dec 18	Oct 2

Mr. Sadler moved to adjourn at 8:45 pm. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Mr. Spencer, and Vice Chairman Stokes all ayes. Motion carried.

Planning Commission Chair

Planning Commission Secretary