

**Plain City Planning Commission**  
**Minutes of Meeting**  
**25 September 2008**

The Plain City Planning Commission convened in a meeting on Thursday, the 25<sup>th</sup> of September 2008, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce

Vice Chairman: Brandon Stokes (excused)

Members: Buddy Sadler

Jarod Maw

Bob Spencer (arrived at 7:35 p.m.)

Alternate: Robert Seager

Staff: Kathy Hancock

Also present: Council member: LaFray Kelley, Marilyn Grondel, Farr West Planning Commission Chairman Bill Malone, Ken Owen, Todd Harris, and James Woodward. Chairman Pearce conducted the meeting and gave the invocation.

**Final - Universal Estates #2 – 2815 N Plain City Rd. -23 Lots**

Mr. Harris mentioned that he spoke to Mayor Papageorge. He is okay with 8" pipe. He doesn't care if it is bigger because he plans on having Brad Heart tie into it eventually. The geo-tech has been ordered and is in the process. The permit for water quality won't be done until closer to pre-construction because they expire after a year. He will need to have it before the pre-construction meeting. Because of the dead end street, lots 6 & 7 need to face west. They need to be shown as restricted on the plat. Lots 11 and 18 also need to be restricted so they aren't buildable until the road continues through. The lot owners will be assessed for maintenance of the detention pond. Mayor Papageorge will do the maintenance of the ditch. Lots 1 and 2 have been removed from the subdivision. Brad Jensen asked if they were originally part of the subdivision but they weren't. The footage for lot 21 has been changed. The curb and gutter will go all the way to North Plain City Road and include in front of Kenny's and Heidi's homes. Mr. Harris may be purchasing the Hanzlik property and adding another 6 lots, but he will bring it in later. Mr. Harris received the comments from the Public Works Department tonight. There aren't any problems with the 12 items dealing with the Generator building. They are construction specifications. The sewer main and lateral items aren't a problem. These items will be added to the construction drawings. **Mr. Sadler moved to recommend final approval to the City Council for the Universal Estates #2 subdivision contingent upon the letter from Brad Jensen dated September 4, 2008 and the Public Works Department comments. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

**Discussion Amendment to the Subdivision Ordinance – Underground Detention ponds**

Chairwoman Pearce mentioned she asked Brad Jensen not to come tonight until underground detention ponds are discussed with the City Council. There isn't any since discussing them if the city can't afford the maintenance. It might be too expensive for subdivisions to even put them in. They may be appropriate for commercial property and large subdivisions only. The commission would like more information from Brad Jensen. Jarod will get together some more information on other alternatives and the costs.

**Discussion - Motion – Amendment to the Zoning Ordinance – Animal Ordinance, kennels & catteries**

Councilmember Kelley expressed that she would like the commission to look at what is allowed in R-1-11 under permitted uses. Chairwoman Pearce mentioned that since the commission is looking at different ordinances she thought the commission could look into this one also. The permitted uses could be looked at in all of the zones and even in the commercial zone. Mr. Spencer arrived. Mr. Maw read the State Code for Education and Correction Facilities. Correctional Facilities falls under Institutional. Plain City doesn't even mention Institutional. Boarding is not even mentioned in our residential ordinance and is not allowed in commercial. It was decided to look into the permitted uses in all zones at the next work meeting

The commission reviewed the Farr West City Animal Ordinance 6.08.020A 1-3. The commission liked ¾ acre for 2 large animals and 5 small animals. The commission discussed making it a true ¾ acre at 32,670 sq. ft. The commission didn't have the large animal ordinance for Harrisville just the dog kennel. It was recommended taking out swine in all areas. It was discussed requiring at least 15,000 sq. ft. just for the large animals, pasture and a barn. It was mentioned that if the ordinance is too complicated it won't be followed. Mr. Bill Malone, Chairman of the Farr West Planning Commission, mentioned that they require ¾ acre just to maintain and house 2 large animals. The definition for a pasture and a barn need to be specific as to what is allowed. It was suggested having a pasture defined as a place with nutritious vegetation so it couldn't be a corral. The definition for a pasture needs to say area just for animals and keeping of animals. The commission decided to go with Farr West's definition. Pasture definition to be: open space used for the containment of animals consisting of nutritious vegetation. Anywhere large animals are mentioned it needs to say horses, llamas, donkeys, and mules on a true ¾ acre of 32,670 sq. ft.

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Dog Kennels and Catterys were discussed. The commission likes the definition Mr. Maw located. The commission also liked the guidelines Mr. Maw located. Kathy Hancock is to type up the definitions and guidelines and have it ready for the work meeting. It would still fall under a conditional use permit. Chairwoman Pearce asked the commission to go through the city ordinances and decide what needs to be changed. **Mr. Spencer moved to table the motion until the October 23 work meeting. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion carried.**

**Discussion – October 9th agenda**

On the 9<sup>th</sup> of October agenda there will be a discussion for a Verizon Wireless cell tower. Mike Lobato may be on the agenda for his dog kennel. His neighbors who are co-owners of the fence don't want privacy slats in the fence. Brad Simons will be bringing in the Development Agreement for Fourmile Parkway. Chairwoman Pearce mentioned the letter from Weber County Animal Control stating that Dean Porter didn't get a dog kennel license because of the conditions that were set. Chairwoman Pearce also mentioned that Karen Stone may be moving to California because of her strict conditions. It will cost her thousands of dollars to conform. She doesn't want to appeal because Mr. Lobato was required to do more when he came back a second time. It was also mentioned that if it is going to be consistent it needs to be consistent with indoor and outdoor dogs.

**Approval of minutes – August 28, 2008 and September 11, 2008**

**Mr. Maw moved to approve the minutes of August 28, 2008 as written. Chairwoman Pearce seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.** Mr. Spencer noted that he wasn't present but voted. **Mr. Spencer moved to approve the minutes of September 11, 2008, as corrected being to change "Gayle" to "Lund" under the Lot Line Adjustment. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.**

**Report from City Council - Pearce**

The kennel and other ordinances were approved and charging impact fees was approved.

**Schedule for Attending the City Council Meeting**

Pearce	Sadler	Spencer	Stokes	Maw	Seager
	Oct 16	Nov 6 Dec 18	Nov 20	Dec 4	

Comments: There weren't any comments.

Public: There weren't any comments.

**Training Video – Power and Duties of the Planning Commission**

The commission adjourned into the conference room at 8:50 p.m. to watch the DVD.

**Mr. Sadler moved to adjourn at 9:30 pm. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary