

**Plain City Planning Commission
Minutes of Meeting
8 January 2009**

The Plain City Planning Commission convened in a meeting on Thursday, the 8th of January 2009, in the Council Chambers of the Plain City Hall at 8:05 pm.

Present showed the following:

Chairwoman: Artie Pearce

Vice Chairman: Brandon Stokes

Members: Bob Spencer

Buddy Sadler

Jarod Maw

Alternate: Robert Seager

Staff: Kathy Hancock

Also present: Councilman Brett Ferrin, and Kent Buie. Chairwoman Pearce conducted the meeting and Mr. Maw gave the invocation.

Preliminary Approval – Rivercrossing Subdivision – approx. 4950 W 1500 N – 79 lots

The commission and Mr. Buie reviewed the letter from Brad Jensen dated December 30, 2008. Item one mentions that notes 8 and 10 need to be clarified. It was decided that a non-climbable fence needs to be placed along both sides of the emergency access behind lots 1 through 7 and 22 and 23. Item two mentions a fence around the perimeter. A field fence would be required around the surrounding agricultural property. Item three mentions lot 1 being dedicated to the city. The commission doesn't think the city will want that small of a piece of property for a park. Mr. Buie will have the homeowners association take care of it. Item four, mentions the secondary water system. The name needs to be changed to Mt. View Irrigation instead of Marriott/Hales Irrigation Company. Item five mentions streetlights. The streetlights were originally placed by a company that we are no longer dealing with and the streetlights will need to be reviewed by Brad Jensen or Mitch Willson for new locations. The commission would like this done at the preliminary stage and not final. Item six mentions lot 15 having the long narrow parcel included. The commission feels that lot 15 is okay as drawn. There were some items that were required at the last preliminary approval that have not been changed on the drawings. The easements between lots 76 and 77, 55 and 56, and 59 and 60 need to be removed. Mr. Buie will make sure they are removed on the final plat. The 10 foot of backyard behind lots 1 through 7 and 22 and 23 was discussed. Mr. Buie mentioned he has been in contact with Mr. Favero and property might be switched so that isn't necessary. A temporary turnaround will be required between phase 2 and phase 3. If phases 1 and 2 are done at the same time a temporary turnaround won't be needed at the end of phase 1. The temporary turnarounds need to be on the final plats as they come in. A 6 foot chain link fence will be required around the canal. **Mr. Maw moved to grant extension for preliminary to the Rivercrossing Subdivision located at approximately 4950 W 1500 N based upon the previous approval of January 10, 2008, and two temporary turnarounds be placed along the south edge of phase 2, a 6 foot non climbable fence be placed on both sides of the canal, a 4 foot field fence be installed on both sides of the emergency access easement, and that all items be addressed on the letter from Brad Jensen dated December 30, 2008. Mr. Stokes seconded the motion.** Chairwoman Pearce suggested a time period be placed upon the installation of the fences. There have been problems with the fence not being installed prior to construction. Mr. Buie asked if the existing fence is adequate or if a new one has to be installed. The commission thought that if the existing fence is adequate, in good condition, and maintained it should be adequate. **Mr. Maw amended the motion that the field fence needs to be installed along the surrounding property during construction and maintained during the construction process. Mr. Stokes seconded the amendment. Vote: Mr. Sadler, Mr. Spencer, Chairwoman Pearce, Mr. Stokes and Mr. Maw. Motion carried.**

Motion – Site Plan – AT&T Cellular Tower Collocation – approx. 4125 W 2475 N

Mr. Stokes mentioned that there won't be any new buildings or poles it is just putting three antennas on the existing pole and equipment in the existing building. It was noted that T-mobile and AT&T are both paying the city \$1,000 per month. With this, AT&T will be paying the city more money a month. **Mr. Stokes moved to approve the site plan for the AT&T wireless antenna improvements on the existing pole. Mr. Sadler seconded the motion. Vote: Mr. Sadler, Mr. Spencer, Chairwoman Pearce, Mr. Stokes and Mr. Maw. Motion carried.**

Approval of minutes – 11 December 2008

The commission reviewed the changes to the minutes including deleting vice and adding Pearce, remove was, delete the second Dennis Brown and add Ryan Taylor. **Mr. Stokes moved to approve the minutes of 10 December 2008 as corrected. Mr. Spencer seconded the motion. Vote: Mr. Sadler, Mr. Spencer, Chairman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.**

Public Comments

No public comments.

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Commission Comments

Mr. Stokes turned in a resignation letter because of a new work schedule. The commission expressed their thanks and told Mr. Stokes they enjoyed working with him. Councilman Ferrin also thanked Mr. Stokes. The commission asked Councilman Ferrin to pass on their thanks for the gift card for Christmas. Chairwoman Pearce apologized for the last meeting. It was commented that Mr. Carl Miller hasn't been to a meeting in a while.

Schedule for Attending the City Council Meeting

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

Mr. Spencer moved to adjourn at 8:40 pm. Mr. Sadler seconded the motion. Vote: Mr. Sadler, Mr. Spencer, Chairman Pearce, Mr. Stokes, and Mr. Maw all ayes. Motion carried.

Planning Commission Chair

Planning Commission Secretary