

**Plain City Planning Commission**  
**Minutes of Meeting**  
**11 June 2009**

The Plain City Planning Commission convened in a meeting on Thursday, the 11<sup>th</sup> of June 2009, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce  
Vice Chairman: Buddy Sadler (arrived at 7:05 p.m.)  
Members: Bob Spencer (arrived at 7:20 p.m.)  
Robert Seager  
Jarod Maw  
Alternate: Blake Neil  
Staff: Kathy Hancock

Also present: Craig Call, Archie Skeen, and Janine Call. Chairwoman Pearce conducted the meeting and gave the invocation.

**Discussion – Amendment to the Land Use Ordinance**

Chairwoman Pearce explained to Mr. Craig Call the commission would like him to answer some questions they have. Mr. Sadler arrived. Mr. Neil mentioned to Mr. Call that at a seminar he attended, it was suggested having more information in the ordinance and having less conditional use permits. Mr. Call explained that in some cases conditional use permits are good. For the items he is suggesting, it would allow the city to have more of a say. Everything shouldn't be required to have a conditional use. He is recommending power lines are required to get a conditional use permit so the city has some say. The other items suggested are the same way. This allows for city input without prohibiting things. As with a group home, they can't be prohibited but they can be approved under conditional use permits so the city has a way to give input. Mr. Call is suggesting churches, power lines, education facilities, etc. because they are large facilities that can impact the city. One thing about a conditional use permit, items are brought up in a public meeting and addressed. If just a building permit is required the city can't address concerns of neighbors. Mr. Call mentioned that the ordinance draft he submitted was just an example of what could be used.

Mr. Call mentioned that the city can have conditional use permits approved by the staff. He isn't saying he recommends that, but if the commission is too busy that is an option. The commission mentioned that the biggest conditional use permits are the Planned Residential Unit Developments or PRUDs. The commission doesn't feel they are over burdened with conditional use permits at this time. He recommended that if the city does use 10-17-4 it is changed to say agricultural and residential zones instead of just agricultural zone. The commission would like 10-17-4 changed to say agricultural and residential zones. Spencer arrived. Mr. Call explained that our current ordinance now only allows for group homes to accommodate 4 people that aren't related living in the same facility. That doesn't mean 4 family members but four unrelated people. Group homes have to be allowed anywhere residential housing is allowed, unless there is a reason like not enough sewer or water.

There was a question as to why pitched roofs are in the ordinance. Mr. Call stated that by having pitched roofs it would blend in more with residential zones. The City Council has adopted a pending ordinance and it needs to be completed in 6 months. The commission would like to have a public hearing on the ordinance on July 23, 2009.

**Discussion/Motion – Affordable Housing Plan**

The commission doesn't know where to start. It was suggested having Elaine Calvert who helped with the original ordinance help. Mr. Neil will work with Elaine Calvert on this. **Mr. Spencer moved to table the Affordable Housing Plan Review until August 13, 2009. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

**Discussion/Motion – Amendment to the Public Health and Safety Ordinance- Nuisance: Cement as Fill**

Mr. Maw explained what he knows about using cement as fill. It is not stable and there are problems with it heating up. He will get more information for the commission.

**Approval of minutes – 28 May 2009**

**Mr. Maw moved to approve the minutes of 28 May 2009 as written. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Mr. Seager and Chairwoman Pearce voted, but weren't present. Motion carried.**

**Report from City Council – Maw**

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Mr. Maw reported there weren't any comments on the England Meadows public hearing; the subdivision was abandoned with the exception of the Development Agreement, warrants and licenses were approved, they are working on paving the walking paths, the Legacy Open House on June 10<sup>th</sup> was mentioned, recycling is doing well, they will have a karaoke before the fireworks, but there won't be any music this year with the fireworks, and the sewer testing results are good now that the Poo gloos are installed.

**Public Comments**

No public

**Commission Comments**

The commission discussed the City Council's decision on England Meadows. The commission is concerned about abandoning the subdivision, but not the Development Agreement. It was mentioned that the developer could come in and withdraw the Development Agreement.

Mr. Neil mentioned the information he has collected on roosters. Some cities are allowing 6 chickens. He will continue to collect information for the commission.

The Legacy Open House was held on June 10<sup>th</sup>. The proposed site is way west then to 4000 North. Wasatch Front Regional Council has received permission to have a study. The Box Elder County Commissioners and Weber County Commissioners were open to having a study done.

**Schedule for Attending the City Council Meeting**

<u>Pearce</u>	<u>Spencer</u>	<u>Sadler</u>	<u>Maw</u>	<u>Seager</u>	<u>Neil</u>
Jul 16	Aug 6	Aug 20	Sept 3	Sept 17	Jul 2/Oct 1
Oct 15	Nov 5	Nov 19	Dec 3	Dec 17 (if held)	

**Mr. Spencer moved to adjourn at 8:15 pm. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairman Pearce, and Mr. Maw all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary