

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

The Plain City Planning Commission convened in a meeting on Thursday, the 8th of October 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 (excused at 8:25 pm)  
Members: Bob Spencer (arrived at 7:10 pm)  
Jarod Maw  
Robert Seager (excused)  
Alternate: Blake Neil  
Staff: Kathy Hancock  
Also present: Dean Olsen.  
Chairwoman Pearce conducted the meeting and gave the invocation.

**Motion – Lot Line Adjustment – Robert Olsen – approx. 1971 N 4650 W**

Mr. Dean Olsen was present to represent his brother, Robert Olsen. Maureen Woodard Ketchum gave her brother Robert Olsen the old railroad property. Mrs. Woodard-Ketchum needs to have enough property to stay in the greenbelt. Mr. Olsen is proposing a lot line adjustment to give her enough property. The commission would like a notarized letter stating that Mrs. Woodard Ketchum is okay with this. Hancock will fax Maureen the property owner affidavit tomorrow and have her sign and notarize it and fax it back. Mr. Spencer arrived. There is a concern with the fence line not being on the back property line. The commission decided that would need to be worked out. Since the fence line and boundary line concern is not in the lot line adjustment property the commission didn't feel it needed to be worked out now. The deeds need to be received at the city. **Mr. Maw moved to approve the lot line adjustment for Olsen/Woodard property located at 1971 N 4650 W contingent upon the following addendum a letter from Maureen Woodard stating she accepts the changes, and she signs and attaches a property affidavit and her name is added to the application. Mr. Sadler seconded the motion. Vote: Mr. Spencer, Mr. Sadler, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

**Discussion/Motion – Amendment to the Public Health and Safety Ordinance – Nuisances: Abandoned Property**

The commission feels that the whole ordinance needs to be reviewed and changes made now before it is recommended on. Mr. Neil explained the application fee to the City Council and they didn't make any comments. It was expressed that a fee should be charged to help cover the costs. It was also mentioned that property doesn't all need to be treated the same. Smaller properties wouldn't take as much time to inspect as larger properties. Charging for footprints was also discussed. It was decided that since the code mentions square footage, square footage should be how it is charged. The fee should be minimal and go up as more time or inspections are needed. It was discussed that instead of an application submittal fee, an inspection fee could be charged if the inspector needs to do more than drive by.

The ordinance could say, "Applicant is responsible for all inspection fees incurred on behalf of the property". This would replace the fees that are to be submitted with the application. The commission decided since the international building code mentions 3,000 sq. ft. our ordinance should. The ordinance could also say under G. a. "Any structure over 3000 sq. ft. will be assessed a minimum fee of \$1,000. The applicant is responsible to reimburse the City for any and all legal and inspection fees". Smaller businesses could be charged as needed. The commission decided to have the ordinance say, "Application/Inspection Fees: As required for the abandoned property the applicant shall pay any legal or inspection fees that the city incurs on behalf of the application. The applicant is responsible to reimburse the city anything over the \$1,000 paid at the time of application for buildings over 3000 sq. ft." Anywhere in the ordinance it mentions permits this needs to be included. The renewal fee needs to be removed. There was a question as to whether the \$1,000 fee would be charged every time the inspector inspects. It was decided that wasn't necessary. Under 4-2-7 there is a penalty for failure to apply. A schedule for paying could be done. The City Council sets the fees. The commission would like to recommend to the City Council the \$1,000 fee for buildings over 3000 sq. ft. If a structure is unsafe it may need to be inspected yearly the fee needs to cover that cost. The commission decided to keep the verbiage the way it is since Brandon looked at it and reviewed it. Chairwoman Pearce mentioned that there are two lots in Fremont Estates that are being used as motor cross trails. The commission decided that 4-2-2 16 should say Noise and 17 should say Dust. The commission decided to table the ordinance and have Mr. Maw look up noise and Mr. Neil look up dust. **Mr. Sadler moved to table the motion on the Amendment to the Public Health and Safety Ordinance – Nuisances: Abandoned Property for more work. Mr. Spencer seconded the motion. Vote: Mr. Spencer, Mr. Sadler, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

**Discussion/Motion – Amendment to the Zoning Ordinance – Mobile Homes and Recreational Trailer Use**

Chairwoman Pearce explained to Mr. Spencer that our ordinance mentions mobile homes, but does not address recreational vehicles. The commission mentioned that they don't want a grandfather clause in it. The commission decided that the ordinance needs to include no parking on the street. The commission decided to have 10-8-3 B. Recreational Vehicles: 1. Recreational

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vehicles need to be parked 20 feet behind the front property line. Mr. Sadler excused. The original B. will become 2. **Mr. Maw moved to recommend to City Council the Amendment to the Zoning Ordinance – Recreational Trailers Use with the issues as discussed. Mr. Neil seconded the motion. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

**Public Comments**

No public present.

**Approval of the Minutes – September 24, 2009**

**Mr. Neil moved to approve the minutes of September 24, 2009, as discussed. Changes are to add Ms. Pat Evans name under Commission comments from Mr. Maw. Mr. Maw seconded the motion. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.** Mr. Spencer noted that he voted but was not present.

**Report from City Council - Neil**

Mr. Neil reported that the cemetery contract got signed, the parking ordinance passed but there were concerns with not allowing snow to be put into the street, the recycle program was reviewed and the rates won't be changing, the membership into the Weber Chamber of Commerce was tabled for further research, sewer improvements were discussed and the State permit renews in 2013 but they won't allow the use of the poogloos, a public hearing has been set for the CDB grants, and 3 bids were received for crack and seal for the streets.

**Commission Comments**

Stabling and boarding of animals was discussed. Mr. Neil mentioned that Dave and Penny Barnes have discussed a future subdivision with him. They would like to use the 30 foot stem for Diamond Two Lot or Bluff Acres for half of the street. They want to know what the commission thinks of that.

Mr. Maw mentioned that Mr. James Barlow the State Representative for the Department of Agricultural emailed him. He recommends 1 agricultural acre per horse through the growing season.

**Schedule for Attending the City Council Meeting**

<u>Spencer</u>	<u>Sadler</u>	<u>Maw</u>
Nov 5	Nov 19	Dec 3

**Mr. Maw moved to adjourn at 9:00 pm. Mr. Spencer seconded the motion. Vote: Mr. Spencer, Chairwoman Pearce, Mr. Maw and Mr. Neil all ayes. Motion carried.**

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Planning Commission Chair

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Planning Commission Secretary