

Plain City Planning Commission
Minutes of Meeting
11 February 2010

The Plain City Planning Commission convened in a meeting on Thursday, the 11th of February 2010, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce

Vice Chairman: Buddy Sadler

Members: Bob Spencer (arrived at 7:15 pm)

Jarod Maw

Blake Neil

Alternate: Matt McBride

Staff: Kathy Hancock

Also present: Jeff Hales, Todd Harris, Ken Owen, and Chris Bitton.

Chairwoman Pearce conducted the meeting and Mr. McBride gave the invocation.

Motion – Lot Line Adjustment – Jeff & Cathy Hales – approximately 5355 W 2150 N – 2 parcels

Mr. Hales mentioned that he has two parcels of property each with a tax id number. One parcel has an old ranch house on it and the other one has a new house on it. He would like to have 30,959 sq. ft. with the old ranch house and the remaining property with the new home. There would still only be two tax id numbers. He is just moving the back line around the ranch house. Mr. Hales mentioned this is the second time he has had a lot line adjustment on this parcel and couldn't remember why. He remembered it was because the back parcel was in the County and he couldn't combine the property. Mr. Hales mentioned he contacted the County and they told him he had to have a legal description for the new property and have it recorded. He has had the property surveyed and the legal description done. A letter from the City also needs to accompany the description to be recorded. The sheds were discussed. Mr. Hales mentioned they are movable. Mr. Hales was told he needs to have them at least 3 feet of the property line. Mr. Hales wasn't sure that was necessary since he owns both lots. Mr. Hales mentioned the reason he put the boundary line for the old ranch house in that location is he has a water pump that he wants with the new house. The current zone is RE-20 and both new parcels fit in that zone. **Mr. Maw moved to approve the lot line adjustment for the Jeff & Cathy Hales property located at approximately 5355 W 2150 N. Mr. Neil seconded the motion. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. McBride all ayes. Motion carried.**

Motion – Amendment of Top Ramen Subdivision – 2827 N Plain City Rd. - 2 lots

Mr. Harris mentioned they will be deeding about 5.3 feet on the north and 4.15 feet on the south to Ken Owen. Chairwoman Pearce explained that either Heidi or Chris Bitton needs to be here since they didn't give authorized agency to Mr. Harris or Mr. Owen to amend the plat. Bob Spencer arrived. Mr. Owens called Mr. Bitton and he was on his way. Until he arrived the commission briefly discussed Universal Estates with intent to come back to Top Ramen when one of the property owners arrived.

Re-Preliminary Approval – Universal Estates #2 – approx. 2825 W North PC Rd. - 23 lots

Chairwoman Pearce read the letter from Brad Jensen dated February 11, 2010. One concern the commission has is that the property will be sold as horse property. The new plat shows a 20 foot easement right of way access for horses along the outside of the lots. The commission explained that the setback requirements have to be met of 75 feet from dwelling on an adjacent lot and 40 feet from the house on the lot and 30 feet from a street. Mr. Harris wasn't aware of this. Mr. Harris and the commission discussed which lots could have horses. There are about 9 lots that horses won't be allowed on. Mr. Harris explained that the CC&Rs explain that there has to be 2/3 of the lot owners in favor of the easement in order for it to work anyways. Mr. Harris mentioned that he could leave those lots out of the vote. The commission feels that all lots should be included because they will be affected.

Commission Comments

Mr. Neil mentioned that Mr. Maw, the Mayor, Councilmember Kelley, and Councilmember Koford met to discuss the school property. They discussed what they want to see and what they don't want. Setbacks, single level, closing off the street or leaving it open, and the senior housing issues such as ramps and the requirements for Americans with disabilities were discussed. Mr. Maw mentioned that there were different ideas thrown out with keeping a section or part of the old school such as the arch or the clock. Mr. Maw has come up with 3 rough drafts for Wednesday. Mr. McBride mentioned that his dad built a senior housing and had a hard time selling them.

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Motion – Amendment of Top Ramen Subdivision – 2827 N Plain City Rd. - 2 lots

Mr. Chris Bitton arrived. The commission reviewed the plat. Mr. Neil mentioned that the commission asked for the house footprints to be shown on the plat. Mr. Maw reviewed the minutes from January 14, and it was required. Mr. Harris explained that when he brought the plans in Kathy mentioned that but it wasn't on his notes. He accepted full responsibility. **Mr. Sadler moved to table the Top Ramen Subdivision until the March 11th meeting. Mr. Spencer seconded the motion. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried. Mr. Sadler amended his motion to wave the 30 day submittal requirement but the plat needs to be submitted by February 18th. Mr. Spencer seconded the amendment. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.**

Re-Preliminary Approval – Universal Estates #2 – approx. 2825 W North PC Rd. - 23 lots

Mr. Harris will put the setbacks on the plat to show what works for horses. He will resubmit plat as soon as possible.

Mr. Neil moved to table the re-preliminary approval for the Universal Estates #2 Subdivision until March 18th with waving the 30 day submittal, but it has to be submitted by the 18th of February. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.

Public Comments

No one was present.

Motion – Chairman/Vice Chairman

Chairwoman Pearce mentioned that the vote for Chairman and Vice Chairman is usually in February but since the City Council hasn't either reappointed Mr. Sadler or appointed someone else she recommends tabling the motion. At least two members of the commission won't be here on the February 25th meeting so it was decided to table it until March 11th. **Mr. Spencer moved to table the motion for Chairman and Vice Chairman until March 11th. Mr. Neil seconded the motion. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes.**

Approval of the Minutes – January 28, 2010

Mr. Maw moved to approve the minutes of January 28, 2009, as discussed. The commission added at the end of the Temporary Turnaround "The commission requested copies of the public works standards." **Mr. Sadler seconded the motion. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.** Chairwoman Pearce noted that she voted but wasn't present.

Discussion – February 25th Agenda

On the 25th the Attorney and City Council will be here to discuss the Development Agreement for Fourmile Parkway PRUD. They need to know the ramifications if they require them to start from scratch. The Attorney will also be here to discuss the draft ordinance for the school property.

Mr. Sadler moved to adjourn at 8:05 pm. Mr. Spencer seconded the motion. Vote: Mr. Maw, Mr. Neil, Mr. Sadler, Chairwoman Pearce, and Mr. Spencer all ayes. Motion carried.

Schedule for Attending City Council Meetings

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

Planning Commission Chair

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Planning Commission Secretary