

**Plain City Planning Commission
Minutes of Meeting
August 28, 2014**

Minutes of the Plain City Planning Commission held on Thursday August 28, 2014 at 7:00 p.m., located in the Council Chambers of the Plain City Hall, Plain City Utah 84404.

Present: Chairman Blake Neil
 Vice Chair Buddy Sadler
 Ed Hall
 Jared Maw arrived at 7:30 p.m.

Excused John Leonardi
 Mark Osenbach
Staff Kathy Campbell

Attendees: Jessica Hardy, Richard and Geri Lyons, Steven Petroff.

Call to Order: Chairman Neil conducted the meeting. Commission member Neil gave an invocation.

Chairman Neil opened the meeting for Public Comments:

Ms. Hardy handed out what she had prepared for the Planning Commission. She stated that she had highlighted the items in question in yellow. She stated that she had requested a GRAMA request from Plain City and the documents that she handed out was the information from the GRAMA request. Ms. Hardy communicated that there had not been a Public Notice on the property across the street from her parent's residence, Lot 61 in Plain City Meadows Six. The lot across the street had originally been a restricted lot. She read from the Planning Commission minutes that she had obtained from her GRAMA request of June 9, June 23, September 8, October 27, and March 22. She had questions about the curb and gutter and the temporary turn around. She ask when and why was it changed from restricted lot to a buildable lot. Ms. Hardy stated that the building that is being constructed does not have the 40 feet setback. She ask that the Planning Commission drive past lot 61 and look at the turn around and the setback of the structure that is being built. She also ask the commission why was lot 61 changed to a buildable lot and why the neighbors weren't notified. Without the neighbors being notified they were not able to appeal the change to a buildable lot. Ms. Hardy other concern was that there is not room for parking on the temporary turn around and that there is not enough room on the lot for the structure that they are building. Ms. Hardy remarked that there is not enough room for one car to park in front of the driveway and ask if there was going to be a curb and gutter in the current temporary turn around. Mr. Neil reported that things had been done on lot 61 that the planning commission was not aware of and that the issue goes back to the building permit and what the building permit was issued for. Research will have to be done on the intent on the building permit and whether it was for single home or a duplex. It appears that the planning commission approved one thing and something else has been done on lot 61. It also could have went to the engineer and changes could have been made that the planning commission was not aware of. Mr. Sadler expressed that the planning commission had the same concerns about parking for that turn around. Mr. Hall stated that there was a lot of talk and concern about lot 61. That it could be a buildable lot for a single Family dwelling, it is what they put on lot 61 that is the problem. He also stated that vacant lots are problematic, that no one wants to take care of a vacant lot and they end up having a lot of weeds. That the lot could have been sold and the buyer was not aware of the restriction on the lot. Mr. Neil stated that it had been approved for a single family dwelling. Ms. Hardy stated that she would be ok with a single family dwelling. Mr. Sadler said that they should get with the building inspector. He also stated that he had brought it up at the planning commission and that the planning commission also felt that they had been blindsided. It was suggested that Ms. Hardy go to the City Council. She ask that someone from the planning commission call her after looking at the building permit and talking to the building inspector. Mr. Neil responded that he would try and call her back. Mr. Lyons stated he was a co-owner of lot 60 and that the lot 61 is not big enough for a duplex. He ask who would have issued the building permit. The planning commission replied that the only person that can issue a building permit is the building inspector. Mr. Lyons stated that the radius is only 40 feet for the turn around and the code states that it should be 50 feet. He ask that the planning commission look at the radius of the turnaround. Mr. Lyons also commented that he cannot park in front of his residence legally because it is against the law. Mr. Neil said that he and Mr. Saddler was meeting with the Mayor the following day and that they would look at the application and get back to Ms. Hardy.

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Approval of Minutes

Motion: Commission member Sadler made a motion to approve the minutes of August 10, 2014, Mr. Hall seconded the motion. Commission members Maw, Sadler, Neil, and Hall voted aye. Motion carried.

Discussion/Motion Low & Moderate Housing Needs

Mr. Neil ask if everyone had seen his email on the Low and Moderate Housing. The letter in the email explains why we have do to have this approved to be eligible for these housing dollars and that Weber County has grant money for six or seven communities. We need to address the Low and Moderate Housing on our general plan or the state could come in and do it for us. We have sent out our plans in to the state. We did one in 2005. 2007 and started one in 2012. We are looking at what we need to do with the 2012 general plan. Are we going to have an amendment to the general plan or are we going to adopt a new general plan. The letter shows that the general plan was adopted in 2005 and amending in 2007. If we are amending the 2012 plan that will be fairly easy. If we want to open up the general plan we will have to change other items also. It was decided to have Craig Call come on October 9 and discuss with the planning commission about the general plan. It also was concluded that it could take up to a year to change the general plan. Mr. Sadler stated that we would want to comply with the federal guide lines. There was a discussion among the Planning Commissioners as to what is low income housing moderate income housing and extreme low income housing and what the cities needs are on housing to comply with the regulations. The General plan also needs to go before the City Council.

MOTION: Commission member Sadler made a motion to table the Moderate Housing need for further discussion and research. Maw seconded the motion. Commission members Maw, Sadler, Neil, Hall all voted aye. Motion carried.

Discussion on Yard Regulations

A discussion centered on defining on what the width of lot and frontage should be. The commissioners also read other city's lot definition and that they would like to look at other cities lot definition. Sadler had talked to the fire chief and he felt like four foot wide walk way around a swimming pool would be adequate. There was a discussion on the type of fence and landscaping that should be around a swimming pool on the side yard and whether the fence should be a solid masonry fence that would absorb the sound and not a vinyl fence. There was also a question with where the water run off would go on a side yard. It was concluded to do more research and look at difference cities. That basketball courts, skate boarding and pickle ball could all be part of this discussion.

Discussion on Sewer Regulations

Neil and Sadler had looked for the regulation and where unable to find it for this meeting. The council members recalled that the health department had come out. It was concluded that more research needed to be done and that Mrs. Campbell will look through the minutes of 2010 and 2011 to find the septic tank and sewer system.

City Council Report – Mr. Neil

Neil had talked to Diane about getting the general plan on the City Council agenda.

Commission comments

Maw stated that September 4 was when the Design Assistance Team was going to the city council. Neil recounted that he had a call from a developer on doing a rezone from residential to commercial.

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Adjournment

MOTION: Hall made a motion to adjourn the meeting at 9:10 p.m. Commission member Maw seconded the motion. Vote: Commission members Maw, Sadler, Neil, and Hall voted aye. Motion carried.

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Neil	Sadler	Osenbach	Maw	Hall	Leonardi
			Jan 2 (n/a)	Jan 16	Feb 6
Feb 20	May 1	*Mar 20	Apr 3	Apr 17	Mar 6
May 15	Jun 5	Jun 19	Jul 3	Jul 17	Aug 7
Aug 21	Sep 4	Sep 18	Oct 3	Oct 17	Nov 6
Nov 20	Dec 4	Dec 20			

**Meeting canceled*

Planning Commission Chair

Planning Commission Secretary