

**Plain City Planning Commission
Minutes of Meeting
July 9, 2015**

Minutes of the Plain City Planning Commission held on Thursday July 9, 2015 at 7:00 p.m. located at the Council Chambers of the Plain City Hall, Plain City Utah 84404.

CORP

Present: Chairman	Blake Neil
Vice Chair	Buddy Sadler
	John Leonardi
	Jarod Maw
	Ed Hall <i>Excused</i>
	Mark Osenbach
Staff:	Kathy Campbell

Attendees: Jay Christensen, Barry Howard, Keven Howard, James Hyatt, Amy Wright, Korie Nelson, Cory King, Cozette Stimpson, SueAnn Munk, Kyle Munk, Penny Vogeler, June Schofield, Larry Schofield, Camie Clontz, Tommy Webber, Deett Skeen, Brauch Sandall

Call to Order: Chairman Blake Neil conducted the meeting. A prayer was given by Blake Neil.

Public Comment: None

Public Hearing regarding Re-Zone from A-1 to RE-20 Shirley Ann Stimpson Living Trust at approximately 3500 West and 3400 North

Discussion: Chairman Neil explained that during the public hearing individuals will have the opportunity to comment regarding the rezone from A-1 to RE- 20 and he ask that they keep their comments to three minutes were possible.

MOTION: Commission member Sadler made a motion to open the public hearing regarding the proposed Re-Zone from A-1 to RE-20 the Shirley Ann Stimpson Living Trust at approximately 3500 West and 3400 North. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

Korie Nelson stated that she would like to contest the rezone. She said that it would be irresponsible and that the county feel would be lost on one third acre lots. Ms. Nelson explained that she grew up in Colorado with one third acre lots where you can hear everything from the neighbors because of the size of the lots, which she felt was too small for Plain City. Chairman Neil explained that the rezone was from A-1 which was one acre lots to RE-20 which was one half acre lots (20,000 square feet). James Hyatt reported that the field to be re-zoned has 5 inches of water on it at all times. He continued that there would not be access to get out of that area because of the high water levels.

MOTION: Commission member Osenbach made a motion to close the public hearing regarding the proposed Re-Zone from A-1 to RE-20 the Shirley Ann Stimpson Living Trust at Approximately 3500 West and 3400 North. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

Set Public Hearing: Sunee Acres Subdivision Approximately 3850 W 2800 N

MOTION: Commission member Leonardi made an motion to set the public hearing for Sunee Acres Subdivision Approximately 3850 W 2800 N on Thursday, August 13, 2015. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

DISCUSSION/MOTION: Lot Line Adjustment 4630 W 1500 N, Bret and Lynette Howard, 1544 N 4700 W, Doral J and Virgie H Howard Family Trust.

Camie Clontz explained that the Howard Family was asking for the lot line adjustment for the benefit of putting the house on a half-acre lot separate from the remaining parcel. It would also help to align Bret and Lynette Howards parcel with their home on it. Commissioner Osenbach ask if the piece that was having the lot line adjusted would be buildable. It was explained that there was already a house on that parcel which would be a half-acre lot after the lot line adjustment.

MOTION: Commission member Maw made a motion to approve the Lot Line Adjustment at 4630 W 1500 N Bret and Lynette Howard, and 1544 N 4700 W Doral J and Virgie H Howard Family Trust. Commission member Osenbach seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

DICUSSION/MOTION: Munk Annexation for Kyle and Sue Ann Munk

Sue Ann Munk explained that there was 10 acres that are in a L shape that they are asking to be annexed into Plain City. Chairman Neil ask if she was annexing all of their property including the house. Mrs. Munk responded yes they are annexing all of their property. Commissioner Maw questioned if all their property was being annexed in to Plain City. Mrs. Munk confirmed that they were annexing in all of their property. Sadler stated the concern of the commission was that they were not annexing all of the property because of the yellow outline on the plat that was handed out to the planning commission did not include the Munk home. Mrs. Munk said that the survey showed both parcels numbers were to be annexed in to Plain City. Commissioner Osenbach ask Mrs. Munk what they plan on doing with the property after it is annexed in? Mrs. Munk responded that they plan on subdividing the property. Commissioner Osenbach ask how big of lots were they planning. Mrs. Munk said that they would be half acre lots. Commissioner Maw stated that the master plan was for half acre lots. Chairman Neil said that he and commissioner Sadler had met with Brad Barto concerning this property. Commissioner Leonardi stated that from 3350 W there is only one access into the property. Mrs. Munk responded that they plan on doing a circle for the subdivision.

MOTION: Commissioner Sadler made a motion to recommend Annexation for the property of Kyle and Sue Ann Munk to the City Council. Commissioner Maw seconded the motion. Vote: Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Cancel July 23, 2015 Planning Commission Meeting.

MOTION: Commissioner Sadler made an motion to cancel the July 23, 2015 meeting. Commissioner Leonardi seconded the motion. Vote: Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

APPROVAL OF MINUTES: June 25, 2015

MOTION: Commissioner Leonardi made a motion to approve the Minutes of June 25, 2015 as amended. Commissioner Sadler seconded the motion. Vote: Commissioners Leonard, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

REPORT FROM CITY COUNCIL: Commissioner Sadler reported that the City Council meeting of July 2, 2015 had been canceled because of the July 3 and 4th celebration.

COMMISSION COMMENTS: Commissioner Maw said that he had just had a DAT meeting prior to the planning commission meeting and that he had sent each of the planning commissioners an application that needs to be filled out for the DAT along with issues that will need to be addressed. Commissioner Maw stated that the next DAT meeting will be August 13, 2015 prior to the Planning Commission meeting. Commissioner Maw also ask if someone could go to the July 16, 2015 City Council Meeting for him. Commissioner Neil said that he could go for Commissioner Maw. Commissioner Neil explained that Lynn Moyes had talked to him about the three one third acre parcels that he owned surrounding his home. Mr. Moyes had ask if he could consolidate the three parcels then subdivide it into two half acre lots so that his daughter could build on one of the half acre lots. Commissioner Neil said that he had explained to Mr. Moyes that it would then become a subdivision and that he would have to meet the subdivision requirements. Commissioner Maw ask if the consolidation and the subdivision would be done all at once or separate. Commissioner Neil said that the consolidation would take place first with the subdivision taking place after. Commissioner Neil informed the Planning Commissioners that Mr. Moyes was currently getting his information together and would be on the August 13, 2015 agenda. Commissioner Neil handed out a plat that showed an road easement between the Hyatts and the Nelsons showing that there is currently a 66 foot easement which is wider than what cities required 60 foot easement for a road. The Hyatts and the Nelsons would like to narrow the easement. Mr. Hyatt owns the road and the Hyatts and the Nelsons pay taxes on the easement property. Commissioner Neil stated that the homes on the sides of the easement would are non-compliant. Commissioner Sadler ask if this road and easement is on the transportation plan for the city. The planning commissioners looked at the transportation plan and it was not on the transportation plan. Commissioner Osenbach ask what had brought Hyatts and Nelsons to want the change. Commissioner Neil explained that Randy Marriott had purchased property behind this easement road and that trucks had been going up and down the easement road. Commissioner Osenbach ask if Mr. Marriott had permission to use the easement. Commissioner Neil responded that yes he did because of the egress. Commissioner Neil ask if all of the planning commission members had seen the Bona Vista Water letter that now needs to be included in the paperwork when final approval is given to a subdivision.

ADJOURNMENT

MOTION: Commissioner Leonardi made an motion to adjourn the meeting at 7:35 p.m.

Commission member Osenbach seconded the motion. Vote: Commission member

Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion Carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 18	June 4	Jul 2	Jul 16	Aug 6	Aug 20
Sept 3	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19
Dec 3	Dec 17				

Planning Commission Chair

Planning Commission Secretary

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