

**Plain City Planning Commission
Minutes of Meeting
February 12, 2015**

Minutes of the Plain City Planning Commission held on Thursday February 12, 2015 at 7:00 pm., located at the Council Chambers of the Plain City, Hall, Plain City Utah 84404.

COPY

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

Staff	Kathy Campbell
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Attendees: Julie DellaLucia, Shad Christensen, Dan Pittman, Mark Whetton, Sherrie Hodson, Jeff Hales, Cecil Suttethwaite, Neola James, Curt Knight

Called to order: Chairman Blake Neil conducted the meeting, Commission member Osenbach gave an invocation.

Public Comments: Mark Whetton stated that he would like to put a swimming pool on his property and that he had met the building inspector and he was trying to get a better understanding of the city code for swimming pools. Neil said that he had seen the Whetton’s site plan for the swimming pool and that the majority of the pool was on the side of the house which is against the current city code. Neil suggested reconsidering moving the pool to the back part of the yard. Maw informed Mr. Whetton that the last item on the agenda was the Side Yard Ordinance that would impact the swimming pool setbacks.

MOTION: Set Public Hearing for Blue Mountain Subdivision 4287 W 2500 N 2 lots. Leonardi ask if the zoning for that area was R-15? He continued with if it is RE-15 then the lots were not large enough. Neil said that on the Plain City zoning map it was R1-11. Maw stated that then the lots would be the correct size. Dan Pittman representing Blue Mountain stated that yes it was R1-11. Osenbach said that on the drawing it appears that the garage is close to the property line. Pittman said that the awning would come off and that the garage would be about 5 feet from the property line. Maw said that you could see the fence line and from the property line it did look like it was about 5 feet.

MOTION: Commission member Sadler made a motion to set a public hearing March 12, 2015 for the Blue Mountain Subdivision at 4287 W 2500 N. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Shad Christensen Consolidation of 4052 W 2800 N
Shad Christensen stated that he was representing the Hodson family and that he was purchasing some of the Hodson property. Neil ask Mr. Christensen if he was subdividing the property? Mr.

Christensen said that he was not subdividing the property, that the lot line would be moved and that the property would be consolidated. Sadler stated that there is already an existing home on the property. Maw ask if there was separate Tax ID's on the property? The commission confirmed with Mr. Christensen that currently there was four separate parcels with four separate Tax ID's. Mr. Christensen confirmed that was correct and that they were asking for a consolidation and a lot line adjustment. Leonardi stated that on parcel number two there is currently a shed and that the commissioners do not know how close the shed is to the property line. Mr. Christensen said the shed was in disrepair and would be taken down at some point. Leonardi said that his copy of the application was not complete. Mrs. Campbell confirmed that the application had been completed.

MOTION: Commission member Osenbach made a motion to approve the Consolidation of parcels at 4052 W 2800 N. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTON: Site Plan Approval for Frog Pond Pre-School 2414 N 4350 W #C

Neil ask Julie DellaLucia if she had seen the Fire Chief Crowtons comments? She stated that she had not. Neil said that he had talked to Ken Martin and Mr. Martin had no concerns. Leonardi ask Mrs. DellaLucia how many children would she have going to the school and would she need a playground? Mrs. DellaLucia said that she would have 12 children in each class and that it was a pre-school and not a day care therefore she did not need a playground. Leonardi said that the space would not allow for more than 12 kids. Ms. James said that she could put in the lease agreement with Mrs. DellaLucia that she could not have more than 12 kids in the preschool. Maw said that he would need more information on the building, he also ask if there was a 5 foot turn around for clear space in the restroom. He continued that the current drawing did not show the rails in the handicap bathrooms or what direction the doors opened and there are other items that would need to be shown to make sure that the building is up to code. Maw also expressed that a school has more regulations than other facilities and ask if there was a sprinkler system? He also ask Mrs. DellaLucia to get a copy of the Fire Chief comments. Neil said that the area was originally approved for an office and not a pre-school. Sadler said that he has concerns about the café and the pre-school using the same restrooms. Ms. James said that they had put the door where the fire marshal had told them. Sadler said that he also had concerns about the door being next to the confectionary. Mrs. DellaLucia stated that the pre-school would not be open the same hours as the confectionary. Leonardi ask what kind of door is the back door and can any one walk in? Leonardi express concern for the children's safety if someone came in the back door and went into the classroom. Mrs. DellaLucia said that there would be two people at the school at all times. Maw said that code would not allow the back doors to be locked, but special hardware could be purchased. Maw also ask if the doors were fire proof. Leonardi did not want to see high school kids daring each other to walk in to the pre-school. Sadler agreed with Leonardi's concerns and said that he wants the pre-school to work but it needs to stand on its own merit. Mrs. DellaLucia restated that two people would be with the children at all times. Ms. James said that there had been a daycare and church there previous and that nothing had changed within the building. Sadler said that public schools have the same problem of limiting access to the students and when the daycare or the church was there they were not sharing with two other business. Osenbach read from the state code of R430-8-4 Neil said that daycare and preschool falls under children's daycare. Osenbach ask if Mrs. DellaLucia had a plan on how to verify how close the parents are to the school? That the code states that the parents have to be within 5 minutes of the school. He suggested using google maps to verify. Ms. James ask if they could give the telephone number to the state, to the planning commission so that the planning commission could verify that the Frog Pond preschool is exempt to these regulations because of how many students and the length of time that

they are at the Frog Pond pre-school. That pre-schools are different than children at daycare. Maw said the pre-school would have to meet the international building code for pre-schools. Maw then ask if he could come by Monday and look at the building. He was told that he could. Osenbach said that they are grateful that Mrs. DellaLucia is going to provide this service to the community. Maw expressed that he wants to see the kids protected and also Mrs. DellaLucia as a citizen.

MOTION: Commission member Maw made a motion to table the site plan of the Frog Pond Pre-school till February 26, 2015. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Preliminary for the Applewood Subdivision at 4425 W 2050 N 3 Lots.
No one was present to represent the Applewood Subdivision.

MOTION: Commission member Leonardi made a motion to table the Applewood Subdivision at 4425 W 2050 N till February 26, 2015. Commission member Osenbach seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Preliminary for the Edgewood West Estates Subdivision at 2700 W 2225 N.

Mr. Hales said that he had received the memo from Mr. Jensen the city engineer and he had reviewed the 8 items. Most of the items on the memo were standard but Mr. Hales did not know why Mr. Jensen's memo on number 2 states on lot 11-R the sewer easements needed to be 20 feet. Mr. Hales expressed that he did not know why that comment was there, because the sewer easement was at 20 feet, there was 10 feet on each side of the property line as it existed out of the south west corner of the subdivision. Number 3 on the engineers' comments had been addressed with the intent to serve with culinary water, secondary water and other utilities. Neil ask about the public works comments about the need for a mailbox turn out and location. Mr. Hales stated that he had never worried about determining the location for the US Mailbox location because the postal service has put the mailboxes where it best serves the postal service. In Mountain West Meadows the mail boxes are on the east and west side of the road. Sadler stated that Farr West citizens are also getting their mail at that location putting wear and tear on Plain City roads. Mr. Hales said that they had not notch out for the mailboxes in the past and that they would need to talk about notching a turn out. Sadler said that it is a safety issue when they are not notched out. Neil ask Mrs. Campbell to call the postal service and see if a representative could come to a planning commission meeting concerning the placement of the mail boxes. Mr. Hales answered number 5 stating that the canal would mirror what had been done in the previous development. Number 6 ask for clarification for the detention pond. Mr. Hales said that the storm drain has three ways to get to the detention pond in Mountain West Meadows. Mr. Hales said that number 7 was asking for a geotechnical report. Mr. Hales said the geotechnical was being done the next day. Mr. Hales ask Leonardi if he had any questions about the road in the subdivision. Leonardi said that the commission would be addressing the roads later tonight. Leonardi ask if they would get with the canal company and repair the canal. Mr. Hales stated that through the S curves there were some spots that needed repair. Leonardi said that under the concrete bridge is what was in need of repair. Leonardi ask that on the notes for the subdivision something be put in writing stating that the canal would be done according to the standards of the canal company and that it is a canal that is in use. Mr. Hales said that they could add that on the plat in the area of notes that has the back of curb and elevation. Neil stated that they did not want any excavations done under the ditch and that the sensitive land use issues should be addressed with the engineer. Mr. Hales stated that they are 14 feet off of the canal.

MOTION: Commission member Maw a motion for preliminary approval for the Edgewood West Subdivision at 2700 W 2225 N contingent upon the meeting Irrigation standards dated February 27, 2014. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Re-Zone A-1 to R-20 on Thomas M Ramsey property at 5100 W 1820 N

Neil stated that on the general plan it shows this area as an R-20. Leonardi ask if the ditch on the south side was going to be piped in. Mr. Hales stated that it would be piped. Neil clarified that at this meeting the commission would only be addressing the re-zone. Sadler ask Mr. Hales why had he ask for it to be rezoned when he kept the lots at one acre. Mr. Hales said that the general plan shows the area as an R-20 and with an R-20 the lots would need a 100 foot frontage. Thus making it so that he could get 5 lots out of the development instead of 3.

MOTION: Commission member Osenbach made a motion to approve the Re-zone from A-1 to R-20 at 5100 W 1820 N. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

MOTION: Set Public Hearing for Ramsey Estates Subdivisions at 5100 W 1820 N 5 Lots.

Mr. Hales ask if there was no opposition to the Ramsey Estates Subdivision could he have preliminary the same night?

MOTION: Commission member Sadler made a motion set the public hearing for the Ramsey Estates Subdivision at 5100 W 1820 N with 5 lot on March 12, 2015. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

Chairman Neil ask Mr. Hales if he had anything that he could tell the commission about the discussion of the old Plain City elementary. Mr. Hales reported that on Sept 20, 2014 it had been discovered that the natural gas had not been disconnect to the road and that they needed to obtain a clean air permit. Then the same guy that was dealing with the remodel of the confectionary saw the fence around the school and ask if they had a EPA permit and he shut down the demolition and told them if they had any equipment on the property or if they started tearing down the school there would be a \$10,000 a day fine until a EPA permit had been obtained. Mr. Hales continued to explain that Ryan Spiers is qualified to test asbestos with the state and that he was doing the testing. It would take 3 days to get the testing done and 2 days to get the results back from the testing. Three serious attempts had been made to demolish the school but there has been difficulties. Mr. Hales stated that water would be needed when the demolition starts and that the city had said that the fire department would be there with water.

DISCUSSION: Subdivisions Ordinance concerning Roads and Blocks

Leonardi had been ask to research and clarify and define the road and block ordnance. Leonardi said that when looking at the S Curve subdivision the question was ask about the length of a block. Leonardi said that his believe was that the current ordinance 11-5-3B was written with the intent to keep all future residential blocks, defined as: both sides of a street, at or below a quarter mile, 1320 feet or twelve time the allowed frontage – whichever is less.

Leonardi suggested the code read

Block: County, The remain frontage as a result of past, present or future subdivisions.

Subdivision, The frontage between, a combination of, or any two, bisecting roads, cult-de-sac, turn around or an inside 90 degree corner.

Leonardi was ask to clarify long block or county block and exemptions if a road cannot go through a marsh or canal. He was ask to have it for the February 26, 2015 meeting.

DISCUSSION/MOTION: Zoning Ordinance concerning Sideyard requirements. Sadler ask if the Swimming Pool setbacks should be the same as the Tennis Court setbacks. Swimming Pool 1. (c) was changed to six feet (6') to any property line of the property on which it was located; (d) shall read It shall not be less than thirty feet (30') from any dwelling, or twenty feet (20') from any side lot line of an adjacent vacant lot; (e) It shall not be less than Twenty feet (20) from any neighbors' non-livable area of their dwelling, which includes, but is not limited to, the garage, carport, or storage areas; (f) It shall not have less than six feet (6') hard surface around the pool. Maw was ask to draw a diagram with the points where a pool could be on a minimum size yard. Leonardi ask what about the utility easements, if the ordinance states that it cannot be closer than six feet (6') and the utility easement is ten feet (10') there could be a problem. It was concluded that the property owner should know if they have an utility easement and concrete could be poured over an easement but if there is a problem the concrete would get torn up by the utility company. Osenbach ask if permanent structure should be added to Swimming Pool (1) (e). It was concluded that would not be necessary.

MOTION: Commission member Leonardi made a motion to table the Sideyard Ordinance until February 26, 2015. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

APPROVAL OF MINUTES: January 22, 2015.

MOTION: Commission member Osenbach made a motion to approve the minutes of January 22, 2015 as amended. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

Report from City Council:

The Website was discussed by Mrs. Petroff and she had a petition on Facebook and had 23 signatures to change the Plain City Website. Mr. Craythorne was at the meeting for Fremont Meadows and Robert Lamb was also there. Neil stated that he was to call the City Attorney and get a letter stating that there was no precedents for the Fremont Meadows to make improvements on both sides of the road. Leonardi ask if the Planning Commission needed to clean up the improvement ordinance. Neil confirmed that yes that it did need to be changed. Founders Day will be March 14, 2015 and they are trying to do some things to get more people to participate. Leonardi ask if in 10 years from now could the owners of the lots in the Ramsey Estates subdivide and request a road on the east end of their lots. If they could, he would like to see a comment be put on the plat stating that any future development of said property of Ramsey Estates occurs all development is the cost of the property owners. Sadler said that each lot has only one Tax Id number therefore they could not say that they are landlocked. Maw said that for the Plain City DAT he has a meeting with the urban development on February 20, 2015. Sadler said that he had been looking at the retention ponds and why can't there be 3 or 4 regional ponds in some areas of town using the natural areas that drop off. A pond could be put on North street where it drops, 1975 where it drops and the bluffs where it drops off. Osenbach stated that he had talked to City Council member McKean about city signs.

Adjournment

MOTION: Leonardi made a motion to adjourn the meeting at 9:35 p.m. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Hall</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 4	June 18	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

COPY

**Plain City Planning Commission
Minutes of Meeting
February 26, 2015**

Minutes of the Plain City Planning Commission held on Thursday February 26, 2015 at 7:00 pm., located at the Council Chambers of the Plain City, Hall, Plain City Utah 84404.

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

Attendees: Julie DellaLucia,, Bill Whitelock, Sue Whitelock, Neola James, Colton Green, Kirsten James, Norah Santes, Justeen Kennedy, Cassie Jones, Kenlie Huffaker, Kartlin Nicholls, Quede McGuire, McKenzie Stanger, Jeremy Crowton, Jake Rhees, Jeni Rhees, McKenna Jensen.

Called to order: Chairman Blake Neil conducted the meeting, Commission member Leonardi gave an invocation.

DISCUSSION/MOTION: Preliminary Approval Applewood Subdivision 2084 N 4500 W 3 Lots

Neil said that the plat shows that as of November 24, 2014 Thelma Wayment is the owner of the property. Mr. Jake Rhees stated that he had purchased the property and that the county had not updated the plats. Sadler said that the city would need a deferral agreement for the sidewalk and curbing for each of the 3 lots. Neil ask if Pine View was available there. Mr. Rhees stated that is was.

MOTION: Commission member Sadler made an motion to give preliminary approval to the Applewood Subdivision at 2084 N 4500 W 3 Lots. Commission member Maw seconded the motion. Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTON: Site Plan Approval for the Frog Pond Pre-School 2414 N 4350 W #C.

Maw said that he had been to the building and that the door on the west side needed to swing out. Mr. Whitelock said that he had already changed the door and that it was fixed. Maw stated that the west door will need a panic bar. Maw said that this drawing was much better than the previous drawing and that it gave him the detail that was needed to understand the construction of the space. Leonardi ask if there was a way that the commission could make sure that Mrs. DellaLucia does not have more than 12 kids attending the pre-school in a session. Mrs. DellaLucia said that Utah Code would allow her to have up to 20 kids in the 400 square feet that there is in this location. Mrs. DellaLucia stated that she had two different classes, with 12 kids in each session. Fire Chief Crowton was asked what the occupancy could be for that location. Crowton stated that there was not permanent seating therefore the maximum occupancy would be 26. Saddler ask that door C-1 on the drawing be require to have a panic emergency exit door. He also requested that door A-2 be removed or the other option would be that door C-1 be a self-closing, self-locking door that no one could enter into the preschool without a key or the other option would be to install a key pad with a code that would unlock the door going into the pre-school. Osenbach

said that the pre-school would be subject to an audit to confirm the 5 minute rule for the location of the parents. Mrs. James said the 3rd rule stating that the parents had to be within 5 minutes of the school did not apply to Mrs. DellaLucia. Winn Pauley was the state employee that had talked to Mrs. DellaLucia. Osenbach said that he would go to the state office and clarify what requirements Mrs. DellaLucia has to follow for a pre-school. Mrs. James ask if Mrs. DellaLucia could get site plan approval so that her clients did not have to keep waiting for her to open the pre-school. Osenbach stated that he felt that she could open if she followed the rule that the parents cannot be further than 5 minutes away from the pre-school as stated in the Utah state code, until he goes to the state office and verifies what requirements Mrs. DellaLucia has to meet for the Utah State code. Osenbach ask Mrs. Della Lucia when taking the children to the restroom would she be checking the men's restroom for a sexual predator? Mrs. Della Lucia said that because of the age of the children she felt that she could take both the boys and the girls to the ladies restroom. It was concluded that because of the age of children taking all the children to the ladies restroom would be acceptable and would be best for the safety of children.

MOTION: Commission member Maw made a motion to approve the site plan for the Frog Pond preschool at 2414 N 4350 W #C with the follow restrictions. 1. Door A-1 be changed to be compliant with egress and panic hardware. 2. Door C-1 be changed to be compliant with panic hardware and self-closing hardware. 3. The Pre-school would be subject to an audit to confirm that the parent are within 5 minutes of the pre-school as detailed in R-4-30. 4. Signs be posted that the maximum occupancy is 20. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Zoning ordinance concerning Side Yard Requirements.

Neal handed out a picture of a basketball standard that was mounted in the mow strip in Farr West. Neal ask the commission if having a basketball standard in the mow strip was something that needed to be addressed in the Side Yard ordinances. Sadler said that it could be stated that the basketball standard could not be further on the front than the setback. He continued that "C" could be added saying no permanent basketball structures in the mow strip. Osenbach said that he thought the current code states no permanent structure in the mow strip and that some of the basketball standards have a collar that you can stand a basketball standard in. Cement is required when installing a basketball standard with a collar it also states that you should have rebar for reinforcement therefore it is a permanent structure. Maw handed out two drawings of where a pool could be placed on a side yard. One drawing was for 100 foot and the other was for a 200 foot lot after looking at the drawings it was determined that the pool would need to be set back 6 foot (6') from the front set back of the structure and that the 6 foot (6'), hard service needed to be shown around the perimeter of a pool on the drawings. To clarify the hard surface should be even with the front of the house. The hard surface will also need to comply with the front setbacks. Neil stated that the planning commission was looking for reference points around the pool as to where it could be built. Leonardi ask that in the code for (1) Swimming Pool (e) *of their dwelling* be deleted, (2) Tennis Courts (c) changed it to 6 foot (6') and *on* be changed to *of* which it is located. Also change (2) (d) to read the same as (2) (e) changing *from twenty feet (20')* to *twenty five (25')* from any neighbors' non-livable area, which includes, but is not limited to, the garage, carport, or storage areas; Leonardi ask if on the Basketball standard and Court did (c) need to be added stating that there can be no permanent basketball structure in the mow strip. Sadler ask if there was a difference between a permanent basketball structure and a temporary basketball standard if safety of playing in the street is the issue. It was concluded that a permanent structure in the mow strip is addressed from other codes in the city.

MOTION: Commission member Leonardi made a motion to table the Sideyard Ordinance for changes until March 12, 2014. Commission member Osenbach seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Subdivision Ordinance concerning Roads and Blocks.

Maw and Sadler said that Leonardi had done a great job on writing the road ordinance. Sadler stated that if he understood correctly the planning commission is replacing a-b-c in 11-5-4 with the following that Leonardi has drafted.

11-5-3

4. Blocks:

- a. Block shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width may be permitted in blocks adjacent to major streets, waterways or topography concerns, **with the approval of the city engineer.**

- b. The Lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred twenty feet (1,320') or twelve times the minimum lot width required in the zoning district, which is less, nor be less than four hundred feet (400') in length. Wherever practicable, blocks along major streets and Collector streets shall be not less than six hundred and sixty Feet (660') in length. **Exceptions to this prescribed block length may be permitted in blocks adjacent to major streets, waterways, topography concerns or any God or man created obstacles, with the approval of the city engineer.**

(remove long block)

- c. **In country blocks**, the planning commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic.

Definitions

11-1-2

~~Remove current definition~~

~~BLOCK: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, or boundary lines of municipalities.~~

~~and replace with the following~~

BLOCKS: a. country, The remaining frontage as a result of past, present or future subdivisions.

b. subdivision, The frontage between, a combination of, or any two, bisecting roads, cul-de-sac, turn around, or inside corner.

MOTION: Commission member Sadler made a motion to table the Subdivisions Road Code. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

APPROVAL OF MINUTES: February 12, 2015.

MOTION: Commission member Osenbach made a motion to approve the minutes of February 12, 2015 as amended. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

Report from City Council: John Leonardi

1. Presentation from Jennifer Morrell a Weber County Election Director
2. Approved Ordinance 2015-01 rezoning the Thomas Ramsey property from A-1 to RE-20
3. Approved the bid from Fireworks West for the 2015 July 4 celebration
4. Approval of Business License Jeff Johnson Drywall, Inc.
5. City Council discussed speeding problem on 4275 W. A need for a street light at 2200 N as you go down the hill. Founders Day is March 14 and flyers are going out. Fire department would like to spend some money to get their air packs fit tested for each person. Saved \$10,000 with the recycle program.

Commission Comments:

Maw said that he had spoken with the Urban Design team and that when they finished with Spanish Fork they will be coming to Plain City. Sadler said that he spoke to the City Council about a regional retention ponds and that they had said no for the lack of funding. Therefore he will be looking for other options. Osenbach said that it had been brought to his attention that the Pine View Water for the Blue Mountain subdivision is not on a main line that it is on a secondary line and the homes along there do not have good water pressure. It was suggested that the people come to the public hearing and voice their concerns. Osenbach said that he had sent the commission the sign ordinance from Park City and that he likes what was in chapter 4. Neil ask Osenbach to give specific examples of what Plain City should adopt into the city code. Neil said that Brett Ferrin has purchased Parcel A in Painter Acres and has requested an address. The road is a county road and the property is in the city, so the question is who assigns the address. It was discussed that there was a motion that the ditch would have to be piped and that if it is legal building lot Mr. Ferrin would have to comply the same as all other building lots. It was the understanding of the Planning Commission that Parcel A was an unbuildable lot in Painter Acres and that when Mr. Hales came in with the lot line adjustment there were three different plats. The county did not match what the city had. The concern is when Mr. Ferrin comes and asks for a building permit and it is a restricted lot. The commission said that the only way to have the lot become unrestricted is to have a paved road in front of parcel A.

Adjournment

MOTION: Sadler made a motion to adjourn the meeting at 8:25 p.m. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Sadler voted aye. Motion carried.

Neil	Sadler	Osenbach	Maw	Hall	Leonardi
			Jan 15	Feb 5	Feb 19
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Planning Commission Chair

Planning Commission Secretary

