

Plain City Planning  
Minutes of Meeting  
January 12, 2017

Minutes of the Plain City Planning Commission held on January 12, 2017 at 7:00 p.m. located at the Council Chambers in the Plain City Hall, Plain City, Utah 84404.

Present: Chairman Blake Neil  
Vice Chair John Leonardi  
Commissioner Jarod Maw  
Commissioner Mark Osenbach *Absent*  
Commissioner Cheri Sparks  
Alt. Commissioner Kris Carrigan *Excused*  
Staff: Kathy Campbell, Bren Edwards, Rob Scott, Shane McFarland,  
Jeremy Crowton

**ATTENDEES:** Jeff Hales, Penny Barnes

**WELCOME** Chairman Neil

**PLEDGE OF ALLEGIANCE:** Jared Maw

**MOMENT OF SILENCE/INVOCATION:** Cheri Sparks

1. **ROLL CALL** Chairman Neil conducted roll call and indicated Commissioner Sparks, Commissioner Maw and Vice Chair Leonardi were present, Commissioners Osenbach and Carrigan were excused.

2. **PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA**

Jeff Hales stated the 2<sup>nd</sup> phase of River Crossing needs a pump station. He said he had spoken with Bren Edwards of the City Public Works and the City Engineer. He asked the planning commission if he could put a wet well in while the water table is low. Mr. Hales explained when the irrigation water is turned on the water table raises. Mr. Hales stated he is asking permission from the planning commission to put the 20 foot well in. Mr. Hales explained that he understands that the well would need to be to the cities specifications and the development would be taking the risk not Plain City. Shane McFarland the city engineer told the Planning Commission they are still working on a standard for the lift stations. He explained the standard they are looking at following is the S Curves phase 2 pump station which was also a development of Mr. Hales. Mr. Hales stated he understood without a full design the city would not incur any debt. Bren Edwards of the public works stated the city would want to watch the construction and it would be done at River Crossing risk. Mr. Edwards said he does not have a problem with them going forward with the well. Chairman Neil said they could be on the January 26, 2017 agenda and asked Mr. Hales to have a set of drawings prior to the meeting to Secretary Campbell.

**3. APPROVAL OF DECEMBER 8, 2016 MINUTES:**

**Vice Chair Leonardi made a motion to approve the minutes of December 8, 2016. Commissioner Sparks seconded the motion. VOTE: Commissioners Sparks, Commissioner Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

**4. OPENING MEETING STATEMENT**

Chairman Neil read the opening meeting statement as approved by the Planning Commission prior to commencing discussion of administrative and legislative items.

**5. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE**

Chairman Neil asked if any members needs to declare a conflict of interest or disclose any ex parte communication in which they have engaged. All Commissioners indicated they had nothing to declare.

**6. ADMINISTRATION ITEMS:**

**A. PUBLIC HEARING REZONE RE-20 TO RE-15. LOCATED AT APPROX. 2940 WEST 2600 NORTH 27.27 ACRES DOUBLE J DEVELOPMENT AND PENNY BARNES REVOCABLE TRUST.**

**MOTION: Commissioner Maw made a motion to open the public hearing for a Rezone from RE-20 to RE-15. Vice Chair Leonardi seconded the motion. VOTE: Commissioners Sparks and Maw, Vice Chair Leonardi and Chairman Neil voted Aye. Motion carried.**

Penny Barnes stated she is in favor of the rezone.

**MOTION: Vice Chair Leonardi made a motion to close the public hearing for the rezone from RE-20 to RE-15 located at approx. 2940 West 2600 North 27.27 Acres. Commissioner Sparks seconded the motion. VOTE: Commissioners Sparks, Commissioner Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

**B. DISCUSSION/MOTION: FINAL APPROVAL S CURVES PHASE 4 2800 W 2550 N 20 LOTS**

Chairman Neil explained that Jeff Hales has requested to table S Curves final approval, due to interest on the front commercial property.

**MOTION: Vice Chair Leonardi made a motion to table final approval for S Curves Phase 4 2800 W 2550 N 20 Lots. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

**C. Set Public Hearing for Conditional Use 4350 W 2425 N Town Squares Estates.**

Vice Chair ask Jeff Hales to change the plat from Town Square Estates PR.U.D to Town Square Estates SHO.

**Motion: Commissioner Maw made a motion to set the public hearing for the Conditional Use for the Town Square Estates SHO located at 4350 W 2550 N 20 Lots on January 26, 2017. Commissioner Sparks seconded the motion. VOTE: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

**d. Discussion/Motion: Preliminary approval 2600 N 3600 W 8 Lots PCR-KTA, LLC.**

Chairman Neil explained that they had ask to be tabled until a later time.

**Commissioner Maw made a motion to table Preliminary approval for 2600 N 3600 W 8 Lots PCR- KTA, LLC. Commissioner Sparks seconded the motion. VOTE: Commissioner Sparks, Maw, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**7. Legislative Items:**

**a. Discussion/Motion: Subdivision Ordinance**

*Changes to City Code 11-3-4D (Subdivision Ordinance)*

2. Final Approval By Planning Commission: The planning commission shall recommend to the city council the approval, condition approval or disapproval of the final plat within (30) days after the date the plat is submitted to the planning commission. The commission shall set forth in detail any conditions to which the recommendation is made or reason for its recommendation. The subdivision plat shall then be forwarded to the city council for their approval. **At this time the developer will have a period (6) months to conduct a pre-construction meeting with the city staff and start construction of the infrastructure within the development. If such work has not been completed the developer must file a** requests to extend final approval. **This** shall be conducted at six (6) months intervals for a total of eighteen (18) months. At the time of submitting final approval request, the city council, by resolution, shall prescribe extension fees which shall be for the purpose of reimbursing the city for expenses incidental to the final approval extension process. (Ord. 2014-03, 5-15-2014, eff. 5-15-2014)

*Changes to City Code 11-3-5 (Subdivision Ordinance)*

C. Final Plat; Time Limit For recording: Any final plat having received final approval by the city council shall be offered for recording within ~~one hundred eighty (180)~~ **one year (365)** days after final approval, final approval shall be considered null and void, and the developer must resubmit the final plat for recommendation by the planning commission and approval by the city council. (Ord. 2004-14, 12-2-2004, eff. 12-2-2004)

Bren Edwards explained he is asking for a change in City Code 11-3-5 to one year (365) days to record the plat, which is typical for most cities. Commissioner Maw agreed 365 days are what he has seen in other cities. Bren Edwards also explained the need to have a pre-construction meeting with the developers and the desire to add that to City Code 11-3-4D. Rob Scott stated it is good to follow state law but the city has control and the recommendations that have been presented are very typical. The city council does not have to be involved in the subdivision process. Mr. Scott said the planning commission has a good process in place where they go to the city council meeting and report what has been

approved. Chairman Neil stated there are also other changes to the Subdivision Ordinances that need to be changed and he would like to see them all done at once. Bren Edwards said he could work on those changes.

**Motion: Vice Chair Leonardi made a motion to table Subdivision Ordinance 11-3-4D and 11-3-5. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**b. Discussion/Motion Commercial Landscaping Standards**

**Plain City Planning Commission  
Staff Report**

**SYNOPSIS / APPLICATION INFORMATION**

Application Request: Consideration and action on a legislative application to amend the Plain City commercial landscaping standards

Agenda Date: January 12, 2017

Applicant: Plain City Planning Commission

File Number: ZTA 2016-01

**STAFF INFORMATION** Robert O. Scott, AICP

**APPLICABLE ORDINANCES**

Plain City Zoning Ordinance Title 10-6 (Commercial Zones)

Plain City Zoning Ordinance Title 10-9 (Parking and Loading Spaces; Vehicle Access)

Plain City Zoning Ordinance Title 10-2 (Definitions)

Plain City Zoning Ordinance Title 10-8 (Regulations Applicable to All Zones)

**TYPE OF DECISION**

When the Planning Commission is acting as a recommending body to the City Council, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

**BACKGROUND**

On January 28, 2016 the Plain City Planning Commission considered a preliminary site plan for Kent's Market. As part of that deliberation the landscape standards for that project was discussed. The Planning Commission requested that a zoning amendment be prepared that would identify specific commercial landscape standards. On March 10, 2016 the Planning Commission held a discussion on various landscape standards and requested Staff to bring back a draft ordinance. On April 28, 2016 the Planning Commission held a further discussion regarding the draft ordinance and gave direction to make additional edits. (See Exhibit A)

The draft ordinance proposes the following additions:

- Add a two (2) inch caliper tree standard.
- Placed the landscape standards found in the landscape definition under the general requirements section with approval by the Planning Commission.

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- Allows xeriscape design if approved by the Planning Commission.
- Adds the requirement for a five foot (5') walkway to connect the parking lot to the main building entrance.

Attached is the Ogden City parking lot design standards. (See Exhibit B) Staff suggests a review of this ordinance to determine if something like this will be appropriate for Plain City.

**GENERAL PLAN**

The Plain City General Plan was adopted in April 2007. Both Chapter 9 Urban Design and Aesthetics and Chapter 8 Economic Development Policy have related goals and objectives that apply to these proposed ordinance amendments.

Chapter 9 Urban Design and Aesthetics.

Goal 1. Encourage, promote, and implement innovative and effective programs which will improve and maintain the aesthetic qualities, cleanliness, and orderliness of the City.

Objective 1: Encourage and actively promote the beautification of the City's residential, commercial, and industrial areas.

Objective 2: Establish standards and programs which will improve and maintain aesthetic qualities on all local, collector, and arterial streets in the City.

Objective 3: Encourage and actively promote beautification efforts in commercial, industrial, and residential areas.

Chapter 8 Economic Development Policy C: Promote a positive environment (infrastructure, services, availability of capital, business-friendly tax structure, development incentive, and the like) for the growth and development of economic activities that will enhance quality of life.

Policy H: Evaluate Plain City's current and future commercial retail land uses to assure the City's commercial retail development reaches its full potential.

**PLANNING COMMISISON CONSIDERATIONS**

- Are the landscape amendments appropriate?
- Is the proposal consistent with the General Plan?

**STAFF RECOMMENTDATION**

Review the draft ordinance, make any desired edits, and Staff will draft the final ordinance amendment for public hearing.

**EXHIBIT**

- A. Draft Ordinance
- B. Ogden City Parking Lot Design Standards

**Exhibit A**

**ORDINANCE # 2016-**

**AN ORDINANCE OF PLAIN CITY, UTAH AMENDING THE CITY'S ZONING ORDINANCE; AMENDING THE COMMERCIAL ZONES TO ADD LANDSCAPING STANDARDS AND PARKING REGULATIONS, ADDING GENERAL LANDSCAPING STANDARDS, ADDING A DEFINITION OF LANDSCAPING AND ESTABLISHING AN EFFECTIVE DATE**

**Section 1. Recitals**

WHEREAS, The City Council finds, that the City of PLAIN CITY (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, the governing body of the city may exercise all legislative powers; and

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and

WHEREAS, the City Council finds that this issue has been reviewed by the Planning Commission and the Planning Commission recommends that additional landscape standards are needed; and

WHEREAS, the City Council finds that the public health, welfare and safety are at issue in this matter; now,

NOW THEREFORE, BE IT ORDAINED by the City of PLAIN CITY as follows:

**Section 2. City's Zoning Ordinance Amended.**

**The following amendments creating new subsections to Title 10 Chapter 6A-6, 10-6B-15, and 10-6C-6. Landscaping Standards, adding new a subsection 10-8-15 Landscape Standards, and adding a new definition of landscaping to 10-2-1 Definitions.**

**10 - 6A-6 Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6A- 5. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-6B-15 Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6B- 14. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-6C-6. Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6C- 5. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-8-15 Landscape Standards.**

**2. General Requirements:**

1. All plantings shall be maintained in a healthy and attractive way.

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2. The following may also be used as landscaping when they are combined with installed living plant material as approved by the Planning Commission:
  - A. Water features (e.g., fountains, falls and streams) and sculptures;
  - B. Paving materials (i.e., bricks, pavers, flagstones, textured concrete) used to create a useful open space, add color or texture to the design, and create visual interest provided that such materials in the front yard setback are used only as trim or edging and not used as patios, sports surfaces, or areas where vehicles can be parked;
  - C. Existing natural vegetation of shrubs (e.g., Wood's rose, willows, currant, sagebrush) or trees (e.g., box elder, Gamble oak, maple, birch); or
  - D. Landscaping rocks, gravel, mulches, or wood chips may be used solely or as ground covers under other plant materials, provided such materials used solely as ground cover without plants above do not cover more than ten percent (10%) of the ground area required to be landscaped. If more than ten percent (10%) is desired, approval must be given by the Planning Commission.
3. Landscaping materials shall be contained so as not to spill into the public right of way.
4. All yard and setback areas not occupied by buildings or parking shall be landscaped; the area within the public right of way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall be landscaped, Park strip landscaping shall not exceed a maximum height of two feet (2') for shrubs or grasses, and trees in the park strip shall have a minimum height of seven feet (7') for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, no evergreen tree is allowed in the park strip. Public rights of way defined by a curb or gutter shall be landscaped utilizing one of three (3) methods:
  - a. Grass with trees spaced at a maximum of forty feet (40') on center;
  - b. Ground covers, trees and shrubs. When shrubs or ground covers other than grass are used for landscaping, the spacing, type and size of plants used shall be such that seventy-five percent (75%) of all landscaped areas shall be covered with living material within three (3) years of planting; or
  - c. Rock ground cover with trees spaced at a maximum of forty feet (40') on center. When such rock ground cover is used, there shall not be a concrete surface underneath the ground cover. The rocks used in the ground cover must be between 1.5 inches and four inches (4") in size or, alternatively, if a size smaller than 1.5 inches is used, then:
    - (1) Areas of living plant material are required that extend the full width of the park strip in a distinguishable patterned design for the length of the park strip, or
    - (2) A varying rock size or color pattern must be used.
5. All trees shall be a minimum of a two (2) inch caliper.

6. A minimum of twenty percent (20%) of commercial sites (excluding the building footprint and park strip) shall be landscaped. Any damage to city property created by vegetation will be the responsibility of the property owner.
7. All landscaping shall be serviced by an acceptable underground sprinkling or irrigation system which includes an automatic timer.
8. A xeriscape low water landscape is an option as approved by the Planning Commission.

### **3. Parking Lot Landscaping**

1. Amount Required: In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape area shall be a minimum of twenty feet (20') wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
2. Location: The landscaping should be located in protected areas, such as along walkway, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.
3. Plant Type: A mixture of hardy flowering and deciduous trees shall be planted. Plants that provide maximum screening at ground level up to three and one half feet (3 ½ ') should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials. All trees shall have a minimum of a two (2) inch caliper.
4. A minimum five foot (5') wide walkway shall be installed which connects the parking lot to the main entrance of the building and also leads to the public sidewalk parallel to the street. This walk shall be of a different material from the parking lot surface so it is easily identified and separates pedestrian traffic routes from the vehicle movement patterns.

### **10-2-Definitions**

LANDSCAPE OR LANDSCAPING: The installation of living plant material (i.e., turf grasses or turf type fescues, ground cover, annual and perennial flowering plants, vines, shrubs, and trees) planted directly on the property and kept free from all hard surfaces.

**Section 3. Prior Ordinances and Resolutions** The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

**Section 4. Repealer of Conflicting Enactments** All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

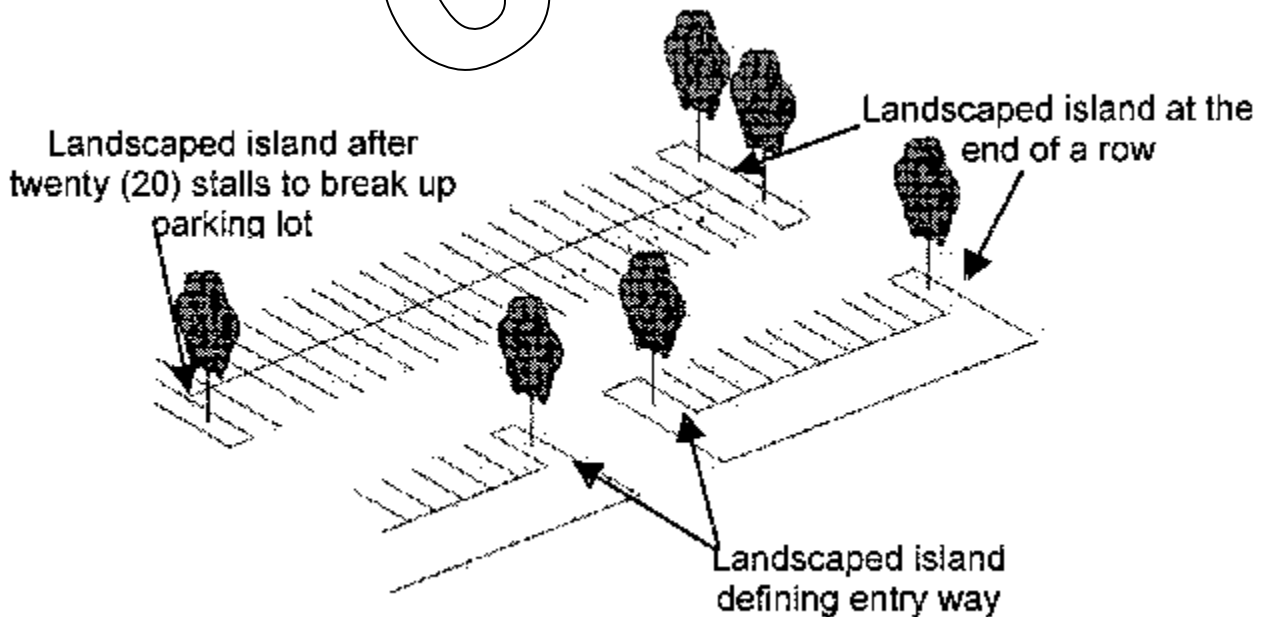


**Section 5. Savings Clause** If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Plain City.

Exhibit B

G. Parking Lot Designs:

1. Parking areas shall have concrete edging installed to separate landscaping from parking areas. When landscaping is required it shall not be placed over asphalt or concrete. Whenever a landscaped island under this provision is required it shall be a minimum width of nine feet (9') and shall extend the length of the parking stalls it abuts. Landscaped islands shall be required for each of the following conditions:
  - a. The end of each row of stalls.
  - b. One island shall be placed to divide a longer row of stalls so there are no more than twenty (20) stalls between islands.
  - c. To define parking lot entrances.

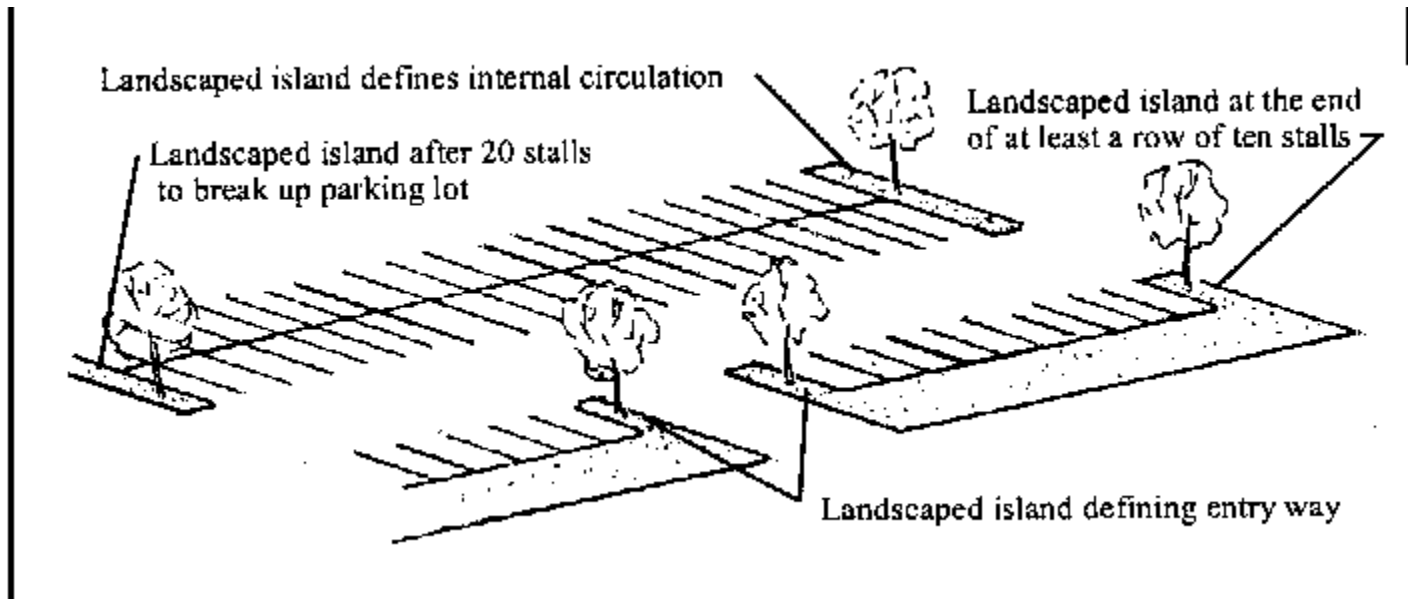


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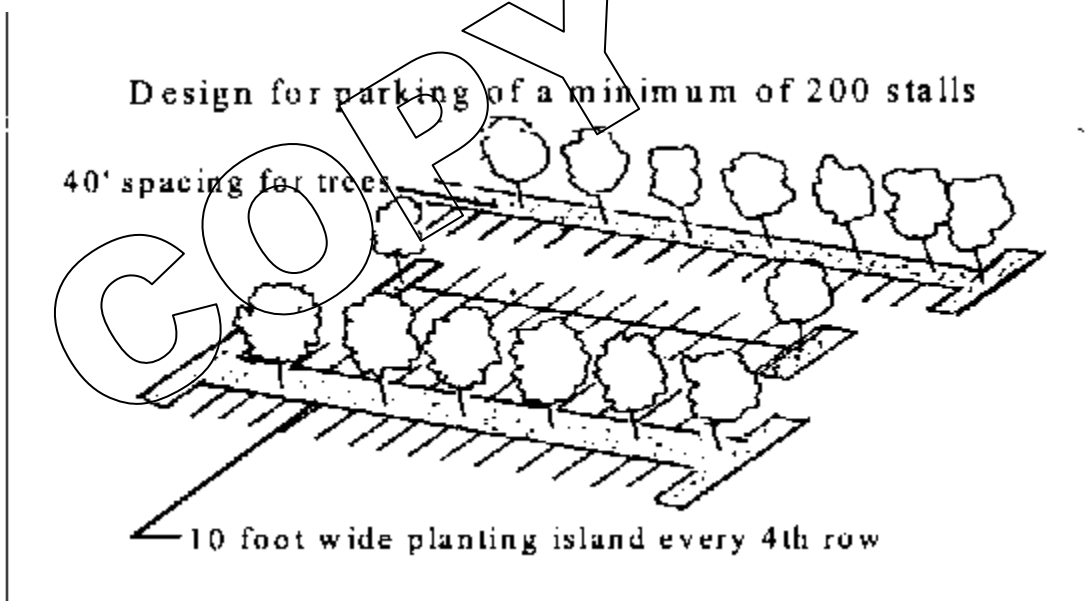
2. When landscaped islands are required, a minimum of one deciduous tree shall be planted for each eighteen foot (18') length of island. This tree requirement is in addition to the number of trees required on the remainder of the lot. The surface of the islands shall be planted and maintained with low water demand plants. The plants shall be of such size and spacing that they shall cover the surface of the island within three (3) years. Plantings shall be maintained at a height not to exceed three feet (3') except for the trees which shall have a clear area up to six feet (6') above the parking lot surface.
3. A minimum five foot (5') wide walkway shall be installed which connects the parking lot to the main entrance of the building and also leads to the public sidewalk parallel to the street. This walk shall be of a different material from the parking lot surface so it is easily identified and separates pedestrian traffic routes from the vehicle movement patterns.

C. Parking Lot Interior Landscaping:

1. Required parking areas shall install landscaped islands with raised curbs. Islands shall not be placed over asphalt or concrete. A curb shall be provided along all interior roadways to prevent vehicular intrusion into landscape areas. Whenever a landscaped island under this provision is required it shall be a minimum width of nine feet (9') and the length of the parking stalls it abuts. Landscaped islands shall be required for each of the following conditions:
  - a. The end of each row of stalls if the row exceeds ten (10) parking stalls in length.
  - b. A row of parking has over twenty (20) parking stalls. One island shall be placed between every twenty (20) stalls in the row. In manufacturing zones, if the parking is located behind the building and is not in public view from the street, or if in the DDR zone along 600 West from 2nd Street to 300 North, 700 West from 1st Street to 300 North, 800 West from 1st Street to 400 North, 930 West from 2nd Street to 200 North, 1000 West from 2nd Street to 200 North and 1070 West from 2nd Street to 200 North, the island placed between every twenty (20) stalls can be relocated and placed as one large island. The area for the large island shall be the cumulative square footage of the separate islands. Such combined area shall be located at the entrance to the row of parking which is most visible from the public street.
  - c. To define parking lot entrances.
  - d. To define the main interior circulation road pattern.



2. When landscaped islands are required, a minimum of one deciduous tree shall be planted in each island. This tree requirement is in addition to the number of trees required on the remainder of the lot. The surface of the island shall be planted in grass or shrubs. If shrubs are used they shall meet the requirement of seventy five percent (75%) of the landscaped area covered with living plant material within three (3) years. Plantings shall be maintained at a height not to exceed three feet (3').
3. Required public and employee parking areas over two hundred (200) stalls shall be divided by a minimum ten foot (10') wide landscaped planting island perpendicular to the parking stalls. The planting island shall be placed along every fourth row of parking. Trees shall be planted in the island at forty feet (40') on center and shall be a minimum two foot (2') caliper size.



4. A minimum of six percent (6%) of the interior space (as measured by drawing a rectangular shaped area around the maximum extent of each parking area) of all parking lots with less than one hundred (100) spaces, and ten percent (10%) of all parking lots with one hundred (100) or more spaces shall be landscape areas.

(Ord. 99-38, 10-19-1999; amd. Ord. 2001-31, 5-22-2001; Ord. 2001-32, 6-5-2001; Ord. 2003-60, 11-18-2003)

Rob Scott advised the planning commission to work with JUB Engineering as to what kind of trees will do well with the high water table. Rob Scott also suggested the planning commission get with JUB to create a design for parking. Bren Edwards explained that he felt twenty percent (20%) was asking too much for green space Mr. Edwards stated the park strip and the retention basin needs to be included in the twenty percent (20%). Commissioners discussed including the park strip and detention basin as part of the green space. Shane McFarland was asked about the green space. He stated 15%- 20% is common and some cities do include the park strip and detention basin and some do not. It depends on what the city wants to see. Bren Edwards and Shane McFarland explained in 2019 the low impact storm water would need more green space and full retention of water. Commissioners Sparks, Maw and Vice Chair Leonardi said they were Ok if the twenty percent (20%) included the retention/detention pond and the park strip.

**Motion: Vice Chair Leonardi made a motion to table the City Commercial Landscaping Standards. Commissioner Maw seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted Aye. Motion carried.**

### **C. Discussion: Commercial Uses.**

Chairman Neil stated that they stopped at Garden supplies at the last meeting. *Gift store* was changed to P in C-3. *Glass sales and service* was changed to P in C-3. *Government buildings or uses, nonindustrial* was changed to P in C-2 and P in C-3. *Graphic designing* was changed to P in C-3. *Grocery* was changed to P in C-3. *Gymnasium* was changed to N in C-1. *Health and fitness club* was changed to N in C-1. *Heating and air condition sales and service* was changed to P in C-2 and P in C-3. *Hobby and crafts store* was changed to N in C-1. *Home décor shop* was changed to N in C-1. *Hospital supplies* was changed to P in C-2 and P in C-3. *Hotel* was changed to N in C-2. *Household pet boarding* was changed to C in C-2. *Ice cream manufacture* C in C-1. *Ice cream parlor* was changed to C in C-1. *Ice cream manufacture and storage* was changed to N in C-2. *Insulation sales* was changed to N in C-2. *Jewelry store sales and service* was changed to N in C-1 and to P in C-3. *Laboratory, dental or medical* change to read see Medical/ Dental Office. *Medical/Dental Office* was changed to N in C-1. Rob Scott reported Homeless Shelters would need to meet ADD requirements and needs special accommodations.

### **8. Report from City Council**

Commissioner Maw reported there was a public hearing about the Community Development Block Grant Program concerning 5100 West. The Audit for year ending June 30, 2016 was

approved. Re-Final approval was given to Taylor Parks Phase 2. The Construction Manager General Contractor for the Public Works Building was given to Brad Barto. The ordinance was adopted to have the City Council the 1st and 3<sup>rd</sup> Thursday and Planning Commission the 2 & 4 Thursday both starting at 7:00 p.m. A training work session for Open Meetings was scheduled for January 19, 2017 at 6:00 p.m.

**9. Commission Comments:**

Commissioner Maw said the DAT is going to pull people from the National DAT that would look at changing the general plan. Chairman Neil said the application for the grant is due January 19, 2017. Commissioner Sparks stated she is concerned about the memorial on 1975 West being a safety issue for people driving and try to look at it while driving on the S curve. Bren Edwards stated it is very difficult to do maintenance around it. Vice Chair said he thought there should be a time limit like two (2) weeks. Bren Edwards spoke and said he also thought sport signs should have a time limit. Rob Scott suggested looking at other cities. Jeff Hales said he is concerned about the lengthy process it takes for a development, with getting on the agenda 2 to 3 week prior to the meeting. Then the public hearing being set with the planning commission making a decision two weeks after the public hearing instead at the time of the public hearing. Mr. Hales stated tonight there was no public at the hearing tonight. He asked if in the future, a discussion/motion could be put on the agenda and if there was no objection there could then be a discussion/motion the same night. Mr. Hales reasoned that if there was a problem the planning commission could always table their decision. Commissioner Maw stated he did not see a problem if we were to do it as Mr. Hales suggested and if there are a lot of comments table it. Chairman Neil stated they are trying to get away from public hearing because they are only required to have a public meeting on some items. Rob Scott asked what is the comfort level of the planning commission. Mr. Scott highly suggested doing a Notice of decision on subdivisions so that there is a written record of what was approved by the planning commission. Mr. Scott informed the planning commission about a training on January 21, 2017 in Brigham City. Chairman Neil explained he is working with JUB Engineering concerning the grant and the deadline is January 19, 2017

**Adjournment**

**Commissioner Maw made a motion to adjourn the meeting at 8:55 p.m. Vice Chair Leonardi seconded the motion. Vote: Commissioner Sparks, Maw and Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

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

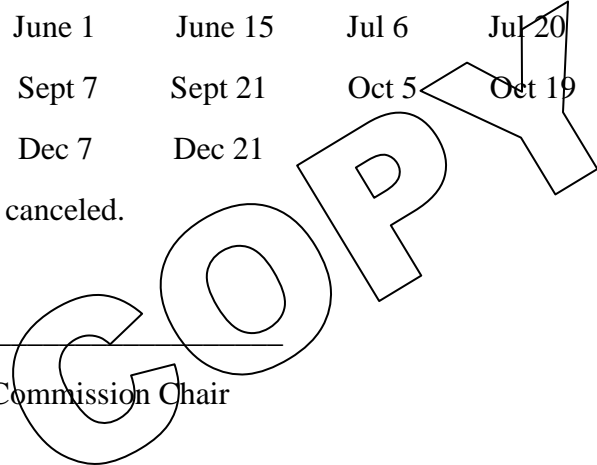
\* Meeting canceled.

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Planning Commission Chair

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Planning Commission Secretary



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January 26, 2017

Minutes of the Plain City Planning Commission held on January 26, 2017 at 7:00 p.m. located at the Council Chambers in the Plain City Hall, Plain City, Utah 84404.

Present: Chairman	Blake Neil
Vice Chair	John Leonardi
Commissioner	Jarod Maw
Commissioner	Mark Osenbach
Commissioner	Cheri Sparks
Alt. Commissioner	Kris Carrigan
Staff: Kathy Campbell, Bren Edwards, Rob Scott	

**ATTENDEES:** Helen R. Carney, Jackie Van Meeteren, Russell Van Meeteren, Dallas Taylor, Marilyn Grondel, Richard Low, Sheila Taylor, Andera Bell, Cecil Satterthwaite, Kristin Hadley, Josh Bell

**WELCOME:** Chairman Neil

**PLEDGE OF ALLEGIANCE:** John Leonardi

**MOMENT OF SILENCE/INVOCATION:** Jarod Maw

**1.ROLL CALL** Chairman Neil conducted roll call and indicated Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Alt. Commissioner Carrigan, Vice Chair Leonardi were present.

**2. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA**

Marilyn Grondel stated there is a large puddle in front of her home. Helen Carney explained when the roads are plowed the snow and ice gets pushed back into her driveway. She said she would prefer they didn't plow her street.

**3. APPROVAL OF JANUARY 12, 2017 MINUTES:**

**Commissioner Sparks made a motion to approve the minutes of January 26, 2017.**

**Commissioner Maw seconded the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil voted aye.**

**Motion carried.**

**4. OPENING MEETING STATEMENT**

Chairman Neil read the opening meeting statement as approved by the Planning Commission prior to commencing discussion of administrative and legislative items.

**5. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE**

Chairman Neil asked if any members need to declare a conflict of interest or disclose any

ex parte communication in which they have engaged. All Commissioners indicated they had nothing to declared.

**6. ADMINISTRATION ITEMS:**

**a. PUBLIC HEARING CONDITIONAL USE TOWN SQUARE ESTATES SHO  
4350 WEST 2425 NORTH**

**MOTION: Commissioner Maw made a motion to open the public hearing for a  
Conditional Use for the Town Square Estates SHO at 4350 West 2425 North.  
Commissioner Osenbach seconded the motion. VOTE: Commissioners Sparks, Maw,  
Osenbach, Vice Chair Leonardi and Chairman Neil voted Aye. Motion carried.**

Russ Van Meeteren asked that they change where the road comes out on the north of the development at 2500 North. He felt 2500 North would become too congestive with the added traffic coming and going from the development. Marilyn Grondel asked what the time line was for finishing the development. Sheila Taylor asked what is Conditional Use and is it another step in the process. She asked if the commission would clarify the conditional use and if it is granted can the development change their minds and not do the SHO.

**MOTION: Commissioner Maw made a motion to close the public hearing for a  
Conditional Use for the Town Square Estates SHO at 4350 West 2425 North.  
Commissioner Leonardi seconded the motion. VOTE: Commissioners Sparks,  
Maw, Osenbach, Vice Chair Leonardi and Chairman Neil voted Aye.**

**DISCUSSION/MOTION: Conditional Use Town Square Estates SHO 4350 West  
2425 North**

Cecil Satterthwaite explained the Conditional Use was indeed part of the process. The Conditional Use controls the condition on the project. He explained as soon as final approval is given they hoped to start. He stated they are hoping within the next 6 months. He said there may be a model home on the project with a couple of different styles available. He explained homes would be built as they are sold. The commission asked if the area would be cleaned up even if they have not sold the homes. Mr. Satterthwaite explained that it would be and they are working with the city to eliminate the water issues in that area. In response to Mr. Van Meeterens question Mr. Satterthwaite said yes there would be more traffic from the ten (10) homes on the north. Commissioner Maw asked if they met the density standards. Chairman Neil stated they do. Chairman Neil asked Mr. Satterthwaite if there is a minimum of a ten (10) foot between homes. Commissioner Maw ask to see to architectural drawings, elevations, CCRs and site plan. Mr. Satterthwaite asked if the building inspector would be responsible for checking the house plans when the plans are submitted for meeting the criteria. The commission responded "Yes" when the building permit is issued those items should be checked. Commissioner Carrigan stated the building inspector should be able to look at each model and insure the criteria is met. Cecil Satterthwaite asked if the preliminary subdivision approval could be on the agenda



at the next meeting, along with the condition use permit. Bren Edwards said the Development agreement had been sent to the city attorney in November.

**MOTION: Commission Osenbach made a motion to table the Conditional Use for the Town Square Estates SHO 4350 West 2425 North until the planning commission has looked at the development agreement and architectural standards. Commissioner Maw seconded the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**Discussion/Motion: River Crossing 2 Lift Station**

Jeff Hales asked for approval to do a wet well for the lift station in River Crossing 2 prior to the irrigation water being in the channel which rises the water table. The developer understands the wet well must be done according to city standards and the development would be taking the risk, not Plain City. The developer also understands without a full design the city would not incur any debt.

**MOTION: Commissioner Leonardi made a motion to approve the wet well for the lift station for River Crossing Phase 2 with the understanding that the city will not be taking risk or expense. The wet well will be done to city standards and will be approved by the city public works department. Commissioner Maw second the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**d Discussion/Motion: Accounting and Sewing Service 2414 W 4350 N**

Andrea Bell explained the location is to the south of Roylies where the beauty salon was. Ms. Bell said the only changes that had been made to the location is the sinks have been removed. Secretary Campbell clarified that the fire chief and the building inspector have done inspections and have given approval.

**MOTION: Commissioner Osenbach made a motion to approve the site plan for the Accounting and Sewing Service at 2414 W 4350 N. Commissioner Maw seconded the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**7. Legislative Items:**

**a. Discussion/Motion: Subdivision Ordinance**

**MOTION: Commissioner Osenbach made a motion to table the Subdivision Ordinance. Commissioner Maw seconded the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**b. Discussion/Motion: City Commercial Landscaping Standards**

Staff Report

SYNOPSIS / APPLICATION INFORMATION

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Application Request: Consideration and action on a legislative application to amend the Plain City commercial landscaping standards

Agenda Date: January 5, 2017

Applicant: Plain City Planning Commission

File Number: ZTA 2016-01

**STAFF INFORMATION** Robert O. Scott, AICP

**APPLICABLE ORDINANCES**

Plain City Zoning Ordinance Title 10-6 (Commercial Zones)

Plain City Zoning Ordinance Title 10-9 (Parking and Loading Spaces; Vehicle Access)

Plain City Zoning Ordinance Title 10-2 (Definitions)

Plain City Zoning Ordinance Title 10-8 (Regulations Applicable to All Zones)

**TYPE OF DECISION**

When the Planning Commission is acting as a recommending body to the City Council, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

**BACKGROUND**

On January 28, 2016 the Plain City Planning Commission considered a preliminary site plan for Kent's Market. As part of that deliberation the landscape standards for that project was discussed. The Planning Commission requested that a zoning amendment be prepared that would identify specific commercial landscape standards. On March 10, 2016 the Planning Commission held a discussion on various landscape standards and requested Staff to bring back a draft ordinance. On April 28, 2016, the Planning Commission held a further discussion regarding the draft ordinance and gave direction to make additional edits. (See Exhibit A)

The draft ordinance proposes the following additions:

- Add a two (2) inch caliper tree standard.
- Placed the landscape standards found in the landscape definition under the general requirements section with approval by the Planning Commission.
- Allows xeriscape design if approved by the Planning Commission.
- Adds the requirement for a five foot (5') walkway to connect the parking lot to the main building entrance.

Attached is the Ogden City parking lot design standards. (See Exhibit B) Staff suggests a review of this ordinance to determine if something like this will be appropriate for Plain City.

**GENERAL PLAN**

The Plain City General Plan was adopted in April 2007. Both Chapter 9 Urban Design and Aesthetics and Chapter 8 Economic Development Policy have related goals and objectives that apply to these proposed ordinance amendments.

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Chapter 9 Urban Design and Aesthetics.

Goal 1. Encourage, promote, and implement innovative and effective programs which will improve and maintain the aesthetic qualities, cleanliness, and orderliness of the City.

Objective 1: Encourage and actively promote the beautification of the City's residential, commercial, and industrial areas.

Objective 2: Establish standards and programs which will improve and maintain aesthetic qualities on all local, collector, and arterial streets in the City.

Objective 3: Encourage and actively promote beautification efforts in commercial, industrial, and residential areas.

Chapter 8 Economic Development Policy C: Promote a positive environment (infrastructure, services, availability of capital, business-friendly tax structure, development incentive, and the like) for the growth and development of economic activities that will enhance quality of life.

Policy H: Evaluate Plain City's current and future commercial retail land uses to assure the City's commercial retail development reaches its full potential.

**PLANNING COMMISISON CONSIDERATIONS**

- Are the landscape amendments appropriate?
- Is the proposal consistent with the General Plan?

**STAFF RECOMMENDATION**

Review the draft ordinance, make any desired edits, and Staff will draft the final ordinance amendment for public hearing.

**EXHIBIT**

- A. Draft Ordinance
- B. Ogden City Parking Lot Design Standards

**ORDINANCE # 2016-**

**AN ORDINANCE OF PLAIN CITY, UTAH AMENDING THE CITY'S ZONING ORDINANCE; AMENDING THE COMMERCIAL ZONES TO ADD LANDSCAPING STANDARDS AND PARKING REGULATIONS, ADDING GENERAL LANDSCAPING STANDARDS, ADDING A DEFINITION OF LANDSCAPING AND ESTABLISHING AN EFFECTIVE DATE**

**Section 1. Recitals**

WHEREAS, The City Council finds, that the City of PLAIN CITY (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-717, the governing body of the city may exercise all legislative powers; and

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WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and

WHEREAS, the City Council finds that this issue has been reviewed by the Planning Commission and the Planning Commission recommends that additional landscape standards are needed; and

WHEREAS, the City Council finds that the public health, welfare and safety are at issue in this matter; now,

NOW THEREFORE, BE IT ORDAINED by the City of PLAIN CITY as follows:

**Section 2. City's Zoning Ordinance Amended.**

**The following amendments creating new subsections to Title 10 Chapter 6A-6, 10-6B-15, and 10-6C-6. Landscaping Standards, adding new a subsection 10-8-15 Landscape Standards, and adding a new definition of landscaping to 10-2-1 Definitions.**

**10 - 6A-6 Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6A- 5. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-6B-15 Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6B- 14. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-6C-6. Landscaping Standards.** A landscape plan is required to be submitted as part of the site plan review in 10-6C- 5. Landscaping standards are specified in 10-8-15 Landscape Standards.

**10-8-15 Landscape Standards.**

**2. General Requirements:**

1. All plantings shall be maintained in a healthy and attractive way.
2. The following may also be used as landscaping when they are combined with installed living plant material as approved by the Planning Commission:
  - A. Water features (e.g., fountains, falls and streams) and sculptures;
  - B. Paving materials (i.e., bricks, pavers, flagstones, textured concrete) used to create a useful open space, add color or texture to the design, and create visual interest provided that such materials in the front yard setback are used only as trim or edging and not used as patios, sports surfaces, or areas where vehicles can be parked;
  - C. Existing natural vegetation of shrubs (e.g., Wood's rose, willows, currant, sagebrush) or trees (e.g., box elder, Gamble oak, maple, birch); or
  - D. Landscaping rocks, gravel, mulches, or wood chips may be used solely or as ground covers under other plant materials, provided such materials used solely as ground cover without plants above do not cover more than ten percent (10%) of the ground area required to be landscaped. If more than ten percent (10%) is desired, approval must be given by the Planning Commission.

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3. Landscaping materials shall be contained so as not to spill into the public right of way.
4. All yard and setback areas not occupied by buildings or parking shall be landscaped; the area within the public right of way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall be landscaped, Park strip landscaping shall not exceed a maximum height of two feet (2') for shrubs or grasses, and trees in the park strip shall have a minimum height of seven feet (7') for the lowest branches of a tree when they extend above the curb or sidewalk. Notwithstanding the branch height, no evergreen tree is allowed in the park strip. Public rights of way defined by a curb or gutter shall be landscaped utilizing one of three (3) methods:
  - a. Grass with trees spaced at a maximum of forty feet (40') on center;
  - b. Ground covers, trees and shrubs. When shrubs or ground covers other than grass are used for landscaping, the spacing, type and size of plants used shall be such that seventy-five percent (75%) of all landscaped areas shall be covered with living material within three (3) years of planting; or
  - c. Rock ground cover with trees spaced at a maximum of forty feet (40') on center. When such rock ground cover is used, there shall not be a concrete surface underneath the ground cover. The rocks used in the ground cover must be between 1.5 inches and four inches (4") in size or, alternatively, if a size smaller than 1.5 inches is used, then:
    - (1) Areas of living plant material are required that extend the full width of the park strip in a distinguishable patterned design for the length of the park strip, or
    - (2) A varying rock size or color pattern must be used.
5. All trees shall be a minimum of a two (2) inch caliper.
6. A minimum of twenty percent (20%) of commercial sites (excluding the building footprint and park strip) shall be landscaped. Any damage to city property created by vegetation will be the responsibility of the property owner.
7. All landscaping shall be serviced by an acceptable underground sprinkling or irrigation system which includes an automatic timer.
8. A xeriscape low water landscape is an option as approved by the Planning Commission.

**3. Parking Lot Landscaping**

1. Amount Required: In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape area shall be a minimum of twenty feet (20') wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
2. Location: The landscaping should be located in protected areas, such as along walkway, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.

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3. Plant Type: A mixture of hardy flowering and deciduous trees shall be planted. Plants that provide maximum screening at ground level up to three and one half feet (3 ½ ') should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials. All trees shall have a minimum of a two (2) inch caliper.
4. A minimum five foot (5') wide walkway shall be installed which connects the parking lot to the main entrance of the building and also leads to the public sidewalk parallel to the street. This walk shall be of a different material from the parking lot surface so it is easily identified and separates pedestrian traffic routes from the vehicle movement patterns.

### 10-2-Definitions

LANDSCAPE OR LANDSCAPING: The installation of living plant material (i.e., turf grasses or turf type fescues, ground cover, annual and perennial flowering plants, vines, shrubs, and trees) planted directly on the property and kept free from all hard surfaces.

**Section 3. Prior Ordinances and Resolutions** The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

**Section 4. Repealer of Conflicting Enactments** All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 5. Savings Clause** If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Plain City.

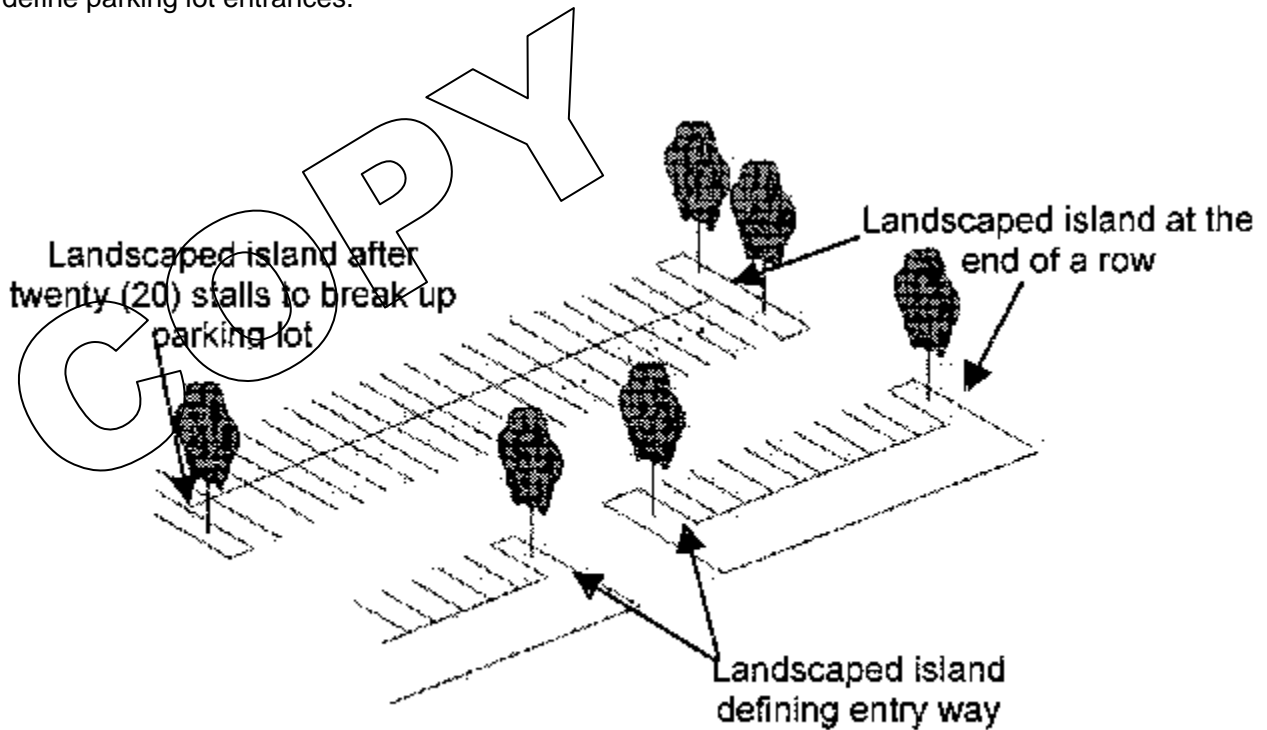
**Section 6. Date of Effect** This Ordinance shall be effective on the 19<sup>th</sup> day of November, 2016, and after publication or posting as required by law.

#### G. Parking Lot Designs:

1. Parking areas shall have concrete edging installed to separate landscaping from parking areas. When landscaping is required it shall not be placed over asphalt or concrete. Whenever a landscaped island under this provision is required it shall be a minimum width of nine feet (9') and shall extend the length of the parking stalls it abuts. Landscaped islands shall be required for each of the following conditions:

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- a. The end of each row of stalls.
- b. One island shall be placed to divide a longer row of stalls so there are no more than twenty (20) stalls between islands.
- c. To define parking lot entrances.

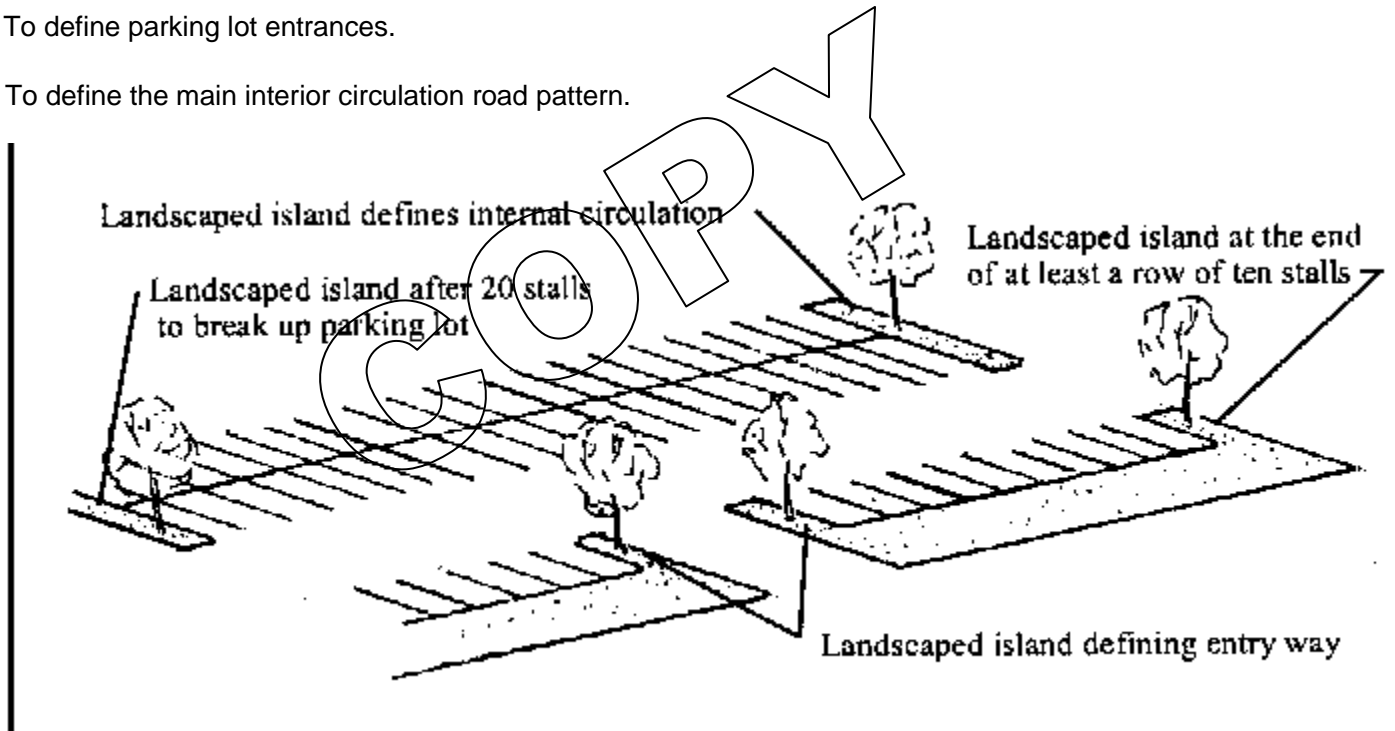


2. When landscaped islands are required, a minimum of one deciduous tree shall be planted for each eighteen foot (18') length of island. This tree requirement is in addition to the number of trees required on the remainder of the lot. The surface of the islands shall be planted and maintained with low water demand plants. The plants shall be of such size and spacing that they shall cover the surface of the island within three (3) years. Plantings shall be maintained at a height not to exceed three feet (3') except for the trees which shall have a clear area up to six feet (6') above the parking lot surface.
3. A minimum five foot (5') wide walkway shall be installed which connects the parking lot to the main entrance of the building and also leads to the public sidewalk parallel to the street. This walk shall be of a different material from the parking lot surface so it is easily identified and separates pedestrian traffic routes from the vehicle movement patterns.

C. Parking Lot Interior Landscaping:

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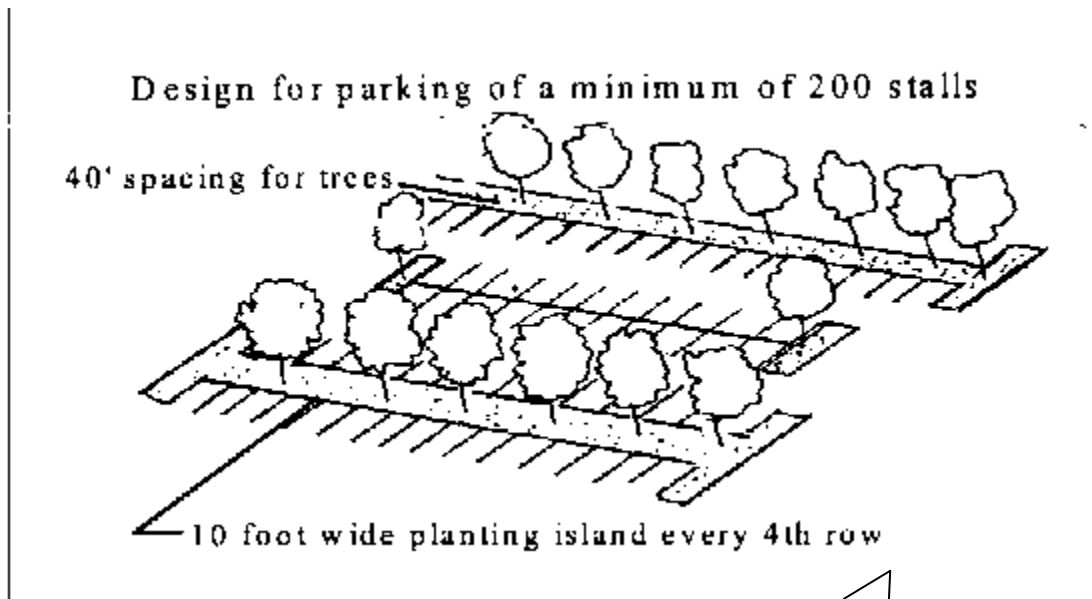
1. Required parking areas shall install landscaped islands with raised curbs. Islands shall not be placed over asphalt or concrete. A curb shall be provided along all interior roadways to prevent vehicular intrusion into landscape areas. Whenever a landscaped island under this provision is required it shall be a minimum width of nine feet (9') and the length of the parking stalls it abuts. Landscaped islands shall be required for each of the following conditions:
  - a. The end of each row of stalls if the row exceeds ten (10) parking stalls in length.
  - b. A row of parking has over twenty (20) parking stalls. One island shall be placed between every twenty (20) stalls in the row. In manufacturing zones, if the parking is located behind the building and is not in public view from the street, or if in the DDR zone along 600 West from 2nd Street to 300 North, 700 West from 1st Street to 300 North, 800 West from 1st Street to 400 North, 930 West from 2nd Street to 200 North, 1000 West from 2nd Street to 200 North and 1070 West from 2nd Street to 200 North, the island placed between every twenty (20) stalls can be relocated and placed as one large island. The area for the large island shall be the cumulative square footage of the separate islands. Such combined area shall be located at the entrance to the row of parking which is most visible from the public street.
  - c. To define parking lot entrances.
  - d. To define the main interior circulation road pattern.



2. When landscaped islands are required, a minimum of one deciduous tree shall be planted in each island. This tree requirement is in addition to the number of trees required on the remainder of the lot. The surface of the island shall be planted in grass or shrubs. If shrubs are used they shall meet the requirement of seventy five percent (75%) of the landscaped area covered with living plant material within three (3) years. Plantings shall be maintained at a height not to exceed three feet (3').



3. Required public and employee parking areas over two hundred (200) stalls shall be divided by a minimum ten foot (10') wide landscaped planting island perpendicular to the parking stalls. The planting island shall be placed along every fourth row of parking. Trees shall be planted in the island at forty feet (40') on center and shall be a minimum two foot (2') caliper size.



4. A minimum of six percent (6%) of the interior space (as measured by drawing a rectangular shaped area around the maximum extent of each parking area) of all parking lots with less than one hundred (100) spaces, and ten percent (10%) of all parking lots with one hundred (100) or more spaces shall be landscape areas.

Commissioner Maw confirmed that tonight we are only dealing with the landscaping. Rob Scott said these standards will be added to the same chapter. Commissioner Carrigan asked about the zero xeriscape. Rob Scott explained these are only minimum standards the developments could go with a high percentage. Commissioner Carrigan stated that the maintenance of trees can be a issue because of trees dying and getting broken. Rob Scott suggested that if there is a issue with the maintenance of the trees then it should be addressed as part of the business renewal. The business will then need to be talked to concerning the grounds getting run down. The business will need to be told to bring the landscaping back to the city standards.

**MOTION: Vice Chair Leonardi made a motion to set the public hearing for the City Commercial Landscaping standards on February 9, 2017. Commissioner Maw seconded the motion. VOTE: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

**c.Discussion/Motion: Commercial Uses**

Chairman Neil explained at the last meeting they had stopped with Laboratory, dental or medical. *Laundry and/or dry cleaning and/or Laundromat* was changed to N in C-1.

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*Laundry and/or dry cleaning pick up station* was changed to N in C-1. *Lawn and garden equipment sales and service* was changed to N in C-1. *Library* was changed to C in C-1. *Liquor store* will be looked at and researched. *Manufacture of goods retailed on premises* was changed to N on C-1. *Mortuary* was changed to N in C-2. *Motel/Hotel* was changed to N in C-2. *Motorcycle and motor scooter sales and service* was changed to N in C-2. *Music Store Nightclub or social club* was changed to P in C-3. *Office supply* was changed to N in C-1. *Optometrist, optician or oculist* will be added to Medical. *Ornamental iron sales or repair* was changed to N in C-2. *Outcall services (sexually oriented)* was changed to N in all zones but there is going to be more research. *Parking lot or garage for passenger automobiles* was changed to N in C-2.

**MOTION: Commissioner Maw made a motion to table City Commercial Standards. Vice Chair Leonardi seconded the motion. Vote: Commissioners Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil vote aye. Motion carried.**

**Report from City Council Cheri Sparks**

Bid for Cleaning Drain at approximately 1975 N 3700 W was approved. Amend Title 7 Concerning Removal of Snow on Sidewalks from reasonable to 48 hours was approved. Amend Title 1 and 5 prohibiting motorized vehicles in Public Parks including 4 wheelers, snow mobiles, motor bikes or any other motorized vehicle was approved.

**9. Commission Comments:**

Commissioner Maw stated he is meeting with the Urban Design team in a couple of weeks regarding the scale because they want to make it more regional. Vice Chair Leonard said he knew that standards needed to be written for the C-1 Commercial zone. He thought it could say "C-1 Commercial zone cannot exceed the current square footage of the residential zone." Vice Chair Leonardi explained if it is a RE-15 it could not exceed the square footage of a RE-15 zone and the same with other zones. Chairman Neil explained that at the technical review some people had come concerning the property at 5200 W by the river and over by Luica. At the technical review, it was determined there is no access, or water, electricity, secondary water or water shares for irrigation. The people then started asking about Yurts which could also lead to a Tiny House. Chairman Neil explained the people that are looking at the property want to have a place to live while planting tomatoes. Rob Scott stated a Yurt should be considered like any other building. What is the use of the Yurt, office or any other building on the site? Is it a accessory to the use of land? If it a main use and they are going to live in it, then is it a policy issue. They would also have to meet all lifesaving codes. Chairman Neil said he did not feel it was appropriate for what their intent was. Chairman Neil stated the city policies does not address Yurts or Tiny houses which are a current trend. Rob Scott suggested there needs to be a policy that defines temporary structures and what is the standard or allowed. Chairman Neil and Commissioner Maw stated they did not want to have something like that in the city.

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**MOTION: Vice Chair Leonardi made a motion to adjourn the meeting at 8:25 p.m. Commissioner Sparks seconded the motion. Vote: Commissioner Sparks, Commissioner Maw, Commissioner Osenbach, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.**

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

\* Meeting canceled.

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Planning Commission Chair

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Planning Commission Secretary