

Minutes of the Plain City Planning Commission held on November 9, 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, Derek Moss, Rob Scott

ATTENDEES: Chris Anderson, Trent Cragun, JC Aland

WELCOME: Chairman Neil

PLEDGE OF ALLEGIANCE: Commissioner Neil

MOMENT OF SILENCE/INVOCATION: Commissioner Sparks

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

2. OPENING MEETING STATEMENT

The opening statement was read by Chairman Neil

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Chairman Neil asked if any members needed to declare a conflict of interest or disclose any ex parte communication in which they had engaged. All Commissioners reported they had not had any ex parte communication.

4. Public Comments for items not on the Agenda

There were no public comments.

5. Approval of Minutes for October 26, 2017

Motion: Commissioner Maw made a motion to approve the Minutes of October 26, 2017 with said changes. Vice Chair Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

6. Technical Review Report:

There was not a technical review.

7. Administration Items:

a. Discussion/Motion: Still Creek Phase 2 Amendment

J C Aland explained he is asking to have the property match the exact foot print of the buildings on lots 208-239. By making this change it will eliminate people from building storage units and keep a common property feeling. Mr. Aland stated Lifestyle Homes and Scott Homes are the builders. Mr. Aland explained Bren Edwards had brought attention to a issue when he was inspecting the site. The road at 3825 West is fifty-foot-wide, which is allowed in PRUDS, the park strip is included in the easement which is sixty foot. The issue is if two cars are parked on both sides of the road there is not enough room for two lanes of traffic. Mr. Edwards would like to have both sides of the road restricted to no parking. The engineer suggested no parking on one side of the road. JC Aland stated because of the width of the road and the change with the parking there will need to be a change in the development agreement. Mr. Aland pointed to the plat and indicated where he would like to restrict parking only at the center point of the street. Mr. Aland explained the town homes were designed with more parking. Chairman Neil stated the development agreement goes to the City Council. J C Aland replied the engineers missed the width of the road when doing the review.

Motion: Commissioner Maw made a motion to recommend the amendment to Still Creek Phase 2 conditional upon the City Council looking at the parking. Commissioner Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

8. Legislative Items:

a. Discussion/Motion: Commercial Zone

Derek Moss AICP presented the staff report.

Staff Report

SYNOPSIS / APPLICATION INFORMATION

Legislative amendment to revise, add, and remove permitted (P), conditional (C), and not allowed (N) uses in commercial zones.

Agenda Date: November 9, 2017

Applicant: Plain City Planning Commission

File Number: ZTA 2017-05

STAFF INFORMATION:

Derek Moss, AICP

APPLICABLE ORDINANCES Plain City Zoning Ordinance Title 10-6-1 (Commercial Zones: Uses)

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 & PLANNING COMMISSION CONSIDERATIONS The Plain City Planning Commission recently reviewed the permitted, conditional, and uses not allowed in commercial zones and recommended approval by the City Council. The City Council, on October 19, reviewed the recommendations by the Planning Commission and made comments for the Planning Commission to consider, including:

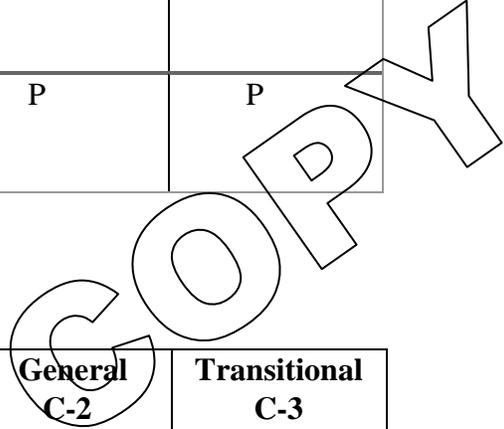
- Separate medical, dental, and optometry offices and consider dental in C1 as a permitted use.
- Provide clarification on uses that would include a surgical center as part of the use (oral surgery vs. other medical surgery).
- Include uses such as nursing homes and assisted living on the list and make recommendations for where these would be permitted.

Current Recommendation:

Business	Neighborhood C-1	General C-2	Transitional C-3
Medical, <u>physician, surgeon optometrist, optician or oculist office</u>	€ N	P	P

Possible Recommendation:

Business	Neighborhood C-1	General C-2	Transitional C-3
Medical, <u>physician, surgeon office</u>	€ <u>N</u>	P	P
<u>Dental, excluding oral surgery (see medical)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Optometrist, optician, or oculist office</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Nursing home and assisted living</u>	<u>P</u>	<u>P</u>	<u>P</u>



STAFF RECOMMENDATION

Make a recommendation to the City Council.

EXHIBITS

None

Chairman Neil stated he would like to recommend Nursing Homes be conditional in the C-1 zone to limit their size. Commissioner Sparks said halfway homes needed to be addressed. Mr. Moss explained halfway homes are called out as a group home. Mr. Moss said halfway homes could also be a line item. Vice Chair Leonardi said he would like to also see Dental Office as conditional to limit the size. Commissioner Sparks stated Oral Surgery had been addressed, but something like a Medical Sports Center had not. Mr. Moss explained Medical Centers would be compatible in C-2 or C-3 and would fall under medical use. Vice Chair Leonardi asked when the standards are written he would like to have the standards state they need to be built on one lot.

Motion: Vice Chair Leonardi made a motion to recommend the Commercial Zone changes to the City Council with Dental and Nursing homes being conditional. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

9. Discussion /Motion: Cancel November 23, 2017 Planning Commission meeting. Commissioner Sparks made a motion to cancel the November 23, 2017 planning Commission meeting. Vice Chair Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

10. Report from City Council:

Vice Chair Leonardi reported a boy scout had done his Eagle Scout Project by concreting the dugouts at Lee Olsen Park. Final approval was given to the Brook Haven Subdivision with 18 lots located at 2800 N 4050 W and the Hubbard Subdivision with 2 lots located at 4370 W 1500 N. Fremont Meadows Phase 1 -1st amendment for the lot line adjustment was approved at 1801 N 4400 W. A thirty-nine-cent increase was approved in July for the garbage recycling and will start on the December billing cycle. A public hearing for the Capital Improvement Plan for the CDBG grant application was set for December 7, 2017. Approval was given to amend the purchasing policy. There was also a discussion concerning the sewer ponds to get them to the state level.

11. Commission Comments:

Commissioner Maw asked Derek Moss if he had enough people for the citizen committee. Mr. Moss responded he had three that were pending. Commissioner Maw advised he has more names of citizens that have shown interest if more citizens are needed. Chairman Neil informed the planning commission there has been a lot of discussion concerning the Pappageorge property on North Plain City Road next to Crowthers. Alex Pappageorge came in for a lot line adjustment. After some research it was discovered the property in question is part of the Klomp subdivision and is a remainder parcel. The engineer for Alex Pappageorge has

stated you can have the note on the remainder parcel but it is illegal. Currently there is a lot of discussion concerning lot line adjustments. This is part of the subdivision ordinance which the city council sent back to the planning commission. Chairman Neil said talking with Shane and Derek there is now boundary line adjustments which will need to be included, and also site plan reviews. Mr. Pappageorge is saying all he needs is a site plan review. Chairman Neil stated before sending it on to the city council he would like to have a discussion with Mr. Scott to get verbiage in the ordinance to include boundary line adjustments and site plan reviews. Mr. Moss explained the reason to clarify is to insure any boundary line adjustment does not create a non-buildable lot and there is some level of staff review. Mr. Moss said currently you can go to the county with a boundary change if it is not in a subdivision. Chairman Neil informed the planning commission there was a work meeting on November 16 at 6:00p.m. regarding the Christensen property. Derek Moss informed the commission of the advisory meeting Wednesday November 15, 2017 at 6:00 p.m.

12. Adjournment

Motion: Commissioner Maw made a motion to adjourn at 7:38 p.m. Vice Chair Leonardi seconded the motion. Vote: Commissioners Sparks, Maw, Vice Chair Leonardi and Chairman Neil voted aye. Motion carried.

Neil	Carrigan	Osenbach	Maw	Sparks	Leonardi
		Jan 5	Jan 19	Feb 2	
Feb 16	*Apr 6	Mar 16	Mar 2	May 18	May 4
Apr 20	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.

Planning Commission Chair

Planning Commission Secretary