

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
10 FEBRUARY 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 10th February 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree excused, Bob Spencer (arrived 7:10 p.m.), alternate Bob Lewis excused, and Secretary Kathy Hancock. Also Present: James Shannon, Jonathan Jauss, Scott Carter, Munk family, Ted Robert family, and Carl Miller. Chairman Jackson conducted the meeting and Sadler gave the invocation.

Approval of the Minutes: 27 January 2005:

Sadler motioned to approve the minutes of 27 January 2005 as written. Seconded by Pearce. Motion carried.

Nelson Estates Subdivision:

Mr. James Shannon representing the front half of the property was present. A Nathan Cassum was not present but he owns the back half of the property. Everything will be in by February 23rd to be on the next agenda. The intention is for these two gentlemen to work together. The only thing that may change would be the name. The Commission mentioned that they would like to see a through street. Jackson mentioned the dirt road that runs along the north end of the property. He suggested looking into using that road as part of the temporary turnaround. Some items mentioned include there will be a detention pond, no houses can be built on the canal but there can be a road over the canal, the canal will need to be piped, and the details for the 100-year storm need to be worked out with the city engineer. Bob Spencer arrived 7:10 p.m. Mr. Shannon asked about having the house face the street with the stub road. Jackson explained the reason that with one lot a temporary turnaround is not needed for snow removal and similar items. It might be allowed with a letter from the property owner not complaining about snow being piled up. The commission mentioned that the detention pond would have to have a 6-foot chain link fence around it with a 15-foot gate. It was also mentioned that a letter from UDOT is needed allowing for access onto the State road.

Pheasant Brook Homes Subdivision:

Scott Carter mentioned that he has purchased the property from Lane Fishburn. It was mentioned that the main concern with Brad Jensen is the piping of the canal. Mr. Carter mentioned the layout is the same but the piping size is different. The piped ditch will run between lots 6 & 7 and lots 11 & 12 with an easement. Brad Jensen is concerned that Jay Christensen with the irrigation company and their engineer need to review the plans and approve it. Mr. Carter mentioned that they have tried to contact Jay Christensen, but have not had any response. It was also mentioned that a UDOT letter needs to be received, fencing would be required around the detention pond with a 6-foot chain link fence and a 15-foot gate for access, and a field fence as per the ordinance around the surrounding agricultural property. The commission reviewed the motion from the July 8, 2004, meeting when final was last recommended. **Pearce motioned to recommend final approval to the Pheasant Brook Homes subdivision with the conditions that a 6-foot chain link fence with a 15-foot gate will be required around the detention pond, and a field fence will be required around the adjacent agricultural property. Seconded by Spencer. Motion carried.**

The commission also recommended that the City Council send Jay Christensen by certified letter a copy of the engineered drawings of the Pheasant Brook subdivision for him to review.

Autumn Leaves Subdivision:

Ted Roberts was present. The commission and Mr. Roberts reviewed the letter from Brad Jensen. Item one mentions lot addresses. Item two mentions the UDOT letter still needs to be received. Item three mentions the sewer and secondary water lines need to be extended. Item four mentions a manhole is needed in 2600 North. Item five mentions fill material will be needed for the road and a grading plan needs to be submitted. The lots need to be graded such as not to cause drainage problems. Item six mentions that with the high water table there can be no basements and the note needs to be changed. Item seven mentions the cross slope from the existing asphalt to curb and gutter and the drawings must show sufficient information. Item eight mentions the sewer line needs to be 8" diameter instead of 10" diameter. Item nine mentions irrigation ditches. Mr. Munk was present and stated that there are no irrigation ditches that will be used on the property. Item ten mentions that three items from the preliminary approval have not been completed yet. Those items are a letter from UDOT, letter from Pineview, and

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
10 FEBRUARY 2005**

PAGE 2

moving of the detention pond. It was mentioned that Brad Jensen liked the pond where it is presently located and the commission agreed, but there needs to be a paved access road to the detention pond with a hammerhead turn around at the end. Item eleven mentions secondary water. Item twelve mentions the escrow. Item thirteen mentions two drawings need to be submitted and a pre-construction meeting set up. The commission discussed the items that still need to be completed. The fill for the road needs to be taken care of, a field fence needs to be installed around the perimeter, a letter needs to be received from Pineview water, and the detention pond needs a 6 foot chain link fence with a 15 foot gate. The \$200 per lot fee for the lift station back up generator was also mentioned. **Spencer motioned to recommend final approval to the City Council for the Autumn Leaves subdivision contingent upon the UDOT Letter, Pineview letter, field fence around the south and east sides of the subdivision, a 6-foot chain link fence around the detention pond with a 15' gate and a paved access road with a hammerhead turnaround at the end, and contingent upon the items on the engineer's letter dated February 3, 2005, to be reviewed and updated. Seconded by Pearce. Motion carried.**

New Business:

Jackson mentioned a Citizen Planner Seminar in June 9th and 10th or one in Payson in April. Jackson also asked the commission to review the two plans and information Councilmember Calvert gave the commission for the next meeting. The commission is going to get some information together to present to the Council for the Affordable Housing Plan. The commission discussed the plans for high density housing on the Buzz England property. The plan could include that area in the affordable housing plan. That area is planned for commercial at this time.

Report from City Council – Sadler:

Sadler reported that the Council wants a joint work session with the Commission, City Attorney, and City Engineer on February 17th, Sadler will be staying another term, talked about getting a new backhoe, Jed Black's business license was tabled, and the City Council talked about 6-foot chain link fences around subdivisions.

Schedule for Attending the 2005 City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Lewis</u>
Apr. 7	Apr. 21	May 5	May 19	Jun. 2	Jun. 16
Jul. 7	Jul. 21	Aug. 4	Aug. 18	Sep. 1	Sep. 15 (if held)
Oct. 6	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

Pearce motioned to adjourn. Seconded by Spencer. Motion carried.

Meeting Adjourned at 8:25p.m.