

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

The Plain City Planning Commission convened in a meeting on Thursday, the 10th March 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, Bob Spencer (arrived at 7:30 p.m.), alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Mike Shannon, Joseph Shannon, Kami Marriott, Todd Allan, and Carl Miller. Chairman Jackson conducted the meeting and Sadler gave the invocation.

**Approval of the Minutes: 24 February 2005:**

**Lewis motioned to approve the minutes of 24 February 2005, as corrected, the corrections being to change the second and third sentences under the Discussion – Affordable Housing Plan to “Lewis will determine the acreage within Plain City and the Pioneer Boundaries. Lewis thought the Weber County map would show the wetlands.” Seconded by Pearce. Motion carried.**

**Lot Line Adjustment – Kami Marriott:**

Kami Marriott showed the commission where they would like to change the lot lines for the parcels with tax ID numbers 19-037-0066 and 19-037-0001. The existing small parcel will be extended to create the lot for the house the other lot would include the remaining property. **Pearce motioned to approve the lot line adjustment for the Marriott petition. Seconded by Lewis. Motion carried.**

**Pheasant Hollow Subdivision:**

Mr. James Shannon mentioned that they have made the detention pond bigger and moved the lots over. He also mentioned that the Irrigation Company does not want the ditch piped. Jackson explained that the Irrigation Company is worried about sediment in the bottom of the pipes. Jackson also explained to the commission that the Pheasant Brook Homes Subdivision is considering going around the inside of the subdivision on the north side with an open cement canal that will be fenced with a 6 foot chain link fence. They are possibly in negotiation with Darrell Christensen for moving the ditch. Spencer arrived. The commission and Mr. Shannon discussed different possible options. It was mentioned that the Irrigation Company has the right to the water and flow but they can't determine what happens with the property. One option is that the ditch could be piped at the same level. The drainage for the two lots to the north would have to be worked out. Shannon asked about square bottom pipe. The commission mentioned that Brad Jensen would have to approve it. If it is allowed a grate would have to be used for safety and cleaning purposes. It was mentioned that the temporary turnaround is not allowed and one lot would need to be used or a bubble put in. Shannon asked about phasing the subdivision. The plat would have to show phases. The commission discussed putting Pheasant Hollow on the work meeting agenda. It was mentioned that the General Plan needs to be worked on. It was suggested that they could be tentatively put on the agenda if not more than three items are on the letter from Brad Jensen. Letters from UDOT and Pineview need to be received for our file. **Pearce motioned to put Pheasant Hollow on the work meeting agenda only if there are less than four critical items on the letter from Brad Jensen. Jackson is to determine if the items are critical or just engineering items. Seconded by Balderree. Vote: Balderree aye, Spencer aye, Sadler nay, Jackson aye, and Pearce aye. Motion carried.**

**Affordable Housing Discussion and Motion**

Jackson talked to Councilmember Calvert about having Nicole Cottle put together the Affordable Housing Plan. Nicole Cottle is on maternity leave until Monday. The commission reviewed the information that was put together. They would like to meet with the City Council for a combined work meeting. The commission discussed the R-3 zone information from West Haven, Harrisville, and Weber County. Harrisville limits the group dwellings to eight where Weber County and West Haven limit it to 24. Harrisville also keeps the lot sizes bigger. The commission discussed designating areas as R-3 zones in the city. To spread it out, it was suggested putting in the ordinance that so much of a subdivision needs to be used for affordable housing. The downtown area not conforming to the current zoning could be considered for an R-3 zone and by the S-curve on 2600 North. It was mentioned that more parks would be needed. It was suggested that Harrisville's ordinance better suits Plain City. Pearce will type up Harrisville's ordinance for Plain City.

PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
10 MARCH 2005  
PAGE 2

**New Business:**

Jackson mentioned that Northland Subdivision would like to be on the March 24<sup>th</sup>, agenda. They will be getting rid of the common area and making 9 lots. **Balderree motioned to put the Northland subdivision on the work meeting agenda. Seconded by Spencer. Vote: Balderree aye, Spencer aye, Sadler nay, Jackson aye, and Pearce aye. Motion carried.** Jackson mentioned a proposal for lights from Mountain States Lighting. They would like the city to consider using their streets lights. It would standardize the lights and save the city money. The company would decide where the street lights are installed in new subdivisions and install them. The developers would be charged a flat fee. Eventually they would replace those on the Utah Power poles with new fixtures. The city would then just pay Utah Power for electricity. Mountain States is willing to present their proposal to the commission. The City Council would like the commission's recommendation for this.

**Report from City Council:**

No one from the commission was present.

**Schedule for attending the 2005 City Council Meetings:**

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
Apr. 7	May 5	Apr. 21	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 Sadler. Motion carried.**

Meeting Adjourned at 9:10 p.m.

NOT OFFICIAL DOCUMENT