

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
14 APRIL 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 14th April 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson (arrived at 7:30 p.m.), Vice Chairman Artie Pearce, Members: Buddy Sadler (arrived 7:05 p.m.), Ted Balderree excused, Bob Spencer, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Taya Judkins, Carl Miller, Danny Kilgore, Dan Kilgore, Rick Shock, Natalie Chambers, Dallas Buttars, and Hal Reiser. Vice Chairman Pearce conducted the meeting and Spencer gave the invocation.

**Approval of the Minutes - 24 March 2005:**

**Spencer motioned to approve the minutes of 24 March 2005, as written. Seconded by Lewis. Motion carried.**

**Rezone Petition – Re20 to C-2 Zone – Carl Miller**

Carl Miller explained that he would like to change his property from a Re-20 zone to a C-2 zone. He changed his petition to say large self-storage units instead of RV storage units. Sadler arrived. Miller explained that he doesn't want small self-storage units because of problems. The large units would be used for him and also patrons. If he doesn't put in the storage units the space would be wasted. He showed the commission a petition signed by neighbors. It was mentioned that the Council will hold a public hearing and that's when the neighbors will be notified. The commission asked what he is planning for office or retail space. Miller mentioned that he is familiar with what is allowed in C-2 and will plan that way. Miller purchased the property in the 70's and gave a history of the property and showed pictures from the past. Miller showed the commission a concept drawing of the property. He showed where the present house, shop, and storage building are. He mentioned tearing down the present wooden building and replacing it with a steel building for the storage units. He will try to keep them less than 16 feet and will put doors on if required. He has a 6-foot chain link fence around the property now and will be putting slats in it and is willing to do what the commission requires. He will also put in an asphalt parking area. The storage units will be enclosed. There will be no security because he will live on the property. The commission mentioned that the need for a drainage system for the parking lot and buildings. **Sadler motioned to recommend to the City Council the rezone petition for the Carl Miller property located at 1606 North 4700 West from a Re-20 to a C-2 zone. Seconded by Lewis. Motion carried.**

**Preliminary Approval – Big Cottonwood Subdivision – 51 lots – Developer Dan Kilgore**

Jackson arrived and conducted the rest of the meeting. The commission reviewed the letter dated April 7, 2005 from Brad Jensen. Item one, a letter from UDOT needs to be received. A letter has been received stating they are reviewing it. As per the city engineer, preliminary approval can be granted without approval from UDOT but not final. Item two, the street signs needs to be per the redline check print. Item three, 4900 West needs a temporary turnaround or a bubble on the end. Item four mentions the lift station and a standby generator will be required and needs to be housed in a block or brick building. An access road will be needed into the detention pond. Item five, the fire hydrant locations have been taken care of. Item six, the street lights need to be per the redlined check print. Item seven, the existing irrigation ditches need to be shown on the plat. Item eight, the ditch crossing lots 45, 46, and 47 needs to be piped with at least 24-inch pipe. Item nine mentions secondary water. The commission asked what they are planning. Danny Kilgore mentioned that the Pineview pipe ends at 4650 West. If they can't get Pineview, they will do their own pressurized secondary water system. Jackson mentioned that if they do their own secondary water system, it needs to be approved by the City Engineer. Item ten mentions phases. They will have three phases. The phases need to be shown on the plat. Item eleven mentions the letters from the utilities. Some of those have been received. Item twelve mentions the fencing. The commission would like fencing around the open farm ground with a net-barbed wire combination fence. An access road, a 6-foot chain link fence around the pond, and a 15-foot gate will be required for the detention pond. Item thirteen mentions a permit required from the state for Water Quality and an erosion control plan. A copy of the permit and plan must be submitted with the final drawings. The commission also reviewed the comments from the Public Works Director Carlos Heslop. The sewer can't gravity flow to Tiffany Bluffs, because it would have to go through the Olsen property. The ditches will be piped. The detention pond will be fenced. The drainage and irrigation ditches need to be piped. There is a drain ditch that will also need to be shown and piped. The detention pond will drain into the ditch. It was mentioned that the ditch was piped but it wasn't piped right and will probably need to be re-piped. Jackson mentioned his concern of springs along the bluff. A letter was presented concerning wetlands. There is a possibility of wetlands in some of the bottom lots. The delineation study needs to be received since it may affect the subdivision layout. Jackson

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also mentioned that the City Council would like to look at letting the adjoining property owner take care of and use the detention pond area for personal use but the city still own it. No fence would be required. The ordinance would need to be changed first. There would have to be something protecting the city incase of a flood. In this subdivision there will be a homeowners association that will maintain the detention pond. An ingress and egress was mentioned. The commission would like 2050 North to extend to the west with a temporary or bubble and the cul-de-sac off of 4725 West to extend to the west with a temporary turnaround or bubble. Taya Judkins lot was also discussed. It would create an illegal lot with the road being within 10-12 feet from her house. It was mentioned that a small portion of lot 21 will be sold to Taya Judkins and George Cook. The 116-foot frontage for corner lots was discussed. There were several that thought it had passed City Council. **Pearce motioned to grant preliminary approval to the Big Cottonwood Estates Subdivision with the conditions that the plat is changed to show the stub roads going west on 2050 North and 2100 North, and the conditions from the letter from Brad Jensen dated April 7, 2005 that have been discussed tonight, a temporary turnaround on 4900 West on the south end, 2050 North is moved over to the north, a wetland delineation study is received, a 6' chain link fence around the detention pond with a 15' gate and an all weathered access road, the drainage and irrigation ditches piped, and fencing around the south boundary.** No second motion died.

**Lewis motioned to deny preliminary approval for the Big Cottonwood as currently drawn until all revisions are drawn to meet the city subdivision ordinance and the report on the delineation study is received.** No Second motion died.

**Sadler motioned to deny Big Cottonwood Estates Subdivision because of the amount of changes the engineer needs to make: the lot sizes on the corners, a turnaround on 4900 West, relocation of 2050 North to the north, stub roads into the north and west undeveloped property, and the wetland delineation study is received. Seconded by Spencer. Vote: Spencer aye, Sadler aye, Jackson aye, Pearce nay, Lewis nay. Motion carried.**

**New Business:**

The letter that was received concerning subdivisions under the power lines from Wasatch Front Regional Council was mentioned. Jackson mentioned that Cindy Gooch a planner for Syracuse and Mountain States Lighting will be on the work meeting agenda. Cindy Gooch to discuss impact fees and various improvements and Mountain States Lighting to discuss a plan for lighting the city. Since the R-3 zone still needs to be done the General Plan will also remain on the agenda. **Sadler motioned to start the meeting on April 28, 2005 at 6:30 p.m. Seconded by Pearce. Motion carried.** Sadler mentioned a website where copies of aerial shots can be purchased for the commissions use. He also mentioned the switching of the canal in the Pheasant Brook Subdivision and not having the commission review it. Pearce mentioned the 116-foot ordinance. Hancock will check with Diane Hirschi to see if the ordinance passed.

**Report from City Council – Jackson:**

Jackson reported that the City Council recommended that Nicole Cottle review the affordable housing plan, licenses and warrants were approved, paying off sewer bonds was approved, and applications are in for sewer extensions on 5100 West and 2150 North are in.

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

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
	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 Sadler. Motion carried.**

Meeting Adjourned at 9:45 p.m.