

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
12 MAY 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 12 May 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson (arrived at 7:03 p.m.), Vice Chairman Artie Pearce, Members: Buddy Sadler (arrived 7:17 p.m.), Ted Balderree, Bob Spencer, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Taya Judkins, Carl Miller, Danny Kilgore, Rick Shock, Natalie Chambers, Kory Wright, Craig Duncan, and Ted Maestas. Vice Chairman Pearce conducted the meeting and Balderree gave the invocation. Jackson arrived.

**Approval of the Minutes - 28 April 2005:**

**Lewis motioned to approve the minutes of 28 April 2005, as corrected, correction being to change the time from 7:00 p.m. to 6:30 p.m. Seconded by Jackson. Motion carried.**

**Preliminary Approval – Laurence Cove Subdivision – 5 lots – Developer Dan Murray:**

Jackson conducted the rest of the meeting. The commission and Dan Murray reviewed the letter from Brad Jensen dated May 6, 2005. Item one mentions that the ordinance requires curb, gutter, and sidewalk. Item three also deals with the controlling the water run off. Mr. Murray stated he was hoping to keep the subdivision similar to what is in the area, which doesn't have curb, gutter, or sidewalk on that side of the street. There is also no drainage system on that side of the street. The problem is since everything slopes to the west, trying to get the storm drain water to the south side of 1975 North or on across the street to 4500 West. It was mentioned that the subdivision to the west was done before curb and gutter was required. Mr. Murray suggested having a meeting with his engineer, Brad Jensen, and Gary Jackson. It was suggested having Carlos Heslop from the Public Works present. Jackson stated he talked to Stake President Griffin and he would be interested in having the road go to the parking lot and possibly helping. That is a possibility to look at for drainage. Item six mentions ditches need to be shown. There shouldn't be any ditches that are used to service others. Secondary water needs to be contacted for a letter with intent to serve. Mr. Murray mentioned that if curb and gutter are going to be required than the subdivision may not be feasible and there is no need for further discussion. Jackson suggested researching into the drainage and approving it through Brad Jensen. **Pearce motioned to deny preliminary approval for Laurence Cove Subdivision in accordance with the letter from city engineer Brad Jensen. Seconded by Spencer. Motion carried.**

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

The commission and Mr. Kilgore reviewed the letter from Brad Jensen dated May 6, 2005. Item one mentions that 4650 West is a state road and UDOT needs to be contacted and a letter received. Item two, an easement is needed from an adjacent property owner for the drainage and the sewer system. Mr. Kilgore stated that he is having a hard time getting that easement because of concern with lot value going down or not wanting yards torn up. He is still talking to Troy Tolbert and Brent Kotter. Item three, the locations of the fire hydrants have been changed. Item four, all of the existing irrigation and drainage ditches need to remain in service and be shown on the plat. There is a drainage ditch on the south and an irrigation ditch on Dorothy Cook's property. It was mentioned that if someone else uses the ditches they would need to be piped not abandoned. There is an unkept drain ditch on the north side. It could possibly be moved. Item five mentions pressurized secondary water. Mr. Kilgore stated that they are working on it. There was a letter received at the city from Pineview stating they will service lots 1 and 20. Mr. Gilgore will continue working on getting the secondary water worked out. Item six mentions the Public Works concern with outfall from the detention pond. Mr. Kilgore mentioned that they can't do anything because it is private property. Originally lot six was going to drain to the west, but the best solution is to drain to the north. There was a discussion about an open drain ditch possibly by Greshams. The different options need to be looked at. There was also a discussion on an ingress/egress emergency exit. On the north of the Cook property there is a cement driveway back into the property. It looks adequate for an emergency exit. It would need to be an all weather road with a crash gate used only for emergencies. Once another road is available it could be abandoned. There would need to be an easement for the emergency exit. Jackson mentioned other concerns. There needs to be a 30 feet sideyard to the north of Taya Judkins house. Mr. Kilgore mentioned that he has done that. The wetland delineation is not received, but Mr. Kilgore showed a map showing wetlands on lot 18 and 19. The commission asked Mr. Kilgore to have footprints for houses on those two lots. They are negotiating with George Cook concerning the thin piece of property off of 4650 west. The commission asked that the lots be restricted for basements. Mr. Kilgore mentioned he has a geo-tech study and will get one to the city. If basements are allowed a letter will need to be signed stating that the city won't be liable if there is flooding. A restriction also needs to be on lot 28 access only on 4900 West. **Pearce**

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**motioned to grant preliminary approval for the Big Cottonwood Estates Subdivision contingent upon them working out the easements for sewer and storm drainage, working out the secondary water with Pineview, and putting restrictions on the lots for basements and one on lot 28 restricting access on 2050 North, a 6 foot chain link fence around the detention pond with a 15 foot gate will be required, a field fence around the perimeter of agricultural property, and all items on the letter dated May 6, 2005 from Brad Jensen. Seconded by Spencer. Vote: Balderree aye, Spencer aye, Jackson aye, Pearce aye and Sadler nay. Motion carried.** Sadler noted that he voted nay because they only have Pineview for two lots. Lewis mentioned that the distance from the property line to Taya Judkins house won't allow her to have a garage.

**Discussion and Motion – Mountain States Lighting:**

Craig Duncan and Ted Maestas presented prices for the light fixtures and installation and also one for just the fixtures in case the city wants to bid out the installation. They have included a Residential Street Lighting Ordinance and the light pole descriptions. The ordinance states the developer shall incur all costs and do the trenching for the lines to be put in. If the developer does the trenching, it will only cost \$3.95 a foot when the trench is open compared to \$6.95 if it is done at a different time. Installation consists of putting the lines in the holes, putting in the poles, and fixtures. Once installed if Mountain States does the installation they will contact Utah Power. At that time they need an account from the city for that streetlight. The light number and address will be put in excel worksheet file. A map will show the pole number and address and can be found right away. Each arterial road pole can have a logo for Plain City, banner arms, and holders on them at no extra cost. Residential poles are only 4 inches at the base and are not big enough for the logo. They are thinking of putting the poles on arterial roads at about 200-300 feet apart. The bids are just for the city information and not for the public yet until the city decides what the extra fees will be. They showed the commission an arterial streetlight post with two different fixtures. The commission liked the acrylic better than the hardtop aluminum. The acrylic is warranted for 10 years on the top itself and hard top has a 3-year warranty on the top itself. Bulbs are the same but everything is interchangeable. Bugs can get in the fixtures and will have to be maintained. The developer would submit the plans with locations and criteria for the streetlights. Mountain States would make sure they meet the requirements. Discussion followed concerning lights on gas stations. White lights are used in commercial and yellow in residential. The Chevron was discussed and it may save Chevron money to talk to Mountain States Lighting plus prevent lights from getting in neighbors yards. The plan is to start with new subdivisions, work on other areas as money is received, and possibly get state money for state roads. Cindy Gooch at the last meeting suggested charging \$400 extra per light. The cost of the lights may go up each year as steel prices go up. The city will need to decide if they want the additional charge to go up also. Balderree will contact Utah Power to get a read out as to what the current light situation is. **Sadler motioned to put the street light ordinance on the next agenda. Seconded by Pearce.** It was suggested putting the master road plan and General Plan on the next agenda also. **Motion carried.**

**New Business:**

Lewis is concerned about Big Cottonwood Estates and Taya Judkins existing house. He is concerned that she won't have the parking on the side of her house required and still meet the sideyard setback on a corner lot.

**Report from City Council – Pearce:**

Pearce reported that the impact fees for sewer connection will be going up to \$2500, the tentative budget was passed, with a public hearing date of June 16<sup>th</sup>, the public hearing for the Carl Miller rezone will be June 2nd, and business licenses and warrants were approved.

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

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
				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)

**Sadler motioned to adjourn. Seconded by Pearce. Motion carried.** Meeting Adjourned at 9:45 p.m.