

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
9 JUNE 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 9th June 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 excused, Members: Buddy Sadler, Ted Balderree (arrived at 7:20), Bob Spencer excused, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Carl Miller, Deann Weese, Mark Weese, Abbie Weese, Dennis Clark, Lewis Moyes, Ellen Moyes, Mike Jensen, Brad Orton, Bart Hancock, Marissa Hancock, Dennis Lund, and Don Judkins. Chairman Jackson conducted the meeting and gave the invocation.

Approval of the Minutes – 26 May 2005:

Sadler motioned to approve the minutes of 26 May 2005, as written. Seconded by Lewis. Motion carried.

Preliminary Approval – Lewis Moyes Subdivision – 6 lots:

Mike Jensen from Hansen Engineering, Lewis Moyes, and the Commission reviewed the letter from Brad Jensen dated June 3, 2005. Item one mentions that curb, gutter, and sidewalk will be required in the whole subdivision unless a deferral agreement is approved by the City Council. Mike Hansen mentioned that there are drainage issues because the street is flat and there isn't a drainage system. There is a chance all of the subdivision could drain to the east. Item two, states that the intersection is 105.5 feet from the intersection on 2500 North and 4275 West. The Subdivision Ordinance requires a minimum of 150 feet. A variance will need to be received for the 44.5 feet. Lewis Moyes thought the variance had been granted. The application for a variance was in the file but there was nothing showing fees had been paid. The street shown on the plat is 66 feet. By reducing the street to 60 feet as required the intersection will be 108.5 feet from the other intersection instead of 105.5 feet. A variance for 41.5 feet will be required. Two variances will be needed. The other one is the existing house is too close to the proposed street. Mike Hansen thought the variance for the side yard setback would only need to be 3 feet. Item three mentions the fire hydrant. It is according to the fire department request. Item four mentions that an easement for storm outfall needs to be received. Mike Hansen showed Mark and Deann Weese where they propose to put the drainage. The Weese's agreed to an easement and liked the idea of putting the easement diagonal because of a shed. The developer will be required to put a cap on it. If the easement were diagonal it would be a shorter distance and shorter slope. Mike Hansen will draw up something and Weeses will sign it and a copy will be brought to the city. There was a question as to whether 2575 North is a stub street or a cul-de-sac. According to Weeses it is a cul-de-sac. Item five mentions that the pipe sizes need to be approved by Bona Vista and Pineview. Item six, Pineview needs to be contacted to be included in the District. Item seven, a variance will be needed for the existing house because the side yard setback will be less than the 30 feet required. All of the engineering issues need to be worked out on the red lined check print. Jackson asked about the irrigation pipe. The developer is planning an 18" pipe. It was mentioned that the owners of the ditch need to be contacted an in agreement with the size of the pipe. They need to double check on the head gates. One of the big showstoppers is the easement for storm drain, but the Weeses have agreed to an easement. Another concern is the variance. There was a discussion about preliminary approval being granted before the variances and causing a problem. **Sadler motioned to deny preliminary approval for the Lewis Moyes Subdivision on the condition that the variances haven't been met yet. Seconded by Lewis. Vote: Sadler aye, Lewis aye, Balderree nay, and Jackson nay. Motion not carried.** Lewis Moyes mentioned that he thought the intersection setback has been granted. It was noted that Sadler is on the Board of Adjustments and he doesn't remember the variance coming before the board and the side yard setback also needs to be met. **Balderree motioned to grant preliminary approval to the Lewis Moyes Subdivision on the conditions from the meeting requirements, of the Board Adjustments granting the variances for the street and side yard requirements, and the other conditions in Brad Jensen's letter dated June 3. Vote: Balderree aye, Jackson aye, Lewis nay, and Sadler nay. Seconded by Jackson. Motion not carried.** Sadler mentioned that most of the items could be met, but there is no guarantee that the variances will be granted.

Final Approval – Fremont Estates Phase 2 – 20 lots – Developer Gary Orton:

Jackson mentioned that he has talked to Brad Jensen and the final drawings have not been received. Brad Orton had a copy of the final drawings and gave one for the file, but Brad Jensen has not received it yet. Once he has received the final plat the lot addresses will be done. Item two, lots 55 and 56 need a temporary turnaround and no building permits should be issued until the turn around is abandoned. The commission mentioned that if the temporary turnaround is on lot 55 then the other lot could be build able or a temporary turnaround could be put in the Sickie property. Item three, mentions the proposed finished grade elevations at the end of the cul-de-sac off of 4325 West

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will require lots of fill dirt. The ground surface is approximately 1.5 feet higher and 3 feet of fill will be needed. The lift station is in but the Kamelot lift station is not connected yet. The structure needs to be built. The corner setbacks for the existing houses on 1500 North were mentioned. It needs to be checked but they should be okay. Lewis mentioned that the angle for the street entering onto Pioneer Road needs to be addressed. It was suggested bringing the road at a better angle than 75 degrees for safety issues. Jackson will contact Brad Jensen regarding this. Approval can't be granted at this time since Brad Jensen hasn't received the final plans yet. **Sadler motioned to deny final approval on Fremont Estates Phase 2 because the city engineer hasn't seen the final plat yet and conditions on the letter from Brad Jensen dated June 3, 2005. Seconded by Lewis. Motion carried.**

New Business:

Jackson mentioned that there was a meeting with Hawkins Development out of Boise, Idaho; Carlos, Terry, the Mayor, Brad Jensen, and himself concerning a subdivision on the Glen England property. It was a concept with a road coming off of North Plain City Road. It looks like it includes some of the Grouse Meadows Subdivision property. The city currently doesn't allow twin homes, but this will also include open space with walking trails, regular lots, and a club house with a swimming pool with a Home Owners Association. The Home Owners Association will have a management firm involved. They thought it was a good concept. Hawkins can get the same amount of homes but would like to have the open space. They would like a mixed use and we don't have an ordinance allowing that. Jackson will contact Cindy Gooch to see if they have anything like this in Syracuse. It was noted that the wetlands need to be marked. A delineation study needs to be done. There will be at least one egress and ingress and maybe one through Remuda. The developers for Oral England may try to work with them and some of the problems may be worked out. It was suggested seeing if the subdivision could be under a PRUD or Cluster housing. The Council and Planning Commission will have a joint meeting next Thursday 16th at 6 p.m. to discuss it.

Report from City Council – Lewis:

Lewis reported that the Carl Miller rezone from Re-20 to C-2 was denied, the resolution on the sewer bond was approved and R-3 zone, moderate housing, and street lighting will be discussed with the Commission at a work meeting on July 7th.

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>
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 at 8:50 p.m. Seconded by Balderree. Motion carried.