

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

The Plain City Planning Commission convened in a meeting on Thursday, the 14th July 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson excused, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree arrived at 8:10 p.m. and excused at 10:28 p.m., Bob Spencer excused, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Lewis Moyes, Mike Speth, John Reeve, Paul Southwick, Natahn Brockbank, Richard Adams, Dan Kilgore, Danny Kilgore, Kory Wright, Dallas Buttars, Scott Judkins, Michelle Sheppard, Councilmember Elaine Calvert, Don Weston, and Helena Carney. Vice Chairman Pearce conducted the meeting and Sadler gave the invocation.

Approval of the Minutes – 16 June 2005 and 23 June 2005:

Lewis moved to approve the minutes of 16 June 2005, as written. Seconded by Sadler. Motion carried.

Sadler moved to approve the minutes of 23 June 2005, as written. Seconded by Lewis. Motion carried.

Motion – Rezone Petition – RE-20 to RE-15 – Hawkins Homes & Communities – Approximately 3100 West North Plain City Road:

Pearce explained that Hawkins Homes & Communities presented a plan to the Planning Commission and City Council on June 16th for a PRUD at this location. The petition is to rezone the property owned by Glenn England and Beth Ludlow property at approximately 3100 West North Plain City Road from RE-20 to Re-15. Part of their adjacent property is already zoned Re-15. The commission discussed a public hearing. **Sadler moved to set a public hearing date for August 11, 2005, for rezone from Re-20 to Re-15, for Hawkins Homes at approximately 3100 West North Plain City Road. Seconded by Lewis. Motion carried.**

Final Approval – Big Cottonwood Subdivision – Phase 1:

The commission and those representing Big Cottonwood Subdivision reviewed the letter from Brad Jensen dated 7 July 2005. Item one; the city needs to know what the developer plans to do with the small strip of property to the north of 2050 North. The developer would like to put a sign on it for the subdivision that would be maintained by a homeowners association. The homeowners association would also maintain the detention pond. It was mentioned that the detention pond and lift station would be owned by the city and if the small strip is deeded to Taya Judkins, then it would be conforming. Item two, addresses need to be per the check prints. Item three; lot 19 is non-buildable. The developer mentioned that Taya Judkins is buying the front half of lot 21, and George Cook will buy the other half. Lots 19 and 20 will be bigger and lot 21 will no longer exist. The little strip on the south side of Taya Judkins will also be deeded to Taya Judkins. The wetlands will mostly be in lots 18 and 19 with a possibility of a little bit in lot 20. The new property line between lots 19 and 20 will be the existing fence line. By changing the boundaries, lot 19 will be buildable. Item four; the boundary description doesn't match the drawings. This has been corrected. Item five, the restrictions for finished floor needs to be changed as per the check print. It was noted that lot 1 doesn't need to show the restrictions because of the geo-tech study. Item six; it needs to be known which improvements will be done now and which later. The sewer and water will be done for phase 1. The rest will just be stubbed in. There will be a 15-foot easement between Brian Abbott and Robert Jones on Abbott's property. An easement letter from Brian Abbott is in the file allowing public sewer, secondary water, and a drain line through his property at 4859 West 2150 North. Item seven; a letter from UDOT needs to be received approving final drawing design. There is a letter in the file stating final drawings need to be received. There is only one ingress/egress into the subdivision. The developer has it under contract to get an emergency one through Dorothy Cook's property. Lewis mentioned that he has talked to Dorothy Cook and she says different. The developer will bring a copy of the contract into the city when Phase 3 is done. After discussion, the developer will bring it in now rather than wait until Phase 3 is done. Item eight, 2050 North will be approximately 4.5 feet about the existing ground on the west end of the subdivision. The developer will need to get with Brad Jensen. Item nine, the fire marshall has approved the fire hydrants. Item ten, the storm drains need to be shown to the engineer in detail. The developer noted that nothing will change and during phase 2 the final pipe will be put in. Normally there is a detention pond not a retention pond and the engineer is concerned. It would be a temporary fix. The developer will show Brad Jensen what he wants to do and how long it is going to be there. A retention pond is discouraged and an outlet is needed. Plans need to be submitted. It was mentioned putting the detention pond in Phase 2 lot 31, during Phase 1 improvements. Item 11, the runoff calculations need to be submitted to Brad Jensen. Item 12, the water quality information is in the folder. Item 13, all of the drain ditches will be piped. There is a

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
14 JULY 2005

ditch on Dean Olsen's property about 8-10 feet away and there is an existing fence. Item 14, for secondary water they will be using Mt. West Irrigation and a letter is in the file. Mt. West Irrigation has a piece of property by 5100 West that will be used to run water to the subdivision. The water will come from the sewer ponds and sold to Mt. West Irrigation. The homeowners will receive water shares. Item 15, final improvement drawings must be signed and stamped by a civil engineer. It was mentioned that lot 8 will not be buildable and lots 3 and 4 will have to face 2050 North unless temporary turnarounds are put in. The developer will put temporary turnarounds on the end of 2050 North and 4725 West. The detention pond will need to be fenced with a 6-foot chain link fence with a 15-foot gate. A net and barbed wire combination fence will be required around the borders of the subdivision. **Sadler moved to recommend final approval to the City Council for the Big Cottonwood Estates Phase 1, with the conditions of meeting the engineers letter dated July 7, 2005, putting the detention pond in during phase 1 in the location of phase 2, lot 31, a 6-foot chain link fence around the detention pond with a 15-foot gate, the bordering properties will be fenced according to the ordinance, temporary turnarounds will be put on the ends of 2050 North and 4725 West, the lot lines for 19, 20, and 21 will be adjusted according to the discussion to make buildable lots, and the piece of property on the north and south sides of the Judkins property will be deeded to the Judkins, and the run off calculations will be approved by the City Engineer. Seconded by Pearce. Vote: Sadler aye, Pearce aye, and Lewis nay. Motion did not pass.** Lewis would like to see a completed set of drawings with the details of the lot line changes and the paper from Mrs. Cook. **Lewis moved to deny Phase 1 on Big Cottonwood Estates Subdivision until the final drawings of phase one are shown in its entirety with the lot adjustments. Seconded by Sadler. Vote: Sadler aye, Lewis aye, and Pearce nay. Motion did not pass. Sadler motioned to put Big Cottonwood Estates on next agenda. Seconded Lewis. Motion carried.** Balderree arrived.

Preliminary - Lewis Moyes – 6 lots:

The commission and Lewis Moyes reviewed the letter dated 7 July 2005 from Brad Jensen. Item one mentions the easement for storm drain outfall. The engineer has been out and staked the ground where the line will go. The Weese's have agreed. The agreement needs to be received and signed. Item two a letter from Pineview was received. They need to trade water shares. Item three mentions a variance is needed for a sideyard setback of three feet. The variance was granted at the Board of Adjustments meeting prior to this meeting. The variance was also granted for the distance from an intersection. The curb, gutter and sidewalk on 4275 West was discussed. There is presently no curb, gutter, or sidewalk on 4275 West. A deferral agreement was mentioned for lots 1 & 6 on 4275 West. There was a concern that the developer should be required to pay for the curb, gutter, and sidewalk. Lewis Moyes currently owns those two lots, but if he was to sell them the new owners would be responsible to pay for the improvements when they are done. Putting the money in escrow for the future was discussed. The City Council will make the final decision. Lots 2 and 5 need to be restricted so that the houses will meet the setback requirements. **Lewis moved to grant preliminary approval to the Lewis Moyes Subdivision with a deferral agreement signed for curb, gutter, and sidewalk on 4275 West, and lots 2 & 5 have restrictions for homes to meet the setback requirements. Seconded by Balderree. Vote: Balderree aye, Pearce aye, Lewis aye, and Sadler nay. Motion carried.**

Final Approval – Fremont Estates Phase 2 – 20 lots:

Mike Speth presented new plats. The Commission and Mike Speth reviewed the letter from Brad Jensen dated 7, July 2005. Item one, the addresses have been changed. Item two, the grading has been changed. Item three, the temporary turnaround easement has been adjusted. The temporary turnaround will be in lot 55, and lot 55 shown as restricted. Item four, the easement dimensions for lots 47 and 48 are shown. The road requiring extra fill has been changed. **Sadler moved to recommend final approval to the City Council for Fremont Estates Phase 2. Seconded by Balderree. Motion carried.**

Preliminary – England Meadows – 188 lots:

Hancock presented the United States Postal Service documents to the developer and explained the problem with the annexation plat to them. They are proposing a PRUD with 188 lots. Both 3160 West and 3600 West will be paved streets into the subdivision. They can do all of the improvements going through Weber County. Lewis is concerned about the traffic flow and would like to see another through street. The commission and those representing the subdivision reviewed the letter from Brad Jensen dated July 7, 2005. Item one mentions the

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

amenities in exchange for smaller lots. Parking spaces for residents will be required for the park. The only open space is under the power lines. It was suggested having smaller parks, as is the intent with PRUDs. The developer mentioned that with little parks it creates problems with neighbors when other residents use them. They are proposing a homeowners association to maintain the parks not the city. The city can have the option to take over the parks though. A creek running through the park and the walking trail looping around the park was discussed. The walking path can hook up with the one proposed by Hawkins Homes. The commission would like more details as to what they are proposing for the park, i.e. soccer fields, playground equipment, backstops, and walking paths that loop. Phasing was discussed. The city wants to guarantee the parks are done. Money can be set aside for the park improvements. It was decided that Phase 1 could include part of the park and the other part in Phase 2. The sewer will have to be done during Phase 1. The park area will be used as the detention basin with a very gradual slope. It will not remain full of water but will drain out. Item two; mentions the proposed entrance on 3600 West. A roadway access plan should be submitted showing proposed and completed accesses when it is developed. There will be a third street when Hawkins Homes puts in their PRUD. Plain City will have access to 3600 West. Item three; a lift station may be needed. The developer mentioned that a lift station would be put on the border of the Hawkins property so they can use it also. Item four; a letter needs to be received from Bona Vista indicating they have reviewed the plans for a single connection on the main line in 3600 North. There will be two lines a 6-inch and 8-inch. When Hawkins PRUD is done there will be a third one. Item five; there are not secondary water lines on the plat. The developer mentioned that a 12-inch Pineview water line is stubbed to the property. They have no water shares to trade, but will purchase Weber Basin water shares on a per lot basis. Item six; an overall utility plan needs to be submitted showing how sewer, culinary water, and secondary water will be provided. They have some of the comments from the utilities and will give them to Hancock after the meeting for the file. Item seven; Hawkins property and this property need to coordinate. Item eight, the streets and utilities will be maintained by the city. Item nine; wetlands need to be shown. The delineation study is being done. They would like to mitigate the wetlands and are waiting for a ruling. Item ten, they haven't filed with Utah Division of Water Quality, but they will. Item 11, the fire hydrants have been approved by the Fire Marshall. Item 12, there is one ditch running through the property that cannot be abandoned because they use it down stream. All ditches running through the property have to be piped. Water flow can't be impeded down stream. All of the other ditches will be abandoned. A cobblestone lined ditch running through the park was discussed. The developer will present detailed drawings for the park. Item 13, they gave copies of the utility letter to Hancock for the file. Discussion followed concerning PRUDs how many lots per acre, open space and lot size. Sadler is concerned about lots 3 and 4 and would like more details on the park. There is concern with the two access roads being so close to each other. Hawkins Homes will tie into 3350 West and 3260 West. Temporary turnarounds on roads with more than one lot were discussed. The commission would like more stub roads instead of cul-de-sacs. The kind of homes that will be on the lots, the restrictive covenants, ideas for the park, and PRUDs were discussed. **Sadler moved to grant Preliminary approval to the England Meadows PRUD subject to the letter dated July 7, 2005, from Brad Jensen, additional drawings on the open park space, looking at a different design for lots 3 and 4, the corner of lot 67, the wetland delineation study, the irrigation ditch flow rate and design showing an open ditch or piped ditch with legal opinion as to whether it can stay open. After discussion, Sadler withdrew his motion. Mr. Reeves will discuss with Brad Jensen putting a road over the Weber Trail. Lewis moved to table the England Meadows Subdivision until the work meeting agenda. Seconded by Balderree. Motioned carried.**

Motion – Amending the General Plan:

Councilmember Calvert explained what is going on with redoing the General Plan. The commission would like community input when doing the General Plan. **Balderree moved to recommend to the City Council amending the General Plan. Seconded by Sadler. Motion carried.**

New Business:

Councilmember Calvert presented a copy of conditional use standards from the Utah League of Cities and Towns. They will be copied and in the next packet. Don Weston mentioned the PRUD ordinance and thought that the minimum lot size would remain ¼ acre and the minimum frontage would remain 100 feet when it was passed. It was mentioned that they could be reduced by 10%. Some of the lots in the proposed PRUD have 60 foot frontages and are only 9000 sq. ft. lots. Weston mentioned that there is a concern with only two accesses into this subdivision and curved roads cause more accidents. The ordinance needs to be reviewed. Balderree excused.

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
14 JULY 2005

Sadler motioned to put Grouse Meadows Subdivision on the work meeting agenda and the Lewis Moyes Subdivision on the work meeting agenda. Seconded by Pearce. Motion carried.

Report from City Council – Jackson:

There was no Council Meeting.

Schedule for attending the 2005 City Council Meetings:

| Jackson | Pearce | Sadler | Spencer | Balderree | Lewis |
|---------|---------|--------|---------|-----------|-------------------|
| | | Aug. 4 | Aug. 18 | Sep. 1 | Sep. 15 (if held) |
| Oct. 6 | Oct. 20 | Nov. 3 | Nov. 17 | Dec. 1 | Dec. 15 (if held) |

Lewis motioned to adjourn at 10:30 p.m. Seconded by Sadler. Motion carried.

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