

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

The Plain City Planning Commission convened in a meeting on Thursday, the 28th July 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 excused, Bob Spencer excused, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Todd Strong, Lewis Moyes, Paul Southwick, Dan Kilgore, Danny Kilgore, Kara Kilgore, Dallas Buttars, Deanne Weese, Mark Weese, Councilmember Elaine Calvert, and Councilman Jay Jenkins. Chairman Jackson conducted the meeting and Pearce gave the invocation.

Approval of the Minutes – 14 July 2005:

Pearce moved to approve the minutes of 14 July 2005, as written. Seconded by Sadler. Motion carried.

Final Approval – Grouse Meadows Subdivision – 31 lots:

Todd Strong mentioned that nothing has changed. They have been working on piping the ditches, and they added two manholes as requested by Brad Jensen. The pipes will be 30 inch for the drain ditch and 27 inch for the irrigation ditch. The commission and Todd Strong reviewed the letter from Brad Jensen dated 21 July 2005. Item one, an escrow account needs to be established. Item two, two mylar copies need to be received and a pre-construction meeting set up. As far as Todd Strong knows the Irrigation Company's concerns have been worked out. **Pearce moved to recommend final approval to the City Council for Grouse Meadows Subdivision contingent upon the letter from Brad Jensen dated 21 July 2005, a 6 foot chain link fence around the detention pond with a 15 foot gate, and a field fence around the surrounding property. Seconded by Sadler. Motion carried.**

Final Approval - Lewis Moyes – 6 lots:

It was mentioned that the easement has been received and is into the attorney for review. The deferral agreement is just for the curb, gutter, and sidewalk in front of the two houses on 4275 West. When the houses are sold it will remain with the house. Jackson explained that the problem is the storm drain will drain to the east onto 4175 West and out to 2600 North. If curb and gutter were put on 4275 West now it would have to be really high to drain and have to be redone later. The commission and Lewis Moyes reviewed the letter from Brad Jensen dated 21 July 2005. Item one, addresses need to be changed. Item two, the notes need to be changed on the plat. No item three. Item four, the easement agreement for storm drain. Item five, the drawings should include the deferral agreement for curb, gutter, and sidewalk on 4275 West. Item six, an escrow account estimate needs to be submitted. Item seven, two mylars need to be submitted. **Pearce moved to recommend final approval to the City Council for the Lewis Moyes Subdivision with the understanding that all of the items on the letter from Brad Jensen dated 21 July 2005 are completed. Seconded by Lewis. Motion carried.**

Preliminary Approval – England Meadows – 188 lots:

Paul Southwick represented England Meadows. More detailed plans had been submitted for review of the park area. Jackson mentioned he talked to John Reeves concerning the lot sizes. Some frontages are 80 feet and some 76 feet. The PRUD and Cluster Housing ordinances were discussed. The PRUD ordinance allows 10 percent bonus for higher density if open space is put in. The Cluster Housing ordinance allows minimum lot areas to be smaller but no lot shall have 2/3 less than the minimum requirement in that zone. The minimum lot width shall be no less than ¾ of the minimum lot width for that zone. The PRUD ordinance doesn't allow for that. With Cluster Housing the unbuildable areas do not count toward how many homes are allowed. So in this case, under the power lines would not be considered in how many homes are allowed. There may be wetlands on the south side of the subdivision or it may be wet because of the existing ditch. The ditch will have to be piped. There is a drainage ditch that runs along the north of the property that is maintained by Weber Basin Water. The Bayview Ranchettes road will be improved by bridging the canal and paving it from the subdivision to 4000 North. This will allow all of their trucks to come in through this instead of the Rhemuda Subdivision. It was suggested having the recreation people review the plans for the park and get their input. The 31 parking stalls may not be enough. Paul Southwick thought that most of the people using the park would be residents in the subdivision. The park can be maintained by a Homeowners Association or the city. There will still be a detention pond but that can be made into a soccer field. There will be a lift station inside the subdivision that will be shifted to the east instead of in Grouse Meadows. The lift station would be moved if Hawkins Homes doesn't subdivide. There will also be two power towers in the park area. The city needs to know the location of the two towers since they could affect what goes

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where in the park. The parking lot may also need to be moved depending on where the towers are. Paul Southwick asked for a meeting with the Mayor, Public Works, City Engineer, and Planning Commission Chairman. Wider roads were mentioned but the width is according to the ordinance. **Sadler moved to table the England Meadows PRUD Subdivision until our next regular meeting, amended to say first regular meeting in September. Motion died for lack of second. Pearce motioned to table the England PRUD until our work meeting with the condition that if they can't get anything done, it will go on our first meeting in September. Seconded by Lewis. Motion carried.**

Final Approval – Big Cottonwood Subdivision – Phase 1:

It was noted that the agenda shows Phase 2, but it is Phase 1. Those representing Big Cottonwood and the commission reviewed the letter from Brad Jensen dated 28 July 2005. Item one, a UDOT letter needs to be received stating they have approved the final design of the subdivision before final engineering approval will be granted. Item two, a formal agreement needs to be received from Brian Abbott for a 15-foot utility easement. Item three, Mt. View Irrigation will have a system ready for secondary water by spring of 2006. It was mentioned that the developer is planning on building a model home as soon as possible. That home will be on a lot serviced by Pineview water. Bona Vista Water may not let building be done on lots without proof of secondary water. Item four, Public Works is concerned about discharge from the detention pond going into the ditch. Dean Olsen has agreed to give an easement to drain into his property. A written agreement will need to be received. Parcel A will be given to Taya Judkins. Lots 19 and 20 are now buildable. The sewer easement is not shown on the plat. It was mentioned it is on the improvement plans. A temporary turnaround is needed on the end of 2050 North. The storm water will go to the detention pond. A letter from Dorothy Cook was received. **Pearce moved to recommend final approval to the City Council for the Big Cottonwood Estates Subdivision Phase 1 with the following conditions: they meet all of the items on the letter from Brad Jensen dated 28 July 2005, they have a 6 foot chain link fence with 15 foot gate around the detention pond, a field fence around the surrounding property, pipe the irrigation ditch on the south side, and an easement in writing from Dean Olsen for detention pond drainage. Seconded by Sadler. Motion carried.**

Motion – Amendment to the Annexation Policy:

The commission and Councilman Jay Jenkins discussed the proposed changes to the annexation policy. There was some concern with the benefits of having the policy include Rhees, Warren, and West Weber. There was also comment that just because it is in the policy it doesn't have to be annexed in. Randy Marriott has about 4000-5000 acres of non-developed property he wants to bring into the city that touch our boundary and goes to 12th street. Right now anyone that is outside of the annexation policy boundaries cannot come into the city. If the policy is changed to include all of this area and not just the pioneer boundaries then others might also want to annex into the city. Councilman Jenkins mentioned that if Randy Marriott annexes his property into the city then the city can make most of the pioneer boundaries annex in. Marriott's property could even be annexed in as A-1. There was concern as to being able to service the areas though. A study could be done to see if service could be provided for this area. Councilman Jenkins mentioned that we have no say concerning subdivisions in the County. If the property is annexed into the city the city would have a say in how it is developed. Right now if 50% of the acreage agrees to annex or 1/3 value of the same property mass agrees it can be annexed in. Comments were made concerning annexing the pioneer boundaries into the city before worrying about going outside the boundaries with the policy, getting businesses into the city, and not being able to handle what is presently in Plain City. There was a discussion concerning expanding the policy or taking care of what we have now and not expanding the policy out so far. **Sadler moved to put the Annexation Policy on next regular meeting for a motion. Seconded by Lewis. Vote: Sadler aye, Pearce aye, Lewis aye, and Jackson nay. Motion carried.**

New Business:

The commission discussed the R-3 zone that City Council denied. Eight units are a concern with some Councilmembers. Within five years the city will need more affordable housing. The General Plan doesn't allow for the R-3 zone right now. The General Plan will have to be amended for it. The commission felt like a joint meeting with City Council would be a good idea. **Sadler moved to have a joint work session with City Council at 6 p.m. on August 11, 2005. Seconded by Lewis. Motion carried.**

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Report from City Council:

The R-3 ordinance didn't pass, the light ordinance passed, and the JUB Engineering consulting contract for the General Plan was tabled.

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>
Oct. 6	Oct. 20	Nov. 3	Aug. 18 Nov. 17	Sep. 1 Dec. 1	Sep. 15 (if held) Dec. 15 (if held)

Pearce moved to adjourn at 9:45 p.m. Seconded by Lewis. Motion carried.

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