

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
11 AUGUST 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 11th August 2005, in the Council Chambers of the Plain City Hall at 7:05 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce, Members: Buddy Sadler, Ted Balderree excused at 10:10 p.m., Bob Spencer excused, alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilmembers: Elaine Calvert and Jay Jenkins, and Carl Miller, Judy Post, Henry Post, Mike Flood, Dennis Lund, Mr. and Mrs. Jason Klomp, Paul Southwick, Harry Papageorge, Nola Benstog, and Corland Felts. Chairman Jackson conducted the meeting and gave the invocation.

Approval of the Minutes – 28 July 2005:

Pearce moved to approve the minutes of 28 July 2005, with minor corrections. Seconded by Sadler. Motion carried.

Public Hearing – Rezone Petition RE-20 to RE-15 – Hawkins Homes & Communities:

Sadler moved to go into a public hearing for a rezone from Re-20 to RE-15. Seconded by Pearce. Motion carried. Jackson explained where the property is located. No comments were made from the public. Jackson read a letter from Kenneth and Heidi Gibson against the rezone.

Sadler moved to close the public hearing and convene in a regular meeting. Seconded by Pearce. Motion Carried. Mike Flood from Hawkins Homes and Communities showed on a map where the property is located. There are 11 parcels owned by Glen England and Beth Ludlow that do not include the Orel England property. It is presently zoned RE-20 but is surrounded by a RE-15 zone. Mr. Flood showed the commission on a computer presentation the original design brought in to a work meeting with the Planning Commission and City Council. The proposed property to be rezoned is the lower part of the property to be subdivided. The original design did include the Grouse Meadows property, but it was in error and will not include that piece of property. They proposed a park with a recreation facility for residents as well as the general public. The commission reviewed the items on the letter from Kenneth and Heidi Gibson with their concerns. One item on the letter mentions high water table. Mr. Hawkins will do a wetland study. Another item mentions flooding in Rhemuda. This property will drain into Dixie Creek where Rhemuda drains into Plain City first and then into Dixie Creek. Another issue on the letter is sewer problems. The commission isn't aware of any direct problems on North Plain City Road except normal problems with lift stations. The streets were discussed. There will be stub streets into future subdivisions like the Orel England and Carl Taylor property. The England Meadows Subdivision is proposing to go out through 3175 West to 4000 North. If the property remains RE-20 the PRUD wouldn't allow as many homes and therefore the developer wouldn't be able to have different pockets of active adult communities. The smallest sized proposed lot is about 8500-9000 sq. ft. and range up to 30,000 sq. ft. Many of the lots are 12,000 sq. ft. lots. The plan is still in the concept stage. **Pearce moved to recommend to the City Council the rezone petition for Hawkins Homes & Communities from RE-20 to RE-15. Seconded by Balderree. Motion carried.** Mr. Flood suggested that if the rezone is approved, they meet in a work meeting with the commission to discuss different options.

Motion Annexation Petition – Darrell Christensen:

Darrell Christensen would like to annex his home and approximately 10.27 acres into the city. It was mentioned that he would like to hook up to sewer. It would be annexed as a RE-20 zone. **Sadler moved to recommend to the City Council the annexation petition for the Darrell Christensen property. Seconded by Lewis. Motion carried.**

Preliminary/Final Klomp Subdivision 2- lots:

The Planning Commission and Jason Klomp reviewed the letter from Brad Jensen dated 8 August 2005. Item one, the remainder parcel needs to be lot 2. Item two, the remainder parcel needs to be noted that it is not to be developed at this time. Item three, because of possible high ground water no basements will be allowed below the ground surface unless a geo-tech study is done and approved by the city engineer. Item four, a deferral agreement needs to be signed for curb, gutter, and sidewalk. Item five, there needs to be secondary water. Pineview will need to be contacted. A fire hydrant was discussed. Sadler noted that because of the odd shape of the front of the lot, the setback requirements would have to be watched. **Sadler moved to grant preliminary and recommend final**

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
11 AUGUST 2005

approval to the City Council for the Klomp Subdivision with the conditions that he completes the items on the letter from Brad Jensen dated 8 August 2005. Seconded by Lewis. Motion carried.

Preliminary– England Meadows – 188 lots:

Paul Southwick who represents England Meadows had a meeting with Terry Imlay, Brad Jensen, Mayor Willie, and Gary Jackson. They discussed lot sizes, sewer, water, street sizes, secondary water, storm drain and the park area. The City Engineer is satisfied with those items. There were approximately 11 lots that need to be changed. Because there are other changes that need to be made, they did not submit new plans with the lot size changes. They will be done for final. They would like to have the parks department review the plans prior to final approval and they can make adjustments at that time. The park may have to be moved or field sizes changed and parking increased. Jackson mentioned that the PRUD ordinance doesn't address lot sizes, frontages and setbacks, but the Cluster ordinance does. Jackson suggested following the same lot sizes and width sizes as in the Cluster Ordinance. The Commission can determine the bonus. The park is all under the power lines with a trail connecting onto the Hawkins project and the Weber County Trail. The developer plans to set up a Homeowners Association and will maintain the park unless the City wants to take over maintenance. The park could be private with the option of becoming public. They propose 188 lots with two access roads. There will be more access roads if Hawkins develops. The developer will have to communicate with Hawkins Homes regarding the wetlands, lift station, aligning streets, etc. The commission and Mr. Southwick reviewed the letter from Brad Jensen dated 8 August 2005. Item one, the commission needs to review the proposed park plan and the amenities. The commission would like at least part of the park finished during phase 1. Second item one, the setbacks for the lots have already been discussed. Item two, the access roads were discussed at the last meeting. The Bayview Ranchettes road will be paved from the subdivision to 4000 North with a bridge over the canal. Item three, a wetlands delineation study is being done and needs to be submitted for review. Mr. Southwick stated that the preliminary study showed an artesian well and an overflowing ditch that is causing the wetlands. They want to try to work the wetlands either into the detention pond or park area. The preliminary approval may need to be based on the wetland delineation study. Item four, existing irrigation ditches and drainage ditches need to be shown and fenced or piped. The one will be piped until it is determined not usable anymore. Item five, utility letters need to be received and most of them have been. Item six, the street cross section 7-foot wide park strip needs to be revised to show 4.5 foot. Item seven, a 12-foot wide paved access road needs to be provided to the lift station. Mr. Southwick mentioned they would have a 24-foot section with trees; 12-foot paved. If Hawkins develops, the lift station could be moved to the south to help with the flow. Item eight, street numbers need to be revised. Lewis asked about the trees on the north and south sides of the proposed subdivision. They would like to leave all of the trees they can. **Pearce motioned to grant preliminary approval to the England Meadows PRUD for 188 lots and all of the items on Brad Jensen's letter dated 8 August 2005 are complete.** Comments were made concerning cul-de-sacs. **Pearce amended the motion to change the cul-de-sac on the south side to a stub road if feasible to the engineers; temporary turnarounds on all the stub roads on the north east corner and the west side of the subdivision; lots 110, 145, 103, 74, 62, 61, 122, 123, 165, and 164 are restricted until the temporary turnarounds are not needed; when phase one is completed, ½ the park will be included; 3175 West is paved to 4000 North; the frontage widths are not less than 75 feet, the easement by lots 145 and 103 needs to be deeded to the lot or made into parking so as to not leave a green strip; and the park concept needs to be reviewed and approved by the parks department.** Hancock to make sure parks department is contacted once new drawings are brought in. It was noted that with the cul-de-sacs in the northeast corner of the subdivision and 75-foot frontages the lots could change. **Seconded by Sadler. Vote: Balderree aye, Sadler aye, Jackson aye, Pearce aye, and Lewis nay. Motion carried.**

Motion – Amendment Annexation Policy:

Jackson mentioned he would like to see annexing in the pioneer boundaries before looking further in Rhees, Warren, and half of West Weber. The city will be responsible for fire, police, and snow removal in all annexed areas of the city. Annexation can be reviewed on a case by case basis and can be denied if services can't be provided. If the policy is changed and Randy Marriott annexes his 4000 to 5000 acres, other areas could be forced to annex in also. Some of the property owners by the sewer ponds and Darrell Christensen are already looking at annexing in. There was a concern that the City might not be able to survive with just the pioneer boundaries being annexed into the City. It was suggested going north to Willard Bay instead of the County line. **Sadler moved to**

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
11 AUGUST 2005**

recommend to the City Council the proposed annexation policy declaration changes. Seconded by Pearce. Vote: Balderree aye, Sadler aye, Jackson nay, Pearce aye, and Lewis aye. Motion carried.

New Business:

Jackson mentioned the Planning Seminar in Salt Lake on September 15th. Lewis and Pearce mentioned they would like to go. Nola Benstog mentioned she is considering purchasing a lot in Plain City and would like an indoor dog kennel daycare with some boarding. They are looking at a piece of property on North Plain City Road at approximatley 2800 West. They would have a steel insulated building with individual sections for the dogs and would allow outside access. There is approximately 4.5 acres that go straight back. The present kennel permit on North Plain City Road was mentioned it is at approximatley 3100 West. The commission mentioned that at this time they couldn't make any decisions. A proposal could be made with what they are looking at how many dogs etc. Nola Benstog was thinking 20-30 dogs with a possibility of more if it goes okay. Then a conditional use permit would have to be applied for and conditions set. Waste disposal was mentiond. It would be set by Weber County. Balderree excused. The commission suggested Mrs. Benstog bring in a proposal to be discussed at the next meeting. The commision would need to find out what needs to be done according to the ordinances. Councilmember Calvert explained that Mayor Willie has approved a planner to help the commission with the R-3 zone. Sadler mentioned that there is a sample R-2 zone in the General Plan. The commission discussed putting Pheasant Hollow on the work meeting as requested by Hal Rieser. **Pearce moved to not put Pheasant Hollow on the work meeting. Seconded by Sadler. Motion carried.**

Report from City Council – Sadler:

Sadler reported that the subdivision passed, and purchasing the lawn mower was tabled.

Schedule for attending the 2005 City Council Meetings:

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

Pearce motioned to adjourn at 10:40 p.m. Seconded by Sadler. Motion carried.