

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
13 OCTOBER 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 13th October 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 p.m., Bob Spencer, alternate Bob Lewis, and Secretary Kathy Hancock. Also present: Scott Argyle, Melissa Argyle, Hal Reiser, Frank Phillips, and Jeff Hales. Chairman Jackson conducted the meeting and Sadler gave the invocation.

Approval of the Minutes – 22 September 2005:

Spencer moved to approve the minutes of 22 September 2005, as written. Seconded by Sadler. Motion carried.

Public Comments:

No comments

Motion – Site Plan – Liberty Bible Church:

Mr. Frank Phillips showed the commission what the proposed changes would be to the Almost Home Daycare building. Most of the proposed changes are to the inside of the building. There is presently a door on the north side that is covered up; it would be uncovered and serve as the entrance with an awning over it. The pulpit would be on the west side and the west side door would be for emergencies. The coolers and kitchen will not be used. There is only one restroom and they are proposing to have two restrooms and add a foyer. The parking would be what the daycare presently now has which is approximately 10 stalls. There could be additional parking along the north side of the building and on both sides of the street for approximately 20-25 parking stalls. The fire inspector said they could have 40-50 occupancy. According to the ordinance 1 stall per 5 seats is required. Using this building is a five year plan and then they want to look at building. The church will be leasing from the daycare owners and a General Contractor will do the work. **Spencer moved to approve the site plan for the Liberty Bible Church in the Almost Home Daycare with the proposed changes as received 10-6-05. Seconded by Sadler. Motion carried.**

Discussion – Flag Lot – Dan Murray:

Scott Argyle represented Dan Murray. A subdivision with 4-5 lots ending in a cul-de-sac was previously presented. There are drainage problems. About 6 feet of fill would be needed to drain the back property towards the street. The church wasn't interested in taking the road through. The only storm drains are on the south side of 1975 North. The option of having individual ponds was also discussed but aren't an option. Another problem is the sewer line would be lying on the ground because it is only 6 feet deep. The only other option is flag lots. There are two stems one 55 feet and the other 60 feet coming off of 1975 North. The lots would be split down the middle to create 2-one acre lots. There are some other small stems that would be quick claimed to other properties. The existing house property would be squared up. Balderree arrived. There was a concern that the Alan Stokes family may not like driveways on both sides with two houses facing their rear yard. There could be a condition that the houses have to face each other or the homes are set back 40 or 50 feet. The Stokes family has not been contacted. A 20-foot driveway on both stems would be required with 5-feet of landscaping on each side. It meets the requirement of 120% of the minimum zone required. According to the ordinance 3 flag lots would be allowed. If the driveways are 150 feet long a turnaround will be required. A hydrant may be required. According to the ordinance one stem would be required. One stem would be less impact on the Stokes family. The commission didn't see any problems with flag lots but there was concern with impacting the neighbors. The neighbor's sideyard setbacks need to be checked and shown on the plat. Conditions could be set when it is presented.

Preliminary – Re-approval – Pheasant Hollow Subdivision – 16 lots:

Hal Reiser was present for the Pheasant Hollow Subdivision formerly Nelson Estates. The commission and Mr. Reiser reviewed the letter from Brad Jensen dated September 21, 2005. Item one, a letter from UDOT has been received for the file. Item two, a letter needs to be received from Pineview. Item three, the intersection corners need to be shown per the City Standards. Item four, the curb and gutter need to be extended across the front of the development. Item five, the detention pond piping needs to be raised. Item six, the notes need to be changed on the plat for finished basements, lot grading and flooding per the letter from Brad Jensen dated September 21, 2005. Item seven, the detention pond needs facilities to remove sediment. Item eight, the box culvert needs to be worked

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
13 OCTOBER 2005**

out with Plain City Irrigation Company. The irrigation company can't stop the development but the water can't be impeded in any way. Lots 6, 7, 8, & 9 were discussed. There is a concern that with the canal running through lots 7 & 9 there could be a problem with building homes on the lots. It was suggested having 100-foot frontages at the 40-foot frontyard setback. Mr. Reiser thought lot 8 property lines could be adjusted to help with lot 9. Mr. Reiser will meet with Jay Christensen next week and see if they are okay with having the easement on one side of the canal. It was mentioned that landscaping is being put along canals, in maintenance areas and roots are causing problems. A chain link fence will be required along the canal so hopefully this will be taken care of. There was a question of who will maintain the property between the fences. The homeowners won't have a key and the irrigation company may not want the responsibility. Item nine, a \$200 per lot fee will be required to help pay for a back up generator. Item ten, on lots 3 & 4 houses need to front 3475 West. The stub street doesn't line up with the one from Pheasant Brook, but Brad Jensen thinks it is close enough. Item eleven, lot addresses need to be per the check print. Since the city has a Streetlight Ordinance the lights will be required as per Mountain States Lighting recommendations. Mountain States Lighting will install the lights and need to be notified when the trenches are open. The detention pond will be owned and maintained by the adjacent lot owner with access by the city and the integrity of the pond can't be destroyed. A sprinkling system will need to be installed on the pond and sod put down. Lots 6, 7, 8, & 9 will require fill so that they drain to the detention pond. **Balderree moved to grant preliminary approval to the Pheasant Hollow Subdivision contingent upon meeting the items on the letter from Brad Jensen dated September 21, 2005, the detention pond is owned by lot 1 with access by the city and has sod and a sprinkling system, and streetlights according to the Streetlight Ordinance. Seconded by Spencer. Vote: Balderree aye, Spencer aye, Jackson aye, Sadler nay, and Lewis nay. Motion carried.** The commission discussed putting them on the work meeting agenda for final approval. It was mentioned that the commission is working on the PRUD ordinance on the work meeting agenda. **Spencer moved to allow Pheasant Hollow on the work meeting agenda for final if there are not more than 4 items on Brad Jensen's letter.** A time limit was discussed and if after 10 minutes they are still discussing one item it needs to be removed from the agenda. **Seconded by Balderree. Vote: Balderree aye, Spencer aye, Jackson aye, Sadler nay, and Lewis nay. Motion carried.**

Final Approval – Pheasant Hollow Subdivision – 16 lots:

Spencer moved to deny final to Pheasant Hollow Subdivision. Seconded by Sadler. Motion carried.

Preliminary Approval – Mt. West Meadows Subdivision – 127 lots:

The commission and Jeff Hales reviewed the plat and letter from Brad Jensen dated October 6, 2005. The dotted areas on the plat are the wetland areas and the detention pond will be located in the wetlands. The plan is to transfer the wetlands into another area in Weber County. The transfer of wetlands is in the process of being worked out. At the present time the property is draining into the wetlands and the developer would like to continue this until the land is mitigated. For the final approval of phase 1 they will have an all weathered emergency road off of 1975 North. For the final phase 2075 N will be a permanent road. Item one, the development has to be phased. Mr. Hales showed the commission where the proposed phases would be. Item two, letters from utilities need to be received. Mt West Irrigation will provide secondary water and a letter was received. Item three, the streetlights will need to be per the Streetlight Ordinance. Item four, the Army Corp of Engineers will require a permit for the detention pond in the wetlands. Mr. Hales is hoping that by the time a pond is required the wetlands will be mitigated. Mr. Hales is hoping it is all worked out in the next two or three years. Farr West will be putting in a 36" pipe up stream that will drain to this pond. Farr West needs to be contacted and the size of pipe determined. The piping will be done now and the flow will remain the same. Mr. Hales mentioned the piping will be permanent but the detention pond will be temporary. The commission explained that Brad Jensen would have to approve the detention pond and wetland issue, and determine at what phase the detention pond is needed. Item five, the existing irrigation ditch needs to be shown with a 15-foot easement. Clean outs may be needed in the ditch. Item six, the existing drainage needs to be taken care of so water doesn't back up on the street. The water will need to run through the detention pond without being restricted. Item seven, 2075 North and 2950 North need temporary turnarounds. A field fence will be required around the undeveloped property. The delineation report needs to be received for the wetlands. The commission discussed the stub roads. There are two stub roads going into the Weber County School District property. Mr. Hales explained that if Randy Marriott buys the Markos' property to the north then 2175 North and 2125 North would become cul-de-sacs. If not there will be a road along the west of

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
13 OCTOBER 2005**

the school property that 2175 North and 2125 North will connect onto. The commission reviewed the Public Works comments. The springs along the north of the property won't be touched. Any other springs will be shown on the delineation study. Mr. Hales mentioned he has a letter stating it is a drain ditch. The actual storm drain will be brought down along the street. Clean outs will be required per Public Works Standards. Lots 13, 14, 106, & 107 will be restricted so driveways are on main streets. A fence will be required around the detention pond with a 15-foot gate. Approximately 48 homes will use Central Weber Sewer and the rest will be Plain City Sewer. Eighty-foot roads were discussed, but the developer would have to decide since Plain City's ordinance only requires 60-foot roads. 2850 West will eventually hook onto 2600 North. **Spencer moved to grant preliminary approval to the Mt. West Meadows Subdivision contingent upon meeting the items on Brad Jensen's letter dated October 6, 2005, as well as comments from the Public Works, the detention pond details are discussed with Brad Jensen, on Public Works comments note #9 lots 13, 14, 106 & 107 are restricted requiring driveways on the main streets, the south end of 2950 West needs a temporary turnaround, and a temporary turnaround is needed on 2075 North on the east end. Seconded by Balderree. Motion carried.**

New Business:

Road issues need to be discussed while the General Plan is being worked on.

Report from City Council – Gary Jackson:

Annexation for Darrell Christensen was approved, Pheasant Brook Subdivision was approved with the owners owning and maintaining the detention pond with access by the city, noise ordinance discussed, senior center fee schedule changed, fire department wants to expand the station with four additional bays, and the annexation policy plan was tabled.

Schedule for attending the 2005 City Council Meetings:

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

Spencer motioned to adjourn at 10:15 p.m. Seconded by Balderree. Motion carried.