

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
12 JANUARY 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 12th January 2006, 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, Bob Spencer arrived at 7:05p.m., Ted Balderree, and Secretary Kathy Hancock. Also present: Mayor Jay Jenkins, Assistant Fire Chief Don Weston, Carl Miller, Holden Miller, Richie Mickelsen, Joey Harding, Treydn Stenberg, Reaton B., Casey Taylor, Austin Jones, Brandon Tracy, Chris Cave, Clair Condie, Tory Condie, Joshua Bernhard, M. Bernhard, Lex Skeen, Stacy Skeen, Travis O'Banion, Cole Colvell, Hendell Woolsey, Judy Johnson, Rex Johnson, Tyson Montgomery, Taylor Montgomery, Jake Fish, Brad Phillips, Julie Phillips, Kent Buie, Jeff Hales, Drian Allred, Claramae Grieve, and Nathan Brockbank . Chairman Jackson conducted the meeting and gave the invocation.

Approval of the Minutes – 8 December 2005:

Pearce moved to approve the minutes of 8 December 2005, as corrected under Big Cottonwood Subdivision add “provides the water in the ditch”. Seconded by Sadler. Motion carried.

Public Comments:

No comments.

Motion – Annexation Petition – Herbert 1895 N 4700 W – As RE-20 zone:

When Tiffany Bluffs was developed the developer hooked Mr. Herbert up to sewer and water, but the property is not annexed into the city. Spencer arrived. The petition is for annexing in approximately 8.5 acres as a Re-20 zone. **Sadler moved to recommend to the City Council the annexation petition for the Herbert property located at 1895 North 4700 West as described in the petition. Seconded by Pearce. Motion carried.**

Motion – Annexation Petition – Cicadis Corp. – Approx. 4900 W 1400 N – As RE-15 zone:

The access for this piece of property is on 1500 North. Tom Favero owns property to the east. The petition is to annex in the back 45.99 acres as a RE-15 zone. The commission reviewed the General Plan and surrounding area. The General Plan shows RE-20 for that area and the nearest subdivision is also RE-20. The General Plan is being revised at the present time, but it isn't far enough along to know what that area will be proposed at. **Pearce moved to recommend the annexation petition for Cicadis Corp. at approximately 4900 West and 1400 North, but recommend it be Re-20 zone instead of Re-15 zone because of the general plan. Seconded by Spencer. Motion Carried.**

Motion – Rezone Petition – Cicadis Corp. – Approx. 4900 W 1500 N – RE-20 to RE-15

Jackson explained that to be in compliance with the new Senate Bill 60, a public hearing needs to be held for rezone issues. **Sadler moved to set a public hearing date of February 9, 2006, for the rezone petition from Cicadis Corp. at approximately 4900 West 1500 North . Seconded by Pearce. Motion carried.** Kent Buie with Cicadis Corp. arrived and Jackson explained what action the commission had taken concerning his petition.

Motion – Rezone Petition – Grieves - 4460 W 2425 N RE-15 to RE-20:

The commission discussed this piece of property in conjunction with what was discussed in the previous meeting. The present zone is RE-15 and the 66 foot roadway is owned by Weber County. In 1991, the County tried to give the roadway to the City, but the Council at that time wasn't interested. After talking to the City Engineer and City Attorney, Jackson would recommend that the City annex the roadway into the city. The roadway runs about 3 blocks over to Paul Hurd's new home and is used by people on the westside to access their property. Jackson would also recommend that the whole block be rezoned so the property along 2500 North is in compliance. Part of the condition for Grieves being able to build is the roadway may have to be paved and wide enough for a fire truck. A fire hydrant may have to be installed and the fire code followed. Sewer, culinary water, and secondary water will all need to be connected to. The rezone petition is just for the property in question and would create an island since it is not adjacent to an R-1-11 zone. Making it a flag lot was also mentioned. It was recommended that the petition be withdrawn and brought in with other property so it is adjacent to an R-1-11 zone. Grieves withdrew their petition to add property adjacent to an R-1-11 zone to the petition.

Final Approval – Mt. West Meadows – Phase 1 – 37 lots – Jeff Hales:

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
12 JANUARY 2006**

The commission and Jeff Hales reviewed the letter from Brad Jensen dated January 4, 2006. Most of the items are engineering issues. Item one, the curb radius for 1900 North and 2850 West intersection needs to be 20 feet. Item two, Bona Vista Water and the secondary water provider need to review the plans. Mt. View Irrigation will be providing the secondary water. Item three, clean outs will be required on the sewer lines at the end of stub roads. Blow-off valves need to be shown on the water lines. Item four, the cul-de-sac radius on 2025 North and 1975 North need to be 50 feet. Item five, calculations for the detention pond need to be received. Item six, storm drain piping needs 12" covers over the pipe. Item seven, since some of the sewer flows to Central Weber Sewer there needs to be an agreement showing which lots go to which sewer. Items 2, 3, & 5 need to be addressed on the letter from Central Weber Sewer dated January 22, 2004. Item eight, the notes needed to be added showing no finished floor elevation deeper than the existing back of curb, and the grading of the lots. Item nine, a bond needs to be set up. Item ten, two mylars need to be received after approval. The fire code was mentioned. An emergency ingress/egress will be required for more than 30 lots with two accesses for 100 lots. They have purchased the Markos property so that the stub streets won't have temporary turnarounds. Sadler suggested that lot 3 be cleaned up so there is not a little strip in the back. **Pearce moved to set a public hearing date for the Mountain West Meadows Subdivision for February 9, 2006. Seconded by Sadler. Motion carried.**

Discussion - England Meadows Subdivision:

Jackson explained that this subdivision would be changing because of wetlands. They are hoping that by capping an artisan well and taking care of the irrigation ditches the wetlands may dry up. There would be 10 acres of open space and 8.7 acres under the power lines. The new plat shows what the worst case scenario is for wetlands. They are now looking at putting a park in the community and not just under the power lines. The roads line up perfectly with the Hawkins group for their future subdivision. They have also changed the alignment of 3600 North. They are still proposing the road out to 4000 North over the canal probably during phase 1. They would like to follow the new PRUD ordinance and John Reeves has a copy of it. The commission asked and received permission from Mayor Jenkins to have the planners help with approving the first PRUD. PRUDs will be allowed as a conditional use. A conceptual plan will need to be brought in showing the landscape, trails, buildings, amenities etc. The developer mentioned that it could take up to two years to get 95% of the wetlands off of the property. The developer needs to read the ordinance and decide if he still wants to do a PRUD since he will not be building the homes just developing the property. It was mentioned that restrictions could be put in the covenants to meet the ordinance. The sewer pump station will be pumped to Grouse Meadows or into the Hawkins Subdivision. All of the sewer will go to the Plain City Sewer system. Bona Vista Water needs to be contacted and a secondary water source needs to be lined up. It was suggested lining a walking trail up with the one on the westside.

Discussion – Proposed River Crossing Subdivision:

Mr. Buie explained that he is proposing to annex approximately 46 acres as RE-15 and rezone the frontage as RE-15 for this subdivision. The commission explained that the General Plan shows this area as RE-20 and the closest subdivision is RE-20. The public hearing has been set for the rezone. Mr. Buie explained that because of the canal and slough running through the property, he is proposing a park and would like smaller lots to clean it up. A delineation study has been done and there are wetlands. Rather than mitigate the canal and slough he would like to design around it. Out of the 46 acres he is proposing 82 lots. He is also interested in purchasing property to the west and possibly east. There is one proposed flag lot with a 20-foot stem. It was suggested he look at the PRUD ordinance.

New Business:

Sadler would like to see adopting rules and order regarding documents, paperwork, equal time, etc. Having public hearings for subdivisions was discussed. It was discussed having PRUD public hearings at conceptual and regular subdivisions at preliminary. The only concern is that in training Jackson was told that once preliminary is granted it is basically a green light for the subdivision. It was suggested having a public hearing, tabling it, and putting it on the agenda in two weeks. At the first meeting in February is when the Chairman and Vice Chairman are elected. Jackson will be asking out of Chairman, but will possibly be staying as a commission member. Balderree asked to be excused on February 9th. Sadler invited the commission to the General Plan meeting on Wednesday, January 18th at 6 p.m.

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
12 JANUARY 2006

Report from City Council – Jackson:

Jackson reported that the streetlight ordinance and engineering fee amendments passed. Big Cottonwood Estates Phase 2 received final contingent upon meeting the fire code. It was recommended to amend the sewer contract to include the storm drain on 2200 North. New truck purchase bids was discussed. Business licenses and warrants approved.

Schedule for attending City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Alternate</u>
	Feb 2		Feb 16	Mar 2	Mar 16
Apr 6	Apr 20	May 4	May 18	June 1	June 15
Jul 6	Jul 20	Aug 3	Aug 17	Sept 7	Sept 21
Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	

Pearce moved to adjourn at 9:40 p.m. Seconded by Sadler. Motion Carried.

NOT OFFICIAL DOCUMENT