

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
9 FEBRUARY 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 9<sup>h</sup> February 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 excused, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: City Councilmembers: Brent White, Darwin Smith, Elaine Calvert, & Bruce Higley, Public Works Carlos Heslop, Assistant Fire Chief Don Weston, Carl Miller, Judy Johnson, Rex Johnson, Brad Phillips, Julie Phillips, Raegan Phillips, Jeff Hales, Claramae Grieve, Glenn Taylor, Diane Taylor, Michael Landon, Robert Wakefield, Drew Wilson, Karl Oelke, Mike Flood, Corland Felts, Jerry Waterman, Randy Douglas, Sam Martinez, Kirk Schoonmaker, Robert Taylor, and Blair Taylor. Chairman Jackson conducted the meeting and Pearce gave the invocation.

Approval of the Minutes – 26 January 2006:

**Sadler moved to approve the minutes of 26 January 2006, as written. Seconded by Pearce. Motion carried.**

Public Comments:

Sherry Price who was affected by the sewer problems hasn't been contacted concerning the issues. Utah Power just informed her that she needs to contact them. Jackson explained that the commission doesn't handle these issues and she needs to contact the office. She has contacted the office and has the paper work filled it out. Spencer arrived.

Public Hearing with City Council – 7 p.m. – Cicadis Corp.:

**Pearce moved to convene in a public hearing for the rezone petition for Cicadis Corp. Seconded by Sadler. Motion carried.** Carl Miller explained to the commission that area is predominately Re-20 and it would create an island if it were rezoned. The General Plan is in the process of being redone and the General Plan would have to be amended to rezone this area. Kent Buie explained that he is proposing to rezone this property because it is unique with the canal and slough running through it. There will only be about 1.5 units per acre even being rezoned Re-15. **Pearce moved to close the public hearing and convene in a regular meeting. Seconded by Sadler. Motion carried.**

Motion – Cicadis Corp. – Approx. 4900 W 1400 N – from RE-20 to RE-15 zone:

Jackson mentioned that the petition is to go from Re-20 to Re-15. Pearce mentioned that the commission's recommendation to the City Council for annexation of the adjoining property to the south was to leave it Re-20 since the current General Plan shows Re-20 in that area. Sadler recommended tabling this petition until the updated General Plan is further along to see if this area will be in the General Plan as Re-15. This will take about 4 to 5 months. Mr. Buie mentioned that he couldn't wait for 4 to 5 months, because the land contract doesn't extend that far out. It was noted that some of the surrounding area is open fields and more subdivision could come in. The rezone petition is only for the front 300 feet off of 1500 North. **Pearce moved to recommend to the City Council to deny the rezone petition from Cicadis Corp for rezone from Re-20 to Re-15 because the General Plan in that area shows Re-20 and it would create an island if rezoned to Re-15. Seconded by Spencer. Vote: Spencer aye, Sadler nay, Jackson aye, Pearce aye, Drummond aye. Motion carried.**

Public Hearing – 7:30 p.m. – Mountain West Meadows – 128 lots:

Jackson mentioned that this subdivision was given preliminary approval, but the new Senate Bill 60 requires subdivision to have a public hearing. **Sadler moved to convene in a public hearing with a 2-minute time limit per person. Seconded by Spencer. Motion carried.**

Bob Wakefield is concerned that 2950 West is the same as an existing street. Jackson explained that the engineer tells the developer the street addresses and he will correct it. Another concern is the lane that has been used to haul stuff into the subdivision. Once the main road is in, is there anything in writing stating the lane will just be used as an emergency exit. Jeff Hales said it could be used just as an emergency access once the main road is open.

Glenn Taylor mentioned he sent a letter into the City Council 2 years ago concerning an 18" pipeline along the west boundary. He is concerned about a right of way to the ditch, and doesn't want to be going through backyards at all hours dealing with animals and things. Weber County has an ordinance that states 10 feet from pipeline for

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maintenance. He would like to see a field fence 10 feet from the pipeline to maintain the ditch. If the property owners damage the ditch, who is responsible to fix the ditch? Jackson thought the property owners would have to fix any damages they create. He is also concerned about the stub road off 2200 North, because the pipe is only 24 – 30” deep and needs to be reinforced with cement. There is a drain ditch that will run under houses and needs to be relocated on the street for better access. If part of the drain ditch pipe is increased on 1900 North it could cause problems downstream like backing up in Poplar when the farmers are watering. He is also concerned about the detention pond and his water rights being blocked or closed off, and would like to see something in writing. Jeff Hales addressed the issues. There are about 4 headgates on the ditch on the westside that would have to be accessed. There is a fence on the west side of the ditch so it is accessed on the east. The access won’t be affected until future phases (about Phase 4) are done. Jeff Hales doesn’t have a problem moving the fence with a field fence to the east 18” to allow access from the west. A 10-foot easement would still have to be provided for maintenance and access, but by moving the fence the 10-foot easement on the eastside might never be needed and would protect the ditch. It was suggested putting a restriction on the lots stating that no permanent buildings can be put on the easement. On the stub road to 2200 North if there is a problem it can be reinforced with concrete so it won’t collapse. The drain ditch that runs from 2600 North and the one that comes off 2200 N. were addressed. The ditches will be relocated and have manholes. The detention pond area won’t be touched at this time and will not drain through Ward’s property but into a new 24” pipe. Farr West’s pipe is 24” and Plain City’s is 18”. The Plain City line is plugged with tree roots and may have to be replaced. It will have to be bypassed until it is fixed. All of the other drains will be rerouted and picked up. The pipe size will need to be worked out between the two cities. There is concern that Poplar Estates will be flooded with all of the water. The springs will have to be taken care of. It was mentioned that the drain under 1900 North is just a culvert.

Tom Burkland from Farr West Planning Commission is here since this borders Farr West. They have 4 issues they would like addressed. The storm drain on 1900 North pipe is 24” and is close to capacity. He recommends the two city engineers get together to work this out. Another issue is the sewer connections to Central Weber Sewer. There is a capacity issue. Only 34 lots will be allowed access to Central Weber Sewer the rest will be Plain City. Plain City will maintain all of the Central Weber Sewer lines in this subdivision. He would like to see a road plan with the two cities for this subdivision, Miya Meadows Subdivision and the property inbetween so that they line up. There is a potential for 700-800 homes in this area and traffic flow needs to be worked out.

Kirk Schoonmaker has an artisan well in his frontyard that runs into the drain ditch. It has been blocked three times in Marriott’s property. Randy Marriott said he would take care of it and hasn’t. There is 7 gallons a minute that runs through it. Jeff Hales stated that he would make provisions for the drainage of the well.

Bob Taylor asked about the main access road and when the equipment will start using it. Jeff Hales mentioned as soon as the trees are removed and gravel brought in the main road will be used. Mr. Taylor mentioned that the developer has removed the top 4-5 feet of topsoil and has taken it down to the water table. He is concerned about the water table now that the topsoil is gone and when water starts collecting this spring and summer. The bottom of the canal is much higher than the ground.

Randy Douglas is concerned about the run off of other lots on his property. All lots have to drain on their own property. He mentioned that Schoonmakers well would have flooded his property if neighbors hadn’t dug a ditch.

Jerry Waterman mentioned that these items were all addressed 2-1/2 years ago at another meeting. They were not notified when this subdivision got approval. Jackson mentioned that there were problems with wetlands. Most meetings aren’t public hearings, which notify property owners within 500 feet, but are published in the newspaper and posted. Mr. Waterman is concerned about third acre lots, if secondary water will be required, and the sewer. It was mentioned 34 lots would use Central Weber Sewer and Plain City has capacity to handle the rest.

Drew Wilson from the Weber School District has been in contact throughout and all their concerns have been addressed. With 700 homes a new school will be needed soon. They are willing to put playgrounds in detention basins.

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Carlos Heslop Public Works Department is concerned about plowing snow at the end of 1975 North and needs a temporary turnaround. Jeff Hales mentioned the yellow house will be torn down and the road shortened back. Heslop also mentioned that he needs access to the sewer manholes that are there.

RL Johnson is concerned about all of the water going into the storm drain by him. It shouldn't affect him.

Randy Douglas asked about the storm drain detention pond size. The subdivision and engineers determine it.

Kirk Schoonmaker asked about the fence behind the homes. Jackson mentioned a field fence would be required unless the homeowners have a better fence.

Sam Martinez asked where the field fence would be required. It will be on the survey line and Jeff Hales mentioned the fence would just go straight through not bypassing any property. Mr. Martinez also asked about any restrictions planned. There wont be any restrictions other than on an easement.

Jerry Waterman asked about one access road. There will be a second ingress/egress for 30 houses.

Glenn Taylor is concerned with who is responsible if the canal breaks with the topsoil being removed. It takes up to 24 hours for Weber Basin to turn the water off if there is a problem. Jackson mentioned that Plain City Irrigation may want to see if the canal needs to be reinforced. The canal may need to be reinforced by the developer if dirt has been removed. Jeff Hales mentioned that the only thing the Irrigation Company is requiring is 16 feet on each side of the canal. Jeff Hales also mentioned that it is not in this phase. **Pearce moved to adjourn in a regular meeting. Seconded by Spencer. Motion carried.**

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

Jackson mentioned that Brad Jensen received the calculations for the storm drain late this afternoon and hasn't reviewed them. They are planning cul-de-sacs except one stub road to Markos' property. Streets were discussed with Tom Burkland to line them up. They discussed having 2800 North go into the Miya Subdivision and 2200 North being a east-west road to Farr West. The Buzz England property was discussed. It may be annexed into Farr West to allow for hook up to Central Weber Sewer, but Farr West won't zone anything smaller than RE-15 where Plain City can zone R-1-11. The storm drain design needs to be reviewed by Farr West City Engineer Kent Jones. Letters were received from Bona Vista, Mt View Irrigation, wetland delineation, and the school district. The drain calculations have also been received but not reviewed by Brad Jensen yet. **Pearce moved to recommend final approval to the City Council for Mt West Meadows with the condition that all items on letter dated January 4, 2006, from City Engineer Brad Jensen are met, especially #5 storm drain calculations have to be reviewed by Farr West City Engineer, Plain City Engineer, and the developers engineer before final approval from the City Council, it is noted Mr. Hales addressed all public concerns and they are satisfied, temporary turnarounds are needed at the end of 2800 West and 2850 West, a field fence around all the agricultural property, and the subdivision meets the fire code for ingress/egress after 30 lots, and possibly an emergency ingress/egress access through 1975 North and 2025 North.** Tom Burkland from Farr West mentioned that a subdivision in Farr West said they have permission to use 1975 North as their emergency ingress/egress. **Seconded by Spencer. Motion Carried.**

Set Public Hearing – Hawkins Homes - Conditional Use Permit/Subdivision:

Mike Flood mentioned he is asking for a March 9<sup>th</sup> public hearing for the conditional use permit and preliminary plat. He would like to be on the 23<sup>rd</sup> agenda for 20 minutes to present and discuss his proposal since the hour is late. Since this PRUD could span 8-9 years they don't want to design the homes but present specs. As each phase is developed the plans could be reviewed. It was recommended that the planners also be asked to be present. It was suggested setting the public hearing date after the discussion. Mike Flood didn't want to put it out that far. Hawkins would like to have the public hearing on March 9<sup>th</sup>. **Pearce moved to set a public hearing date for March 9<sup>th</sup> for the Hawkins group for a conditional use permit and the subdivision. Seconded by Spencer. Vote: Spencer aye, Sadler nay, Jackson aye, Pearce aye, Drummond aye.**

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Set Public Hearing – Grieves Rezone Petition:

The petition includes all of the Grieve property, and Gilbert Hancey property. Dean Hurd hasn't decided if he wants to rezone or not yet. There are problems that need to be resolved if the property is rezoned. **Sadler moved to set a public hearing date of March 9<sup>th</sup> for rezone for all of the properties listed on the petition from Grieves and including Dean Hurd property if he amends the application before the notice goes out. Seconded by Pearce. Motion carried.** It was mentioned that to make the lot legal, recommendations are going to need to be made to the City Council concerning the street or it will need to be a flag lot. Judy Johnson asked what would be required for the temporary turnaround. It will have to have a hard surface and hold the fire truck. There was concern it would affect the Johnson's property.

Motion Chairman and Vice Chairman:

**Sadler moved to elect Artie Pearce as the Planning Commission Chairman. Seconded by Spencer. Motion carried.** Pearce accepts but noted that she is concerned that she works. **Pearce moved to elect Buddy Sadler as Vice Chairman. Seconded by Spencer. Motion carried.** Sadler mentioned that he doesn't want to do it but he will accept.

New Business:

No new business.

Report from City Council – Pearce:

Pearce reported the public comments were on the Poplar Subdivision sewer problems, the truck purchase was tabled, piping of canal on 2200 North met with the Mayor, looking at an alarm system for 10 pump stations at \$495, tabled the football program purchasing but pitching machine was approved, appointed new planning commission alternate, and Steve Davis appointed as treasurer.

Schedule for attending City Council Meetings:

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

**Sadler moved to adjourn at 10:10 p.m. Seconded by Pearce. Motion Carried.**