

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

The Plain City Planning Commission convened in a meeting on Thursday, the 23rd February 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer, Ted Balderree, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: Mike Flood, Kent & Elaine Calvert, Carl Miller, Claramae Grieve, and Steve Pastorick. Chairman Pearce conducted the meeting and gave the invocation.

Approval of the Minutes – 9 February 2006:

Jackson moved to approve the minutes of 9 February 2006, as corrected. Corrections being page two under Public Hearing for Mountain West Meadows Subdivision Glenn Taylor comments “The ditches will not be relocated and have manholes” remove “not”. Under Kirk Schoonmaker comments add “Jeff Hales stated he would make provisions for the drainage of the well.” Under Jerry Waterman comments change “an” to “a” and add “ 2nd” ingress/egress and change “required after” to “for” 30 houses. Seconded by Spencer. Motion carried.

Public Comments:

No comments.

Discussion – Conceptual – Hawkins – PRUD – 521 units:

Mike Flood explained the conceptual for their PRUD. He has the Glen England and Beth Ludlow property under contract. It borders Remuda Subdivision in Farr West, England Meadows PRUD, farmland, the Weber County rail line, and Grouse Meadows. The property has been annexed and rezoned and is zoned RE-15. They have been waiting for the PRUD Ordinance to be revised. He showed the commission a preliminary plat with about 292 single-family units, 81 patio homes, and 148 town house units. The single-family units range from 8000 –20,000 sq. ft. lots. The patio homes have 2 units on each lot. The town homes have 3-4 units per lot with a single car garage. For the town homes they can make provisions in the covenants limiting rentals. General home concepts have been submitted but due to the span of years this project will take they don't want specifics since styles will change. They would like to submit a development agreement spelling out specific types of infrastructure following the city standards subject to approval when phases are brought in for final. By putting the townhouses in the center of the development they feel like this will be an asset; they will have to be kept up. Some of these areas may meet the affordable housing ordinance for the city. Mike Flood showed some of the amenities they have put in other cities. He showed an entrance with a fountain, pools, and common facilities. They haven't decided whether they will put in a clubhouse or not. The pool could have changing rooms and facilities off to the side. Mike Flood showed examples of streets. They are looking at a 50-foot right of way instead of 60 foot on some of the side streets. They propose green space on the side without the sidewalk. The only difference would be a sidewalk on one side instead of both; the street section is still the same size. They would like the main street to be 70 feet wide with an island in the middle; they would be included in the development agreement. There is only one lot that will have a driveway on the main street. They have incorporated two roundabouts in their plans. The open space exceeds the requirement. The power line corridor will be dedicated to the city for public use, but Hawkins will install sprinklers, hydro seed and improvements. The parks areas around the patio homes and townhouses would be private. There will be trails wandering through the common areas with public access, but time and manner restrictions. Mike Flood showed the new preliminary plan showing access to the Grouse Meadows subdivision and single-family units bordering it. There is also a detention pond in the lower corner. The townhouses won't be in rows. There will only be 511 units instead of 521. There are less single-family units and less townhouses. There are fewer units per acre than allowed. They will not be building all of the units like the townhouses, but will build a portion of the single units. They would like to contract out to local builders. They will contract out with a management group to help with the Homeowners Association. The association will make sure that the buildings are maintained through liens on property. Double car garages were discussed for the townhouses. The ordinance only requires single car garages. There will be off street parking stalls by the townhouse commons. The patio homes will have two car garages. One concern is the lift station is designed for 400 units and this will max it out. England Meadows are also looking at a lift station but the line may not be big enough. The city will have to bring out a bigger sewer line from somewhere to access this. It will only be about 4 years until this line has reached capacity. They will provide the ability for a sewer line to come from the north or west. Steve Pastorick asked what the process would be on the 9th of March. Action will be taken on the Conditional Use. Mike Flood mentioned

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that before the meeting he would have a larger plan of the proposal and a draft agreement. Steve Pastorik and John Janson will provide a report as soon as the preliminary drawings are received. The commission recommended more walk ways. There was concern with a 50-foot roadway not meeting the city standards. The safety sight lines are reduced because the extra footage is not there. Mike Flood would be willing to pay to have an outside traffic designer look at the street sizes. Steve Pastorik mentioned that with wider streets there are drainage issues, faster traffic and as long as curb is the same to the standards there aren't problems and less maintenance.

Motion – Annexation Petition – Calvert at approximately 1760 N 4850 W

Right now the petition is just for the Calvert property. Jackson moved to recommend the annexation petition to the City Council for the Calvert property. Seconded by Sadler. Motion carried.

Discussion – Senate Bill 60 – Plain City Ordinances:

The commission discussed issues in the new Senate Bill 60. There is concern that now the commission can't approve subdivisions according to page 44. After further review it is just land use and zoning that has to be recommended. Pearce assigned the commission to go over the land use procedures, subdivisions, and conditional use sections for the next work meeting.

New Business:

Sadler mentioned he talked to Kent Buie after the City Council meeting about coming in with a PRUD since there are multiple zones. Pearce has asked Kent Buie to reapply. Ken Bradshaw mentioned that the commission could look at what is proposed for the rezone area. Bradshaw also says that since the General Plan is being worked on it doesn't have to be amended and the new Senate Bill 60 allows spot zoning. Sadler would like an ordinance on how to conduct business. The Land Use meeting on Wednesday, March 1, from 5:30 p.m. to 7:30 p.m. at the County Municipal building was mentioned.

Report from City Council – Spencer:

There were concerns with the sewer problems in Poplar and the Mayor handled it well. Kent Buie showed plans A, B & C. Tom Favero mentioned he would sell to someone like Kent Buie, but the Mayor had concerned with mix used lots. The rezone was denied. Jeff Hales wasn't present Mountain West Meadows was tabled because of Farr West issues. Mayor doesn't like the idea that approval was tabled because of Farr West concerns. Councilmen Darwin Smith, Brent White and Bruce Higley backed up the commission's decision. There was a discussion about the pioneer boundaries and the Buzz England property. The sewer alarm system was tabled. Steve Davis the new city treasurer corrected balances, discussed project funds, and mentioned there will be a financial statement every month and a balance update every other week. The Councilmembers each reported. The business licenses and warrants were approved.

Schedule for attending City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Drummond</u>
					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	

Spencer moved to adjourn at 9:15 p.m. Seconded by Balderree. Motion Carried.