

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
13 APRIL 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 13th April 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer excused, Ted Balderree arrived at 7:25 p.m., Alternate Al Drummond, and Secretary Kathy Hancock. Also present: Mayor Jay Jenkins, City Councilmembers: Darwin Smith, Chad Costley; Nicole Cottle, Blake Cottle, Val Taylor, Bob Lewis, Kent Buie, Darrell Christensen, David Christensen, Carl Miller, Mike Flood, Corland Felts, Paul Southwick, Brett Ferrin, J C Robinson, Byron Krenek, P. Davis, Elwood Powell, Chris Cave, Ed Harbertson, Gary Clathon?, Norm Flamm, Tom Hadley, Dan Murray, Rod Matteucci, Kit Matteucci, Glen Dickemore, Ross Taylor, Dennis Spencer, Linda Spencer, Bill Fox, Steve Pastorik, John Janson, Jeff Hales, Steve Diamond, Tom Favero, Lynn Cottle, Susan Cottle, LaRay Kelley, Chad Cottle, Margene Cottle, Janet Furlong, and Sydnee. Chairwoman Pearce conducted the meeting and Drummond gave the invocation.

Approval of the Minutes – 23 March 2006:

Drummond moved to approve the minutes of 23 March 2006, as written. Seconded by Sadler. Motion carried.

Public Comments:

No comments.

Public Hearing – 7:00 p.m. – England Meadows PRUD – Conditional Use Permit – 179 units - approx. 3300 W 3500 N:

Sadler moved to convene in a public hearing to discuss the England Meadows Conditional Use Permit and PRUD. Seconded by Jackson. Motion carried. Elwood Powell owns property to the north. The plans show a street going through the Bayview Ranchettes at 3175 West. He has heard nothing about bridging the canal. Last time they played around with the canal it raised the water table 5 feet and has caused mold problems and he doesn't want any problems. If the canal is bridged he will put up a fight. **Drummond moved to adjourn into a regular meeting. Seconded by Sadler. Motion carried.**

Motion — Conditional Use Permit -England Meadows PRUD –179 units - approx. 3300 W 3500 N:

Paul Southwick has turned in a development agreement for England Meadows. The planners would like to see more information on the development agreement and would like a continuance. Paul is willing to table conditional use until he has made some changes to the development agreement. The planners mentioned that the agreement needs to be changed with their information and not Hawkins. Paul Southwick has an agreement from the president of Bayview Ranchettes and is sure he will get access through Bayview. They have met with Hawkins and will have a road through their subdivision. If everything is in order and the commission is comfortable with everything conditional use and preliminary can be granted on the same night. The City Engineer would have to review the plat before it can be on the agenda for preliminary. Balderree arrived. **Jackson moved to table the England Meadows conditional use permit until the May 11th meeting. Seconded by Sadler.** Mayor Jenkins explained to the commission that the public couldn't hear any of the discussion. Pearce explained to the public that the conditional use permit has been tabled until the next meeting. **Motion carried.**

Discussion – Wendell Winegar Subdivision:

Byron Krenek is working with Wendell Winegar on a subdivision at approximately 5100 West and 2100 North. They would like to get things going for the subdivision in a 1/3-acre zone. They will be rezoning and going through the public hearing process. Byron was told to get the annexation process going. Byron said it is in the process and Brad Jensen is working on it. He has a letter from Mayor Willie saying it would be annexed in. The subdivision is approved in the County for acre lots. Bryon was told to request the zone in the annexation petition, if not it will have to be rezoned after annexation.

Discussion – Bill Fox Subdivision:

Bill Fox showed the commission a plat for a subdivision off of 1975 North at approximately 3900 West. It is on the bluff just east of Gary Jackson's house. He wants to know if the plat submitted is reasonable. There are a couple of concerns. It will land lock Blair Simpson's property, right now there is a 16 foot right of way, Carlos Heslop might need access to his property, the road is too long for a block at 1750 feet so stub roads will be needed,

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a wetland delineation study needs to be done (there might be one questionable lot), and an elevation study will need to be done. The commission would like to look at having 4150 West connected onto this subdivision.

Motion – Annexation Petition – Approx. 2800 W 2600 N – Double J Development – Jeff Hales – R-1-11:

Jeff Hales has petitioned to annex the property at approximately 2800 West 2600 North into the City at an R-1-11 zone. When it was first discussed they talked about town homes, patio homes, and catering to first time homebuyers, but the Council and commission didn't like it. They would like to have some bigger lots and some smaller lots. With a PRUD the lots are smaller along with the frontages. With R-1-11 the frontages will still be 100 feet, but the depth would be smaller. It was noted that at the border of Farr West and Plain City the lots may be third acres lots and would coincide with R-1-11. They would like to do a mixed zone with some ¼ acre, 1/3 acre, and some ½ acre lots. The big issue is going to be how the city can provide sewer for this project. It will need to be worked out or negotiated with Central Weber Sewer. In the development that Hales did in Farr West they put the manholes for the sewer deep enough for Plain City to hook onto them for Central Weber Sewer. Central Weber will be expanding their lines in the future. Jeff mentioned that he is bringing this in now, but won't be bringing in a subdivision for about a year. This will give the engineer time to look at a sewer system for this property. This property could help pay for the trunk lines going east. Mayor Jenkins mentioned they do have plans to go east with the sewer system. An engineer has looked at the present sewer system and said we are at half capacity and the quality of water is okay. It was mentioned that others are saying it is full. **Jackson moved recommend the annexation petition for Double J Development at approximately 2800 W 2600 N to City Council. Seconded by Sadler. Motion carried.**

Motion – Annexation Petition – Approx. 3000 W 2600 N – Double J Development – Jeff Hales – Re-15:

This property is on the north side of 2600 North and is part of the England farm. It is zoned RE-20 to the east and also across the street. There is the same issue with sewer it is just closer to the existing line. There are two parcels separated by the power lines. Jeff couldn't get a hold of anybody at the power company to see if their property could be annexed in. There is also a road that goes to North Plain City Road through the property. **Jackson moved to recommend the annexation petition to the City Council for Double J Development at approximately 3000 W 2600 N. Seconded by Drummond. Motion carried.**

Conditional Use Permit – Steve Diamond – Approx. 4751 W 2200:

Steve Diamond mentioned he would like a conditional use permit for a flag lot. The property is located just off of the bluff and part of the Dean Baker farm. It is just east of Marriott's shops. There are 2.5 acres and he wants to split them up with two big lots rather than a small subdivision. The one in the back would require a flag lot. There is a 30-foot stem for the flag lot. Once it is approved with a conditional use permit, Steve will bring it in for a subdivision. A public hearing is not required for a conditional use permit, but the commission may have one. Most of the commission didn't feel a public hearing would be needed. Secondary water for the lots would be Randy Marriott's system. According to the ordinance a 30-foot stem is needed with 20 feet of hard surface and a 5-foot buffer on each side. The commission would like a temporary turnaround at the end of the stem for emergency vehicles to turn around. There is a possibility of wetlands on the property. **Jackson moved to recommend the conditional use permit to the City Council for a flag lot with the following conditions: it must have a 30 foot right of way with 20 feet paved the entire way with a 50 foot radius turnaround that meets the standards with proper road base for our current standards so emergency vehicles can turn around on the side after it leaves the staff, a fire hydrant within reasonable space of that lot to be determined by the fire marshall, a minimum of 5 foot landscape buffer on both sides of the driveway, and a landscape design to be approved by the commission. Seconded by Balderree. Motion carried.**

Set Public Hearing – Blake Cottle – Rezone Petition – Re20 to R-1-1: - Approx. 3525 W 1975 N:

Under the new law the commission has to hold a public hearing. It was mentioned that discussing this before the public hearing may alter the commission's decisions. **Sadler moved to set a public hearing date for May 11, 2006, for the rezone of the Cottle property at approximately 3525 W 1975 N from Re-20 to R-1-11. Seconded by Jackson. Motion Carried.**

Set Public Hearing – River Crossing Subdivision Kent Buie – Approx. 4973 W 1500 N:

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Sadler moved to set a public hearing for May 11, 2006, for the River Crossing Subdivision. Seconded by Jackson. Motion carried.

Set Public Hearing – Laurence Cove – Dan Murray – Approx. 4550 W 1975 N:

Jackson moved to set a public hearing for May 11, 2006, for the Laurence Cove Subdivision. Seconded by Drummond. Motion carried.

Preliminary Approval – Stillcreek Village PRUD – Mike Flood – 3300 W North Plain City Road – 511 units:

Mike Flood showed how the England Meadows and Stillcreek PRUDs would connect. Mike had some concerns with the engineer's letter concerning the 70-foot right of way on the main street. The difference is the medians in the middle of the street. The medians will be off center so that they are compatible with the fire code. The PRUD ordinance suggests that the purpose of PRUDs is flexibility. Pearce talked to Brad Jensen, since this is the first PRUD, he is concerned with who is going to maintain the buffers, medians, and roundabouts. Mike Flood stated that the Homeowners Association could maintain them. The commission and Mike Flood reviewed the letter from Brad Jensen dated April 6, 2006. Item 1, the sewer needs to be worked out with the City, Engineer, Public Works, and any other representatives. The county may need to be involved with the sewer since it might possibly be able to go down the railroad trail. Item 2, because of the traffic that will be generated, the engineer would like to have a traffic study done as a condition of preliminary approval. Mike mentioned that the first couple of phases won't impact much, but later phases will. There is concern with that road, especially access with a new elementary going in Plain City. Item 3, discusses the roads, medians, buffers, and roundabouts already discussed. Item 4, the roundabouts need to be designed per the Federal Highway Administration and details given. Item 5, all of the utilities need to be notified. Bona Vista water will be taken care of before the area with no water is phased. Weber Basin has water allocated to purchase for Pineview and will be doing that. Item 6, fire hydrants will be required as per the fire marshal. The fire marshal has not turned it in yet. The median in the plans doesn't meet the fire code, but have been moved. Item 7, fire flows need to be achieved. It will be done from modeling lines. Brad Jensen will need a copy of that. Item 8, a geotech study needs to be done for the whole subdivision. Mike mentioned that the soils have been analyzed but the results have not been received. Item 9, if the streetlights are going to be owned by the city than the consultants need to be contacted. It has been sent to the lighting consultants. Item 10, a detailed storm water report needs to be submitted. The information will be received. The commission asked about another access road. Another may need to be done by the next take down. The first take down includes about 3 phases and about 64 lots. There is access off of North Plain City Road and through Grouse Meadows Subdivision. The developer with England Meadows and Mike Flood are discussing letting England Meadows use an access through this subdivision. The commission asked about the wetland delineation study. The study is under way and as soon as there has been a complete cycle it will be submitted to the Army Corps of Engineers. The first couple of phases won't be affected by the wetlands. The commission and Mike Flood reviewed the comments from John Janson and Steve Pastorik dated April 7, 2006. The development agreement still needs to be signed by the City Attorney and he is recommending not putting specifics in the agreement so things can be changed if they need to be. The speed control on the main street needs to be addressed by Brad Jensen and the developer's Engineer. The three homes facing the main street, needs to be discussed and possibly the driveways on corner lots. Streetlights need to be addressed. There needs to be clarification on the 6' trails. Any comments or recommendations from the City Engineer, Fire Department, and Public Works and items discussed and resolved at the public hearing also need to be included. There was concern that the developer wants sidewalks on only one side of the patio home community and because of the nature of the area, sidewalks on both sides needs to be considered. When the commission worked on the PRUD ordinance they wanted the Public Works Standards followed. More public parking may be needed for the parks; the traffic study may help determine what is needed. A concept for the parks needs to be submitted. There is also concern about the open space here and there being just weeds. Mike mentioned the Homeowners Association will maintain those and it will be defined in the Developers Agreement. The Public Works Department would like restroom facilities in the municipal areas. It was suggested looking at specifics for the parks when they come in for final. They have money set aside for the amenities with about 1,500 trees planned. The commission mentioned they would like to see things like jungle gyms in the parks, sprinklers, sod, basketball courts and so forth. Having the detention ponds all in one-location and soccer fields was mentioned. The problem is the ground is so flat, detention ponds can't all be put in the same area. Another concern is the amenities being provided in exchanged for the smaller lots, won't be done in the earlier phases. This may

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have to be looked at. Mike mentioned the amenities could be guaranteed with bond money. It was also suggested having England Meadows and Hawkins connect the parks. It was mentioned that if England Meadows develops their parks before Hawkins it might determine what Hawkins has to do. A transportation impact fee needs to be addressed to help with this subdivision. The sidewalk on both sides of the street was discussed. It was suggested putting in the motion that the sidewalks need to be on both sides unless the commission is convinced different in the future. The open space under the power lines was discussed. Mike Flood mentioned they are putting power line corridors all along the power lines. **Jackson moved to grant preliminary approval for the Stillcreek Subdivision PRUD with the conditions of all items on Brad Jensen's letter dated April 6, 2006, refer to the suggested motion on John Janson's letter dated April 7, 2006, Hawkins will give consideration to looking at sidewalks on both sides of the subdivision for the whole subdivision or give justification for sidewalks on one side, the main thoroughfare is a non-standard 70-foot with medians and unless the engineer has major concerns it is an asset and builds character, and the medians and roundabouts will be maintained by the Homeowners Association. Seconded by Balderree. Motion carried.**

Motion - Switch June Meetings – Work June 8th and Business June 22nd:

Drummond moved to switch the meetings for June with the work meeting on June 8th and business meeting on June 22nd. Seconded by Balderree. Motion carried.

New Business:

No new business.

Schedule for attending City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Drummond
		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	

Drummond moved to adjourn at 10:35 p.m. Seconded by Balderree. Motion Carried.