

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
25 MAY 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 25th May 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 excused, and Secretary Kathy Hancock. Also present: Councilman Darwin Smith, Glenn Taylor, Brad Simons, and Carl Miller. Chairman Pearce conducted the meeting and Spencer gave the invocation.

Discussion – Taylor Property:

Brad Simons explained that the Taylor property would be presented as a PRUD. The PRUD would include walking trails, parks, and ponds. There would be a variety of lot sizes including ½ acre lots. The entrance would be a divided one by the Taylor home. They would like to propose a jogging trail on the side of 4-mile and not fencing it off. 4-mile would be widened and cleaned up, but the water rights wouldn't be touched. There are only two users on the ditch and they are Glenn Taylor and Mark Kilts. Mark Kilts may give up those rights since they are also looking at doing a PRUD on his property. They will talk to that developer and work out the roads. Army Corp of Engineers will check the wetlands. They would like ponds by the wetlands for a higher quality look. The total number of lots would be 231. There is about 1.5 acres in Marriott-Slaterville with 18 lots. Marriott-Slaterville would have to service this section by going through Plain City. The General Plan shows a road connecting to Marriott-Slaterville. The road issue may have to be pursued. Central Weber Sewer would like to run a main trunk line through this area in the next 5-7 years. The developer would consider letting them run it through this subdivision, since this project will take about 10 years to complete. All of the lots would be single family, built by their company, and approved by the Taylors. They are considering a wooden bridge with rails across the canal and the ponds would be big enough to fish in. They are concerned that the ponds might dry up in 20 years and so they are working on that. The drainage ditch on the east side was mentioned. It is wetlands and will be fenced. There will either be a Homeowners Association or a Special Improvement District. They would like a Special Improvement District since Homeowners Associations don't function very well. The Special Improvement District could collect money for taxes and can pay to maintain the parks for the city. With a SID the homeowners can't say the public isn't welcome. The developer would have to get an attorney for the SID. A development agreement would be needed.

Motion – Lot Line Adjustment – Gary Jackson:

Gary Jackson excused himself because of conflict of interest. Jackson explained that he wants a lot line adjustment and make his boundary even with Jim Wades property on the east side. This would leave him with about 21,600 sq. ft. for his lot. **Sadler moved to approve the lot line adjustment for the Gary Jackson property as stated by the information provided. Seconded by Balderree.** It was noted that this is not creating a subdivision, just shifting a property line, and the other portion of this property will be part of the Fox Subdivision. **Vote: Sadler aye, Spencer aye, Balderree aye, Pearce aye, and Jackson abstained. Motion Carried.**

Discussion – Sewer Maps:

The commission reviewed the two sewer maps from Brad Jensen showing the current sewer system. Hawkins and England Meadows have agreed to put a sewer trunk line down the railroad trail. The first phase of the sewer extension down 2150 North is complete and the second phase will be started soon. There is concern about the trunk lines holding the capacity. The question was raised as to how many more homes can the 1975 North trunk line and North Plain City Road trunk line hold. It was suggested that Brad Jensen come and discuss these issues with the commission in a work meeting. There was a discussion concerning Central Weber Sewer and a trunk line going through Plain City. The commission felt that if the trunk line runs through Plain City, we should be able to hook onto it. The commission would like Brad Jensen at the work meeting in July to discuss the sewer capacity and bottle necks in the lines.

Discussion – Motion – Parking Ordinance:

The City Council didn't approve the parking ordinance. The section on 2200 North the commission recommended for no parking is in the County. It was mentioned that there is no parking on 4700 West and 2600 North and they are state roads. Another concern is the recommended no parking on streets for snow removal. Officer Rex Cragun would have to enforce it and it would be tough to enforce as proposed. Councilman Bruce Higley suggested putting no parking on streets within 24 hours of a snow storm. It was suggested withdrawing the suggestion until

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2200 North is in the city. Parking on 1975 north on the S-curve was discussed. No parking signs need to be put up since it is in the ordinance. **Sadler moved to table the parking ordinance for future consideration. Seconded by Spencer. Motion carried.**

Zoning Ordinance A-1 zone:

Pearce mentioned that in the General Plan meeting an A-1 zone was mentioned. We have an A-1 zone and a rural subdivision ordinance. One concern is with the proposed annexation those in the county will come in as they are presently zoned. Most of them are agriculture. If they want a different zone, then they would need to petition for a different zone. Pearce mentioned the Park Vale Subdivision that is being proposed down by the dumps. It is not in the city and the city can't address it yet, but the developer would like the city to review it and give suggestions so that when it is annexed, it is the way Plain City wants it. It won't be a PRUD, but will have open space with the detention pond made into a park. He wants to get approval on 4 lots and phase it. Byron Krenek is the developer and would like to have an RE-15 zone. They will have their own secondary water system. The new General Plan is showing RE-20 or less in that area, so it would be conducive. The General Plan committee is ready to present its plan to the commission. The commission discussed having a special meeting on Wednesday June 14<sup>th</sup> with the committee.

Approval of the Minutes – 11 May 2006:

**Jackson moved to approve the minutes of 11 May 2006, as corrected. Corrections being under England Meadows remove the last line before the motion. Seconded by Pearce. Motion carried.** It was noted that Spencer, Sadler, and Balderree were not present but voted.

Report from City Council –Spencer:

Pearce reported that the Klomp subdivision was approved, a public hearing was set for the annexation project, enforcing the parking ordinance was discussed, Council set a public hearing for the animal ordinance and subdivision ordinance changes, approved storage cabinet for City Hall for under \$6,000, and approved licenses and warrants. Councilmember Smith reported that the Fire Station ground breaking should be in 30 days. Brad Barto is the builder and there is no grant money for this project. Steve Diamond's flag lot doesn't need a paved road. Jackson asked Pearce to check with Bradshaw concerning the council not following the ordinances. Councilmember Smith mentioned a communication gap between the Council and commission. Discussion followed on what can be done, but no solutions were discussed.

Schedule for attending City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Drummond</u>
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 9:00 p.m. Seconded by Sadler. Motion Carried.**