

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
22 JUNE 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 22 June 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce, Members: Gary Jackson, Bob Spencer excused, Ted Balderree excused, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: City Councilmembers: Darwin Smith; Daniel Harding, Dean Hurd, Byron Krenek, LaRue Wade, Bill Fox, Terry Imlay, Paula Harper, Brent Weston, Dallas Weston, Nicole Cottle, Blake Cottle, Rex Weston, Gary Nielsen, Richard Adams, Barbara Adams, Brett Blechert, Carlos Heslop, Bernard Spiers, Gordon Nozaki, Crale Costley, Dan Nelson, Carl Miller, Bob Lewis, Drew Wilson, Don Weston, Jeff Hales, and Mike Flood. Chairwoman Pearce conducted the meeting and Drummond gave the invocation.

Approval of Minutes:

**Jackson moved to approve the minutes as corrected, corrections being to change the 5<sup>th</sup> sentence under Discussion – Taylor Property to say “They would like to propose a jogging trail on the side of 4-mile and not fencing it off”. Seconded by Balderree. Motion Carried.**

Public Hearings:

Fox Subdivision

Jackson excused himself because of a conflict of interest.

**Balderree moved to convene in a public hearing. Seconded by Drummond. Motion Carried.**

Brett Blechert from Great Basin Engineering representing Bill Fox explained what they want to do. They are proposing a 24 lot subdivision. He has met with Brad Jensen and reviewed each item on the letter from him and have tried to address them. They are looking at addressing the easement. We feel taken care of and discussing 16 foot right of way easement that comes into Blair Simpson's property and Carlos Heslop. Carlos would like 20 ft easement. And talking with Gary of possibly changing them. ½ acre lots.

Terry Imlay. No detention pond met with Brad and discussed detention pond. With 4-mile it comes along and drops and 7 basins and a snout which catches all of the debris. 2 storm drains into 4 mile. 7 separators will be installed in the street. In public works standards needs to keep down the dust. Want it in minutes they know have to keep down the dust. New state laws that require certain things. One of those will be in the plans. If not call and it will be taken care of.

Dan Harding lives east. Will have catch basins (7) that will drain directly into 4 mile. Will it raise the will do a storm water calculation and preliminary saying don't have to do a detention pond. What kind will be generated. He borders on the east will he have 6 different fences along property. Would like to have a fence. Also like to know if have livestock, property in back agricultural so will have to have a fence.

Gary Nielsen Blair Simpson's son in law so property is now his wives. Needs right of way. Still offering to give same size it comes out on north property and switch to south. Don't want to be land locked. Is his lot be aloud to be a flag lot. It will be a 20 foot right away. Need 30 for a stem. If give 16 or 20 feet from turnaround, width access stem 30 feet with 5 feet buffer on each side. Blechert thought could be behind. Need 30 feet access though. Temporary turnaround is existing building lot. That becomes part of that buildable area. Seems 20 years ago this piece was able to be watered. Don't know if there is water available. IT is a dead end that may have been stubbed to the access at one time. The ditch is under Dan Hardings driveway and feeds on the north east corner of that lot. It is an irrigation ditch. There is a large part in the season between Wades and the field is covered in water. It will be handled by the drain. Carlos doesn't think the ditch affects anybody. There is a pipe south of Harold Hunts house under Dan's driveway and comes out maybe five feet from the property line. It hasn't had water in it for years. It is basically been abandoned.

Larue Wade and property is on the west boundary of the subdivision. In past seen a lot of water in field and there are a lot of basements that flood in and around that area. With more houses bring in more water are they going to have adequate drainage. The water table is high and probably over half of homes flood every year. They will have to do a geotech study to see where the water table is. They can tell where the record high water is. Has to run 2 sump pumps all spring. Don't allow basements anymore and it depends on the geotech study. Bill says 5 feet others say higher. They will have to put in storm drains and apply to standard works. Not against subdivision.

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Could put land drain in with filter to help. Land drains will help drain. There are wetlands and water will be dumped into it. Going to build some of the land up to taper it. Everything will come towards 4-mile. It shouldn't flow into her property if it drains the right way.

Carlos Heslop own property below. Big concern is right of way going to give have two different descriptions he has original and county has one. Fox's are willing to work with. Need to get his machinery down there. The fire department has fire code that says have to have access road. Eventually would like to subdivide his property and it would help with the second access. If Fox would give something in writing to give so many feet with out fence and record on deed so when sold it would go back and get heavy machinery. As long as get in writing has no objections. TO be recorded on plat. Lane 16 ½ feet isn't big enough for his machinery. Bill will make 20 feet right of way with no fence on north side. Gary Neilsen is getting land locked. Would sooner have go straight down but willing to work with Bill.

Don Weston have the land to the west. Not sure heard a few things. What final say on road is. Bill proposing to come up with ½ cost for road. From center road ½ way and than keep 1 ¾ feet until pay or when they pay for road than take possession of the road. Lisa Cox only paying for ½ of everything that fronts their property. Their side for curb and gutter and utilities. Need to make sure only ½. Has to put in curb, gutter, and sidewalk along both sides of the road. Defer until later for the sidewalk or have them do it now. The money would be put in escrow. Gary Neilsen asked about rollback curb. Looked at but it isn't approved. Bil doesn't want to.

Brent Weston on west side on cost of road, will they know what the price is. After meeting can get a breakdown of the cost. Brett against roll back curb. Because will allow turning around on lawns.

Dallas Weston his property isn't next to and has horses. The wind comes through there. Is there anything that lets them know there is smells and farmers. PV does. Bill will sell the lots. Mayor has come up with when someone comes in gets a welcoming letter.

Nicole Cottle when sign notes there will be an exception if it is on the plat.

LaRue rules and laws as to when can start and stop for noise construction. There isn't one. Hours 7 to 4:30 p.m.

Gary Neilsen doesn't make since to fence with not having a fence. He doesn't need to put up a field fence. With chain link the animals will destroy them. Ordinance states have to put up field fence where agricultural puts up. The fence has to be in before final. It would be nice to be in before houses start. It is one of the first things that they do. But can take under advisement. Need a fence to keep own trash, has had complaints all over town. Does the road have to go west.

Rex Weston owns where stubs cuts in three places. Leaves with nothing if road goes through concerned about this. Concerned with what master plan is. Stub into the next property. Can he use the stub road as an access. There is nothing stubbed there. He could use it as an access as long doesn't drag mud in front of houses. There is a stub road for Kilts.

Bob Lewis lives by stake center expressed concern with property in front of land. Would like to see concept by the engineer as to what he thinks as roads for rest of the city. At one time showed master plan stubbing into pioneer road. East of Dixon's could go north. Would like to see concept for that road.

Balderree convene in a regular meeting. Seconded by Drummond. Motion carried.

Preliminary Fox Subdivision

Engineer received letter from Brad Jensen. He didn't have any problems with subdivision. Item 1 in process of doing delineation study met with Brad 2-3 weeks ago. Walked along tie of slope and can tell it is wetlands. Tie top and bottom of slope and delineating it as non build able 20 in the middle of the slope. Only 17, 18, 19 might be affected. Finished up survey from top and bottom of the slope. The pie shape was added. Roughly every 500 feet.

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#3 typical section needs to be checked, it has been changed to 12. #4 pressurized secondary water. Pineview will provide. Pie shape is in parcel. Plat needs to show preliminary showing elevation contours. All lots front into a dedicated street. Weston property discussed. 16X16 easement needs to be shown on the plat. Not 16X 16 16 X what ever the length is. Going 20X whatever. The final drawings will have storm water chart. Irrigation ditches is on back of Gary's and it turns and ends at 16 foot easement. It will be abandoned. #13 sewer lift station is okay and shown on drawings. Developer has to show how to detain storm water. So close to 4-mile can drain into but need calculations. It is an independent storm water study. #15 developer detailed storm water size and pipe size. **Balderree moved to grant preiminary approval to the fox subdivision as proposed subject to letter from Brad 5-5-06. And add a to fox easement and Heslop and Gary as worked out with MR. Fox. Seconded by Drummond.**

Lot Line Adjustment – Harper property

Paula Harper explained that they would to propose lot line adjustment it will change lot to 2/3 with 100 foot frontage on the east of their place. Jackson no tax idea numbers on those two parcels. Currently have title work is pending approval. Mother has two thirds and splitting add 1/3 to their third. **Jackson moved to approve the lot line aduust for the harpers as requested. Seconded by Balderree. Motion carried.**

Lot Line Adjustment – Dean & Brenda Hurd Property

Dean Hurd is proposing lot line adjustment two lots with ½ acres and pull 1/4 acre off and align with quarter acre. Area was just rezoned to quarter acre lots. Selling home and adding little section to their property. They will have 11,000 sq. ft. with the home. 100 ft. of frontage and 110 feet deep. **Jackson moved to approve the hurd property lot line adjustment as requested. Seconded by Drummond. Motion carried.**

Annexation – Double J Development

Annexing property owned by Archie hunt and parcel owned by Harold Hunt about 5-6 acres. The house is already in plain city but the back part is not. There are two little parcels. They want to come in as RE-15. The parcel from Harrison. If annex this in than Harrison has to come in. Sent parcel that didn't include him but PC said couldn't create an island. Now he will come in. He isn't happy about it. Made put on annexation plat so it was changed. He has been talked to. Figures PC has more control than the County. If someone explained there is not difference. Only concern is everything surrounding this property is RE-20. Subdivisions to east and west are all RE-20 and across the street are. Property lays out 330 feet wide from East to west. And Take 60 foot out for road. Leaves 270 feet trouble and take half on one side and half on other, gives 135 feet deep lots. Under RE-20 need 20,000 to meet that at 135 feet deep the frontages would have to be 150 feet wide, so would have the existing property. There wouldn't be any way horses won't be allowed. They would not be allowed in this subdivision. They have to be 30 feet from street. Don't want them in subdivision to deal with. 107 frontages by 135 deep. Look at RE-20 not really nice lots. Subdivision on east have big lots and not nice yards. Jackson has beautiful yards and plenty of irrigation to keep it clean. Looking at aerial of area. The yards don't go all the way to the back. Consider the few of house on 150 feet wide in front. Showed what it would look like with RE-15. It doesn't give many more lots. Jackson mentioned similar situation for Plain View, 150 foot frontages. Requested RE-15 and PC voted down. Nicer wider lot. One guy built nice big garage and lots are kept up. A wider lot can have advantages and can look nice. This area is currently zoned RE-20 surrounding it. It is all RE-20 surrounding it. Pearce would have to oppose RE-15 because of surrounding areas. Will have to come in to change the petition. PC can make motion to keep as RE-20. **Balderree moved recommend the annexation petition and recommend as RE-20 zone. Seconded by Drummond. Motion carried.**

Set Public Hearing – Cottle Subdivision – for July 13

Blake Cottle explained that it will be as 2 pages submitted. 35 new lots and 3 existing homes. There is an existing road into AJ so it is not to long of a block. It is offset to accommodate and breaks up traffic. Nicole took suggestions with comments. Hoping to come back on July 13<sup>th</sup> everything is okay. AJ was suppose to be done to accommodate more. But it wasn't. The lift station was designed for all three and thought detention pond was. Will expand to accommodate lift station. Will cut barn in half so will adjust lot lines. **Jackson moved to set a public hearnig for the cottle sub on July 13. Seconded by Drummond. Motion carried.**

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Set Public Hearing – Diamond Two Lot Subdivision – for July 13

**Jackson moved to set ph for diamond on July 13. Seconded by Balderree Motion carried.**

Set Public Hearing – Lund Subdivision – for July 13

**Jackson moved to set ph for lund for July 13. Seconded by Drummond. Motion carried.**

Preliminary - Laurence Cove Subdivision

Murray couldn't be here, there is a drainage problem there is no where for it to go. It is something that needs to be looked at. Doesn't feel comfortable until it is solved and right now there is no way to do it. With Mr. Murray not being able to be here suggest table. There may be other uses for that property that will be proposed. Troy LaFleur mentioned that he wants to propose two lots with horse property. Wants to discuss flag lot or two lot Subdivision. Suggestion of doing two lot subdivision. One has 55 and one has 60 foot. Jensen thought that it would be okay.

**Jackson moved to table the Laurence Cove Sub. Seconded by Drummond. Motion carried.**

Final – Stillcreek Phase 1A and 1B

Submitting phase 1A and 1B. Will bring in as several phases. Have bought the first 30 acres. The two plats taking two lots and separating out as separate lots. Want two model homes for marketing. Would like to landscape. Want to keep as two separate phases in case want to build something. He has addressed both of the phases. Only comments Concerned about the frontage on North Plain City Road. Can grant easements in front of them. Access won't be a problem. Put in entrance and short road to front of those lots or Intent is to finish models at same time as doing. Utilities will go in front of the lots. Can build home and do it without those connections. Sewer and water will be brought in later. Another point of contention named streets but they need a number too. Cities usually issue road numbers and lot addresses. Like to name roads if have emergency need numbers. On signs put both numbers and names. #6. Sewer would like to have 40'X40'. Don't think that it will be a problem. Show stopper is #8A fire flows need to be addressed. Have met with Bona Vista water in construction where they need more flow, will bring line through. With first phases there is no problem and it will flow. In future phases the water will need to be taken care of as done. Needs computerized analysis for the first couple of homes. Will check with Bona Vista and Brad as to who will model it. All of this stuff can be addressed before going before City Council. He needs to know who will do it. Paul didn't seem to have a problem. PW want striping and signing on the round about. Needs to get with Brad and Mitch. Only item on Planners was a landscape map of area. The sign will sit in the island. Dry stack rock look on both sides and lit up. With the entrance monument. Timber rail look. Did fountain in another and didn't like having to maintain. Cast bronze sign or aluminum coated to look like bronze. May end up casting the sign in concrete and staining to look like wood. Wood is maintenance issue. Once get final from PC make other changes to DA and will approve upon final. Actually agree upon the DA for stillcreek. Landscaping and open spaces will be locked in. #11 notes will be added to the plat. Main floor will be above curb. Once get irrigation ditches channels smaller area in delineation is less than 1/2 acre doesn't have to go through long process can be mitigated. Take stream and do natural enhancements for Dixie Creek. Electronic copy needs to be submitted. Will give a copy each time a phase is approved. Jackson confused on streets. Not sure if Brad assigns or Developer. Brad normally does. **Balderree moved to recommend to City Council the final plan for 1A and 1B phase 1 with the conditions of Brads comments. Seconded by Drummond. Motion carried.**

Park Vale Subdivision – Discussion

This is Wendell Winegar's property that is not annexed but in process. All would like to do is look at and if he was in the city what would we like to see. Do things he can until it is annexed. Went over with Artie. Proposing 204 down to 172 lots. What done is added riding arena and open area. Opened area in center for open area. Would have fishing for kids DWS, doesn't have fresh water stream. It is close to church property has water rights. Used as a detention pond slash pressurized irrigation. So flat this area is ditch that goes to SL right of ways deeded into property and than one drain into another area. Big concern is have something nice and conducive. Larger lots in back for horses. No 1/2 next to 1/3 acre lots. Basic is 1/3 acre lots. Look at and see if roads are as want to be. One block is extra long compared to ordinance. Consider restroom facilities. In green area at the top park like setting with restrooms. Pump stations would all have houses. Would like benches around, put in an entertainment facility for kids. Depending on the liability of the HOA. Byron this will be just a subdivision. Open space could be dedicated to the city with the arena. Wants to design something for now and future. Need parking area on there.

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The way the lay of the land is some lower areas. Dirt for the arena will come out of the fishing area to help with the water issue. Use some of the lots as a parking area for a buffer area. The 23 lots that were previously subdivided could hook onto there secondary water. Suggested talking to the Posse to see if they need more parking or what they would like to see. Would like to see even setting up shoots for bull riding depending upon the liability.

Site Plan – Plain City Elementary

Drew Wilson and Dan Nelson Showed color sample picture of the drawings. Will probably need another school out here with all of the . Present school houses 400 but now 500 and bringing two new in. The new school will house 875. Long term plan for county 60 years old school, with extra subdivisions and facility. Currently don't know what will do with the school. Only have 3 acres can't build on that sight. Building so old mechanical and seiz not good. Have maintained building itself. Keeping outside helps extend life of building. Replaced boiler 5-6 years ago. Have improved but Health Department is after for urinals in boys bathroom. Excellent plan. Repeat of Freedom and West Haven. Freedom is flip-flopped. Engineers have been working together. Sewer Storm Water need to be worked out. Brad said only issue is grinder on the sewer outflow. Kids flush towels, shorts, and if gets down line need grinder on sewer so what goes through won't break up things. Eliminated all disposals in new school. Treatment cart solids out of cafeteria with a filter system and traps anything that goes through. That is something isn't aware of. #5 an easement will be required to maintain it. City owns water so going to them. Fronts on 3600 West and about 2300 North in middle of 2200 North and 2600 north. Only one access off of 3600 West. There is a ditch that runs along the south side. They will build parking lot up to it and put up a fence. The bell tower is sentimental and asked about integrating it into the new school. If someone is willing to pay to integrate it, would they be willing to do it. Problem is can't tear down old school until new one is finished. Reserve place for it. Don't even know if approved by the bond. Open bid July 11. If start moving in July and August it will help. Impact on 3600 West will have curb and gutter on the west. Discussed widening 3600 West. If widen it it would be on the west side since the east is done. Moving back so to allow for buses and traffic. Power poles may have to be moved back. Like plan. Flowering pear and fruit less crab apple. **Drummond moved to approve the site plan approval for the New plain City elementary School with the meeting all of the conditions of June 16 and including review of the grinder pump on the sewer. Seconded by Jackson. Motion carried.**

Report from City Council – Pearce:

Approved the budget for 2006-7 and amended 2005-6. About million dollars, they passed the zoning ordinance about the animals being grandfathered in. passed 30 days for paper work and aerial maps, channel 17 was presented for putting it on Comcast, discussed annexation project, and sewer and storm drain impact fees. On June 29<sup>th</sup> the General Plan committee would be coming to discuss the plan with the commission at 6 pm.

Schedule for attending City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Drummond
	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 10:15 pm. Seconded by Jackson. Motion Carried.**