

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

The Plain City Planning Commission convened in a meeting on Thursday, the 13 July 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce excused , Vice Chairman Buddy Sadler, Members: Gary Jackson, Bob Spencer, Ted Balderree, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: City Councilmembers: Darwin Smith; Nicole Cottle, Blake Cottle, Carlos Heslop, Carl Miller, Cheryl Humphries, Byron Krenek, Vern Sinsel, Camie Clontz, Tom Miller, Warren Burbank, Dan Turner, Steve Diamond, Dustin Skeen, Leland Martineua, Rich Skeen, Gordon Nozaki, Steve Clark, Jonathon Stokes, and Craig Widmir. Vice Chairman Sadler conducted the meeting and Jackson gave the invocation.

Approval of Minutes:

Jackson moved to approve the minutes of June 22, 2006, as written. Seconded by Balderree. Motion Carried.

Public Hearings:

Balderree moved to convene in a public hearing for the Cottle, Lund Estates, and Diamond Two Lot subdivisions. Seconded by Spencer. Motion Carried.

Cottle Subdivision

Blake Cottle mentioned they are proposing 35 new lots with 3 existing homes. They will connect onto the stub road from the AJ Robson Subdivision and will have a stub road into Carlos Heslop's property.

Lund Estates Subdivision

Camie Clontz mentioned they are proposing to divide the property so into two lots. Vern Sinsel would like to sell the small house but still have some property. There won't be any buildings being built on the new lot at this time.

Diamond Two Lot Subdivision

Steve Diamond explained that he is proposing two large lots; one is a flag lot.

Jackson moved to leave the public hearing and reconvene into a regular meeting. Seconded by Drummond. Motion carried.

Preliminary - Cottle Subdivision

The Cottles mentioned there was a road issue but it has been addressed on the new plat. The commission and the Cottles reviewed the letter from Brad Jensen dated June 29th. There is a letter in the file stating that Bona Vista has water available. The concrete waterways need to be eliminated and inlet boxes shown. The Cottles would like to have the water flow down the gutters and will discuss it with Brad Jensen. The detention pond size has been increased and it is more than adequate. Secondary water will be Pineview. The ditch on the west side will have a 6 foot chain link fence along it. The previous plan shows the curb being abrupt. The new plans show a changed curb radius. The secondary water laterals need to be shown. The signature blocks need to be shown. The fire hydrants are as per the fire marshal. The fire department would like 1775 North to continue through instead of 1875 North stubbing west. The problem is there are wetlands and Brad Jensen recommended moving the road. The streetlights are as per the lighting designer, but Blake will contact them because there are several that seem too close. The new plans don't show 3500 West going through the detention pond. The new turn around will be in Heslop's property. Cottles mentioned they talked to Brad Jensen about the sewer and there is plenty for this project. There needs to be a restriction for basements unless a geo-tech study is done. Lots 28 and 29 will have to face the main street unless there are temporary turnarounds. **Jackson moved to grant preliminary to Cottle Subdivision contingent to working out engineering detail on memo 29 June. Seconded by Drummond. Motion carried.**

Lund Subdivision

They are dividing the property to split some off of the existing house. They are not planning on building on it. Vern Sinsel will have access to the new lot off of 4275 West. The lot sizes are all right for the zone. A deferral agreement will be required for the curb and gutter. **Jackson moved to grant preliminary approval to the Lund Estates Subdivision and recommend final approval to the City Council contingent upon meeting the items on Brad Jensen's letter dated June 29th. Seconded by Spencer. Motion carried. Jackson amended the motion to include a deferral agreement for both lots. Seconded by Spencer. Motion carried.**

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Diamond Two Lot Subdivision

A light will be needed at the corner of the subdivision. A letter was received from Mt. View Irrigation. The sewer connection, secondary water, and fire hydrant are already there. The commission noted that according to the ordinance the stem has to be paved. Steve Diamond mentioned the City Council already approved the stem as an all weather road. Diamond stated that Brad Jensen said the Fire Marshall would dictate it and they said an all weathered road was good enough. The commission wondered if the City Council knew what the ordinance said. Diamond stated that Brent White had a section that said it didn't have to be paved. The commission didn't know if that section has been changed by a newer ordinance. A deferral agreement needs to be signed. Bona Vista will provide the culinary water. Both lots will be restricted for basements. Addresses on the lots need to be added. The only concern the commission has is the paved 20-foot stem according to the ordinance since the commission can't go against an ordinance. Diamond sees the stem as a driveway with landscaping on both sides. **Jackson moved to grant preliminary approval to the Diamond Two Lot Subdivision and recommend final approval to the City Council contingent upon paving the stem for the flag lot to lot 1 per the Plain City Subdivision Ordinance 11-5-2E-2A-C, a deferral agreement signed and contingent upon the letter from Brad Jensen dated June 29. Seconded by Drummond. Motion carried.**

Motion – Lot Line Adjustment: Joyce Jenkins Property

Dan Murray explained that he is representing Joyce Jenkins and would like to adjust the lot line to square the existing house and have the remainder property as one lot. He doesn't know the exact lot size with the house but it will be at least 15,000 sq. ft. He started processing for a subdivision but has had an offer and would like to sell the property and keep the house. **Balderree moved to approve the lot line adjustment for the Joyce Jenkins property as presented. Seconded by Spencer. Motion carried.**

Motion Annexation Petition – 1295 N 4700 W – Zion Development – 106.29 acres

The commission questioned what the amount of property to be annexed is and at what zone. It was explained to them. The commission wants to make sure that zoning is followed. The developers are planning to. **Jackson moved to recommend to the City Council accepting the annexation petition for Zion Development as proposed. Seconded by Spencer. Motion carried.**

Set Public Hearing – Aug. 10th – Approx. 1500 N 4900 W – 4.81 acres – RE20 to RE15

The rezone petition for Zion Development seems to be conducive with the annexation. **Jackson moved to set public hearing for the rezone for Zion Development of 4.81 acres on 1500 North. Seconded by Spencer. Motion carried. Jackson amended motion to set the date as August 10th. Seconded by Drummond. Motion carried.**

Set Public Hearing – Aug. 10th – Approx. 3319 W N PC Rd. - 10.52 acres – RE20 to RE15

Tom Miller explained where the property is and that he is asking for a rezone from RE-20 to RE15. **Spencer moved to set a public hearing for rezone petition on 3319 W North Plain City Road for 10.52 acres from RE-20 to Re-15 for August 10th. Seconded by Drummond. Motion carried.**

Motion Annexation petition – Approx. 850 N 5075 W – Cicadis Corp. -27.57 acres

Kent Buie explained that the Zion Development and Cicadis Development would all be combined. He is asking to annex the property in as RE-15 zone as the rest of his property is. **Spencer moved to recommend to the City Council the annexation petition for the Cicadis Corp. property located at 850 N 5075 W 26.57 acres as RE-15 zone to be consistent with the rest of the area. Seconded by Jackson. Motion carried.**

Discussion – Park Vale Sub

Byron Krenek showed the commission the changes he has made to his plat, but he is still waiting on the annexation. He wants to work out some of the issues before he comes in for preliminary approval. There is now a road going to the arena off of 5100 West. He did fix one of the blocks that was too long, but he still has another one that is too long. Byron talked to John Reeves about putting in a viewing building with restrooms for the arena. He is still working on storm drain issues because it is so flat. It was suggested having most or all of the lots by the arena be ½ acre lots for horses. Although some of the corner lots would have to be bigger than ½ acre to meet the setback

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requirements and still have horses. Bryon is working on the CC&Rs and he could stipulate where houses could be located so that there won't be a problem with setback requirements. He also has an option on about 78 acres of Winegar property by the dump and has a conceptual drawing on it. The commission mentioned that in the General Plan draft there is an equestrian park by the dump since most property owners won't want to live by the dump. Byron may look at putting the equestrian park there and remove it from this subdivision if not he could have more open space along the dump. The open space for this subdivision will be landscaped with trees and grass. The detention pond/fish pond will be used for secondary water. They are working on having inlets for the fish. He is looking at allowing general public access rather than having it private. Fish and Game will stock the pond with fish. A fence around agricultural property was mentioned. Byron mentioned that he is trying to buy back some of the already approved subdivision, since there aren't any houses on it. He would like to subdivide the whole thing together. Curb and gutter was discussed along the whole thing. He will put model homes on lots 1, 2, 13, and 14 as soon as it is approved. He is already getting offers on lots. The public hearing for the annexation is August 17.

Report from City Council – Jackson:

Jackson reported on the City Council meeting. They had a public hearing on the sewer and storm drain impact fees. The sewer will be \$3900 after August 15 to allow residents along 2200 North and 5100 West to pay the lower fee. Anyone who wants to pay now even if they aren't in the city can take a chance and pay the \$2500. The city is looking at allowing payments of \$100 per month for 25 months without interest. The storm drain fee will be \$790 per new construction there will no longer be a fee for sheds, garages, etc. They approved final acceptance for Plain City Meadows Phase 4, set a public hearing date for Double J/Harrison annexation, discussed and approved a human resource suggestion for paying employees, Don Weston was appointed to finish Elaine Calvert's term, and Chris Weicks will run the landfill. Sadler mentioned a social at his home next month for the commission and their spouses with no business to be 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>
		Aug 3	Aug 17	Sept 7	Sept 21
Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	

Spencer moved to adjourn at 9:02 p.m. Seconded by Drummond. Motion Carried.