

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
10 AUGUST 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 10 August 2006, in the Council Chambers of the Plain City Hall at 7:00 pm. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler excused, Members: Gary Jackson, Bob Spencer arrived at 7:30 pm, Ted Balderree excused, Alternate Al Drummond, and Secretary Kathy Hancock. Also present: Larry Hansen, Bill Fox, Carlos Heslop, Warren Burbank, Nate Meyerhoffer, Brandon Stokes, Chris Looch, Chad Stokes, Rex Weston, Pam Weston, Kirsten Schull, Kathy Jacobson, Jessie Jacobson, Jory Burton, Mary Lou Heslop, Carl Miller, Lynn Hodson, and Susan Hodson. Chairman Pearce conducted the meeting and Jackson gave the invocation.

Public Hearings:

Jackson moved to convene in a public hearing for the Rezone Petitions for Zion Development and Tom Miller. Seconded by Drummond. Motion Carried.

Rezone Petition – Zion Development – Favero Property – Approx. 4900 W 1500 N:

Jory Burton who lives adjacent to the Favero Property asked if the rezone is for the whole Favero property or just that off of 1500 N. It was explained that the rezone is just for the 4.81 acres off of 1500 North and the rest will be addressed with annexation. Jory is against 1/3 acres and would like to see it stay ½ acre like the adjacent property.

Jesse Jacobson owns property to the east. He feels that on 1/3 acre lots the homes will be smaller. He doesn't like what it will do to the community. He asked how many homes they are looking at and the developer isn't sure at this time.

Kathy Jacobson also owns property to the east. She is concerned with smaller lots and noise and smell complaints. She doesn't want to see little communities inside the city. She wants to see Plain City smell and look like the country. Pearce mentioned a letter the Mayor has proposed to be drafted and given with building permits to let new residents know about the rural atmosphere and living with smells and animals.

Chad Stokes with Zion Development mentioned they are requesting RE-15 zone, but they will have a variety of lot sizes. They are proposing a PRUD with open space and are looking at a transitional zone with ½ acre lots by the existing ½ acre lots. The density is about 2 units per acre and currently have 166 acres under contract. They aren't asking for more homes than are allowed about 260-280 homes. There will be about 20-25% of the property in open space about 20 acres that the services will be provided. They are proposing trails with pocket parks along the canal. The rezone is for the piece that is in Plain City and an annexation petition for RE-15 and RE-20 zones has been submitted. They showed the residents a conceptual drawing but noted it may change. The development will mandate covenants and outline masonry amounts etc. The commission noted that under the PRUD ordinance it is spelled out. Chad also mentioned they would like to see the homes average \$250 to \$350 with some over that. Kent Buie's property to the west is already rezoned RE-15 and this would be in harmony with it.

Jesse Jacobson asked about the minimum footage of homes. The developer mentioned they are looking at 1400-1500 sq. ft. homes with three car garages. That may change though and since the project will be done with multiple phases. The main road is proposed to be 70 ft. with trees running from 1500 North to 4700 West. Pearce mentioned that this petition is just for the rezone of 4.81 acres and not for the subdivision. The residents can stay for the conceptual discussion that is on the agenda.

Jory Burton doesn't agree that this is just about the rezone. He feels that this is the beginning process for 200-300 homes. He thinks the city needs to be careful rezoning this property.

Kirsten Schull who lives around the corner in Warren, mentioned that she doesn't want to live in a little community and is glad she is in Warren. (Bob Spencer arrived) She mentioned people come out here because it is lovely. She understands the profit from development but feels they should show respect for the community. She has watched the lots get smaller and smaller. She wishes Plain City the best but doesn't think this is best for Plain City. Brandon Stokes who lives on 4800 West, east of this area, is concerned about density. He is concerned that traffic will be a major issue. He likes the park idea, but doesn't like squeezing that many houses in. He doesn't feel it is in the best interest of the city and better planning to stay with ½ acre lots or bigger.

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Nate Meyerhoffer who also lives on 4800 West, east of this property, likes the park and open space idea, but feels even with \$400,000 homes people prefer ½ acre lots. He has two friends that wanted to come to Plain City, but couldn't find a ½ acre lot and so they went to West Haven. He doesn't like to see a 2000 sq. ft. home on a 1/3 acre lot with no ground around it. He is still concerned with the drain ditch that is by his subdivision that is not suppose to be a retention pond but is, and would like to see it fixed.

Carl Miller who lives on 4700 West commented when Cicadis rezoned that the General Plan didn't support it then and it shouldn't be rezoned anything but ½ acre until the General Plan is written that way now.

Chris Loock from Zion Development mentioned he appreciates the comments even though it doesn't sound like it. He mentioned that not everyone wants ½ acre lots; about 75-80% in Weber and Davis County would like to live in a Master Planned Community with less property. There are people who want to move to Plain City, but want smaller lots. The best way to keep the city rural is to have parks, clustering of houses, and not just ½ acre lots that don't get taken care of.

Rezone Petition – Tom Miller – Jay and Dena Wells Property – Approx. 3319 W N PC Rd:

Warren Burbank representing Tom Miller, who is out of town, mentioned they have a concept for this 10 acres with about 20 lots. He showed the commission the concept. He feels that even with the high ground water they can get ramblers with 3,000 sq. ft. homes. The property is on the south side of the street, east of Grouse Meadows, and across the street from Hawkins Homes.

Spencer moved to leave the public hearings and reconvene in a regular meeting. Seconded by Drummond. Motion carried.

Motion – Rezone Petition - Jay and Dena Wells Property:

Pearce thought Grouse Meadows is zoned RE-15 but Jackson, Spencer, and Hancock thought it is zoned RE-20. Drummond mentioned that in the draft General Plan it shows this area as ½ acres or less. The commission thought RE-15 would be consistent with what is in the area. **Spencer moved to recommend to the the City Council the rezone petition for the Wells property as RE-15 zone. Seconded by Drummond. Motion carried.**

Discussion – Zion Development – Favero Property:

Chad Stokes from Zion Development mentioned that with a PRUD they can create land development that can't be done with standard zones. The geographics like the canal and river are being taken into consideration. The boulevard is proposed at 70 ft wide with very few homes fronting the boulevard. The concept consists of 167 ¼ to 1/3 acre lots, 67 1/3 to ½ acre lots, and 23 ½ acre and bigger lots. The PRUD ordinance allows reduced lot sizes by 10% for open space. The pocket parks and trails would be improved by the developer and dedicated to the city for maintenance. There will be some private open space including trails. The homeowners will pay fees each month to maintain the private open space. It won't be a gated community just some private parks and trails. There is a concern that some lots will be allowed to have horses and some won't and it will cause problems. Chad mentioned that if the city wants them to just do ½ acre lots they can have 300 homes without open space. They are trying go for a different market and this is what they would like to do. Jackson mentioned that the subdivision is not being approved tonight it is just a discussion, but he would like to see some changes. Spencer is concerned about horses and people being turned away. He would rather see the ¼ and 1/3 acres being the exception rather than the rule. This area is in the draft General Plan for ½ acre or less. This is just a rezone issue, but he would also like to see some changes in the concept plan. Pearce likes the concept plan, but she would also like to see some changes. Chad asked for feedback from the commission. Some of the suggestions from the commission were they would like to see what is going to be private and public and the city portion planted with sprinklers, more connectivity to the west and south, and more trails going to the river for public use. It was mentioned that the PRUDs in the north of the city are more accessible to the public. A Homeowners Association will be required.

Motion – Rezone Petition – Zion Development- Favero Property – 4.81 acres:

Spencer moved to recommend to the City Council the rezone petition for the Zion Development -Favero property as RE-15 zone. Seconded by Drummond. Motion carried.

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Final Approval – Fox Subdivision – 24 lots:

Jackson mentioned a conflict of interest and recused himself. Bill Fox's engineer has been working with Brad Jensen and they feel that most of the issues have been worked out. Pearce has looked at this property and asked about the right of way that is presently there. It will no longer be a right of way, and the new right of way will be off of the new street by lot 15. There will be an easement along the north side of lot 15 allowing access for Carlos Heslop and Blair Simpson or Gary Nielsen. Right now the right of way is 16 feet, but the new easement will be 20 feet. They have changed it since preliminary approval from the south side of lot 15 to the north side. The developer was concerned that if the easement is on the south side, it will make it too restrictive for the location of the house. No fences will be permitted on the easement so that a swather can access the land. Pearce isn't concerned about the Heslop property but the Simpson – Nielsen property. The developer explained that the gate will be where the existing gate is now. There was concern that if Carlos locks the gate into his property that Gary Nielsen can't access his property. Gary Nielsen would like the easement to be 30 feet so he could have a flag lot, but the developer isn't willing to do that. It was mentioned an easement across the back of lot 18 for Gary Nielsen (Blair Simpson's property). A pie shaped piece could be put on the back of lot 14, so that Gary Nielsen can have access with a gate to his property. The turnaround on the end of the street was discussed. Lisa Weston mentioned that her brother will not allow the temporary turnaround on his property. The temporary turnaround will need to be all on lot 15. There was a discussion as to whether lot 15 will be buildable with a temporary turnaround on the lot. The lot is big enough it might still be buildable. Brad Jensen will have to be asked. A stub road into Heslop's property was discussed. A field fence will be required around all agricultural property. Any drain ditches and irrigation ditches will need to be shown. The temporary turn needs to be 50-foot radius instead of 55. The Weston family would like to know the cost of the road. Bill Fox mentioned he will have it as soon as he gets final. Storm drains were discussed and it was mentioned the city will maintain the storm drain once it is done. **Spencer recommended final approval to the City Council for the Fox Subdivision contingent upon fixing the temporary turnaround radius, making sure lot 15 is buildable with the temporary turnaround, the temporary turnaround is not on the Weston's property, a field fence around the surrounding agricultural property, a 20 foot easement is provided with a letter stating this, and all items on the letter from Brad Jensen dated August 4th. Seconded by Drummond. Motion carried.**

Motion – Work Meeting August 24th – Open House for General Plan:

Drummond moved to cancel the work meeting on August 24th to have an open house that night for the General Plan. Seconded by Spencer. Motion carried. The commission took a five minute break (8:30-8:35)

Approval of Minutes – 29 June, 13 July, & 27 July:

Drummond moved to approve the minutes of 27 July 2006, as corrected, corrections being to change census to consensus. Seconded by Jackson. Motion carried. Jackson moved to approve the minutes of 29 June 2006, as written. Seconded by Spencer. Motion carried. Jackson moved to approve the minutes of 13 July 2006, as written. Seconded by Drummond. Motion carried.

Report from City Council Meeting:

No report.

Schedule for attending City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Drummond	
Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7

Jackson moved to adjourn at 8:50 pm. Seconded by Spencer. Motion Carried.