

**PLAIN CITY PLANNING COMMISSION  
MINUTES OF MEETING  
14 SEPTEMBER 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 14 September 2006, in the Council Chambers of the Plain City Hall at 7:05 pm. Present showed the following: Chairwoman Artie Pearce , Vice Chairman Buddy Sadler excused, Members: Gary Jackson, Bob Spencer arrived at 7:45 pm, Al Drummond, Secretary Kathy Hancock, and staff Martha Bodily. Also present: Mayor Jay Jenkins, Paul Southwick, V S Sticker, Michael Straham, Shelly Straham, Sherrie Hodson, Marilyn Lott, William Van Hulten, Tammy Perkins, Troy LaFleur, Floyd LaFleur, Martha Bodily, Susan Crosthwait, Carl Miller, Gordon Nozaki, Blake Cottle, Terry Wilson, Jeff Hales, Mary Lou Heslop and Margie Hunt. Chairman Pearce conducted the meeting and Drummond gave the invocation.

Set Public Hearings - October 12th:

Rezone petition – William Van Hulten, Carlos Heslop & Arlene Hodson – 4112 W 2800 N – Re-20 to Re-15

**Jackson moved to set a public hearing for October 12<sup>th</sup> for a rezone petition for Van Hulten, Heslop, and Hodson located at 4112 W 2800 N. Seconded by Sadler. Motion carried.**

Diamond E Ranch Subdivision

**Drummond moved to set a public hearing for October 12<sup>th</sup> for the Diamond E Ranch Subdivision located at 3200 W 1975 N. Seconded by Jackson. Motion Carried.**

Archway Subdivision

**Sadler moved to set a public hearing for October 12<sup>th</sup> for the Archway Subdivision located at 3800 W 2200 N. Seconded by Jackson. Motion carried.**

Discussion – Flag Lot – Troy LaFleur

Troy LaFleur mentioned that this is the property that Dan Murray was trying to subdivide, but he ran into drainage issues. Before Troy bought this property he talked to Brad Jensen, and Brad thought this was the best solution for this piece of property. Troy would like to have two flag lots on this property. Mayor Jenkins mentioned that the city is in the process of putting a road from the LDS Stake Center parking lot to 1975 N. Troy wasn't aware of this and has purchased the property. Mayor Jenkins has been talking to President Griffin and is waiting for an answer from the church. Jackson mentioned that when Dan Murray first brought this in for a subdivision he talked to Stake President Griffin. At that time President Griffin didn't want the road going through. Troy asked if the city would consider flag lots if the road doesn't go through. The commission and Troy discussed flag lots. The flag lot stem would have to be 30 feet with 20 feet paved and a 5 feet buffer on each side. Since the proposed stems are bigger than 30 feet the buffer may have to be bigger than 5 feet. There could be one stem with two houses on the stem. Troy would like to build a house farther back and asked what he needs to do to do that. The commission told him he would have to have a 50-foot radius turnaround for emergency vehicles. The commission couldn't find anything in the flag lot ordinance mentioning a turnaround. Troy asked if it could be a hammerhead turnaround. Pearce will contact the City Engineer to find out what is required.

Lot Line Adjustment – Mark & Susan Crosthwait

Susan Crosthwait would like to do a lot line adjustment and create a flag lot. It was noted that a flag lot has to be 125% of the required zone and Mrs. Crosthwait would need 13,750-sq. ft. if rezoned to the R-1-11 zone. A flag lot is also not allowed in a commercial zone which this property is presently zoned. Susan Crosthwait withdrew her motion since it doesn't fit in the zone.

Final Approval – England Meadows Subdivision -

Paul Southwick mentioned that he turned in the fire flow report and the sewer layout and is still waiting for a reply from Weber Pathways. The commission and Mr. Southwick reviewed the letter from Brad Jensen dated August 31, 2006. Item one states that the wetland delineation study is unclear. Paul Southwick explained that since the wetlands are manmade, by the time they get to phase 3, the wetlands that are there will be dried up. Item 2, the plan shows no direct access through Plain City. Paul Southwick has a letter from Ed Harbertson allowing him access through his property. The commission mentioned that the access will need to be an all weather road. Paul Southwick is planning on making it a 60-foot asphalt road. The road will go over the pathways. Hawkins may try to move a ditch and use the same road. Paul is proposing to move the storm drain ditch by the pathways. He has

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submitted a plan to Weber Pathways for the road going over the pathway and moving the storm drain ditch by the pathway. There will also be a road connecting to Hawkins Subdivision. Either one of these roads will satisfy the fire code access requirement. The commission mentioned that 30 homes could be built without a second access. Item three, Brad Jensen hasn't received all of the plats he needs. Paul Southwick mentioned he has turned plats in but Brad Jensen may have not had time to review them yet. Item four, once Pineview has designed the water system it needs to be shown on the plat. Paul indicated it is on the improvement drawings. Item five, the streetlights have been discussed. (Bob Spencer arrived.) Item six, the Fire Marshall has reviewed the subdivision, and accesses are needed. Item seven, Bona Vista needs to approve the final drawings and hasn't received them yet. Item eight the fire flow needs to be reviewed. Brad Jensen has received it but hasn't had time to review it yet. Item nine, a geotech study has been received. Item ten, the note on the plat needs to be changed to state that finished floor elevation shall be no deeper than top back of curb. Item 11, the streets need to line up with the Still Creek Village Subdivision. Item 12, more sewer information needs to be submitted. A letter needs to be received from Weber Pathways approving the sewer to go along the pathway. The pipe size needs to be approved with provisions for the flow. An easement letter needs to be received from Hawkins approving going through their property. Paul would like to do a pioneering agreement for the sewer line so that anyone that hooks onto it will reimburse them. Item 13, Weber Pathways still needs to approve the drainage ditch along the pathway. There are still some issues that need to be worked out with the sewer line and the pathways and who will maintain the drainage ditch. Mayor Jenkins thought that the City would maintain it once a month and the county would hold the liability. The trails in the subdivision will be paved but the Weber County pathway will not. Item 14, the existing Sewer Treatment Plant doesn't need any upgrading to handle the flow. Item 15, Paul Southwick has applied for a permit from the State Division of Water Quality, but it may take up to 3 months. A copy needs to be submitted with final for Brad Jensen's review. Item 16, the developer is responsible for irrigation and drainage ditches running through this property. There is an irrigation ditch that runs through the property from Remuda but no one uses it. The ditch will be moved and not abandoned since there is water flowing in the ditch from Farr West. Item 17, a bond or escrow needs to be set up. Item 18, a final set of drawings needs to be submitted to the engineer. A couple of concerns are the letter from Weber Pathways, the final review of the fire flow analysis and no amenities in this phase and what if the subdivision doesn't continue. The parks will be in phase two and include a soccer field and parking areas. One amenity now is the sewer line. The development agreement allows two years for the start of phase 2. The open space requirement has been met. There is also concern that in the ordinance it says around existing zones PRUDs need to be sensitive to the area. Lots 81, 2, and 68 are non-buildable without a temporary turnaround. Lots 77, 78, 79, 80, and 40 need to face the main street. No more than 30 houses can be built without a second access. **Jackson moved to recommend final approval for phase 1 of England Meadows PRUD to the City Council contingent upon not building more than 30 homes until a second access is provided and that second access is approved by fire dept, contingent upon the all of the items on the letter from Brad Jensen dated August 31, 2006 that are still pertinent and any other items that might come up, a letter from Weber Pathways is received, there are restrictions on lots 68, 81, & 2 as non-buildable until the road goes through or there is a temporary turnaround, lots 80, 79, 78, 77, & 40 are restricted to face 3575 West or 33400 North and not the stub streets, fences are put around the surrounding agricultural property, and a 6 foot chain link or non-climbable fence that is approved by the public works is along the canal. Seconded by Drummond. Vote: Drummond, Pearce, Spencer, and Jackson aye, Sadler nay. Motion carried.**

Final Approval – Cottle Subdivision

The commission and the Cottles reviewed the letter from Brad Jensen dated August 31, 2006. The concrete waterways have been changed. All of the irrigation ditch users have to approve the pressurized water system. The ditch will have to be piped with 24" pipe and approved by the water users. The ditches can't be moved unless the users are in agreement and the water can't be impeded. There needs to be grates on the head gates. When AJ Robson was approved the detention pond was supposed to be big enough for this subdivision but isn't. Randy Marriott wants to move the detention pond to the south and Cottles are willing to help do this. If Randy doesn't move it than Cottles will have to put in a detention pond. Lot 3 doesn't have enough frontage. Lots 28 and 29 need to be restricted to face 3500 West until the road goes through. A letter needs to be received from the property owner if the temporary turnaround is not on the Cottle property. The streetlights have been addressed. There needs to be fences around surrounding agricultural property. **Spencer moved to recommend final approval to the City Council for the Cottle Subdivision contingent upon correcting lot 3 with 100 foot of frontage instead of 99.4**

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feet, piping the irrigation ditch, an easement letter from Heslop or R&K for the temporary turnaround, lots 28 & 29 restricted to face 3500 West until the road goes through, a field fence around the surrounding agricultural property, a 6 foot chain link fence around the irrigation ditch, and if a detention pond is required a 6 foot chain link fence with a 15 foot gate and a paved access will be required. Seconded by Jackson. Vote: Spencer, Sadler, Drummond, and Pearce aye. Motion carried.

Discussion Diamond E and Archway Subdivisions

The commission discussed the Diamond E Subdivision with Jeff Hales. The storm drain line needs to be to city standards and permission needs to be received for the city to use of the drain. The sewer lift station line needs to be engineered to make sure it is adequate. The street going north needs a temporary turnaround. One of the cul-de-sacs will be turned into a stub street. The commission would another cul-de-sac to also be turned into a stub street. The neighboring lot will own the detention pond. Pearce mentioned that Jay Christensen with the irrigation company would like the canal piped. The commission read the ordinance and the canal needs to be fenced with a 6 foot chain link fence. Jeff Hales mentioned he will deed 16 feet on the side of the canal to the irrigation company.

The stub road in the Archway Subdivision needs a temporary turnaround. The commission thinks the city should put curb and gutter in front of the two homes between the Archway and the 4- Mile Subdivisions.

Approval of Minutes – 10 August and 24 August 2006:

Jackson moved to approve the minutes of 10 August 2006, as corrected, corrections being to change “recluse” to “recuse”, and change the sentence stating the temporary turnaround has to be on lot 15. On August 24<sup>th</sup> minutes, remove the second “Darwin Smith”. Seconded by Drummond. Motion carried. Sadler noted he was not present on the 10<sup>th</sup>. Spender noted he was not present on the 24<sup>th</sup>.

Report from City Council Meeting:

City Council held a public hearing for Cicadis and Zion Development, but couldn't vote on it because of a protest against any annexations. Ted Balderree has resigned and Al Drummond was appointed as a permanent member. The commission discussed density with PRUDs. Pearce read a letter from the planners explaining how conditions can be set for larger lots and frontages. Brandon Stokes has sent a letter asking to be on the commission and the commission recommended the letter be sent on to the Mayor. Sherry Hodson and Margie Hunt were present as non-residents and Pearce thanked them for coming. The next Planning Commission meeting will be at 6 p.m. because the Mayor wanted to have a public hearing for the annexation that night and Cindy Gooch has everything arranged for 6 p.m.

Schedule for attending City Council Meetings:

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

Spencer moved to adjourn at 9:55 pm. Seconded by Drummond. Motion Carried.