

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

The Plain City Planning Commission convened in a work meeting on Thursday 28th September 2006, in the Council Chambers of the Plain City Hall at 6:10 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler, and Members: Gary Jackson excused, Bob Spencer arrived at 6:30 p.m., Al Drummond, and Secretary Kathy Hancock. Also present: Mayor Jay Jenkins, Councilmembers: Darwin Smith, Brent White, and Don Weston, Cindy Gooch, Beth Koford, Mandy Lund, Carl Miller, Virgie Howard, Susan Strahan, and LaFray Kelley. Chairwoman Pearce conducted the meeting and Mr. Sadler gave the invocation.

Discussion – General Plan – Cindy Gooch:

The commission discussed sidewalks to the east of Fox Subdivision and by the new school. The commission thought that if there are any deferrals in this area the homeowners could pay for the sidewalk in front of their homes.

The legacy highway was discussed. The Wasatch Front Regional Council will be having a meeting to discuss where to put the legacy highway and the community will be able to give input. The corridor needs to be preserved. Unfortunately Weber and Davis Counties haven't done that. The only way to preserve property is to put it on the map and let people know that is where the legacy highway is going. The County Commissioners are the ones that need to decide where to put it and purchase a 200 foot strip to reserve it. The state would then have to purchase the homes.

Ms. Gooch presented the completed part of the General Plan draft to the commission. There are three areas of the plan that haven't been completed yet and will be delivered on October 10th. The plan suggests things that need to be done and a time line in getting them done. One of these is a Master Park plan. It is recommended by the National Recreation Parks Association that for every 100,000 residents there is 6 acres of parks. For every 6,000 residents it is recommended that there are ½ a mile of trails. Ms. Gooch still needs to get the build out from Brad Jensen to determine the total amount of parks and trails the city will need. (Bob Spencer arrived)

Ms. Gooch suggested that the commission review the completed part before she delivers the rest. The plans can be marked up with changes since the draft will be revised and sent to the City Council. Once the City Council reviews the draft it will again be revised and sent back to the commission. The commission will hold a public hearing and send it back to the City Council so they can hold a public hearing.

The commission reviewed the comments from the Open House. Most of the comments were against the commercial location on 1500 North and 4700 West. Ms. Gooch recommended that the commercial location be by the proposed legacy highway. The commercial areas in the General Plan should be revised every two years, but always be a work in progress, so that if new commercial is needed it is preserved. One concern with the comments is residents want to keep a bedroom community, but don't want high taxes. No matter what the commission or City Council decide there is always going to be someone that doesn't like it. Ms. Gooch mentioned that without businesses the sales tax goes to other cities. Commercial property is essential to keep Plain City taxes from being high.

There were a little less than 100 residents at the Open House. Most of those were from the 1500 North 4700 West area. The comments suggested larger lot sizes of ½ acre or larger and less high density. The parks comments were 9 for more and 9 enough. The comments will be attached to the General Plan.

Ms. Gooch mentioned that the city has gone from a Class 3 to a Class 5 city. The commission and Ms. Gooch discussed private and public utilities. At the present time there are no private streets in the city. There are several secondary water resources in the city including Pineview, wells, irrigation ditches, and a private group. There is a concern with piping of canals, and seepage issues with ditches and canals. An evaluation on the sewer system is being done. She also asked the commission about the Storm Drain Phase Two requirements. The commission thought they were being done but wasn't sure. Ms. Gooch had received a phone call saying that Plain City's report hadn't been submitted yet. The Storm Water Master Plan needs to be presented to the EPA and the report is due in October, and if it is not received the city can be audited and fined. She also mentioned that the city can charge a

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monthly storm water fee to help with the plan. Cindy will make some suggestions in the General Plan on how to do the Storm Water Master Plan.

The commission and Ms. Gooch discussed some problems in the city with canals and ditches. There is a conflict with what the Irrigation Company President wants and what the city ordinance requires. It would be helpful to have a definition for a canal in the present ordinance. Another concern is drainage. With the wet springs the ditches are getting full and there is no place for the storm water to go. There needs to be something in place so when developers come in roads will be connected. Another issue is sidewalks especially with the new elementary school going in. Ms. Gooch suggested putting anything that needs to be worked out in the General Plan with a time line for completion.

Ms. Gooch explained the sections in the draft General Plan. Under each section there will be a Goal, Objective, and Policies with a time period to review them and who reviews them. The commission should look at the commercial areas and see if that is where they are wanted.

Mr. Sadler moved to table the general plan for further discussion. Seconded by Mr. Spencer. Motion carried.

Mr. Sadler moved to adjourn at 7:30 pm. Seconded by Mr. Drummond. Motion Carried.

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