

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
9 NOVEMBER 2006**

The Plain City Planning Commission convened in a meeting on Thursday, the 9th November 2006, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler arrived at 7:05 pm, Members: Gary Jackson arrived 7:05 pm, Bob Spencer arrived at 7:06 pm, Al Drummond, and Alternate Brandon Stokes, and Secretary Kathy Hancock. Also present: Public Works Director Mitch Willson, Ryan Taylor, Glenn Taylor, Jeff Hales, Brad Simons, Tom Miller and Engineer, Troy LaFleur, Floyd LaFleur, Danny Kilgore, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Stokes gave the invocation.

Public Hearing – The Homestead Subdivision – 3319 W N Plain City Rd – 21 lots:

Mr. Drummond moved to convene in a public hearing for The Homestead Subdivision. Seconded by Mr. Stokes. Vote: Mrs. Pearce, Mr. Drummond, Mr. Stokes voted aye. The motion carried. Mr. Sadler and Mr. Jackson arrived.

There were no public comments.

Mr. Drummond moved to reconvene in a regular meeting. Seconded by Mr. Jackson. Vote: Mrs. Pearce, Mr. Drummond, Mr. Stokes, Mr. Jackson, and Mr. Sadler voted aye. The motion carried. Mr. Spencer arrived.

Preliminary Approval – Homestead Subdivision - 3319 W N Plain City Rd. - 21 lots

The Commission reviewed the letter dated October 4, 2006, from Brad Jensen and the latest plat dated August 28, 2006. Mr. Miller presented a newer plat. Chairwoman Pearce mentioned that after discussing this subdivision with Brad Jensen, there is concern with the drainage. Mr. Miller mentioned he has contacted the developer of Stillcreek Village. He is having his engineers see if their system is adequate to hook into. If the size needs to be increased Mr. Miller will help pay for it. He asked for approval subject to their approval. The Commission would like something from Stillcreek stating that it is adequate. The new plan shows a triangle piece that will be used as the detention pond. The drainage would then drain into the Stillcreek system. The Commission would like to see at least one of the cul-de-sacs become a stub street. Before the street can be stubbed the location of the power lines needs to be noted. The Commission also mentioned the power line corridor that is on the General Plan. Stubbing roads into the power line corridor was also discussed. The commission decided that maybe it would be better not to stub too many streets into the corridor. Chairwoman Pearce suggested tabling approval until it is known how the storm drainage will work. The pipe size will need to be upsized for future growth to 36" instead of 24" pipe. A pioneering agreement was discussed so if anyone hooks onto Hawkins storm drain later on, they are reimbursed. **Mr. Sadler moved to table The Homestead Subdivision for further information. Seconded by Spencer. Vote: Mrs. Pearce, Mr. Drummond, Mr. Spencer, Mr. Jackson, and Mr. Sadler voted aye. The motion carried.**

Diamond E Ranch Subdivision (3200 W 2600 N – 44 lots)

Chairwoman Pearce mentioned that last time this was on the agenda there were some questions. The main question was whether the canal had to be piped or fenced. After discussing this with the Attorney, it has been determined that if it is in the subdivision it has to be piped and if it is outside the subdivision fenced. Since the irrigation company doesn't want to take over the easement, Mountain View Irrigation will own it but the irrigation company will still maintain the canal. One cul-de-sac has been turned into a stub street. There is a concern that lots 29 and 30 may have the front and back yards on a street if the dirt road is paved. The Commission reviewed the ordinance. It does mention major streets, but since 2600 North is a major street and only two blocks away, the commission feels that the dirt road won't need to be a major road. The Commission does feel that the back yards of these two lots need to have vinyl fences so when the road does go through it will be nicer. It was also noted that the houses couldn't face the access road. The Commission asked about having the temporary turnaround on the dirt road. Mr. Hales is concerned that since that is a farm access it may impact farmers. All of the items on the letter from Brad Jensen dated August 24, 2006, have been addressed. The secondary water will be Pineview right now, but may be switched to Mt. View Irrigation. The Commission reviewed the Public Works comments with Mr. Hales. The existing storm drain needs to be upgraded. It will be replaced with a 15" pipe instead of 12" pipe. It will need to be replaced all the way to the manhole on 2600 North. The lift station will be built to Plain City Standards. There will be an easement under the canal for water and sewer. This was done by the past owner of the Pheasant Brook subdivision without the approval of the canal company. A document releasing liability for this needs to be signed. The \$200 per lot fee needs to be paid by the developer for upgrading of the existing lift station on 2600 North. The Public Works Department would like the fences installed before building permits are issued. That will keep trash on the property and not on the neighboring property. Mr. Hales mentioned that they would be putting up a chain link fence as requested by the neighbors. The following lots need to face the main street 1, 3, 4, 10, 11, 28, and 44. Lots 3 and 4 are the major concern with facing the main street and need to be restricted. There was a discussion concerning the fence around the detention pond. Mr. Hales mentioned that lot 20 would own the detention pond with an easement. It will be planted. It was noted that livestock wouldn't be allowed to graze on the detention pond. The pond needs to be restricted to maintain the integrity of the pond. **Mr. Jackson moved to grant preliminary approval to the Diamond E Ranch Subdivision contingent upon meeting all of the requirements on the letter from Brad Jensen dated August 24, 2006, and the public works comments, lots 1, 28, & 44 restricted so that**

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driveways aren't on the north side of the lots to impede snow removal, lots 3 & 4 are restricted with houses facing west and no driveways on the stub streets, a vinyl fence on the north side of lots 29 & 30, a vinyl privacy fence on the north of lots 29 and 30, an easement agreement for the detention pond to insure the integrity of the pond by the owner of lot 20, the remaining cul-de-sac will be made a stub road into the county road on the north. Seconded by Mr. Spencer. **Vote: Mrs. Pearce, Mr. Drummond, Mr. Spencer, Mr. Jackson, and Mr. Sadler voted aye. The motion carried.**

Conditional Use Permit – Troy LaFleur – Two Flag Lots – Approx. 4600 W 1975 N.

Mr. Troy LaFleur has talked to the Mayor but nothing has been worked out yet. Mr. LaFleur is looking at doing two flag lots with two stems. One stem would be 55 feet wide and the other one 57 feet wide. Mr. LaFleur is asking for a conditional use permit for flag lots unless the Mayor can come up with something definite for the road. There is no curb and gutter on 1975 North right now so a deferral will be required. The Commission would like to see a 50-foot radius turnaround at the end of each flag lot. Fire hydrants need to be checked by the Fire Marshall. Mr. LaFleur mentioned that he talked to Don Weston and he will need one fire hydrant and the turnarounds can either be a cul-de-sac, hammerhead, or a y shaped turnaround. The Commission wants the 50-foot radius turnaround. It was mentioned that lot 2 only has 95 feet of frontage and will need to be changed to 100 feet. It was mentioned that the ordinance requires a 20-foot road with 5 feet of landscaping on both sides. The commission would like to see what Mr. LaFleur is planning on doing with the stems. The Commission would like Mr. LaFleur to change the plat, show the landscaping of the stems, and have the fire marshall tell where the hydrant needs to be. **Mr. Sadler moved to table the conditional use permit for the flag lots until the next meeting. Seconded by Mr. Spencer. Vote: Mrs. Pearce, Mr. Drummond, Mr. Spencer, Mr. Jackson, and Mr. Sadler voted aye. The motion carried.**

Set a public hearing for December 14 for Mustang Run Subdivision.

Mr. Spencer moved to set a public hearing for Mustang Run Subdivision for two lots on December 14, 2006. Seconded by Mr. Sadler. Vote: Mrs. Pearce, Mr. Drummond, Mr. Spencer, Mr. Jackson, and Mr. Sadler voted aye. The motion carried.

Final Approval for Big Cottonwood Estates Phase 3 (2175 N 4725 W – 11 lots)

The Commission and Mr. Danny Kilgore reviewed the letter dated November 3, 2006, from Brad Jensen. The lot addresses and survey monuments need to be shown on the plat. The secondary and culinary water need to be addressed by Bona Vista and Mt. View Irrigation. The Commission asked about the secondary water system. Mr. Kilgore mentioned that the water lines are in and water will be there by spring. The plat shows an existing irrigation ditch that needs to be piped. The proposed irrigation pipe needs to be in a utility easement. The Commission discussed having the temporary turnaround just paved without curb and gutter so that there isn't a permanent bubble once the road goes through. The Commission would like to see the money set aside to curb and gutter it at a later date. Brad Jensen could work out the details. There was a concern with not putting curb and gutter in front of those two lots and still having them be buildable. The utilities follow the curve of the sidewalk. It may be an issue the attorney needs to answer. The storm water pollution plan needs to be submitted and the sewer flow lines need to be revised. **Mr. Jackson moved to recommend final approval to the City Council for the Big Cottonwood Subdivision Phase 3 contingent upon the items on the letter from Brad Jensen dated November 3, 2006, and working an equitable way of setting aside money to curb and gutter the temporary turnaround on 2175 North until such time as the road continues so there isn't a bubble when the road is continued. Seconded by Mr. Drummond. Mr. Jackson amended his motion to add with making an exception for item 6 on the letter from Brad Jensen dated November 3, 2006. Vote: Mrs. Pearce, Mr. Drummond, Mr. Spencer, Mr. Jackson, and Mr. Sadler voted aye. The motion carried.**

The Commission took a 2 minute recess.

Motion – PRUD CUP – 4 mile parkway – approx. 3013 W 1900 N

There are about 2 acres that are not annexed into the city yet. Hawkeye Development thought that they would be annexed in by now. They can pull those sections out if there is a problem with approval. The lot sizes and conceptual plan have been submitted. There was a discussion with wetlands and the power line corridor open space. These are being counted as 100% towards open space and shouldn't be. A wetland delineation study will need to be done. There was a discussion concerning a HOA (Homeowners Association) and a SID (Special Improvement District). There is a concern with maintenance of the open space, trails, etc. Discussion followed. There was a discussion as to private and public. This will have to be worked out. It was discussed having so much of the open space improved once so many homes are approved. It was suggested that the trails be 8-10 feet of either paved or hard surface.

The main entrance aligns with 2950 West and this will be the only entrance until the project to the west is also done. The amount of homes will be limited until the second access is done. The property to the east doesn't have a stub street into this

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property. The commission mentioned an 80 foot arterial road that is on the new General Plan on the west side of the power lines. This is also in the Weber County plans.

Proposed house plans were provided. Conceptual landscaping needs to be included in the development agreement. This needs to include what type of plants. The development agreement also needs to include widths of trails, setback requirements, and lot widths for the different size lots. The type of exterior will need to be mentioned. How the open space will be maintained needs to be decided HOA etc. and an estimate per lot to maintain. The commission is concerned about the 7,000 sq. ft. lot size. It was mentioned that the legend is wrong. There are very few 7,000 sq. ft. lots, most are more in the range of 10,000 sq. ft. lots. It should say 83 with a minimum of 7,000 instead of 83 – 7,000 sq. ft. lots. Retirement homes were mentioned and these would be on smaller lot sizes. Mr. Brad Simmons mentioned they had a neighborhood meeting with everyone within 1,000 ft. About 28 people showed up.

There was a discussion concerning HOA versus SID. Mr. Brad Simmons mentioned having an option for the city to take over in 30 years. Once so many of the homes are built than a professional manager could take over the HOA or SID. If someone isn't paying that the money could be collected through the water bill. The City Attorney would need to look into this. It was mentioned that if a HOA or SID maintains the parks and trails than there may be liability if it is public. Discussion followed concerning private versus public parks and trails. Part of the ponds are needed for drainage that may go away if the Kilts property is subdivided.

There was a discussion concerning the part of the subdivision that will be in Marriott Slaterville. Marriott-Slaterville won't let it be annexed into Plain City. This property will stub into the existing Plain View Subdivision. The Commission will have a joint meeting with Marriott-Slaterville to discuss this property and also the 80 foot arterial street that will run along the power line corridor. There are a lot of loose ends that need to be worked out. A storm drain study needs to be done. Having the streets to public works standards was mentioned. The ponds will be constantly moving to keep the amount of mosquitoes down. The plan is to have the State Fish and Wildlife plant fish in the ponds. Piping of 4-mile was discussed. It is 10 feet on the other side of Glenn Taylor's property. A draft development agreement is needed along with a Conditional Use Permit.

Secretary Hancock will contact Marriott-Slaterville to see when they can meet. **Mr. Spencer moved to table the 4-mile PRUD Conditional Use Permit until another time. Seconded by Mr. Jackson. Vote: Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.**

Approval of the Minutes – September 28, and October 12, 2006

No changes were indicated. **Mr. Jackson moved to approve the minutes of September 28 2006, as written. Mr. Drummond seconded the motion. Mrs. Pearce, Mr. Jackson and Mr. Sadler voted aye. The motion carried. Mr. Jackson moved to approve the minutes of October 12, 2006, as written. Mr. Sadler seconded the motion. Mrs. Pearce, Mr. Jackson and Mr. Sadler voted aye. The motion carried. Mr. Spencer and Mr. Drummond noted that they were not present but voted aye.**

Motion – Cancel November 23, 2006 meeting

Mr. Sadler moved to cancel the November 23, 2006 meeting because of Thanksgiving. Seconded by Mr. Drummond. Vote: Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Drummond, and Mr. Spencer voted aye.

Discussion – Mixed zone

Chairwoman Pearce mentioned that because of the lateness of the meeting the mixed zone will be discussed later. Jeff Hales asked what the Commission is doing. Mr. Sadler mentioned that he has discussed with Chairwoman Pearce a mixed use zone. The zone would include some 20,000 sq. ft. lots along with 14,520 sq. ft. lots. A certain amount would be required to be 20,000 sq. ft. lots. No other city has a mixed zone like this.

Report from City Council- Sadler & Pearce

They are putting Councilmembers on the Boards. It was reported that Bruce Higley was appointed to the Mosquito Abatement Board. Chad Costley is on the Bona Vista Board, and Brent White is on the Cemetery Board. Plain City Meadows is asking about the pioneering agreement for 3600 West. The residents where the new sewer line is will be billed as of January 1st for sewer. They bought a new snow plow. The City has hired Richards and Richards as the new attorneys. The November 16th meeting has been canceled because of the annexation hearing. Discussion followed concerning the annexation.

Mr. Jackson moved to adjourn at 10:18 p.m. Seconded by Mr. Drummond. Vote: Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.