

Plain City Planning Commission
Minutes of Meeting
10 May 2007

The Plain City Planning Commission convened in a meeting on Thursday, the 10th May 2007, in the Council Chambers of the Plain City Hall at 7:05 p.m.

Present showed the following:

Chairwoman: Artie Pearce
Vice Chairman: Buddy Sadler
Members: Bob Spencer
Al Drummond
Brandon Stokes
Alternate: Jarod Maw
Secretary: Kathy Hancock.

Also present: Blair Taylor, Shirlene Stimpson, Jack Stimpson, Cozette Stimpson, Jonathan Call, Scott Proctor, Ed Reese, Julie Reese, Dan Binkerd, Ryan Taylor, Paul Geiss, Kelly Parke, Tony Campbell, Brad Simons, Kaye Parkin, Gary Parkin, Robert Wakefield, Lance Bingham, Rex Fowers, Rodney Price, Reid Newey, Sue Newey, Sharon Proctor, Merlin Ward, Shelley Branz, Luke Balster, Patricia Bitton, LaRae Clark, Rochelle Taylor, Florene Parke, Carl Miller, Kelly Parke, Connie Peek, Corey Fisher, Bob Lewis, Joe Patterson, Todd Nelson, Jolene Anderson, Don Anderson, Troy Facer, Tasha Facer, Michael Lamoreaux, Michelle Lamoreaux, Tom Miller, Burke Stone, Delayne Jackson, Joanna Jackson, Norm DeVries, Troy Stephens, Julie Shelton, Kristen Kearn, Mike Kearn, Jason Dickemore, and LaFray Kelley. Chairwoman Pearce conducted the meeting and Drummond gave the invocation.

Public Hearing – 4-Mile Parkway Conditional Use Permit & PRUD

Mr. Sadler moved to convene in a public hearing for 4-Mile Parkway conditional use permit and PRUD. Seconded by Mr. Drummond. Vote: Mr. Drummond, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes voted aye.

Motion carried. Chairwoman Pearce turned the time over to Mayor Jenkins for some comments. Mayor Jenkins explained that everyone has his or her own opinion on this subdivision. He asked that the residents speak into the microphone and state their name and address. He also asked them to maintain order but explain what their concerns are and not just their feelings. This is the beginning of a lengthy process, but not the first time it has been in. Chairwoman Pearce explained that tonight the commission will just consider the conditional use and preliminary in a month. The developer has applied for a PRUD, which requires a conditional use permit. Chairwoman Pearce also asked that those wishing to comment limit their comments to 3 minutes one time only.

Brad Simons from Hawkeye Development explained that 3 months ago they held a community meeting and apparently not everyone was contacted. The Taylor family has asked him to help develop their property. Glenn and Diane Taylor are dictating and spending money to make this a nice subdivision. They aren't just selling the land to a developer and letting him do what he wants. They are asking for a PRUD, which will allow 1.7 units per acre. Under the PRUD ordinance for a Re-20 zone 2.0 units are allowed per acre. They will have 1.9 units per acre. In exchange for higher density, they are proposing an entry statement with a water feature. There will be three parks with one deep pond and walking and jogging trails along 4-mile creek. At the last Planning Commission meeting, the commission mentioned they want some public open space, so the power line corridor park will be city owned. He explained the rest will be private, but can be used by the public unless they are rowdy and asked to leave. There will be about 53 6,000-sq. ft. lots for senior retirement housing with their own clubhouse in the middle. The surrounding lots will be 8,000 sq. ft. lots and the rest 10,000 sq. ft. to 12,000 sq. ft. and larger lots. They are only picking up 36 extra lots than a regular subdivision and have 37 acres of open space. He explained that he is following the guidelines of Envision Utah with the exception of multiple family housing.

Merlin Ward who lives at 2498 W 2000 N in Farr West has property across from this. He realizes that progress can't be stopped, but he hopes Plain City will look at every avenue for the public and contractor so everyone is happy.

Kelly Parke who lives at 3393 W 1700 N and borders Phase 3 and 6 of this project, is against going smaller than ½ acre. When the Cottle Subdivision came in the city stayed with ½ acre and the neighborhood shouldn't be allowed to change. The open space will remain open space either way. The proposed parks are either under the power lines and not buildable space or a swamp. He mentioned a road along the power line corridor that was discussed at another meeting. Chairwoman Pearce mentioned that the road is no longer there. Mr. Parke hopes the land stays ½ acre.

Cory Fisher who lives at 1840 N 2850 W doesn't think it makes any sense getting open space for density when the parks can't even be used for lacrosse or soccer. More families will be coming in and more fields are needed. The proposed parks will have the kids playing in water and they aren't big enough. If the city is going to allow the density, then bigger parks need to be required. The parks will eventually become city property anyway. If they are private property, then people won't use them

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because they will be told to get out. Plain City is allowing smaller lots and needs to be able to use the parks. Farr West is putting in bigger parks. Development is coming, but if smaller lots are allowed then the city needs to be able to benefit and use the parks.

Connie Peek who lives at 2729 W 1800 N is concerned with smaller lots bringing down their property value. She is also concerned with drugs and crime with lower income housing. The property has water on it and it won't be feasible to put houses there. More police will be needed along with more maintenance for roads. She is concerned about safety and feels that smaller homes attract more crime. She would like the commission to take a closer look at this.

Rochelle Taylor who lives at 2937 W 1900 N right next to the entrance is concerned about the pond by her fence. She has had water problems in her basement several times and has had her insurance cancelled. It is a beautiful subdivision but she is concerned about so much water that close to homes. She is also concerned with 300 homes and the one access out. It is rumored the developer has bought property for another access. She would like to keep the ½ acre lots so Plain City can enjoy the special place it has been for 40 years. She has no problem with the development, but would like bigger lots so her property value doesn't decrease.

Ed Reese who lives at 1811 N 2300 W in Farr West is concerned about the fencing around his property. He has irrigation rights and needs to be able to get to his property and irrigate without flooding anyone else.

Dan Binkerd who lives at 3353 W 1775 N, showed the commission and residents a demonstration. He added rocks in a pitcher one at a time showing that one at a time doesn't look like a lot of rocks but he put in 83 rocks like the 83 subdivisions in development or planning in Plain City right now. He stated that they figure an average of 4 ½ people per house with 300 homes is a lot of people about 5575 new people. The city can't afford sidewalks by the new elementary, but they are forging ahead with development. He asked if there will be water, sewer, and what the impact will be on roads etc. We need to hold onto the quality of life that we have now. He asked if in the future, Plain City will it be against a Walmart and super center.

Sharon Proctor who lives at 3233 W 1975 N, and has for 22-23 years, has 2 sump pumps going 24 hours a day. They live about 15 feet from this development. Her house has flooded in wet years. The neighbors have horses and when they get out, what will happen. She would like to keep the way of life they have now and thinks ½ acre lots are too small for this area. Another concern is the entrance is too close to the curve. There is a concern with accidents because high school kids come around that corner so fast. Is there enough water, police, and sewer?

Troy Stephens who lives at 1685 N 2850 W, and the property borders his back yard, moved from Washington Terrace – Riverdale area for the peace and quiet. In Riverdale, a contractor gave a presentation about needing to combine house types. The homes were supposed to sell for \$400,000, but only sold for \$175,000. They were built cheap and after 10 years are trash heaps. Is this what Plain City wants?

Lance Bingham who lives at 1753 N 3375 W is concerned about the access to this property and creating problems. The road in Plain View is only a chip and seal road and not gravel and won't handle the traffic. With that size of lots there will be an impact with water and where will it go. His property is higher and there isn't much of a buffer zone in that area. He doesn't have a sump pump and doesn't want one because of insurance. He moved here for the peace and quiet. He is also concerned how it will impact the new school.

Burke Stone, who lives at 3326 W 1775 N and borders this property, found out about this property from a letter on his door step. He knows progress is needed but he moved there because he liked the open space. If smaller lots are wanted than they can go someplace else. He doesn't like having the parks private and being kicked off. It is zoned ½ acre and should stay ½ acre, because smaller lots is not Plain City.

Norm DeVries who lives at 3045 W 1975 N, north of the development, agrees with everything that has been said and has some concerns. He was the first home on the sewer system when Farr West was part of the system. His basement was flooded twice and he received no help from Plain City. Since then, Farr West has gone a different way. He would like to know what has been done to address this situation. He has a sump pump and his property is higher than this property. Another concern is the entrance. You can't always see the cars coming because of the blind corner. He is also concerned that the city may get left high and dry when the developer goes bankrupt. He asked that the city review this carefully and make sure everything is taken care of.

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Rod Price who lives at 3190 W Pioneer Rd in Marriott- Slaterville, is concerned with the pond at the end of the slough. The Taylor family doesn't own all of the way to 4 mile. He has cattle on his property quite often, and doesn't want people getting mad when they get on their property. The property owners also won't like the dust from his cattle.

Jolene Anderson doesn't know the address of her property, but is concerned about being landlocked. She mentioned that there is supposed to be a road going through her property. She wants to know what this development will be like. She would like to see bigger lots and not lower income problems.

Florene Parke who lives at 2996 W 1900 N across the street from this development knows this property is being developed, but feels this is a disaster. She feels that if the lots are designated ½ acre, they should stay ½ acre. She had never heard about 6,000 sq. ft. lots and went and found some. She was shocked; they are on top of each other. She is a senior and she wouldn't live there. She wants her grandkids to be able to come back to Plain City and have half acre or bigger lots. She doesn't want to see her property value go down with smaller lots. She has seen water on this property for months at a time and this is a dry year. She is concerned about who will be responsible for the water problems. She is also concerned about the blind corner. The road is really busy from 6:45-7:45 a.m. in the morning with cars and busses. She talked to narcotics strike force and lower income homes bring in drugs.

Michele Lamoreaux who lives at 3339 W 1775 N isn't thrilled about losing her view. Where she used to live, the developer promised \$200,000 in appreciation value on her home. Investor bought the homes, they are close together, and most of them are vacant. She would like to see a city center before all of these homes come in. A swamp park doesn't sound appealing.

Todd Nelson who lives at 1692 N 2850 W, feels a lot of people move out here for the ½ acre lots. The 6,000 sq. ft. lots aren't needed. He feels it is about the money developers can make with smaller lots. Plain City doesn't have a lot of parks. He was told there would be one in his neighborhood. The developer doesn't live here; those who do don't want it changed.

LaRae Clark, who lives at 1925 N 2950 W, wants to know if the Army Corp of Engineers has addressed the slough areas. She wants to know if the city gets money for this development. There are going to be improvements, does the developer help pay for these. The city needs to get more tax base. It costs money for schools, roads, sewer and everything. She would like to see another access, because 1900 N is so busy.

Reid Newey who lives at 3325 W 1775 N, knows development is coming. He would like the commission to take the residents views into account. Not just for this one but for everything that comes in.

Bob Wakefield who lives at 1965 N 2950 W, north of this subdivision, knows the property owners have rights, but feels the neighbors who have lived here should be satisfied as well. He would like to see a complete set of plans. He wants to know where the roads are coming in. He asked if the developer has enough water shares. If his calculations are correct, they need about 2,500 water shares for this development. Using the ponds as secondary water needs to be looked into. He wants to know the time for this subdivision, whether it will be done in 90 days or 3-4 years. He asked if there would be another public hearing when new plans are brought in. He was told this is the public hearing, and the public is welcome at any meetings, but there won't be a public hearing.

Shelly Branz just purchased some property in Plain City. She grew up out here. She doesn't like small building lots and doesn't want the riff raff that will come with smaller lots. Money is being made at the resident's expense. The Taylor family is wonderful people, but she would like the commission to think about the people who live here.

Julie Shelton who lives at 3077 W 1975 N, feels that a lot of people have horses and cows and don't want it changed. They want more open space to have animals.

Jason Dickemore, who lives at 1657 N 2750 W, is concerned with the impact from this development; especially the impact on roads.

Brad Simons from Hawkeye Development addressed the concerns mentioned in the meeting. As for the access on 1900 North, it will be widened in front of the property. He has done a traffic study and they will require acceleration and deceleration lanes. The zoning won't change; it will be ½ acre. It will take about 10 years to finish the development. The Taylor family is in charge and wants it to take that long. Water is taken care of and that many water shares aren't needed. They are working with Weber Basin for the rest of the shares needed. There is enough water available. There will be letters from the utilities saying they have the capabilities to service the area. A wetland study has been done on the Kilt's property. The study on the Taylor property is in the process. There will be a set of plans and a public meeting before the June 14th meeting. He will send

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out notices to everyone for that meeting. Having the parks and trails public is being debated with the commission. It is challenging having a Homeowners Association pay for the parks, and the public using them. Right now they are proposing the power line corridor being public, but they aren't against all parks being public. They will work that out with the staff and City Council. The parks wouldn't be turned over to the city until after a year. They are planning on putting in land drains and not sump pumps and draining to 4-mile creek. The sewer is being worked out with the engineers. It looks like it will go to Central Weber Sewer if the city approves it. The developer has been around for 34 years along the Wasatch Front and has not left anyone high and dry. The road in the subdivision to the west has asphalt under the chip and seal. Fencing will be required around the perimeter of the subdivision and will be chain link. The concern with a piece of property being landlocked isn't a concern because it is on 1900 North. They aren't planning on using the utility easement through this property. The park under the power line corridor was only used as 50% of the required open space. There are only about 13% of the lots that are 6,000 – 8,000 sq. ft. lots. Most are 12,000 sq. ft. and larger. These homes will not be cheap and so there isn't the concern about drugs and crime. **Mr. Spencer moved to go out of the public hearing and into the regular meeting. Seconded by Mr. Drummond. Vote: Mr. Drummond, Chairwoman Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.**

Motion – 4-Mile Parkway Conditional Use Permit & PRUD

Chairman Pearce recommended that the commission table approval of the conditional use permit until the June 14th when the preliminary approval will be reviewed, to give the commission time to review it. She would like the commission to review the benefits to the developer and the city. Mr. Spencer recommended that the residents come to the Thursday night meetings not only planning commission, but also City Council because they appoint the commission. There is a concern with parking in the subdivision, the small lots, and the utility poles in the park. It was suggested that the commission look at the property to address some of the concerns. There is also a concern with safety and the open water. There has been some comment from elderly residents that don't want big lots and don't want to move out of Plain City. Impact fees will be paid with the building permits and the city will get property taxes. Plain City is going to grow because this is where the land is, but the city needs to make sure it is in the best interest of the city. **Mr. Spencer moved to table the conditional use permit for the 4-Mile Parkway PRUD until June 14th meeting. Seconded by Mr. Stokes. Vote: Mr. Drummond, Chairwoman Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.** The commission took a 5 minute break from 8:30-8:35 p.m.

Motion Set Public Hearing – Stone House Subdivision

Mr. John Call explained that they want to divide the land into 3 parcels. He asked if he could start on the house since there is a 100-foot frontage. He was told that since he has applied for a subdivision he either needs to pull the subdivision application or wait until after approval. He explained that he can't afford that big of a piece and the whole thing has to be in his name to build. The commission explained that since it is a subdivision a public hearing has to be held. His father owns lot 1, and he will build on lot 3. It is a strange configuration, but the one section can't be built upon. Part of the property is in the process of being purchased from Jack Etherington. **Mr. Sadler moved to set public hearing on June 14th for the Stone House Subdivision. Seconded by Mr. Drummond. Vote: Mr. Drummond, Chairwoman Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.**

Final Approval – Homestead Subdivision

The newest plat is stamped March 15 and the letter from Brad Jensen dated April 26, 2007. The streets need to have numbers instead of names. The survey monuments need to be added. Notes need to be added. The finished floor elevation needs to be added. The lots need to be graded to not drain on other lots. The detention pond needs to become part of lot 1 or a chain link fence and a gate will be required. Details need to be worked out if it is deeded. The outlet structure for the pond needs to be shown and how it will function. The oil sediment has to be removed before discharge. More details are needed for the sewer. Additional information need to be provided for the curb and gutter on North Plain City Road. The cross slope of asphalt has to be between 2 and 5%. Most of the issues are engineering. Mr. Miller mentioned he has paid Stillcreek to increase their pipe size to hold the storm drainage. Another inlet box will be required. Street lighting needs to be per the ordinance. A permit from Water Quality needs to be received. The overall erosion needs to be submitted and the inlet will need to be protected during construction. A bond or escrow needs to be set up and an estimate submitted to the city engineer. Once details are worked out two drawings need to be submitted. Mr. Miller mentioned a geotech study has been done and the water table is 7 feet deep. The city needs to receive a copy. A field fence will be required around the undeveloped property unless the neighbors are satisfied with a fence. The public works department would like that fence in before building permits are issued. Public works also mentioned that the garage is on the easement. Because it will now be a corner lot the garage will have to be torn down or moved. Lot 6 needs to have a temporary turnaround and be restricted until the road goes through. The detention pond needs a 6 foot fence with a 15 foot gate unless it is dedicated to the adjacent property owner. The Attorney is checking to see if that can be done. The concern is they can't be altered and the city has rights to it. The irrigation ditch will be

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abandoned. The sewer pipe will be 10" and the slope needs to be changed to whatever the engineer approves. Most of the public work comments are engineering issues and need to be addressed by the engineer. Irrigation ditch that is being abandoned was mentioned. **Mr. Sadler moved to recommend final approval to the City Council for the Homestead Subdivision subject to the letter from Brad Jensen dated April 26, 2007, there is a 30 foot side yard setback on lot 21, a fence to meet city standards is installed around undeveloped property, and a temporary turnaround is in lot 6 and it is restricted until the road goes through. Seconded by Mr. Stokes. Vote: Mr. Drummond, Chairwoman Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.**

Motion – CUP – Indoor Arena – Paul Keeler

Mr. Keeler mentioned he discussed this with Brad Jensen and he didn't see any problems with it. **Mr. Spencer moved to grant a conditional use permit to Paul and Shannette Keeler at 4184 W 1975 N. for an indoor arena. Seconded by Mr. Drummond. Vote: Mr. Drummond, Chairwoman Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.** There was a discussion that this goes with the property. **Mr. Spencer moved to amend the motion to include it will be used for a horse riding arena only and the use of the building will not be altered. Vote: Mr. Drummond, Mrs. Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Motion carried.**

Approval of the Minutes – April 26, 2007

Mr. Stokes moved to approve the minutes of April 26, 2007, as corrected the change being spelling Pearce correctly. Seconded by Chairwoman Pearce. Vote: Mr. Drummond, Mrs. Pearce, Mr. Sadler, Mr. Spencer, and Mr. Stokes voted aye. Mr. Spencer and Mr. Maw noted that they voted and were not present. Motion carried.

Report from City Council-Spencer

Chairwoman Pearce reported for Mr. Spencer. The island annexation was tabled so the attorney can finish working on it, the PRUD ordinance amendment was passed, Parkvale On The Trail Conditional Use Permit was passed, animal control ordinance was tabled and they are looking into it, there was a motion for the interlocal RAMP funding for parks, motion for interlocal road maintenance services, passed a tentative budget for 2007-2008, and there was a surplus of \$513,000 from building permits, impact fees, and sales tax and the Mayor is considering no property taxes.

The conditional use permits staying with the property was discussed. It was decided it might be arbitrary and capricious they weren't.

Schedule for Attending the City Council Meeting

Pearce	Sadler	Spencer	Drummond	Stokes	Maw
Jul 5	Jul 19	Aug 3	Aug 16	Jun 7	Jun 21
Oct 4	Oct 18	Nov 1	Nov 15	Sept 6	Sept 20
				Dec 6	

Mr. Drummond moved to adjourn at 9:50 pm. Seconded by Mr. Spencer. Vote: Mr. Sadler, Mr. Stokes, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.