

PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
24 May 2007

The Plain City Planning Commission convened in a meeting on Thursday, 24th May 2007, 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, Members: Al Drummond, Brandon Stokes, Bob Spencer excused, Alternate Jarod Maw excused, and Secretary Kathy Hancock. Also present: Carl Miller arrived upon returning to the City Hall. Chairwoman Pearce conducted the meeting and Mr. Drummond gave the invocation.

Chairwoman Pearce excused Mr. Spencer from tonight's meeting and noted he has gone and looked at the Taylor property. Mr. Glenn Taylor passed away yesterday, but it shouldn't change anything with the 4-mile Parkway PRUD. Because it was annexed in as an A-1 zone, it needs to be rezoned to Re-20. The commission will need to set a public hearing for June 14th.

The commission discussed the England Meadows Subdivision briefly. The preliminary and final approval has expired so they will be on the June 14th agenda for preliminary. It was also suggested looking at the PRUD ordinance and making some changes to make it better for Plain City.

The commission left City Hall at 6:45 p.m. and went together in Secretary Hancock's vehicle to the Glenn & Diane Taylor property. Brad Simons met the commission at the property to open gates. Mr. Simons explained where the property boundaries are for the Taylor and Warren properties. Mr. Simons mentioned that the lady in the meeting, who said her property would be landlocked, is not landlocked. She thought that Mr. Simons was going to buy her property. He has worked it out with her and will put in a stub road.

The commission and Mr. Simons discussed the subdivision and became familiar with where phases will be and what will be done with ditches etc. The barns and garages in the back part of the Wheat Taylor home will remain as is. This property has been planned for two flag lots in the future. Four-Mile creek will end into one of the ponds. Phase 1 will be towards the north end of the property. Phase 2 will be off of the hill towards the power lines. The senior housing will be in a later phase. Mr. Simons feels the housing will be in the \$200,000 to \$300,000 price range. There was a cement ditch the Taylors use running through the property and it will be pulled out. The ditch running along the middle of the property to the east and west goes to the Kilts property and it will also be abandoned or used for the waterways.

There was a discussion concerning 4 mile creek and how it is only fenced on the Poplar Subdivision side. The commission is concerned which property it is in. There was a comment that it was probably deeded over to someone. This needs to be looked into. The other side may need to be fenced.

A wetland study has been done on the Kilts property, but not on the Taylor property yet. If there are wetlands, the plats will just change to reflect the wetlands. Mr. Simons proposes putting in house drains to prevent flooding in homes. He feels that most of the water problems on the property stem from flood irrigating. The storm water will go into the canal. There will be two big ponds and power line corridor. There was concern that 4-mile creek is flooding the Rosehill Subdivision, but that may be because it is kept high for water skiing and irrigating. The grade of the whole land is a difference of about 1-foot. The topsoil won't be stripped. Everything but the senior citizen clubhouse and entrance will be deeded over to the city after one year of completion of that phase. Mr. Simons is also proposing an additional \$200 per lot park maintenance fee that will be given to the city.

The power line corridor was discussed. There was concern with children climbing on the power poles. In Davis County they have parks under the power lines and there hasn't been any problems. It was mentioned that the power company is planning on up grading one of the lines. The small power poles may be removed and a single one put back in. The single one will hold more power than the existing small poles. The power lines corridor is about 320 ft to 400 ft wide. Taylors own some of the property with an easement, the rest is owned by the power company. This will all be worked out in writing.

Mr. Simons is trying to work out a plan so that the waterways and ponds don't dry up. They are keeping 200 shares of water so if it does, those can be used. Mr. Simons mentioned that Central Weber is looking at working with Pineview to use the treated water for secondary water.

All of the sewer will go to Central Weber Sewer if the city allows it, but the first phase of about 20-30 homes. The RV storage has been removed. Plain City doesn't allow it and if it gets annexed into Plain City eventually he would rather take it out now then not get it approved later. Marriott-Slaterville officials didn't want to meet with Plain City's commission tonight. They just want to do an inter-city local agreement. All taxes, building permits, and the maintenance will be done by Plain City, but the land would be in Marriott-Slaterville.

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
24 May 2007**

The waterways were discussed. The commission doesn't want mosquito problems. There is also a safety issue with open waterways. The slopes will be such that kids can climb out. The commission would like details on the waterways as to how fast the water will travel and the slopes, etc.

Mr. Simons mentioned that there will be a community meeting on June 11, at 7 p.m. in the Senior Citizen Center to answer questions and show the changes to the public.

The commission arrived back at the City Hall at 8:00 p.m. and reconvened in a regular meeting.

Set Public Hearing for Glenn & Diane Taylor and Emmett Warren LLC property for rezone from A-1 to RE-20
When the council annexed the property in, it was all annexed as A-1 zone instead of different zones. There are pieces of property in the proposed subdivision that need to be rezoned from A-1 to Re-20. **Mr. Drummond moved to set a public hearing for the rezone of Glenn & Diane Taylor and Emmett Warren LLC property from A-1 to RE-20 on June 14th. Seconded by Mr. Stokes. Vote: Mr. Drummond, Mr. Stokes, Mrs. Pearce, Mr. Sadler, and Mr. Maw. Motion carried.**

Discussion and/or Motion – Streetlight Ordinance

The commission received paperwork from the sales representative that sells lighting to Rocky Mountain Power. Mr. Maw explained what candle foot is. He also mentioned that he went out and looked at lights. West Point has their residential lighting a maximum of 300 feet on alternating sides of the road and commercial 150 feet. Clinton who uses Mountain States lighting is closer and too strict. Some of their lights are only 120 feet apart. The main issue right now is maintenance. Public works doesn't have the manpower to maintain the lights like the ordinance requires. The commission doesn't feel that contracting the maintenance out is a big issue. Their concern is lighting distance. It was mentioned that 300-400 feet on alternating sides of the street would be appropriate in residential, but in commercial they need to be closer. The pole height was discussed. That will decide what the distance needs to be. The commission would also like to see a dark sky like the Mountain States lighting was going to do. The commission reviewed the paper work that was given them. Lighting also needs to be in intersections, and possibly cul-de-sacs. The paper work shows different items that can be added to create dark sky, etc. The different kinds of poles were discussed. The commission would like to have lighting representatives at the work meeting on June 28th to go over these issues. Mr. Maw asked to be excused from the July 12th meeting. The commission decided to recommend amending the street light ordinance #2005-06 Attachment A item 1 to be changed from 200 feet to 400 feet and item 3 to be changed to be used by Plain City to contract out the purchase of materials, etc. The street lighting ordinance is to be put back on the July 12th agenda for a recommendation. **Mr. Maw moved to amend the street lighting ordinance #2005-06 attachment "A" specifically residential from 200 feet to 400 feet on alternating sides of the streets and maintenance for lighting to be contracted out. Seconded by Mr. Drummond. Mr. Maw amended the motion to include the lights to be centered on property lines at a maximum of 400 feet, that the lighting locations be placed at all intersections and in all cul-de-sacs. Seconded by Mr. Drummond. Vote: Mr. Drummond, Mr. Stokes, Mrs. Pearce, Mr. Sadler, and Mr. Maw. Motion carried.**

Discussion – June 14th Agenda

The commission discussed the items on the June 14th agenda. There will be a public hearing for the Stone House Subdivision with request for preliminary and final approval, River Crossing is requesting final approval on phase 1C and D, a public hearing for the rezone of Four Mile Parkway, and England Meadows is requesting preliminary approval. On England Meadows, there is a letter from Weber Pathways stating that the sewer and storm drain easement can be along the trail if they adhere to certain requirements. Mr. Stokes drove out to look at the property. He mentioned that a lot of dirt has been moved. He thinks the ground level has dropped 3 feet. It was mentioned they had final on Phase 1 and it expired so the dirt could have been moved at one time. There is a concern that the road needs to tie into the Stillcreek road since Stillcreek got approval first. The PRUD ordinance was discussed. It may need to be changed to fix some of the commissions concerns. The commission does have a few concerns with the England Meadows PRUD. It may have to be tabled until some of these concerns are addressed. One of the concerns is the amenities. At the time of approval, the Mayor felt that the sewer line was a big amenity. The open space calculations may need to be refigured. One big issue is the streets lining up with the Stillcreek subdivision. The sewer is another big issue. If a new line isn't put in than Stillcreek will also have problems. There was supposed to be an agreement between Stillcreek and England Meadows for the sewer line. The commission would like a copy of the whole Stillcreek subdivision plat, the England Meadows Conditional Use Permit and Development Agreement for the June 14th meeting.

Report From City Council - Drummond

City Council discussed curb, gutter, and sidewalk by the new elementary and a grant has been applied for, the old school was discussed and residents want the city to buy it for a library or historical society, they withdrew their motion for the design

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
24 May 2007**

center in Stillcreek, Homestead was granted final approval, recreation equipment was approved, the interlocal agreement for RAMP and animal control agreement were tabled, and business licenses and warrants were approved.

Approval of Minutes – 10 May 2007

Mr. Stokes moved to table approval of the minutes of 10 May 2007 until June 14, 2007. Seconded by Mr. Sadler. Mr. Vote: Mr. Drummond, Mr. Stokes, Mrs. Pearce, Mr. Sadler, and Mr. Maw. Motion carried.

The commission commented on the field trip. They thought it was a good idea to visit the property especially when it is a large parcel of ground. There is a concern with the 6,000-sq. ft. lots. The commission is impressed with what this developer has presented to the commission. The running water is a safety issue. There is also a concern with the city maintaining so many parks. The commission would like to discuss the PRUD ordinance at the work meeting in June and perhaps have more detailed amenities.

Schedule for Attending the City Council Meeting

Pearce	Sadler	Spencer	Drummond	Stokes	Maw
			May 17	Jun 7	Jun 21
Jul 5	Jul 19	Aug 3	Aug 16	Sept 6	Sept 20
Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	

Mr. Drummond moved to adjourn at 9:30 p.m. Seconded by Mr. Pearce. Vote: Mr. Drummond, Mr. Stokes, Mrs. Pearce, Mr. Sadler, and Mr. Maw. Motion carried.

NOT OFFICIAL DOCUMENT