

**Plain City Planning Commission
Minutes of Meeting
28 June 2007**

The Plain City Planning Commission convened in a meeting on Thursday, the 28th June 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: Bob Spencer
Al Drummond excused
Brandon Stokes
Alternate: Jarod Maw excused
Secretary: Kathy Hancock

Also present: Mayor Jay Jenkins, Rock Toone, Byron Krenek, Robert Wakefield, Florene Parke, Boyd Parke, Jake Brimhall, Charlotte Brimhall, Trena Roueche, Clark Roueche, Dustin Grieve, Amber Grieve, Rochelle Taylor, Pat Bitton, Travis Murphy, Norm DeVries, Carl Miller, Celeste Canning, Brad Simons, Claramae Grieve, Diane Weber, Cory Weber, JD Casperson, LaFray Kelley, Ryan Taylor, Gordon Nozaki, and Tom Phelps. Chairwoman Pearce conducted the meeting and Mr. Spencer gave the invocation.

Motion – Taylor & Warren Rezone A-1 to RE-20

Chairman Pearce explained that there was a concern with the last agenda and the motions were put back on. Mr. Drummond had made the last motion but wasn't present. **Mr. Stokes moved to recommend to the City Council the rezone petition from A-1 to RE-20 for the Taylor and Warren property that is designated. Seconded by Mr. Spencer.** Mr. Sadler noted that it is conducive to the General Plan and compatible with the area. **Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.**

Conditional Use Permit for Four Mile PRUD

Chairwoman Pearce mentioned that at the last meeting, there was a 2 for and 1 against vote. Mr. Stokes was asked to review the ordinance to see if the motion passed. The Attorney has looked into it and there is no state code, but our ordinance says a majority vote. The conditional use permit did pass but because of an agenda concern the motion has been put back on the agenda. Chairwoman Pearce mentioned it is not a public hearing and no comments will be entertained. **Mr. Spencer moved to grant a Conditional Use Permit to the Four Mile Parkway to be used as a PRUD under the PRUD ordinance, the preliminary being engineered and plat plans that illustrate what is to be done in the subdivision, water movement issues are addressed with the flows of the river to be provided for preliminary, the developer will also look into adding an additional secondary access on the west side of the power line corridor, and the issues from the planners are addressed. Seconded by Mr. Stokes.** There was a concern that the motion didn't say the secondary access has to be provided or not. There was also concern about connectivity to the east. It was mentioned that since the city is allowing smaller lots the amenities should be spelled out before conditional use is granted. It was mentioned it would be spelled out in the Development Agreement what the amenities are and they don't need to be addressed now. The house designs were discussed, if basements aren't allowed, then the houses will be built up instead of down. Most of the commission felt that these items could be addressed at preliminary. **Vote: Mr. Sadler nay, Mr. Spencer, Mr. Stokes, and Chairwoman Pearce voted aye. Motion carried.**

Stone House Subdivision – Final

Secretary Hancock mentioned that she realized that final approval had been accidentally left off of the last agenda so put it back on. **Mr. Stokes moved to recommend final to the Stone House Subdivision contingent that the items are addressed on the letter from Brad Jensen dated April 23, 2007. Seconded by Mr. Spencer.** Chairwoman Pearce mentioned that the City Council has discussed having 1 and 2 lot subdivisions do the curb, gutter and sidewalks now instead of with deferral agreements. There was a discussion that this way the developer has to do the improvements instead of the homeowner. Some of the deferral agreements have been misplaced and aren't being used. **Mr. Stokes moved to amend his motion and make it known the deferral agreement will not be used in this case and recommend full street improvements be completed as part of the subdivision. Seconded by Mr. Spencer.** The commission discussed whether this needs to be done in the ordinance or by specifications. Mayor Jenkins mentioned that in some cases there isn't any storm drains and it won't be possible to put it in, but in this case there is a storm drain. The subdivisions need to be looked at on a case by case basis. **Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.**

Final Approval – Parkvale on the Trail PRUD Phase 1

Chairwoman Pearce mentioned she talked to Brad Jensen and he has a few concerns. All of the parks will be dedicated to the city. There will not be a Homeowners Association. The owner's dedication will need to be changed. Chairwoman Pearce mentioned that the developer's engineer has had this letter and changes still haven't been made. Mr. Krenek thought Mr. Reeves would be here tonight. Mr. Krenek was told that Mr. Reeves has worked all of these items out with Brad Jensen. Items 2, 3, and 4 are engineering issues they include addresses, signature block, and notes to be added. The finished floor elevation needs to be

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fixed on the plat or addressed. The secondary water will either be from Pineview or Mt. View. Pineview doesn't want to lose these homes. Mr. Krenek gave the commission a letter from Jones and Associates stating what Mr. Krenek needs to do for Bona Vista water. The water line will go across Wendell's property to 2500 N and be upgraded. The line will either be 12" or 14" pipe. Mr. Krenek thought the commission would have a letter from Bona Vista stating that everything is okay. The new line will be done before occupancy of phase one. Chairwoman Pearce read a letter from the residents in that area mentioning a fire and how a water pump truck was brought in because there wasn't enough water pressure. Mr. Krenek mentioned that with the larger pipes this should take care of the problem. He also mentioned that the pumps may have been down when they were trying to put out the fire. The sewer line will need to be extended along with the utilities as per the redlined check print. Because of compaction issues the improvements need to be redone. The plans show the storm water going into adjoining property. Since the slough is on private property an agreement will be needed and reviewed by the City Attorney. Mr. Krenek mentioned he has discussed this with Randy Marriott and Jeff Hales along with Glen Wade. The pipe was has been upgraded to 24" instead of 20". The Storm Water permit needs to be submitted. Mr. Krenek stated it has been applied for and fees need to be paid. A bond or escrow account needs to be set up. Two sets of mylars need to be submitted after approval. Temporary turnarounds were discussed and may need to be put in lots 36 and 41 until the roads continue. There needs to be a secondary access for anything over 29 lots. The commission was concerned about granting approval contingent upon storm drain and finished floor elevations. The contractors will need to know what those elevations are. These issues weren't addressed when Chairwoman Pearce talked to Brad Jensen yesterday. Chairwoman Pearce suggested tabling the motion rather than denying it because of all the conditions. Mr. Krenek discussed it with his attorney and asked for the motion to be tabled until the July 12th meeting. **Mr. Sadler moved to table the Parkvale on the Trail PRUD phase 1 final approval until the July 12, 2007 agenda. Seconded by Mr. Stokes. Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.**

Discussion – Streetlights with lighting representatives

Mr. Travis Murphy who sells lights to Rocky Mountain Power was asked by Mitch Willson to attend the meeting tonight. Mr. Tom Phelps who works for DMA Total Lighting Concepts was asked to attend the meeting by Jarod Maw. Mr. Phelps showed the commission a pamphlet with a new light that creates a dark sky. He showed a light sample. There is no glass on the light except for the bulb. The cost is about \$1000 for each pole and lamp with a 5 year warranty. The concern is that Rocky Mountain will charge extra to repair or replace this light because it isn't one of their standard lights.

Mr. Murphy who supplies lights to Rocky Mountain Power mentioned that the lamination depends on the pole height and the wattage of the bulb. Both representatives felt that 200 feet is too close and 300 feet would be better. If the city does go with the lights from DMA, then the power company would maintain and fix them for a custom price. Rocky Mountain Power will only use one manufacture and the DMA lights are not by that manufacture. If the city uses the DMA lights, the city will own the lights. If the Rocky Mountain Power puts up their lights they will maintain them and own them. Another concern is if the city owns the lights they need to hire an electrician to install them.

The commission mentioned that the public works is concerned about maintaining the lights themselves. The commission asked Mr. Murphy if he has a light that creates a dark sky. The commission decided a work meeting with City Council is needed to get their opinion on the lighting ordinance.

Discussion – Moderate Income Housing Ordinance

The commission reviewed the Moderate Income Housing Ordinance. The only changes the commission feel are needed at this time is changed the tables to include the 2005 and 2006 building permit information. Most of the information has been obtained from the 2000 census and another one won't be done until 2010. Cindy Gooch did think the ordinance needed to be updated after the General Plan was approved. It was suggested discussing this with the planners and running it by the City Attorney to find out what needs to be done.

Discussion – July 12th Agenda

The commission discussed the items on the July 12th agenda. Four Mile Parkway is on for preliminary approval. The city won't allow the land drains to drain into the lift stations. This will need to be worked out. The water ways need to be worked out so there isn't stagnant water to breed mosquitoes. There Brad Jensen mentioned that fill dirt will need to be brought in because of the high and low areas. The ditch on the east side needs to be worked out. The Poplar Subdivision property is on the west side of the ditch so both sides of the ditch should have been piped. The city may want to buy the pipe and have the developer pipe the ditch while he is excavating the development. The commission mentioned Big Cottonwood Estates. The streets are higher than the lots. It was mentioned that elevations on paper are hard to figure out.

England Meadows is on for Phase 1 final approval. Stillcreek Village Phase 2A is on for final approval. Hunter's run formerly Cottle Subdivision is coming in for an amendment to combine lots 9 and 10. Jeff Hales mentioned a lot line adjustment he would like to do. He showed the commission his plat and where he wants the change.

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Chairwoman Pearce stated that the Mayor has asked the commission to look at requiring port-o-potties on lots during building in an ordinance. The problem is a potty for each lot isn't needed. Maybe one for every 4 lots should be required. The question is if it is an ordinance, who will enforce it. It could be required by the developer as part of the escrow amount. The potties have to be located near the street to maintain them. One way to enforce it is by having one at each building lot and if not red flagging the lot.

It was noted that the next two agendas will not be received until the Monday before the meeting. Mr. Spencer will be out of town the month of July. On July 26th Mr. Stokes will be late. Chairwoman Pearce mentioned a dinner at her house on August 17th at 6:30 p.m. for the Commission and their wives. Mr. Drummond is leaving and Mr. Jackson left. Chairwoman Pearce has suggested that Mr. Maw be put on the commission and getting a new alternate.

Report from City Council – Maw

Mr. Maw wasn't present so Mr. Stokes reported from City Council. They approved a digital recorder, tractor, Rivercrossing 1C & 1, and budget changes, had a discussion on the sidewalk on 2200 North, Mr. Binkered thanked the fire department for getting the shoes off of the wire, Stone House Subdivision was tabled because the Council wants him to put in curb and gutter and Mr. Call feels it would be more conducive to his home without it since it is no the national register, the Grouse Meadows pioneering agreement was discussed they want it signed before Stillcreek Village hooks up, waiving fees for fire victims was discussed, and the Mayor wants a commission member on the Board of Adjustments.

Approval of the Minutes – May 24 & July 14 2007

Mr. Sadler moved to approve the minutes of June 14, 2007 as written. Seconded by Mr. Stokes. Chairwoman Pearce and Mr. Spencer noted that they voted, but were not present. **Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried. Mr. Sadler moved to approve the minutes of May 24, 2007 as written. Seconded by Mr. Stokes.** Mr. Spencer and Mr. Maw noted that they voted and were not present. **Vote: Mr. Sadler, Mr. Stokes, Mr. Spencer, and Chairwoman Pearce voted aye. Motion carried.**

Schedule for Attending the City Council Meeting

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

Mr. Spencer moved to adjourn at 9:40 p.m. Seconded by Chairwoman Pearce. Vote: Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.