

Plain City Planning Commission
Minutes of Meeting
12 July 2007

The Plain City Planning Commission convened in a meeting on Thursday, the 12th July 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 excused
 Brandon Stokes
 Jarod Maw
Secretary: Kathy Hancock

Also present: Mayor Jay Jenkins, Lisa Glenn, Wade Glenn, Tom Burkland, Randy Anderson, Byron Krenek, Jerry Jensen, Kit Jensen, Paul Hodson, Gerald DeBartolo, Mike Bastian, Jeff Hales, Dan Binkerd, Carl Miller, Kraig Brown, John Reeve, Mike Flood, Dan Burden, Gordon Nozaki, and Celeste Canning. Chairman Pearce conducted the meeting and Mr. Stokes gave the invocation.

Motion – Set public hearing August 9th - Rezone Petition Allan Karras – approx. 900 N 5200 W from A-1 to RE-15
Mr. Sadler moved to set public hearing for August 9th for the rezone petition for the Allan Karras property located at approx. 900 N 5200 W from an A-1 to a RE-15 zone. Seconded by Mr. Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.

Motion – Set Public Hearing August 9th - Kim & Julie Johnson Subdivision – approx. 4400 W 1500 N
Mr. Maw moved to set a public hearing for August 9th for the Kim and Julie Johnson Subdivision located at approx. 4400 W 1500 N. Seconded by Mr. Sadler. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.

Hunters Run Subdivision amendment – Randy Marriott

Mr. Randy Anderson who was present instead of Mr. Marriott explained that the house plans they had done was for a 98 foot wide house and with the setback it wouldn't fit on one lot. The request is to amend the Hunter Run Subdivision plat to combine lots 9 and 10 and create one lot. With both lots combined the new lot would be about 41,532 sq. ft. The house should be pretty close to centered on the lot, with may be a little bigger side yard on one side. All of the other setback requirements can and will be met. **Mr. Sadler moved to amend the Hunter Run Subdivision combining lots 9 and 10 per the drawings. Seconded by Mr. Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.**

Lot Line Adjustment - Jeff Hales – 5150 W 2150 N

Mr. Jeff Hales is requesting a lot line adjustment for his property. He would like to move a property line to create enough frontage on the street to build another house. The property is under three tax id numbers, so he isn't creating a new lot. All of the utilities are available. **Mr. Stokes moved to approve a lot line adjustment to the Jeff Hales property located at approx. 5250 W 2150 N according to the drawings, with tax id 100290007 line being brought to 2150 N and 190290018 being reduced according to the drawings submitted. Seconded by Mr. Sadler. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.**

Lot Line Adjustment Jerry Jensen

Mr. Jerry Jensen is requesting a lot line adjustment to create a lot for him to build on according to the plans submitted. No new lot will be created. **Mr. Maw moved to approve a lot line adjustment for Jerry Jensen at 3950 W 2200 N. Seconded by Mr. Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.**

Final Approval - Stillcreek Village PRUD - Phase 2a – 23 lots

Mr. Mike Flood and the commission discussed the letter from Brad Jensen dated July 2nd 2007. Item four was an error on the plat. The roads in the senior community will be private along with the streets by the townhouses. The development agreement explains what is to be done. The streets are narrowed a little bit with sidewalk on one side and will be maintained and owned by the Homeowners Association. Both water companies have received the plans. The water connection will go through phase 1 and north to Remuda Subdivision. Because of a concern with the water lines not being complete before phase 2 is started, Mr. Flood mentioned freezing up some of the lots in phase 1 until the issues are worked out. Instead of acquiring all of the building permits for phase 1, some of the lots would be frozen to allow lots in phase 2a to be built in until the water lines are complete. The water line capacity will be increased. A future street will be stubbed. Mr. Hodson from Bona Vista Water mentioned that they have discussed ideas but nothing has been approved with the water lines for this subdivision. The line will

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need to be moved to get the fire flow especially for England Meadows PRUD. Mr. Flood explained to Mr. Hodson there would be a 12" line going through the Stillcreek PRUD to the England Meadows PRUD. Bona Vista Water needs to see final plans as to what they propose for the culinary water lines. It was suggested that working out the details for the water lines should be addressed before City Council approval. The planning commission suggested Mr. Hodson put in his letters to the City and developers what will be required.

Suggested architecture plans have been submitted. There wont be more than three homes with the same fronts in the same block. A landscaping plan has been submitted. The landscape plan shows more trees than required. Everything is included in the development agreement. The patio homes and the townhouses will have the same uniformity because of the nature of the homes.

Mr. Stokes moved to recommend final approval to the City Council for the Stillcreek Village PRUD Phase 2a for 23 lots contingent upon letters from Bona Vista and Pineview concerning the water service connection through the entire subdivision to England Meadows. Seconded by Mr. Maw. Mr. Stokes amended his motion to include there will need to be a freeze on phase 1 lots to compensate for buildable lots in phase 2 and the water line is continuous through both subdivisions. Seconded by Maw. Vote: Mr. Maw, Chairwoman Pearce, and Mr. Stokes all ayes and Mr. Sadler nay. Motion Carried.

Final Approval - England Meadows PRUD Phase 1 - 81 lots

Mr. Mike Bastian was representing England Meadows. Mr. Paul Hodson from Bona Vista Water needs to see a new plat for this subdivision and annexation fees need to be paid. Mr. Bastian thought the fees had been paid. The commission mentioned that only 29 homes could be built without a second access without an emergency gate. The second access will be through the Harbertson property. It will be a gravel access. The separation manhole needs to be bigger. That is being taken care of. The construction access can't be through Farr West because they have a weight limit on their roads. The construction will go through Harbertson's property or Stillcreek. They need an agreement with Weber Basin Water to get a larger land drain since it is their ditch. Lighting will need to be done per the ordinance. A geotech study needs to be received. The commission took a five-minute break 8:25-8:30 p.m. for Secretary Hancock to retrieve the preliminary folder. There was no geo-tech study in the folder.

A letter has been received concerning the land drainage. The attorney has reviewed it and there were some questions and those issues are being addressed. The study has been done for the water quality. The storm water prevention plan has been done but the city doesn't have a copy. Several copies of different items need to be received at the city offices. The developer thought everything was done since approval was granted. It was mentioned that approval was probably granted on contingency of receiving the information and the information hasn't been received.

Temporary turnarounds will be needed at the end of all streets, and the geotech study needs to be received. The drawings still show wetlands and they need to be changed if there are no wetlands. It was suggested tabling the motion until these items were received. Mr. Jensen stated that most of the issues are engineering and he will be the arbitrator and make sure all of the items are received. It was mentioned it is just approval for phase 1- 81 lots tonight. **Mr. Stokes moved to recommend to the City Council Phase 1 of the England Meadows Subdivision for 81 lots with the conditions of temporary turnarounds at the end of 3600 N, 3750 N, and 3575 N, and lot 68 will be unbuildable until 3250 W is continued into Stillcreek, all pertinent information regarding the geo-tech for elevations and such be passed through Brad prior to approval from the City Council, 29 lots will be allowed until a secondary access that is an all weather road is extended to the north or south, and items on the letter from Brad Jensen dated July 2, 2007 are addressed and passed through Brad Jensen. Seconded by Mr. Maw. Mr. Stokes amended his motion to further have the development agreement checked by the attorney and signed by the city, and a field fence around the surrounding agricultural property as discussed at preliminary approval. Seconded by Mr. Sadler. Vote: Mr. Maw, Chairwoman Pearce, Mr. Stokes, and Mr. Sadler all ayes. Motion Carried.**

Final Parkvale on the Trail – 26 lots

It was noted that it is 41 lots and not 26. This was tabled until all of the information was received. The main concern is water lines and those have been turned in and Brad Jensen has had time to look at them. The City Attorney has received a letter from Mr. Wade for an easement. All of the plans have been submitted to the culinary and secondary water companies. Everything was been done that this was tabled for. The development agreement needs to be signed by the City Council. All items on the letter from Brad Jensen have been addressed or are engineering issues that can be worked out. There was a concern with the elevation for the lowest elevation of the house. It will be taken care of with benchmarks points. The landscaping has been addressed in the development agreement. **Mr. Maw moved to recommend final approval to the City Council for the**

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Parkvale on the Trail PRUD Phase one 41 lots and not 26, contingent on the letter from Jones & Associates, the letter from Brad Jensen dated June 7, 2007, all of the stub streets have temporary turnarounds, and 2700 North is continued through to grant secondary access to the subdivision. Seconded by Mr. Stokes. Mr. Maw amended his motion to include a field fence around the entire subdivision adjoining agricultural property. Seconded by Mr. Sadler. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.

Approval of the Minutes – 28 June 2007

Mr. Stokes moved to approve the minutes of June 28, 2007 as written. Seconded by Mr. Sadler. Vote: Vice Chairman Sadler, Mr. Stokes, and Mr. Maw voted aye. Maw noted that he was not present but voted. Motion carried.

Report from City Council- Pearce

The rezone for the Taylor-Warren property from A-1 to RE-20 was approved, Conditional Use Permit for Four Mile Parkway was tabled, Stone House was tabled; they approved the Animal Control interlocal agreement, the garage door bid, new equipment for football, and new Board of Adjustment members; there will be a work meeting with City Council on July 19th at 6 p.m., and the city has 90 days to decide if they want the old elementary school. Mr. Sadler won't be to the City Council meeting on the 19th so Mr. Maw will go. Mr. Stokes will be late to the next meeting and Mr. Sadler may be out of town.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Stokes</u>	<u>Maw</u>	
		Aug 3	Aug 16	Sept 6	Sept 20
Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	

Mr. Stokes moved to adjourn at 9:10 p.m. Seconded by Mr. Maw. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, and Mr. Stokes all ayes. Motion Carried.

