

Plain City Planning Commission
Minutes of Meeting
23 August 2007

The Plain City Planning Commission convened in a meeting on Thursday, the 23rd August 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
 Brandon Stokes
 Jarod Maw
Secretary: Kathy Hancock

Also present: Mayor Jay Jenkins, Councilman Darwin Smith, Attorney Brandon Richards, Planner John Janson, Mark Lowther, Robin Lowther, Danny Kilgore, Brent Weston, Carl Miller, Bryan Dorsey, Geoff Ellis, Robert Seager, Todd Wheeler, R. Wheeler, Danna Russell, Paul Philpot, and Gordon Nozaki. Chairwoman Pearce conducted the meeting and Mr. Maw gave the invocation.

Set Public Hearing – Sept 13th - Universal Est. #2 – 2800 N Plain City Rd.

There was discussion as to where this subdivision is located. It was mentioned it is about ½ mile east of the Homestead Subdivision. **Mr. Spencer moved to set a public hearing for September 13th for the Universal Estates #2 Subdivision with 21 lots. Seconded by Mr. Stokes.** There is concern as to where the roads line up with the subdivision roads. Secretary Hancock is to contact Mr. Harris to get a map showing road connectivity. **Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer and Mr. Stokes all ayes. Motion carried.**

Vacating the easement right of way -Phase 1 Big Cottonwood Estates

Mr. Danny Kilgore explained that instead of having the street curved as recorded in Phase 1 it was changed in phase 3 to be straight. The owner of lot 4 has given his approval and everything has been worked out with the bank. When the plat for phase 3 was taken to the county to be recorded, they said Plain City has to have an ordinance to abandon the right of way for phase 1 first. The reason the road needs to be moved is there was a boundary dispute with lot 42 and the Scholtec property. Lot 42 originally would have been about .28 acres instead of .3 acres. The commission questioned why this wasn't brought back to the commission before the road was put in this way. Mr. Kilgore stated he didn't know it needed to be. The road change was approved when phase 3 was brought in. Mr. Kilgore mentioned that Brad Jensen knew about the change also. Lots 3 and 4 have been changed to 53 and 54 in phase 3. Both of the lots have been sold and the owners have signed off on the change. Mr. Brandon Richards the City Attorney mentioned that there is a new law that requires the City Council to hold a public hearing after noticing the abandonment in the paper for 4 weeks. The commission needs to forward this onto the City Council and within the next couple of weeks can make a recommendation to them. The concern is the road is already done this way. Mr. Richards stated that the plat is still not recorded this way. The attorney feels that where this is so minor there probably won't be a lot of public input. The commission asked about notifying the two property owners. Mr. Richards mentioned the law does not require it. **Mr. Spencer moved to send the vacating of the easement in Phase 1 of Big Cottonwood to the City Council to set a public hearing date. Seconded by Mr. Sadler.** The commission would like to see something in writing from the lot owners showing they approve the change. **Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer and Mr. Stokes all ayes. Motion carried.**

Discussion – Parks, Trails and Open Space

Mayor Jenkins explained that the city has contracted with Dr. Bryan Dorsey, who works for Oakcrest Design LLC, and Mr. Geoff Ellis, who works for Weber Pathways, to develop a master plan for parks, trails, and open space. The Mayor also explained that he has asked some residents, Danna Russell and Paul Philpot were present, to help with the plan. Dr. Dorsey mentioned they would like representation from the commission to help. Chairwoman Pearce and Mr. Maw volunteered. Mr. Sadler and Mr. Stokes would also like to attend the meetings and Mr. Spencer would when he can. Dr. Dorsey asked the commission if they could spend about 30-45 minutes at this meeting for a work session. Chairwoman Pearce explained that the City Attorney and Planner are present to help with the PRUD ordinance and another night would be better. The commission, Dr. Dorsey and Mr. Ellis discussed the plan for a few minutes. Dr. Dorsey explained that they would like to have a draft by November 1st. They would like to meet maybe 1 hour every two or three weeks. Tonight they wanted to start by looking at section 4 of the General Plan. They would like a committee of about 6 residents. The committee will try to prioritize what they would like to see happen. They asked what the commission feels is the priority. They would like to see the powerline pathways since we have a lot of developments going in that direction. Mr. Ellis explained that they are working on and have approval for a powerline pathway in North Ogden. There is concern about the powerline corridors being good for parks and trails. Mr. Ellis explained that a study was done in Providence and there wasn't anything showing concern except

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prolonged exposure. The Mayor would like to see the rail trail connect to 4 mile creek. This may have to be done jointly with Marriott- Slaterville.

Dr. Dorsey and Mr. Ellis mentioned that after discussing this with the Mayor, they feel the priority is to link the rail trails, the powerline trails, the 4-mile creek trails, the equestrian park, and Marriott-Slaterville trails. Dr. Dorsey also mentioned they would like to mail out a survey and get feedback from the residence on their recreation needs. The commission is concerned about these big subdivisions coming in and the need for a plan now. Since the master plan is scheduled for November they can get a draft proposal together as soon as possible so that developers will know what the plan is. This may be as simple as adding a checklist for site review to the General Plan. They will try to have the plan coincide with the General Plan. The commission, Dr. Dorsey and Mr. Ellis discussed having the trails be for pedestrians, bicycles and pedestrians. There was discussion about what to put down for the trails. In some cases it might be for a combination of horses and people. The rail trail will remain unpaved because of equestrian use. Dr. Dorsey likes the trails that have been put in for the elementary children to walk on. It was suggested connecting them to other streets as well. Weber Pathways has a web site weberpathways.org so the commission can see how our trails connect to theirs. Mr. Ellis will contact Marriott-Slaterville about having their trails connect with Plain City trails. Craig Barker has been working with North Ogden on a plan. A skateboarding park was mentioned. That might be something the city wants to avoid. Danna Russell suggested making the trails clean and presentable by landscaping them with trees for shade. There would be restrictions under the powerlines for trees. It was mentioned that it would be nice if funding is set aside for landscaping improvements, because if trails are going to be used they need to be landscaped. The commission decided to meet with the committee one hour prior to the Planning Commission meeting on the second and fourth Thursdays of the month for now. If a meeting isn't necessary than it can be canceled. Dr. Dorsey will email Secretary Hancock and she will forward the email onto the commission.

Discussion – PRUD Ordinance

Chairwoman Pearce explained that the commission wants the opinions of the planner and attorney with the proposed changes. Most of the changes are in the density requirement. A lot of the residents don't want the smaller lot sizes. They don't understand, so the commission is proposing some terminology changes. The proposed changes include adding to road standards, taking out the R-1-11 zone, changing minimum of 5 acres and 30 lots to minimum of 10 acres and 27 lots, in Re-15 zone allow 3.5 density instead of 5.7, and allowing no smaller than 10,000 sq. ft. lots unless in a adult living area. The attorney and planner were concerned about the adult living area. There is concern with legal issues and the federal laws. The city would have to be careful because you could say 55 and older but it may not stand up. It was mentioned that senior living areas with something like townhouses wouldn't work in the 6,000-sq. ft. lot sizes. The removal of the R-1-11 zone is so that there aren't really small lots, and there aren't any R-1-11 zones where it could be used. The planner explained that the commission could determine the lot sizes along with other conditions. The conditions have to be reasonable, but it can be denied for safety or welfare of the residents. If the commission doesn't like the size of lots the conditional use permit can be contingent upon bigger lots sizes. Although it would be better to mention that in the rezoning process. This can also be controlled through the development agreement. The commission is concerned that they never see the final draft of the development agreement. The Council is changing things and the commission isn't aware of them. The PRUD process needs to be looked at and before final approval is granted the development agreement needs to be agreed upon and signed. The development agreement needs to have a clause allowing for changes approved by the commission and or City Council. The development agreement should already be approved before the conditional use permit is approved. The ordinance doesn't mention when it has to be signed. Some of the development agreements haven't been signed and final has been granted. Mr. Janson will get a checklist and a revised PRUD Ordinance to secretary Hancock reflecting some of these items. Mr. Janson stated that the development agreement needs to be signed before final from planning commission and approved and signed before final from City Council. The commission decided to leave out the minimum lot size of 10,000-sq ft. and not mentioned anything about adult living areas. Mr. Janson mentioned that if all of the required items haven't been submitted for a PRUD to the commission's satisfaction, the commission can table it until they are received. Cluster subdivision areas were mentioned. Mr. Janson stated that he didn't see the reason for a cluster and a PRUD ordinance. The commission discussed the density issue. If the ordinance is too restrictive it could cause problems, but if it is too lenient it could also cause problems. If all of the required items aren't in when it comes to the commission it can be denied.

Chairwoman Pearce suggested having a pre or concept meeting with her, the Mayor, City Engineer, developer and public works to review it before it comes to Planning Commission. It was mentioned that during the rezone process the commission could review what would be proposed with the property.

Chairwoman Pearce mentioned that Stillcreek is changing the plat since preliminary approval. They are putting some senior housing in phase 1 instead of having all single family dwellings. The development agreement needs to be reviewed to see if it allows that. The development agreement can be changed to reflect the change. Another concern with the England and the Stillcreek PRUDs is that it has been approved with amenities under the powerlines and now the city is being told it is limited to

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what can be put in the powerline parks. The commission was told that if this is the case the conditional use permit, development agreement and possibly approval could be null and void. It was discussed changing the percentage allowed for wetlands, utility easements etc. to a higher percentage. The commission decided to leave it alone for now. It was recommended to contact Stillcreek and England Meadows and find out what is happening. If the amenities aren't going to be allowed, then approval may have to be re-looked at. An updated plan can be requested to see what changes are being made.

Once Mr. Janson gets the checklist to the office, if all of the items aren't turned in, then they can't be on the agenda until the items are turned in. If a concept or pre-meeting is held that might help with some of the concerns of not being ready for the meeting. It was suggested contacting Mr. Paul Keeler to help with the landscaping of the parks and trails since he is a landscaping and equestrian architect.

Discussion – Streetlight Ordinance

The commission discussed the changes. It was suggested adding the need to add the dark sky requirements.

Discussion – September 13th agenda

The commission discussed the agenda briefly. A copy of the General Plan for each commission member was requested. Mr. Sadler thanked Chairwoman Pearce for the dinner she had at her house.

Report from City Council – Stokes

A public hearing has been set for September 6th for the Karras rezone. Kelly Parke appealed the decision of the commission and the City Council upheld the decision of the commission for the conditional use permit for Four Mile Parkway. The Stonehouse or now Old Rock House subdivision was approved with sewer system changes. Big Cottonwood Phases 1 and 2 conditional acceptance was tabled for further discussion on the road, drainage pipe etc. Business licenses and bills were approved.

Schedule for Attending the City Council Meeting

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

Mr. Stokes moved to adjourn at 9:50 p.m. Seconded by Mr. Sadler. Vote: Mr. Maw, Mr. Spencer, Mr. Sadler, and Mr. Stokes and Chairwoman Pearce voted aye. Motion carried.