

Plain City Planning Commission
Minutes of Meeting
13 March 2008

The Plain City Planning Commission convened in a meeting on Thursday, the 13th March 2008, in the Council Chambers of the Plain City Hall at 7:00 p.m.

Present showed the following:

Chairwoman: Artie Pearce
Vice Chairman: Brandon Stokes
Members: Bob Spencer
Buddy Sadler
Jarod Maw (arrived at 7:15 p.m.)
Alternate: Robert Seager
Staff: Kathy Hancock

Also present: Council members Beth Koford and LaFray Kelley, Rick Pilarozky, Dennis Brown, Libby Brown, Bonnie Bippes, Monte Matue, Brad Simons, Ryan Taylor, Alexis Megahan, Mark Megahan, Frank Phillips, Florence Parke, Boyd Parke, Kelly Parke, Ralph Oman, Derrick Oman, Carl Miller, Jeff Hales, Payden Littlefield, and Luke Balster. Chairwoman Pearce conducted the meeting and gave the invocation.

Public Hearing -- Rezone -- Dennis and Libby Brown -- 1957 N 5100 W -- A-1 to RE-20

Mr. Stokes moved to go into a public hearing for the Dennis and Libby Brown rezone. Seconded by Mr. Sadler. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.

Mr. Pilarozky who was representing the family explained to the commission what the Brown family would like to do. They would like to rezone their property to subdivide 2 lots off of their property. Mr. Pilarozky explained that there would be one lot with is just over ½ acre with 100 feet by 250 feet and the other would be 450 feet by 100 feet so more like an acre lot. The remaining parcel would be left with the house. There were no comments from the public.

Mr. Spencer moved to reconvene in a regular meeting. Seconded by Mr. Stokes. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.

Motion -- Rezone -- Dennis and Libby Brown -- 1957 N 5100 W -- A-1 to RE-20

Mr. Brown mentioned it is their intention to sell both pieces of property and keep the back portion to farm. There was a concern that 5100 W has been put in the General Plan for a 200-foot corridor. Mr. Maw arrived. If this property is rezoned to ½ acres, it could cause problems with the Legacy Highway corridor. The State hasn't come out and said where the Legacy Highway will go and to reserve that area yet. The State has three different options at this time. They are still trying to decide where it will go. If the lots are acre lots than it won't affect the corridor because the houses could be set back farther. With acre lots the frontage has to be 150 feet and it is limiting the number of lots. The General Plan does show ½ acre or larger in this area and it is conducive. There was a discussion of requiring a bigger front yard setback but the commission wasn't sure they could require that. The ordinance might have to be changed. There was a comment that the city should protect the corridor until the State decides where it will go. By reserving this area without knowing where the highway will go it is limiting what the property owners can do with their property. There was a discussion as to requiring a development agreement stating the setbacks need to be farther back to reserve the corridor. Mr. Brown mentioned that he would like to put the remainder of the property in the greenbelt once it is subdivided so the back portion doesn't need to be rezoned. The commission mentioned a lot line adjustment would need to be done so the back portion could have one tax id number and the front another one. The front could then be subdivided. The commission recommended that Mr. Brown bring in the paperwork for a lot line adjustment and a development agreement for larger setbacks on the RE-20 zone. **Mr. Stokes moved to table the rezone petition for the Browns until the petitioner has come up with a better way to divide this property. Seconded by Mr. Spencer. Vote: Mr. Sadler, Mr. Maw, Chairwoman Pearce, Mr. Stokes, and Mr. Spencer al ayes. Motion carried.**

Motion -- Lot Line Adjustment -- Frank Phillips/Megahan -- 3292 W 1975 N

Mr. Frank Phillips who is representing the Liberty Bible Church is requesting a lot line adjustment so a church can be built upon land donated by Mr. Mark Megahan who lives at 3292 W 1975 N. The property with the house will include 21,000 sq. ft. to meet the RE-20 zone. There is a 60-foot easement to reach the property. There are two tax id numbers. The lot line is being moved to allow a stem for a flag lot. The commission mentioned that a Conditional Use Permit would still be required for a flag lot. There is an existing storage shed on the property and they would like to keep it there for storage. There are no ditches on the property. The property presently has pressurized secondary water. The lot line adjustment is in accordance with the ordinance. The conditional use permit needs to be applied for and the site plan needs to be approved. The site plan needs to include landscaping around the church and also along the stem, square footage of the building, parking stalls, etc. Mr. Phillips mentioned they would like to break ground in April and asked to be on the next agenda for conditional use permit and

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site plan. The detention basin will be located in the rear of the parking lot. **Mr. Spencer moved to approve the lot line adjustment for Frank Phillips/Megahan property located at 3292 W 1975 N. Seconded by Mr. Maw. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**

Motion – Set Public Hearing April 10th – Rezone – Dean & Katherine Olsen – approx. 1900 N 5100 W – A-1 to RE-20
The commission wasn't sure if the City Council wants to reserve the 5100 W corridor. There was no motion made.

Final – Diamond E Subdivision – Jeff Hales – 40 lots – approx. 3200 W 2600 N

Chairwoman Pearce mentioned she talked to Brad Jensen and his only concern is the sewer. It will be stubbing into the Pheasant Brook subdivision. They need to go under the canal before the water is turned into it. Lot 10 will be restricted as a temporary turnaround until the road goes through. **Mr. Maw moved to recommend final approval to the City Council for the Diamond E subdivision at approx. 3200 W 2600 N. Seconded by Mr. Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**

Motion – Site Plan – LDS Church – approx. 2400 N 3600 W

Mr. Maw recused himself because of professional affiliation with this project. Mr. Maw mentioned that the church is using more plants and less sod around their churches. There was a comment on the 23-foot approaches. The south entrance will be changed to 30-feet and if possible the north one also. The south approach lines up with the elementary school approach. The storage building will be made out of block with a 3 feet easement. The storm water catch basin will be in front of the church similar to the church on 4200 W. The storm drain calculations will be submitted with the building permit. Mr. Maw mentioned that the church probably wouldn't be built for a while. The parking strip needs to be 4 feet 6 inches. The commission would like a red zone along the front of the church so there won't be street side parking. All of the irrigation ditches and drainage ditches on site will need to be piped. The site plan needs to be submitted to the fire department for their comments. The public works department would like the storm drain to be videoed and they will do that. **Mr. Stokes moved to grant the site plan for the LDS Church at approx. 2200 N and 3600 W with the items on the letter from Brad Jensen dated March 11, 2008 addressed, the entrances increased to 30 feet on the south for sure and on the north if possible, and the entire curb in front of the property be red zoned for no parking. Seconded by Mr. Seager. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.**

Discussion – Flag Lot – North Plain City Road

Mr. Derrick Oman is in the process of buying the Slaughter property on North Plain City Road. He eventually would like to build a house on the rear of this property. The only way to do that is with a flag lot. There is a 60-foot right of way set aside on the property owned by Bob Larkin. The commission wasn't sure what the right of way is for. There is a house on the front piece of property. There is 71 feet of property on the side of the house including a road to get to the back of this property. Even with the 30 foot stem there would be 41 feet. There is a tax id number for the piece of property in the rear. A lot line adjustment would be required. The commission recommended that Mr. Oman get with Mr. Larkin to see what his intentions are. Since the city doesn't favor flag lots, the first option would be a road.

Discussion – Four Mile Parkway PRUD

The commission and Brad Simons discussed the concerns with Four-Mile Parkway Subdivision. There are items missing from the books. Brad Jensen has received the full geotech study. Landscaping plans for the parks was presented to the commission along with pictures of the fencing and the pump for the land drain system picture. The annexation application will be taken to the Central Weber Sewer tomorrow. All of the items on the comments from the Attorney will be on the development agreement. The issues from the planners are being addressed. Most of the engineering comments and the red lined check print items have been addressed. Mr. Simons mentioned his concern with the ditch that runs through the subdivision. He has spent \$15,000 to leave it open and the comments mention piping it. The commission mentioned their concern of flooding the people in the Poplar Subdivision. Mr. Simons mentioned that the water in the ditch can be controlled and will stay where it is. One problem is the Wetlands water is supposed to be backed up in that area and it can't be pulled out of the wetlands. It is being designed for the capacity plus more flow than what there is right now. Mr. Simons has a letter from his engineer stating the ditch won't be affected. The ditch will still run slow, because with the elevations it can't run any faster. The concern with mosquitoes is still an issue. Mr. Simons will work with Brad Jensen. The pond is freestanding. Mr. Simons doesn't know the elevation of the pond versus the ditch. There will be a head gate to control the water in the pond. The city will periodically drain the pond about every 2 to 4 years. This will keep the ducks and vegetation under control. The duck population was discussed. Mr. Simons said his engineer thinks about 7 pairs of ducks maximum will nest here. There will also be signs saying, "don't feed the ducks". The commission asked Mr. Simons to have his engineer at the meeting on April 10th to discuss and explain the ditch and pond. The pond is designed for a 100 year storm. Mr. Simons has a letter from Weber County concerning 4-mile creek and will bring it in. There is a traffic study in the book. One stub street has been added and the main

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road widened for traffic flow. The secondary access was discussed. The traffic study says another one isn't needed. The commission mentioned that the public was told there would be one. There is a stub street going to the north for a lady that would like to develop her property and asked for a stub street. The two streets would be about 300 feet apart off of 1975 N. They have purchased 10 acres of the Kilts property for a right of way if they need it. The access to the Marriott-Slaterville piece of property was discussed. The commission would like to see a cul-de-sac instead of a stub street. Mr. Simons mentioned it is land locking property with the cul-de-sac. The commission recommended Mr. Simons get with Marriott-Slaterville to discuss this section so the commission knows what will be done with it and details of how it will be worked out. Mr. Simons mentioned it wouldn't be subdivided at this time. Mr. Simons will get with them before the next meeting. Basements still need to be addressed. The sideyard and frontyard setbacks need to be addressed. There are some flag lots being shown. The flag lots by 1975 N are in Mr. Ryan Taylor's property. The commission explained that flag lots aren't encouraged and they may not be approved when Mr. Taylor is ready to subdivide. The commission would rather see it fixed now rather than denied later. The 30-foot on the west side is for Mr. Parkin to give him access to his farm property. He may wish to have two lots at a future time. It will be removed from the plat and Mr. Simons will talk to Mr. Parkin. The cul-de-sac up by the Taylor property was 9 feet too long and that has been fixed.

The South Park parking lot needs to be bigger. Parking may need to be added at the North Park. Mr. Simons mentioned that parking and restrooms were never addressed for the North Park. They will both be in the South Park. There is a concern with the tot lot being in the North Park by the pond. The engineer has made the pond bigger and it can be scaled back. Mr. Simons will put a tot lot in the South Park and the Northwest Park and remove it from the North Park. Mr. Simons mentioned his concern with only getting 50% open space for the parks because of part of the park being used for a detention pond. The commission would like to see a baseball diamond and a soccer field in the South Park instead of both being overlapped. Mr. Simons will redesign the park to try to get both. Concerning the amenities being in later Phases. Mr. Simons agrees and so Phase 1, 2, and 3 will all be ½ acre lots. That way if the rest doesn't go through, it is just a regular ½ acre subdivision. The phasing was discussed. The pond is probably in phase 5 and the South Park in phase 8. He may go with smaller phasing depending on the market though. Right now the Senior Housing will be done in the last phase depending on the market.

The land drain system was discussed. The pump they are looking at is one of the biggest pumps. There are two full pumps that aren't in the water. They are very quiet diesel pumps that run on natural gas and fully contained. This same type of pump will be used for the lift station. The maintenance is less because it isn't submerged. If the power quits the diesel kicks in. An alarm system is included. The HOA will maintain the pump. The concern is if the HOA goes under. Mr. Simons can have the Development Agreement state that a professional company can run the HOA for 20 years. The land drain system is solid pipes in the street similar to the sewer system. The land drain will be installed around the house with a clean out at the four corners. He has done one of these systems in Lehi. The commission doesn't want to see sump pumps going into the sewer system if the land drains don't work. Mr. Simons can install in each house a bucket covered with cement for a sump pump. The pipe can drain to the gutter so it won't be put into the sewer system. Mr. Simons explained the layout of the land drain system. There will be 2 feet of gravel running along the footings with a fabric liner. The sub streets will be raised because it is flat so the drainage can drain to the pond. The highest water table is 1-½ feet and the lowest 3 feet so the homes won't be going 5 or 6 feet into the ground. Right now most of the drainage water will be used to keep the pond full. Mr. Simons mentioned that Pineview wants to use the excess water along with the treated water from Central Weber Sewer for secondary water. They are hoping that once the building starts there will be less and less drainage water. That is why they are hanging onto the Taylor water shares. The land drain pump and sewer pumps will be located in the bottom by the power line corridor. Phase 1 and 3 can gravity flow. There will be 14 lots using Plain City Sewer. The commission asked Mr. Simons what his options are if the land drain system isn't approved. He will go with a straight ½ acre subdivision because basements create a better marketing feature.

The Senior Housing was discussed. There will be an age limit to qualify of 55 year old and up. The Federal Law governs that kids can't live there only visit so long. Having all of the Senior Housing on one side of the street was discussed. Mr. Simons mentioned that he had it designed this way so that the Club House was next to the stream and gives access to the trail system. There are 47 Senior Housing lots. More information is needed concerning the trails. Mr. Simons will bring it in. The commission would like pictures of the tot lots. Some of the housing renditions don't fit the city ordinance. Mr. Simons mentioned those are just samples not necessarily what will be used. Mr. Simons will meet with Brad Jensen to address some of the issues.

Approval of minutes

Mr. Stokes moved to approve the minutes of February 28, 2008 with correction, the correction being to fix Mr. Simons "was" present to "wasn't" present. Seconded by Mr. Sadler. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried. Mr. Spencer noted he voted but wasn't present.

Report from City Council - Pearce

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The Megahan annexation was approved, Plain City Meadows Pioneering agreement was approved, conditional final was approved for Stillcreek Village phases 1A & B, an ordinance was approved to get rid of the excess ground, sewer repair in Pioneer Village was approved, retaining wall for the lift station on 1975 N was approved, and licenses and warrants were approved.

Pearce mentioned an open house for the Franklin Group in Farr West.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Stokes</u>	<u>Maw</u>	<u>Seager</u>
	Apr 3				
	Apr 17	May 1	May 15	Jun 5	June 19
Jul 17	Aug 7	Aug 21	Sept 4	Sept 18	Oct 2
Oct 16	Nov 6	Nov 20	Dec 4	Dec 18	

Mr. Spencer moved to adjourn at 10:05 p.m. Seconded by Stokes. Vote: Mr. Maw, Mr. Sadler, Chairwoman Pearce, Mr. Spencer, and Mr. Stokes all ayes. Motion carried.

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