

Plain City Planning Commission
Minutes of Meeting
9 April 2009

The Plain City Planning Commission convened in a meeting on Thursday, the 9th of April 2009, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce
Vice Chairman: Buddy Sadler
Members: Bob Spencer (excused at 7:30 pm)
Robert Seager
Jarod Maw
Alternate: Blake Neil
Staff: Kathy Hancock

Also present: Councilmembers: Beth Koford, Brett Ferrin, and Brent White, Allen Karras, Mike Flood, and Chuck Stokes. Chairwoman Pearce conducted the meeting and Mr. Spencer gave the invocation.

Motion – Lot Line Adjustment – Hanzlik Family Trust – 2809 W PC Rd.

Mr. Chuck Stokes representing the Hanzlik family explained that they want to put .62 acres with the house and the remaining 3.78 acres with the back property. There are 6 boundary line agreements in the folder. The front lot meets the 20,000 sq. ft. or ½ acre zone. **Mr. Spencer moved to approve the lot line adjustment for the Hanzlik Family Trust as proposed. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

Motion – Abandonment of England Meadows PRUD Subdivision

Mr. Karras, who is representing England Meadows, asked if the commission has found anything out since the last meeting. Mr. Karras was asked why he wants to abandon the subdivision. The commission was told lots aren't selling and they don't want to put 4.5 million into the land until the market comes back. They would like to develop it eventually. Their financial backing is also requesting the money be released because the banks backer pulled out. Mr. Karras feels the market is starting to pick up, but doesn't feel 81 lots would be a good idea financially. Mr. Karras would be willing to put the ground as collateral if the bond can be released and the subdivision not abandoned. If the subdivision isn't abandoned the improvements would have to be put in. If it is abandoned, they have to start all over again and can't do any improvements to the property. Mr. Karras is aware of this. The sewer line along the rail trail was discussed. Mr. Karras would love to put it in right now but he can't get financial backing to do it. Mr. Karras mentioned the sewer line isn't part of the subdivision and could be done as soon as he can get the financial backing. They would like to put the sewer line in because it will increase the value of the property. Mr. Karras talked to Weber County Pathways. Because they are getting money to improve the trail they are willing to extend the agreement. The concern is Stillcreek. Mr. Flood stated it will be at least 3-4 years before they are ready for the sewer line. They can have 250 homes go into the lift station in Grouse Meadows. A pioneering agreement has not been signed.

When asked what has been completed on the property Mr. Karras explained that the ground was leveled, some pipe has been installed, about 20 manholes are on sight, and \$27,000 worth of gravel was brought in. They would like to develop this property at some point. The ground is paid for. They are helping Bona Vista Water with a water line to help improve the fire flow. **Mr. Maw moved to recommend to the City Council the abandonment of the England Meadows Phase 1 PRUD Subdivision. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

Motion – Amendment to the Stillcreek Phase 1D plat

Mr. Flood mentioned they had 35 attached patio homes approved between Phase 1C and 1D. There are 2 attached units in phase 1C that are already built. They are proposing 31 more detached units. They will be eliminating 2 units. The market is for detached housing. Mr. Spencer excused. With the development agreement there can be about 83 patio homes. At this time they feel they will all be detached depending on the market at the time. The patio homes weren't supposed to be done for a while, but with the market they are being done now instead of larger single family homes. There will be at least 10 feet between the homes. The house plans show 2-4 bedroom patio homes. The homes are about 1300 sq. ft. and up; depending on what the owner wants. No two homes will be the same next to each other as per the development agreement. It was mentioned that at one time the patio homes were going to be a senior area. That was never put in writing or committed to do, so it won't be a senior area. The CC&Rs allow for a small portion to be fenced for each unit to give them some private yard. All of the property is common area and maintained.

The commission discussed the letter from Brad Jensen dated April 2, 2009. It mentions new utility as built drawings need to be submitted. The laterals won't be changing because they will be in the common area, but he will submit a utility drawing. Only two sewer laterals will be eliminated. Those can either be capped closer to the sidewalk or a cement pad could be put in front so

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they can't be used. The Public Works Department doesn't want someone hooking onto the lines. Mr. Flood doesn't want to cut into the street to make changes. He would rather cap the lines. He will work with the Engineer and Public Works. It was mentioned that the names need to be removed from the streets and only numbers used. The Bona Vista Water lines can't cross lots. Because it is all common area there isn't a problem with this. He has talked with Bona Vista, but will get them a utility plan. **Mr. Maw moved to recommend to the City Council the amendment to the Stillcreek Phase 1D plat based upon the following items: the letter from Brad Jensen dated April 2, 2009, public works comments, the abandoned sewer lines be removed back to the right of way and an appropriate cap or thrust block be installed at that point, and the street names be eliminated from the plat and only numbers be included. Mr. Sadler seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.**

Approval of minutes – 26 March 2009

Mr. Sadler moved to approve the minutes of 26 March 2009 as discussed. The changes being minor. **Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairwoman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.** Chairwoman Pearce noted she voted but wasn't at the meeting.

Report from City Council – Neil

Mr. Neil reported that the Mayor introduced the new lieutenant for our area, 2600 N annexation was discussed, 3600 W is Panther Way, LaFray Kelley reported that 700 attended Founders Day, recycling was discussed, a Legacy Highway open house will be held in June, there is a slight delay on the sidewalks, and Jeff Hales mentioned information regarding the old elementary school and a land trade for a new Wahlquist Jr. High and asked if the demolition could go into the landfill.

Public Comments

No public present.

Commission Comments

Mr. Sadler mentioned his concern with parking on 2200 North east of 3600 West. He would like to see no parking allowed there. Chairwoman Pearce mentioned she arranged to have the meeting with the City Attorney tonight instead of on a different night.

Schedule for Attending the City Council Meeting

Pearce	Spencer	Sadler	Maw	Seager	Neil
	May 7	May 21	Jun 4	Jun 18	Jul 2
Jul 16	Aug 6	Aug 20	Sept 3	Sept 17	Oct 1
Oct 15	Nov 5	Nov 19	Dec 3	Dec 17 (if held)	

Mr. Seager moved to adjourn at 8:20 pm. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Sadler, Chairman Pearce, Mr. Maw, and Mr. Neil all ayes. Motion carried.

Planning Commission Chair

Planning Commission Secretary