

Plain City Planning Commission
Minutes of Meeting
28 January 2010

The Plain City Planning Commission convened in a meeting on Thursday, the 28th of January 2010, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce (excused)

Vice Chairman: Buddy Sadler

Members: Bob Spencer

Jarod Maw

Blake Neil

Alternate: Matt McBride (excused)

Staff: Kathy Hancock

Also present: Public Works Director Mitch Willson.

Vice Chairman Sadler conducted the meeting and Mr. Spencer gave the invocation.

Discussion – Temporary Turnarounds

Mr. Mitch Willson, Public Works Director, explained the temporary turnaround in the public works standards. Mr. Willson explained that the turnaround no longer requires a non-buildable lot. The sidewalks won't be required in the lot with the temporary turnaround. The utilities will go straight and follow the curb and gutter. The houses won't have to be moved back further on the lot. This will eliminate the washed out concrete, weeds, and other stuff being dumped on the lot with the temporary turnaround. Snow removal will also be easier. This also prevents the problem that we have in Fremont Estates right now. The temporary turnarounds in Fremont have cut curb and it will have to be replaced at the City expense because our ordinance doesn't allow approaches to be that long. The developer will now be required to put money in escrow to remove the rolled back curb and asphalt, and replace it with the standard curb, gutter, and sidewalk when the road is continued through. The 40 foot radius was mentioned. There is a safety issue with temporary turnarounds because fire trucks need to be able to turn around.

Fox subdivision has this kind of temporary turnaround now. The only difference is they chose to have the asphalt square instead of round because it was cheaper.

Mr. Willson explained the difference with this kind of temporary turnaround. A rolled back curb and gutter is put in with asphalt being installed for the radius of the turnaround. The slope is there so the sidewalk can go in when the road continues through. Catch basins can also be installed because curb and gutter are there. There was a concern that the property owners won't be able to use the front of their yards. Mr. Willson explained that when they purchase the land they will know about the temporary turnaround. When the road goes through the developer will be responsible to remove the asphalt and install standard curb, gutter, and sidewalk. The commission would like to see enough in escrow to cover costs of the removal and installation if prices increase. They suggested having a percentage added to the amount to cover the increase in cost. Driveways were discussed. Mr. Willson explained that driveways need to be required on the other side of the lot to prevent a problem. Having fiber mesh underlay was discussed. Mr. Willson mentioned that some engineers say it works some say it doesn't. One problem with the roads is we go from -5° to 100° temperatures.

There is a concern with snow plowing of the temporary turnarounds. Vice Chairman Sadler drove around and looked at different cul-de-sacs and found that several weren't plowed. Most of them should have been plowed. It is a safety issue if the temporary turnarounds aren't plowed. The emergency equipment need to be able to turnaround. There was also a concern with plowing over the rolled back curb. Mr. Willson explained that the big truck has a rubber blade and won't be a problem. The little truck would have to be used very carefully. Mr. Willson mentioned that he talked to Gene Bingham who works for Harrisville and the director for South Ogden. Both are looking into doing this. It will also eliminate the bubble like we currently have in Kamelot, AJ Robson, Big Cottonwood, and Autumn Leaves. The commission requested copies of the current Public Works Standards.

Discussion – Nuisance Ordinance – Concerning Noise

The commission discussed what to do with the noise ordinance. It was decided to have a representative here from City Council and Deputy Rex Cragun to find out the need and also what is required to give a ticket. There are concerns about adopting Farr West City's ordinance as is. The commission temporarily put it on the March 25th agenda.

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Discussion – General Plan Review

The commission discussed the goals at the end of the Chapters in the General Plan. The commission mentioned and made a list of policies they thought should be discussed with the City Council. The commission would like the Council representative at a work meeting to discuss the policies.

Public Comments

No one was present.

Approval of the Minutes – January 14, 2010

Mr. Spencer moved to approve the minutes of January 14, 2010, as corrected. Corrections being minor. Mr. Maw seconded the motion. Vote: Mr. Maw, Mr. Neil, Vice Chairman Sadler, and Mr. Spencer all ayes. Motion carried.

Commission Comments

Mr. Spencer and Mr. Neil won't be here on February 25th. Mr. Neil discussed with Councilmember Kelley grants and getting information out to residents through email such as agendas, policies, and newsletters etc. Mr. Neil would be willing to be in the common area at Founder's Day collecting emails of residents.

Fourmile Parkway preliminary extension and Development Agreement will be on the March 11th agenda. The commission would like legal council on what they can do. There is a concern that if the drain system isn't approved, basements won't be allowed, and the house plans won't work. A comment was made that they thought the one park was just supposed to be for baseball and it is still shown combined. The commission would like to discuss the Development Agreement with the City Council again. Chairwoman Pearce needs to be contacted concerning getting legal advice on the Development Agreement. The commission would also like the Attorney to review the Development Agreement.

Report from City Council – Pearce

Chairwoman Pearce wasn't present to give the report.

Mr. Maw moved to adjourn at 8:35 pm. Mr. Spencer seconded the motion. Vote: Mr. Maw, Mr. Neil, Vice Chairman Sadler, and Mr. Spencer all ayes. Motion carried.

Schedule for Attending City Council Meetings

<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Maw</u>	<u>Neil</u>	<u>McBride</u>
		Mar 4	Feb 18	Mar 18	Apr 1
Apr 15	May 6	May 20	Jun 3	Jun 17	Jul 1
Jul 15	Aug 5	Aug 19	Sept 2	Sept 16	Oct 7
Oct 21	Nov 4	Nov 18	Dec 2	Dec 16 (if held)	

Planning Commission Chair

Planning Commission Secretary