

DISCUSSION/MOTION: Little Learners Preschool site plan approval at 2388 N 4350 W

Commission Chairman stated that the Little Learners preschool is asking for site plan approval. Neil said that he had been over to the location. Mrs. Becky Martin said that all the commission members had been to the site except for Mr. Hall and that the building inspector and fire chief had also gone through the building. Leonardi said that he still has issues with the two doors. He went on to say that commissioner Maw had done some research and had emailed the planning commission the information. Maw's findings were that those doors do in fact have to swing out. Mrs. Martin said that she had not received that information. Neil stated that the information that Maw had found is in reference to the handles and the way to exit. Neil continued that a preschool would need the push bar/crash bar that has been talked about when at the building. Mrs. Martin said that when she had met with him on Tuesday that he had said because of the occupancy being below 50 the crash bars would not be required. Neil said that Maw has sent his findings today (April 9, 2014). That Maw had found codes that referenced to the egress on the doors. Neil stated that his feelings are that it is still the recommendation of the building inspector to have the doors swing out and have the crash bars. Neil continued that he will have to take the time to have the city attorney review everything and make sure that we are covered as a city. Maw arrived and Neil explained that they were discussing the email that Maw had sent out concerning the conversation that he had with the state's department of child care and the codes. Maw said that he had also had a conversation with the building inspector. Maw asks if the email was clear to the commission and what was everyone on the commission's opinion. Mrs. Martin said that she would like a copy of the information, because this was news to her. She continued that according to her conversation with Jeremy (PC Fire Chief) he had said that it was not necessary because of the occupancy being below 50. Maw stated that was correct, it was not a code issue but a planning commission issue. He continued that in section 11008-9 which was in the next code after what Mrs. Martin had handed out code 1008.1.9 reads door hardware must be operable from the egress side without use of key, special knowledge or effort. He continued that the next paragraph reads the door access type must be without grasping, pinching or twisting of the wrist. Maw continued that limits Mrs. Martin to a lever lock that cannot be keyed from the inside and panic hardware. Maw stated that in case of an emergency he would like to see hardware so that the kids can get it open and get out of the building in an easy way. Maw referenced 1103.2.12 code that states that accessibility is required in all daycare facilities. Mr. Maw said that he had also talked to Sarah Atherton from the State of Utah and she said that it is a requirement that there is access in the restrooms. Neil asked that it be clarified if it is a daycare or a preschool where they fall under the child care act. Maw said that he felt that there should be three stipulations, the doors swing out and have the operable hardware, and that there is accessible parking that is distinguished and well-marked, that the restroom are accessible. Mrs. Martin stated that her current plan for the parking is that it will be street parking. Neil commented that on the one side Mrs. Martin had said that she was going to designate that for handicap parking. Mrs. Martin stated that when some of the Commissioners had come through they had said that city code allowed her to have street parking. Neil stated that on her site plan she had shown parking on the property. Mrs. Martin said that she had not shown that on her current plan. Maw said that may be but the planning commission could still require Mrs. Martin to have parking. Maw had thought that the Frog Pond Pre-school had parking in the back for handicap parking. It was clarified that they do not. Leonardi asked Mrs. Martin if she had found someone to give her a price on turning the doors to swing out. Mrs. Martin stated that she had not because of the conversation with the Fire Chief and in the code that she had found she did not think it would be necessary, but she would look into it. Neil asked if she had seen the Fire Chief's comments?

Mrs. Martin said that she had addressed all his comments. 1. She has the stickers but has not put them up until she knows for sure what she is doing with the doors. 2. She would have to get a Knox box. 3. The occupancy load signs needs to be printed and put in a frame. 4. Fire Extinguishers need service and brackets to hang them up. 5. The electric panels are labeled. 6. No storage in the electrical room. 7. The four smoke detectors are not currently up but will be after she gets done painting. 8. Carbon Dioxide detectors will be put up as well when painting is done. 9. There are no extension cords. 10. The Evacuation plan is something that she felt that she could easily fix. Mrs. Martin said that most everything on the Fire Chiefs list has been done. Leonardi stated that his concern is the door and that he respects what commissioner Maw says and has found out. Osenbach ask that all pre-schools be required to do the same thing. Neil stated that his concerns are the doors and that he would like to see those taken care of. Mrs. Martin clarified that no matter what her occupancy is the doors would be a requirement from the planning commission. Maw stated that the doors are a new addition to the 2012 code. Mrs. Martin stated that it was also in the 2009 code that when the occupancy is less than 50 she would not need the doors to open out and have panic hardware. Maw explained that the vertical black line meant that this was an addition to the 2012 code. Maw also explained that the planning commission can ask that someone exceed the code. Neil ask that Mrs. Martin get the doors changed. Mrs. Martin ask if she could prove that a wheelchair can turn around in the restroom could she leave the restroom as it is? Maw responded that the code requires a 5 foot turn around radius. Mrs. Martin ask if she could have a copy of the email that Maw had sent to the commission and if she could give them her email address. Maw said that yes she could and that it was a 26 pages of the state standards for Child Care Licensing R430-100 Child Care Centers. Mrs. Martin said that she had the understanding that if the students were in her care less than 4 hours per day that she would be exempt from the regulations. She continued with she had ask about the 5 minute rule and she had been told that she would be exempt. Maw explained that approval is on the conditions that are set by the planning commission for day cares and pre-schools. Mrs. Martin ask if she was to take care of the doors and the restrooms would everyone's concerns be taken care of? Leonardi commented that the doors also would need the panic hardware on them. Mrs. Martin said that she would have to table it for a year because she would not be able to get the required items done in to be able to open this year.

MOTION: Commission member Maw made a motion to table the Little Learners Preschool at 2388 N 4350 W. Commission Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

DISCUSSION/MOTION: Final Approval – Ramsey Estates Subdivision 5100 W 1820 N – 5 Lots

Neil stated that on the City Engineers memo the comments are about a sewer line being installed on the north boundary line of Lot 1 and that it would be a benefit for the city. Sadler commented that he had talked to the Mayor and that everyone thought that the sewer line would work and eliminate a lift station but it had not been surveyed. He continued that it would have to be surveyed before the city would know if the sewer line could be ran there. Mr. Jeff Hales stated that it makes sense for the city to run the sewer there. Leonardi ask who was going to pay for the sewer line. Neil said that it would eliminate two lift stations and that the city would pay for it. Mr. Hales said that he was willing to give up the property for the sewer line. Leonardi ask that the plats note change from any lower than existing home to no deeper than surrounding homes. Mr. Hales said that if they go any deeper at that location they would have to do their own geo tech study. Osenbach ask about the curb and gutter that had been discussed at the previous meeting. Neil said that he and commissioner Sadler had met with the city engineer and public works. Neil stated that the city engineer would not make the decision that he was in the middle. Neil said that he had ask the mayor what his feeling were on the curb and gutter and that the Mayor said that he was in favor of a deferral agreement. Mr. Hales said that he had been

thinking about the comments from the last meeting and that it does make sense to have a fund that the developer put money in for curb and gutter instead of a deferral agreement. With a fund that when the curb and gutter was to be installed in an area the curb and gutter funds would already be there. Mr. Hales continued that it would be easy to figure because curb and gutter has exact costs and that it could be put in an escrow account and that would be real money. Sadler said that he did not want to see a hardship on the city. Neil said that the ordinance would have to be addressed for low impact. Mr. Hales stated that he thought that it was a good idea to end the problem of the deferral agreements. Osenbach asked if the money would be there when it was time to put curb and gutter in? Maw said that Ogden City has a landscape escrow for commercial areas. Osenbach said that he liked the idea that when the time came to put the curb and gutter in the money would be there. Neil asked if it makes sense to put the curb and gutter in at this project? Neil then continued that he had drove down to this project and that it did not make sense. Mr. Hales said that if he was to put money in an escrow then he has done his part with the curb and gutter. There was further discussion that the deferral agreements do not make sense. Twenty years from now the property owners with the deferral agreements may not have the money to put in the curb and gutter. Mr. Hales stated that an escrow for the curb and gutter would be a way to resolve the problem. Mr. Hales asked how long it would take to go through the process to change from a deferral agreement to an escrow account for the curb and gutter. Neil said that it could take up to 6 months to finish a pending ordinance. Osenbach said if Mr. Hales is willing to do this then it is something that should be looked at. Maw stated that Ogden City and Hooper does escrow agreements. Neil said that in some cases if nothing is done for 10 years with an escrow account the money is then given back. Sadler asked if there could be a state ordinance for the 10 years use. Mr. Hales said that he does not like pushing the deferred agreements on to the land owner and the escrow account may be a good thing for a the property owner and the city.

MOTION: Commission member Sadler made a motion for Final approval for Ramsey Estates Subdivision at 5100 W 1820 N an 5 lot subdivision to the City Council with the recommendation of Wasatch Civil Engineering 2. The potential of the city working out the sewer along the north lot line according to the survey. 3. Ask the City Council to set an escrow account for money for curb and gutter because the Planning Commission is looking at a new ordinance to handle the curb and gutter. 4. Change the notation verbiage on the elevation to The Finished Floor Elevation shall be no Deeper than the Existing ground surface. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil and Osenbach all voted aye. Motion carried.

DISCUSSION/MOTION: Final Approval Applewood at 2084 N 4500 W - 3 Lots

Neil asked Mr. Rhees if he had reviewed the comments from the city engineer. Mr. Jake Rhees stated that he had and that he would update the address on the Mylar before the planning commission signs off on the Mylar. Neil stated that like on the Ramsey Estates Subdivision they could ask for an escrow for the curb and gutter. Mr. Rhees stated that he had filled out the deferral agreement and that the city had received the agreements. Sadler stated that if an escrow account could be set up that would be the best way to go with the curb and gutter. Leonardi asked that the note state for the existing ground elevation and he has the same concerns with the curb and gutter as with the Ramsey subdivision. Osenbach stated that he would like the same as what was asked with the Ramsey Estate. Neil stated that Mr. Rhees already has the deferral agreement done.

MOTION: Commission Member Maw made an motion to recommend Final approval for the Applewood Subdivision at 2084 N 4500 W 3 Lots. 1. Based on the comments of the Wasatch Civil Engineering comments. 2. The deferral agreement could possibly be changed to an Escrow. 3. Note that the Finished Floor elevation shall be no deeper than the existing surface. Commission member Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil, and Osenbach all voted aye. Motion carried.

DISCUSSION/MOTION: Final approval for Fremont Meadows -1785 N 4400 W.

Neil said that he and Commissioner Sadler had the opportunity to meet with Erik Craythorne, Brad Jensen the City Engineer and Mitch Willison from the City Public Works and that Mitch is now Ok with the land drains. Neil said it was his understanding that he was not sure if Mr. Craythorne was still going to pursue the land drains. Mr. Erik Craythorne said that he had talked to the public works yesterday about the costs and benefits. The development was high enough above the water table that it just may be addition cost. Sadler and Maw ask if he doesn't do the land drain then what are his intentions? Mr. Craythorne said that the Land drains would go with what the geo tech study came out with. Sadler said that he would rather not see the land drain because the city will have to maintain them and that the only reason they are considering it is because it is in the city ordinance and that Mr. Craythorne wanted it. Mr. Craythorne said he would not do the land drain if everyone was not comfortable with them. He continued that the Geo Tech study had been done in the middle of the irrigation season in July and they felt like it was a good study. Mr. Craythorne said that one of the reasons for the meeting was because Brad at Wasatch Civil Engineering and Mitch at the city public works were on different pages concerning the land drains. Sadler said that if it is approved with the land drains then the land drains will have to be put in the subdivision. Neil ask for a solid answer on whether there will be land drains or not. Mr. Craythorne said that he would talk to the city engineer. Sadler ask that the decision be made now. Mr. Craythorne said he would take the land drains off. Leonardi questioned C-40 Lot 123 how close is the existing shed to the property line. He continued that the shed will have to meet the cities setbacks and ask that Mr. Craythorne determine how close the shed is to the property line. Leonardi stated that there is a 10 foot easement on the property and ask if Mr. Craythorne had talked to the property owner? Mr. Craythorne clarified that because the plat is a preliminary plat it does not show that the lot will be squared up and the development is giving him property where the easement is. Mr. Leonardi ask if Mr. Craythorne had a letter stating that he would accept that property. Mr. Craythorne said that when the property owner bought the house from them that he had gave them all the dimensions that include the easement property and that when they closed the Real Estate agent had gave them the information. Leonardi confirmed that the property owner was Ok with it then. Mr. Craythorne said yes. Leonardi ask if Mr. Craythorne has an agreement with the property owner for Lot 102 - C-500 to do the work for the limited disturbance of that property that it states on the plat. Mr. Craythorne said he did not know why that was one the plat and did not know why he would have to disturb any of Mr. Calvert property. Leonardi also stated that the same thing is stated on the plat for Lot 123 and he did not want to see any disturbance to those property owners property. Mr. Craythorne did not feel like there would be any disturbance because it is flat. He continued that it might be because of SWIP and that he could red line it. Mr. Leonardi said that he would like to see it red lined. Leonardi ask that the elevation for the basements be put on the plat. Mr. Craythorne said that the elevation of the basements were on the plat because there is a table with that on, but that was with the land drain. Mr. Craythorne explained that now that the land drain was no longer there, the elevation would go according to the geo tech which is two foot below the existing elevation. Mr. Leonardi ask that the elevations be corrected on the plat for the homes. Leonardi ask how the detention pond was going to be done? Sadler said that he thought according to the last discussion there was going to be sprinklers and grass, because it was felt that it would be big enough for a regional park. Mr. Craythorne communicated that it would be grass with a fence on three sides. Leonardi said that he still did not see how Mr. Craythorne was going to drain the Wheeler ditch that is on the east side of the property. Leonardi then pointed out on the plat where the Wheeler ditch was on the plat and ask that Mr. Craythorne address the Wheeler ditch where it comes across the road and drains. Mr. Craythorne thought that the plans that the city engineers has the Wheeler ditch is

on it and that the city engineer had worked with Mr. Jim Lamb concerning that ditch. Sadler ask that Lot 121 have a restriction on it that it has to face west so that the community mail box can be put there. Leonardi ask that on the east side of the property it appears that there are two property lines why? Mr. Craythorne said that the road was going to be wider and that the utility easements and the curb and gutter would be on the property line on the west side. The planning commission ask the property line on the east be taken out and that the property line be clearly defined. Mr. Craythorne was not sure why there was a double black line.

MOTION: Commission Member Leonardi made an motion to table approval for the Fremont Meadows at 1785 N 4400 W. 1. Restrict Lot 121 to face west and put the community mailboxes on the south east side of that lot. 2. New Elevation be put on plat according to the geo tech study without the land drains. 3. Clarify property line on the east side and get rid of double line. 4. Show how far the existing shed is from the property line on Lot 123. 4. Lots 123 and 102 remove the limited access of disturbance to property. 5. Show how the detention pond with be done with grass and fence on three side on plat. 6. Submit new drawing for the city with changes. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil, and Osenbach all voted aye. Motion carried.

APPROVAL OF MINUTES: March 26, 2015

Motion: Commission member Osenbach made a motion to approve the minutes of March 26, 2015 as amended. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil and Osenbach voted aye.

CITY COUNCIL REPORT

Osenbach reported that the agreement had been signed by the City for the Lambs. Council member Kelley had gotten some money for some grants, one being trees at Pioneer Park for Arbor Day. The budget was approved.

Commission Comments

Leonardi said that he liked the idea of the escrow for the curb and gutter, because 20 years from now the property owners may not have the money to put in the curb and gutter. Maw said that the April 30, 2015 date did not work for the DAT, but they had agreed to the April 23, 2015 date. Neil said that Still Creek is getting attention and that there are people buying that development. Sadler said that Randy Marriott is looking at buying a portion and he could have access problems. Sadler also ask how would it be developed if it was done by two separate developers. Sadler explained that the lawyers had gotten together and split the property up into two pieces. Neil and Sadler stated that the development agreement would still be attached to Still Creek and there would have to be open space. Neil ask that Mrs. Campbell find the Still Creek information and give it to the planning commission. Neil ask that the side yard get finished up. Leonardi ask that a note be put on the drawing explaining that the grey area is where a pool may be put.

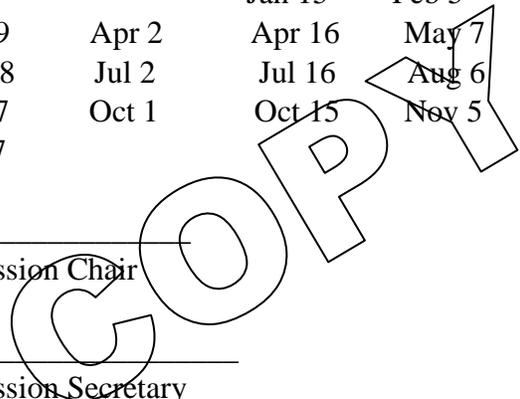
Adjournment:

MOTION: Sadler made a motion to adjourn the meeting at 8:42 p.m. Commission member Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Hall</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 4	June 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				

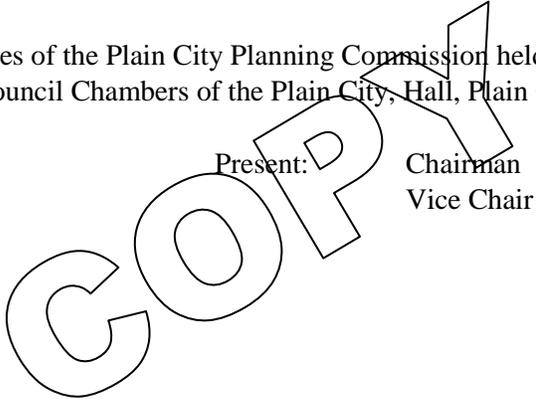
Planning Commission Chair

Planning Commission Secretary



**Plain City Planning Commission
Minutes of Meeting
April 23, 2015**

Minutes of the Plain City Planning Commission held on Thursday April 23, 2015 at 7:00 pm. located at the Council Chambers of the Plain City, Hall, Plain City Utah 84404.



Present:

Chairman
Vice Chair

Blake Neil
Buddy Sadler
John Leonardi *Excused*
Jarod Maw
Ed Hall *Excused*
Mark Osenbach

Staff Kathy Campbell

Attendees: Paul Burton, Nancy Burton, Dan Pittman, Mike Alvord, Erik Craythorne, Ryan Taylor, Elaine Winegar, Wendell Winegar, Steve Smith, Pat Smith, Dave Winters, Lori Rasmussen, James Lamb, Allan Karras, Spencer Priest, Ran and LaFray Kelley,

Called to order: Chairman Blake Neil conducted the meeting. Commission member Blake Neil gave an invocation.

Public Comments: Elaine Winegar spoke and said that she was giving her time to her daughter Becky Martin. Becky Martin read a two page letter dated April 23, 2015, formally requesting, in writing an individual reason from the planning commission for not approving her Pre-school building. She read that she felt that the restroom was ADA compliant the way that it is with the exception of having the rail. She felt that the rail could be postponed until she had a student who was in need of the ADA restroom. She also read that she felt the swinging of the door to the inside was in compliance with the international building code for under 50 occupancy. She also read that she believed that she was in compliance when she came to the previous meeting and did not feel it was fair to give her codes that had not been brought up in the past. (See official minutes to read the letter in its entirety). Jim Lamp said that with the Fremont Meadows subdivision the land owners on the East have 49 feet of the proposed road and the developer has 11 feet. He continued that he had come to an agreement with the city and was asking if final approval was giving to Freemont Estates that it be given with an conditional agreement with the city and the land owners on the east. Wendell Winegar stated that at the last meeting he had asked for a variance for the preschool building. That there was a motion to close the meeting therefore the planning commission would not talk to me anymore. He stated that he had been waiting weeks for a answer from the city attorney. He continued that in his daughters letter she had ask for a letter in 5 days he was requesting one tomorrow. He said that his daughter (Becky Martin) had provide everything from the state and the federal government that is required. He continued that because Commissioner Maw has a certificate of graduation from a university that he has flaunted with this building, the approval has been held up. He ask that approval not be held up any longer because Becky has provided the commissioners with codes from the state. He did not feel it should be delayed any longer. He continued that Becky needed to get approval so that she could get advertising done so that she can open in the fall and not be delayed any longer. Ryan Taylor said that he has the opportunity to purchase the property across the street from him. He would like to know what the master plan is for the city. The address is 2931 W 1900 N.

Mr. Taylor then stepped up to the planning commission and showed them an arial view of the property. He explained that he would like to put recreational storage in at that location.

DISCUSSION MOTION: Set a Public Hearing for Burton Estates 3678 W 2200 N 2 Lots

Mr. and Mrs. Burton explained that they would like the home to be a separate parcel from the acreage.

MOTION: Commission member Osenbach made an motion to set a public hearing May 28 for the Burton Estates Subdivision at 4287 W 2500 N. Commission member Sadler seconded the motion.

Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION MOTION: Approval of Site Plan for the Plain City Camp – DUP Cabin

Steve Smith explained that work had been done to repair the log cabin and that a protective covering above the roof was needed to preserve the work that had been done. Maw inquired on the type of roof? Smith replied that it was a pitched metal roof with a one foot overhang on every side. Maw ask if there was an international Daughter of Pioneers approval that was needed. Mr. Smith replied that Pat Smith is the agent for the Plain City Daughters of Pioneers and has gave her approval for the covering to preserve the cabin so that it may not need repair for another one hundred years.

MOTION: Commission member Maw made an motion to approve the site plan for the Plain City Daughters of Pioneers Site plan. Commission member Sadler seconded the motion. Vote:

Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: David and Lori Winters Parcel 19-029-0024

Neil ask what the intent was for the property? Mr. Mike Alvord stated that the intent was for an agriculture division. Neil said that the Winters had provided the planning commission with state code concerning the county and agriculture. He continued that there was nothing concerning cities and the property is in the city limits. Mr. Alvord said that he and Neil had met previously and what they had not provided last meeting they had today. Neil said that he had pulled up the plat and ask them to step up to the planning commission to look at the plat. Neil clarified what piece it was on the plat. There was discussion where they could put a home and divide the property. Sadler said that they would have to divide it according to the cities subdivision ordinance. Maw said he would need to see a site plan. Neil explained that the city ordinance definition for a subdivision is land that is divided. Mr. Alvord stated that the city did not have any thing for agriculture.

MOTION: Commission member Sadler made an motion of no action for parcel 19029-0024.

Commission member Maw seconded the motion. Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Final approval for Blue Mountain 4287 W 2500 N – 2 Lots

Mr. Dan Pittman said that he had talked to Pine View Water, they had said there are water issues throughout Plain City and that they don't clean blocks all at one time, but he had ask for their help in blowing out the neighbors that had low pressure. Sadler said that they had talked about the curb, gutter and sidewalks at the previous meeting. He continued that there is a sidewalk across the street therefore does there need to be sidewalk for this subdivision. Maw said that he was leaning toward a deferral. Neil said that he also thought a deferral agreement would be appropriate. Sadler ask if we had copies of the deferral agreement with the city. Mrs. Campbell said no she did not have a copy of a deferral agreement in the file. Sadler said that the city either had to do a deferral or the escrow for the curb, gutter and sidewalk. Neil said that the Planning Commission would have to make an ordinance for the escrow for the curb and gutter. Mr. Pittman ask if the curb, gutter and sidewalk was for one lot or two. Maw explained that the deferral would be for both lots. Osenbach stated that he felt that the deferral agreement

needed detail as to why the planning commission was accepting a deferral agreement due to the fact that the adjoining property did not have curb, gutter and sidewalk. Osenbach said that Pine View had blown out the neighbors lines and that they now have pressure. Mr. Pittman was ask to bring in the deferral agreement and then the planning commission would give final approval.

MOTION: Commission member Sadler made an motion to Table Final Approval for Blue Mountain at 4287 W 2500 N a 2 Lot subdivision until the deferral agreement has been given to the city. Commission member Maw seconded the motion. Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Final Fremont Meadows – 1785 N 4400 W

Mr. Erik Craythorne said that the double lines on the drawings that Mr. Leonardi had ask him about was for the legal description for the county concerning the roads. Mr. Craythorne said at the last meeting it was planned to put the postal turnout at the corner of lots 122 and 121. Mr. Craythorne said that when the engineers put in the dimensions for the turn out, the turn out took half of the frontage for that lot and for the other lot which is a corner lot, an 8 foot jog was also making that difficult. Mr. Craythorne continued that he is having a hard time finding a place to put the postal turnout because of the setbacks and the length that the Public Works was asking for. Sadler stated that it would be best if he found a location or the postal service will put it where they want. He continued that if Mr. Craythorne dictated where the postal service turnout was to go it would make the subdivision better. Maw said that his fear is that the postal service will try and put it at the top of the subdivision. Mr. Craythorne said that Lot C500 where the area of disturbance was has been changed. Parcel A has been identified as a detention pond to be landscaped according to Plain City standards. Lot 123 that has an existing home if the shed is non-conforming it was nonconforming previously because the lot line and the shed has not been changed and that he does agree with Mr. Lamb, if final approval is given it should be contingent on the agreement between Mr. Lamb and the city. Sadler said that as he recalled the detention pond was shallow enough that it would not need a fence. It was confirmed by the other commission members that was correct. The Commission talked to Mr. Craythorne about making a smaller turnout for the postal service boxes. Mr. Craythorne said that he would continue to work with Mr. Willson of the public works to find a location for a turnout.

MOTION: Commission member Maw made an motion to recommend Final Approval for Fremont Meadows 1785 N 4400 W subdivision. Contingent upon Wasatch Civil Engineering comments dated April 23, 2015. Commission member Osenbach seconded the motion. Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

DISCUSSION/MOTION: Preliminary – Lucia Subdivision 1026 N 5200 W

The Planning Commission ask Mr. Allan Karras if he had received the comments from Wasatch Civil Engineering and Mitch Willson from the public works. Mr. Karras said that he had received the comments. Neil read from Wasatch Civil Engineering April 23, 2015 1. Since 5200 West is a county road. The Developer should provide information indicating that the Weber County Engineering Department has reviewed the plans. Mr. Karras thought that he had that letter. 2. The Developer should provide intent to serve letters from all applicable utilities. Mr. Karras said that the water is already stubbed in, and he has a letter from the power company and the gas has been ran and in for several years. He continued that he would get an updated letter for both of those. 3. The Developer should provide information that shows each of the lots have been approved for septic drain fields by the Weber Morgan Health. Mr. Karras said that the septic drain was on the plans. Neil ask when the septic tank study was done and that after a certain amount of time it expires. Mr. Karras said he would contact them tomorrow and get a letter. 4. Subdivision Ordinance requires secondary water. Mr. Karras said that they have a letter

from Mountain View and Mrs. Campbell Planning Commission Secretary was ask if she had a copy of that letter. She confirmed that she did have that letter. 5. Existing drainage and/or irrigation ditches that may run across this property and service adjacent properties must be allowed to continue to provide the same level of service that they have historically. This includes the borrow ditch located along the frontage of the development. Mr. Karras stated that he had a question on #5 because the ditches had been approved before and have been piped. 6. Address. 7. The following notes should be placed on the final plat (a.) The Developer shall be responsible to grade each lot to ensure that the runoff from each lot does not drain onto neighboring lots or properties. (b.) The finished floor elevation off all homes within this subdivision shall be no deeper than the existing ground surface. If deeper finished floor elevation is desired, a request should be made to Plain City. Neil stated that if Commissioner Leonardi was here that he would ask that (b.) be added to the general notes of the plats. Mr. Karras stated that he would add that to the general notes. 8. As indicated in item 7b above, if a deeper finished floor depth is desired, a request should be made to Plain City indicating the desired depth. The request must be accompanied by a report from a geotechnical engineer that included recommendation as to the deepest recommended finished floor depth for homes within this development or on the subject lot. Mr. Karras stated that he was good with no deeper than the existing ground surface. Maw ask if in the past wasn't there issues with a pond? Sadler said that Mr. Karras is showing a fence around the pond. Maw confirmed with Mr. Karras that he was putting a fence around the entire pond and along the canal. Mr. Sadler ask Mrs. Campbell the planning commission secretary to get a copy of the deferral with the county for the road. Mrs. Campbell found the county deferral in the Lucia file and confirmed that the letter was in the file. The planning commission and Mr. Karras discussed the US Postal Boxes and where the postal service will have them put the mail boxes.

MOTION: Commission member Maw made an motion for Approval for Lucia Subdivision Contingent upon Wasatch Civil Engineering comments dated April 22, 2015. Commission member Osenbach seconded the motion. Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

APPROVAL OF MINUTES: April 9, 2015

Motion: Commission member Osenbach made a motion to approve the minutes of April 9, 2015 as amended. Commission member Sadler seconded the motion. VOTE: Commission members Maw, Sadler, Neil and Osenbach voted aye.

CITY COUNCIL REPORT

The Syringa Franchise agreement was discussed. Approval was given for Applewood and Ramsey Estates with the same discussion that the planning commission had about the sewer next to Ramsey Estates. May 1st there is a waste water report that the city is working on. There are bids to paint the Senior Citizen room. Three teams were renting a private gym for basketball in Taylor and that was going to be looked at by Councilman McKean. There was a discussion as how to verify that the storm drain discharge pipe is the correct size. It was discussed that the city public works or the city engineer should verify that. There was a RAMP grant for sod for Pioneer Park. Roylies was doing well and seemed to have community support. The city clean-up is May 2 and on Arbor Day there will trees planted at Pioneer Park. The Arts council has meet and the date is to be determined for the POPS concert. There is someone on the north plain city road that wants to de-annex to Farr West.

Commission Comments,

Maw said that they had a meeting with the Urban design to help guide us though the design. It was suggest that the Urban design in the fall. Maw has information regional urban design or a DAT can be done for the local area.

Adjournment:

MOTION: Sadler made a motion to adjourn the meeting at 8:18 p.m. Commission member Maw seconded the motion. Vote: Commission members Maw, Sadler, Neil and Osenbach voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Hall</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 4	June 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				

Planning Commission Chair

Planning Commission Secretary