

**Plain City Planning Commission
Minutes of Meeting
August 13, 2015**

Minutes of the Plain City Planning Commission held on Thursday August 13, 2015 at 7:00 p.m. located at the Council Chambers of the Plain City Hall, Plain City Utah 84404.

Present: Chairman Blake Neil
 Vice Chair Buddy Sadler

John Leonardi
Jarod Maw
Mark Osenbach
Cheri Sparks
Kathy Campbell

Staff:

Attendees: Jay Christensen, Cozette Stimpson, Bill and Lisa Rules, Brauch Sandall, C. Kunz, Tommy Weber, JC Aland, Clint Johnson, Faye Corey

Called to Order: Chairman Blake Neil conducted the meeting. A prayer was given by Mark Osenbach, Chairman Neil introduced and welcomed Cheri Sparks as a Planning Commissioner.

Public Comments: Bill Rules *address 2306 N 2850 W* explained that they were the first house by the S Curve subdivision. He expressed that the people that live in that area and were affected by the S Curve subdivision did not have a chance to express their opinion on the subdivision or see the plans. He also stated that no one in that area had seen the sign that was put up by the city and that the sign was not placed where people could see it. He inquired if a picture had been taken of the sign up. Mrs. Campbell responded that the city had not taken a picture and that has not been protocol when putting up notices. Commissioner Neil said that he had confirmed that the legal notices had been placed in the newspaper, the city web site and the Utah legal notices web site. Commissioner Neil stated that he had also talked to the public works and that the manhole that was in question was going to be filled in. Mr. Rules said that he had not seen the plans for the S Curve Subdivision and has ask the city if he could see the plans and had been told that the city does not have a set of plans. It was clarified to Mr. Rules that the city does have a set of plans that was given to the planning commission and city but the S Curve subdivision has not yet recorded with the county therefore the city does not have a record plat to show Mr. Rules. Commissioner Maw informed Mr. Rules that he could go to the city offices during regular business hours and they could show him the original engineered drawings. Tommy Weaver at the end of the meeting spoke and said that Jay Christensen has a leak in his irrigation ditch on his side and that is why there is water in that area. He said that he was a realtor and ask that Cozette Stimson's concerns be heard by the planning commission.

Public hearing regarding Sunee Acres Subdivision Approximate 3850 W 2800 N 2 Lots
MOTION: Commissioner Leonardi made a motion to open the public hearing regarding Sunee Acres Subdivision Approximate 3850 W 2800 N 2 Lots. Commissioner Sadler seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks all voted aye. Motion carried.

Public comments: None

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MOTION: Commission member Maw made a motion to close the public hearing regarding Sunee Acres Subdivision Approximately 3850 W 2800 N 2 Lots. Commissioner Osenbach seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil Osenbach and Sparks all voted aye. Motion carried.

SET PUBLIC HEARING: Rezone from Re-20 to C-2 – Kent’s Market at 2600 N 3600 W
Chairman Neil explained that there needs to be a 30 day notice and that Kent’s Market is doing an Open House at City Hall on September 1, 2015 from 6 pm to 8 pm and that Kent’s Market has agreed to put out flyers around the neighborhoods.

MOTION: Commission member Sadler made an motion to set the Public Hearing for September 10, 2015 for a Rezone from Re-20 to C-2 – Kent’s Market at 2600 N 3600 W. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks all voted aye. Motion carried.

DISCUSSION/MOTION: Sunee Acres Subdivision Preliminary Approximately 3850 W 2800 N 2 Lot.

Commissioner Leonardi ask for Mr. Clint Johnson that lot one and two be put on plat and that he would like to see the driveway as far to the west as possible. Mr. Johnson confirmed it was for only one lot to build a home on. There was a discussion concerning the placement of the driveway to the proximity of the curve to east on North Plain City Road. The concern was the safety of the cars traveling on North Plain City Road and seeing someone pulling out of their driveway or from the driveway seeing someone coming down the road. The commissioners ask Mr. Johnson to put his driveway as far to the west side as possible on the property and keep the driveway on the west half. Mr. Johnson agreed that he would put the driveway on the western half of the property. Chairman Neil ask if Mr. Johnson had seen the letter from the city engineer. Mr. Johnson said that he had not. Commissioner Maw gave Mr. Johnson his copy of comments from Brad Jensen the city engineer. Chairman Neil advised Mr. Johnson to get his letter from Bona Visa for culinary water, a letter showing that he has secondary water and that a deferral agreement would also be needed for the curb, gutter and road. Commissioner Sadler said that the road could eventually be widened to 80 or 86 feet wide and that the house setbacks need to be according to the 86 foot road to protect him and the city. Commissioner Sadler said that he had talked to Brad Jensen concerning his comments under number six a-b-c and gotten some clarification. Which is that the set back of the home will need to be the thirty three feet plus the seven feet. The commission also ask Mr. Johnson to clarify where the fire hydrant is. Jay Christensen was present at the meeting and said the fire hydrant is across the street. Chairman Neil explained that some work still needed to be done before final approval. The planning commission needs a foot print of where the house would be and driveway before final approval.

MOTION: Commission member Leonardi made an motion for preliminary approval for the Sunee Acres Subdivision Preliminary Approximately 3850 W 2800 N 1 Lot with the following requirements. 1. Notes from the City Engineer memo dated June 17, 2015 be addressed. 2. Footprint of location of home and with the driveway on the west side of the property. 3. Letters from all utilities showing that utilities are available 3. Deferral for Sidewalk, curb, gutter and road improvement. 4. Setbacks for home are thirty eight feet from road right away and easement. 5. Approval from Fire Department. 6. Letter from Public Works. Commission member Maw seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks all voted aye. Motion carried.

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DISCUSSION/MOTION: Re-Zone from A-1 to RE-20 Shirley Ann Stimpson Living Trust Approximately 3500 W 3400 N.

Mr. Brauch Sandall said that there had been comments about possible water on the Stimpson property. He stated that he had went to the Stimpson property and that there has not been any water issues. Commissioner Sadler stated that he felt that the area should not be re-zoned until a geotech study has been completed and more information on the plans of the development. Chairman Neil stated that he has concerns about the Sensitive land issues in that area. Mr. Sandall ask what were his concerns. Commissioners Neil and Maw explained that the area is close to the Dixie Creek and waterways. Mr. Sadler explained that on the master plan the whole area is a sensitive land area and that he was only one person but he felt that more information is needed before doing a re-zone. Commissioner Sadler stated that he would like an engineers to look at the area because one person goes out and says that it is dry and another person goes out and says that there is water. Mr. Sandall said that he had talked to Brad Jensen the city engineer and that the engineer had said that the area was buildable. Chairman Neil stated that he had also talked to Mr. Jensen and Mr. Jensen did not remember saying that. Chairman Neil explained that there has been meetings with the home owners of Still Creek and that they have drainage issues and as you go further out north there are more drainage issues. Commissioner Leonardi said that he has been out there and that there is a difference with the water between spring and summer. He continued that the area is five to six feet lower than the rest of the area. Mr. Sandall agreed that it was five to six feet lower and that the canal water is piped. Mr. Sandall ask where was the water coming from because he did not think it was coming from the canal. Mr. Sandall ask if he needed to do a geotech study of the area. He was told yes the commissioners would like to see a geotech study. Chairman Neil recalled his father and Mr. Holbrook talking about that area and Mr. Holbrook the owner of the property before Stimpsons had said that area would never be buildable because of the water on the property. Chairman Neil explained that if Mr. Sandall wants to develop the area he would have to do studies of the area and also do geotech study. The Commissioners ask Mr.Sandall to also have the Army Corps of Engineers look at the area and go to Weber County to see if the county has the area as sensitive land. Chairman Neil stated that there needs to be access with Dixie Creek and that the creek is a sensitive area and questioned if there will be a road to crossing the Creek. Commissioner Leonardi ask Mr. Sandall if he could get the utilities in that area if he had to go under the creek to do that how was he going to handle the culinary water under the creek. Commissioner Leonardi also stated that a traffic study needs to be done and that a second access will be needed. Commissioner Maw said the standards of the Army Corps of Engineers will have to be followed. Mr. Sandall ask where could there be another access. He said that he had talked to Randy Marriott or who purchased the land with Still Creek about access. Mr. Sandall explained that he thought the rail trail could be used as an emergency access. Chairman Neil said that the egress going across the rail trail could be an issue. Mr. Sandall said that he had talked to Weber County on the phone and about an emergency exit and he thought it could be a possibility but the rail trail would be a last resort for an second exit.

MOTION: Commission member Leonardi made an motion to table the Re-Zone from A-1 to RE-20 Shirley Ann Stimpson Living Trust Approximately 3500 W 3400 N. until November 12, 2015. Commission member Sadler seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks all voted aye. Motion carried.

Discussion/Motion: Preliminary Still Creek Phase 2, Approximately at 3152 N Still Creek Parkway (3350 W)

Mr. JC Aland said that they had meet with Randy Marriott and they were working out fairness between the two owners. Mr. Aland gave the commission new drawings that Mr. Marriott's engineers had drawn up with the concept of both developments working together. Each would do the twenty percent for open space. Mr. Marriott does not want to see us build all the single homes

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as specified in the development. The Alands are looking at doing town homes on the south side of the development and the maximum count for single homes is seventy. Mr. Aland explained that the street had been realigned between phase two and phase three. Also a common storm drain has been discussed and the sewer and how to pay for it. Mr. Marriott is doing the leg work for the sewer and there could be a fee based on each lot. Chairman Neil confirmed that Mr. Marriott is working with them on the sewer. Mr. Aland stated that they still believe that there is enough on the current lift station to accommodate phase two. Mr. Aland said that he would like to see the old agreement to see what has or has not been paid toward the sewer. Mr. Aland reported that part of the trade between Mr. Marriott and the Alands was of a park. The trade would make the park bigger and that Mr. Marriott is on board with the park concept. Commissioner Leonardi and Commissioner Maw informed Mr. Aland that lot 55 and 64 did not have enough frontage. Mr. Aland said that Mr. Marriott has concerns with the drainage and the access point for phase three. There was a discussion about Town Homes. The Alands and Mr. Marriott are concerned that by staying with the development agreement the Town Homes could hurt their developments. They felt that it would be a wait and see what the Town homes do to the development. Chairman Neil said that the current Mayor does not like to see Town Homes. Commissioner Leonardi ask about the turnaround on lots 36-33 and 22. Mr. Aland said that homes already exist on those lots and that if the plans that he presented tonight were close to what the commission wanted he would like to get the plans to the engineers and get them drawn up. Commissioner Maw said that he liked the open space. Commissioner Sadler said that the trails next to the sidewalks don't go anywhere and he likes to see trails go somewhere. He continued that the parks looks good and that restrooms would need to be included in the parks. He also said that the shape of the lots has been cleaned up and he liked what he was presented tonight. Mr. Aland explained that when Mr. Marriott came into the picture they had to redo and fit more into the whole area, like separate town homes which will leave some so that Mr. Marriott can do as he needs. Commissioner Sadler explained that after talking to legal a new development agreement is needed where there are now three developers instead of one. Mr. Aland said that they are following the current development agreement and they are cooperating fully with the development agreement. Mr. Aland said that Mr. Marriott may have problems with it and has his own ideas and is very involved with his developments. Mr. Aland explained that if it takes longer than 6 months to come to agreements they would not be the buyers for this development. Mr. Aland related that Mr. Marriott has his own issues to bring into the development that he has a large piece to bring in. Commissioner Osenbach ask if the twelve percent original parcel size, twelve percent open space and sensitive space with twenty percent common area was correct. Mr. Aland thought it could be short by six percent and that he had to really reach to get to this plan. Commissioner Osenbach ask if there would be a basketball court on the park. Commissioner Sparks ask at what point would the park be completed and she would like to see it completed before phase one is finished. She said the area is great at growing weeds and that she would not want to see weeds. The commission felt it would be a good selling point if the park was finished first. Mr. Aland said at fifty percent the parks should start to be but in. Commissioner Leonardi said that there could be restrictions that when twenty five percent of the development is done fifty percent of the parks is complete, fifty percent of the development is done seventy five percent of the parks is completed and when seventy five percent of the development is completed the park is one hundred percent complete. Commissioners expressed a concern that they do not want the parks to go in last. They would like the park completed before the development is completed. Commissioner Osenbach said that he would like to see a basketball court at the park. Mr. Aland said that in thought as soon as he has a water connection he would be the one physically putting in the sprinkler system and hoped to go in and get the park done. Commissioner Maw said he would like to see more ideas for the patio and town homes. Commissioner Leonardi ask if the roads would all be done at the same time including Mr.

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Marriott's development. Mr. Aland said that they were going to do the roads first for their development.

MOTION: Commission member Sadler made an motion to table preliminary for two week for the August 27, 2015 planning commission meeting. Commission member Leonardi seconded the motion. VOTE: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks all voted aye. Motion carried.

APPROVAL OF MINUTES: July 9, 2015

MOTION: Commissioner Osenbach made an motion to approve the Minutes of June 25, 2015 as amended. Commissioner Sadler seconded the motion. Vote: Commissioners Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

Report from City Council:

Commissioner Sadler reported that Paula Harper and Lisa Wayment are looking at putting pickle ball courts in at the Lions Club Park. They thought they would have to raise funds for \$120,000 for the courts. There will have to be some research on size and the side yard setbacks. The City council went over the Weber County emergency plan.

Commission Comments:

Commissioner Maw said that they were going to have the DAT meeting next week. He is going to send the agenda to all of the planning commission and he would get Cheri's email address so that she would also receive the agenda. He also said that the DAT committee was not going to go for funding but the goals did need to be established. Commissioner Sadler stated that he would like to see a traffic study on North Plain City road. A study has been done on the west end of the road but he would like to see one done at the beginning and again at mid-point. Leonardi ask who would be responsible to widen the road and who will determine when it will be widened and should there be a left hand turn going in to Still Creek. Commissioner Sadler thought that the city engineer should look at those things. Commissioner Osenbach ask what the city was going to do with the tennis courts at the Town Square. Commissioner Maw informed Commissioner Osenbach that the Town Square is owned by the Church of Jesus Christ of Latter-day Saints and that they have been contacted but the Church has not yet responded. Commissioner Maw explained that for the pickle ball and the side yard ordnance they will need a lot of room for the pickle ball courts.

Commissioner Osenbach stated that they are really going to town getting the old elementary torn down. Chairman Neil informed the commissioners that he, the mayor, the city public works had meet with the Kent's Market people along with their engineers, the cities engineers and associate foods marking engineer. The mayor would like to hirer Mr. Rob Scott a city planner to help with this commercial development and Still Creek. Commissioner Neil felt that it was good to hirer Mr. Scott because he will questions that we didn't know anything about. Commissioner Neil said that Kent's Market people have offered to do an open house at city hall to show the citizens what Kent's Market would like to build. The open house will be September 1st from 6 p.m. to 8 p.m.

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ADJOURNMENT

MOTION: Commissioner Leonardi made an motion to adjourn the meeting at 8:45 p.m. Commission member Osenbach seconded the motion. Vote: Commission member Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion Carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 18	June 4	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

COPY

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Minutes of the Plain City Planning Commission held on Thursday August 27, 2015 at 7:00 p.m. located at the Council Chambers of the Plain City Hall, Plain City Utah 84404.

Present: Chairman Blake Neil
 Vice Chair Buddy Sadler
 John Leonardi
 Jarod Maw
 Mark Osenbach
 Cheri Sparks
Staff: Kathy Campbell

Attendees: JC Aland, Gale Dingman, Lynn Moyes, Gene Bingham, Kathy Taylor, Nathan Eyre, Zachary Aland, C Kunz

Called to Order: Chairman Blake Neil conducted the meeting. A prayer was given by Cheri Sparks.

MOTION: Commission member Sadler made Motion to correct the date on the Agenda dated August 28, 2015, to August 27, 2015. Commissioner Osenbach seconded the motion. Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

Public Comments: Kathy Taylor said that a friend and her had been to the city council meeting and when the city council talked to each other and not into the microphone, no one in the audience could hear what the city council was saying. She requested that the planning commission talk into the microphone at all times and not turn away from the microphone so that they can be heard.

DISCUSSION/MOTION: Lot Line Adjustment Lynn Moyes 4291 W 2350 N.

Lynn Moyes explained that thirty-nine or forty years ago it was not easy to make 3 lots into one and the frontage got adjusted because there was not a R1-11 at that time. The frontage of his home is currently 127 feet and the frontage of the other lot is 87 feet. Commissioner Leonardi ask Lynn Moyes why was there a 3 foot difference was on the plat. Lynn. Moyes explained that in many areas of Plain City the actual lot lines and recorded surveys do not match. He explained that when America First Credit union was built there was a three foot difference and America First gave the three feet to his grandfather. Commissioner Maw ask where the 17 feet foot of frontage was coming from. Lynn Moyes explained that the combined frontage of the two parcels is currently 214 feet and he reported that the lot line adjustment would make it that one parcel would have 104 foot frontage and the other parcel with his home would have 110 foot parcel.

MOTION: Commission member Osenbach made an motion to approve the lot line adjustment at 4291 W 2350 N Lynn Moyes property. Commission member Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

DISCUSSION/MOTION: Preliminary Approval of Still Creek Phase 2 Approx. 3152 N Still Creek Parkway

(3350 W)

Commissioner Leonardi ask if the park was also going to be used as a detention pond and angle of the slope down on the pond. He did not think having a detention pond as a park was the kind of park that the city was asking for. Zach Aland stated that yes it is going to be detention pond and that he felt it was a good idea for a park. He explained that he did not think kids would be out playing in the park during a rain storm for it to be a problem of the water being detained.

Commissioner Maw ask what the parks would be used for. Zach Aland said that they would work with the city on the use of the park. Chairman Neil said parking and restrooms would need to be addressed and that he had talked to the parks and sports director Daniel Faulkner about was needed for the city parks. Chairman Neil said that Mr. Faulkner felt more open space was needed for field sports. Chairman Neil ask that the Alands talk to the parks

director Mr. Faulkner to see what he felt the city needed. Leonardi stated that the development agreement requires a park and that he would like to see a municipal park. The development agreement states that there can be parking under the power lines. Commissioner Osenbach clarified that the development agreement requires 20 percent be given for open space. JC Aland said the detention pond had been on all the plans that had been submitted to the planning commission.

Commissioner Leonardi read from the development agreement that page (4) 2.4.31.1 "The Transfer of ownership shall take place upon recordation of the plat, but transfer of maintenance responsibility shall take place (1) year from said recordation (this will allow the developer to complete the improvements as stated herein, and on the final landscape plan, and monitor the success of the plant material.) A public parking area will be designed and constructed by the developer on the North side of the parkway within this open space area, if allowed within the UP& Lease ment."

Commissioner Leonardi ask that after it was recorded could the park be done. JC Aland said that they would meet with Mr. Faulkner from the parks department. Commissioner Leonardi ask if the detention ponds were going to be combine between Mr. Marriott phase 3 and phase 2 the Alands. JC Aland clarified that they would retain their water on their own land and maybe with Mr. Marriott phase 3. Commissioner Leonardi ask about the parcels "A" "B" and who would maintain those parcels. The Alands stated that the home owners association would.

Commissioner Leonardi said that the development agreement states that they must establish a homeowner association before they can start selling lots. The Alands said that they could go into the existing home owners association. Zach Aland said that the hash lines on the plans are driveways, breezeways and paths for the Townhomes. Commissioner Leonardi ask why there was a line separating the two areas and ask if they would correct the separating line. Commissioner Leonardi informed the Alands that the cult-a-sac radius has changed from a 40 foot radius to a 50 foot radius and those measurements would need to be fixed for lots 34, 35, 36. For lots 78, 79 and 71 and 72 a turnaround would be required if they don't continue on with the road. The commissioners talked to the Alands about extending the date on the development agreement.

Commissioner Osenbach ask if the geotech study has been done. Chairman Neil reported that he had talked to the city engineer and that a geotech study for the lots that are sitting on the creek is needed. Commissioner Leonardi ask that the elevations be shown on the plans. JC Aland said that they have been talking to Randy Marriott and the engineers about the creek. Mr. Aland informed the commission that Randy Marriott has an idea on how to realign the creek. Commissioner Leonardi said that the development agreement states that there can be 3.46 homes per acre which comes out to 103 homes. The plans show 110 homes which means you are over by 7 homes for the development. Commissioner Leonardi stated that the development agreement does stipulate that you could have those extra homes and that there are two choices if you do have extra homes, you

can add 3 or more amenities or improved landscaping. Zach Aland said that it is hard to do all of that with the 30 acres that they have, but felt that when you look at the development as a whole they were following the development agreement. Commissioner Leonardi stated that the development agreement on page (7) 2.4.3.24 states in accordance with City Code Section 11-6-4-B, the density increase is allowed by the incorporation of the following criteria in the Project (only 1 is required by the ordinance for the increase of the 1 unit per acre to 3.7 upa). 2.4.3.2.4.1 states #2 – three (3) half-court basketball courts. The Alands said that they were using the previous development to make their numbers work. Commissioner Sadler ask if they were going to bring the previous development up to the standards and continued that they can't use the previous development numbers to make your development work and also say you are not responsible for phase 1. Alands said that is why they are doing the 20 percent open space and that Hawkins Homes had chosen to do the open space in roundabouts. Commissioner Leonardi ask the Alands what the pathways are going to look like. Commissioner Leonardi said that the pathways are to be 10 foot wide with a 5 foot walking path minimum with material that is available at that time. Commissioner Sadler said there is a trail standard and the Alands need to use those standards. Commissioner Leonardi ask if the trails would be maintained with the home owners association. (Chairman Neil referred to the Millennium Park in Harrisville that it is also a detention basin and has a walking trail around it. Commissioner Sparks said she would like to see the path go all around the park with exit going out on two sides so parents could walk the kids in strollers around the park when at games. Commissioner Leonardi ask the Alands if they had thought about where the community mail boxes would be located. Chairman Neil informed the Alands that the planning commission was taking charge of the turnouts for the mailboxes so they are not in intersection site lines and interrupting traffic flow. The Alands said everyone has their own idea of what the park should be and what mow patterns and trees should be in a park. Commissioner Sparks ask where the material for the berm would come from for the detention pond. Zach Aland clarified that it would come from the 4 acres and it would be grass or sod. Commissioner Maw ask what are their plans for the high density housing. Alands said that they had tried to show the townhouses the best that they could and the townhomes would be sold outright like a home, with parking underneath, and each building would have their own little aisles. Commissioner Maw ask if they are talking about row homes. The Alands said that they are looking different styles but one style was across from the White Barn in North Ogden. Commissioner Maw ask if there was a particular group that they looking at to sell the townhomes to. The Alands said that they wanted the town homes to be nice and did not want to hurt the development with the townhomes. They thought the townhomes could share driveways with the other side and landscape so the front would look nice. Commissioner Sparks ask about the other lots, are they going to be patio homes or single homes. Commissioner Sparks said she is concerned about the water table in that area. Zach Aland said they were going to be a little higher with a 3 foot crawl space and that they are aware of the geo tech study and the water table and they do not want to mess with the water table. He said the patio homes would look like single homes. Commissioner Sparks ask if the Alands were builders. The Alands stated that they are not builders. Commissioner Sadler said the trail along the road and the trail that is shown going through the development needs to be consistent. He said he thought the trail should go between lot 65 and lot 66 and the side of lot 64 because the restrictions on what can be put on the east side. The trails would not be too far from the power lines so it would be good to try and connect with the power line trails and have a trailhead there. Commissioner Sadler continued that he was not sure the trail between 8 and 9 works because it does not go anywhere and he did not want to see a weed problem for that short of space with the park as close as it is. He said he also has a concern with the 4 unit town homes and the number of people that there will be at the intersection to get out of the area. Commissioner Sadler said there would be too many people to get out of that area if there was an

emergency. Commissioner Sadler informed the Alands that you can only have 30 residents at each cross section. Commissioner Maw stated there needs to be another access point. Commissioner Sadler said somewhere there needs to be another exit in this development 600 people need more than one exit out of the development Commissioner Leonardi said that a turnaround was needed at 3275 North. Commissioner Leonardi ask if the Alands had spoken to Rocky Mountain Power about parking for the park. He then read from the development agreement page (4) 2.4.3.1.1 A public parking area will be designed and constructed by the Developer on the North side of the parkway within this open space area, if allowed within the UP&L easement. The Alands said that they had not talked to UP&L about the easement and did not know at this time. Zach Aland said that they would check the fire code to see what they needed to do. Commissioner Sadler and Commissioner Leonardi ask if they could get a temporary turnaround in the UP&L easement and also ask about parking. The Alands said that they do not plan on putting parking there and are going to deed the land to the city and the city can put a parking lot in. Chairman Neil reminded the Alands that parking and restroom facility for the park is part of the development agreement. Chairman Neil said he has some questions on lot 55 and lot 33 on the frontage. He continued that it was brought out at the last meeting if you read the development agreement lot 55, lot 35 and lot 64 do not have enough frontage. Chairman Neil read from the development agreement page (7) 2.4.3.3.1 Minimum Lot Width: 80 feet (as measured at the front of the property line). Zach Aland explained that they had worked very hard to get the park and the open space for the park and that it was a quality space and that if they have to add a basketball court and keep adding more amenities that something would have to be given up to pay for the amenities. There was a discussion that the Alands felt like they were giving the city a grass park of 3.64 acres and the city is letting them use the detention pond as the park. Commissioner Sadler said the detention pond could be a combined park and detention pond. Commissioner Sparks said there could be mosquitoes in the spring and with very soggy ground. The Alands explained it was not a retention pond but a detention pond that is designed for the water to leave. Chairman Neil said he is interested in seeing how they are going to address Dixie Creek. JC Aland stated that would depend on what Mr. Marriott wants to do. Commissioner Leonardi said parking will be needed on the front of the park and that it could be done like the parking at pioneer park. The Alands said that they would talk to the park director Daniel Faulkner. The Alands said that Mr. Marriott had donated 2 acres for the park. Commissioner Leonardi ask if Mr. Marriott understood that he donated for their phase 2 and Mr. Marriott would still need 20 percent open space for his development phase 3. The commission discussed that the development would need to be tabled until the issue of the restrooms and parking for the park has been addressed, correct the lot sizes, and change the trails as discussed. The Alands said that they felt every time they come back more is being ask of them. Chairman Neil said no, that is not the case, the first comment from the city engineer memo says this subdivision is part of a larger development, an updated plan of the overall development layout should be submitted to our office.

MOTION: Commissioner Leonardi made an motion to table preliminary approval until September 24 which is in a month and it would give them time to address the city engineers comments and other concerns. Commissioner Sadler seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

DISCUSSION: Road underlayment

Gene Bingham from the Harrisville City public works explained to the Planning Commission that in new developments Harrisville City requires the developer when putting in new roads for the development use a poly woven fabric. Mr. Bingham said that the clay soils underneath the roads are unstable to maintain a solid road. He said when you see the surface of the road starting to look like an alligator there it not the correct gravity fill. He explained further that moisture needs to be

keep out of the roads and when the clay soil or the natural soil works is way up into the road base you lose the road base. Moisture runs through the clay soils and you lose your sub grade of the road. He has seen that by using the Geotech material between the road base and the natural soils which in Harrisville is clay soil they have been able to extend the life of the road by 15 to 20 years. He continued that by using the overlay they are taking care of the new roads first from the ground up. He said you still have to maintain the roads with seal coats to keep the moisture out. He explained that by putting down the geotech material first it keeps the natural material from contaminating the road base and keeps the road base firm. Harrisville standard for new roads is laying down the Geo Tech material first, then 12 in of road base followed by Asphalt with a 3 inch minuum. Commissioner Leonard ask what the cost of the material was. Mr. Bingham said the material is about 10 to 15 cents a square yard. Mr. Bingham stated roads always have to be maintained. Road are a pay me now or pay me later, but they have to maintained. The commission ask where the material was purchased. Mr. Bingham said they get it from Old Castle. The planning commission thanked Mr. Bingham for taking his time to come and explaining how he was taking care of the roads in Harrisville and they thought it was something the planning commission should look at.

APPROVAL OF MINTUES: August 13, 2015

MOTION: Commissioner Maw made an motion to approve the Minutes of August 13, 2015 with the changes as discussed. Commissioner Sadler seconded the motion. Vote: Commission members Leonard, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

Report from the City Council

Commissioner Leonard said the City council agreed to approve the Syring franchise agreement. The sewer project was awarded to Marriott construction for the sewer line by Ramsey Estates. Kent's Market was discussed and there would be an open house at city hall on September 1, 2015. The city has hired a planner to help with the Kent's Market. Lisa Wayment and Paula Harper gave a presentation on Pickleball. West Nile has been found in Plain City. The sewer treatment needs new motors for the Poo-Gloos. Football has started. The city council voted down a new mower for the public works to cut weeds. A business license was approved for a disk jockey.

Commission Comments:

Commissioner Leonard said at the Still Creek Park he wants to see parking for flag football, soccer and other activities. Commissioner Maw agreed and felt like if they were using it as their detention pond they needed to do some amenities for the park. Chairman Neil said he did not want to see the park get smaller. Commissioner Maw said they had met last week as the DAT team and some of the commissioners were there and had been given assignments. Commissioner Maw said he would get the information to Commissioner Sparks. Commissioner Sadler stated that the park does not help the city if there is not parking or restrooms. He also stated there are too many residents in the town home area and when the residents get to crossroad they will not be able to get out. The commission discussed what they had learned from Gene Bingham, the public works director from Harrisville City about the geo tech material. They would like to see the public works standard changed and require the geo tech material for the standard for roads on new subdivisions. Commissioner Maw said he would do some studies the material. Commissioner Sadler said he had went through his old records from Still Creek and found a letter about fencing. He said in the purple area of the map none of that fence has been put in. A little bit of the blue has been installed and there is supposed to be vinyl fencing around the entire project. The common area is supposed to be separate from the

homes with fencing. The project is 10 years old and no fencing has been installed. Commissioner Osenbach thanked Commissioner Leonard for asking about a basketball court. Chairman Neil said in Taylor Parks the detention pond is long, narrow and the question has been brought up on how to fence the area. Cody Reese is going to put grass in the detention pond and the public works said that they would not be able to get through the gate to mow. Commissioner Sadler said that there should be an amendment to the subdivision so there is a paper trail of what has been done and then the amendment should go back to the city council so that they can approve it also. Chairman Neil said t he had meet with Daniel Faulkner as to what kind of parks were needed in the city. Mr. Faulkner felt that the city needed more open space parks but not for one particular sport. Commissioner Osenbach ask if Mr. Faulkner was against basketball courts. Commissioner Neil said no, but Mr. Faulkner wanted to look at the graphics as to what was needed in the city because he is new to the job and still learning the needs of the city. Commissioner Neil said the Still Creek frontage would be in back of the setback along with the 10 foot utility easement and the development agreement states a 8 foot minimum. Commissioner Leonardi referred to page 7 of the development agreement that there is a lot on page 7 to require of the development. The city engineer has ask that the frontage is measured from the setback. Commissioner Sadler said a new development agreement would be needed before final approval. Commissioner Neil said Rob Scott was on a retainer and has looked at the plans and he has some questions. The commission discussed that there was a group that were targeting their spouses as to how the planning commission was going to vote about Kent's market. The commission had a concern that people are complaining on social media but have not came to any planning commission meetings. The Commission said that they would like all to attend the open house that Kent's Market is hosting for the citizens of Plain City. Commissioner Neil said that the Kent's Market could be 50,000 square feet. The commission discussed that the city master plan does not agree with the parks and trails map and the property next the school shows a park. Commissioner Maw said at a meeting 2 years ago he was told that they would like bring a library to Plain City and this area might work well for a library.

Adjournment

MOTION: Commissioner Leonard made an motion to adjourn the meeting at 9:10 p.m. Commissioner Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion carried.

<u>Neil</u>	<u>Sadler</u>	<u>Osenbach</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
			Jan 15	Feb 5	Feb 19
Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21
Jun 18	June 4	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