

**Plain City Planning Commission
Minutes of Meeting
June 11, 2015**

Minutes of the Plain City Planning Commission held on Thursday June 11, 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
	Ed Hall <i>Excused</i>
	Mark Osenbach <i>Excused</i>
Staff:	Kathy Campbell

Call to Order: Blake Neil conducted the meeting. A prayer was given by John Leonardi.

Attendees: Bill and Lisa Rules, Brock Mitchell, Cozette Stimpson, Sheri Stimpson, Brauch Sandall, Kris Carrigan, Joel Maw, J.C. Aland, LaFray Kelley

Public Comments: Bill Rules *address 2306 N 2850 W* ask the planning commission if they had found out about the questions that had been ask at the previous planning commission meeting on May 28, 2015. The Planning Commission confirmed that the legal notices had been posted on the Plain City Website, the Standard Examiner, and the Utah Website and the signs were located on 2700 W. The Planning Commission said that the manhole at Brock Mitchel's address 2287 N 2850 W would be abandoned and that it may have to be filled in with concrete. Mr. Rules said that the developer had not came and talked to anyone in the neighborhood. Mr. Rules ask when the ditch would be piped because it is very wet and a mess where they have taken out the trees. The Planning Commission stated that they do not know the developers time line for construction.

DISCUSSION/ MOTION: Set the Public Hearing for a Re-Zone at Approximately 2500 West Parcel #19230017 A-1 to RE-20 28.26 Acres.

Chairman Neil explained that this property was on the north end of town and that it is Stimpson property.

MOTION: Commissioner Sadler made a motion to set the public hearing for July 9, 2015 for a Re-Zone A-1 to RE-20 at Approximately 2500 West Parcel #19230017. Commissioner Maw seconded the motion. Vote: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion Carried.

APPROVAL OF MINUTES: May 28, 2015

MOTION: Commissioner Maw made an motion to approve the minutes of May 28, 2015 as amended. Commissioner Leonardi seconded the motion. Vote: Commission members Leonardi, Maw, Sadler and Neil voted aye. Motion Carried.

CITY COUNCIL REPORT

Commission Sadler reported that there are water issues in the Cottonwood Subdivision with the open ditches being piped with the wrong size pipe affecting the properties to the North. City Council tabled the de-annexation on the North end of the city. Funds that were left in the fire hydrant funds are going to be used to put in a new fire hydrant and the developer will pay the remaining balance.

COMMISSION COMMENTS

Commissioner Maw stated that for DAT they were getting an application to send to the Architects. Commissioner Maw ask if any of the commissioners has questions or concerns to email him whether they are on the DAT committee or not. The DAT application will be concerning strengths, goals, threats and other concerns. Commissioner Neil said that the planning commission needs someone to replace Ed Hall. He continued that there has been a notice in the paper, the city web site and it is also on the city marque that the planning commission is looking for a another member.

ADJOURNMENT

MOTION: Commissioner Leonardi made a motion to adjourn the meeting at 7:16 p.m. Commission member Sadler seconded the motion. Vote: Commission member 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 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

**Plain City Planning Commission
Minutes of Meeting
June 25, 2015**

Minutes of the Plain City Planning Commission held on Thursday June 25, 2015 at 7:00 p.m. located at the Council Chambers of the Plain City Hall, Plain City Utah 84404.

COPY

Present: Chairman Blake Neil
 Vice Chair Buddy Sadler
 John Leonardi
 Jarod Maw *Excused*
 Ed Hall *Excused*
 Mark Osenbach
Staff: Kathy Campbell

Attendees: J. C. Aland, Zach Aland

Call to Order: Chairman Blake Neil conducted the meeting. A prayer was given by Buddy Saddler.

Public Comments: None

DISCUSSION/MOTION: Re-Final Diamond E Subdivision at Approximately 3000 West 2600 North

Chairman Neil stated that Mr. Jeff Hales had ask to be excused to attend a family commitment and that Mr. Hales had paid his extension fees. Commissioner Leonardi ask how long could a subdivision keep being extended. Commissioner Sadler responded that he thought it was 18 months.

MOTION: Commissioner Osenbach made a motion to approved the Re-Final Extension for Diamond E Subdivision at Approximately 3000 West 2600 North. Commissioner Leonardi seconded the motion. VOTE: Commission members Leonardi, Sadler, Neil and Osenbach voted aye. Motion Carried.

DISCUSSION/MOTION: Preliminary –Still Creek Subdivision

Zach & JC Aland addressed the commission and ask if they could get feedback from the planning commission on what they would like to see for this phase of Still Creek. Chairman Neil ask if the Alands had spoken with Randy Marriott. Zach stated that no they had not that they had only talked to Marriott's about getting the secondary water from Mountain View Water. Commissioner Leonardi referred to the left side of the drawing and ask what was going to be in that area. Zach explained that there would be detached town homes for that area. The commissioners and the Alands had a discussion about the garages, driveways and parking for that area and whether the lines between the townhomes were driveways or roads. JC said that he could have drawn it as a long rectangle, but had chosen to show it as boxes on the plans. JC noted that previously there was a concern about the 20 percent open space and that this drawing addressed those concerns. Chairman Neil informed the Alands that Randy Marriotts is concerned that the open space will get pushed on to the portion that he is going to purchase. Commissioner Osenbach

expressed that he felt that the open space should be in proportion to the amount of property that is owned. Zach and JC Aland felt that this plan followed the original very closely. The planning commission inquired about the width on the drawings for the roads because on the drawings it appears to be roads between the boxes. JC & Zach explained that they were private driveways based on a project they are doing in Sale Lake and that they had tried to give more detail to the project drawings. Commissioner Sadler communicated that he does not see that they went with the original plan that was approved when it was with Hawkins for the plan that they had been given. Commissioner Sadler explained that the road would be maintained by the city and he is concerned that it was a road and not a private driveway. He also informed the Alands that he would like to see more open space and how were they going to land scape the open space. The Alands reported that they were going to have grass and trees. Commissioner Sadler said that in one and half years the development agreement would expire and that he would like to see a new development agreement before going any further to protect the city and the Alands. The Alands expressed that they want to work with the city and that they did not want shove this development down the planning commission. That when they buy the land they would to have the same commitment as the current development agreement with Hawkins Homes. The Alands handed out a new plan to the planning commission. They expressed that they were trying to follow what had been set in the current development agreement. Commissioner Sadler expressed that he was concerned that the city will not get the parks in the open space if the development does not put the parks in until the end of the development. Zach explained that if they were to do the whole development at the same time they then would do the parks at that time also and that the building permits could be based on the parks and access being done in the development. Chairman Neil ask that the Alands talk to Randy Marriott about the sewer. He continued that he had met with Mr. Marriott and Mr. Marriott has a couple of variations for the sewer that would eliminate a lift station and would help with the sewer in the future. JC Aland expressed a concern that he did not want Marriott to slow down their development. Commissioner Osenbach stated that no developer would hold up the other developer. Zach stated that if Marriott need to align roads they would be willing to do that. JC Aland ask if the plan that he had handed out at the meeting was close to what the commission wanted and that he felt it was close to the original plan that was submitted and approved for Hawkins. Alands felt they had followed the zoning with the new plan. Commissioner Leonardi stated that they did not have the 20 percent open space. Chairman Neil suggested that they remove lots 48 and 47 or 27 and 28 to increase the amount of green space and suggested putting in a duplex to make up for the loss of those lots. JC Aland said he had not done much with duplexes. The Alands described how to draw the units and doing bigger lots that would get them closer to the 20 percent. Commissioner Sadler related that he likes the plan that had been handed out tonight and the planning commission needed to have legal look at the development agreement for the city. Commissioner Sadler explained that the Alands are working off of the development agreement and that the planning commission legally has to work off the city ordinances. Alands ask that they be given guidance from the planning commission so that they could take the plans to their engineers for preliminary. Chairman Neil ask if the open space would be stated as open space or common area and then read an email from Mr. Flood that was sent to the city that common area is not taxable. Alands replied that it would be common area and that after the development is done it then would be deeded to the HOA. Alands ask for any old notes or records that might help them. Chairman Neil said that the Planning Commission cannot give preliminary approval without engineered plans. The Planning Commission and the Alands discussed the HOA and that the planning commission felt like the HOA needs to be made whole. Alands felt that they could help the HOA with some of the problems that they have by doing this development. Commissioner Sadler said that he did not know what Mike Flood was selling the

Alands concerning the HOA and the development agreement. The Alands informed the Planning Commission that there are sub associations within the HOA and that they had met with some of homeowners. They also found out that some of the homeowners did not know that there was a HOA and upon talking to Mike Flood he stated that they all have the paper work for the HOA. The planning commission explained to the Alands that they would like more information for the preliminaries. Commissioner Sadler showed them on the plan where he would like the green space extended. Commissioner Neil told the Alands that they could email Mrs. Campbell the preliminary plans and she could then forward them on to the planning commission electronically to help expedite their project. Alands were also reminded that the city engineer needs two weeks to look at the plans. Mrs. Campbell was ask to set a meeting with the cities legal.

MOTION: Commissioner Leonardi made a motion to table the preliminary for Still Creek Subdivision until August 13, 2015. Commissioner Sadler seconded the motion. Vote: Commission members Leonardi, Sadler, Neil and Osenbach voted aye.

DISCUSSION/MOTION: SIDE YARD

Neil ask how was the diagram and the exhibits were going to be shown in the sideyard ordnance. Commissioner Sadler suggested exhibit A be inserted after (1) (a) and that exhibit B be inserted after (1) (k).

MOTION: Commissioner Leonardi made a motion to approve the Side Yard Ordinance with the addition exhibits A & B. Commissioner Osenbach seconded the motion. Vote: Commission members Leonardi, Sadler, Neil and Osenbach voted aye.

APPROVAL OF MINUTES: June 11, 2015 MOTION: Commissioner Sadler made a motion to approve the minutes of June 11, 2015. Commissioner Leonardi seconded the motion. Vote: Commission members Leonardi, Sadler, Neil and Osenbach voted aye.

CITY COUNCIL REPORT

Commissioner Neil reported that they approved the City Budget for 2014-2015. The Certified Tax rate was approved. Councilmember Natalie Hale is in charge of the July 4th Celebration and there will be four free water station at the Lee Olson park. Pat and Steve Smith are the 2015 Grand Marshals for the July 4th parade.

COMMISSION COMMENTS

Commissioner Leonardi stated that Still Creek will need to build the roads according to city standards and that the city will be responsible for plowing and the up keep of the roads. Commissioner Osenbach stated that Commissioner Sadler has his vote for City Council. Chairman Neil informed the commissioners that Mayor Higley, himself and Randy Marriott and some of Mr. Marriott's employees had met about the Still Creek Subdivision. Chairman Neil explained that Mr. Marriott has 4 or 5 options for the sewer in that area and the options would have to go to the city council. Commissioner Leonardi ask if there was a possibility that the sewer ponds were full. The Commissioner Sadler did not think that at this current time all of the ponds were being utilized. Chairman Neil explained that there could be a grant writer and a pioneer agreement for the sewer and one of the plans would eliminate the lift station. Chairman Neil said that Mr. Marriott is also concerned about the Alands pushing all of the green space on to his development. Chairman Neil explained that the subdivision ordinance needs to be looked at if the ordinance is more than five years old. Chairman Neil felt that the whole subdivision ordinance needed to be reviewed. He also said that it was his understanding single public meeting for

subdivisions should be written into the ordinance instead of a public hearing. Commissioner Neil said that he and the mayor had met with the owners of Kent's grocery store and that they had already done a lot of Prep work and they have plans to open the spring of 2017. The Commissioners discussed that there should be a weight limit on 2700 North so that there would not be large trucks going in front of the elementary. Commissioner Sadler said that they should come to the public hearings with a whole set of plans of what they are going to do and if there is anyone else coming in. Commissioner Neil said that Kent's were hoping to open the Spring of 2017 and that they would like have to have one two story building for the community. Commissioner Osenbach ask if it could be for basketball.

ADJOURNMENT

MOTION: Commissioner Sadler made a motion to adjourn the meeting at 9:10 p.m.
Commission member Sadler seconded the motion. Vote: Commission member Leonardi, Sadler, Neil and Osenbach voted aye. Motion Carried.

Neil	Sadler	Osenbach	Maw	Hall	Leonardi
			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