

**Plain City Planning Commission
Minutes of Meeting
September 10, 2015**

Minutes of the Plain City Planning Commission held on Thursday September 10, 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 *Arrived at 7:38 p.m.*
 Mark Osenbach
 Cheri Sparks
Staff: Kathy Campbell

Attendees: Mitch Willson, David McKay, David Lloyd, Kent Beckstrom, Jeff Johansen, Bill Wallen, Karen Housley, Allen Housley, Glenn Willie, Stan Keefer, Don L Venten, Roger E Cannon, Val Taylor, Rebecca Cannon, Charlotte Bell, Glenda Peterson, John Jones, Susan Goldsberry, Jake Hannum, Anne Farley, Kristin Hadley, Alvin Neilson, Donna Bungarner, Debbie Robinson, Joyce Van Woeitom, Kevin East, Jeffrey East, Janet Judkins, Don Judkins, Karma Lattin, Loren Lattin, Ross Robinson, Jill Bingham, Gene Bingham, Michael A Deney, Carl C Miller, Luana Middleton, Cathy White, Artie Pearce, Shelli Hufstetler, Phil Boltz, Marilyn Grondel, Randi Diamond, Penny Jones, Eric Jones, Nancy McKellar, Terri Jenson, Treva Black, Crystal Franklin, Ashlee Franklin, Calvin Ballstaedt, Daniel Worthley, Shanna Goldsberry, Jerry Garrett, Mickie Price, Lana Price, Dennis Price, Marie Holt, Monica Combe, Kelly Weston, Robyn Miller, Jim Miller, Kristen Hicken, Evan Hicken, Steve Jensen, Tracie Jensen, Bradley Rice, Crystal Rice, Nancy Imlay, Terry Imlay, Kristy Bingham, Dallas Weston, Kris Carrigan, Michelle Dennis, Bruce Harvey, Cheyenne Maniey, Preston Haycock, Brad Searle, Jenni Hadden, Jeff Hadden, Sharilyn Rogers, Linda Allen, Don Wade, Ross Taylor, Kathy Taylor, Patsy Hunt, Grant Black, Debbie Alvarez, Jose Alvorez, Ben Bell, Jason VanArk, Kelly Maw, Joel Maw, JD Chrstensen, Verna Keyes, Nichole Bradford, Marcy James, Michael K Grove, Hanna Koford, Brandon Nanney, Karen Schumers, Steve Miner, Karrie Miller, Anarie Petroff, Jarod Wilson, Jenny Hubbard, Pat Smith, Diane Willie, Eileen Venter, Lora Parker, Monica Hanks, Jack Bell, Bill Peterson, Brett Ferrin, Brent Sparks, Tamara Perkin, Sean Jones, Wendy Farley, Darlene Neilson, Deann Olsen, Ron Olsen, Lynette Singleton, Julie Dangerfield, Becky Reece, Dylan Rice, Colby Avis, Mark Roddum, Lynn H Inriats, Tim Maw, Grady Hubbard, Marcus Nelson, Amber Hansen, James Hansen, Ashley Bodily, Brandon Bodily, JaNae Francis, Kent Weir, Rich Mickelsen, Stuart Malan. Sandra Grogan, Sharilee Roper, Kerry Wayne, Dallas Taylor, Carlos Heslop, Gordon Nozaki, Jeremy Anderson, Kent D Hurd, Wilson McConkie, Todd Hart, Justin Hanks, Holly Parrish, Sara Hurd, Jill Decaria, John Decaria, Glen Peterson, Brian Goldsberry, Debera Dickson, Allan Dickson, Jerry Jensen, Erik Jenkins, Kelli Jenkins. Shaun Gorgan, Judd Cook, Canvus Goodwin, Gary Westergard, Jessica Hardy, Matt Dixon, K Watson, Jim Scheer, Curt Petersen, Kylene Brooks, Lance Bingham, Fred Hunt, Alsia McConkie, Bruce Higley, Mike McKean, Natalie Hale

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

Public Hearing: Rezone of 2600 N 3600 W PCR KTA LLC (Kent's Market) from RE-20 to Zone C-2. (18.83 acres)

Chairman Neil explained that there would not be any decision tonight and he then read the rules for the public hearing. Please be respectful of others. No yelling or talking out of turn. No applauding. No comments from audience when

someone is speaking. Please turn off your cell phone. If you would like to speak: Write "yes" on the meeting roster when you sign in. People will be called up by the Planning Commission Chairman. Please give your name and address. Speak right into the microphone. You will be given 3 minutes. A timer will go off and then you will be expected to sit down. You cannot give your time to someone else. We expect everyone to be quiet when someone else is speaking. Chairman Neil explained that the format for the public hearing would be a staff report from professional planner Rob Scott, a report from Kent's Market, then public comments will be heard and there will be no vote tonight they are receiving input only. Then meeting will then be adjourned.

Rob Scott reported that the original application for the rezone was from residential (RE-20) to commercial (c-2) was 18.8 acres and that the application is going to be reduced to 11 acres.

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public hearing to take input on a legislative application to rezone land located at approximately 2600 North and 3600 West from Residential Estate Zone (RE-20) to General Commercial Zone (C-2)

Agenda Date: September 10, 2015

Applicant: Jeff Johansen, Agent

File Number: ZMA 2015-01

PROPERTY INFORMATION

Address: Approximately 2600 North and 3600 West

Project Area 18.8 Acres

Zoning: Residential Estate Zone (RE-20)

Existing Land Use: Agricultural

Proposed Land Use: Commercial

Proposed Zoning Classification: General Commercial Zone (C-2)

Parcel ID: 190350006

ADJACENT LAND USE

North: Residential Agricultural

South: Agricultural / Park / School

East: Residential

West: Agricultural / Residential

STAFF INFORMATION Robert O. Scott, AICP

APPLICABLE ORDINANCES

Plain City Zoning Ordinance Title 106B (General Commercial Zone (C-2))

Plain City Zoning Ordinance Title 10-9 (Parking and Loading Spaces; Vehicle Access)

Plain City Zoning Ordinance Title 10-12 (Sign Regulations)

TYPE OF DECISION When the Planning Commission is acting as a recommending body to the City Council, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The applicant is requesting a zoning map amendment to change the zoning for property at approximately 2600 North and 3600 West from Residential Estate Zone (RE-20) to General Commercial Zone (C-2). This zone change will allow for the development of shopping center that includes a grocery store and other retail operations. A site plan has been provided showing a tentative layout. (See Exhibit B)

The purpose of this public hearing is to receive input from the public regarding this application. This will allow the Planning Commission the opportunity to identify any additional information needed from the applicant prior to making a recommendation to the City Council.

In addition there are several items that the applicant should address and present to the Planning Commission:

Application Form

The application form requests the following information that the applicant will need to provide:

1. Summarization of:
 - Current Plain City General Plan classification and zoning classification
 - Requested change to the General Plan classification and zoning classification
2. For what reason(s) do you suggest the change? The applicant is responsible for justifying the requested change to the General Plan and Zoning. Issues to be evaluated will include, but are not limited to:
 - Adopted goals and policies as expressed in the Plan City's General Plan
 - Adjacent land uses
 - Populations served
 - Transportation impacts
 - Public facilities (water, sewer, storm water, parks, schools, etc.)
 - The type of use requested and reasons why this use should be on this site
3. What is the estimated development schedule?
4. Attach a list of all adjacent properties within 500 feet. (Parcel#, name, mailing address)

Zoning Ordinance

In examining this request the Planning Commission will want to examine the following provisions from the C-2 zone:

10-6B-1: PURPOSE AND INTENT:

- A. The general commercial zone is established to provide locations for a full range of office, retail commercial, and service uses which are oriented to serve the city as a whole, as well as a regional market in Plain City. A variety of activities are encouraged, especially those which promote both daytime and nighttime consumer activity.

- B. The general commercial zone includes uses usually associated with central business district and shopping facilities which are not ordinarily compatible with single-family residential uses.
- C. In order to stabilize, improve and protect the city's commercial areas, standards are established to ensure a quality urban environment with landscaping, light and air at street level, well defined urban spaces, and compatibility of building materials, colors, and textures. (Ord. 2004-12, 8-5-2004, eff. 8-5-2004)

Staff Comment: The purpose statement for each zone gives direction as to what the City desires from applying this zone classification. This will allow a comparison to the application and the City desires.

10-6B-2: USE REGULATIONS:

Staff Comment: The Planning Commission should review the list of uses allowed in the C-2 zone to determine if those uses are appropriate for this location.

10-6B-3: SITE DEVELOPMENT STANDARDS:

A.	Minimum lot area	None
B.	Maximum lot area	5 acres
C.	Minimum yard setbacks:	
	1. Front	20 feet for main building, walls or fences over 3 feet high
	2. Side	None, except 10 feet adjoining a residential zone
	3. Side, facing street on corner lot	20 feet
	4. Rear	None, except 10 feet adjoining a residential zone
D.	Building height:	
	1. Minimum	1 story
	2. Maximum	35 feet
E.	Lot coverage	The aggregate area of all buildings shall not exceed 40 percent of the entire lot

Staff Comment: There is a maximum lot area of 5 acres for C-2 zoned properties; while the requested zoning is for 18.8 acres. The project will either have to be scaled back or an amendment made to the C-2 zone to allow a larger lot.

10-6B-4: SPECIAL PARKING REQUIREMENTS:

Notwithstanding the provisions of [chapter 9](#) of this title, there shall be provided off street parking facilities in the ratio of not less than three (3) square feet of parking for each one square foot of sales floor area within the development. (Ord., 11-14-1974)

Staff Comment: There appears to be a larger parking standard than is typical for this type of zone. For every 1,000 feet of sales floor area there needs to be 3,000 square feet of parking. This equates to 17 parking stalls per 1,000 square feet. The typical range for commercial is 3 to 4 parking stalls per 1,000 square feet of commercial. It is recommended that an ordinance amendment be made to adjust this standard.

10-6B-5: PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES:

Where a general commercial development adjoins any lot in any residential zone, there shall be provided and maintained along such property line an opaque fence of not less than six feet (6') in

height; provided, however, that such fence shall be three and one-half feet (3¹/₂') in height along the property line which bounds the front yard of adjoining residential lots. At least fifty percent (50%) of such wall should be maintained with a minimum six foot (6') wide planting strip and landscaping with trees and shrubs. (Ord. 2004-12, 8-5-2004, eff. 8-5-2004)

Staff Comment: This standard will need to be applied as part of any site plan approval.

10-6B-6: GENERAL REGULATIONS:

- A. Ownership: A C-2 zone may be established only upon land held in single ownership or under unified control, or where the planning commission determines that commercial development on separate adjoining properties should be coordinated to form a physically unified commercial facility which will be compatible with the surrounding land uses. At the time a C-2 zone is established and before building permits are issued, deed restrictions on the properties covered under the zone change shall be filed by the applicant or owners of the subject property with the county recorder and shall provide that development take place on such property or properties in accordance with the final site development plan approved by the city council and on file with the city recorder.
- B. Nonconformities Prohibited: A C-2 zone shall not be established upon a tract of land which would contain a nonconforming use or its integration into planned development.
- C. Relationship To Master Plan: The location of the C-2 zone shall have an acceptable relationship to and further the purposes of the master plan of the city as determined by the planning commission. (Ord. 2004-12, 8-5-2004, eff. 8-5-2004)

Staff Comment: Section A and C will need to be addressed. Section A calls for the commercial facility to be compatible with surrounding land uses. The site design should address the surrounding uses and how they will be compatible with those uses, e.g., the residential homes east of 3600 North.

A development agreement should also be approved as part of any rezone approval.

Section C address the need to be compatible with the General Plan. A separate section will address this criteria.

10-6B-7: SUBMISSION OF APPLICATION:

A rezoning petition for a general commercial zone shall be submitted to the planning commission and shall be accompanied by a preliminary development plan for the commercial center showing a unified and organized arrangement of buildings and structures and their proposed uses, off street parking, internal and external traffic circulation and service facilities, and schematic architectural drawings, landscaping plans and sketches demonstrating the design and character of the proposed development. The developer shall submit all evidence deemed necessary by the city council and/or planning commission of his ability to undertake the proposed project. (Ord. 2004-12, 8-5-2004, eff. 8-5-2004)

Staff Comment: The items identified in this section will also need to be provided by the applicant. In addition to the development plan, building location, proposed uses, off street parking, internal and external traffic circulation and service facilities, schematic architectural drawings, landscaping plan and sketches, the Planning Commission and City Council can request additional information.

GENERAL PLAN

The Plain City General Plan was adopted in April 2007. The General Plan has an overall General Plan map and also other identified maps, e.g., a Parks map. The Parks map and the General Plan map are not consistent. The General Plan map calls for this property to be a combination of commercial and park land. The Parks map calls for this entire parcel to be a park. This will need to be discussed and a conclusion made with the possibility of a General Plan amendment to rectify this

disparity. Chapter 7 Commercial / Industrial Development should also be considered by the applicant in making a justification for this rezone.

PLANNING COMMISISON CONSIDERATIONS

- Is the application complete?
- Is the proposal consistent with the General Plan?
- Does the proposal comply with the Zoning ordinance?
- Is there additional information that the Planning Commission desires from the applicant?

STAFF RECOMMENTDATION

Received public comment and make needed requests for information from the applicant. The applicant to provide the additional information as stated in the application form and zoning ordinance. The General Plan disparity between the General Plan map and Parks map should also be addressed.

EXHIBITS

- A. Application
- B. Site Plan

Jeff Johansen explained that Kent’s Market has been in business for 35 years. He said that they have 5 stores in Utah with 4 being in the Northern part of Utah and 1 being in the south at Ephraim. He said that they employ a little more than 400 people in the state and that he had gotten his start at the little Plain City Market. He explained that Kent’s Market is very civic minded and that they do a lot with the churches and the schools. He said that they are very excited to come to Plain City and that Kent’s Market wants to be in Plain City. He explained that Kent’s Market has thought about coming back to Plain City for years and that Plain City has now grown to the size that Kent’s market can build a store that can be supported by the city. Mr. Johnansen then turned the time over to Bill Walley and Steve Miner of Associated Foods.

Steve Miner, Vice President of Associated Foods explained that Associated Foods is the largest food wholesaler in the intermountain region and that in 1999 they had purchased the Rite Aide distribution center and moved their distribution to that location in Farr West. He explained that associated is a cooperative very much like the farmers. Mr. Miner continued that in 1940 there was consolidation of small family businesses serving small communities in the outlying rural areas. He said that there are 400 store in 7 states and the count goes up to 500 if you count the small convenience stores that we have helped. Mr. Miner said that they had worked with Kent Beckstrom the founder of Kent’s Market for 29 years. He said that it has been a joy to work with Mr. Beckstrom. Mr. Beckstrom is from Utah and is passionate about the food industry. He further explained that Mr. Beckstrom is also passionate about the serving the communities when there is some need. Mr. Miner said they know that they are presenting somethings that are a little different than the city ordinance which has been explained tonight. He stated they were here to listen and understand the public comment. He said they understand why people live in Plain City and not in Salt Lake. He continued that they also understand people out here enjoy their life style and you may not appreciate what is in the city. He said they are sensitive to the fact that people do not want their life style interrupted by the development, they are respectful of that and do not take it lightly. He said that they are hopeful to do their best to explain that they may not be the biggest, but feel that they are the best in serving a smaller community. Mr. Miner explained that everyone would see that they had listened when the open house was held as to the safety of the children and traffic. Mr.

Miner said one of the things that they had responded to was changing of the site plan by decreasing the size of the development and readdressing what direction it was facing. He said that they had tried to be responsive, therefore it would not be as large of a commercial development. He explained for a commercial development it might make sense to face it to the east and stretch it out but they felt it was better to be responsive to the comments that they had heard at the open house and change the direction to the north and not do as large of a development. The message that they had received was that the community doesn't necessarily want big and a lot, but would like it limited. Mr. Miner said that 9 years ago before Pappa George passed away he had said that with the purchase of the distribution center he would like to see a grocery store in Farr West. Pappa George was told that associated would look at Farr West but it would be challenge because of the population and density of the city. He said with the distribution 2700 N and I-15 they had taken a look at Plain City, Farr West, Warren and some of the surrounding areas as a combined population and synergy of those communities to come up with a location for a grocery store. Farr West had Mayor Godfrey look at different locations where a grocery store could be located in Farr West one of the areas that was looked at was the area next to I-15 and the convenience store. Mr. Miner explained that there is about 6,000 to 7,000 in the incorporated areas of Plain City and when the surrounding areas are included there is about 15,000 to 16,000 people. When you look at the sales for that area is about 33,000,000 dollars which helps with the sales tax base. He also said a store would give job opportunities for youth and adults. He explained that sales tax can help to lighten the tax burden and that revenue for the city would be created by the sales tax in the amount of \$75,000 to \$150,000 in tax revenue which would add value to Plain City. Mr. Miner said that Kent's Market wants to come back to Plain City and a lot of research has been done. He said that they are respectful of what they heard at the open house and will listen to what is said tonight. *Bill Walley* gave a slide show of the following. Kent's acquired property on the corner of 3600 West and 2600 North in 2014. Their hope is to design a facility that will meet the grocery needs of the community of Plain City. The services they will provide will enable residents to stay closer to home while receiving the same or better options for their grocery dollar. As part of their business they become interconnected with other businesses, schools, churches, neighbors and the community at large. Their introduction to Plain City will draw the attention of other businesses and help fund the activities of your city through sales tax dollars as well as property tax funds staying within the city's budget. Kent's new store will be approximately 48,000 square feet. A Walmart supercenter is typically 200,000 plus square feet. Holding around 60,000 square feet of grocery. A Smith's Marketplace is typically 125,000 square feet. A Winco is typically 95,000 square feet. Kent's is not a large store format but brings sufficient variety in a 48,000 square foot facility to stay competitive with the larger footprints, including important departments such as: Scratch Bakery, Hot and Cold Deli, Service Meat, Fresh Local Produce and a Pharmacy. A suggested co-anchor is a hardware store which is currently sized at approx.. 12,000 square feet. There may be as many as four in-line shops, each holding 1,200 square feet of leasable space. Three separate outparcels may be provided for sale or lease. These parcels would accommodate uses such as financial institutions, fast food establishments, etc. the entire development will be governed by CC&R's controlling uses, building types, hours of operation, common area maintenance, lighting, etc. There will be excluded businesses. Kent's will maintain control of the CC&R's. this will remain a family friendly development. The grocery business will employ approximately 75 team members. The other businesses will also bring new employment opportunities. Kent's will listen to the concerns and interests of the residents of Plain City. They are aware of the need for a safe zone around the elementary. They will work closely with the administration to play their part in the safety of those children. "What does the development look like today?" At the open house many opinions were shared: Turn the development to the North rather than face it to the East. Minimize your potential

for future growth. Don't provide a safe haven for criminal activity – especially concerning the elementary kids. Consider the properties around the development. We have listened to those concerns and tried to apply as many as possible. Rather than trying to capitalize on the commercial development potential by facing the property to the East, we have turned the property to the North as requested. This will cut off the potential of future commercial development behind us and keep it from getting closer to the elementary. Kent's will include fencing around the West and South sides of the perimeter. This will enhance the privacy of the development from current and future neighbors. The potential of criminal activity becomes greatly reduced when considering property outside of the development. Kent's has committed to keeping the undeveloped front pads along 2600 well kept. They will work closely with neighbors, as reasonable possible, to mitigate concerns related to the access points in and out of the development. Kent's then showed a new layout for the development. SUMMARY: Kent's met with residents of Plain City to hear their thoughts on this very personal topic. Kent's desires to do what they can to meet the needs of their neighbors while fulfilling their dream of a grocery store in Plain City. Kent's has listened to the concerns expressed by some in the community pertaining to the children attending the elementary school and their safety, in response to that concern Kent's has redesigned the development site plan to attempt to mitigate as much conflict as possible by facing the development to the North instead of to the East as shown in the first conceptual site plan as presented at the open house on the first of September. Kent's feels the new layout created some compromise towards the concerned neighbors. The design is still in the beginning phase and maintains flexibility. They will work with the leadership of Plain City to make this a first class development. Kent's wants to be a partner with Plain City and their residents and become a destination for more than just your grocery needs. Mr. Walley said that in the 18 years that he been associated with associated foods he had never been open to a house for the public, but they had been to many forums like the public hearing tonight. He continued that they had never gone face to face and ask individuals what they would like to have or not have. Kent's is focused and wants to make sure that they understood the needs of the community. The number one concern that was presented by individuals at the open house was a more traffic, a safe zone for the kids and that they want to kids to be safe. Another concern was the fact that if they faced the east they would have to ability to spread from one side of the development to the other side and that if they were to do that they would be able to get closer and closer to the elementary school. They also were ask to look at facing the store to the north from the city and the individuals. He explained that many times the 2 large pads in front would be gravel until they are occupied. Kent's is looking at ways to beautify the pads and to work closely with the neighbors. The pads could be used for a financial institution or restaurant but they have not been approached from any businesses concerning the pads. He said that they cannot fulfill every need and that UDOT is involved on 2600 N. He also said that most of the delivery trucks would come from 2600 North. The West side would be the access point for trucks and they would also go back on to 2600 N. He also stated that there is 300 feet between the school and the store which is about the length of a football field. They had been ask how the development works with the store. Mr. Walley showed an overlay on the screen of the neighborhood with school and their property which is undeveloped. Mr. Walley said that they are not requesting commercial development in the 300 feet next to the school. Mr. Walley explained that commercial development does well going parallel it does not do well going behind the development. So the decision of having the development face north is killing the chance of commercial development going behind the development. Mr. Walley explained that it does not mean never, never or that another developer couldn't come in the future for that area but Kent's focus is the development that is being shown tonight. They are not asking to have that area rezoned and it will remain a field. Kent's has listened to the concerns of the citizens and have tried to address the concerns. They understand that not

everyone will be happy. Kent's desire is to do what they can to meet the needs of the neighbors while fulfilling their dream of coming back to Plain City with a grocery store. Mr. Walley said that Kent Beckstead was attending the meeting and he want to see the Kent's market succeeded in Plain City and would also like the communities support.

Chairman Neil explained that those that had checked yes when signing in would have 3 minutes to speak and there would not be any questions ask to the planning commission or comments from the planning commission.

Mitch Willson 4513 W 2200 N stated that he has been in Plain City 51 years and at the old elementary you had to go past two gas stations, a café, the grocery store and the bar. He said the tax revenue would be good for Plain City and that he hates giving his sales tax to the different cities. He would like to see Plain City keep the sales tax. *Rodger Cannon 3439 W 2350 N* concern is if the development is approved to C-2 the traffic on 3600 W will greatly increase in front of the school, church and walk path. He also read from the June 25, 2015 Planning Commission meeting that the commission had a concern on the weight limit on 3600 W. Mr. Cannon said that he is afraid that the Chapter 6 of the C-2 commercial zoning was not being followed and if it was changed it would greatly impact the neighborhood. He also stated some of the same items that planner Mr. Scott had explained concerning the current 5 acre limit. Mr. Cannon also had a concern about the storm drain issues concerning the building and parking lot. Mr. Cannon ask for a sunset provision in case the development does not go through. *Rebecca Cannon 3439 W 2350 N* gave the planning commission a hand out and read from her handout that the code requires zoning to provide for lessening of traffic and congestion on streets. She also stated that the widest section of 3600 West does not meet UDOT's required width for a commercial access road. There are overlapping 1000 foot Drug free Zones that would affect the property. The property falls within perimeters set by the Utah Department of Alcohol Beverage Control. Extra policing of this area will be needed because of a Drug Free School Zone and increased traffic. The property is surrounded on three side by residential neighborhoods and the fourth side is an elementary school. *Jake Hannum 3642 W 2600 N* said that he lives across the street and changing the direction to the north would hurt him. He said he was on the fence with the development. He said that he was there to represent himself and that he was asking to have his 5 acres rezoned to commercial also. He also ask for a bigger buffer between him and the grocery store. He was like grocery store people and he did not hear one bad thing spoken but he also needs to look out for himself. *Kristen Hadley 2528 N 4425 W* said she was not against the store but was concerned for the children's safety. She recited the account of a mother in West Weber who had taught her child to go across 4700 W to get the mail who was hit one day and never came back. She also stated that she felt that a large development is a recipe for disaster with distracted drivers and that the speed limit would need to be lowered. *Ross Robson 2025 N 1550 N, Logan* said he had grown up in Plain City and had sold the property to Weber School District for less than if he had held on to it. He stated that he felt honored as to what Kent's Market wanted to do to the property. He also said that Kent's Market would meet the needs of the community and that it was a great opportunity for Plain City to have a store like Kent's that wants to come to Plain City. He also stated that there were two Associated Food stores that had approached his family about the sale of the property. *Gene Bingham 3670 W 2600 N* said he lives straight across the street and he was blindsided with the change in the direction to the north which will have more impact on him with the traffic patterns. He also said he was going to contact UDOT because he was surprise that UDOT would allow the access point to the store off of 2600 N. Mr. Bingham express his concern that there is already a lot of traffic on 2600 N and 2200 N and he felt that Plain City will have a traffic problem. He said his property, like Jakes also lines up with the

access points and he will be looking to make his property commercial. He said he is for commercial development but he is concerned about the traffic. *Carl Miller 1606 N 4700 W* said he owns the old furniture store and the sales taxes that would be generated for Plain City would be good and that maybe the franchise tax could be eliminated on the utilities if there was enough sales tax to sustain the city. He said the traffic changed on 4700 W when the high school was put in. He has ask the city and UDOT to put more than a 6 inch dirt path for walking along 4700 W for the safety of those walking and safety is a big concern. *Luana Middleton 2447 N 4100 W* stated she was a crossing guard at the elementary- school and she is concerned for the children's safety with the increase of traffic. She explained the only thing between the kids walking and the traffic is a 4 in painted strip. She also said that she appreciated Kent's changing the direction to the north. *Artie Pearce 2145 N 4100 W* said t she is happy that Kent's wants to come back home to Plain City. She said when she moved to Plain City there was about 2,800 people and now with the many subdivision there are over 6,000 people. She said that she was not happy to see all the subdivisions come but now they are here and she loves the people. She said that she is getting older and does not want to go into Harmons or Lees to get her groceries. She wants to spend her tax money here in Plain City and she does not want her taxes raised here in Plain city. Mrs. Pearce said that she is a grandmother and children are precious to her. The times that children are walking and riding bikes are from 7:30 a.m. to 8:30 am and again from 3:00 p.m. to 3:30 p.m. which is when school is starting and getting out on 3600 W. The rest of the time the children are in school. She stated that she was at the school this morning and that very few children were going to the north. The ones that did go north went into the subdivision to the northeast, 95% of the children went to the south. She also stated that bad things are already in Plain City because the drugs are already here. *Randi Diamond 3515 W 2200 N* stated Kent's is cutting down the portion that they are rezoning to commercial, but how long before they come back and ask for that to be changed also. She ask if this development was something that was going to continue to grow and grow. She said that she felt a very small portion of her taxes went to Plain City and that she would not mind if her taxes went up. *Eric Jones 2435 N 7425 W* said he had lived in Plain City for 13 years and had patrolled Plain City for 31. He said that development is like cancer. He said the development is not like what was presented. He stated one of the biggest problems Plain City has is traffic and there were daily crashed on 2700 N. He said the taxes that would be brought in would not even begin to cover the expense of the three and half officers that would be needed to patrol the area. He felt the revenue that would be brought in would be eaten up by other serves. He also stated that sales taxes are distributed by population. *Shara Ballstaedt 2676 N 3475 W* She said she lives across 2600 N and her main concern is that there is not a way for the kids to get the across the street safety. She said if the development does go through there will more traffic and trucks going down 2600 N. She said there is nowhere for the kids to walk and that the safety of the children walking needs to be addressed. She said in front of the school they have crossing guards. In Farr West they have cross walks. She said they do not have anything. She said she knows that there is a small populations of kids but she does not want to see one get hit. The crosswalks and crossing guards needs to be addressed. *Shanna Goldsberry 3510 W 2350 N* said this is her future of Plain City because she plans on living in Plain City her whole life and she wants it to stay rural. She said her concern is the protocol for rezoning which is in Title 10 Article 6 B-3 which states that only 5 acres can be rezoned at a time. She would like to see that addressed. The original application was for 18.83 acres and she understand that they have lowered that to 11 acres. She said that the 11 acres does not fit in the 5 acre rezone. *Steve Jensen 3486 W 2405 N*. Mr. Jensen gave a handout to the planning commission Titled "This commercial Rezoning Violate the General Plan". The bullet points of his hand are 1. The General Plan was created as a statement of community priorities and values and guide for this commission to follow to protect those values (4.6) 2. Planning should be evidence-based and not piece-meal opportunistic. 2. The

Plan designates three evidence-based types of commercial development as well as locations. 3. The Plan is in place to prevent repetition of the mistakes of the past. 4. The Plan mentions many more tolls that should be used in the making of such a monumental decision that are not being utilized. 5. If the commission wished to stray so far from the Plan as to go forward with the rezoning, it should seek to amend the plan rather than ignore it (7) Please do not ignore the process or the people. Do not rezone. Reference numbers refer to the page numbers of the Plain City General Plain April 2007. *Tracie Jensen 3486 W 2425 N*. Mrs. Jensen gave a handout to the planning commission. Titled "Commercial Rezoning Requires Wider Roads that Cannot be Widened". The bullet points are 1. The Plan identifies specific transportations problems that prohibit the proposed commercial development. 2. Proposed commercial development would increase the problem the Plan warns us about. 3. Zoning commercial and increasing the traffic without the ability to make it safe is poor access management, poor land use planning and ultimately irresponsible. *Bruce Harvey 2444 N 3600 W* Mr. Harvey said that his two kids to school go to school at Plain City and he walks his kids to school. He said that 2600 N going past the Maverick in Farr West is a mess and that there are accidents there where the associated trucks come out. He did not think it was safe to bring all the truck traffic out to Plain City. He said that the traffic would be going past two schools in Farr West plus Plain City Elementary. He said that there is only one crossing guard for 2600 N. He said that he had studied the zoning map before moving out here and it did not say commercial. His kids like the hay and open fields. The grocery store in Roy on 5600 is in passable. He also stated that the Walmart in Clinton next to the school is a mess and not safe. *Jeff Hadden 2476 N 3600 W* Mr. Hadden said he is new to Plain City and he would not have bought his home here if he had known that there could be this change. He said home values will go down and that the reason there are planning commissions is to is to protect the city. He said he is not opposed to the store just the location and he appreciates the Kent's efforts. *Sharilyn Rogers 2631 N 4350 W* said when she first got married and moved to Plain City there was a store. It was nice to be able to go close to a grocery store and not travel all the way to Lee's or Smith's in North Ogden. She said that she would like to go to the grocery store without having to travel thru Farr West to North Ogden and then travel back. She said the sidewalks do need to be addressed for the kids to walk on. She said she wanted Kent's to know that she would love to have a Kent's store here in Plain City. *Kathy Taylor 2456 N 4100 W* said that she would like to ask everyone to get behind the city and help bring this store into Plain City. She said her son had come to her husband and said people were upset about the open drain ditches and that the ditches needed to be covered. She said her husband pointed out that their son had grown up in Plain City and the ditches were not covered then either and if that had hurt him. Her son responded that it had not hurt him. She explained that she gave that example to ask people to not to fall to all the drama because some people have been psyched out. She said that when you go to Farr West, Hoagies is next to the school and they are selling cigarettes and beer and it is very well managed. The cross walks are in place. She said that she lives on 4100 W and there are not sidewalks. Kids are walking to school, kids are driving to the high school, people are riding bikes, trucks and people are driving 90 miles an hour. She stated that sidewalks would be nice but she wants to support the city. She said if the grocery store does not come, the empty fields will become houses and there will be traffic then also. She said that the sidewalks do need be addressed but pleaded with the citizens to get behind the city and give the city their support. She also explained she was surprised that Kent's changed the direction of the store to face north because winter and snow removal would be terrible. *Nicole Bradford 2537 N 3550 W* said that when she first heard about a grocery store coming she had heard that it was a small residential store. It is not, it is a large commercial development. She said it will not be the community that will decide who comes into the development. She said they had very eloquently stated tonight that they will decide who comes into the development. She said that the development

will grow and the city is on the precipice of making a major decision for the community. She stated the development may or may not have the best interest of the city at heart. She thought their 1st concern is money. She said that she wants to take charge of what will come to the development and she does not want someone else to make the choice of what will come to Plain City. *Andrie Petroff 2754 N 3475 W* said Plain City is growing, as a result traffic is increasing all over town which will likely result in speed limits decreasing. She stated traffic will continue to increase between Plain City and the freeway which will slow down our ability to get to other communities and their grocery stores. She stated that Kent's may be a good option for the city and that things may be arranged in a way that will protect city and still serve the community. She said she is concerned for the road system and the plans in Plain City as the population increases. She said roads need to me a major concertation before any vote is taken. There are traffic studies, the impact studies, will lights may be needed, roads widened and work with UDOT so that things can be ready before any accidents happen and roads are overwhelmed. She agreed with Sarah that there is no safe way across 2600 N and ask that things be put in place to make it safer. *Monica Hanks 2732 N 3375 W* said she did not believe changing the residential to commercial C-2 at 2600 N and 3600 W was appropriate at this time. She gave a handout These are the bullet points. 1. According to the institute of transportation and engineers (ITE)a residential area of 30 homes = 20 peak hour trips. 46,000 sq. ft. grocery store = 300 peak hour trips. 3600 W not capable of handling commercial traffic without a turning lane. 2. TranNow/Transportation Northwest study: 46,984 sq. ft. grocery store had 18 delivers between 5 am and 11 am –all 18 trucks delivered to the front door, not the loading dock. 3. Plain City Elementary has 769 students, 452 of which are classified by the district as walkers. Several areas on 3600 W do not have sidewalks, requiring students to walk on the shoulder of the road, separated from traffic by only a painted white line. She stated that with the school and the church the size of the road is already set and at its widest point, 3610 W is not wide enough to meet UDOT'S requirements. *Sean Jones 4773 W 1850 N* said he had 400 signatures of residence that approved the grocery store. He explained he did not knock on doors, residence seeked him out at his location to sign the petition. He said he want to point out that the other petition does not state that they are against the store, only its location and to his knowledge there are no petitions against the store. He said that to his knowledge there was no other site that is available at this time to build the store. He continued with Plain City needs to become self sufficient and stop being the little orphan Oliver Twist who is constantly asking his neighbors for more porridge. He stated we need to stop the tax revenue from going to neighboring cities. He said Plain City needs the tax revenue and the jobs that this development will bring. He explained with the continued residential developments that are planned for the future, the public works employees will not have the means to sustain our infrastructure. He said employees should not have to use their own vehicles. He said he has confidence in the elected officials that they will make the correct decision and follow the plans that are in place. Mr. Jones said it has been stated that the road will become like 5600 in Roy. He said we are in a very different situation. We do not have Hill Field and the traffic that is encountered by having Hill Field. He said we do not have the traffic coming from Ogden and Salt Lake like they do in that area. He said that he grew up in that area and it is not as bad as the others have said. *Sharilee Roper 2890 N 3650 W* said she has lived here for 50 years and Plain City needs to stop the bedroom community mentality. She said that her kids went to school at Plain City Elementary. There was Jack's garage, Cliffs gas station, the grocery store and a pharmacy. There was no fence around the school playground and she never heard of an accident. She ask so why did the children get killed because there was traffic. She continued that if we need more law enforcement the tax base will increase making it possible to afford another sheriff. She said that the community needs to open up. Times change and Plain City is growing. She said to look at how

Farr West has opened up and has a tax base. She said that Kent's has invested a lot into this development. She said she shops at Lees but would love to have the choice to shop here.

Kent D Hurd 4455 W 2575 N Mr. Hurd said he has lived here for 50 plus years and when he moved to Plain City there was the thought to keep this small and quite place, which is a wonderful place. He said when he moved to Plain City there were not lots for sale. He stated he had to purchase his land from his father-in-law because there was not one lot for sale. Now there are over 6,000 people. He continued that you do not have to rezone commercial for the traffic to keep increasing. He said that the traffic has increased, when you drive the 13 miles to Lees and back. He also ask how many of you shop in a little store. There was no response. Mr. Hurd said little stores go broke very fast these days. Mr. Hurd said he grew up in Washington Terrace and parents taught there kids that cars can kill you and that you needed to stay out of the cars way. Mr. Hurd explained he had stopped in a small town to get some needed items. He said he was so impressed with the store and thought how does Kent's Market do this in this small community. He stated if he lived across the street from the development you might see him here with the other side. He said he understands their feelings. But life's will be improved with a store. It will be for the better good of the community. He said a store here or not is not going to protect the kids. He said someone driving while talking on the phone crashed on his dead end street. He ask people to look within their self for the safety of their driving. He stated he thinks the location is a good location and he wants to see it here in Plain City.

Dennis Price 2538 N 3550 W said he has some experience with development. He said currently the problem is that we need the tax base. He ask what are the other options. He stated that he knows of a location that is being torn down that would be available with commercials development already around it. He said he rides his bike and that going down 2600 N there is not a shoulder on the east side and when vehicles come down the same side the vehicles take up all their lane. He said that it will be worst with semi-truck coming down that road. Mr. Price said traveling on 3600 W scares him. He said in the winter kids that are walking get slush thrown on them. He ask what is going to keep the kids from getting hit if a car starts to slid and keep them safe from a child predator.

Evan Hicken 3526 W 2350 N said that he has a Class C CDL license and he is surprised that no one has brought up the safety of the semi-trucks coming to the store. He explained that trucks are huge and that they have 4 blind spots. He continued with we can teach the children to be safe but they still do stupid things when school gets out. He said if he hit a kid in a semi-truck he would not even know because of the difference in size between the child and the 80,000 pound truck.

Shellie Hufstetler 4623 W 1600 N said she had lived in Plain City for 43 years and it was a small community when she moved here. There are now over 6,000 people and it is continuing to grow and grow. She said you use to be able to have horse and cows, but they cannot be raised here now because of the size of the community. She said we are a bedroom community that keeps growing more homes and homes. She said she would like to stay here when she is old. She explained when she move here Plain City was self-sustaining, there was Cliffs, Jacks garage, a grocery store and pharmacy and an Blossom Angus tournaments which all brought revenue into the city. We were the it town and people want to move to Plain City. Now they have moved to Plain City. She said that we need to take care of our citizens and she understand the concern with the children, but feels that will be addressed. She said that the attitude is I moved to Plain City now close the gates behind me and don't let any more people in.

Canvus Goodwin 309 S 1200 W said he was here because of a school assignment. He said he has worked at Harmons for three years and by working it has made him better and more caring toward people. He thought it would be a cool idea for Plain City to have a store. He also thought it would be a good idea for the high school student to be able to get food there. He said to his knowledge there is not a drug problem at Fremont High School. He said that when you are leaving Fremont at 2:30 p.m. it is a nightmare

and traffic will always be a problem in Plain City because of the high school and more people moving out to Plain City. Therefore traffic will be bad anyway. He said that maybe there could be a bridge built for the kids to cross. He said he thought the development could be a good idea and ask people to be open minded about it. *Becky Rheece 2614 N 4275 W* said she want to speak in behalf of the high school kids. She said she had worked at the Plain City Market for 3 years when she was in high school. She explained that she was very appreciative of the fact that she could stay in Plain City and work. Now she sees kids having to travel down 2600 N to find employment.

While working at the market she was able to meet her friends grandparents, parents, aunts and uncles and many other people, it gave her a greater sense of community. She said her son goes to Plain City Elementary and she has the same concerns as others, but by bring a store to Plain City it is like we are making our own little bubble again. She said she does not see people coming from North Ogden to shop in Plain City. The only people she ever saw that were not from Plain City was after a game when they would stop in to get a drink. *Mark Roddom 2338 N 4275 W* said the development is a little bigger than what he is use to. He stated he is in favor of the grocery store. He said Kent's should work with the city as to what goes into the development and any business that go into the development should be approved by the city. He said we have heard about the traffic in Farr West, but we have to drive through the danger zone when going to the markets in North Ogden. *Kelli Jenkins 3685 W 2200 N* said when she first heard about the market she was so against it. But after thinking about she feels that it is a good idea. She said she thinks the city cares about the children will do what they can by add sidewalks and take safety measures. She said her concern is the additional buildings for the pads. They are as large as a grocery store. She said she agrees with the grocery store for the convenience but not the additional business. *Ashley Bodily 2540 N 3600 W* Mrs. Bodily said she walks on the white line and is always expecting to get hit by a car. She is concerned with the safety because there are no sidewalks. She said all of the cities money will be spend in building sidewalks. She said she is in favor of the market just not at the current location. *Chairmain Neil* said that this would conclude the public hearing and ask if a representative from Kent's Market would like to give a final comment. *Bill Walley* said they appreciated the concerns and thoughts that he was heard tonight. He said Kent Beckstrom will have concerns tonight and will sleep a little less tonight. He said if it is approved some of the concerns will be taken care of. He said they are glad to see the excitement for and against the development because it shows the interest there is in the community. He said they welcome the comments. He said he is willing to share his email for comments both positive and negative. *Kent Beckstrom* said he appreciated the comments that he had heard tonight and recognizes the concerns people have and they have the same concerns over safety. He said they don't have control over some of the concerns and that he is a great, great grandparent and he loves people and children. He loves to see children grow up succeed and enjoy life. He said they had choose to come to Plain City because it holds a special place in his heart. The first store he purchased was the Lee Olsen store when he broke off on his own. He said he had been very blessed that he had been able to grow and expand and he hoped it was not for greed. He said he thought the employees enjoy that working for the organization because he felt they are human ordinated. He stated that they love the communities. He said they are very involved in cities that they are located. He said they try to contribute and support everywhere they can in the communities. He stated they do not draw lines as to who you are what you. He expressed they love people and use the store to help people to achieve their dreams and not for their prosperity, although they do still have to stay in business. He said he thought that people would find they are among the one of generous of the independent stores. He said they look forward to coming to Plain City and they will work with and cooperative with the city. Mr. Beckstrom said Plain City is growing and will not be a 5,000 or 6,000 size community very long. Plain City will soon have 10,000 citizens with all the development. He said

they were trying to build a store that would serve everyone's needs. If was a small store it would not have everything that families would need to take care of their families. He said with both husband and wife's working there has been a change in appetites and what the meals are. He said the little corner grocery store that they started in is not available and the percentage of can goods is about half of what it used to be. He informed everyone that they are trying to build a store to fulfill the needs of the community and want to become part this community.

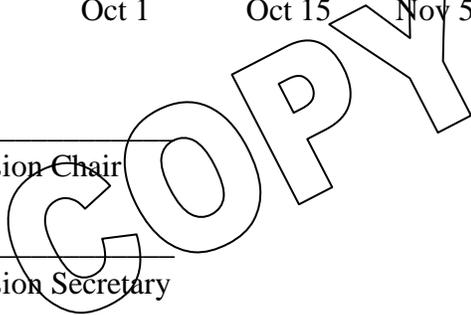
ADJOURNMENT

MOTION: Commissioner Sadler made an motion to adjourn the meeting at 9:23 p.m. Commission member Leonardi seconded the motion. Vote: Commission member Leonardi, Maw, Sadler, Neil, Osenbach and Sparks voted aye. Motion Carried.

Neil	Sadler	Osenbach	Maw	Sparks	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



**Plain City Planning Commission
Minutes of Meeting
September 24, 2015**

Minutes of the Plain City Planning Commission held on Thursday September 24, 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
	Mark Osenbach
	Cheri Sparks
	Jarod Maw <i>Excused</i>
Staff:	Kathy Campbell

Attendees: Phil Bolts, Tafa Fonoisatele, Derek Gallegos, Wyatt Hansen, Hayley Wever, Rebecca Cannon, Roger Cannon, Clint Johnson, KC Weston, Monica Hanks, Gordon Smalley, Kathy Taylor, Nancy McKellar, Zach Aland, Steve Diamond, Susan Goldsberry, Jessica Carlin, Kris Carrigan, Jessica Carlin, Jim Flint, Andrea Bell, Marcy James, JC Aland, Candice Kunz, Gordon Carlon

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

Public Comments: *Kathy Taylor 2456 N 4100W* ask the planning commission if someone would ask the city engineer to come and look at the height difference in the road and their property. Commissioner Sadler said he would follow up with the Mitch Wilson from Public Works and make sure he comes and looks at it. *Rebecca Cannon 3439 W 2350 N* stated she is concerned about the zoning change for the current development that is being considered. She said it will not be the last development that comes to the city and she ask that the planning commission follow the code and master plan that was written to protect the people. She said there are 16 acres already zoned C-2 on the S curves that could be used for the Kent's development. She asked the planning commission to use the master plan as it is currently written. She said developments change a city and the new people that have moved in understand what changes will happen. She continued that C-2 will automatically allow certain stores to the development that are not wanted. She said that the development has said the right things and has also changed the direction that the store will face. But it has also added 3,000 square feet. She feels the city is giving up everything and that the developer is giving up nothing. She ask the planning commission to go to the other Kent's locations and look at what Kent's has done with their other stores and developments. *Monica Hanks 2732 N 3375 W* told of the changes that had happened in Clinton after she moved there in 2004. She said Clinton City had taken the cities beautiful city park with large trees and turned it into a development where Lowes and Kohl's now is. Previously the city park had been a gathering spot. She stated Clinton now looks like Ogden City. She said she would like to bring back the old town square to Plain City and make it back into what it used to be by having the Kent's Market be located at the old elementary school location. She stated she is concerned for the kids' safety at the proposed location and told the planning commission that they hold the future of Plain City in their hands. *Rodger Cannon 3439 W 2350 N* said that he did not know about the pre-meeting before the

meeting until he walked in. Commissioner Neil explained that it had been a work meeting that had been published. Mr. Cannon expressed his concern that the roads are not wide enough to handle the traffic and there are no sidewalks. He ask how many accidents will there be without turning lanes. He said the commissioners need to utilize what the city already has in place and if the size of the C-2 is increased the city will lose control. *Steve Diamond 3515 W 2200 N* ask that the master plan not be taken lightly. He stated when the master plan was created there was public input, public hearings and the community wanted 5 acre commercial developments. He felt the community had not changed its feelings and more research needs to be done. He said when you open it up to larger developments you will get everything. He declared that if C-2 is changed to a larger development, he is going to ask for a 48 multifamily apartments. He also felt that when the school was put in it should have been farther off the road so that the road could be expanded. *Andrea Bell 4742 W 2050 N* said that she is not opposed to growth and she likes to see small towns revitalized. She continued with she moved to Plain City to have a small town feeling and she would like to keep that small town feeling. She said she feels that we are giving up a lot for the development. She understands that the city needs the tax base but that is not the only thing to consider.

Set Public Hearing: Zoning Ordinance Amendments

Chairman Neil said the ordinance within the code are not consistent as stated by Rob Scott the planning. Commissioner Leonardi stated that they need to be uniform. Commissioner Sadler said he would like to see more from Kent's concerning their site plan and he would like to have Kent's ask the city for a request to change the ordinance. Commissioner Osenbach said he supports looking at the ordinance. Commissioner Sparks stated that there is a disparity in the ordinance and it need to be looked. She understands what the property owners are petitioning but if this is not corrected there are going to other issues in the future. Chairman Neil said that because there is a disparity in the ordinance amendments the planning commission needs to move forward with a public hearing. Legal council had stated that a 10 day notice was needed.

Motion: Commission member Osenbach mad a motion to set the Public Hearing for Thursday, October 8, 2015. Commission member Sparks seconded the motion. Vote: Commission members Leonardi, Sadler, Neil, Osenbach, and Sparks voted aye. Motion carried.

Discussion/Motion: Final Approval – Sunee Acres

Commissioner Leonardi recounted that Clint Johnson had been ask to show where the house was going to be located at on the property. Commissioner Leonardi ask what part of this property does Clint Johnson own. Clint Johnson responded that Jay Christensen still owns the property. Commissioner Leonardi said there are two lots on this subdivision with one being a large parcel. He read from the city engineers' comments stating one is a lot one and the other is a parcel. Commissioner Leonardi said it is still two lots. Jim Flint said it was his understanding that the purpose was to divide one lot off and for the house plan, it looked like the offsets are about 125 feet from the intersection. He stated that the site plan for the house on the property should happen when the building permit is submitted. Jim Flint informed the planning commission that he had talked to the city engineer and the second lot is a remaining parcel because of the large size. Commissioner Leonardi informed Clint Johnson that five years of back taxes will have to be paid on both lots when this is approved. Commissioner Leonardi explained that Clint Johnson had signed the deferral agreement and Jay Christensen owns the property. Commissioner Leonardi specified that Jay Christensen has to sign the deferral agreement. Clint Johnson stated that Jay Christensen is giving him the property for an 1 lot subdivision. Jim Flint said the property cannot be deeded to Clint Johnson until the city ok's the subdivision. Chairman Neil remarked that the city engineers comments state "Not to require the remaining property be identified as Lot 2. We recommend the

remaining property be identified as a “Remainder Parcel” only and not be included in the development. If the entire property is included in the development, it will cause difficulties in the future.” Jim Flint said the remaining parcels would not be able to be developed unless approved by the city. Commissioner Leonardi ask if they could do a lot line adjustment. Jim Flint explained that they cannot because there is only one parcel. Jim Flint explained that by keeping the second parcel as a remainder parcel a house cannot be built on it without the approval of the planning commission. If is classified as lot 2 another house can be built there without the commissioners knowledge. Commissioners Osenbach and Commissioner Leonardi explained when the minor subdivision is recorded that the back taxes from the property being in green belt would have to be paid. Jim Flint explained that he working on a similar subdivision in Farr West and as they develop each phase they have had to pay the back taxes. Commissioner Leonardi said he would like see lot 1 and lot 2. Jim Flint said that if they do lot 1 and lot 2 then Christensen’s and Johnsons would have to put in the improvements for water, sewer and that is not something that they want to do at this time. The Commissioners explained that Clint Johnson will have to show where he has given the secondary water shares to Pine View, have Jay Christensen sign the deferral agreement, show that they can get Bona Vista Water, and hook up to the sewer. Chairman Neil said the application is for 2 lots. The application needs to be changed to 1 with a remaining parcel. Jim Flint said that he thought it was six and half shares for the lot to get the secondary water from Pine View. Commissioner Leonardi also ask that they get an address for the property.

Motion: Commission member Leonardi made an motion to table the Sunee Acre Subdivision until there is a paper correction on the application, Jay Christensen signs the deferral agreement and the water shares are turned over to Pine View for secondary water. Commissioner Sadler seconded the motion. Vote: Commission members Leonardi, Sadler, Neil, Osenbach, and Sparks voted aye. Motion carried.

Discussion/Motion: Preliminary Approval – Still Creek Phase 2.

JC Aland explained that the detention basin will go down a foot with a 2 foot brim. He said that they had redone the parking, the restroom and he felt that they had done the right thing for the city. Commissioner Leonardi ask what lots are going to drain to the detention basin. JC Aland said phase two which is their development and a few lots on the north side of Randy Marriott’s. Commissioner Leonardi clarified with JC Aland that Randy Marriott know this is not his green space. Commissioner Sadler said that the town home changes were OK and ask if the trails could line up and he would like to see them stretch to the east. JC Aland said he was meeting with UPL on Monday to see what they would allow for an easement. Commissioner Sadler ask if the city could do a pioneer agreement with UPL for the vision that the city has for the whole area and park. Chairman Neil stated that changes were great improvements.

Motion: Commission member Sadler made an motion to give preliminary approval for Still Creek Phase 2. Commissioner Leonardi seconded the motion. Vote: Commission members Leonardi, Sadler, Neil, Osenbach, and Sparks voted aye. Motion carried.

Report from City Council: City Council was canceled and members of the city council attended the Utah League of Cities.

Commission Comments: Commissioner Sadler said he would like to talk about the underlayment for the roads in new subdivisions. Commissioner Osenbach said he had been contacted about benches and markers for Pioneer Park that money had been donated for. He said he had been told it has been two years and there are still no benches. City Councilwoman LaFray Kelley was at the meeting and explained that the bar in the back of the benches were wrong. The company that the

benches had been purchased from had been contacted and they had sent the incorrect one again. It was her understanding that the city parks personal were going to meet with a company representative and get the problem resolved. Chairman Neil said he had attended the Utah League of Cities and health is a big issue. People want to be able to walk, ride bikes and have parks in subdivision.

ADJOURNMENT

MOTION: Commissioner Leonardi made an motion to adjourn the meeting at 8:02 p.m. Commission member Sadler seconded the motion. Vote: Commission member Leonardi, Sadler, Neil, Osenbach and Sparks voted aye. Motion Carried.

Neil	Sadler	Osenbach	Maw	Sparks	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