

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 21, 2005

The City Council of Plain City convened in a regular meeting on Thursday, April 21, 2005, in the Plain City Hall at 7:00 p.m.

Present: Mayor Glen Willie, Councilmembers Chad Costley, Jay Jenkins, Phil Meyer, Steve Diamond, and Elaine Calvert  
Staff: Kathy Hancock  
Also Present: Deputy Rex Cragun, Carl Miller, Buddy Sadler, Artie Pearce, Mike Shannon, Hal Reiser, Don Weston and Gordon Sorensen

Mayor Willie called the meeting to order. Councilmember Costley gave the invocation and Mayor Willie led in the pledge of allegiance.

Approval of Minutes: April 7, 2005

Councilmember Calvert recommended changing permanent to part time under her council comments concerning the professional planner. The minutes stand approved as presented.

Comments: Public

Artie Pearce mentioned that three people from West Warren have told her they have not been contacted yet for baseball teams. Councilmember Diamond will check into it.

Report from Planning Commission

Sadler mentioned that the Commission is trying to work on the General Plan. They haven't discussed whether to rewrite it or amend it yet, but he thinks they will amend it without help from a planner. The first step will be to redo the map with zones and roads.

Discussion: Mike Shannon – Zoning Proposal

Mike Shannon mentioned that it is not economically possible to continue the subdivision with 16 lots. Mike Shannon owns the front half of the property and Hal Reiser owns the back five acres. They would like to know how the Council feels about either a commercial property with light commercial and storage sheds or rezoning the property to Re-15 to allow for 5 more lots. They would like input from the city concerning what is wanted before they pursue anything more. To move the ditch just on their property will cost between \$60,000 and \$100,000. Darrell Christensen wasn't very happy about moving the ditch, but to put in a box culvert is too expensive. Concerning rezoning for commercial, it was mentioned that the commercial petition before the Council tonight didn't even receive a second to set a public hearing date. Since an annexation mylar has not yet been received, the property is not annexed into the city. Because of the cost of the sewer, it is not economical to subdivide just the front half of the property. It was suggested going to the commission for their input concerning smaller lots.

Discussion: Fieldstone Homes – Proposal

Mayor Willie mentioned they asked to be taken off the agenda. Fieldstone will probably withdraw since they have run into wetlands.

Set Public Hearing: Amend Zoning Map from RE-20 to C-2 – Carl Miller

The public hearing would be to get input and discuss the Carl Miller property on 4700 West from Re-20 to C-2 zone. Councilmember Calvert mentioned C-1 instead of C-2. The application is for C-2 zone, but it can be discussed at the public hearing. **Councilmember Diamond moved to set a public hearing date for May 19, for amending the zoning ordinance from RE-20 to C-2 for the Carl Miller property. No second. Motion died because of lack of action.**

Set Public Hearing: Amend Zoning Ordinance Concerning Larger Corner Lots

There was a concern whether other cities have an ordinance requiring larger corner lots. Sadler mentioned the commission was asked to review this and chose larger corner lots rather than changing setbacks. By changing the ordinance all lots will have the same buildable space with the 30-foot side yard setback on a corner lot. With the size of houses being built, variances are being requested. It was suggested going ahead with the public hearing to get public input. **Councilmember Meyer motioned to set a public hearing date for May 19, to amended the**

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**zoning ordinance for larger corner lots. Councilmember Calvert seconded the motion. Councilmembers Costley, Jenkins, Meyer, Diamond, and Calvert voted aye. The motion carried.**

Other Business

Approval of Business Licenses

Rachel Bunderson, 2790 W North Plain City Rd., is applying for a new business license for Avon sales called Bunderson – Avon. **Councilmember Calvert moved to approve the business license as presented. Councilmember Jenkins seconded the motion. Councilmembers Costley, Jenkins, Meyer, Diamond and Calvert voted aye. The motion carried.**

Approval of Unpaid Invoices

See warrant register dated 4-01-05 to 4-19-05. C & B Auto bill is for the CAT repair at the landfill. The CAT's condition was discussed. It was noted that the bill for Creative West is COD for the panels in the council room. They are supposed to be here tomorrow. The interest on the sewer bonds and interest for the Pioneer Road park to Wells Fargo Bank was discussed. The city is savings about 1 ½ % interest on the sewer bonds even after the penalty. Diamond mentioned another mound has been bought for recreation. The reimbursement for the helmet for Mitch Hunt was discussed. Councilmember Diamond will find out if the city has the helmet.

**Councilmember Costley moved to approve and pay the bills as presented for the 4-1-05 to 4-19-05 warrant list. Councilmember Diamond seconded the motion. Councilmembers Costley, Jenkins, Meyer, Diamond and Calvert voted aye. The motion carried.**

**Comments: Council**

Councilmember Calvert

Cindy Gooch is meeting with the Commission on next Thursday to discuss grants and other items. Calvert attended a Pictometry meeting for the Mayor. It is a geographical site on the Internet where cities can get detailed pictures taken in a flight grid pattern. The pictures are detailed to show things like manholes and distance and heights of buildings. It is a two-year lease program. The first year there would be Federal money from 911 Security. The first year it may be \$3737 and the second about \$3012. That does not include a fee of \$750. The price per year could change depending on how many get involved. After the first two years, the city can withdraw. If the city doesn't get involved the county maps would not show Plain City. Gene Bingham was at the meeting and could be contacted for more information.

Councilmember Diamond

He will follow up on the baseball teams. Both of the fields are looking good so that games could be played on any fields. He is also getting information on the RAMP tax.

Councilmember Meyer

Carlos Heslop is working on the wrapping things up for the sidewalk on 2200 North. It is close to the bidding stage. Curb and gutter won't be done at this time. Councilmember Jenkins asked if Bona Vista could be charged for the sidewalk on their property. There are grants available that the City matches 25% for sidewalks on state roads. The grant would be just for sidewalk and has to be done by May 16<sup>th</sup>. Thinking of extending the sidewalk from the high school on 4700 West to 1500 North. Councilmember Diamond also suggested looking into getting a grant to extend the sidewalk on 2600 North from 3600 West to the Marigold Subdivision. He will check into see if the grant will also include curb and gutter. The City Volunteer Day is May 7<sup>th</sup>. There is a list of projects to be done mostly on city property. There will be young people from Farr West helping and they could work on the entrances for Cobbleglen and Poplar.

Councilmember Jenkins

Everything is going well at the landfill and the fire station. The fire department is looking at a proposal for extra space. He asked about the annexation policy and if it can be changed. It should be able to be changed.

Councilmember Costley

Thanked Rex Cragun for getting the semi truck from parking on the side of the road. Some citizens have approached him with an idea for the 4<sup>th</sup> of July. Two people with helmets on a 4-wheeler drive around a fenced off area and try to pop a balloon off of another teams 4-wheeler. The person on the back has a Nerf bat. There

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could be two 4-wheelers allowed per heat. A waiver could be signed so the city is not responsible. Councilmember Calvert will check with URMMA to see if it is possible. Mayor Willie thought that a fence could be set up to block off the 4-wheelers and the inflatable areas. Councilmember Diamond has made three phone calls concerning the crows nest but hasn't been able work things out yet.

Mayor Willie

The preliminary budget needs to be adopted at the next meeting. If there are any changes needed contact the Mayor. The building permit has been submitted for the convenience store.

Curtis Larsen was present and reported on the sound system. There is still a problem with getting the tiles, they supposedly were picked up Wednesday. If they arrive tomorrow they will be installed next week. The tiles will be along the back wall and part way on the side walls.

**At 8:20 p.m. Councilmember Diamond moved to adjourn. Councilmember Calvert seconded the motion. The vote was unanimous.**

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City Recorder

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Mayor

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Date Approved

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