

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MAY 19, 2005

The City Council of Plain City convened in a regular meeting on Thursday, May 19, 2005, in the Plain City Hall at 7:00 p.m.

Present: Mayor Glen Willie, Councilmembers Chad Costley, Jay Jenkins, Steve Diamond, and Elaine Calvert
Excused: Councilmember Phil Meyer
Staff: Diane Hirschi, Ken Bradshaw
Also Present: Deputy Rex Cragun, Carl Miller, Bob Lewis, Artie Pearce, Don Weston, Craig Call, Matt Lowe, J.P. Shepherd, Val Sanders, Sam Larson

Mayor Willie called the meeting to order. Diane Hirschi gave the invocation and Mayor Willie led in the pledge of allegiance. Mayor Willie excused Councilmember Meyer because his daughter is getting married tomorrow.

Approval of Minutes: May 5, 2005

The minutes stand approved as written.

Comments: Public

Sam Larson asked to present his Eagle Scout Project. He would like to make a new Welcome to Plain City sign on 2600 North. He reported that he hopes to be able to get the material donated from Home Depot. They discussed taking down the sign that is there and fixing it up and moving it to the Warren/Plain City line. It was noted that if they cannot get the supplies donated, he should come back with an estimate for the supplies needed.

Councilmember Costley moved to approve Sam Larson's eagle scout project to make a new Welcome to Plain City sign on 2600 North. Councilmember Jenkins seconded the motion. Councilmembers Costley, Jenkins and Calvert voted aye. The motion carried.

Report from Planning Commission

Artie Pearce reported that the Planning Commission gave preliminary approval to Big Cottonwood Estates Subdivision. She also reported that Mountain States Lighting brought in a streetlight ordinance and specifications for streetlights. The Planning Commission will go over the ordinance at their next meeting. Councilmember Diamond arrived. It was noted that they will look into how many lights we currently have. UDOT has grants available to replace existing lights on the state roads.

Councilmember Calvert moved to go into a public hearing. Councilmember Costley seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.

Public Hearing: Amend Zoning Ordinance Concerning Larger Corner Lots

Mayor Willie explained that the Planning Commission has recommended that the frontage on corner lots be increased to 116 feet. There were no comments.

Councilmember Costley moved to go out of the public hearing and into the regular meeting. Councilmember Jenkins seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.

Motion: Amend Zoning Ordinance Concerning Larger Corner Lots

Councilmember Calvert asked if this would be a requirement on all corner lots. It was reported that it would be. **Councilmember Diamond moved to not approve the proposed ordinance changing the corner lot frontage to 116 feet. Councilmember Jenkins seconded the motion.** There was a discussion that currently the developer can choose to make a corner lot larger. This ordinance would require the developer to do this. Councilmember Diamond feels that we shouldn't regulate this. If the developer thinks the lot is too little, he can make it bigger. The setbacks were discussed. Councilmember Costley noted that he lives on a corner lot and had a hard time getting the house to fit. He noted that there is a reason the Planning Commission suggested it. It was noted that there have been several requests for variances lately. Mayor Willie noted that another option to this would be to reduce the side yard requirement on corner lots by 10 -15 feet. Councilmember Jenkins noted that four requests for variances aren't enough to change it for everyone. Councilmember Diamond noted that he would entertain

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looking into other options. **Councilmembers Jenkins, Diamond and Calvert voted aye. Councilmember Costley voted nay. The motion carried.** The ordinance will not be changed at this time.

Motion: Econo Waste Contract

Val Sanders, owner of Econo Waste is asking for \$.20 increase per home on garbage contract. He noted that fuel has skyrocketed. He reported that the \$.20 would not cover his increase, but would help. He would like to make this effective July 1, 2005. He also noted the insurance and worker compensation insurance has also increased dramatically. He reported that it has been seven years since he has asked for an increase. He reported that the contract has three more years. Currently, Econo Waste is charging the city \$3 per home. Mayor Willie reported that this increase would be about \$315 per month. Mayor figures that the revenues are covering this presently and the additional cost will make it close. He noted that the revenue covers the garbage service, the dump fees and our landfill. It was noted that the city could look at increasing the monthly rate if necessary. Councilmember Costley noted that gas prices are a problem everywhere. Councilmember Jenkins noted that our landfill is being more aggressive. There was some discussion about having green cans around the city for people to put there grass clippings and having them hauled to the landfill. **Councilmember Jenkins moved to grant an adjustment to Econo Waste's contract of \$.20 per home until the end of the contract. Councilmember Calvert seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.**

Conditional Final Acceptance: Plain City Meadows Phase 5

Wasatch Civil sent a memo recommending conditional final acceptance to Plain City Meadows Phase 5. This would start the one-year guarantee period. **Councilmember Costley moved to give conditional final acceptance to Plain City Meadows Phase 5. Councilmember Diamond seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.**

Final Approval: Autumn Leaves Subdivision

It was reported that the latest memo from Wasatch Civil is dated 03/17/05. Matt Lowe reported that new plans were delivered to Brad Jensen on Monday. There was some discussion about how they were going to drain some of the lots to the road that is higher. The detention basin was discussed. The Planning Commission liked the long narrow one on the side of a lot. Brad Jensen wanted it in back. Fences were discussed. It was discussed that they would need to pay \$200 per lot for a backup generator for the sewer lift station. **Councilmember Jenkins moved to approve Autumn Leaves Subdivision contingent upon all engineering requirements being met. Councilmember Costley seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.**

Other Business

New Employee

Mayor Willie reported that Carlos is going to retire from the school district July 1. Because he has the same retirement program with the City, he will have to retire here too. The Mayor noted that he will hire Carlos back for 20 hours a week for six months. Carlos figures he will do this for 2-3 years. He feels that it is time to hire a full-time public works director so he could be trained on the sewer system before Carlos quits. Councilmember Diamond noted that he feels it is time to go full-time. There was discussion that the new person would have to be able to be certified on a Class 2 sewer system. Councilmember Diamond noted that if we posted the position now, we would be able to make sure our new budget will be in line. Councilmember Jenkins would like to see how the hours and money would be adjusted before it is posted. Mayor Willie noted that the employees fall under the Mayor's responsibility and wanted to inform and get input from the council. He noted that he has planned for this in the new budget and doesn't feel it will be a hardship to the city. He noted that we are having a hard time keeping up right now. He complimented Carlos and Terry and the other help for the service they are providing.

Approval of Business Licenses

Craig Call, 2424 N 4500 W, is applying for a business license for Utah Land Use Institute. **Councilmember Costley moved to approve the business license as presented. Councilmember Calvert seconded the motion. Councilmember Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.**

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Approval of Unpaid Invoices

See warrant register dated 05-01-05 to 05/18/05. Councilmember Jenkins asked to see the Wasatch Civil bill. He asked how long this contract is for. Mayor Willie noted that it is renewed every two years and will be up this year. There was a question about whether this needs to be bid out. It was noted that he is our engineer and is under contract. Councilmember Diamond noted that the lab is running well and everyone is welcome to go see it.

Councilmember Costley moved to approve and pay the bills as presented. Councilmember Diamond seconded the motion. Councilmembers Costley, Jenkins, Diamond and Calvert voted aye. The motion carried.

Craig Call – SB60

Craig Call is the State Ombudsman. He was invited to talk to the council about Senate Bill 60. He thanked the council for a nice community. He discussed in depth some of the points in Senate Bill 60. He presented a book that explains the bill completely. He summarized the bill as dealing with land use issues and giving the cities more flexibility and control. He cautioned that the city's current ordinances ought to be updated and looked over by the city's legal council. He noted that the bill was effective May 2, 2005.

Comments: Council

Councilmember Calvert reported that she met with Nicole Cottle on the affordable housing plan. Some final changes will need to be made.

Mayor Willie reported that the bid opening for phase 1 of the sewer project was opened yesterday. Randy Marriott was the low bidder at \$1.3 million. He mentioned that he meets with the Water Quality Board tomorrow morning.

At 8:55 p.m. Councilmember Calvert moved to adjourn. Councilmember Costley seconded the motion. The vote was unanimous.

City Recorder

Mayor

Date Approved