

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 1, 2006

The City Council of Plain City convened in a regular meeting on Thursday, June 1, 2006 in the Plain City Hall at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers Chad Costley, Darwin Smith, Bruce Higley, Brent White and Elaine Calvert  
Staff: Diane Hirschi, Dana Berrett  
Also Present: Deputy Rex Cragun, Artie Pearce, Tammy Folkman, Jeff Hales, Bret Folkman, Jimmy Kranendonk, Carl Miller, Don Weston, Ted Balderree, Judy Johnson

Mayor Jenkins called the meeting to order. Brett Folkman gave the invocation and Councilmember Smith led in the pledge of allegiance.

Approval of Minutes: May 18, 2006

**Councilmember Costley moved to approve the minutes as corrected. Councilmember White seconded the motion. Council members Costley, Smith, Higley, White and Calvert voted aye. The motion carried.**

Comments: Public

Bret Folkman, 2910 N 4100 W, has been traveling with his son this year and has noticed that we have a bad ball field. It is embarrassing. Home plate is probably 8-12 inches lower than the grass around it. Some people hate to come to play at Plain City because the ball fields are so bad. He would like to see if there is some way to make a couple of decent ball fields. He feels we need something better for the kids in Plain City. Mayor Jenkins noted that this is a time when you make comments, but we do not necessarily address them right off. It was reported that we just applied for the RAMP tax. We are going to be addressing impact fees. Councilmember White is in charge of that and he is making plans for that.

Report from Planning Commission

Artie Pearce noted that at the last meeting they had a discussion about Glen Taylor's property. Mr. Taylor and the developer want to do a PRUD and discussed with the Planning Commission their desires. They want to do a river project in the near future. The Planning Commission had a discussion with Gary Jackson about a lot line adjustment to square up his property. The Planning Commission looked at sewer maps because they were wondering what the capabilities are for the city. Artie Pearce reported that they tabled the parking ordinance indefinitely. The Planning Commission looked into our current A-1 zone due the fact that the city may be annexing more property into the city. They feel that the A-1 zone is adequate. Artie met with Byron Krenek and they discussed his subdivision plat and wanted to know what he could do to get it approved faster due to the fact that it is currently not in the city. It was explained to him that the Planning Commission could only make recommendations at this point and Mr. Krenek understood that. Artie mentioned to him that she will let him come to their next meeting.

Report: Mosquito Board – John Parker

John Parker was not in attendance.

**Councilmember White moved to go into two public hearings. Councilmember Smith seconded the motion. Council members Costley, Smith, Higley, White and Calvert voted aye. The motion carried.**

Public Hearing: Double J Development Annexation – approx. 3000 W 2600 N

Mayor Jenkins reported that the purpose of the public hearing is for the annexation of the Double J Development property located at approximately 3000 W 2600 N. Jeff Hales represents Double J Development. It was noted that this property is being purposed to come in at an RE-15 zone. Jeff noted that both annexations combined are about 108 acres. This property is being purposed to be annexed as RE-15 and would be secondary entry level homes. Jeff noted that the RE-15 will make beautiful sites. They are 1/3 of an acre and you can build a beautiful home on that size

Public Hearing: Double J Development Annexation – approx. 2800 W 2600 N

This property is located on 2700 North on the south side of the S-curve. Jeff pointed out the places on a map that are to be annexed. It was reported that he is requesting this area be annexed into an R-1-11 zone. The property

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in the downtown Plain City area is the only area currently zoned R-1-11. Jeff feels that this proposed property would be the least negative impact on Plain City. Jeff Hales reported that there are a lot of kids moving out when they get married and need a small home and there are a lot of older people that need to have smaller homes because they can not take care of all of their land. Jeff would build patio homes that would have a 100' frontage and be good for young and old alike. This way the kids that get married and the older people would be able to stay in Plain City. Jeff reported that when the younger couples start having children they could move up to the secondary home. There will be two schools that will be within walking distance in the future. If we have these entry level homes and then the secondary level homes they will be able to stay here in Plain City.

**Council member Costley moved to go out of the public hearing and into the regular meeting. Councilmember Smith seconded the motion. Councilmember Costley, White, Smith, Higley and Calvert voted aye.**

Motion for Ordinance: Double J Development Annexation – approx. 3000 W 2600 N  
**Councilmember Costley moved to approve Ordinance #2006-08 annexing the property located approximately at 3000 W 2600 N as an RE-15 zone. Councilmember White seconded the motion. Councilmembers Costley, White, Higley, Smith and Calvert voted aye.**

Motion for Ordinance: Double J Development Annexation – approx. 2800 W 2600 N  
Councilmember Costley stated that this is right on the border of Plain City and that most of the traffic would go east. He feels it is a win/win situation for Plain City. Councilmember Costley suggested partnering with the developer to get the sewer to this property. Mayor Jenkins asked Jeff about some property being annexed into Farr West. Farr West is requiring this property because of the Central Weber sewer line. Councilmember White is concerned about this big of a piece of land having ¼ acre lots. Artie feels that if this property was developed as a PRUD it would benefit Plain City. **Councilmember Smith moved to approve ordinance #2006-09 annexing the property located approximately at 2800 W 2600 N as an R-1-11 zone. Councilmember Costley seconded the motion. Councilmember White voted nay. Councilmember Costley, Smith, Higley and Calvert voted aye.**

Motion for Resolution: Moratorium on Subdivisions

It was noted that the developers have been calling about the moratorium and are concerned about it. It was noted that there are some people in the city that are feeling that the growth in the city is out of control. The council has approved an impact study to be done by an engineer concerning the growth in Plain City. The impact fees will be paid by the developers and not raise the taxes of the citizens of Plain City. It was noted that the city could double its growth in five years. Mayor Jenkins noted that the cost for the impact studies came back higher than we were originally told. He noted they will do a new study for fire, landfill and roads for \$7,500. We have an impact study that we can still utilize that is still current enough to use for sewer and drains. It was suggested to address any changes that we wanted to make to sewer and drain fees at the next meeting. We already have an impact fee that is addressed on our park system and we have been collecting that for a while now. We could add an additional review or update each year thereafter and every five years we would have a brand new study. There was a discussion about the general plan. Councilmember Calvert noted that at the last general plan meeting they come up with a plan for transportation routes and they have some very good ideas on it. She is impressed with and feels it will be vital to the town. Councilmember Calvert noted that it will be presented to the Planning Commission and City Council within the month and they will be open to make changes. Artie noted that the Planning Commission will have it on their agenda on the 22<sup>nd</sup> of June. She also noted that the city needs to be concerned about the citizens and the growth of the city. There was no motion. The discussion died.

Other Business

Approval of Business Licenses

There were no new business licenses.

Approval of Unpaid Invoices

See warrant register dated 05/18/06 to 05/31/06. Councilmember White noted that the Codale bill is for conduit for the lights and electrical at the parks building. **Councilmember Costley moved to approve and pay the bills**

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**as presented. Councilmember White seconded the motion. Councilmembers Costley, Smith, Higley, White and Calvert voted aye. The motion carried.**

Comments: Council

Councilmember White noted his appreciation for Bret Folkman's comments. He mentioned that they are master planning the existing parks and new parks. He reported that they were making another attempt to get the press box from Fremont today.

Councilmember Smith asked when the website will be up again. Diane noted that it would be by the weekend. There was some discussion about not having the recreation information on the website. Councilmember White will have Lee get him the information and he will send it to the webmaster. Councilmember Smith asked why there is such a demand on PRUD's and is wondering if we are on the right track. Artie Pearce reported that North Ogden is having some problems with their ordinance but she feels that our ordinance is very good since we require a conditional use permit. She feels Plain City has control, not the developer. Councilmember Smith said he would not be at the meeting on the 15<sup>th</sup>.

Mayor Jenkins noted that there is officially only one person on the cemetery board and that is H.R. Hale. He mentioned that they are advertising for someone to fill those vacancies. He noted that it is done through the county since it is a special district. He said that Clark Jenkins and Brent White have applied. The Mayor is asking that they advertise until there is a full board of five.

Councilmember Costley noted that 2200 North was oiled and widened by 3 feet for a walking path. He noted that the propane is in the lift stations and things appear to be running well. He reported that there is a line on North Plain City Road has sloughed away. Carlos is working on this. He noted that there are many sink holes around due to the wet weather. They are also working on these. They are waiting for UDOT so they can finish up the sewer line on 4650 W.

Councilmember Calvert asked whose dirt that is piled up from the sewer project. Councilmember Costley is not sure and will talk to Randy Marriott about it. It was noted that it could go to the landfill.

Mayor Jenkins noted that he is close to getting the sewer run from the Plain City border to the rail trail. This would allow the north end of the city to hook into the sewer. He noted that this will all be paid by the developers. He reported that Boone's is open. He read a letter of thanks to the fire department from the Hartways. Mayor Jenkins reported that they will have the open house on the annexation project Thursday from 6-8 p.m.

Comments: Public

Artie Pearce wanted to publicly thank Councilmember Calvert for her work on the council. The council agreed.

**At 8:25 p.m. Councilmember Costley moved to adjourn and was seconded by Councilmember White. All voted aye. The motion carried.**

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City Recorder

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Mayor

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Date Approved