

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 3, 2006

The City Council of Plain City convened in a regular meeting on Thursday, August 3, 2006 in the Plain City Hall at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers Darwin Smith, Bruce Higley, Don Weston  
Excused: Councilmembers Brent White and Chad Costley  
Staff: Diane Hirschi  
Also Present: Deputy Rex Cragun, Dan Cragun, Natalie Thompson, Chris Loock, Carl Miller, Robert Seager

Mayor Jenkins called the meeting to order. Councilmember Weston gave the invocation and Deputy Cragun led in the pledge.

Approval of Minutes: July 20, 2006

Councilmember Smith noted a correction under Final Approval: Diamond Two Lot Subdivision. He noted that the motion to amend was only for the reconsideration of the street lights, not the paving of the entrance.

**Councilmember Smith moved to approve the minutes from July 20, 2006 as corrected. Councilmember Weston seconded the motion. Councilmembers Smith, Higley and Weston voted aye. The motion carried.**

Comments: Public

Buddy Sadler reported that they had a work session with the council concerning the General Plan. He noted that it was a good discussion. He mentioned that the Planning Commission is going to hold an open house and have the residents review the plan. Buddy also noted that on July 13, the Planning Commission recommended the annexation of the properties owned by Zion Development and Cidadis. Buddy also noted that his personal opinion on three lights in a two lot subdivision is overkill.

Report: Planning Commission

Robert Seager reported that he likes the rural atmosphere and said that the council is doing a good job. He hopes that the council will look closely at these annexations and subdivisions coming in. He would like to keep things rural and hopes the council votes against these developments. He would like the council to control the development and slow things down.

Dan Cragun noted that he is from Warren. He asked if the petition has been filed for the pioneer boundary line annexation. Mayor Jenkins noted that it has and suggested he contact Duncan Murray concerning Warren incorporation. Mayor Jenkins noted that a public hearing for the annexation will be August 17 if all goes well.

Motion for Resolution/Set Public Hearing: Acceptance of Annexation Petition – Zions Development

Chad Stokes, representing Zion Development, reported that they are purchasing the Favero property. He reported that it is 100 acres and is next to Kent Buie's property of 56 acres. He noted that they want to do a phenomenal job on this development. He presented a conceptual plan showing a 70' boulevard running through the development that will not have housing fronting on it. He is requesting an RE-15 zone in most of the project and RE-20 on the south end of the project. He will be using the PRUD ordinance and will be working with Kent Buie. It was reported that the Planning Commission has not looked at this conceptual plan yet. Councilmember Smith asked why he would want an RE-15 and RE-20 zoning. Chad Stokes noted that they would like to have mixed lot sizes. It was noted that they are showing storage units on the plan. Buddy Sadler noted that they would need to address that. Councilmember Higley noted that the plan shows a lot of dead-ends and cul-de-sacs that he doesn't like. Mayor Jenkins noted that the public service people think cul-de-sacs are a problem, but the residents like to live there. It was noted that there will have to be stubbed roads and they will be addressed with the Planning Commission. **Councilmember Smith moved to adopt resolution 2006-10 accepting the petition of Zion Development as an RE-15 and RE-20 zone as presented. Councilmember Weston seconded the motion. Councilmembers Weston and Smith voted aye. Councilmember Higley voted nay. The motion failed.**

Motion for Resolution/Set Public Hearing: Acceptance of Annexation Petition – Cicadas

Mayor Jenkins noted that this will be tabled.

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Motion for Resolution: Acceptance of Annexation Petitions for Pioneer Boundary Line

Mayor Jenkins noted that the city has received two petitions that started the process for the pioneer boundary line annexation. He noted that a public hearing is set for the August 17 and the notices will be started.

**Councilmember Weston moved to accept the pioneer boundary annexation petitions. Councilmember Smith seconded the motion.** Councilmember Higley asked if this is accepting the petition to start the process. Mayor Jenkins noted that it would start the noticing process. He said there will be a public hearing on August 17.

Councilmember Higley noted that he had an issue with the previous annexation petition because of the RE-15 zone. Mayor Jenkins noted that tonight, we are not accepting the zone; we are just accepting the petition in order to start the noticing. **Councilmember Higley asked to reconsider the previous motion and re-address both annexation petitions. Councilmember Smith agreed to reconsider the motion. Councilmember Weston agreed. Councilmembers Smith, Higley and Weston voted aye. The motion for Zion's Development annexation carried.**

A discussion about the annexation Cicadis was held. **Councilmember Smith moved to adopt Resolution 2006-11 accepting the annexation petition for Cicadis properties at an RE-15 zone. Councilmember Higley seconded the motion. Councilmembers Smith, Higley and Weston voted aye. The motion carried.**

**Councilmembers Smith, Higley and Weston voted aye for the accepting the pioneer boundary annexation petitions. The motion carried.**

Other Business

Approval of Business Licenses

There were none at this time.

Approval of Unpaid Invoices

See warrant register dated 07/21/06 to 07/31/06. It was noted that the Weber County Road Department bill was for chip & seal. Councilmember Weston noted that the Maw Equipment bill was for a fan not a radiator.

**Councilmember Weston moved to approve and pay the bills as presented. Councilmember Higley seconded the motion. Councilmembers Smith, Higley and Weston voted aye. The motion carried.**

Comments: City Council

Councilmember Smith would like the emergency plan meeting on the marquee. He noted that the meeting is scheduled for Aug. 31 at 7:00 pm at the senior center. He will get a invitation letter to Diane.

Comment: Public

Natalie Thompson asked to see a map of the pioneer boundary annexation. Mayor Jenkins noted that he would show her and anyone else after the meeting.

**At 7:40 p.m. Councilmember Weston moved to adjourn and was seconded by Councilmember Higley . All voted aye. The motion carried.**

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City Recorder

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Mayor

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Date Approved