

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 16, 2007

The City Council of Plain City convened in a regular meeting on Thursday, August 16, 2007; in the Plain City Hall at 7:00pm.

Present: Mayor Jay Jenkins, Councilmembers Darwin Smith, Chad Costley, Bruce Higley and Don Weston
Excused: Brent White
Staff: Diane Hirschi, Martha Bodily
Also present: Deputy Rex Cragun, Jay Gresham, Ryan Taylor, Mark Lowther, Terrie Stephenson, Lynn Bitton, Brad Simons, Craig Call, Jonathon Call, Carl Miller, Brandon Stokes, Boyd Parke, Florene Parke, HR Hale, Robert Seager, Blaine Taylor and Kelly Parke

Mayor Jenkins called the meeting to order. Councilmember Higley gave the invocation/moment of silence and the Mayor led the pledge of allegiance.

Approval of Minutes: August 2, 2007.

Councilmember Costley moved to approve the minutes for the Council meeting August 2, 2007. Councilmember Smith seconded the motion. Councilmembers Smith, Costley, Higley and Weston voted aye. The motion carried.

Comments: Public

Jay Gresham had some issues with Big Cottonwood Estates, drainage, fencing, stub road, irrigation etc. He stated he will not be responsible for problems which could result. Mr. Gresham suggested the City consider requiring fencing and grading before issuing building permits and requiring dumpsters at construction sites because of trash problems. Councilmember Costley will talk to the city engineer about these issues.

Kelly Parke thanked the Council ahead of time for looking at the appeal on 4-Mile Parkway. Mr. Parke stated that he is not trying to be difficult, only trying to give the Council a chance to reconsider the 4-Mile Parkway Conditional Use Permit.

Report: Planning Commission

Brandon Stokes reported the Planning Commission recommended approval for the Karras property rezone. They tabled the Johnson property decision. The Commission approved a lot line adjustment for the Vera Jenkins Family Trust. There was an item on the agenda to vacate an easement in Big Cottonwood, no one representing Big Cottonwood was in attendance, so the commission didn't act on it. Lastly, the Commission tabled the street light ordinance and spent some time working on the PRUD ordinance.

Motion to Set Public Hearing: Allan Karras Property (approx. 900 N 5200 W, A-1 to RE-15, Sept. 6)

Councilmember Costley moved to set a public hearing, September 6, 2007, for the Allan Karras property (5200 W 900 N) rezone request. Councilmember Smith seconded the motion. Councilmembers Costley, Smith, Higley and Weston voted aye. The motion carried.

Motion: Appeal of Planning Commission Decision – Conditional Use Permit, 4-Mile Parkway

Kelly Parke felt that certain items, required for a conditional use permit, were not met with the 4-Mile Parkway i.e. density incompatible with the surrounding neighborhood, traffic – only 2 outlets, property not surveyed for wetlands, parks and sewer issues.

Artie Pearce mentioned that the conditional use permit is the first part of the process; it does not entail all of the details that will be covered in preliminary approval. The Planning Commission visited the site, requested a traffic study and wetlands study. Mr. Simons met the requirements for a conditional use permit. Ms. Pearce stated the Planning Commission felt the City would benefit from this PRUD. Ms. Pearce felt the developers responded well to requests and had good follow-through.

Mr. Simons addressed the Council and praised the Planning Commission for the work they do. A lot of information was given to the Commission and it has been in the works for about 1 ½ years. Mr. Simons mentioned that the project has changed numerous times in response to suggestions and concerns from neighbors and the Planning Commission. Conditional use permit is necessary before doing a \$38,000 creek revitalization study and \$20,000 wetlands study. Mr. Simons asked the Council to trust the decision of the

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Planning Commission. He discussed each point with the Council. There will be a ½ acre lot buffer between surrounding neighborhoods and 4-Mile Parkway. The traffic study concluded that no other outlet was necessary, but they are still looking at options to improve the outlets. Wetlands study is in process. Also, they have talked to Central Weber Sewer District about contracting with them, the board seemed mostly favorable. Sewer going into Plain City would need to be pumped several times, so it would work better to go with Central Weber. A sewer contract is necessary to proceed with the project.

Councilmember Costley moved to stay with the Planning Commission recommendation of a conditional use permit for the 4-Mile Parkway. Councilmember Smith seconded the motion. Councilmembers Weston, Higley, Smith and Costley voted aye. The motion carried.

Motion for Approval: StoneHouse Subdivision – Craig Call

Craig Call addressed the Council. Brad's memo (August 13, 2007) mentioned 3 items. Mr. Call's home is an historic home, and he would like to keep things consistent with that. Mr. Call will comply with items in Brad's letter. Basements will be no lower than existing basement in stone house. Will comply with the sewer issue and will sign deferral agreement for future curb and gutter. **Councilmember Smith moved to grant final approval of Old Rock House Subdivision, contingent on the items in Brad's letter (Aug. 13, 2007). Councilmember Costley seconded the motion adding the subdivision name change from "Stonehouse" to "Old Rock House". Councilmembers Weston, Higley, Smith and Costley voted aye. The motion carried.**

Motion for Conditional Final Acceptance: Big Cottonwood Estates Phases 1 & 2

Councilmember Costley moved to table this item until they have more information from Brad and the public works department concerning the issues raised by Jay Gresham. Lynn Bitton echoed the remarks of Mr. Gresham. Councilmember Costley did mention that part of the road issue was because of sewer lines. **Councilmember Smith seconded the motion. Councilmembers Weston, Higley, Smith and Costley voted aye. The motion carried.** The Mayor asked Diane to let them know it did not pass.

Other Business:

Approval of Business Licenses

New

Teresa's Daycare	Teresa Maisey	1623 N 4400 W	home licensed daycare
Rebel Birds	Scott Rhodes	1623 N 4150 W	raising & selling game birds

Renewal

None

Councilmember Smith moved to approve the business licenses as listed (Aug. 16, 2007) contingent on Fire Department inspection and Ken's reviews. Councilmember Costley seconded the motion. Councilmembers Higley, Weston, Smith and Costley voted aye. The motion carried.

Approval of Warrant Register (see warrant register dated (8/1/07 – 8/16/07).

Bill from Interstate Barricade for new signs related to the new school and pathways. They are looking good. **Councilmember Higley moved to pay the warrant register (8/1/07 – 8/16/07) as presented. Councilmember Smith seconded the motion. Councilmembers Weston, Higley, Costley and Smith voted aye. The motion carried.**

Comments – City Council

Councilmember Costley – thanked the public works department for all of their work on the new pathways. Councilmember Costley is happy to live in Plain City.

Councilmember Higley – the Mosquito Abatement meeting was held - it was very brief. Councilmember Higley talked to Mr. Parker about insurance issues for holding Hunter's Safety in the Fire Department. Mr. Parker said it was o.k. from an insurance point of view. Suggested the Fire Department would need to treat other requests equally.

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Mayor Jenkins - also thanked the public works for a good job on the pathways. Things are moving along in numerous places surrounding the school. Mayor Jenkins mentioned that some residents really resist having sidewalk put in their front yard, but Blaine Jensen was an exception and didn't complain at all, even though he had recently put improvements in his front yard. Councilmember Costley mentioned he heard the county had permission to put an asphalt path on the east side of 3600 W all the way to the Griffin property.

Comments – Public

None

Motion to adjourn

At 8:40 p.m. Councilmember Higley moved to adjourn. Councilmember Costley seconded the motion. All voted aye. The motion carried.

City Recorder

Mayor

Date Approved

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