

PLAIN CITY COUNCIL  
MINUTES OF REGULAR MEETING  
AUGUST 21, 2008

The City Council of Plain City convened in a regular meeting on Thursday, August 21, 2008, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers LaFray Kelley, Brett Ferrin, Beth Koford and Bruce Higley  
Excused: Councilmember Brent White  
Staff: Diane Hirschi, Mitch Willson, Brandon Richards  
Also present: Terrie Stephenson, Thane Ellis, Robert Seager, Don Weston, Jarod Maw, Joe Maynim, Gordon Nozaki, and Colette Doxey

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

Approval of Minutes: August 7, 2008

**Councilmember Higley moved to approve the minutes from August 7, 2008, as presented. Councilmember Ferrin seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Comments: Public

There were no comments.

Report: Planning Commission

Jarod Maw reported that they worked on the conditional use for Karen Stone's dog kennel. The Planning Commission is going to visit her property on their work meeting. Jarod reported that they approved the conditional use permit for Mike Lobato. They consolidated some property lines for Carolyn Judkins. Jarod reported that they recommended the Dennis & Libby Brown rezone on to the City Council. He noted that they had some people on the agenda to talk about the old elementary school property, but they didn't show up. The Planning Commission tabled the final approval of Universal Estates #2 because there are still items to be taken care of.

Public Hearing: Zoning, Subdivision and Police Ordinance Revisions

**Councilmember Ferrin moved to go into a public hearing for amending the zoning, subdivision and police ordinance. Councilmember Koford seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.** Brandon Richards quickly went over all the ordinance changes. He noted that there are several changes and suggested that the council spend some time and look over the changes. It is not on the agenda to vote on them tonight. The Planning Commission has made several recommendations over the last while. Brandon explained that the change in the police ordinance was the definition of four cats making a cattery. In the zoning ordinances there were some wording changes by adding site plan approval to the C-2 and C-3 zones. It also is taking kennels and catteries out of the RE-20 and RE-15 zones. It would be a conditional use in an RE-40 zone. Mayor Jenkins suggested requiring that they have over an acre. Jarod Maw reported that the Planning Commission is looking at re-writing the animal ordinance. Brandon Richards noted that maybe they will have to differentiate between a hobby kennel and a commercial kennel. Councilmember Ferrin voiced his concern about changing it for agricultural uses. Councilmember Koford would rather see it depend on acreage rather than zones. Brandon Richards noted that there are several proposed changes to the subdivision ordinance. He mentioned that there were some changes in the definitions. They have added the procedure for lot line adjustments and consolidation of parcels. Brandon noted that he would like to research this and make sure it is in accordance with state code. He reported that they are proposing to charge fees for planning and legal. They have added the process for minor subdivisions. Councilmember Ferrin feels that we should add that we require a digital/electronic copy with every plan. There was also a change concerning improvements and guarantees which was actually a suggestion from Brandon. There were some changes to flag lots and the water facilities sections. Councilmember Ferrin asked about eliminating flag lots. Buddy Sadler noted that the Planning Commission talked about it but felt if it went to the Board of Adjustment, the Planning Commission and City Council would lose any control. As it is proposed now, it is still a conditional use. Buddy Sadler noted that the changes to the water facilities would be to list the water companies and this would avoid wells. Buddy suggested that if both water companies are available for a development, then we could tell them which one to use. Mayor Jenkins felt that we shouldn't dictate that. It was

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noted that maybe it would be an engineering issue. Councilmember Koford thought fencing should go all the way around a flag lot. Buddy noted that the ordinance is a minimum requirement, but it is a conditional use permit so we can require more. Councilmember Kelley noted that we have to be careful not to be arbitrary and capricious. There was a discussion about land-locked properties. Councilmember Ferrin noted that Farr West doesn't allow flag lots. It was discussed that a piece is not land-locked if land could ever be added to it. **Councilmember Higley moved to go out of the public hearing and into the regular meeting. Councilmember Kelley seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Set a Public Hearing: Rezone of Dennis & Libby Brown Property – 1957 N 5100 W – A1 to RE-20 Zone  
**Councilmember Ferrin moved to set September 18 as a public hearing for the rezone of the Dennis and Libby Brown property. Councilmember Kelley seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Discussion/Motion: Purchase Scoreboard for Football

Councilmember Koford noted that she has installation bids for the scoreboard and it is \$1600. She also reported that Pepsi finally called her back and will put in a proposal. Part of the proposal would be that we could only sell Pepsi products. It was noted that Coke is on the baseball scoreboards and they have been up for at least 10 years. Diane will look and see if she can see any contract the city may have had with Coke. The Council felt we ought to pursue this and see what they have to offer.

Discussion/Motion: Donation of Stairs for Press Box

Councilmember Koford noted that a father of one of the football kids has offered to build metal stairs for the press box at no cost to the city. The council thought this would be good and asked that he get with Mitch and make sure it is built to code.

Discussion/Motion: Power for the Recreation Building and Press Box

Councilmember Koford noted that originally there was a bid to run power to the recreation building for \$20,000. She noted that she has found a cheaper way. Mitch Willson noted that we can pull the wire from the restrooms by the baseball fields to the recreation building and the press box. The labor will cost \$1080. The materials will be around \$2971. The biggest cost is the wire which is \$1500. Councilmember Koford noted that we have used about \$2700 of the \$5,000 RAMP grant. The rest of the grant could go towards this. **Councilmember Ferrin moved to go ahead with the installation of the power for the recreation and press box as outlined. Councilmember Higley seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Discussion/Motion: Leisure Services Director Job Description

Councilmember Ferrin has previously sent out a proposed job description for the leisure services director. This position is for recreation and to assist with the parks and trails. It was noted that he would like to get this posted as soon as possible. Councilmember Ferrin noted that he has found a website to post this on that deals with recreation programs. It was decided to run this for two weeks and it can be posted in the paper and on the Utah League of Cities website. **Councilmember Higley moved to approve the job description and advertise for the leisure services director. Councilmember Kelley seconded the motion. Councilmember Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Other Business

Approval of Business Licenses:

New

Seuss' Child Care                      Andrea Rodgers                      2916 N 3550 W                      daycare

**Councilmember Ferrin moved to approve the business licenses as presented. Councilmember Kelley seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Approval of Warrant Register (see 08/01/08-08/20/08)

Mayor Jenkins asked about the football equipment purchased. Councilmember Ferrin noted that there is only a brief amount of time to get the kids suited up between signups and when the season starts. It was noted that there are two

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bills from different companies. Colette reported that it is because she has to go with who has things stocked since they can only use certain colors. **Councilmember Higley moved to approve and pay the bills as presented. Councilmember Ferrin seconded the motion. Councilmembers Kelley, Ferrin, Koford and Higley voted aye. The motion carried.**

Reports – City Council

Councilmember Higley reported that the blue cans are being delivered. Econo Waste will be picking up the first of September and they will pick up every two weeks. He reported on the Mosquito Abatement meeting. He also reported that the new truck will be here around the first of October.

Councilmember Ferrin noted that football is going and he is in good communication with Colette.

Councilmember Koford reported that we hired a new crossing guard. She noted that the sidewalk grant is moving along. She reported that is just for sidewalk. The Mayor noted that he thinks it is mistakes to backtrack on the areas we already have paths. Councilmember Ferrin noted that we applied for grant money that we said would be used on 2200 N and 3600 W. Councilmember Koford noted that she put an article in the newsletter asking for volunteers for the parks committee. She also reported that they have held off on the installation of the playground equipment.

Councilmember Kelley reported that the circus made about \$1000. She is working on a lot line adjustment for the property by the Lions Club Park. She would like to set up some training this fall for the appeals board after she get it set up. Councilmember Ferrin noted that Blake Neal would like to be on this board.

**At 8:15 p.m. Councilmember Ferrin moved to adjourn. Councilmember Koford seconded the motion. The vote was unanimous.**

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City Recorder

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Mayor

\_\_\_\_\_  
Date approved