

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
24 MARCH 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 24th March 2005, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce (arrived at 7:05 p.m.), Members: Buddy Sadler, Ted Balderree, Bob Spencer (arrived at 7:05 p.m.), alternate Bob Lewis, and Secretary Kathy Hancock. Also Present: Councilmember Elaine Calvert, Shawn Iverson, Ted Maestas, Craig Duncan, and Carl Miller. Chairman Jackson conducted the meeting and Balderree gave the invocation.

Approval of the Minutes: 10 March 2005:

Sadler motioned to approve the minutes of 10 March 2005, as written. Seconded by Lewis. Motion carried. Pearce Arrived.

RE-subdivision Final Approval – Northland Subdivision:

Shawn Iverson and the commission discussed the letter from Brad Jensen dated 27 March 2005. Item one mentions that since some of the lot lines have changed lot 3 & 4 water meters are not in front of the lots they will be servicing. Bona Vista needs to be contacted concerning this. Mr. Iverson has met with Bona Vista and Pineview and the water lines will be changed as per their directions. Item two, three, and four also deal with water and sewer laterals not being within the lot line. With the sewer lateral for lot 4 running across lot 5, the engineers need to discuss this and Brad Jensen needs to give approval. Item five mentions the street sections as per the redlined check print. Item six mentions the geo-technical study. The geo-tech study information is in the folder but there is a new policy. A letter needs to be signed showing that the city will not be held responsible if there are water problems. The sidewalk is straight with only one utility line 6 feet away from the sidewalk. Between lots 5 and 6 there is 60-foot stub road going to the west. **Pearce motioned to recommend final re-subdivision approval of the Northland Subdivision to the City Council with the conditions of Brad Jensen's letter dated 27 March 2005, and letting Brad Jensen know about the sewer lines for lots 4 & 5. Seconded by Spencer. Motion carried.**

Discussion & Motion – Mountain States Lighting:

Ted Maestas and Craig Duncan representing Mountain States Lighting explained to the commission that they are working with municipalities and cities as consultants for street lighting layouts and sight inspections at not cost to cities. They handle the product, bid the job and work with the developers to get the lights in place in subdivisions. They will also help the city with a master street lighting plan. Right now Utah Power services most of the lights, but the service is not very good. If the city goes with Mountain States Lighting then the only service Utah Power will provide is the power for the lights. With Mountain States Lighting, there is no need for maintenance contracts for three years because they are guaranteed for that time. Once the work is done the warranty starts. The first step is a lighting ordinance. Then a surcharge is put on developers for the lights. Some cities charge slightly more for the lights to put money in a fund for lights existing lights. The surcharge would include everything to put the lights in. Mountain States would do the complete layout of the wiring and poles and give the information to Utah Power and a copy to the city. Utah Power will hook up the lights. They are also looking at an online tracking system. By using Mountain States Lighting the cost of the lights is reduced because the middleman is being cut out. They could maintain the lights or the city could assign someone to. Mountain States Lighting will come in and assess the current lighting system including the maintenance contract with Utah Power at no cost to the city. Contracts can include cleaning the bulbs, repainting poles, and changing out the ballasts. The Mayor has received different options and budget prices. The contract would start with new subdivisions and then the city could eventually look at replacing existing lights. For state roads UDOT has funds every fiscal year available for decorative lighting. Mountain States Lighting will send a letter to Jackson with some information. **Spencer motioned to recommend to the City Council having a feasibility study done by Mountain States Lighting. Seconded by Sadler. Motion carried.**

Discussion – General Plan:

The commission discussed deciding where zones should be and putting them on the plan. It was suggested having the map show what is presently zoned in an area instead of what it could be. It was also mentioned that the Jenkins property has been rezoned to Re-15 but the map shows Re-20. The General Plan is a guide but developers may expect that zone if it is on the map. The commission was each given an 11" X 17" of the zoning map to mark

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current zones, possible zones, roads and possible commercial locations. The commission is to color code it and bring it back to the next work meeting.

New Business:

Jackson mentioned that the City Council wants to meet with the Planning Commission next Thursday to discuss the affordable housing recommendations. The commission discussed changing some wording on the plan and having it ready to show City Council next Thursday.

Report from City Council – Balderree:

Balderree reported that Fieldstone got approval to put a park in their proposed subdivision, there is a work meeting with City Council next Thursday at 6 p.m., and in the future the Board of Adjustments will be under the authority of the city instead of the state. Craig call will come in May to explain the process to the City Council.

Schedule for attending the 2005 City Council Meetings:

<u>Jackson</u>	<u>Pearce</u>	<u>Sadler</u>	<u>Spencer</u>	<u>Balderree</u>	<u>Lewis</u>
	Apr. 21	May 5	May 19	Jun. 2	Jun. 16
Jul. 7	Jul. 21	Aug. 4	Aug. 18	Sep. 1	Sep. 15 (if held)
Oct. 6	Oct. 20	Nov. 3	Nov. 17	Dec. 1	Dec. 15 (if held)

Pearce motioned to adjourn. Seconded by Sadler. Motion carried.

Meeting Adjourned at 9:15 p.m.

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