

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
28 APRIL 2005**

The Plain City Planning Commission convened in a meeting on Thursday, the 28th April 2005, in the Council Chambers of the Plain City Hall at 6:30 p.m. Present showed the following: Chairman Gary Jackson, Vice Chairman Artie Pearce, Members: Ted Balderree, Buddy Sadler arrived at 6:50 p.m., Bob Spencer arrived at 7:10 p.m., alternate Bob Lewis, and City Recorder Diane Hirschi. Also Present: Craig Duncan, Ted Maesteeas, Cindy Gooch, Councilmember Elaine Calvert, Carl Miller, Lee & Colette Doxey and Mayor Glen Willie. Chairman Jackson conducted the meeting and Lewis gave the invocation.

Approval of the Minutes: 14 April 2005:

Pearce motioned to approve the minutes of 14 April 2005, with the changes of Gilgore to Kilgore. Seconded by Balderree. Motion carried.

Discussion – Mountain States Lighting:

Jackson reported that the City Council has given approval to move forward. Craig Duncan and Ted Maesteeas explained that streetlights should be 12 – 14 feet in height; 16 feet is too tall. Mountain States will do the installation and call Utah Power when the lights are ready to hook up. Mr. Maesteeas mentioned that the fuse box is located on the ground by the pole for Utah Power to hook into. Mountain States will take care of the order number and recording of the pole number that will be put on the map to be given to the city. There will be upfront costs and the savings will come when the light is out and UP & L doesn't have to be called. The city will know exactly what's wrong, know the wattage, and can tell where it is out. The idea is to keep the lights simple and not store a lot of parts. Mr. Maesteeas mentioned that the city doesn't want to get into maintenance contracts until after the warranty periods are over; about five years. They suggested that the city get the fees set for developers. Mountain States would need someone to contact at the city. They would get new subdivision plans from this individual. Buddy arrived. They would review subdivision plats like other utility companies before preliminary approval. Mountain States would be involved with inspections and follow through with the project until the final. They would report to the city after the final and give the warranty time. Lamps are warranted for one year and ballasts for 3-4 years. Mountain States will help formulate specifications, standards, and service for the city and prepare a working draft. Once everything is together they will prepare the final draft and work to get it incorporated into the city. It was reported that there would be a tamperproof screw on the box and the box would be city property. They will teach our people how to change ballasts. Mountain States refurbishes old ballasts; new kits are \$180 and refurbished ones about \$80. They will get prices for solid or reflector top. Residential poles are made out of fiberglass. Bob Spencer arrived. They will give prices for all types of poles, ballasts, and lamps. Fiberglass shafts are the cheapest to replace and easier to maintain. Steel poles may be used for arterial roads. Breakaway couplings will be required for high-speed roads that are about 45-55 mph. Breakaway couplings are not installed in residential zones so poles aren't falling on people. A typical pole is 7-inch diameter at the bottom and 3 inches at the top with electrical receptacles on the poles that could be used for Christmas decorations. Sadler asked if they have mapped out the city yet. They have not. They will prepare a draft option for review. Putting a little money aside for contingencies was discussed. Mountain States has been around for 7 years and Mr. Maesteeas has been in the light business for 29 years and hasn't had to change a light bulb. The city can't require developers to meet the specifications yet, but they can talk to them. It will take about 3-4 months to get going. Craig Duncan gave out some numbers for Brett Hadley at 965-4366 and Tam Southwick at 965-4171 from UDOT to help get grants for lighting. Mountain States is willing to help however they can by meeting with committees, holding workshops, etc. They would like to be on the end of the May 12th agenda, in two weeks, to present two options on residential and arterial areas, styles, drawings, sample heads with and without receptacles, specifications, standards and services.

Discussion – Cindy Gooch

Cindy Gooch from JUB engineers works with grant writing, economic development, and planning. She reported that she worked with Syracuse City and mentioned types of grants she was able to get for them - about \$2.5 million last year. She would have liked to have more requirements for open space though. She also reported that they reduced power bills dramatically by changing streetlights. They now charge developers \$1800 a light. The city installs the lights and they make about \$400. The city needs to get grants and there are a lot available. The city needs to plan for trails now. There are grants available for trails, which are high selling points for developers. She could find out if the California/ Oregon trail comes through Plain City. She suggested inviting the community and others to see where they want them now before the land is gone.

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She mentioned impact fees and working on the general plan. She reported that the city needs a low to moderate-income plan and brought a couple of samples. Councilmember Calvert reported that we are in the final stages of this project. Gooch reported that we need a park and trail master plan to be adopted by resolution. She also suggested a public safety impact fee. Since growth happens quickly and impacts services, even a small impact fee would be good. The process for impact fees is to analyze, assess, compare, and estimate the costs of the infrastructure. A secondary water impact fee is a necessity. It was reported that the city contracts with Pineview, and Bona Vista requires proof of secondary water before culinary is given.

She reported that development should pay for itself and we need to evaluate and figure out what build out would be with the current zones. She suggested having a future-zoning map along with a current zoning map. We need to preserve open space now and be workable with other communities. Pearce asked about designating some property not developable. Gooch said we could but we would have to have good reasons like soil, water, etc, and there are resources out there to plan for these, such as wetlands, etc. This needs to be decided now so that the city can let the developer know upfront. Planning is not easy since there are a lot of issues.

She reported that we could possibly get a grant for a Planning Facilitator. She reported on a pilot program through which Wasatch Front Regional Council and Quality Growth Commission hires a facilitator through the grant. She noted that a group of University of Utah students in the masters program would work on this for no fee. If the city were interested in this; they would come out and meet with the city. She reported that she does planning facilitating & grant writing for JUB. She would set up a meeting with the Planning Commission and City Council, Quality Growth Commission, Wasatch Front Regional Council, the Dean of the University of Utah over Planning, and JUB to see if they would like to help us. She noted that the Quality Growth Commission and Wasatch Front Regional Council are willing to develop this pilot program. She would also invite a planning association to give us what we need and to help fund us. This would include the general plan, zoning, park & trail plans. She also mentioned development standards, buffering and lighting. She mentioned the Dark Sky Ordinance, sensitive land areas, and the need to plan industrial areas carefully. She talked about public land policies and a parkway along the Weber River. She mentioned historical centers. She mentioned appropriation bills, which are free federal money. She mentioned she would like to invite Commissioner Caine to the meeting on the pilot program. Sadler mentioned that the Legacy Highway is proposed by the power lines and they want Plain City to reserve that area. Gooch noted that it needs to be designated on a map. They could come and talk to the commission about where they want it. She noted that the developers cannot push the city. It is the city's job to do what is best for the community. She noted that there are grants for recreation programs also. Pineview needs to be a stakeholder in the pilot program. There is a new grant that has been available for one year to Utah, Idaho, New Mexico, Colorado and Nevada to help with water upgrades, irrigation issues, canal companies. NRSC has money available.

Gooch mentioned that JUB has many different resources. Mayor Willie mentioned that we use Wasatch Civil Engineering and would like to continue to do so. It was agreed to set up a pilot program meeting for Wednesday, May 18th at 6:30 p.m. Cindy Gooch noted that sometime it takes money to get money.

There was no Discussion on the General Plan, New Business or a Report from City Council.

Schedule for attending the 2005 City Council Meetings:

Jackson	Pearce	Sadler	Spencer	Balderree	Lewis
			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 Spencer. Motion carried. Meeting Adjourned at 9:15 p.m.