

**PLAIN CITY PLANNING COMMISSION
MINUTES OF MEETING
10 JANUARY 2007**

The Plain City Planning Commission convened in a special meeting with the City Council on Thursday, the 10th January 2007, in the Council Chambers of the Plain City Hall at 7:00 p.m. Present showed the following: Chairwoman Artie Pearce, Vice Chairman Buddy Sadler, Members: Gary Jackson, Al Drummond, and Alternate Brandon Stokes, and Secretary Kathy Hancock arrived at 7:07 p.m. Also present: Councilmembers Darwin Smith, Bruce Higley, and Brent White, Cindy Gooch, and Carl Miller. Chairwoman Pearce conducted the meeting and Mr. Jackson gave the invocation.

The commission started by discussing Chapter 8. There was a concern with page 64 and new districts. Mrs. Gooch explained about RDAs. Since they do have a time limit our RDA has probably expired. Mrs. Gooch suggested the city have a committee that includes people from the County that can help with tax incentives for redevelopment. It was also suggested researching ordinances on line from other cities to help Plain City in adopting an ordinance dealing with RDAs. This committee would have one representative from the Planning Commission or one from the City Council. The best option would be to have a City Planner be on them. Business people from outside of the community would be a good option to work on the committee. Plain City needs to start planning now for the future.

In Chapter 9, Mrs. Gooch mentioned the highlighted areas on page 77 are addresses she needs to check on. Plain City needs to improve on their codes by getting more stringent in their zoning, subdivision, and commercial ordinance standards. A consultant could be hired to help with this or if the commission feels they can do it, they can look at other cities on the website. Under the goal section, it shows it needs to be done between 0-3 years. Mrs. Gooch recommended bigger landscaped entrance signs. Establish the main entry to the city and do something nice with landscaping, flowers, and lights. The main streets were discussed i.e. 1900 N., 4700 W., 2600 N., and 1500 N. There was a concern that there is no space on 1975 North to do this. Mrs. Gooch mentioned as developers come in a space could be required for this. Mrs. Gooch also suggested finding a town center with someplace to put in a library. Getting the property the old school sits on for a historical downtown center was also mentioned. It was suggested the city buy it for a recreational facility, but in order to buy it and tear it down it would cost more than the city budget. Mrs. Gooch mentioned that the school district would be responsible to tear it down. The school district hasn't been contacted, but when Mr. Drew Wilson came in for a site plan for the new school, he stated they may need to keep it for another school the way the city is growing.

Having dumpsters around for spring cleanup was also discussed. The commission explained that we have a Class 4 landfill where green and clean waste can go. Mrs. Gooch mentioned not everyone will have a vehicle to use that. It was decided to leave in having dumpsters delivered around town for residents during a spring clean up. A beautification committee also needs to be established. They can apply for money that cities can't because they can be set up as a non-profit organization. Money to upgrade the tennis court and basketball courts can be applied for. Under the goal section it is recommended having them established in 0-3 years. The problem is the city has to have money to match the grants. A city planner would help with getting grant money. Mrs. Gooch also mentioned that applying for the RAMP money is due by January 31. Mr. Jackson mentioned a typo on page 78.

Mrs. Gooch mentioned some things in Chapter 10 need to be documented on the maps. Some of the items like quicksand need to be mentioned. Since funding was given to help with the General Plan for critical land it is mentioned. All natural hazards need to be listed like flood areas. Industrial hazardous materials were discussed. Most of the old gas tanks in the city were above ground. There was a question as to whether there is still an underground gas tank by the old Olsen Grocery Store. Mrs. Gooch asked if EPA came in and required it moved. The commission wasn't sure if the tanks are still there or have been removed, but if they are still there they have been empty for years. The old cannery was also mentioned. No one was sure if there are any hazardous concerns there. One big factor in Plain City is liquefaction because of the soil. There are also areas in risk of flooding. Mrs. Gooch will have Brad Jensen do a sensitive land overlay. With the overlay, certain areas will be required to do studies to determine if the soil is adequate for building, basements, stable ground, etc. It was suggested anything along the bluff be required to have a study done. This will protect the community and will need to be done by ordinance. Mrs. Gooch will include it in the critical land maps.

Chapter 11 mentions public and private utilities. The utilities were discussed. The water main information can be received by Bona Vista Water. The City needs the latest copy of the Master Culinary Water Study. The City needs to know what their projected water growth is. The Storm Drain Master Plan also needs to be done. This was done when the sewer was done 10 years ago but is in the process of being redone. The plan needs to include the Storm Drain Master Report. Because developers are starting to generate their own secondary water sources the city needs to have design requirements. Plain City needs to develop standards and policies for establishing new secondary water companies. Plain City starting their own secondary water system was discussed. The City could use the cleaned sewer water to supply secondary water to the lower half of the city. Right now Randy Marriott is buying it to use. A new federal law was mentioned that requires the water be given back to the ones who paid for it. The new annexation of approximately 3000 acres was mentioned and added to the plan. The section concerning sewer needs to have a few changes, and the storm drain phase two requirements will be added.

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Mrs. Gooch mentioned that she has added that all houses within 300 feet of sewer have to hook up as per the state health mandate. She also mentioned in the plan that back up generators are being purchased at two a year for the lift stations. She suggested a street master plan be done to identify road connections and create impact fees.

The City services in Chapter 12 were discussed. Animal control and police are contracted through Weber County. Mrs. Gooch needs to know what the contract is with Weber County. Plain City has a justice court, and part time parks and recreation directors. Garbage is contracted through Econo Waste. Volunteers help with the Founders Day and 4th of July. Mrs. Gooch mentioned that our fire suppression rating is 5; 1 being the best and 10 the worst. That is about average. Councilman Smith asked if that takes into consideration the response time, the amount of firemen that show up, a new brush truck, and the new addition to the station. It was also mentioned that we have an ambulance here in Plain City. Mrs. Gooch suggested having the ISO rating reevaluated with the property that has been annexed in. The draw back may be that the new part doesn't have fire hydrants and may lower the rate. Mrs. Gooch will add an ambulance to the services section and include contracted through Ogden City. The ambulance is maintained by EMTs. The city also has a CERTs program. The public works maintains roads, but some of the road maintenance is done by UDOT. Public works handles the snow removal with the priority of main roads and then side streets. Street lighting was discussed under private and public utilities section. There is no existing RDA district. Business licenses are done by the office. The Senior Center is done by Weber County Human Services with a part time director. The city provides the facility and utilities. The Building Inspector is also contracted out. The Capital Improvements will be added by the Engineer after it is completed. The zoning to the west needs to be discussed. The General Plan Map was discussed. The present General Plan doesn't show this area as RE-15. The Commission and City Council felt like this area should remain RE-20 on the General Plan. Mrs. Gooch suggested any changes on the map need to be done before the public hearing. It was suggested leaving the map the way it is, and after the public hearing having a meeting with the City Council to discuss what needs to be changed. It was also noted that there is a section of town that is zoned commercial and the property owners would like it to be zoned residential and the General Plan would have to show this. The commission and City Council discussed the map.

Set Public Hearing - General Plan – Jan 25, 2007

Mr. Drummond moved to set a public hearing for the 25 of January as ratified by phone on January 9, 2007 with a majority vote of Mr. Drummond, Mrs. Pearce, Mr. Sadler, and Mr. Jackson vote aye and Mr. Spencer and Mr. Stokes were unavailable. Vote: Mr. Drummond, Mr. Pearce, Mr. Sadler, Mr. Jackson, Mr. Spencer vote aye. Seconded by Mr. Jackson. Motion carried. The commission would like a meeting with the City Council after the public hearing to discuss what took place at the public hearing and with Mrs. Gooch.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Sadler</u>	<u>Jackson</u>	<u>Spencer</u>	<u>Drummond</u>	<u>Stokes</u>
		Feb 1	Feb 15	Mar 1	Mar 15
Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21
Jul 5	Jul 19	Aug 3	Aug 16	Sep 6	Sep 20
Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	

Mr. Sadler moved to adjourn at 9:10 p.m. Seconded by Mr. Jackson. Vote: Mrs. Pearce, Mr. Sadler, Mr. Jackson, Mr. Drummond, and Mr. Spencer voted aye. Motion carried.