

Plain City Planning Commission
Minutes of Meeting
12 March 2009

The Plain City Planning Commission convened in a meeting on Thursday, the 12th of March 2009, in the Council Chambers of the Plain City Hall at 7:00 pm.

Present showed the following:

Chairwoman: Artie Pearce

Vice Chairman: Buddy Sadler

Members: Bob Spencer (arrived at 7:05 pm)

Robert Seager

Jarod Maw

Alternate: Blake Neil

Staff: Kathy Hancock

Also present: Mayor Jay Jenkins, Councilmember Brett Ferrin, Public Works Director Mitch Willson, Scott Martin, Paul Remy, Brad Simons, Susanne Palmer, Dallas Taylor, Allen Karras, Archie Skeen, Erik Post, Ammon Post, Kaleb Post, Mike Bastian, and Craig Call. Chairwoman Pearce conducted the meeting and Mr. Neil gave the invocation.

Discussion – Scott Martin – Possible Use of the Elementary School

Mr. Scott Martin from Willard explained that he is looking into purchasing the elementary school for a residential treatment facility. They haven't bought the property they wanted to see what the commission and council thought first. They don't want to waste their money if it won't happen. The facility would be for drug, alcohol and abuse rehabilitation. It would be more of a medical building than residential. Mr. Martin explained the need for such a facility. Mr. Spencer arrived. The elementary school building is big enough to provide separate areas for men, women, and women with children. It would be a secure facility with a fence around it. Vehicles would be checked. The facility would help people before they end up in jail or are first time offenders. The program would last for about 90 days or longer depending how long they need the service.

Mr. Paul Remy, who lives in the city, mentioned they want to have the facility out of the area the patients live in and get them back into their own society. This location is great for this. It has dining and recreational areas. The community wouldn't be affected by the facility. There would be doctors, nurses, social workers employed there along with security personnel. There would be between 40-60 patients in the facility at one time or whatever is manageable. That doesn't include the staff just patients. This would depend on the Architect study. The current classrooms on the north side of the building would board the patients and the other classrooms would be used for classes. The building would remain secure with all the exits locked. It would have an alarm and the only way out would be over the fence. The exterior lighting wouldn't be more than is there now. The benefit to the city would be the jobs that would be available to residents of the community. The building would also not be empty. The facility would be available to residents of the city as well. Family counseling would be available. Those children that would be living at the facility would be schooled in house. It would be a safe haven for abusive women, children and men.

Mr. Scott Martin would manage the facility. The upfront cost would be provided by private funding. State and Federal funding grants could be applied for to receive additional help. The paperwork and the cost per patient are still being worked on. Once they proceed they can get a bare cost for remodeling the facility. Some of the patient cost would be paid by insurances and ecclesiastic facilities. The federal funding would help pay for those who can't afford it. The commission asked about a risk analysis. An analysis would be done. The community won't want such a facility in Plain City. Mr. Martin stated that this is a facility that would help people and get them back into the community. There would be equine therapy to get them caring for animals. Because it would be gated there won't be any interaction with residents. Background checks would be done before anyone is allowed in the building. Contracts would be signed by family members and residents. The only ones allowed in the facility would be family or whoever is paying for the facility. Any cars coming to the facility would have license plates run. There would be about 40 vehicles coming and going in a day. They have talked to Brad Slater and he is willing to add an extra patrol. The city can't afford more police enforcement. There was a safety concern with the confectionary and playground being so close. There would be a van to transport patients to work. No patient vehicles would be allowed. Patients won't be allowed outside the facility in the front. All activities would take place on the north side of the building. If they are released it would be to family members to go back into their communities not Plain City. There is a state classification that would be followed. The doctors would analysis the patients to make sure they fit the criteria. The patients could be self-check in or court ordered. There won't be any from prison. There are some facilities similar to what they want. There is one at about 12th and Lincoln. They would like to get away from the Ogden area in a better community. Most of the facilities are in abandoned schools. There is one in Ogden that is close to a park and church. There is one in Salt Lake City at about 90th south and 2100 E that is 4 acres with 3 houses and a Renaissance Ranch in Draper. They are opening one in Eagle Mountain and one in St. George.

The zoning issues need to be discussed. Public comments weren't addressed because it isn't a public hearing.

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Preliminary Extension – Brad Simons – Fourmile Parkway

Mr. Sadler excused for a few minutes. Mr. Simon mentioned that nothing has happened because of the economy. The original plat hasn't changed. There are items that haven't been changed. Mr. Sadler arrived back. Mr. Simons doesn't want to pay for the changes right now. He has got approval from Central Weber Sewer for the sewer. Bona Vista wants money up front to review the plat. He has talked to Pineview Water. One of the roads is too long and one has too many homes on the road without an extra access. Mr. Simons mentioned that can be taken care of at final when the plat is smaller. It is just preliminary approval nothing on the Development Agreement will be included in the approval tonight such as the Special Service District, open space or drainage. Those items are in the Development Agreement. Mr. Simons requested a work meeting next month with the commission and City Council to work out some of the issues. The Mayor has told Mr. Simons the concerns the commission and City Council expressed at the work meeting last week. There was a discussion about Central Weber wanting all the excess water. It is Pineview not Central Weber. It has been discussed but nothing is in writing yet. Plain City Public Works doesn't want any excessive water either. It was mentioned it looks like a lake right now because we have had some normal water years. **Mr. Spencer moved to grant preliminary extension to the Fourmile Parkway Subdivision. Mr. Maw seconded the motion. Mr. Spencer amended his motion to exclude the Development Agreement. Mr. Maw seconded the amendment. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

Motion – Abandonment of England Meadows PRUD Subdivision

Mr. Karras one of the owners of England Meadows, mentioned that because of the economy their bank wants the escrow money released. The improvements that have been done are leveling out the grounds high and low spots, put in some sewer pipes and land drain pipes; but haven't paid to put the pipes in the ground. The commission would like to search the ordinances and see what the ramifications of abandoning the subdivision would be. The ramifications to Stillcreek Subdivision PRUD and Weber Pathways need to be looked into. Mr. Karras mentioned he tried to contact Mr. Flood about 6 or 7 months ago concerning Stillcreek, but Mr. Flood would not return the phone calls. The Stillcreek roads and England Meadow roads were going to connect and each were going to run part of the sewer system. The Development Agreement was mentioned. The sewer was going to run along the rail trail. Mr. Karras mentioned that because of the economy the bank wants the money released. The developers don't want to put money into the project when the bank won't support it. They would rather not just walk away and start over if there is anyway to release the escrow and keep the subdivision recorded. They have final on 81 lots and it was recorded on January 3, 2008. The commission would like to get legal council. It was decided it should be tabled for further research. **Mr. Maw moved to table the abandonment of the England Meadows PRUD Subdivision until the April 9th meeting. Mr. Seager seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

Motion – Amendment to the Subdivision Ordinance – Lot Line Adjustment and Consolidation of Parcels

The ordinance needs to say unless a subdivision amendment is required under both areas. The sentence saying at the commission's discretion was changed to commission may require. **Mr. Sadler moved to recommend to the City Council the amendment to the Subdivision Ordinance concerning lot line adjustments and consolidation of parcels. Mr. Spencer seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.**

Approval of minutes – 26 February 2009

Mr. Sadler moved to approve the minutes of 26 February 2009 as written. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairwoman Pearce, and Mr. Maw all ayes. Motion carried.

Public Comments

No public present.

Commission Comments

Mr. Maw reported from the City Council meeting. There were no comments, the ordinance appeal process was approved, business licenses and warrants were approved, Brent White reported on the sewer and the problems with people draining into the sewer, Brett Ferrin reported on the rural water conference he attend, LaFray Kelley reported that Founders is moving along, Bruce Higley reported that they are saving about \$800 per month on recycling, the Mayor reported on the North Legacy Highway, and they adjourned into a work session with the commission. At the work meeting the concerns with Fourmile were discussed.

Mr. Sadler would like to look into weed problems with people not being able to put in their yards with new homes. The drug rehab facility was discussed. There is a concern with the extra cost of police, fire and emergency protection. The concerns with

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the facility were discussed. Visiting a similar facility in a similar residential location would be nice. What would the benefits be to Plain City? The building is not up to code.

Schedule for Attending the City Council Meeting

<u>Pearce</u>	<u>Spencer</u>	<u>Sadler</u>	<u>Maw</u>	<u>Seager</u>	<u>Neil</u>
	May 7	May 21	Jun 4	Jun 18	Apr 2
Jul 16	Aug 6	Aug 20	Sept 3	Sept 17	Jul 2
Oct 15	Nov 5	Nov 19	Dec 3	Dec 17 (if held)	Oct 1

Mr. Sadler moved to adjourn at 8:55 pm. Mr. Maw seconded the motion. Vote: Mr. Seager, Mr. Sadler, Mr. Spencer, Chairman Pearce, and Mr. Maw all ayes. Motion carried.

Planning Commission Chair

Planning Commission Secretary

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