

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 2, 2012

The City Council of Plain City convened in a regular meeting on Thursday, February 2, 2012, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jay Jenkins, Councilmembers LaFray Kelley, Joel Maw, Brent White, Mark Lowther and Bruce Higley
Staff: Diane Hirschi
Also present: Terrie Stephenson, Jay Gresham, Blake Neil, Jeff Hales, John Leonardi, Mandy Higley, Allyssa Holmes and Deputy Rex Cragun.

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

Approval of Minutes: January 19, 2012

Councilmember Lowther moved to approve the minutes as presented. Councilmember Higley seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Comments: Public

Jay Gresham mentioned that his main bone of contention is that phase 3 of Big Cottonwood Subdivision has never been completed and it is causing issues for his property. He mentioned that phase 1 and 2 problems have been taken care of. He noted that the drainage from Phase 3 is backing up into his property and pools up on the property to the west of the subdivision. Part of the problem with the drainage is caused by the road in phase 3. He noted that there was supposed to be a wall and a fence to alleviate the problem. He reported that there were supposed to be fences on the north and east side that haven't been completed and the manholes are not completed. He feels that the city needs to push the developer to complete these items. The Mayor reported that he would get on this and see what's going on.

Motion for Final Acceptance: Four Mile Creek Estates

Brad Jensen, city engineer, sent a memo dated 01/16/12 stating that all the items have been completed.

Councilmember Higley moved to give final acceptance to Four-Mile Creek Estates. Councilmember White seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Motion for Final Approval: Mountain West Meadows Phase 3

Brad Jensen sent a memo dated 01/25/12 that had four items on it. The first item was shifting the northerly boundary to not include the canal. Jeff Hales noted that this has been completed. The second item was to modify the temporary turn-around as shown on the engineer's drawing. Jeff also noted that this item has been included on the new plat. He mentioned that item #3 was changing an address and that has also been completed. The fourth item is setting up an escrow and having a pre-construction meeting prior to construction. Jeff Hales explained that the west side of the subdivision was pulled back 14 feet on the dedicated plat with a note that it is a non-buildable area. Councilmember Higley asked about fencing. Jeff reported that there will be a field fence to the west, chain link on the north and the fence will dead end at the siphon. He mentioned that the improvement plans show all the details. Jeff also indicated that he will get started before recording so he won't have to put as much in escrow. The Mayor asked John Leonardi if the Planning Commission had any concerns. John noted that they have all been addressed. Jeff mentioned that he went to a Plain City Irrigation meeting to try and resolve the issues between them and the subdivision concerning the canal. Jeff noted that there is no defined easement but they have been using it for 50 years and will continue to do so. Jeff feels that by moving the subdivision back 14 feet and giving that property to the irrigation company, that it will help both the irrigation company and the property owners so that nothing is built in that area. Jeff showed the council an aerial photo where they could see the development, the canal and the ditches. It was noted that Jay Christensen wrote a letter on behalf of the irrigation company. The council feels that what Jeff is doing will take care of any of his concerns. Mayor Jenkins explained the subdivision process briefly to the new council members. **Councilmember White moved to give final approval to Mountain West Meadows, Phase 3 contingent on the items from city engineer's memo dated 01/25/12 be addressed. Councilmember**

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Maw seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Jeff Hales noted that he can answer some of the questions about Big Cottonwood Phases 2 and 3. He said that there are 12 lots that the FDIC owns. Phase 3 will probably be packaged in to some investor with another piece of property to make it palatable. He noted that he has looked into it. He also noted that the previous owner is trying to take it back.

Motion to Set Public Hearing: Sensitive Land Use Ordinance – March 1

Councilmember Higley moved to set a public hearing for the sensitive land use ordinance on March 15, 2012. Councilmember Kelley seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Motion: Backhoe Trade In

Councilmember Higley reported that our backhoe is 4 years old and has about 1000 hours. Brent Maw gave the city a quote for \$16,000 for a brand new backhoe and to trade in our old backhoe. He noted that the reaching capacity will increase and it will have a full cab with a heater. Councilmember Higley talked with Steve Davis and class C road funds can be used. There was a question about getting bids. It was noted that this is a state bid price.

Councilmember Higley moved to approve \$16,000 to Maw Equipment for a new backhoe with the state contract. Councilmember Lowther seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Other Business

Approval of Business Licenses:

Renewals:

Shannette Keeler LCSW	Shannette Keeler	4184 W 1975 N	counseling
T & T Pursuits	Amber Taylor	2165 N 3700 W	violin lessons
NuEYES	Randy Espinoza	2809 W 1975 N	maintain fire truck/equip for HAFB

Councilmember Kelley moved to approve the business license renewals as presented. Councilmember Maw seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Approval of Warrant Registers (see register dated 1/20/2012 to 1/31/2012)

Councilmember Higley moved to approve and pay the bills as presented. Councilmembers Kelley seconded the motion. Councilmembers Kelley, Maw, White, Lowther and Higley voted aye. The motion carried.

Report: Planning Commission

John Leonardi reported that they had a work meeting with the council and agreed that Four-Mile Parkway has exhausted their preliminary approval. They will have to start the process over again and pay their fees if they want to move forward. He also noted that Blake handed out some 2010 Census information concerning the affordable housing plan. The overlay zone ordinance is in the developer's hands.

Reports – City Council

Councilmember White reported that he met with Mitch concerning the collection system. He will also meet with Steve to figure out what we can do to incorporate projects within the current budget. He reported that Brad Jensen is preparing some preliminary prices for lift station #6. He is hoping to have some numbers for the next meeting. He reported that they are working on lift station #9 as well.

Councilmember Maw reported that he met with Councilmember Kelley and Colette and feels that he understands the process. He mentioned that he will continue to meet with Colette on the 2nd Tuesday at 4 p.m. to stay on top of things. He reported that he met with Jim Scheer about the 4th of July. They need to come up with a grand marshal and theme. They will start meeting on a regular basis. Councilmember Maw also noted that he met with a member of the irrigation company briefly, but he will attend their next meeting.

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Councilmember Kelley reported that she needs the information for the newsletter by the 20th. She would like to list the council assignments and contact information in the newsletter. She noted that for Founder's Day, they are showing a display of current events such as Pioneer Park, Arts, etc. Jon and Chara Bradford are chairing Founder's Day.

Councilmember Higley reported that the fire department had their swearing in ceremony. He thanked the Mayor for being there. He reported that he is working on the bids for the problem at the corner of 2600 N and 4100 W. He is hoping that all four parties will be able to come together for this project. Councilmember Higley noted that the last impact fee study for the sewer and storm water was 1997. It needs to be updated. He did some research and if we amend our current capital improvement plan, we can use impact fees to do the study. He will look into it some more and possibly have something for the next meeting.

Councilmember Lowther reported that Matt McBride has resigned from the Planning Commission. It was noted that the city will take letters of interest and advertise on the marquee and the website. The Mayor reported that he likes to have all parts of the city represented. It was noted that John Leonardi is the alternate and will be moved up to a regular member.

Mayor Jenkins reported that the bridge on 4700 West has finally been upgraded. He has been working with UDOT for 6 years trying to get that completed. He thanked UDOT for their work. The Mayor also noted that through WACOG, he was appointed to chairman of the board for Weber-Morgan Health Department. He also mentioned that the new chairman for the Bona Vista board is Bruce Richins and he is the assistant chairman.

At 8:07 p.m. Councilmember Higley moved to adjourn and was seconded by Councilmember White. The vote was unanimous.

City Recorder

Mayor

Date approved