

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 16, 2017

The City Council of Plain City convened in a regular meeting on Thursday, February 16, 2017, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Bruce Higley, Councilmembers Mike McKean, Buddy Sadler, Natalie Hale and Brad Searle
Excused: Councilmember Brett Ferrin
Staff: Diane Hirschi, Mike Kerswell, Bren Edwards
Also Present: Justin Anderson, Emily Clark, Pamela Page, John Page, Blake Neil, Gordon Carlin, Emily Carlin, Cecil Satterthwaite, Kaitlin Hyer, Craig Jackson, Jon Beesley, Emma Beesley, Gage Beesley, Jeff Hales

Call to Order: Mayor Bruce Higley
Pledge of Allegiance: Councilmember Buddy Sadler
Invocation/Moment of Silence: Councilmember Mike McKean

Approval of Minutes

Councilmember Sadler moved to approve the minutes from February 2, 2017 as presented. Councilmember McKean seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.

Comments: Public

Public Works Director, Bren Edwards, reported on sewer issues and flooding incidents occurring in Plain City, due to severe weather. The report included a description of actions taken by the Public Works Department to mitigate damage. An account of cooperative measures by neighboring, affected municipalities was given. Bren outlined the regular sewer inspection and maintenance program which was accelerated to meet current challenges. He briefly explained the “Code Red” emergency notification program with the assurance it would be further detailed in an upcoming newsletter. Councilmember Searle asked if notices had been, or will be posted to residences that were perceived to have improper sump connections to the sewer system. Bren answered in the affirmative. Penalties and enforcement were discussed. Councilmember Searle recommended information defining improper use of the sewage system be included in the newsletter – to educate the public.

Justin Anderson reported flood conditions on his property. He asked if Plain City had plans, beyond cleaning and inspection, to improve waste water drainage. Councilmember Searle directed the question to Bren Edwards and inquired if cleaning and inspection had been completed on the system serving Justin Anderson’s area. Bren answered in the negative, confirming it was at present, scheduled for an upcoming date. He described Public Works’ efforts in sizing and obtaining larger system components and plans to upgrade certain zones of the system. Bren mentioned some difficulty in obtaining U.S. Army Corps of Engineers approval for excavation in identified Wet Lands.

Discussion/Motion: Stillcreek Development Agreement – Phase 3

Craig Jackson sought to expand an extension of the Development Agreement, previously approved for Phase 1 of the Stillcreek Development, as to include the two remaining phases of the overall plan, explaining that it was understood by the developer, the fore mentioned extension covered all phases upon its original ratification. Councilmember Searle asked for clarification on which phases of the project were to be covered by the extension. Craig Jackson verified that an extension of the Development Agreement was requested for Phases 3 and 4. Councilmember Sadler expressed concurrence with the request, noting contemporary codes and ordinances must apply. Bren Edwards recounted a discussion with the City Attorney on the subject and relayed that the request was confirmed to be legally acceptable. Planning Commission Chairman, Blake Neil questioned the proposed density and lot sizes of the future phases. Councilmember McKean recapped that the Planning Commission would be reviewing the standards submitted and ultimately responsible for the approval of plans. **Councilmember McKean moved to approve the extension of the Development Agreement, previously approved for Phase 1 of the Steelcreek Development, to include Phase 3 and Phase 4 of the project with adherence to all current codes**

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and ordinances. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.

Discussion/Motion: Ordinance – Rezone of Double J/Penny Barnes Revocable Trust – 2940 W 2600 N – RE-20 to RE-15

Councilmember McKean disclosed his family relationship to one of the owners. Councilmember Searle asked for clarification regarding the zoning classification change requested. Jeff Hales confirmed that the change requested was from zoning classification R-20 to R-15. **Councilmember Sadler moved to approve the Rezone of Double J/Penny Barnes Revocable Trust – 2940 W 2600 N – RE-20 to RE-15. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Conditional Use Permit – Town Square Estates SHO – 4350 W 2425 N

Cecil Satterthwaite, representative for Town Square Estates, opened his presentation with a request for questions from the Council. Councilmember Hale asked for building pad area figures. Mr. Satterthwaite stated the typical pad area is 2600 square feet with a minimum clearance (between pads) of 10 feet. He referred to a plat drawing and list of specifications that had been emailed to the councilmembers, and explained that the landscape plan had changed from the originally submitted documents. Councilmember Hale asked if there was a set, standard plan that would be used for every building in the project. Mr. Satterthwaite informed the Council of uniform codes that would be met but that each building may be unique in other ways. Councilmember McKean asked if the proposed buildings would be one or two stories. Mr. Satterthwaite answered that the homes would be one story. Councilmember Searle inquired if there would be a home owner's association (H.O.A.). Mr. Satterthwaite answered in the affirmative. He acknowledged that the H.O.A. fees would fund neighborhood yard, walks, and common area maintenance. Councilmember McKean requested a brief schedule account. Mr. Satterthwaite outlined intentions to begin infrastructure improvements in spring to come, pending the granting of permits. Councilmember McKean asked if a single builder would be used for all home construction. Mr. Satterthwaite answered in the negative. Councilmember Sadler pointed out the absence of Architectural Committee requirements in the Development Agreement. Mr. Satterthwaite explained that the architectural standards listed in the approved Covenants, Conditions and Restrictions (CCRs) would govern design. Councilmember Sadler asked about land grading standards. Bren Edwards provided information regarding current standards and how Town Square Estates SHO would comply. **Councilmember McKean moved to grant the requested Conditional Use Permit – Town Square Estates SHO – 4350 W 2425 N. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Ordinance – Commercial Landscaping Standards

Planning Commission Chairman, Blake Neil told of discovering the need for updated, larger scope commercial landscaping standards as the Commission reviewed the plans for the progressing Kent's Market project. Written standards were approved through the Planning Commission and delivered to the City Council with a request that they be accepted Plain City Ordinance. Councilmember Searle asked if the approved standards list of five requirements was complete. Blake Neil answered in the affirmative. The Council pronounced gratitude for the thorough efforts of the Planning Commission. **Councilmember Sadler moved to establish Ordinance 2017-05 – Commercial Landscaping Standards. Councilmember Searle seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Discussion/Motion: Set Public Hearing to Amend 2016-17 City Budget – March 2

Councilmember Searle requested clarification on item(s) slated for amending. Plain City Recorder, Diane Hirschi summarized the existing factors and necessary adjustment.

Councilmember McKean moved to Set Public Hearing to Amend 2016-17 City Budget – March 2. Councilmember Sadler seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.

Motion: Approval of Business Licenses

Renewals:

Bradley L Orton Const. Co. Inc.	Brad Orton	4248 W Pioneer Rd	excavation, hauling, grading, pipe
The Dance Establishment	Gary & Peggi Nielsen	4425 W 2350 N	dance instruction

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Keyway Strategies LLC	Paul & Sara Hurd	4487 W 2575 N	coaching individuals & businesses
MBI Recruiting Specialists Inc.	Phil Meyer	1806 N Pioneer Rd	technical recruiting office
Head to Toe Salon	Christi Branz	4772 W 2050 N	hair & nails salon
Balderree Home Inspections	Ted Balderree	1622 N 4150 W	inspection services
Hales – Sheds	Jim Hales	3030 W 1900 N	build portable sheds
Affordable Sign Solutions LLC	Samuel Ginn	1383 N 4700 W	sign maintenance & repair
Dayton Construction Co	Joe Dunn	3783 W 2200 N	construction
Fashion Riot LLC	Macquel Price	3493 W 2350 N	sales
Reading Express Preschool	Amber Dunn	3783 W 2200 N	preschool
Denny’s Gun Repair	Dennis Wilcox	2840 W 3250 N	firearm repair & restoration
JR Enterprizes	Joshua Reeves	2428 N 5100 W	reptile sales, internet sales, real estate
Half Pint Preschool	Traci Koplin	5003 W 2150 N	preschool
Mike’s Custom Welding	Michael Shaum	4168 W 2600 N	welding repair fabrication
Jones Precision Sports	Eric Jones	2435 N 3425 W	mail order sales and on site firearm repair
Allen Landscaping	Shauna Allen	4286 W 2275 N	landscaping
Beehive Naturals LLC	Samuel Ginn	1383 N 4700 W	lotions, lip balm & soaps
Tara’s Tot Stop Preschool	Tara Savage	2067 N 2850 W	preschool
D&J Construction LLC	Gene Rohwer	1370 N 4700 W	remodeling

Councilmember McKean moved to approve the business licenses as presented. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register 2/01/17 to 02/15/17. **Councilmember Searle moved to approve the warrant register as presented. Councilmember Hale seconded the motion. Councilmembers McKean, Sadler, Hale and Searle voted aye. The motion carried.**

Report from Planning Commission

Planning Commission Chairman, Blake Neil asked the Council how long the ratified extension for the Stillcreek Development Agreement would be valid. Councilmember Searle affirmed the extension would expire in 2025. Blake Neil announced the Commission’s approval of Town Square Estates Conditional Use Permit. He divulged that approval of S-Curve, Phase 4 is on hold, pending submittal of final plat. The Planning Commission has applied for a grant to cover General Plan formation costs but will not receive notice of conclusion until April. Planner fees will be paid with money from this grant, if attained.

Report: Council

Councilmember McKean thanked City Workers, Fire Department, and Public Works Department for their management of the recent flooding crisis. Appreciation was also given to the volunteer efforts and patience of Plain City residents.

Councilmember Sadler announced the Plain City Founders Day Celebration, Saturday, March 18th. He furnished an address for the event location; 4575 W 2125 N.

Councilmember Hale gave thanks to those involved with flood crisis management and mentioned the excellent delivery of answers and instructions by Bren Edwards via television broadcast.

Councilmember Searle asked for a report on Impact Studies being conducted by the Public Works Department, related to the storm drain system. Public Works Director, Bren Edwards confirmed that four had been submitted but not all have made it through the review process.

Councilmember Searle sought details on the Land and Water Conservation Grant that will be applied for to fund a city park restroom facility improvements. Bren Edwards remarked that a RAMP grant for the project had been denied and the Land and Water Conservation Grant would be applied for in April. Activity to move the project forward will continue with the goal of having it completed by late summer.

Mayor Higley told of the Farr West endeavors to divert waste water through temporary, above-ground pipes in order to alleviate stress on their sewer system during the recent flooding situation. He commended the Plain City Public Works Department for assisting in that effort without complaint. Appreciation was also expressed to Plain City

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Emergency Personnel and City Staff for service rendered. Mayor Higley commented on the great losses that were prevented because of the quick response by city departments and citizen volunteers. Mayor Higley reported on meetings held with leaders of neighboring municipalities and emergency agencies. Public notification procedures were introduced and adopted.

At 7:56 p.m. Councilmember McKean moved to adjourn and was seconded by Councilmember Searle. The vote was unanimous.

City Recorder

Mayor

Date approved

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