

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 7, 2019

The City Council of Plain City convened in a regular meeting on Thursday, February 7, 2019, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Buddy Sadler, Todd Davis, Don Weston and Brad Searle
Staff: Diane Hirschi, Mike Kerswell, Dan Schuler
Also in attendance: Blake Neil, Shane McFarland, Derek Kennedy, Jarod Maw, Shawna Faulkner, Preston Snider, Riley McRae, Alex Craig, Tanner Armstrong, Carol Jean Beesley, Lisa Cox, Lt. Cortney Ryan

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Weston
Invocation/Moment of Silence: Mayor Beesley

Approval of Minutes from January 17, 2019

Councilmember Davis moved to approve the minutes from the regular City Council meeting of January 17, 2019 as presented. Councilmember Weston seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Comments: Public

There was none.

Discussion/Motion: Jarod Maw – AIA Utah – Plain City Design Assistance Team

AIA Utah (American Institute of Architects, Utah Chapter) President-Elect, Jarod Maw reported the organization of a Regional/Urban Design Assistance Team, comprising various planning and design professionals associated with AIA Utah, in conjunction with local citizens. He presented findings related to historic research and recent tours of Plain City, by members of the Design Assistance Team. He identified City locations of particular interest to the committee. He proposed that the Regional/Urban Design Assistance Team focus on the center of town as they prepare their perception and recommendations. He indicated, application for approval of the work to be done in Plain City will be submitted to the national organization of urban design upon consent by the City Council for launching of the project. He outlined funding needed for the proposed undertaking. The cost to the city will be \$10,000 but it provides many hours of professional volunteer hours. He listed qualifications of Regional/Urban Design Assistance Team members. He described a charrette process that will be part of the exercise, and commented on citizen involvement. He spoke of a fifty-year history of successful projects by Regional/Urban Design Assistance Teams throughout the United States, noting projects he has personally participated in. He made mention of comparable endeavors currently underway in Utah. He asserted, work done by Regional/Urban Design Assistance Teams provides direction for City Councils and Planning Commissions to promote improved development standards and harmonized infrastructure systems. Councilmember Searle asked what features are provided to the City through effecting the program. Jarod Maw indicated, a publication of findings and recommendations will be provided. He displayed an example and offered to share a digital copy of the sample summary with each councilmember, via email. Councilmember Davis asked how recommended criteria is to be applied, including funding of proposed upgrades, etc. Jarod Maw explained, the City will implement suggestions as budget and public need dictates. He commented on costs associated with new ordinance writing and physical improvements to streets. He spoke to design standards that may be developed with assistance from the committee. Councilmember Sadler cited the old town center of Lehi, Utah as a good example of the use of coordinated design standards. He associated the results with quantified goals for Plain City's town center. Councilmember Searle proposed attention be given to a future business/commercial corridor, outside of the town center. Jarod Maw indicated, City Council can suggest an area or areas of focus to the Design Assistance Team. He described the process of committee assessment and commented on adaptation of views from diverse sources. Councilmember Weston requested clarification on how existing conditions will be dealt with when Regional/Urban Design Assistance Team recommendations are implemented. Jarod Maw described restoration and remodeling propositions. He spoke to demolition and rebuilding arrangements. Councilmember Searle asked how residents have reacted to Design Assistance Team plans that have been actualized in other cities. Jarod Maw indicated, the results have been well received by citizens, as he has experienced implementation of the plans. Councilmember Davis voiced approval of the proposed assistance, but questioned the order of the process. He suggested postponing the engagement of the Design Assistance Team until a speculated business/commercial corridor is closer to realization or movement toward revitalization of the town center is definite. Councilmember Sadler contended, setting design standards and creating a cohesive scheme for future development is best accomplished before pressure is felt from imminent

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 7, 2019

development. He expressed agreement with the proposal from AIA Utah. Existing site standards and restrictions were identified and discussed. Jarod Maw commented on written standards that can be set with guidelines provided by the Regional/Urban Design Assistance Team. He explained scheduling and presented a timeline for the process. Councilmember Weston commented on how the program will benefit Planning Commission functions. Councilmember Sadler made mention of important guidelines that will be provided to the Council, through the effort. Councilmember Allen expressed approval of the proposal. He evaluated funding options. It was noted that funding will be provided in the next budget year. **Councilmember Allen moved to approve the proposed AIA Utah – Plain City Design Assistance Team. Councilmember Weston seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Final Approval for Cody Christensen Estates Amendment

Mayor Beesley indicated, a request that the agenda item be passed over was made by Cody Christensen in conversation with him, the day before. He mentioned inconsistencies on the plan submitted with application for amendment to the subdivision. He noted, they want to look at alternative layouts.

Discussion/Motion: Scope & Cost Estimate for Sewer Collection Master Plan

City Engineer, Shane McFarland evoked the sentiment that early planning saves resources and provides greater value in the long run. He indicated, the Sewer Collection Master Plan is essential in finalizing an impact fee study. He described services offered under the presented Scope & Cost Estimate for Sewer Collection Master Plan. He commented on City projects that will be eligible for impact fee funding. He spoke to updated mapping of the sewer system. Councilmember Searle clarified, \$61,200 is the estimated cost for origination of a Sewer Collection Master Plan, the addition of a \$1,700 GIS training, and the estimated date of completion is October 1, 2019. Shane McFarland asserted, a selected financial institution will be involved during Master Plan production, simultaneously running an impact fee study. He noted, costs for the study will be determined by the financial institution and have not been figured into the Estimate for Sewer Collection Master Plan. He told of advantages available through GIS mapping and contemporary meter data collection. He acknowledged, execution of City Staff responsibilities will affect the anticipated completion date, and renegotiation of that parameter may be necessary, after a May 1st review. He proposed, as an additional service, training and direct support in GIS mapping tasks. **Councilmember Searle moved to approve the Scope & Cost Estimate for Sewer Master Plan, to include GIS training (\$62,900) and completion deadline of October 1, 2019. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Annexation Concerns – Derek Kennedy Property

Mayor Beesley commented on State rules pertaining to the creation of incorporated peninsulas and questions regarding maintenance of the Derek Kennedy Property access road. Shane McFarland, after disclaiming legal authority or indisputable understanding of the law, explained the annexation process, as outlined in Utah Municipal Code. He reviewed City Council's acceptance of Derek Kennedy's petition for annexation. He indicated, during the certification phase of the process, a peninsula condition was discerned. Certification was necessarily postponed (in accordance with State code) until the condition can be examined by City Council and the petition be reconsidered. Shane McFarland displayed an aerial view of the property. He informed, the Council can acknowledge the condition and continue their acceptance of the petition for annexation, allowing certification to proceed. He pointed out reduction of a more severe, existing peninsula, with the proposed annexation of the Derek Kennedy Property. He demonstrated how annexation of other adjoining land would eliminate the condition. Councilmember Searle suggested that the owners of neighboring property be notified of the development and solicited to annex, as well. Councilmember Allen appraised who would be responsible for interaction with neighboring property owners. Shane McFarland indicated, coordination with the current applicant will be helpful in connecting with owners of adjacent plots. He volunteered to assist with notification and propositions. Councilmember Sadler advised that Derek Kennedy correlate with his neighbors, regarding participation in the annexation. Mayor Beesley offered to help in correlation efforts. Derek Kennedy agreed to contact neighboring property owners and relay the City's request for annexation of their land with intent to eliminate a peninsula condition on the boundary. **Councilmember Allen moved to table Discussion/Motion: Annexation Concerns – Derek Kennedy Property, for two weeks. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Planning Commission Appointment

Mayor Beesley reported that there were two letters of interest. He mentioned that Blake has been on for 10 years and recommends that he be reappointed. **Councilmember Sadler moved to reappoint Blake Neil to the Planning**

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 7, 2019

Commission for another term. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Motion: Approval of Business Licenses

Renewals

Plain City Confectionary	Randy Marriott	2398 N 4350 W	bar/tavern/beer license
Cook's Auto Antique Sales	George Cook	1985 N 4650 W	auto & antiques sales
The Dance Establishment	Gary & Peggi Nielsen	4425 W 2350 N	dance instruction
America First Credit Union	AFCU	4350 W 2336 N	banking
Maverik #461	Maverik	4098 W 1975 N	C-Store/beer license
Real Estate Connection	Ruth Mary Hansen	3438 W Larkspur Lane	real estate sales
Redbox	Redbox	4098 W 1975 N	DVD/game rental
Kent's Market	PCO-KTA, LLC	3673 W 2600 N	grocery/beer license

Councilmember Searle moved to approve the business license as presented. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated from 01/17/2019 to 1/31/2019. **Councilmember Sadler moved to approve the warrant registers as presented. Councilmember Searle seconded the motion. Councilmembers Allen, Sadler, Weston and Searle voted aye. The motion carried.**

Report from Planning Commission

Planning Commissioner, Shawna Faulkner reported Commission review and approval of the Cody Christensen Estates subdivision amendment and recommendation to City Council for approval. She commented on discussion about accessory dwellings, AKA "Mother-in-law apartments". She further defined the concept and reported numerous appeals by Plain City residents for permission to build accessory dwellings. At the request of Councilmember Sadler, she commented on foreseeable Regional/Urban Design Assistance Team influences on future planning, zoning, and building matters. She advocated consideration by the committee, of future town center development. Discussion on perceived contract infractions related to the Dollar Tree exterior lighting followed.

Report from City Council

Councilmember Allen reported observable confusion on Council assignments and requested a review. He asked how councilmembers are notified of Utah League of Cities and Towns events. Mayor Beesley agreed to forward contact information for the newest councilmembers to the Utah League of Cities and Towns. Councilmember Allen commented on complaints received about vehicles parked in front of the cemetery with "For Sale" signs on them. He proposed further study of the matter to determine proper channels for a solution to the problem. He mentioned an email from the Fire Department on reorganization their administration.

Councilmember Sadler reported meeting with UTOPIA representatives. He indicated, they would like to meet with members of the City Council and present a platform for Plain City. He stated importance of obtaining an accurate survey of citizen response to the fiber-optic possibility - suggesting door-to-door canvassing.

Councilmember Weston remarked on City cell phone and internet hotspot arrangements.

At 8:40 p.m. Councilmember Davis moved to adjourn and was seconded by Councilmember Allen. The vote was unanimous.

City Recorder

Mayor

Date approved

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 21, 2019

The City Council of Plain City convened in a regular meeting on Thursday, February 21, 2019, in the Plain City Hall beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Chad Allen, Buddy Sadler, Todd Davis, Don Weston and Brad Searle
Staff: Diane Hirschi, Mike Kerswell, Dan Schuler, Ryan Childs
Also in attendance: Karen Stephens, Debbie Burt, Greg Burt, Jeff Stevens, Julie & Lee Bouwhuis, John Stephens, Steve Thompson, Katherine Thompson, Elayne VanKampen, Tyler VanKampen, Tanner Allen, Blake Neil, TJ Larson, Andrew Weston, Debbie Gough, Sheri Archuleta, Shayla Archuleta, Jim & Carol Jean Beesley, Jarod Maw, Liz Jacobson, Josh Hoffman, Teresa Johnson, Gary Johnson, Bryan Edmunds

Call to Order: Mayor Beesley
Pledge of Allegiance: Councilmember Searle
Invocation/Moment of Silence: Councilmember Sadler

Approval of Minutes from February 7, 2019

Councilmember Allen moved to approve the minutes from the regular City Council meeting of February 7, 2019 as presented. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Comments: Public

Karen Stephens questioned the rationale behind a petition for removal of a stop sign at 2800 W, off North Plain City Road. She indicated that she would like speed-humps in addition to the existing stop sign arrangement. She commented on speeding traffic and observed failures to stop at the intersection being discussed. She noted, recent installation of the stop sign has helped with some traffic problems but has not resolved all of the issues, previously assessed by the Council.

New resident, Debbie Burt reported conditions before and after installation of the stop signs. She spoke of safety concerns. She described perceived intentional disregard for the signs by specific drivers, indicating, license plate numbers of their vehicles have been recorded. She commented on problematic sign placement and visibility. She suggested that the speed limit on the road into the new school be decreased.

Debbie Gough reported seeing trucks run the newly installed stop sign. She stated, there is an obvious reason for placement of the stop sign and commented on enforcement issues. She submitted, traffic levels will increase with area growth and full operation of a new elementary school on the street. She made mention of pedestrian safety concerns.

Jeff Stevens expressed anxiety over worsening traffic flow problems with the opening of a new school in the neighborhood. He commented on inattentive and reckless drivers that regularly pass through the region. He acknowledged, the new stop sign(s) have helped with, but not eliminated community concerns. He suggested that speed-humps be placed, to further slow traffic.

Subdivision developer, John Stephens implied, consenting to Plain City management of vicinity public works matters was a questionable decision. He indicated, there is another access into Remuda that can be utilized by those viewing existing traffic controls on 2800 West Street too restrictive. He pointed out that construction vehicles have been observing the new traffic controls. He commented on law enforcement efforts in the area.

Tyler VanKampen indicated, he is not a resident of the effected community but has friends in Remuda Court. He classified the subjects of stop signs and speed limit as separate. He spoke to enforcement of the speed limit on 2800 West Street. He stated annoyance with placement of stop signs in badly planned locations.

Farr West resident, Teresa Johnson proposed respectful compromise in solving the traffic difficulties at the intersection under discussion. She acknowledged the increased activity seen in the neighborhood, with construction of a new elementary school and population growth. She noted, devices for traffic management should be consistent in placement and enforcement. She echoed safety concerns expressed by previous speakers.

Katherine Thompson spoke of specific incidents of motorists' failure to stop at the newly placed stop sign(s).

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 21, 2019

Discussion/Motion: Bryan Edmunds – Asking for Removal of Stop Sign at 2800 W off North Plain City Road

Remuda Court resident, Bryan Edmunds voiced agreement with publicized misgivings about inattentive and reckless driving in the area of 2800 West Street, off North Plain City Road. He related his concerns over the recently installed stop sign with expressed outlooks on safety. He contended, a better solution to traffic problems would be the addition of access to North Plain City Road, directly from the new elementary school. He commented on uncoordinated placement of the controls and natural expectations of drivers, when approaching the intersection being discussed. He voiced endorsement of alternative means of speed management in the area. He mentioned the absence of sidewalks along roadways, leading to the new elementary school. He proposed installation of sidewalks in the vicinity, for pedestrian safety sake. He suggested that speed-bump type devices be positioned for speed control. He reviewed Utah Department of Transportation guidelines for sign placement on roads, specifically an indication that yield or stop signs should not be used for speed control. He referred to UDOT studies that show stop signs are not effective means of speed control. He inferred that a traffic “choke point” has been created with installation of the stop sign in question. He explained why he believes speed-bumps are a better option. Councilmember Allen clarified that Bryan Edmunds’ viewpoint is, speed-bumps are an effective means of speed control. Councilmember Davis asked, if the installation of a single stop sign could be considered effective, if it saved one life. Bryan Edmunds acknowledged the effectiveness of a stop sign that saves lives. He argued that the stop sign in question is potentially dangerous because of its unusual placement and a false sense of confidence it may give motorists and pedestrians that approach the intersection. Councilmember Sadler commented on lawful drivers that comply with the traffic controls. He asserted, safety concerns are eliminated with adherence to the posted speed limit and stop signs. He indicated, enforcement of existing controls is vital to area safety. He remarked on road maintenance problems linked to speed-dumps, speed-humps, and speed-dips. Councilmember Searle commented on enforcement of controls that are already in place and trust in mechanisms that have proven effective in similar circumstances. Public Works Director, Dan Schuler relayed personal experience with maintaining roads that have speed-humps, speed-bumps, and/or speed-dips installed. He reported that several vehicles rolled through the stop sign as he performed a recent traffic study at the intersection. He recommended a three-way stop be put into effect. Mayor Beesley expressed disapproval of integrating speed-humps. Councilmember Sadler proposed placement of flashing lights on the stop signs and a clear appeal to the Sheriff’s office for improved enforcement in the area. He commended community members in attendance for reporting safety concerns and offering solutions. Bryan Edmunds concluded, measures taken to promote pedestrian safety and traffic control in this circumstance, should be consistently implemented throughout Plain City. Councilmember Allen evaluated other means of providing pedestrian safety and traffic control that have not been discussed. He suggested a study be conducted, to determine an overall suitable option. Councilmember Weston commented on ownership of roads through Stephens Estates. He stated, if current speed limits and existing traffic signs are obeyed, pedestrian safety and traffic flow will not pose a dilemma in the area. Councilmember Searle thanked Bryan Edmunds for bringing the issue to the Council’s attention. He expressed gratitude to members of the public that communicated their perspective on the matter. **Councilmember Weston moved to install a three-way stop with flashing light alerts at 2800 W off North Plain City Road and that traffic studies be initiated in the area. Councilmember Sadler seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Annexation Concerns – Derek Kennedy Property

Mayor Beesley reported attempts to contact the owners of property adjacent to Derek Kennedy Property – intending to invite them to participate in the proposed annexation. He indicated that his efforts to interact with the neighbors were unsuccessful. City Attorney, Brandon Richards reviewed State requirements for exemption from stipulations that prohibit creation of islands and peninsulas through annexation. He acknowledged, the requirements have been met. He noted, the decision must be made by the Council, if annexation of the Derek Kennedy property is in the best interest of the City, though it will retain a minor peninsula attribute. **Councilmember Davis moved to approve commencement of process for Annexation of Derek Kennedy Property, recognizing the action to be in the best interest of Plain City, notwithstanding the perpetuation of a peninsula attribute. Councilmember Allen seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.**

Discussion/Motion: Appointment of Assistant Fire Chief

Fire Chief, TJ Larson explained, Interim Assistant Chief Smith has requested that a permanent Assistant Fire Chief be instated, as he has personal and family devotions that require more time away from the station. He outlined steps taken to reorganize the officer corps. He indicated, Andrew Weston scored the highest marks through the application process and was nominated by a three-person interview panel to be the Assistant Fire Chief. Noting Andrew Weston’s acceptance of the nomination, he presented him to the Council for appointment. **Mayor Beesley signaled for a vote on the**

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 21, 2019

appointment of Andrew Weston to Assistant Fire Chief of the Plain City Fire Department. Councilmembers Allen, Sadler, Davis, and Searle voted aye. Councilmember Weston abstained. The motion carried.

Discussion/Motion: Presentation of January Financial Statement

City Treasurer, Ryan Child referred to a printed report that he had distributed to the Council and staff, prior to the meeting. He reviewed restricted and unrestricted fund balances within the General Fund. He reported sales tax revenue increases. Councilmember Searle requested tracking and breakdown of annual sales tax. Ryan Child agreed to work on an enumerated sales tax revenue statement. He indicated, there has been no activity in the Capital Projects Fund, this term. He commented on projected transfers and budgeted expenditures assigned to the Capital Projects Fund. He listed Sewer Fund revenues and expenditures. He reviewed Storm Drain Fund expenditures.

Motion: Approval of Business Licenses

Renewals

C&B Auto Repair	Curt Knight	2166 N 4500 W	auto repair
Randy Marriott Construction	Randy Marriott	4960 W 2200 N	construction & maintenance
RJ Analytical LLC	Rich Mickelsen	4365 W 2575 N	chemical, micro testing
Frog Pond Preschool	Julie Della-Lucia	2414 N 4350 W #C	preschool
Tara's Tot Stop Preschool	Tara Savage	2067 N 2850 W	preschool
Little Pockets Preschool	Karlee Foulger	1628 N 4400 W	preschool
Brain Builders Preschool	Jen Ortgiesen	3820 W 1975 N	preschool

Councilmember Davis moved to approve the business license as presented. Councilmember Weston seconded the motion. Councilmembers Allen, Sadler, Davis, Weston and Searle voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated from 02/01/2019 to 2/20/2019. **Councilmember Searle moved to approve the warrant registers as presented. Councilmember Davis seconded the motion. Councilmembers Allen, Sadler, Weston and Searle voted aye. The motion carried.**

Report from Planning Commission

Planning Commission Chairman, Jarod Maw reported the setting of a March 14th public hearing on a zoning amendment of George Cook property. He commented on discussion had on an ordinance for Accessory Dwelling Units. He reported the reorganization of Commission leadership, noting, he (Jarod Maw) was nominated and accepted the position of Planning Commission Chairman and that previous Chairman, Blake Neil was nominated and accepted the position of Vice-Chair. He indicated, action has been taken to address exterior lighting concerns at the new Dollar Tree store. Vice-Chair, Blake Neil commented on a Technical Review that was held for a proposed Nilson Homes development called Wasatch Ridge. He evoked plans to schedule a work session, involving both Planning Commission and City Council. He reported progress on reworking of the project design.

Report from City Council

Councilmember Allen remarked on comments by Councilmember Weston, at a previous City Council meeting, regarding City cell phone policy and provider. He requested an inventory of City phones, "hot-spots", and plan details. He suggested investigating options that will reduce cost of staff cell phone service.

Councilmember Sadler reported scheduling a presentation by UTOPIA to take place in a work meeting, March 21, 2019 at 6:00 pm.

Councilmember Davis voiced appreciation for well-executed snow removal by the Public Works Department.

Mayor Beesley thanked the Sheriff's Office for handling of a recent criminal event involving Fremont High School. He expressed gratitude to the Public Works Department for their efforts in removing snow and ice from Plain City roads after heavy snowstorms, of late. He reported the resignation of Planning Commission Vice-Chair, John Leonardi, and offered thanks for his service. He commented on emergency preparedness training for City officials. He relayed points discussed at a meeting with the Fire Chief and Public Works Director, to consider reclamation of an existing City Emergency Management Program.

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 21, 2019

At 8:20 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Searle. The vote was unanimous.

City Recorder

Mayor

Date approved

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