

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
OCTOBER 15, 2020

The City Council of Plain City convened in a regular meeting at City Hall on Thursday, October 15, 2020, public was also accessible via ZOOM beginning at 7:00 p.m.

Present: Mayor Jon Beesley, Councilmembers Rachael Beal, Buddy Sadler, Don Weston and Todd Skeen
Excused: Councilmember Chad Allen
Staff Present: Diane Hirschi, Dan Schuler, Mike Kerswell
Present: Blake Jenkins, Dennis Rogers
Attendance via Zoom: Rob Ortega, Jim and Carol Jean Beesley, Jen Read, Adams Family

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

Approval of Minutes from October 1, 2020

Councilmember Sadler moved to approve the minutes from the regular meeting of the City Council on October 1, 2020 as presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Comments: Public
None

Report from Youth Council

Mayor Beesley gave an update on the current situation with regard to the annual Youth Council Chili Cookoff with the Plain City Fire Department. Councilmember Sadler indicated; because of Health Department directives, the event has been canceled.

Report from Planning Commission

Planning Commissioner, Blake Jenkins reported that King of Custom Graphics will be opening in the Roylies Building. He indicated that their site plan was approved at the last Planning Commission meeting.

Public Hearing: Amend Subdivision and Other Ordinances concerning stormwater, utilities, street lights and street signs
Councilmember Sadler moved to open a Public Hearing for the amendment of the various ordinances. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried. There were no comments. **Councilmember Sadler moved to close the Public Hearing. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Amend Subdivision and Other Ordinances concerning stormwater, utilities, street lights and street signs

Mayor Beesley explained that this update, which includes Low Impact Development (LID) standards, is required by Utah State law. Councilmember Sadler reflected on use of the words, "pond" and "basin" in parts of the revised ordinances. He reported discussing possible interpretation problems with Public Works Director, Dan Schuler. Dan Schuler indicated that the terms are generally interchangeable and used to describe the exact same condition, depending on regional vernacular. He compared the context to use of the descriptive words, "chuckhole" and "pothole". He noted that the key words, "detention" and "retention" define differing functions. Councilmember Weston proposed that the word "pond" be changed to "basin" anywhere it is found in the ordinance. Councilmember Sadler commented on testing to determine the water absorption rate of soil in preparation for the building of infiltration basins. He weighed requiring multiple tests over distinct seasons for issuance of a permit. Mayor Beesley asserted that developers will be strongly encouraged to provide detention basins instead of retention basins. He surmised that prolonged percolation testing will cause troublesome construction delays. Dan Schuler stated preference for stormwater detention arrangements and spoke to concerns over seasonal differences in water absorption rates in Plain City. He affirmed that only one percolation test will be required for detention basin construction. Mayor Beesley recommended that the word "pond" be replaced with "basin", in the ordinance. Councilmember Sadler referred to recent plans for a regional detention basin and proposed that terms be spelled out in the ordinance to address compensation for use of facilities of this type. Councilmember Weston indicated that the City should be reimbursed for construction and other associated costs when a regional basin is utilized by a developer.

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Dan Schuler suggested that established impact fees are charged to cover such costs. Councilmember Sadler contended that revenue from impact fees should not be used for upfront basin costs, but for maintenance and other downstream expenditures. Dan Schuler explained how a regional detention facility benefits the City. He concurred that a user fee schedule might be considered if demand on the basin proves significant. Mayor Beesley contemplated possible metrics upon which the mentioned fee schedule would be based. He asked if the City will be paying all upfront costs when regional detention basins are built. He indicated that he will work with staff on a formula for the proposed compensation program. Councilmember Weston proposed that an agreement – similar to a Pioneering Agreement, be drawn up for assurance that City expenditures toward installation of a regional wastewater detention basin are reimbursed by users. Councilmember Sadler stated that he supports approving this ordinance with the understanding that the discussed adjustments will be made. **Councilmember Sadler moved to approve Ordinance 2020-10. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Miss Plain City Pageant

Mayor Beesley announced that this item will be moved to the next City Council meeting agenda.

Discussion/Motion:

Dan Schuler reported that all improvements for Sunset Meadows Phase 1 have been satisfactorily completed, save asphalt surface treatment and striping - which will be finished with next year's road projects. **Councilmember Sadler moved to grant Conditional Final Acceptance – Sunset Meadows Phase 1. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Discussion/Motion: Resolution – Acceptance of West Annexation Petitions

Mayor Beesley informed that the Resolution for Annexation Petition Acceptance, passed in September, has expired. He confirmed that all paperwork has been updated, a proper map of the boundary has been generated and the certification process is in its final stage. He requested that the Council pass the Resolution, once again. Councilmember Sadler remarked on the amount of time it has taken to get everything in order. He queried if a decision on Acceptance of the West Annexation will cause problems with the November 3rd election, as there is a question on the ballot to create a new city across that western swath of the county. Mayor Beesley indicated that a judge from the state court ruled that the annexation process may proceed. Councilmember Weston asked for an estimated timeframe for finalization of the annexation. Mayor Beesley stated that a formal Petition for Annexation must be publicized for three weeks and a Public Hearing will be held thereafter. **Councilmember Sadler moved to approve Resolution 2020-14 accepting the petitions for the west annexation. Councilmember Weston seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Motion: Approval of Business Licenses

King of Custom Graphics & Printing Elias Miller-Smith 2414 N 4350 W Unit A screen printing
Councilmember Weston moved to approve the business license presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 10/01/2020 to 10/14/2020. **Councilmember Sadler moved to approve and pay the bills as presented. Councilmember Skeen seconded the motion. Councilmembers Beal, Sadler, Weston and Skeen voted aye. The motion carried.**

Report from City Council

Councilmember Sadler commented on awkwardly angled turning lanes that were recently delineated in paint along 3600 West Street, in front of Plain City Elementary School. He respectfully requested that the lines be blacked out and realigned. Dan Schuler expressed agreement with the concept of a left-turn lane in the area and acknowledged that the lines were not correctly laid out. He affirmed; the issue will be resolved this weekend.

Councilmember Weston indicated that road work on 1975 North Street has been completed and it is now open to all traffic. He noted that Weber County has been placed in a High Covid-19 Transmission Level and gatherings should be limited to a somewhat smaller number. He stated that the new directives will affect in-person attendance at City Council meetings. He contemplated measures to ensure capacity limits are followed. He confirmed that the Plain City Green Waste Program is functioning well, with notable improvements each week.

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Mayor Beesley reported that Tripp Cragun approached him about building a skate park in Plain City. He reviewed past efforts to develop preliminary designs and obtain construction cost estimates. He stated that he will invite the young resident to present his ideas at the next City Council meeting.

Councilmember Beal suggested that the skate park might be considered when development agreements for large projects with open space conditions are settled. She emphasized the importance of public input on such matters. She advocated accommodations for parkgoers with special needs.

At 7:48 p.m. Councilmember Weston moved to adjourn and was seconded by Councilmember Sadler seconded the motion. The vote was unanimous.

City Recorder

Mayor

Date approved

NOTICE OF DECISION

Plain City, Weber County, Utah

On October 22, 20 20, the Plain City Planning Commission

☒ Approved, ☐ *Approved with condition(s), ☐ Disapproved

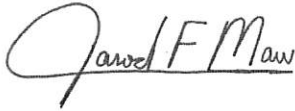
an application for Subdivision Amendment – Circle H Subdivision Phase 4,

received from (Applicant): Nicholas Heslop

This Notice of Decision formally closes the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

The approval of a preliminary plat shall be effective for a period of twelve (12) months only, from the date of approval. Any plat not receiving final approval within the period of time set forth herein shall be null and void, and the developer shall be required to submit a new application for preliminary approval, subject to all new zoning restrictions and subdivision regulations then in existence.

Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations then in existence. Any party of record may appeal this decision to the City Council within 10 days of the Order approval date.



City Official

*Condition(s):

Commissioner Jenkins motioned to approve the Circle H Subdivision Amendment. Commissioner Neil seconded the motion. Vote: Commissioners Faulkner, Neil, Ortega and Jenkins voted aye. Motion carried.



To: Mike Kerswell, Land Use Specialist
Plain City Corporation

From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

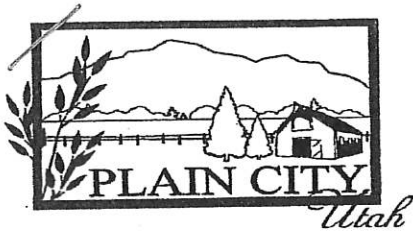
Date: October 1, 2020

Subject: Circle H Subdivision Phase 4, Preliminary Plan Review

We have reviewed the plans for the subject project and have the following comments:

1. After a review of the submitted plans, it appears there are future plans to allow for a City standard 60-foot wide road right-of-way adjacent to Lot 6. We recommend the boundary of Lot 6 be adjusted slightly to provide a consistent 60-foot width from 1975 North Street to the south lot line of Lot 6.
2. The Developer should provide a deferral agreement for improvements along the frontage of Lots 6 and 7.
3. We recommend the location of the northeast corner of Lot 2 and the northwest corner of Lot 6 be confirmed to ensure there is a minimum of 60-feet for the future right-of-way.
4. Since Lot 6 will likely become a corner lot in the future. If possible, the side yard set-back for the existing home take into account that the lot may be a future corner lot.
5. Plans do not indicate how secondary water will be provided.
6. Will serve letters from utility providers should be submitted to the City.
7. It should be understood that any existing structures (e.g. sheds, barns, fences, etc.) that are located within the area that would be the future right-of-way must be removed in the future if the road is to be constructed.

Once the items indicated above are adequately addressed, we recommend preliminary approval of this development be granted. If you have any questions or require additional information, please do not hesitate to contact me.



9/29/2020

Application for Amendment to Subdivision.

Property owner: **Carlos Heslop**

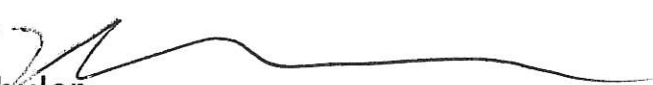
Property address: **4319 West 1975 North Plain City, Utah**

After review of the plans for the subdivision amendment at 4319 West 1975 North Plain City,

- Need to make sure the right-of-way is a 60' access. I came up with 53'? Is this going to be a dedicated right of way in to the property?
- Have an agreement for future improvements to be completed along 1975 North and along the right-of-way going into property.
- Make sure existing structures on adjacent properties will be conforming with new amendment.
- Any existing easements, utilities, ditches, or drain lines, stay functioning.

If you have any questions or concerns please contact me.

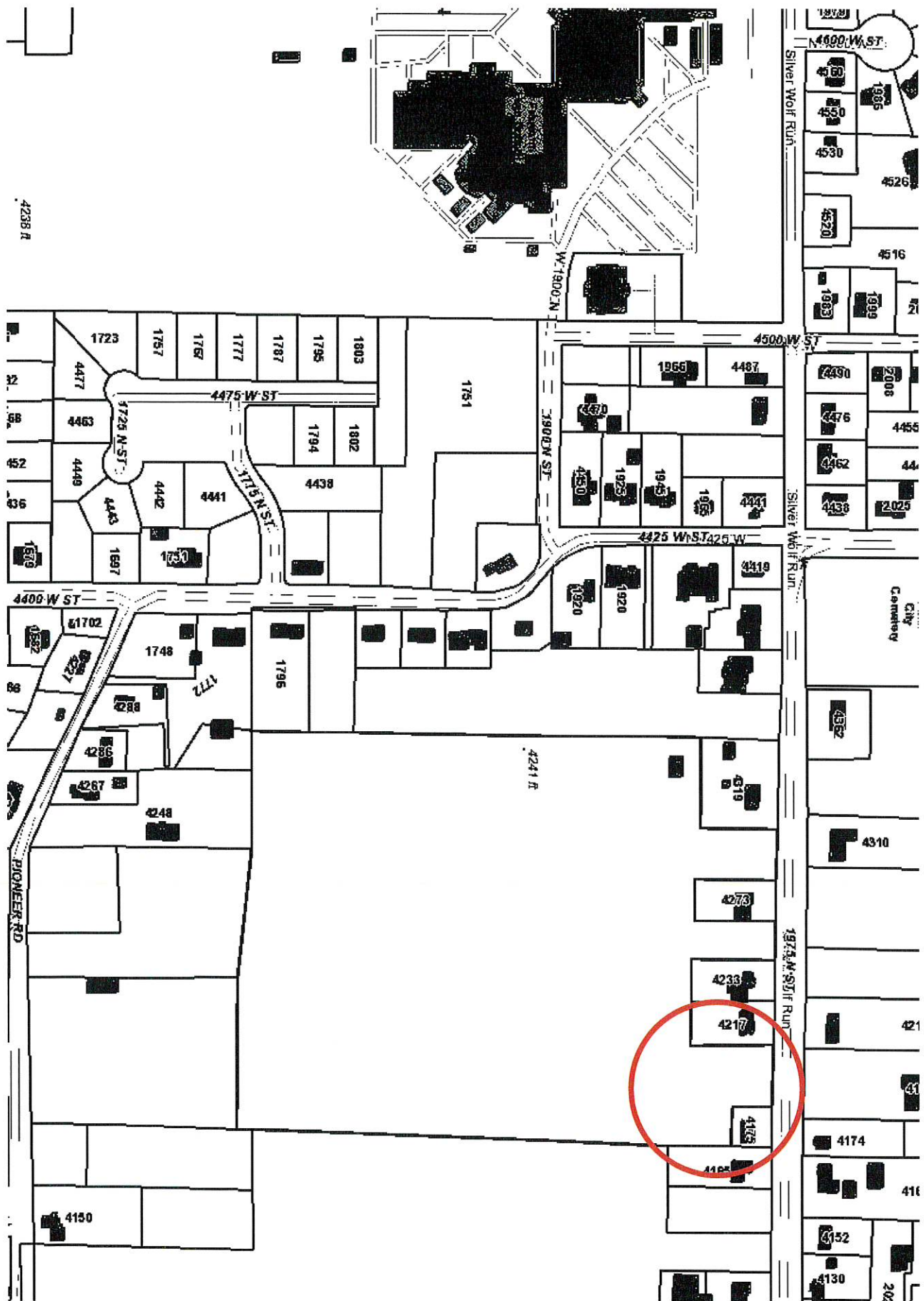
Sincerely,


Daniel Schuler

Public Works Director

385-466-1079

dans@plaincityutah.org



RESOLUTION NO.

**A RESOLUTION TO AMEND THE PLAIN CITY MONTHLY GREEN WASTE
MONTHLY FEE FOR RESIDENTIAL PROPERTIES**

WHEREAS, the City of Plain City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA §10-3-717, the governing body of the city may exercise all administrative powers by resolutions; and,

WHEREAS, the City has established a green waste rate for residential properties; and,

WHEREAS, the City has determined modifications to the residential green waste fees are appropriate at this time.

NOW, THEREFORE, Be It Resolved that the City Council of Plain City, Utah, desires to amend the green waste rate for residential properties, effective as of the date of passage, as follows:

\$4.00 per month

PASSED AND APPROVED by the Plain City Council this ____ day of _____, 2020.

Voting:

Council Member Allen	_____
Council Member Beal	_____
Council Member Sadler	_____
Council Member Weston	_____
Council Member Skeen	_____

MAYOR OF PLAIN CITY

ATTEST:

City Recorder