

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 17, 2023

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, August 17, 2023 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Jed Jenkins, Buddy Sadler, Luigi Panunzio and Todd Skeen
Excused: Councilmember Rachael Beal
Staff: Diane Hirschi, Dan Schuler, Brandon Richards
Present: Naomi Sase, Chad Sase, Erin Fowers, Wendell Mickelsen, Jennifer Davis, Shawna Lister, Jan Checketts, Carol Jean and Jim Beesley, Amy Slocum, Cris Strank, Tim and Hannah Rusch, Shane & Sheila Rusch, Ed Strank, Neil and Lisa Cox, Nick Bullock, Carrie Kastro
Zoom: Adams Family

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

The Mayor excused Councilmember Beal.

Approval of Minutes from August 3, 2023

Councilmember Sadler moved to approve the minutes from August 3, 2023. Councilmember Skeen seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.

Comments: Public

The Mayor noted that if anyone is here to discuss the Event Center, it is not on the agenda and this body has not received any information on it.

Tim Rusch reported that the detached accessory dwelling unit ordinance has been hashed out a lot. Compromises were made and to quote Councilmember Skeen, if everyone is unhappy, it is a good compromise. It is ready to move on.

Erin Fowers noted that firstly, there has been a lot of work on time on the detached accessory dwelling unit ordinance and thanked the Planning Commission and City Council for all their time. She also noted that it is evident that they care about our citizens. She also inquired to the reason for the setback of 14 feet behind the dwelling. She noted that she talked to the fire marshal and he noted that it is not due to fire codes. The Mayor noted that it has always been that way and it will be discussed.

Naomi Sase mentioned the event center and that it is not in a commercial area. She wanted it documented that they do not want it there. North Plain City Road is not the area for such a thing as there are a lot of small children. She is concerned about people drinking at events, parking and reckless driving and speeding. The Mayor noted that it was noted that this lot can have a dwelling but was to remain open in order to have smaller lots for the development. It is currently residential on the future land use map and noted that he can't speak for the future however.

Amy Slocum reported that she has bought the property and thanked everyone for the welcome. She loves the big lot and the beauty of the existing barn. She noted that she wanted to restore it and use it for birthday parties and family gatherings. She also mentioned that she would like to teach craft classes. She felt it wrong that everyone kiboshed it before she put anything together. She doesn't want to do anything to upset the neighbors. She felt she had worked through the city channels by talking with staff. She doesn't understand why everyone is so upset. The Mayor noted that family parties and weddings are OK but not an event center.

Nick Bollock and Jennifer Davis (brother and sister representing elderly parents), noted that they have lived here all their life. They noted that it will take a lot of work to get the barn up to code as it is over 100 years old. The Mayor noted that this is private property and will be the resident's responsibility. He again reiterated that there can only be one home on this property.

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Wendell Mickelsen is concerned about this property and the drainage. This winter it was like a lake. Dan has been made aware of the drainage ditch. The concern is that if not properly completed, could cause other's some drainage issues.

Naomi Sase again reported that none of us on North Plain City Road want an event center. The Mayor strongly suggested that we are not here to clear up a Facebook fight.

Carrie Kastro reported that she is concerned about the flooding and is not trying to stir the pot. The Mayor noted that storm water has to be kept on our own property.

Report from Planning Commission

Dustin Skeen reported that the Planning Commission has approved the detached accessory dwelling unit ordinance after a lot of discussion. He noted that they had a public hearing on site development standards.

Discussion/Motion: Extension on Freedom Estates Subdivision - 1550 N 4560 W – 5 lots

It was noted that the correct plat was included this time. Lot 1 will be restricted until the road goes through. The extension is for one year. Jan Checketts reported that they are waiting out the market. **Councilmember Sadler moved to approve the extension of Freedom Estates Subdivision for one year with lot 1 being restricted until the road goes through. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Ordinance - Amend Zoning Ordinance Related to Detached Accessory Dwelling Units

It was noted that this was tabled last meeting due to a small quorum. Councilmember Jenkins inquired that it can't take up more than 25% of the rear yard. It was noted that that is correct. It was discussed that it was discussed last meeting that approved surface means concrete or asphalt. Councilmember Jenkins also asked about the 14 feet. It was noted that it is a compromise and allows for separation of the dwelling. Councilmember Sadler felt that the side setback should be 20' instead of 10'. It was also discussed that this dwelling can't be built to rent out individual rooms. For example, it can't be built with four bedrooms and then rent out three of the bedrooms. There was a discussion about setbacks for a shop. Councilmember Jenkins thinks the setbacks for the shop and the DADU should be the same. He understands the 10' setback but feels that a shop with no living space shouldn't have a 10' setback. It was discussed that a 3' setback for a shop with an approved easement release should be adequate. It was noted that Planning Commission is still working on the site development standards. Tonight we are only talking about detached accessory dwelling units. **Councilmember Skeen moved to approve Ordinance 2023-14 amending the zoning ordinance related to the detached accessory dwelling units as written with the additions of the definition include single family with no partial subletting allowed. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Panunzio and Skeen voted aye. Councilmember Sadler voted nay. The motion passed.**

Resolution – Interlocal Agreement for Seal and Secure and Hazardous Materials Services Rotation List

Brandon noted that he reviewed the interlocal agreement and couldn't see any issues. **Councilmember Sadler moved to approve Resolution 2023-14 to enter into an interlocal agreement. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Conditional Final Acceptance – Diamond E Subdivision

Councilmember Sadler moved to give conditional final acceptance to Diamond E Subdivision. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.

Discussion/Motion: Final Acceptance – Town Square Estates

Councilmember Jenkins moved to give final acceptance of Town Square Estates. Councilmember Panunzio seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.

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Discussion/Motion: Approval of 2023 Street Maintenance Project

The Mayor reported that the bids came in very high and Dan has cut way back on which projects to do. Staker Parsons was the low bidder but when things were cut back, they weren't interested in the work. C&B Striping was the next lowest bidder. The Mayor reported that he didn't want 2200 N overlayed until the lift station lied was fixed. Dan noted that he is on it and will make sure it is done correctly. **Councilmember Jenkins moved to approve C&B Striping for the 2023 Street Maintenance Project for \$337,787.88. Councilmember Sadler seconded the motion. Councilmember Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Clarification of Ordinance 2023-12 – Amend Zoning Ordinance Related to Non-Residential Treatment Facilities

This ordinance was approved last meeting and Diane needed clarification on a couple items. Concerning site development standards (Section 1A 2a), the council felt that it was alright as originally written. Concerning parking (Section 1A 2b), the council felt it was alright as originally written. Concerning other nonresidential treatment facilities (Section 1A 5), the council wanted it to be one mile instead of the 700'.

Discussion/Motion: Clarification of Ordinance 2023-13 – Amend Zoning Ordinance Related to Residential Facilities for Persons with a Disability

Concerning site development standards (Section 1B 2), the council felt it was alright as originally written. Concerning (Section 1B 10), the council felt it was alright as originally written. Diane questioned parking. There was not a paragraph dealing with parking. The council agreed to add a paragraph stating that there needed to be a minimum of 10 parking spaces. Brandon suggested a new motion for that item. **Councilmember Skeen moved to approve the changes noted with Ordinance 2023-13 as discussed. Councilmember Jenkins seconded the motion. Councilmembers Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Discussion/Motion: Cancel September 7 meeting

Councilmember Sadler moved to cancel the September 7 meeting due to the Utah League of Cities and Towns convention. Councilmember Panunzio seconded the motion. Councilmember Jenkins, Sadler, Panunzio and Skeen voted aye. The motion carried.

Motion: Approval of Business License

New

Westbroek Ventures LLC Jesse & Taylor Westbroek 4840 W 1400 N sell lazer and 3D printer products

Councilmember Beal moved to approve the business license as presented. Councilmember Sadler seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 08/01/2023 to 08/16/2023. **Councilmember Sadler moved to approve and pay the bills as presented. Councilmember Beal seconded the motion. Councilmembers Jenkins, Beal, Sadler, Panunzio and Skeen voted aye. The motion carried.**

Report from City Council

The Mayor reported that we have contracted with a new hauler at the landfill for recyclables. We now have a bin for cardboard, one for metal and one for plastics. He noted that Blooms will be trying to get back into it when they get a different insurance provider.

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At 7:45 p.m. Councilmember Sadler moved to adjourn and was seconded by Councilmember Skeen. The vote was unanimous.

DRAFT

City Recorder

Mayor

Date approved _____

NOTICE OF DECISION

Plain City, Weber County, Utah

On August 24, 20 23, the Plain City Planning Commission recommends
☒ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled
of an application for Robson Farms Phase 4 approximately 2200 N 3600 W 4 lots,
received from (Applicant): Shad Christensen

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

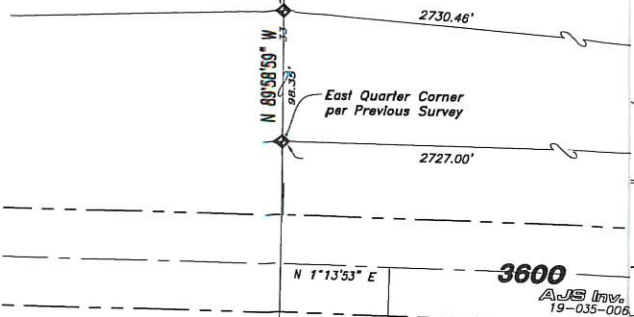
Applications that have been deemed complete and have not been pursued with reasonable diligence before the appropriate board shall expire after six (6) months. The applicant will have to submit a new application and fees to restart the process, subject to all new zoning restrictions and subdivision regulations 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)/Notes:

Commissioner Jenkins motioned to recommend to City Council approval of Robson Farms Phase 4
approximately 2200 N 3600 W 4 lots, contingent on receiving updated plans with 100-foot front on all lots.
Commissioner Maw seconded the motion. Vote: Commissioners, Skeen, Maw, Jenkins, Neil and
Chairman Faulkner voted aye. Motion carried.

East Quarter Corner Sec. 33,
T7N, R2W, SLB&M Found Weber
Co. Survey Brass Cap Mon. 1965



Water School Dist.
19-035-0053

Lot 8

SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO FOUR (4) LOTS, KNOW HEREFTER AS ROBSON FARMS PHASE 4 IN PLAIN CITY, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF PLAIN CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 17TH DAY OF AUGUST, 2023.

K. GREG HANSEN, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 167819



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 3600 WEST AND THE SOUTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET LOCATED 2028.51 FEET NORTH 03°03'44" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND 839.78 FEET NORTH 88°26'10" WEST FROM SOUTHEAST CORNER OF SAID SECTION 33.

RUNNING THENCE NORTH 88°26'10" WEST 208.93 FEET (210.45 FEET BY RECORD) TO AN EXISTING FENCE LINE; THENCE NORTH 00°47'40" EAST 355.18 FEET (357.03 FEET BY RECORD) ALONG SAID FENCE LINE TO THE SOUTH BOUNDARY LINE OF THE WEBER SCHOOL DISTRICT PROPERTY; THENCE SOUTH 88°50'23" EAST 211.64 FEET (SOUTH 88°20'23" EAST 212.32 FEET BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°13'53" WEST (SOUTH 01°05'35" WEST BY RECORD) 356.65 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.718 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT ROBSON FARMS PHASE 4 AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO PLAIN CITY, WEBER COUNTY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE AND IRRIGATION AS MAY BE AUTHORIZED BY PLAIN CITY. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2023.

SHAD CHRISTENSEN, MANAGER/MEMBER MERIDIAN LINE INVESTMENTS, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, Shad Christensen personally appeared before me, who being by me duly sworn did say and acknowledge that he is a Manager/Member of Meridian Line Investments, LLC, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

Notary Public

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND

RECORDED
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

PLAIN CITY ATTORNEY

REQUIREMENTS OF ALL APPLICABLE STATUTES AND SITE TO THE APPROVAL BY THE ATTORNEY OF AND DEDICATIONS HAVE BEEN COMPLIED WITH.
_____ DAY OF _____, 2023.

SIGNATURE

DEVELOPER:
Shad Christensen
4048 West 2800 North
Plain City, UT. 84404
801-710-7530



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 65 Years of Business

NOTICE OF DECISION

Plain City, Weber County, Utah

On September 14, 20 23, the Plain City Planning Commission recommends
☒ Approval, ☐ *Approval with condition(s), ☐ Disapproval, ☐ Tabled
of an application for Fremont Meadows

received from (Applicant): Erik Craythorne

This Notice of Decision formally concludes the Planning Commission's involvement with the application for the above-mentioned land use case. Copies of the Order are available at City Hall.

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)/Notes:

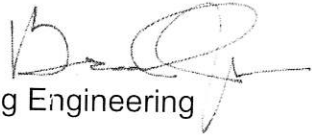
Commissioner Jenkins motioned to recommend City Council approve final for Fremont Meadows Phase 2
approx. 1900 North Street and Pioneer Road. Commissioner Neil seconded the motion. Vote:
Commissioners Ortega, Neil, Maw, Jenkins and Chairman Faulkner voted aye. Motion carried.

9-15-23
Called Kevin Bailey to tell him we needed a copy of the final plat.
Left him a message. dt



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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

Date: August 24, 2023

Subject: **Fremont Meadows Phase 2, Final Plans 3rd Review**

We have reviewed the revised final plans for the Fremont Meadows, Phase 2 subdivision. Following our review, it appears that the review comments outlined on our memorandum dated July 17, 2023 have been adequately addressed. Consequently, we recommend this development be granted final approval.

If you have questions or require additional information, feel free to contact me.

ORDINANCE #2023-14

AN ORDINANCE OF PLAIN CITY, UTAH AMENDING THE CITY'S ZONING ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE

Section 1. Recitals

WHEREAS, The City Council finds, that 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 legislative powers; and

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and

WHEREAS, the City Council finds that this issue has been reviewed by the Planning Commission and certain recommendations made by them; and

WHEREAS, the City Council finds that the public health, welfare and safety are at issue in this matter; now,

THEREFORE, BE IT ORDAINED by the City of PLAIN CITY as follows:

Section 2. City's Ordinance Amended.

The following amendments are made to the Plain City Code:

Title 10, Chapter 21: DETACHED ACCESSORY DWELLING UNITS

10-21-1: PURPOSE AND INTENT:

A. The purpose and intent of Detached Accessory Dwelling Units (DADUs) is to integrate moderate-income housing opportunities with reasonable limitations to minimize the impact on neighboring properties, and to promote the health, safety, and welfare of the property owners and residents.

B. Requests for DADUs must be approved by staff prior to the issuance of a building permit (see section 4 below).

10-21-2: USE REGULATIONS:

A. Definition: for purposes of this code, defined as a subordinate single family dwelling with no partial subletting allowed, which has its own kitchen, living/sleeping area, and sanitation facilities and that is: 1) a detached structure, or 2) above or behind a detached garage, associated with a single-family dwelling.

B. ~~Zones Allowed: properties already zoned as A-1, A-2, RE-40, RE-30, RE-20, RE-18.5, and RE-15. A detached DADU shall not be permitted on any lot smaller than 21,780 square feet.~~ Minimum lot size: 18,500 square feet.

C. Not Intended for Sale: DADUs shall not be sold separately from the primary dwelling unit. Neither the primary dwelling unit ~~or~~ nor DADU shall be rented on a transient basis (periods less than 30 days).

1. If the detached accessory dwelling unit is a rental unit, a Home Occupation business license is required.

10-21-3: GENERAL REGULATIONS

A. Owner Occupied: No DADU shall be created, established, or occupied unless the owner of the property occupies either a portion of the primary dwelling or a detached DADU on the same residential lot. For the purpose of this section, the term "owner occupied" shall be defined as full time residency within the home by the bona fide property owner(s) as shown on the Weber County tax assessment rolls, OR that possesses, as shown by a recorded deed, fifty (50) percent or more ownership in the property, OR that, in the case of ownership by a family trust, "owner occupied" refers to a trustor of the family trust that possesses fee title ownership.

B. Address: The primary dwelling unit and the DADU shall have the same address number, but shall refer to the DADU as unit B.

C. Fire, Building, and Health Codes: ~~An DADU shall comply with all building construction and fire codes in effect at the time the DADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.~~ **A DADU shall comply with all building construction and fire codes found in the current International Residential Code (IRC) at the time the DADU is constructed, created or subsequently remodeled, including the obtaining of required building and other permits.**

D. Utility Meters: A single-family dwelling with a detached accessory dwelling shall have one (1) but no more than two (2) meters for water, gas, and electricity utility service, and each meter shall be in the property owner's name. In the case of septic systems, the applicant must demonstrate the system has sufficient capacity for another dwelling in accordance with County Health Department requirements. Water and sewer impact fees are required when adding an DADU.

E. Development Standards: DADUs shall meet the following height, size, and setback requirements:

- ~~1. Detached units shall be limited to 1,000 square feet~~
2. Detached units shall have a minimum separation from the primary dwelling of 14 feet. **Rear and side setbacks are ten (10) feet, and corner lot side setbacks are thirty (30) feet.**

<u>Minimum separation from primary dwelling</u>	<u>Fourteen (14) feet</u>
<u>Rear setback</u>	<u>Ten (10) feet</u>
<u>Side setback</u>	<u>Ten (10) feet</u>
<u>Corner lot side setback</u>	<u>Thirty (30) feet</u>

3. Shall provide adequate off-street parking space ~~on an approved surface~~ **with concrete or asphalt.** Additional driveways and curb-cuts are permitted where there is an improved road and shall not be on the same street as an existing driveway or curb-cut on the property unless they are at least fifty (50) feet apart and meet the minimum distance for a driveway from an intersection of thirty (30) feet.
4. Detached units shall be limited to ~~fifty percent (50%)~~ **twenty-five percent (25%)** of the rear yard. ~~and setback a minimum of fourteen (14) feet on sides and thirty (30) feet on rear.~~
5. A minimum of ~~50%~~ **25%** of a ~~detached~~ DADU shall be located in the rear yard.

Commented [DH1]: Apparently the Planning Commission make this change that wasn't reflected in the proposed ordinance that the council approved on August 17, 2023. The drawings reflected it however.

- a. Rear yard shall mean an open space extending the full width of the lot, the depth of which is the minimum perpendicular distance between the rear lot line and the nearest point of the main building footprint. In the case of a corner lot, the rear yard may be opposite either street frontage.

6. Reference 10-8-5 (B) No dwelling shall be erected to a height less than ten feet (10') and no accessory building in a residential zone shall be erected to a height greater than twenty-five (25').

F. Only one DADU per property.

10-21-4: SUBMISSION OF APPLICATION:

A. Required: An application for a Detached Accessory Dwelling Unit shall be submitted to the City. A concept plan including the following information shall be submitted with the application:

1. Proposed dimensions and location on the property;
2. Utility plan;
3. Off-street Parking for primary dwelling and DADU; and,
4. A description of architectural elevations and floor plans (bedrooms, bathrooms, etc.) demonstrating the general design of the DADU.

Figure 1. Detached Accessory Dwelling Units Development Standards Example 1

Figure 2. Detached Accessory Dwelling Units Development Standards Example 2

Figure 3. Detached Accessory Dwelling Units Development Standards Example 3 (Corner Lot)

Section 3. Prior Ordinances and Resolutions The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4. Repealer of Conflicting Enactments All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 5. Savings Clause If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance

being deemed to be the separate independent and severable act of the City Council of Plain City.

Section 6. Date of Effect This Ordinance shall be effective on the 17th day of August, 2023, and after publication or posting as required by law.

DATED this 17th day of August, 2023

PLAIN CITY, a municipal corporation

MAYOR – Jon Beesley

ATTESTED AND RECORDED:

Diane Hirschi, CMC
CITY RECORDER

Ordinance #2023-14 - Figure 1, Figure 2, Figure 3
(DADU) Detached Accessory Dwelling Unit examples

Figure 1. Detached Accessory Dwelling Units Development Standards Example 1

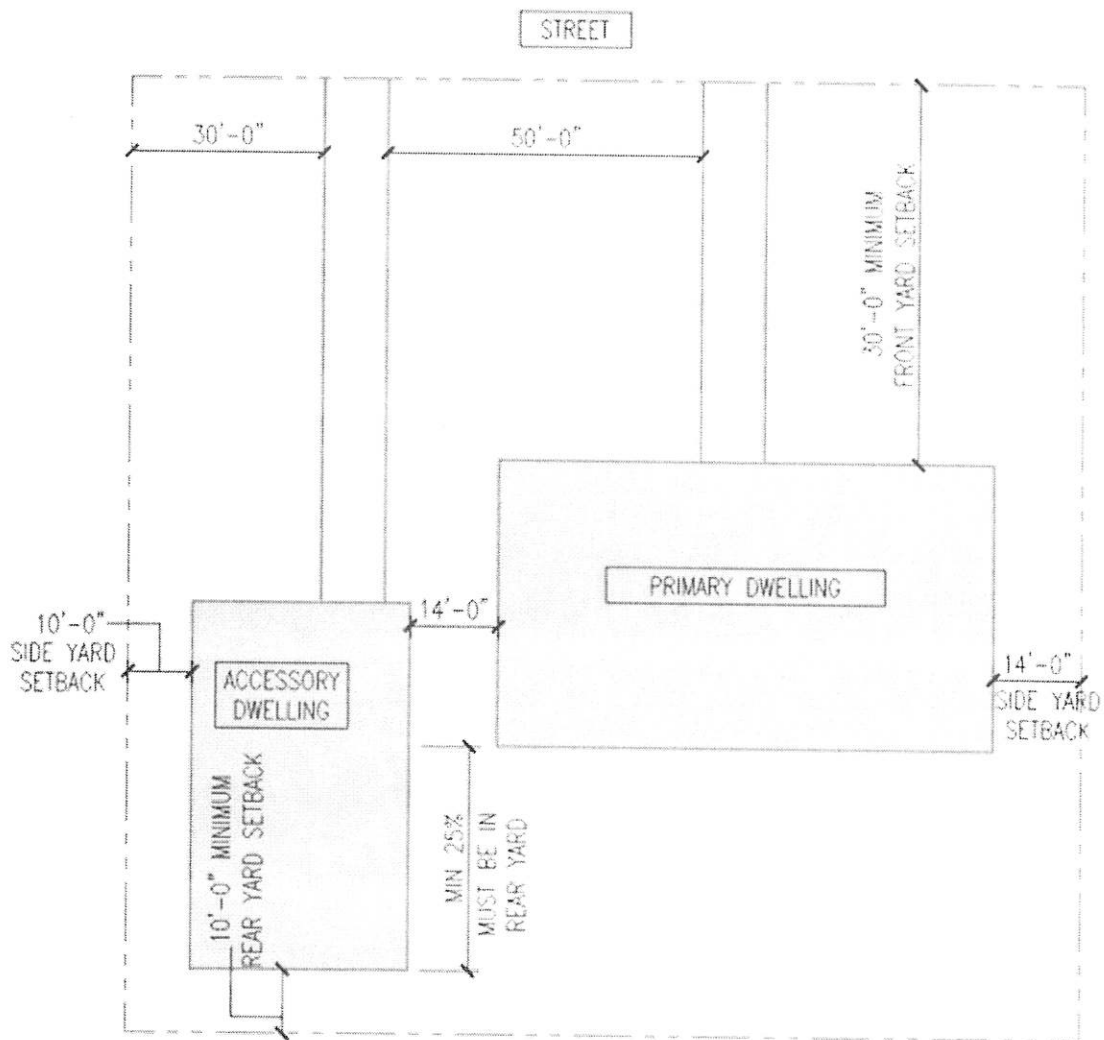


FIGURE 1: DETACHED ACCESSORY DWELLING UNITS EXAMPLE 1

Figure 2. Detached Accessory Dwelling Units Development Standards Example 2

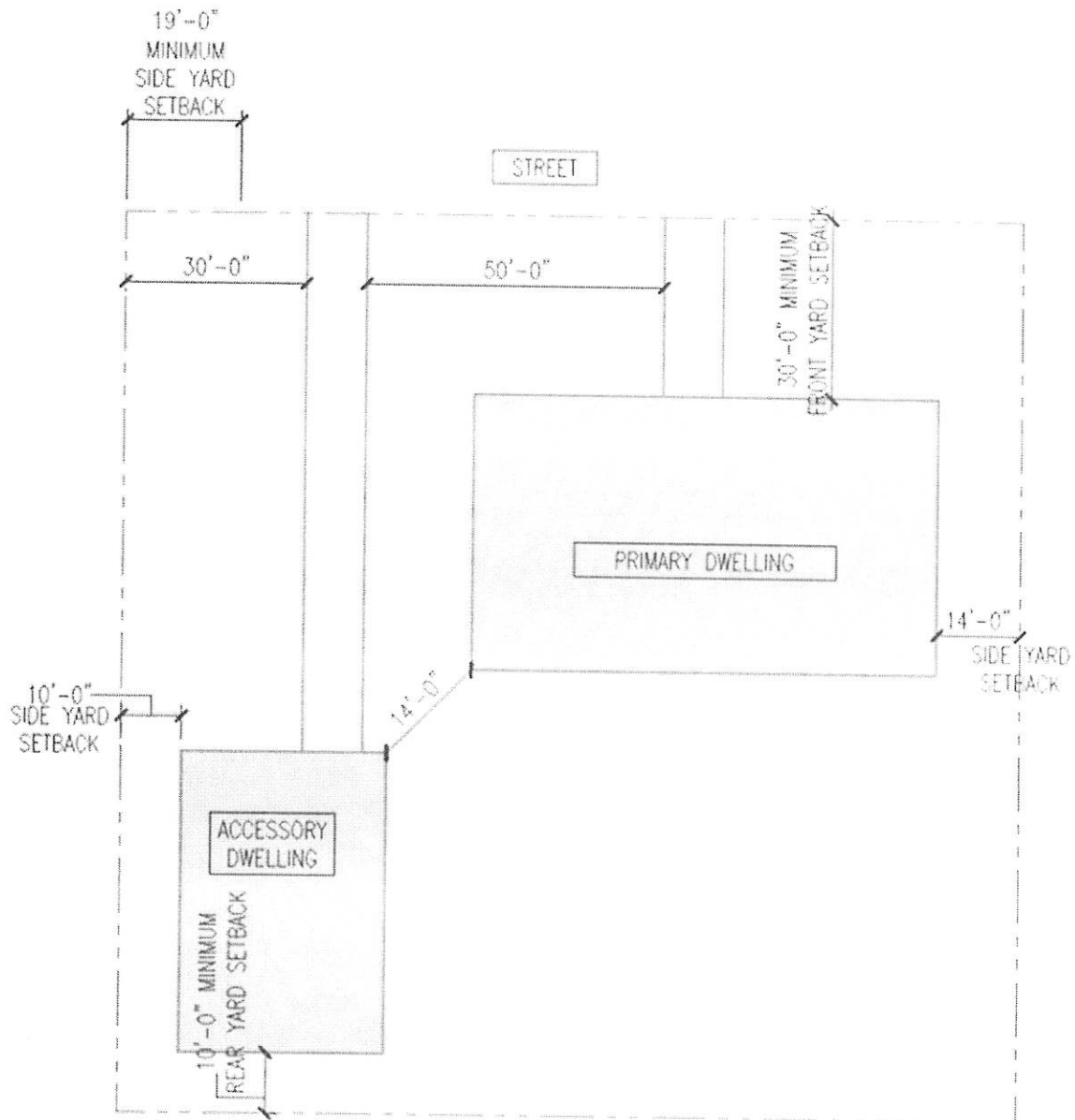
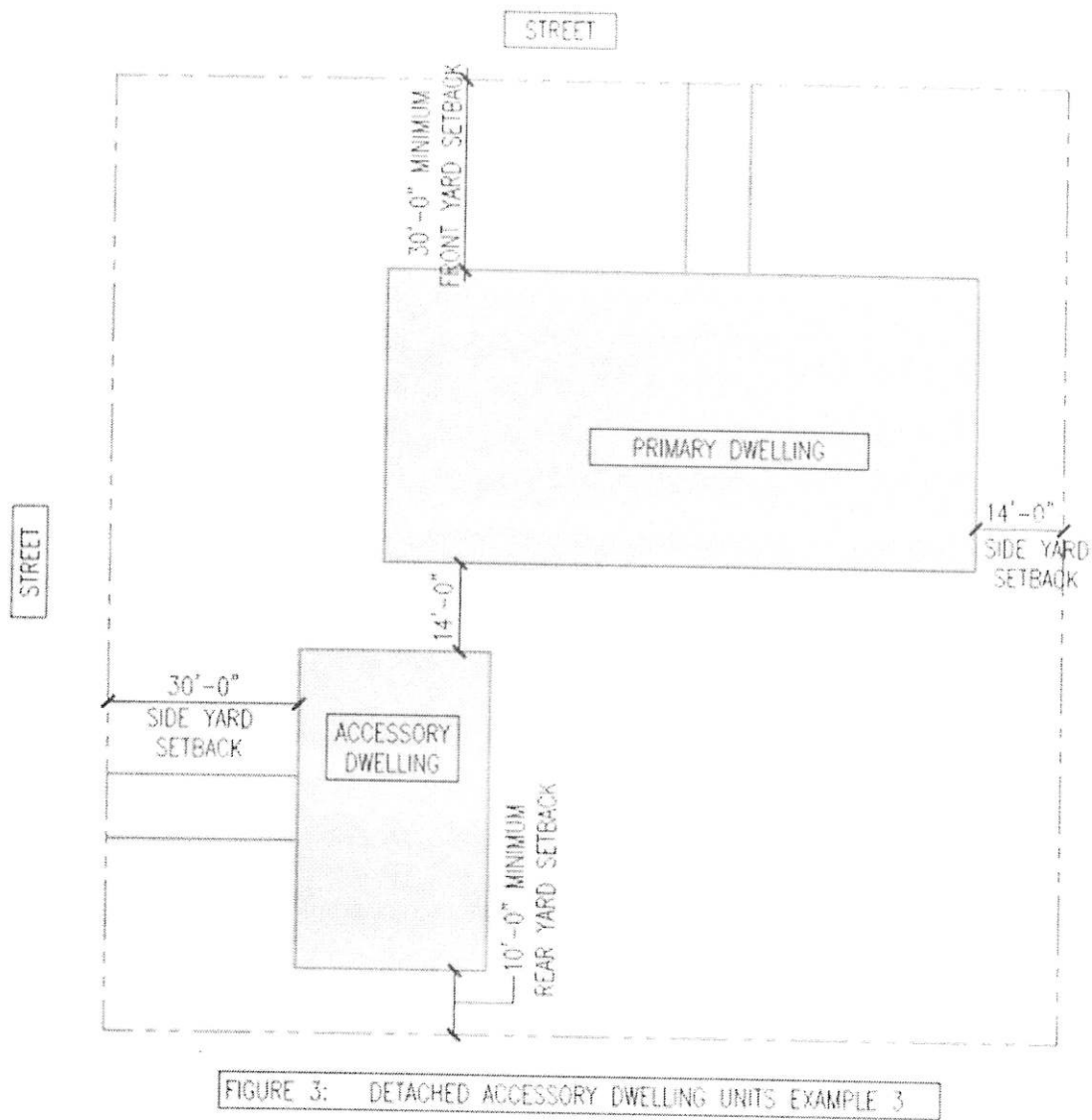


FIGURE 2: DETACHED ACCESSORY DWELLING UNITS EXAMPLE 2

Figure 3. Detached Accessory Dwelling Units Development Standards Example 3 (Corner Lot)



(Ord. 2022-10, 7-21-2022, eff. 7-21-2022)



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

Date: August 16, 2023

Subject: Sunset Meadows, Phase 2 - Conditional Final Acceptance

We have reviewed the Conditional Final Acceptance request for Sunset Meadows, Phase 2. We concur with the recommendation submitted by Dan Schuler of Plain City Public Works dated 8/15/2023 (attached). Consequently, we recommend granting Conditional Final Acceptance to the Sunset Meadows, Phase 2 Subdivision.

Once Conditional Final Acceptance is granted, all the escrow funds except the 10% Contingency can be released to the Developer.

If you have any questions or require additional information, feel free to contact me.



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

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

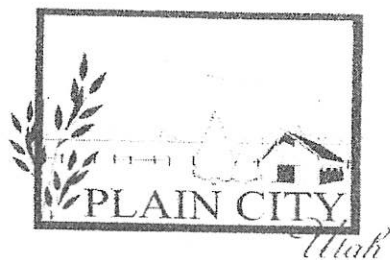
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If you have any questions or require additional information, feel free to contact me.



8/15/2023

RE: Conditional final request

Subdivision: Sunset Meadows phase 2 & 3 Subdivision

Approx. Address: 1975 North 3000 West, Plain City Utah.

Conditional final request

Developer is requesting to go into conditional final. All items remaining on the punch list were re-inspected and 100% completed to city standards, conditional final is recommended and will be requested to Mayor and Council for approval to start the one-year warranty phase and releasing the remainder escrow amount, minus the 10% contingency.

If you have any questions or concerns, please give me a call.

DANIEL SCHULER

Public Works Director

4160 W 2200 N

Plain City Ut 84404

385-466-1079

dans@plaincityutah.org