

PLAIN CITY COUNCIL
MINUTES OF REGULAR MEETING
MARCH 21, 2024

The City Council of Plain City convened in a regular meeting at City Hall, 4160 W 2200 N in Plain City, on Thursday, March 21, 2024 also accessible via ZOOM beginning at 6:30 p.m.

Present: Mayor Jon Beesley, Councilmembers Adam Favero, Jed Jenkins, and Jan Wilson
Excused: Councilmembers Luigi Panunzio and Rachael Beal
Staff: Patty Burton, Dan Schuler, Brandon Richards
Present: Blake Jenkins, Mike and Debbie Beesley, Melinda Jensen, Wendy Farley, John Panter, Darlana Quinn, Vaughn Baird, Juanez Baird, Jeremy Bell, Ruth Mary Hansen, Brad Barrowes, Kathy Jewkes, Jim and Kathie East, Juliann Rogers, Steve Anderson, Gale Dingman, Mike Abbott, Lina Byrne, Cody Rhees
Zoom: Jim Beesley

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

Approval of Minutes from March 7, 2024

Councilmember Jenkins moved to approve the minutes from March 7, 2024 as presented. Councilmember Favero seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.

Comments: Public

Melinda Jensen spoke on behalf of the residents of Stillcreek Phase I. She stated she sent a letter and documentation to the councilmembers this week, which the members present confirmed they had received. She stated the expensive amenities do not have to be installed and if they are, only the phase they are in is obligated to pay, and that the developer could offer membership options for those in other phases that are interested without obligating anyone else. Melinda reached out to Joel Prince at Utah Management who handles the dues and bills for Stillcreek. In his reply he stated that phase 3 homeowners will be paying for their own amenities and that the city doesn't have any say in how the HOA is run and who pays for what. That would also be the same for Phase 4. Melinda also researched the documents filed in regard to Stillcreek, the first being the Development Agreement. Under 2.4.3.2.4 it states only one amenity is required. The first options are the big-ticket items, a pool, clubhouse, basketball courts, playgrounds, etc. The second option is the improved streetscapes with landscaped medians along the main parkway and two roundabouts along the main parkway with landscaped center islands. When Phase 4 is done the amenity requirement is fulfilled. Mayor Beesley stated he had a meeting with Visionary when they first took over Phase 3. They told him they have 400 votes and they can out vote the rest of the HOA. Mayor Beesley stated the Stillcreek residents may want to consult an attorney. Melinda stated the original development agreement expired in 2017. The City Council then approved an extension over a year after it expired, which should not have been done. With each additional phase, the Master is the Master and all subsequent to it are not subject to that, so they may have 400 votes because they get 10 votes per lot, but theirs has nothing to do with what has been done up to this point. Visionary can do what they want with phase 3 and phase 4 but they can't do anything to the rest of Stillcreek and make them pay for it. Melinda then stated that under Article 6.2.e of the Master CC&Rs, some common areas may be for the express use of the owners of a certain phase of Stillcreek. Examples include, but are not limited to, areas surrounding the patio homes and townhomes. The CC&Rs filed by Axiom under Article 2.8.2 state the developer has the right, but not the obligation to do any improvements, and that is also mentioned in the Hawkins CC&Rs. Melinda stated they would like discussion on the amenities for Stillcreek to no longer be part of the City Council or Planning Commission meetings. She stated when purchasing their home as the first family in Stillcreek, they were told not to buy because of the planned amenities because they are not guaranteed. Mayor Beesley stated the ordinance was approved as a P.R.U.D. When that was passed the City Council in 2007 bought a bill of goods saying there were going to be all of these amenities. That's why they allowed for smaller lots and let townhomes, patio homes, and cottages in there, but legally everything signed says they only have to do one or the other. Mayor Beesley asked who is enforcing the CC&Rs with Hawkins and JC gone. Melinda stated, no one. Melinda then addressed their concern about the issue of private streets in Stillcreek that was brought up in the public comments on February 15, 2024. She stated it is true the development agreement states the patio homes and townhomes are private and will be taken care of by the HOA. However, all the plats filed for Stillcreek have in the

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owner's dedication some version of the following, "convey to Plain City, Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever". According to her research, after the government, the plat is the next deciding factor of legality. She found support through the plat dedication in Utah Code 14.27.A-607 which refers to dedication by plat of public streets. Plain City Subdivision regulations Title 11 under the definition of private streets states it has to be reserved by dedication, in Plain City Subdivision regulation 11-5-3 under subparagraphs A.3.b(2) pg. 40, "all streets in city subdivisions shall be dedicated to the city except the private streets may be approved under special circumstances as determined by the Planning Commission". Mayor Beesley stated the City Council has their attorney looking into this matter and wants to do the right thing, and the legal thing. He then asked if City Attorney Brandon Richards had anything to add. He stated he has nothing now other than the fact we're looking into it and will be meeting with staff. Mayor Beesley stated we will put it on the agenda once we come to a consensus on direction.

Brad Barrowes then addressed the Council regarding the pickleball courts at the park by the Lion's Club. He stated they started playing about 8:00 pm and had a great time, but the lights ticked off at 8:57 and asked if that is what you would expect. Mayor Beesley said they do turn off automatically for a cool down period, but after 9:00 pm you can't reset the timer. Dan stated he is looking into LED lights so we don't have to worry about that. Brad then asked what time the parks close and was informed all parks close at 10:00 pm.

Report from Planning Commission

Blake Jenkins, Planning Commission Chair reported at their last meeting they recommended final approval of Diamond E Phase 2 to the City Council. They also discussed Sunset Estates which they approved both preliminary and final, but final was done in error. At this point they were waiting for the city engineer and Dan to have the opportunity to see all the information and make a recommendation on the final. Blake is asking that they send it back to Planning Commission. Mayor Beesley stated he had a conversation with the developer on this and is just curious if we're only waiting for those two things, could they schedule it for their next meeting. Blake stated the comments have been submitted and this will be on the Planning Commission agenda for March 28. Mayor Beesley stated the City Council would then put it on their agenda for April 4th, so it is still only 2 weeks until final approval. Blake then reported they appointed Jarod Maw as co-chair for 2024.

Discussion/Motion: Final Approval – Diamond E Phase 2 – 16 lots – 3225 W 2750 N

Mayor Beesley stated he is concerned that if they sign the plat without the second access being built, Diamond E could begin selling lots. This causes the city to get pressure from the developer and someone who wants to get their house built. Steve Anderson with Nilson Homes addressed those concerns. He stated they would not record the plat until that was done and they wouldn't be able to apply for a building permit until the plat was recorded. He also stated the road is currently under construction and they would record that plat in conjunction with the road being completed. **Councilmember Wilson moved to give final approval to Diamond E Phase 2 as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.**

Discussion/Motion: Final Approval – Cody Rhees – Sunset Estates - 4 lots – 2650 N 3975 W

Cody Rhees with Heritage Craft Homes stated the lots at 3975 West in the back of Jim and Kathy East's home have gone through Planning Commission a few different times with some rounds back and forth but they've got to a point where they've recommended approval. Blake reported they were waiting for comments from the city engineer, but those were received today. Brandon stated the council would need to make a motion to send it back to the Planning Commission. **Councilmember Favero moved to table final approval Sunset Estates and send back to the Planning Commission. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.**

Discussion/Motion: Resolution – Amend Employee Policy – Chapter 11- Retirement Eligibility

Mayor Beesley stated that when the city hired Judge Memmott about 6 years ago, part of our deal with him was that we would put him in the retirement system so if he went to a district court or anything above and beyond here, he would have those years towards retirement. This resolution is to bring our policy in compliance with our agreement with him. **Councilmember Jenkins moved to approve Resolution 2024-02 amending the employee policy**

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regarding retirement eligibility as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.

Motion: Approval of Business License

New – Home Occupation

Miss Emily’s Preschool	Emily Sip	2215 N 3825 W	preschool
Ray’s Spray Tanning	Rachell Stuart	3520 W 2425 N	spray tanning in garage

New - Commercial

Pint Sized Paradise Daycare (formerly Hilary’s Daycare)	Colette Doxey	3639 W 2600 N A&B	daycare center
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Renewals

C&B Customs	Cortney Smith	3547 W 2350 N	construction/mobile mechanic
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Councilmember Wilson moved to approve the business licenses as presented. Councilmember Jenkins seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.

Motion: Approval of Warrant Register

See warrant register dated 03/01/2024 to 03/18/2024. **Councilmember Jenkins moved to approve and pay the bills as presented. Councilmember Wilson seconded the motion. Councilmembers Favero, Jenkins, and Wilson voted aye. The motion carried.**

Report from City Council

Councilmember Wilson reported there was a small issue at the Landfill where a company picked up the wrong container. She spoke to the landfill director, Chris Weicks and it has been worked out. She then that Weber Human Services are still working on how get equal for each city with a senior center.

Councilmember Jenkins reported that he went to March’s mosquito abatement meeting and there is not much going on at this time of year for mosquito abatement. The April meeting was canceled, but May is on.

Councilmember Favero reminded everyone to be careful as this time of year brings tragedy with more people out and about in the warm weather.

Mayor Beesley reported the Easter Egg hunt will be Saturday, April 30th at 9:00 a.m. at Lee Olsen Park.

At 7:00 p.m. Councilmember Jenkins moved to adjourn and was seconded by Councilmember Wilson. The vote was unanimous.

City Recorder

Mayor

Date approved _____

BRANDON R. RICHARDS, #10254
2568 Washington Blvd., Suite 200
Ogden, Utah 84401
Telephone: (801) 394-0231
Fax: (801) 334-9662
Email: brandon@brichardslaw.com

DECISION OF HEARING OFFICER – PLAIN CITY, UTAH

In the matter of an application for a variance filed by applicant Emerald Pools and Spas, on behalf of Alan and Vicki Tebbs.	Hearing Officer: Brandon R. Richards Date of Hearing: March 7, 2024
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This matter came before the City by way of an application for appeal to Appeal Authority specifically requesting a variance to a swimming pool setback filed by Emerald Pools and Spas, on behalf of Alan and Vicki Tebbs, for their property located at 2452 N. 3000 W. Plain City, Utah. The matter was heard by City Hearing Officer, Brandon R. Richards, on March 7, 2024, at 11:00 A.M. A representative from Emerald Pools and Spas was present, as well as both Alan and Vicki Tebbs. Notice was appropriately provided, and no prior written comments nor any other persons appeared at the hearing to make public comment. After reviewing the application submitted, as well as the additional evidence/information provided at the hearing, the Hearing Officer hereby issues the following decision:

BACKGROUND

1. Applicants Emerald Pools and Spas are asking the Appeal Authority to consider a variance request related to a swimming pool setback located at Alan and Vicki Tebbs' property: 2452 N. 3000 W. Plain City, Utah.
2. The applicants are specifically requesting a variance to the City's swimming pool setback related to a corner lot found in Plain City Code 10-2-12(7). This code section requires a

setback of twenty-five (25) feet concerning a swimming pool on a corner lot where the rear property line is also the side property line on an adjoining lot.

3. In this case, the applicant's swimming pool setback would be only fourteen (14) feet, and would thus be in violation of the cited code.
4. The applicant is requesting a variance from the twenty-five (25) feet required by City Code to fourteen (14) feet.

ANALYSIS

Variance requests are governed by Utah State Law 10-9a-702. In order for the Plain City Hearing Officer to grant a variance, it must be found that literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances, as well as other provisions contained in the Utah State Code mentioned above.

It is further important to note that pursuant to Utah Code, the Hearing Officer may not find the ordinance has caused an unreasonable hardship upon the applicant if that hardship is either self-imposed or economic.

The applicant states the reason for the needed variance is, among other things, that the pool cannot be placed in any other location on the lot, and it is not realistic to reduce to pool in size to comply with the twenty-five (25) foot setback requirement in that it would be an unreasonably small pool. The applicant further stated they purchased the real property and home several years ago and would like to now install a pool on the property.

When reviewing the application and information obtained at the hearing in this matter, it is the Hearing Officer's opinion the hardship complained of by the applicant does not meet the

CERTIFICATE OF SERVICE

I hereby certify this 27 day of March 2024, a true and correct copy of the above and foregoing Decision of Hearing Officer was caused to be served upon the below-named parties of interest, as indicated:

By U.S. Mail:

Emerald Pools & Spas
840 N. 700 W.
North Salt Lake, Utah 84054

/s/ Savannah Holland



Plain City Corporation
4160 W 2200 N
Plain City, UT 84404
Telephone (801) 731-4908 Fax (801) 731-8619

Building Department

MEMORANDUM

To: Appeal Hearing Officer
From: Trent Meyerhoffer
Date: January 22, 2024
Re: Tebbs Pool Permit Application
Location: 2452 N 3000 W
Parcel No.: 19-377-0011

A building permit for an in-ground pool was submitted on December 15, 2023, at the above address. The lot is an irregular shaped corner lot located in the S-Curve West Subdivision. In Plain City code 10-8-12 the additional swimming pool requirements for a corner lot are as follows:

7. On a corner lot where the rear lot line is coterminous with a side lot line of an adjoining lot, it shall be located not less than twenty five feet (25') from such lot line;

While reviewing the site plan I found the pool setback to the rear property line is only 14'. Since the rear property line is also a side property line of the adjoining lot, it does not meet the requirements of the city code above, therefore I did not approve the application.

PART OF THE NE. 1/4, OF SECTION 34, T.7N., R.2W., S.L.B. & M.
S-CURVE WEST SUBDIVISION PHASE 1

377

IN PLAIN CITY
 SCALE 1" = 80'

TAXING UNIT: 21



SEE PAGE 36-1

SEE PAGE 36-1

5' & 10' UTILITY & DRAINAGE EASEMENTS EACH
 SIDE OF PROPERTY LINES AS INDICATED
 BY DASHED LINES EXCEPT AS OTHERWISE
 SHOWN.

FOR COMPLETE ENG DATA SEE
 ORIGINAL DEDICATION PLAT IN
 BOOK 82, PAGE 80 OF RECORDS.

Pool Specs

Pool Type: Vinyl
 Pool Size: 16' x 26'
 Depth: 5'
 Steps/Shera/Sport: Shower
 Cover Box: Standard
 Coping Material: Paved In Place
 Interior Finish: TBD

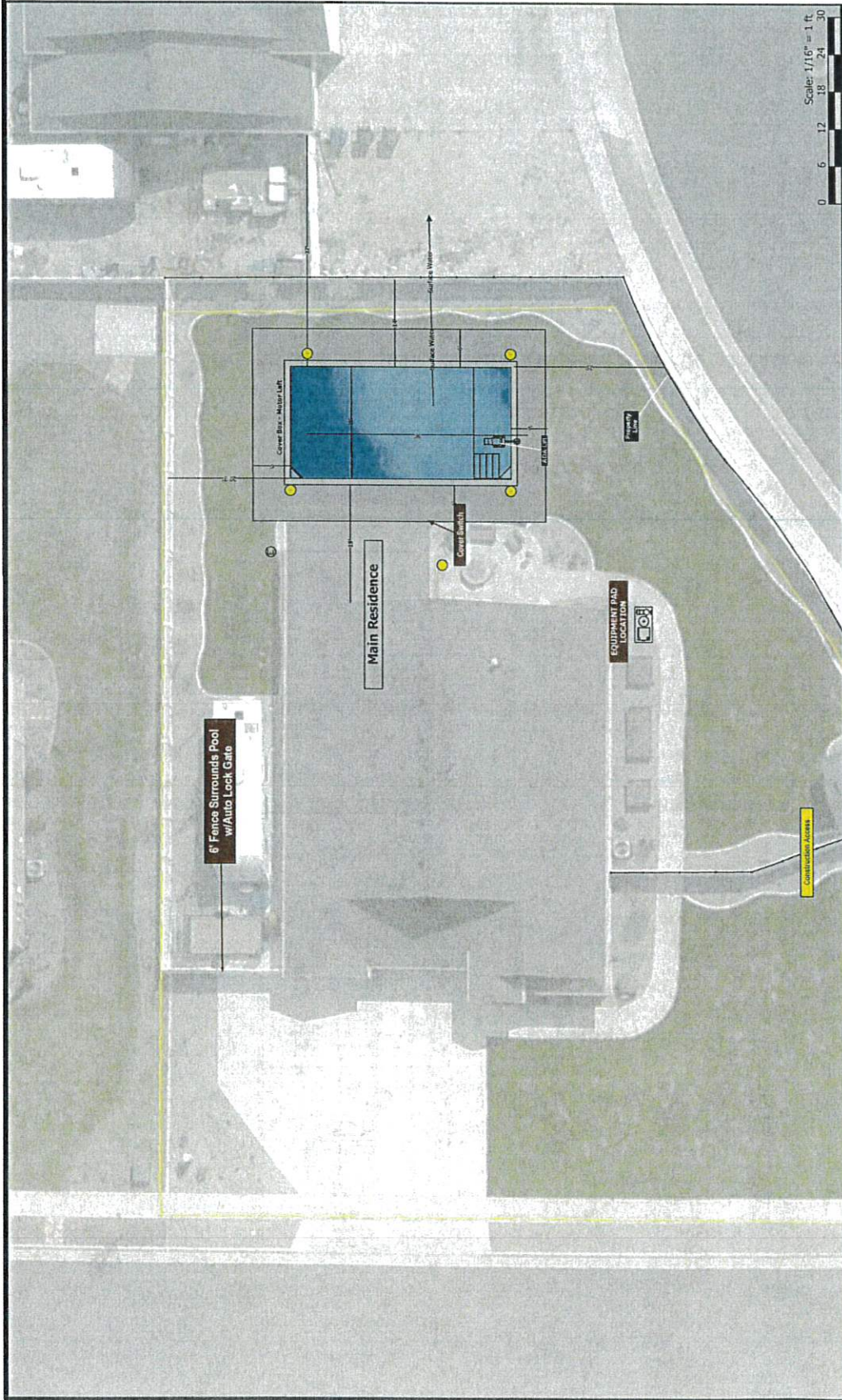
Stimmers: 1 Lights: 2
 Returns: 2 Drains: 1 Skt

Equipment

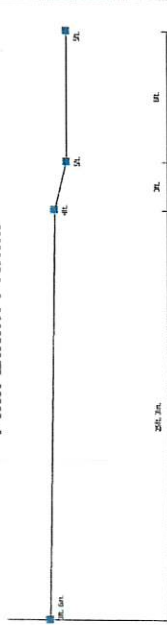
Heater: 250L BTU
 Circulation Pump: 3HP
 Additional Pump: Not Included
 Additional Pump: Not Included
 Filter Type: Cartidge
 Automation: No
 Autfill: No

Notes:

Used Concrete Material To Be Placed By Driveway For All Concrete, Paint, Shocco, and Abrasive Waste.
 Water Draining Away From Home, Pools, or Spas May Be Done By Lines To Permit Storm Water Flow On Adjacent Lots. Final Grading Shall Be Done With Adjacent Lots.
 The Grade Away From The Foundation Walls Shall Fall a Minimum of 4" Within The First 10' (9)(9)(R) 1.15
 Gravel Bags or Equipment Will Be Placed And Maintained Downstream From Site. Street Curb & Gutter Will Be Inspected & Cleaned of All Mud Dirt at The End of Every Day
 All Storm Water ADRI Will Be Kept On-Site using Construction Until Final Landscaping Is Complete. General Contractor Will Be Held Responsible For Keeping All Identified On-Site During Wetness Water For Sub Change.
 Excavation Observation Report Will Be Conducted Post Excavation
 Gas Line Upgrade May Be Necessary.
 6" Tall Fence Will Be Surrounding Pool w/Auto Lock Gate.
 Electrical Location Marked
 Elevations Marked
 Property Lines & Distances From Structures To Water's Edge Marked.
 Addressed Cops Will Be Installed On All Breaks Of Water With Cover Switch In Full View.
 No Windows Within 5' of Water's Edge.
 Deep End Swim Outs Provided
 Returns Every 300ft
 Equipment Will Have Proper Venting & Access Per Industry And Equipment Standards. Not Within 4" Horizontality or 10' Vertically of Windows or Doors.



Pool Depth Profile



Client Name: Vicki Tebbis
 Client Email: vtebbis@hotmail.com
 Client Phone: 801.389.0195
 Address: 2462 North 3700 West
 City: Plain City
 State/Province: UT
 Zip/Postal Code: 84404



10-8-12: SWIMMING POOL, PRIVATE; TENNIS COURT, PRIVATE; BASKETBALL STANDARD AND COURT, PRIVATE:

A. Swimming Pool, Private: No such pool shall be allowed in any zoning district except as an accessory use and unless it complies with the following conditions and requirements:

1. It is an accessory use to main building and is located within the side or rear yard thereof;
2. It is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located;
3. It may not be located closer than six feet (6') to any property line of the property on which it is located;
4. It shall not be less than thirty feet (30') from any neighbor's dwelling, or twenty feet (20') from any side lot line of an adjacent vacant lot;
5. It shall not be less than twenty feet (20') from any neighbors' nonlivable area, which includes, but is not limited to, the garage, carport, or storage areas;
6. It shall not have less than six feet (6') hard surface around the pool;
7. On a corner lot where the rear lot line is coterminous with a side lot line of an adjoining lot, it shall be located not less than twenty five feet (25') from such lot line;
8. The swimming pool, or the entire property on which it is located, shall be walled or fenced to a minimum height of six feet (6'). The fence shall be constructed to limit any individual from accessing the pool area. The fence shall comply with all current building codes. All gates on said fences shall be self-closing and fitted with a self-latching device located on the interior side of the gate;
9. Where a swimming pool is completely enclosed in a building, the location requirement for accessory and main building shall apply. Where a swimming pool is to be located in the near vicinity of any septic tank or sewage disposal drainfield, the location must be approved by the Weber County health department; and
10. Any aboveground pool lighting shall be installed and directed such that the light source or light bulb is not directly visible from any point five feet (5') high along the neighboring property line.
11. Summary of U.S. consumer product safety commission (CPSC) swimming pool barrier (barriers for residential swimming pools spas, and hot tubs) will be followed.

B. Tennis Court, Private: No tennis court shall be allowed in any zoning district except as an accessory use and unless it complies with the following conditions and requirements:

1. It is an accessory use to main building and is located within the side or rear yard thereof;
2. It is intended and is to be used solely for the enjoyment of the occupants and guest of the principal use of the property on which it is located;
3. It may not be located closer than six feet (6') to any property line of the property on which it is located. It shall not be less than thirty feet (30') from any neighbor's dwelling or twenty feet (20') from any side lot line of any adjacent vacant lot;
4. On a corner lot where the rear lot line is coterminous with a side lot line of an adjoining lot, it shall be located not less than twenty five feet (25') from such lot line, any neighbors' nonlivable area, which includes, but is not limited to, the garage, carport, or storage areas;
5. Any court lighting shall be installed and directed such that the light source or light bulb is not directly visible from any point five feet (5') high along the neighboring property line.

C. Basketball Standard And Court, Private: A single basketball standard and court shall not be considered a structure or accessory structure in any residential zoning district. The placement of a basketball standard or court shall be in accordance with the following requirements:

1. A light erected in conjunction with the basketball standard or court shall be installed and directed such that the light source or light bulb is not directly visible from any point five feet (5') high along the neighboring property line; and

2. A net or other portable device may be erected up to thirteen feet (13') in height behind the basketball standard to protect the ball from falling onto the adjacent property. (Ord. 2016-02, 5-5-2016, eff. 5-5-2016)

NOTICE OF DECISION

Plain City, Weber County, Utah

On March 28, 2024 the Plain City Planning Commission recommends
[X] Approval, [] *Approval with condition(s), [] Disapproval, [] Tabled
of an application for Sunset Estates approx. 2650 N 3975 W 4 lots

received from (Applicant) Cody Rhees

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 Faulkner motioned to recommend to City Council to approve final for Sunset Estates approx. 2650 N 3975 W 4 lots. Commissioner Maw seconded the motion. Vote: Commissioners Maw, Faulkner, Skeen, Neil and Chairman Jenkins voted aye. Motion Carried.

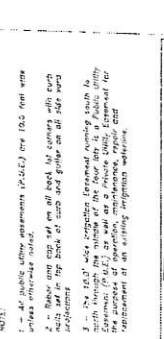
Sunset Estates
Plain City, Weber County, Utah
A PART OF THE NW QUARTER OF SECTION 33 AND A PART OF THE SW QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.R.A.M.
August 2024



Legend

1. 10' Curb and Gutter	1. 10' Curb and Gutter
2. 10' Shoulder	2. 10' Shoulder
3. 20' Travel Lane	3. 20' Travel Lane
4. 10' Shoulder	4. 10' Shoulder
5. 10' Curb and Gutter	5. 10' Curb and Gutter
6. 10' Shoulder	6. 10' Shoulder
7. 20' Travel Lane	7. 20' Travel Lane
8. 10' Shoulder	8. 10' Shoulder
9. 10' Curb and Gutter	9. 10' Curb and Gutter
10. 10' Shoulder	10. 10' Shoulder
11. 20' Travel Lane	11. 20' Travel Lane
12. 10' Shoulder	12. 10' Shoulder
13. 10' Curb and Gutter	13. 10' Curb and Gutter
14. 10' Shoulder	14. 10' Shoulder
15. 20' Travel Lane	15. 20' Travel Lane
16. 10' Shoulder	16. 10' Shoulder
17. 10' Curb and Gutter	17. 10' Curb and Gutter
18. 10' Shoulder	18. 10' Shoulder
19. 20' Travel Lane	19. 20' Travel Lane
20. 10' Shoulder	20. 10' Shoulder
21. 10' Curb and Gutter	21. 10' Curb and Gutter
22. 10' Shoulder	22. 10' Shoulder
23. 20' Travel Lane	23. 20' Travel Lane
24. 10' Shoulder	24. 10' Shoulder
25. 10' Curb and Gutter	25. 10' Curb and Gutter
26. 10' Shoulder	26. 10' Shoulder
27. 20' Travel Lane	27. 20' Travel Lane
28. 10' Shoulder	28. 10' Shoulder
29. 10' Curb and Gutter	29. 10' Curb and Gutter
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31. 20' Travel Lane	31. 20' Travel Lane
32. 10' Shoulder	32. 10' Shoulder
33. 10' Curb and Gutter	33. 10' Curb and Gutter
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35. 20' Travel Lane	35. 20' Travel Lane
36. 10' Shoulder	36. 10' Shoulder
37. 10' Curb and Gutter	37. 10' Curb and Gutter
38. 10' Shoulder	38. 10' Shoulder
39. 20' Travel Lane	39. 20' Travel Lane
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43. 20' Travel Lane	43. 20' Travel Lane
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53. 10' Curb and Gutter	53. 10' Curb and Gutter
54. 10' Shoulder	54. 10' Shoulder
55. 20' Travel Lane	55. 20' Travel Lane
56. 10' Shoulder	56. 10' Shoulder
57. 10' Curb and Gutter	57. 10' Curb and Gutter
58. 10' Shoulder	58. 10' Shoulder
59. 20' Travel Lane	59. 20' Travel Lane
60. 10' Shoulder	60. 10' Shoulder
61. 10' Curb and Gutter	61. 10' Curb and Gutter
62. 10' Shoulder	62. 10' Shoulder
63. 20' Travel Lane	63. 20' Travel Lane
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65. 10' Curb and Gutter	65. 10' Curb and Gutter
66. 10' Shoulder	66. 10' Shoulder
67. 20' Travel Lane	67. 20' Travel Lane
68. 10' Shoulder	68. 10' Shoulder
69. 10' Curb and Gutter	69. 10' Curb and Gutter
70. 10' Shoulder	70. 10' Shoulder
71. 20' Travel Lane	71. 20' Travel Lane
72. 10' Shoulder	72. 10' Shoulder
73. 10' Curb and Gutter	73. 10' Curb and Gutter
74. 10' Shoulder	74. 10' Shoulder
75. 20' Travel Lane	75. 20' Travel Lane
76. 10' Shoulder	76. 10' Shoulder
77. 10' Curb and Gutter	77. 10' Curb and Gutter
78. 10' Shoulder	78. 10' Shoulder
79. 20' Travel Lane	79. 20' Travel Lane
80. 10' Shoulder	80. 10' Shoulder
81. 10' Curb and Gutter	81. 10' Curb and Gutter
82. 10' Shoulder	82. 10' Shoulder
83. 20' Travel Lane	83. 20' Travel Lane
84. 10' Shoulder	84. 10' Shoulder
85. 10' Curb and Gutter	85. 10' Curb and Gutter
86. 10' Shoulder	86. 10' Shoulder
87. 20' Travel Lane	87. 20' Travel Lane
88. 10' Shoulder	88. 10' Shoulder
89. 10' Curb and Gutter	89. 10' Curb and Gutter
90. 10' Shoulder	90. 10' Shoulder
91. 20' Travel Lane	91. 20' Travel Lane
92. 10' Shoulder	92. 10' Shoulder
93. 10' Curb and Gutter	93. 10' Curb and Gutter
94. 10' Shoulder	94. 10' Shoulder
95. 20' Travel Lane	95. 20' Travel Lane
96. 10' Shoulder	96. 10' Shoulder
97. 10' Curb and Gutter	97. 10' Curb and Gutter
98. 10' Shoulder	98. 10' Shoulder
99. 20' Travel Lane	99. 20' Travel Lane
100. 10' Shoulder	100. 10' Shoulder

NOTE:
1. All public utility easements (PUEs) are 10.0 feet wide unless otherwise noted.
2. All easements are shown with 5-foot setbacks on all sides and 5-foot setbacks on all sides.
3. The 10-foot setback (permitted) running south to the easement (PUE) is well as a 10-foot utility easement for easements of 10 feet or more.
4. All easements are shown with 5-foot setbacks on all sides and 5-foot setbacks on all sides.



HARSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
100 North Main Street, Ste. 200, Salt Lake City, UT 84102
Phone: (801) 525-1234
Fax: (801) 525-1234
www.harsen.com

FLAIN CITY ACCEPTANCE
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLAIN CITY COUNCIL, DATE OF _____, 2024.
COUNCILMAN: PLAIN CITY COUNCIL

FLAIN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE COUNCIL OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLAIN CITY ENGINEER, DATE OF _____, 2024.
PLAIN CITY ENGINEER

PLAIN CITY PLANNING COMMISSION
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE PLANNING COMMISSION OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLANNING COMMISSION, DATE OF _____, 2024.
PLANNING COMMISSION

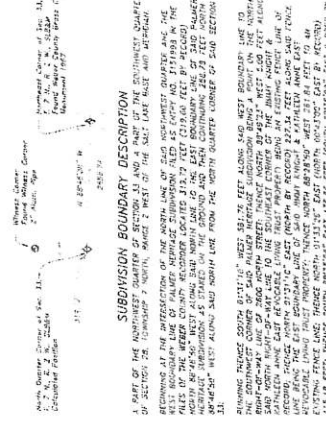
PLAIN CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE ATTORNEY OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE ATTORNEY, DATE OF _____, 2024.
PLAIN CITY ATTORNEY

CORPORATE ACKNOWLEDGMENT
I, _____, Secretary of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah, and that the same is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

TRUST ACKNOWLEDGMENT
I, _____, Trustee of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

OWNER'S DEDICATION AND CERTIFICATION
I, _____, Owner of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

SURVEYOR'S CERTIFICATE
I, _____, State of Utah, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.



SUBMISSION BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 33 AND A PART OF THE SW QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.R.A.M. The project area is bounded by _____ on the north, _____ on the south, _____ on the east, and _____ on the west. The total area is _____ acres.

OWNER'S DEDICATION AND CERTIFICATION
I, _____, Owner of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

TRUST ACKNOWLEDGMENT
I, _____, Trustee of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

CORPORATE ACKNOWLEDGMENT
I, _____, Secretary of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the _____, State of Utah, and that the same has been duly filed for record in the _____, County of _____, State of Utah.

PLAIN CITY ACCEPTANCE
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLAIN CITY COUNCIL, DATE OF _____, 2024.
COUNCILMAN: PLAIN CITY COUNCIL

PLAIN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE PLAIN CITY ENGINEER OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLAIN CITY ENGINEER, DATE OF _____, 2024.
PLAIN CITY ENGINEER

PLAIN CITY PLANNING COMMISSION
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE PLANNING COMMISSION OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE PLANNING COMMISSION, DATE OF _____, 2024.
PLANNING COMMISSION

PLAIN CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PERTAINING TO APPROVAL BY THE ATTORNEY OF THIS PROJECT HAVE BEEN REVIEWED AND ACCEPTED BY THE ATTORNEY, DATE OF _____, 2024.
PLAIN CITY ATTORNEY



Memorandum

To: Tammy Folkman, Land Use Specialist
Plain City Corporation

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









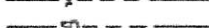



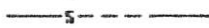



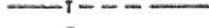



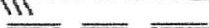

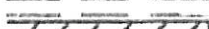


Date: March 21, 2024

Subject: ^{final} **Sunset Estates, Preliminary Plat Review**

We have reviewed the plat for the Sunset Estates Subdivision and have the following comment:

1. Note 3 regarding the irrigation easement should be placed back on the plat (attached). Prior to signing the plat, I will ensure the note is there.
2. The preliminary plan showing the proposed improvements (sidewalk and service laterals) will be used as the construction drawings. Prior to construction, a copy of the plan should be submitted to me for our records.

We recommend the Sunset Estates Subdivision be granted final approval. If you have any questions or require additional information, feel free to contact me.

	Easement/Right-of-Way Line		Water Meter
	Section Line		Water Valve
	Existing 5.0' Contour		Sewer Manhole
	Existing 1.0' Contour		Power Pole
	Fence Line		Irrigation Box
	Storm Drain Existing		Storm Drain Box
	Water Line Existing		Set 24"x5/8" Rebar with Cap
	Sewer Line Existing		Found rebar set by others
	Power Line Existing		Found curb not
	Telephone Line Existing		Street Monument
	Gas Line Existing		Section Corner
	Edge of Asphalt Paving		
	Existing Curb and Gutter		
	Roadway Dedication		

NOTE:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

3 - The 10.0' wide Irrigation Easement running south to north through the middle of the four lots is a Public Utility Easement (P.U.E.) as well as a Private Utility Easement for the purpose of operation, maintenance, repair and replacement of an existing irrigation waterline.

IWORQ SERVICE(S) AGREEMENT

For iWorQ application(s) and service(s)

Plain City, UT hereafter known as ("Customer"), enters into THIS SERVICE(S) AGREEMENT ("Agreement") with iWorQ Systems Inc. ("iWorQ") with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

1. SOFTWARE AS A SERVICE (SaaS) TERMS OF ACCESS:

iWorQ grants Customer a non-exclusive, non-transferable limited access to use iWorQ service(s), application(s) on iWorQ's authorize website for the fee(s) and terms listed in Appendix A. This agreement will govern all application(s) and service(s) listed in the Appendix A.

2. CUSTOMER RESPONSIBILITY:

Customer acknowledges that they are receiving only a limited subscription to use the application(s), service(s), and related documentation, if any, and shall obtain no titles, ownership nor any rights in or to the application(s), service(s), and related documentation, all of which title and rights shall remain with iWorQ. Customer shall not permit any user to reproduce, copy, or reverse engineer any of the application(s), service(s) and related documentation.

iWorQ is not responsible for the content entered into iWorQ's database or uploaded as a document or image.

3. TRAINING AND IMPLEMENTATION:

Customer agrees to provide the time, resources, and personnel to implement iWorQ's service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the customer implementation team. iWorQ can provide project management and implementation document upon request.

iWorQ will do ONE import of the Customer's data. This import consists of importing data, sent by the Customer, in an electronic relational database format.

Customer must have clear ownership of all forms, letters, inspections, checklists, and data sent to iWorQ.



4. CUSTOMER DATA:

Customer data will be stored on AWS GovCloud. iWorQ will use commercially reasonable efforts to backup, store and manage Customer data. iWorQ does backups twice per week and offsite backups twice per week. The subscription will renew each year on the anniversary date of this Agreement unless terminated (see 7. TERMINATION).

Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management service(s), onsite backups, application(s) and other service(s).

Data upload and storage is provided to every Customer. This includes uploading files up to 3MB and 10 GB of managed data storage on AWS GovCloud. Additional upload file sizes and managed data storage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customer can upload and store images with personal information like driver's license, and more. This Data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the Sensitive Data Upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible: (1) For the content entered into iWorQ's database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizens over the web, and (4) For backup data sent to the Customer by iWorQ.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support request is typically handled the same day. iWorQ provides "Service NOT Software".

6. BILLING:

iWorQ will invoice Customer on an annual basis. iWorQ will send invoice by mail and by email to the address(s) listed in Appendix A. Terms of the invoice are net 30 days. Any billing changes will require that a new Service(s) Agreement be signed by Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly. Support and services fees may increase in subsequent years, but will increase no more than 5% per year.

Customer pricing is based on a 3 Year Term and reflects a discounted annual price. Changes to the Term or the Termination Policy (Section 7. Termination:), will affect the annual pricing and could double your annual cost. Customer reserves the right to pay the 3 Year Term upfront to secure discounted annual pricing.



7. TERMINATION:

Either party may terminate this agreement, after the initial 3-YEAR TERM, without cause if the terminating party gives the other party sixty (60) days written notice. Should Customer terminate any application(s) and or service(s) the remaining balance will immediately become due. Should Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed.

Upon termination (7. TERMINATION), iWorQ will discontinue all application(s) and or service(s) under this Agreement; iWorQ will provide customer with an electronic copy of all of Customer's data, if requested by the Customer (within 3-5 business days).

During the term of the Agreement, the Customer may request a copy of all of Customer's data for a cost of no more than \$2500; and all provisions of this Agreement will continue.

8. ACCEPTABLE USE:

Customer represents and warrants that the application(s) and service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms, and procedures. iWorQ may restrict access to users upon misuse of application(s) and service(s).

9. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Utah.

Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.

10. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

11. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

PO# _____ (if required) Tax Exempt ID # _____

12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representative of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____

Effective Date: _____

Printed Name _____

Title _____

Office Number _____

Cell Number _____



Agency Website Contact- Portal Link

(All field are required)

Name: _____

Title: _____

Email: _____

Office Number: _____

Cell Number: _____

Signature: _____

(This person is responsible for placing the iWorQ Portal Link being placed on the agency's website within 90 days of the agreement signature. The iWorQ Portal Link will remain on agencies website for the entire Term of the agreement. If the iWorQ Portal Link is not placed on the city website within 90 days, the Agency agrees to pay an additional \$1000 dollars towards setup costs (this is to cover iWorQ's time).



iWorQ Service(s) Agreement

APPENDIX A

iWorQ Cost Proposal

Plain City, UT	Population- <u>6867</u>
4160 W 2200 N Ogden, UT 84404-9640	Prepared by: Logan Forbush

Annual Subscription Fees

<u>Application(s) and Service(s)</u>	<u>Package Price</u>	<u>Billing</u>
Community Development (Department) *Permit Management *Code Enforcement *Portal Home -Configurable portal for ease of applying for permits, tracking current permits online -Allows for submitting code enforcement issues online and viewing code cases -Messaging feature for easy interaction with citizens -Inspection and plan review tracking -Track permits and cases with customizable reporting -Includes Premium Data (25MB Uploads, 100GB Total Storage) -OpenStreetMap tracking abilities with quarterly updates -3 custom database web forms for Portal Home -Includes unlimited access to 15 letter templates and 3 custom letters	\$5,400.00	Annual
Payment Processing (Payroc) - Online Credit/debit card processing - Payments are recorded and tracked in iWorQ - iWorQ's reporting tool can track all historical transactions	\$0.00	Annual
Premium Data Package - Allows for 25MB file upload size - Provides 100GB of storage	\$500.00	Annual
Subscription Fee Total (This amount will be invoiced each year)	\$5,900.00	

One-Time Setup, GIS integration, and Data Conversion Fees

<u>Service(s)</u>	<u>Full Price Cost</u>	<u>Package Price</u>	<u>Billing</u>
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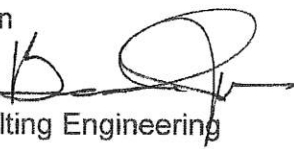
NOTES SERVICE(S) DESCRIPTION

- I. Invoice for the (Annual Subscription Fee Total + One-Time Total) will be sent out 2 weeks after signature and Effective Date
- II. This subscription Fee and Agreement have been provided at the Customer's request and is valid for 25 days
- III. This cost proposal cannot be disclosed or used to compete with other companies.
- IV. This agreement comes with a total of 200 GB of storage.
- V. This agreement combines existing services (Community Development(Basic), Premium Data Package) totaling \$2,900 with proposed added services (Portal Home, Payment Processing) totaling \$3,000 for a new annual total of \$5,900. Added services may be prorated.



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

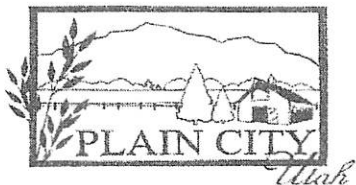
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: March 27, 2024

Subject: River Crossing Subdivision, Phase 1 – Final Acceptance

We concur with the final acceptance inspection report completed by Dan Schuler dated 3/26/2024 (attached). We recommend River Crossing Subdivision, Phase 1 be granted final acceptance. Once final acceptance is granted, all remaining escrow funds may be released to the Developer.

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



3/26/2024

RE: River Crossing phase 1

Developer: Marriott Construction

Subject: final acceptance.

On 3/22/2024 I've conducted an inspection at River Crossing Phase 1 Subdivision to verify the completion of the 1-year warranty from 2/23 to date.

At this time, I recommend granting final acceptance, releasing any of the remaining escrow monies.

11/21/2016 Project start date...

If you have any questions, or concerns please contact me at your earliest convenience.

Sincerely,


Daniel Schuler

Public Works Director
4160 West 2200 North
Plain City, Utah 84404
385-466-1079
dans@plaincityutah.org



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

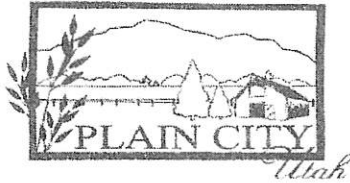
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: March 27, 2024

Subject: S-Curve Estates, Phase 2 – Final Acceptance

We concur with the final acceptance inspection report completed by Dan Schuler dated 3/26/2024 (attached). We recommend S-Curve Estates, Phase 2 be granted final acceptance. Once final acceptance is granted, all remaining escrow funds may be released to the Developer.

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



3/26/2024

RE: S-Curve Phase 2

Contractor/Developer: Jeff Hales

Subject: Escrow release & Final request

I have reviewed the request for final and conducted a field inspection at S-Curve Phase 2 Subdivision at approx. 2450 North 2850 West on 3/21/2024 and verified the completion of all items installed to city standards.

At this time, I recommend the subdivision known as S-Curve phase 2 started in 6/27/2016 be granted final acceptance, completing the one-year warranty period releasing the remaining escrow amount.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Daniel Schuler

Public Works Director

Plain City Corp.

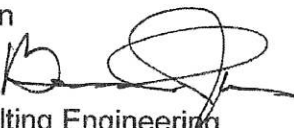
385-466-1079

dans@plaincityutah.org



Memorandum

To: Diane Hirschi, City Recorder
Plain City Corporation

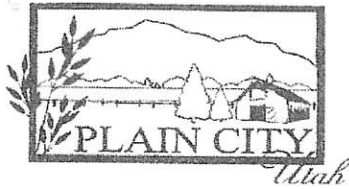
From: Brad C. Jensen, P.E. 
Wasatch Civil Consulting Engineering

Date: March 27, 2024

Subject: S-Curve Estates, Phase 3 – Final Acceptance

We concur with the final acceptance inspection report completed by Dan Schuler dated 3/26/2024 (attached). We recommend S-Curve Estates, Phase 3 be granted final acceptance. Once final acceptance is granted, all remaining escrow funds may be released to the Developer.

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



3/26/2024

RE: S-Curve Phase 3

Contractor/Developer: Jeff Hales

Subject: Escrow release & Final request

I have reviewed the request for final and conducted a field inspection at S-Curve Phase 3 Subdivision at approx. 2450 North 2750 West on 3/21/2024 and verified the completion of all items installed and completed to city standards.

At this time, I recommend the subdivision known as S-Curve phase 3 started in 10/7/2016 be granted final acceptance completing the one-year warranty period and releasing the remaining escrow amount.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

Daniel Schuler
Public Works Director
Plain City Corp.
385-466-1079
dans@plaincityutah.org

Full MWPP Survey - 2024

Municipal Wastewater Planning Program survey for 2024.

dschuler747@gmail.com [Switch account](#)



* Indicates required question

Email *

dans@plaincityutah.org

Section I: General Information

Name of the Facility? *

Plain City Corp.

What is the name of the person responsible for this organization? *

Daniel Schuler



What is the title of the person responsible for this organization? *

Public Works Director

What is the email Address for the person responsible for this organization? *

dans@plaincityutah.org

What is the phone number for the person responsible for this organization? *

18017314908 ex 116

Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

4160 West 2200 North Plain City Utah, 84404

[Next](#)

Page 1 of 15

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Google Forms



Full MWPP Survey - 2024

dschuler747@gmail.com [Switch account](#)



Federal Facility Section

Are you a federal facility?

A federal facility is a military base, a national park, a facility associated with the forest service, etc.

Yes

No

[Clear selection](#)

[Back](#)

[Next](#)

Page 2 of 15

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Google Forms



Full MWPP Survey - 2024

dschuler747@gmail.com [Switch account](#)



* Indicates required question

Financial Evaluation Section

This form is completed by [name]? *

Daniel Schuler

Part I: GENERAL QUESTIONS

Please answer the following questions regarding GENERAL QUESTIONS.

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

[Clear selection](#)

Are you collecting 95% or more of your anticipated sewer revenue? *

Yes

No

Are Debt Service Reserve Fund requirements being met?

Yes

No

Clear selection

Where are sewer revenues maintained?

General Fund

Combined Utilities Fund

Other

What was the average annual User Charge for 2023?

If there is more than one rate divide the total municipal yearly User Charge collected, by the total number of connections.

23

Do you have a water and/or sewer customer assistance program (CAP)?

Yes

No

Clear selection



Part II: OPERATING REVENUES AND RESERVES

Please answer the following questions regarding

OPERATING REVENUES AND RESERVES.

Are property taxes or other assessments applied to the sewer systems?

Yes

No

Clear selection

Revenue from these taxes =

N/A

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

Yes

No

Clear selection

Are projected sewer revenues sufficient to cover operation, maintenance, and repair (OM&R) costs for the next five years?

Yes

No

Clear selection



Does the sewer system have sufficient staff to provide proper OM&R?

Yes

No

Clear selection

Has a repair and replacement sinking fund been established for the sewer system?

Yes

No

Clear selection

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

Yes

No

Clear selection

Part III: Capital Improvements, Revenues and Reserves.

Please answer the following questions regarding Capital Improvements, Revenues and Reserves.

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

Yes

No

Clear selection



Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

Yes

No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

Yes

No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

Yes

No

Clear selection

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

Yes

No

Clear selection



Part IV: FISCAL SUSTAINABILITY REVIEW

Please answer the following questions regarding FISCAL SUSTAINABILITY REVIEW.

Have you completed a rate study within the last five years?

Yes

No

Clear selection

Do you charge Impact fees?

Yes

No

Clear selection

Impact Fee (if not a flat fee, use average of all collected fees) =

3375

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

No

Clear selection



Do you maintain a Plan of Operations?

Yes

No

Clear selection

Have you updated your Capital Facility Plan within the last five years?

Yes

No

Clear selection

In what year was the Capital Facility Plan last updated?

2018

Do you use an Asset Management system for your sewer systems?

Yes

No

Clear selection

Do you know the total replacement cost of your sewer system capital assets?

Yes

No

Clear selection



Replacement Cost =

Your answer

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

Clear selection

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

Your answer

Describe the Asset Management System.

Check all that apply

Spreadsheet

GIS

Accounting Software

Specialized Software

Please answer the following: - 2023 Capital Assets Cumulative Depreciation?

Your answer



Please answer the following: - 2023 Capital Assets Book Value?

Book Value = total cost - accumulated depreciation

Your answer

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Please answer the following questions regarding PROJECTED CAPITAL INVESTMENT COSTS.

Cost of projected capital improvements - Please enter a valid numerical value. - 2023?

\$301,500.00

Cost of projected capital improvements - Please enter a valid numerical value. - 2024 through 2028?

2,600,000.00

Cost of projected capital improvements - Please enter a valid numerical value. - 2029 through 2033?

Your answer

Cost of projected capital improvements - Please enter a valid numerical value. - 2034 through 2038?

Your answer



Cost of projected capital improvements - Please enter a valid numerical value. - 2039 through 2043?

Your answer

Purpose of Capital Improvements - 2023?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2024 through 2028?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements - 2029 through 2033?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity



Purpose of projected Capital Improvements - 2034 through 2038?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

Purpose of projected Capital Improvements from 2039 through 2043?

Check all that apply.

- Replace/Restore
- New Technology
- Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- True
- False

Clear selection

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.



Do you have a collection system?

The answer to this question is obvious in most cases, but for clarification, some wastewater systems consist of only wastewater collections (answer Yes). Some wastewater systems do not have a collection system but receive wastewater from separate collection system jurisdictions (answer No). Some wastewater systems have treatment and collections and consider their entire system as one entity (answer Yes). Some wastewater systems have treatment and collections, but consider their collections a separate entity from treatment (answer No). If you have treatment but have an independent collection system and you answered "No," you must enter your collection system separately as an independent response to the survey.

Yes

No

Clear selection

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Collection System

The collection of wastewater in a system of pipes and possibly pump stations that deliver wastewater to a treatment system that may or may not be independent of the treatment system.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Daniel Schuler

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

15"

What is the average depth of the collection system?

Please enter the depth in feet.

11'

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

52

How many lift/pump stations are there in the collection system?

18

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

10HP

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

Clear selection



What year was your collection system first constructed (approximately)?

1972

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1972

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0



Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

What is the number of Class 1 SSOs in Calendar year 2023?

0

What is the number of Class 2 SSOs in Calendar year 2023?

0

Please indicate what caused the SSO(s) in the previous question.

N/A

Please specify whether the SSOs were caused by contract or tributary community, etc.

N/A



Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Clear selection

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

Clear selection

What is the number of new commercial/industrial connections in 2023?

5

What is the number of new residential sewer connections added in 2023?

110



How many equivalent residential connections are served?

2700

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

5

What is the approximate population served?

7600

State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Daniel Schuler - Grade 1

Please list all other Collection System operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Travis Terry - Grade III



Please list all other Collection System operators by name and certification grade.
Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Justin Thomas - NYC. Chris O Rourke - NYC. Hayden Napoli - NYC

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Clear selection

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

No

Clear selection

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No

Clear selection



Do you have a written emergency response plan for sewer systems?

- Yes
- No

Clear selection

Do you have a written safety plan for sewer systems?

- Yes
- No

Clear selection

Is the entire collections system TV inspected at least every 5 years?

- Yes
- No

Clear selection

Is at least 85% of the collections system mapped in GIS?

- Yes
- No

Clear selection

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.



Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Clear selection

Has the SSMP been adopted by the permittee's governing body at a public meeting?

Yes

No

Clear selection

Has the completed SSMP been public noticed?

Yes

No

Clear selection

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When SSMP to be Pned

When will the SSMP be Public Noticed?

Date

04/05/2024

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Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

- Yes
- No

Clear selection

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

Your answer

During 2023, was any part of the SSMP audited as part of the five year audit?

- Yes
- No

Clear selection

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Lagoons and Office files/logs

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

No

Clear selection

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

We have older lift stations in the system, with a few that can be eliminated by gravity feed. With a updated plan in place to replace/ rebuild the older lift stations with new updated equipment and at this time we are working on the sewer headworks project at this time.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Land App and a new aeration system.



What sewerage system problems, other than plugging, have you had over the last year?

Out dated equipment on the older lift stations.

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Clear selection

Does the municipality/district pay for the continuing education expenses of operators?

100%

Partially

Does not pay

Clear selection

Is there a written policy regarding continued education and training for wastewater operators?

Yes

No

Clear selection



Do you have any additional comments?

Your answer

To the best of my knowledge, the Collections System section is completed and accurate

- True
- False

Clear selection

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Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. This section (the questions below) determines the next set of questions that you will be presented based on the choice you make for treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

If you have treatment, you must choose from Mechanical Plant, Discharging Lagoon, or Non-Discharging Lagoon. If you don't have treatment then choose "No Treatment." Choose only one answer.

- Mechanical Plant
- Discharging Lagoon
- Non-Discharging Lagoon
- No Treatment of Wastewater

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Discharging Lagoon

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Daniel Schuler

Part I: Influent Information

Please answer the following questions regarding INFLUENT into your lagoon.

What is the design basis or rated capacity for average daily flow in MGD?

.6 MGD daily

What is the design basis or rated capacity for average daily BOD loading in lb/day?

65 weekly average



What is the design basis or rated capacity for average daily TSS loading in lb/day?

65 weekly average

What was the 2023 average daily flow in MGD?

.55 MGD

What was the 2023 average daily loading for BOD in lb/day?

40 Weekly average

What was the 2023 average daily loading for TSS in lb/day?

35 Weekly average

What is the percent of capacity used by the 2023 average daily flow?

Your answer

What is the percent of capacity used by the 2023 average daily BOD load?

Your answer

What is the percent of capacity used by the 2023 average daily TSS?

Your answer



Part II: EFFLUENT INFORMATION.

Please answer the following questions regarding EFFLUENT.

How many notices of violation (NOV)s did you receive for this facility in 2023?

0

Part III: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?

0

How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure?

0

Part IV: FACILITY AGE

Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.

In what year was your HEADWORKS evaluated?

2022



In what year was your HEADWORKS most recently constructed, upgraded, or renewed?

2024 being constructed

What is the age of your HEADWORKS?

N/A

In what year was your LAGOON evaluated?

2023

In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed?

2021

What is the age of your LAGOONS (including aeration)?

Your answer

In what year was your DISINFECTION SYSTEM evaluated?

2022



In what year was your DISINFECTION SYSTEM most recently constructed, upgraded, or renewed?

2023

What is the age of your DISINFECTION SYSTEM?

Your answer

In what year was your LAND APPLICATION/DISPOSAL evaluated?

N/A

In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed?

N/A

What is the age of your LAND APPLICATION/DISPOSAL?

N/A

Part V: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.



How many commercial/industrial connections were added in 2023?

0

How many residential sewer connections were added in 2023?

80+

How many equivalent residential connections did you serve in 2023?

2600

Part VI: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION

How many treatment operators do you employ?

2

Utah administrative rules require all public system chief operators with Direct Responsible Charge (DRC) to be appropriately certified at no less than the facility's grade. Please list the designated Chief Operator/DRC for the Wastewater Treatment system below. Please give their first and last name, grade level, and email address.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Daniel Schuler | dans@plaincityutah.org Travis Terry |



Please list all other Wastewater Treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Your answer

Please list all other Wastewater Treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV. Include operators with no certification.

Your answer

Is/are all your DRC operators currently certified at the appropriate grade level for this facility?

Yes

No

Clear selection

Part VII: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your treatment system?

Yes

No

Clear selection



Have you updated the treatment system operations and maintenance manual within the past five years?

Yes

No

Clear selection

Identify the types of treatment units at your facility.

Screening

Grit Removal

Lagoon Variations

Phosphorous Treatments

Chlorine Disinfection

UV Disinfection

Land Application/Disposal

To the best of my knowledge I certify the discharging lagoon portion of the MWPP survey to be correct and accurate.

True

False

Clear selection



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* Indicates required question

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

True

False

Has this been adopted by the City Council or District Board? *

yes

No

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* Indicates required question

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

Date

mm/dd/yyyy

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